



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/4/2022

Property Information	
Folio:	03-4108-007-1100
Property Address:	1901 PONCE DE LEON BLVD Coral Gables, FL 33134-4412
Owner	PDL CORAL LLC
Mailing Address	1425 BRICKELL AVE PH2C MIAMI, FL 33131 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING
Beds / Baths / Half	0 / 4 / 0
Floors	4
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	13,912 Sq.Ft
Lot Size	5,003 Sq.Ft
Year Built	1982



Assessment Information			
Year	2022	2021	2020
Land Value	\$1,250,750	\$1,250,750	\$1,200,720
Building Value	\$3,049,250	\$1,114,250	\$1,114,250
XF Value	\$0	\$0	\$0
Market Value	\$4,300,000	\$2,365,000	\$2,314,970
Assessed Value	\$4,300,000	\$2,365,000	\$2,314,970

Benefits Information				
Benefit	Type	2022	2021	2020
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 3 & 4 BLK 11 LOT SIZE 50.030 X 100 OR 14806-349 1190 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,300,000	\$2,365,000	\$2,314,970
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,300,000	\$2,365,000	\$2,314,970
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,300,000	\$2,365,000	\$2,314,970
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,300,000	\$2,365,000	\$2,314,970

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/13/2021	\$5,300,000	32634-4007	Qual by exam of deed
08/12/2013	\$2,825,000	28800-0168	Qual by exam of deed
11/01/1990	\$1,275,000	14806-349	Sales which are qualified
07/01/1988	\$980,000	13747-370	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

City's Exhibit #1

1) 1901 Ponce de Leon Blvd

<u>Owner (property appraiser address)</u> PDL Coral LLC 1425 Brickell Ave, PH2C Miami, FL 33131-3400	<u>Owner (Registered Agent address)</u> PDL Coral LLC c/o Paracorp Incorporated Registered Agent 155 Office Plaza DR, FL 1 Tallahassee, FL 32301-2844
<u>Owner (Sunbiz mailing address)</u> PDL Coral LLC 8701 Wilshire Blvd Beverly Hills, CA 90211-2701	<u>Mortgagee (Sunbiz address)</u> City National Bank of Florida 25 Flagler St Miami, FL 33130-1785



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

Detail by Entity Name

Florida Limited Liability Company

PDL CORAL LLC

Filing Information

Document Number L21000260782

FEI/EIN Number 87-1696403

Date Filed 06/04/2021

State FL

Status ACTIVE

Principal Address

1901 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Changed: 04/20/2022

Mailing Address

8701 WILSHIRE BLVD
BEVERLY HILLS, CA 90211

Changed: 04/20/2022

Registered Agent Name & Address

PARACORP INCORPORATED
155 OFFICE PLAZA DR 1ST FLOOR
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MEMBER, MANAGER

SIMONIAN, JEAN
1901 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2022	04/20/2022

Document Images

04/20/2022 -- ANNUAL REPORT

[View image in PDF format](#)

06/04/2021 -- Florida Limited Liability

[View image in PDF format](#)

City of Coral Gables

ONLINE SERVICES

[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)

Permits and Inspections: Search Results

[Logon](#) [Help](#) [Contact](#)

New Permit Search

1 2 » >|

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-21-07-7335	07/06/2021	1901 PONCE DE LEON BLVD	CODE ENF BOARD/MITIGATION	CB Case - CE285951	final	07/06/2021	07/06/2021	0.00
EX-21-06-7987	06/16/2021	1901 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	EXTENSION TO THE NEW FIRE ALARM SYSTEM FD15105801	final	06/16/2021	06/16/2021	0.00
EX-19-11-4080	11/06/2019	1901 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	(2) ILLUMINATED WALL SIGNS FOR BUILDINGS 45.1 TO 97.0 FEET (PA GROUP) \$3,500- APPROVED FOR 60 DAYS FROM 11/14/2019	final	11/22/2019	11/22/2019	0.00
FD-19-08-5433	08/19/2019	1901 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	CREATED IN ERROR	canceled		06/14/2021	0.00
EX-19-05-4814	05/07/2019	1901 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	CREATED IN ERROR	canceled		05/13/2019	0.00
EL-18-04-3975	04/25/2018	1901 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ACCESS CONTROL LOW VOLT PERMIT FOR ACCESS CONTROL	final	05/14/2018	06/08/2018	0.00
FD-18-04-3943	04/24/2018	1901 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	ACCESS CONTROL SYSTEM \$2,400	final	05/14/2018	03/04/2019	0.00
FD-17-09-1692	09/26/2017	1901 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	FIRE ALARM SYSTEM - 2ND FLOOR (SILVERBACK INVESTMENTS LLC)	final	09/27/2017	12/12/2017	0.00
EL-17-09-1695	09/26/2017	1901 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	COMM INTERIOR BUILDOUT 2ND FLOOR (SILVERBACK INVESTMENTS LLC) . LOW VOLT FOR FIRE ALARM	final	09/27/2017	12/14/2017	0.00
EL-17-09-1391	09/20/2017	1901 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE PHONE & DATA 2ND FLOOR (SILVERBACK INVESTMENTS LLC) \$5,500	final	09/20/2017	12/04/2017	0.00
PL-17-06-1531	06/09/2017	1901	PLUMB	PLUMBING WORK	fi			

City's Exhibit #3

		PONCE DE LEON BLVD	COMMERCIAL / RESIDENTIAL WORK	FOR COMM INTERIOR BUILDOUT 2ND FLOOR (SILVERBACK INVESTMENTS LLC)					
ME-17-04-1575	04/11/2017	1901 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ONE 15 TON A/C AIR HANDLER UNIT SELF CONTAINED CHILL WATER UNIT , DUCTWORK AND 12 VAVS .	final	08/15/2017	12/07/2017	0.00	
EL-17-04-1131	04/04/2017	1901 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR BUILDOUT 2ND FLOOR (SILVERBACK INVESTMENTS LLC) 92 LIGHTS; 55 OUTLETS AND 23 COMMERCIAL OUTLETS	final	08/22/2017	12/04/2017	0.00	
UP-17-03-2940	03/31/2017	1901 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE FOR BL17032939 COMM INTERIOR BUILDOUT 2ND FLOOR (SILVERBACK INVESTMENTS LLC) \$	final	03/31/2017	03/31/2017	0.00	
BL-17-03-2939	03/31/2017	1901 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMM INTERIOR BUILDOUT 2ND FLOOR (SILVERBACK INVESTMENTS LLC) \$539,000	final	08/03/2017	12/20/2017	0.00	
EX-17-03-1569	03/09/2017	1901 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	EXTENSION FOR BL-15-05-4844	final	03/27/2017	03/27/2017	0.00	
CE-17-03-1127	03/02/2017	1901 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/08/2017	03/08/2017	0.00	
BL-17-02-1284	02/23/2017	1901 PONCE DE LEON BLVD	BLDG PERMIT CHANGE OF CONTRACTOR	**CHANGE OF CONT FROM BL-14-07-3810** SPECIAL INSPECTOR FORM FROM ANTONIO CANELAS P.E. ***COMMERCIAL*** INTERIOR/EXTERIOR ALTERATIONS-(NEW BALCONIES ON 3RD FLOOR, RAILINGS, STOREFRONT, WINDOWS, DOORS) \$70,000	final	04/03/2017	07/02/2021	0.00	
PL-16-11-7730	11/29/2016	1901 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR DEMOLITION ONLY (2ND FLOOR)	final	01/26/2017	01/27/2017	0.00	
EL-16-11-7667	11/28/2016	1901 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR DEMOLITION (2ND FLOOR) ELECTRICAL	final	01/25/2017	01/26/2017	0.00	
UP-16-11-7628	11/23/2016	1901 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	UPFRONT FEE BL-16-11-7627 INTERIOR DEMOLITION (2ND FLOOR) \$	final	11/23/2016	11/23/2016	0.00	
BL-16-11-7627	11/23/2016	1901 PONCE DE LEON BLVD	DEMOLITION	INTERIOR DEMOLITION (2ND FLOOR) \$5,000	final	01/11/2017	01/31/2017	0.00	
EL-16-04-6914	04/22/2016	1901 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR MAG LOCKS	final	05/02/2016	08/24/2016	0.00	
FD-16-04-6892	04/21/2016	1901 PONCE	FIRE ALARM SYSTEM	ACCESS CONTROL & MAG LOCK (1)	final	05/02/2016	06/16/2016	0.00	

			DE LEON BLVD							
ZN-15-11-6354	11/25/2015	1901 PONCE DE LEON BLVD	AWNING / CANOPY - RECOVER	*COMMERCIAL*VINYL AWNING RECOVER (1-DOME SHAPED ON PONCE DE LEON ELEV/ 1 SHED SHAPED ON MAJORCA AVE ELEV) COLOR: MANDARIN (ORANGE) \$1,900	final	12/08/2015	12/11/2015	0.00		
AB-15-11-6121	11/20/2015	1901 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL*VINYL AWNING RECOVER (1-DOME SHAPED ON PONCE DE LEON ELEV/ 1 SHED SHAPED ON MAJORCA AVE ELEV) COLOR: MANDARIN (ORANGE) \$1,900	final	11/20/2015	12/11/2015	0.00		
EL-15-10-5908	10/30/2015	1901 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	final	11/20/2015	04/29/2016	0.00		
FD-15-10-5801	10/28/2015	1901 PONCE DE LEON BLVD	FIRE ALARM SYSTEM	NEW FIRE ALARM SYSTEM	final	11/20/2015	06/30/2021	0.00		
ZN-15-10-5199	10/16/2015	1901 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	COMMERICAL *PAINTING* WALLS: SW7073 NETWORK GRAY (GRAY)/ TRIM & COLUMNS: WHITE \$4500	final	10/19/2015	01/05/2016	0.00		
PW-15-10-4729	10/08/2015	1901 PONCE DE LEON BLVD	OBSTRUCTION OF ROW PERMIT	OBSTRUCTION OF THE ROW (PAINTING BUILDING) BOND PAID MJL PAINTING	final	10/13/2015	12/01/2015	0.00		
AB-15-09-4760	09/24/2015	1901 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERICAL *PAINTING* WALLS: SW7073 NETWORK GRAY (GRAY)/ TRIM & COLUMNS: WHITE \$4500	final	09/24/2015	01/05/2016	0.00		
SD-15-09-3693	09/02/2015	1901 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWINGS GLASS BALCONY RAILINGS	final	01/08/2016	01/08/2016	0.00		
EL-15-05-5866	05/29/2015	1901 PONCE DE LEON BLVD	ELEC SIGNS	ILLUMINATED WALL SIGNS (3) (PA GROUP) ELECTRIC PERMIT	canceled	02/05/2016	07/09/2021	0.00		
BL-15-05-4844	05/11/2015	1901 PONCE DE LEON BLVD	SIGNS	(2) ILLUMINATED WALL SIGNS FOR BUILDINGS 45.1 TO 97.0 FEET (PA GROUP) \$3,500	canceled	02/05/2016	07/09/2021	0.00		
SD-15-05-4361	05/04/2015	1901 PONCE DE LEON BLVD	SHOP DRAWINGS	SHOP DRAWINGS WINDOWS & DOORS	final	06/04/2015	06/04/2015	0.00		
AB-15-05-4274	05/01/2015	1901 PONCE DE LEON BLVD	BOA PRELIMINARY/MED BONUS/FINAL	CANCELLED**** WINDOWS (24) & DOORS (5) \$135,000	canceled		05/06/2015	0.00		
AB-15-04-5601	04/30/2015	1901 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	SIGNS (3) (PA GROUP) \$3,500	final	04/30/2015	07/09/2021	0.00		
PW-15-02-0437	02/09/2015	1901 PONCE DE LEON BLVD	UTILITIES (FPL) PERMIT	DIRECTIONAL BORE, INSTALL CONDUITS AND PULL FIBER OPTIC CABLE NO	final	03/10/2015	03/09/2017	0.00		

				AERIAL CROSSINGS ABOVE NAVARRE AVENUE				
ME-14-08-1964	08/01/2014	1901 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK TO EXISTING A/C UNIT FOR NEW BUILDOUT.	final	08/06/2015	05/17/2016	0.00
PL-14-07-4097	07/29/2014	1901 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK ***COMMERCIAL*** INTERIOR ALTERATIONS	final	03/02/2015	05/20/2016	0.00
EL-14-07-3919	07/28/2014	1901 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	114 LIGHT SOCKETS; 95 ROUGH IN OUTLETS 200 AMP SWITCHBOARD	final	12/14/2014	03/18/2016	0.00
BL-14-07-3810	07/25/2014	1901 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	**CHANGE OF CONT TO BL-17-02- 1284**SPECIAL INSPECTOR FORM FROM ANTONIO CANELAS P.E. ***COMMERCIAL*** INTERIOR/EXTERIOR ALTERATIONS-(NEW BALCONIES ON 3RD FLOOR, RAILINGS, STOREFRONT, WINDOWS, DOORS) \$70,000	canceled	12/01/2014	02/23/2017	0.00
EL-14-05-2632	05/09/2014	1901 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMO - UNDER BUILD OUT PERMIT	canceled		05/11/2015	0.00
BL-14-05-2567	05/08/2014	1901 PONCE DE LEON BLVD	DEMOLITION	COMMERCIAL INTERIOR DEMO (ONLY) 3RD FLOOR \$5000	final	06/10/2014	05/12/2015	0.00
AB-14-05-2212	05/02/2014	1901 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	***COMMERCIAL*** FINAL #2 TO EXTERIOR RENOVATIONS \$60,000	final	05/02/2014	07/02/2021	0.00
PU-13-08-1145	08/19/2013	1901 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF PERMITS	final	09/17/2013	09/17/2013	0.00
CE-13-07-1967	07/30/2013	1901 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH REQUEST	final	07/31/2013	07/31/2013	0.00
AB-12-12-0989	12/17/2012	1901 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	***CANCELLED*** SIGN (BANCO DO BRASIL) \$2,375	canceled	12/17/2012	08/13/2013	0.00
EL-12-10-0751	10/11/2012	1901 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVAL OF ILLUMINATED SIGN (EUROBANK) \$1000	final	10/23/2012	11/27/2012	0.00
BL-12-04-8969	04/24/2012	1901 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$35,700 FLAT ONLY	final	05/01/2012	06/11/2012	0.00

Sort Permit Number ▾ Ascending ▾

[Next](#) | [Top](#) | [Paging Options](#) | [Main Menu](#)



Permit Number PAFF-21-12-0015

Applied Date 12/02/2021

Type Permit by Affidavit - Building

Issued Date

Project Name

Expiration Date

Status Cancelled

Finalized Date

Main Parcel 0341080071100

Address 1901 PONCE DE LEON BLVD Coral Gables FL 33134-4412

Description Exterior painting building: Exterior walls where there is gray: Swiss Coffee Satin Enamel Urethane Alkyd Interior/Exterior Paint by BEHR Exterior walls where there is white: Benjamin Moore - Deep Silver 2124-30

[Previous](#) | [Top](#) | [Paging Options](#) | [Main Menu](#)



Permit Number ZONC-22-01-0040

Applied Date 01/04/2022

Type Zoning Commercial - Painting

Issued Date 01/26/2022

Project Name

Expiration Date 07/25/2022

Status Expired

Finalized Date

Main Parcel 0341080071100

Address 1901 PONCE DE LEON BLVD Coral Gables FL 33134-4412

Description Pressure clean & paint * Walls: BM 2124-30 DEEP SILVER / Trim: BM OC-45 SWISS COFFEE



The City of Coral Gables

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

1/3/2022

VIA CERTIFIED MAIL

1901 SILVERBACK INVESTMENTS LLC
1901 Ponce De Leon Blvd
Coral Gables, FL 33134-4481

7020 3160 0001 1022 0928

RE: 1901 PONCE DE LEON BLVD
FOLIO # 03-4108-007-1100

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1982. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) 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 and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed 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.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

P.O. BOX 141549 CORAL GABLES, FLORIDA 33114-1549 • PHONE: (305) 460-5235 • FAX (305) 460-5261

City's Exhibit #5

Track Another Package +

Tracking Number: 70203160000110220928

[Remove X](#)

Your item was delivered to an individual at the address at 12:27 pm on January 6, 2022 in MIAMI, FL 33134.

USPS Tracking Plus® Available [v](#)

Delivered, Left with Individual

January 6, 2022 at 12:27 pm
MIAMI, FL 33134

Feedback

Get Updates [v](#)

Text & Email Updates



Tracking History



USPS Tracking Plus®



Product Information



See Less [^](#)

Can't find what you're looking for?

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

FAQs

Feedback



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/4/2022

1901 SILVERBACK INVESTMENTS LLC

1901 Ponce De Leon Blvd

Coral Gables, FL. 33134-4481

7021 2720 0001 4959 1905

RE: 1901 PONCE DE LEON BLVD

FOLIO # 03-4108-007-1100

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, 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 licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

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. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

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

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

Track Another Package +

Tracking Number: 70212720000149591905

[Remove X](#)

Your item has been delivered and is available at a PO Box at 9:23 am on April 26, 2022 in CORAL GABLES, FL 33114.

USPS Tracking Plus® Available [v](#)

 **Delivered, PO Box**

April 26, 2022 at 9:23 am
CORAL GABLES, FL 33114

Feedback

Get Updates [v](#)

Text & Email Updates



Tracking History



USPS Tracking Plus®



Product Information



See Less [^](#)

Can't find what you're looking for?

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

FAQs

Feedback



The City of Coral Gables

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

6/9/2022

1901 SILVERBACK INVESTMENTS LLC
1919 Ponce De Leon Blvd
Coral Gables, FL 33134-4412

7021 1970 0000 4016 1562

RE: 1901 PONCE DE LEON BLVD
FOLIO # 03-4108-007-1100

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice, dated 4/4/2022, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 7021197000040161562

[Remove X](#)

Your item departed our USPS facility in MIAMI FL DISTRIBUTION CENTER on June 21, 2022 at 8:15 am. The item is currently in transit to the destination.

USPS Tracking Plus® Available 

Departed USPS Regional Facility

June 21, 2022 at 8:15 am
MIAMI FL DISTRIBUTION CENTER

Feedback

Get Updates 

Text & Email Updates



Tracking History



USPS Tracking Plus®



Product Information



See Less 

Can't find what you're looking for?

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

FAQs

Feedback

OK 30 days
ref

Goizueta, Virginia

From: Ivette - Horotech <ivette@horotech.com>
Sent: Thursday, June 30, 2022 9:04 AM
To: Goizueta, Virginia; Lopez, Manuel
Cc: Dominick - Richard Mille; Luis - Horotech
Subject: RE: Request for Extension of 40 Year Recertification Report

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My apologies.... Here it is:

PDL Coral LLC
1901 Ponce De Leon Blvd
Coral Gables, FL 33134

HOROTECH Inc.

1901 Ponce de Leon Blvd.
Coral Gables, Florida
33134 - USA

Ivette Dieguez
Administrative / Accounting Supervisor

Phone 786 605 5555 ext 203
Cel. 786 218 3313
e-mail ivette@horotech.com

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Thursday, June 30, 2022 6:03 AM
To: Ivette - Horotech <ivette@horotech.com>; Lopez, Manuel <mlopez@coralgables.com>
Cc: Dominick - Richard Mille <dominick@richardmilleusa.com>; Luis - Horotech <luis@horotech.com>
Subject: RE: Request for Extension of 40 Year Recertification Report

Please provide the property address.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

From: Ivette - Horotech <ivette@horotech.com>
Sent: Thursday, June 30, 2022 8:56 AM
To: Lopez, Manuel <mlopez@coralgables.com>; Goizueta, Virginia <vgoizueta@coralgables.com>

Cc: Dominick - Richard Mille <dominick@richardmilleusa.com>; Luis - Horotech <luis@horotech.com>

Subject: Request for Extension of 40 Year Recertification Report

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Lopez,

Yesterday we received a letter on the door of our business with an "Unsafe Structure Violation Notice". We had never previously received any notice.

This morning we went to the City office and requested copies of the prior notices sent.

The notices were sent to the prior owner via certified mail and therefore we had not received any notification until the notice was posted on the door yesterday.

Because of this, we are requesting an extension of time to provide the 40 Year Recertification Report of the building by an engineer as requested.

The representative at the City office gave me your contact information to make this request.

We have reached out to an engineer this morning already but will likely need more time to complete the required action. This is our top priority.

Your assistance with this matter is greatly appreciated.

Please let me know if you have any questions.

With kind regards,

HOROTECH Inc.

1901 Ponce de Leon Blvd.
Coral Gables, Florida
33134 - USA

Ivette Dieguez
Administrative / Accounting Supervisor

Phone 786 605 5555 ext 203
Cel. 786 218 3313
e-mail ivette@horotech.com

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4343

vs.

Return receipt number:

PDL CORAL LLC
1425 BRICKELL AVE, PH2C
MIAMI, FL 33131-3400
Respondent.

7021 1970 0000 4016 2019

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

Date: JUNE 29, 2022

Re: 1901 PONCE DE LEON BLVD, CORAL GABLES, FL. 33134-4412 LEGAL DESCRIPTION:
CORAL GABLES SEC L PB 8-85, LOTS 3 & 4 BLK 11 FOLIO NO.: 03-4108-007-1100 ("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 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on, July 11, 2022, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@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.

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

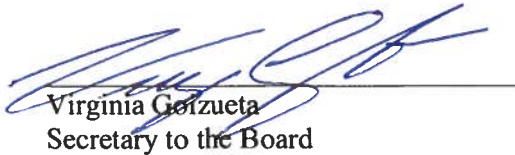
CITY'S
EXHIBIT

6

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.



Virginia Goizueta
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 Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

c: PDL Coral LLC, 1425 Brickell Ave, PH2C, Miami, FL 33131-3400; PDL Coral LLC
c/o Paracorp Incorporated, Registered Agent, 155 Office Plaza DR, FL 1, Tallahassee, FL 32301-
2844; PDL Coral LLC., 8701 Wilshire Blvd., Beverly Hills, CA 90211-2701; City National Bank of
Florida, 25 Flagler St., Miami, FL 33130-1785



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4343

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

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1901 Ponce De Leon Blvd. , ON June 29, 2022 AT 10:27 AM.
AND WAS ALSO POSTED AT CITY HALL.

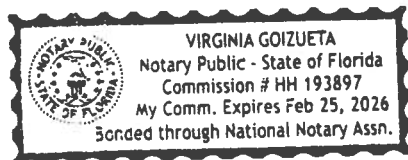
Jose Iglesias
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 29 day of June, in the year 2022, by
Jose Iglesias who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT 7

1901 Ponce De Leon Blvd.



CITY'S

EXHIBIT

8



10/19/22



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

September 19, 2022

1901 SILVERBACK INVESTMENTS LLC
1901 Ponce De Leon Blvd
Coral Gables, Fl. 33134-4481

7021 1970 0000 4015 5011

ADDRESS: 1901 Ponce De Leon Blvd.
PROPERTY FOLIO: 03-4108-007-1100

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:

Youssef Hachem
PE# 43302
Yhce
99 N.W. 27 Ave
Miami, Fl. 33186
(305) 969-9453

Masood Hajali
PE# 82038
Xylem Inc.
2000 NW 89 PL, Unit 102
Doral, Fl. 33172

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

Tracking Number:

[Remove X](#)

70211970000040155011

[Copy](#)

[Add to Informed Delivery](#)

(<https://informedelivery.usps.com/>)

Latest Update

Your item has been delivered and is available at a PO Box at 10:01 am on October 5, 2022 in CORAL GABLES, FL 33114.

Delivered

Delivered, PO Box

CORAL GABLES, FL 33114
October 5, 2022, 10:01 am

[See All Tracking History](#)

Feedback

[Text & Email Updates](#) 

[USPS Tracking Plus®](#) 

[Product Information](#) 

[See Less ^](#)

Track Another Package

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

Feedback

The report from Youssef Hachem, Ph.D., P.E., dated August 8, 2022 has been submitted indicating the building, although not suitable for recertification, “can continue to be occupied while recertification and repairs are ongoing” and does not “recommend that the building be vacated”.

In addition, if repairs are not completed within thirty (30) days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property (“Emergency Action”). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,



Manuel Z. Lopez P.E.
Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Construction Regulation Board File

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4343

vs.

Return receipt number:

PDL CORAL LLC
1425 BRICKELL AVE, PH2C
MIAMI, FL 33131-3400
Respondent.

7021 1970 0000 4015 5240

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

Date: October 31, 2022

Re: 1901 PONCE DE LEON BLVD, CORAL GABLES, FL. 33134-4412 LEGAL DESCRIPTION:
CORAL GABLES SEC L PB 8-85, LOTS 3 & 4 BLK 11 FOLIO NO.: 03-4108-007-1100 ("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 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Board Room, 427 Biltmore Way, Coral Gables, Florida 33134, on, November 14, 2022, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@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.

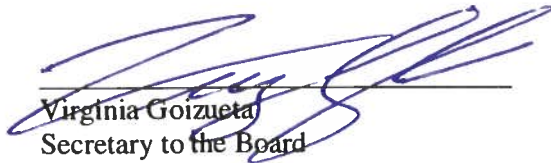
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric

City's Exhibit #6

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.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

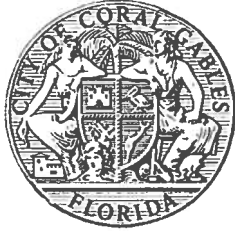
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City 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 Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

c: PDL Coral LLC, 1425 Brickell Ave, PH2C, Miami, FL 33131-3400; PDL Coral LLC
c/o Paracorp Incorporated, Registered Agent, 155 Office Plaza DR, FL 1, Tallahassee, FL 32301-
2844; PDL Coral LLC., 8701 Wilshire Blvd., Beverly Hills, CA 90211-2701; City National Bank of
Florida, 25 Flagler St., Miami, FL 33130-1785



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4343

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1901 Ponce De Leon Blvd. , ON October 31, 2022 AT 10:34 AM.
AND WAS ALSO POSTED AT CITY HALL.

JOSE IGLESIAS

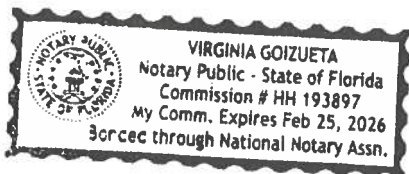
Employee's Printed Name

Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 31 day of October, in the year 2022, by
Jose Iglesias who is personally known to me.

My Commission Expires:



Notary Public

City's Exhibit #7



City's Exhibit #8



CFN: 20210527155 BOOK 32634 PAGE 4007
DATE:07/22/2021 11:53:53 AM
DEED DOC 31,800.00
SURTAX 23,850.00
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared by:
Carlos A Gil, Esq.
Carlos A. Gil, P.A.
3910 W. Flagler Street Suite 100
Miami, FL 33134
305-443-2525

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13 day of July 2021 between **1901 Silverback Investments LLC, a Florida Limited Liability Company** whose post office address is **1901 Ponce de Leon Boulevard, Coral Gables, Florida 33134**, grantor, and **PDL Coral, LLC, a Florida Limited Liability Company** whose post office address is **1425 Brickell Avenue, PH2C Miami, Florida 33131**, grantee:

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

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

Lot 3 and 4, Block 11 of REVISED PLAT OF CORAL GABLES SECTION L, according to the Plat thereof as recorded in Plat Book 8, Page(s) 85, of the Public Records of Miami-Dade County, Florida.

Folio No: 03-4108-007-1100

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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


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


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

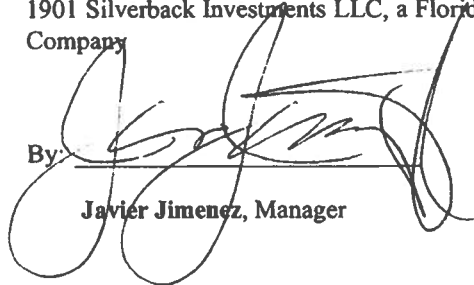
City's Exhibit #9

Signed, sealed and delivered in our presence:


Witness Name: Jennifer Sarmiento


Witness Name: Kelly Hernandez

1901 Silverback Investments LLC, a Florida Limited Liability Company

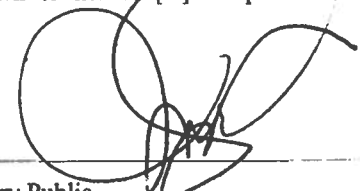
By: 
Javier Jimenez, Manager

State of Florida

County of Miami-Dade

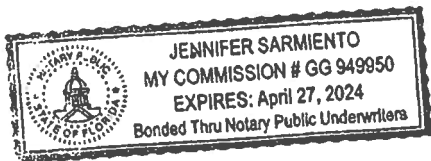
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2021 by **Javier Jimenez**, Manager of 1901 Silverback Investments LLC, a Florida Limited Liability Company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public

Print Name: _____

My Commission Expires: _____





CFN 2017R0156950
 OR BK 30464 Pgs 370-388 (19Pgs)
 RECORDED 03/21/2017 14:08:40
 MTG DOC TAX \$8,820.00
 INTANG TAX \$5,040.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 AND IS TO BE RETURNED TO:
 Carla I. Garcia, Esq.
 C/o TotalBank
 100 SE 2nd Street
 Miami, Florida 33131

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (herein "Mortgage") made this 16 day of March, 2017, by and between 1901 Silverback Investments, LLC, a Florida limited liability company (hereinafter collectively referred to as "Mortgagor") the (Mortgagor's address for purposes hereof being 1901 Ponce De Leon Blvd., Coral Gables, Florida 33134), and TOTALBANK, a Florida banking corporation (hereinafter referred to as "Mortgagee"), with an address for purposes hereof at 100 SE 2nd Street, 14th floor, Miami, Florida 33131;

WITNESSETH:

In consideration of the indebtedness hereinafter referred to, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby mortgage, grant, bargain, sell, assign and convey unto the Mortgagee, with the power of sale and right of entry and possession, all of the Mortgagor's estate, right, title and interest in, to and under, and grants to the Mortgagee a security interest in, all of the following described property (hereinafter referred to collectively as the "Mortgaged Property") now owned or held or hereafter acquired by the Mortgagor:

(i) All of the land (herein the "Land") located in the County of Miami-Dade, State of Florida, more particularly described in Exhibit "A" annexed hereto and incorporated herein by this reference, including all of the rights, privileges and appurtenances thereunto belonging, and all of the state, right, title and interest of the Mortgagor therein or thereto, either in law or in equity, now or hereafter acquired, and in and to all streets, roads and public places, opened or proposed, in front of or adjoining the said Land, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Land (collectively the "Realty");

(ii) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land. All fixtures, machinery, appliances, equipment, furniture, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, or used or intended to be used in connection with or with the operation of, the Realty, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, including all extensions, additions, improvements, betterments, renewals, substitutions, and replacements to any of the foregoing and all of the right, title and interest of Mortgagor in and to any such personal property of fixtures together with the benefit of any deposits or payments now or hereafter made on such personal property or fixtures by Mortgagor or on its behalf (the "Improvements");

(iii) All leases and other agreements, including, without limitation, insurance contracts pertaining to the ownership, occupancy, use, possession or enjoyment of all or any part of the Mortgaged Property, now or hereafter entered into, and any modification, renewal or extension thereof, and all guarantees of the lessees', tenants' or occupants' obligations thereunder, including,

without limitation, deposits of cash or securities (collectively the "Leases"), and all of the rents, royalties, issues, profits, revenue, income, unearned insurance premiums and other benefits hereafter accruing under any Lease or otherwise arising from the ownership, occupancy, use, possession or enjoyment of all or any part of the Mortgaged Property (collectively the "Rents and Profits");

(iv) All proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards; and

(v) all of Mortgagor's rights further to encumber said Property for debt.

TO HAVE AND TO HOLD the Mortgaged Property unto the Mortgagee, its successors and assigns, forever, for the purpose of securing unto the Mortgagee:

(a) The payment of the principal sum of Two Million Five hundred Twenty Thousand and 00/100 DOLLARS (\$2,520,000.00) and interest thereon, as provided in a certain promissory note made by Silverback Investments, LLC a Florida limited liability company, Preferred Business Services, Inc. a Florida corporation and 1901 Silverback Investments, LLC, a Florida limited liability company (collectively the "Maker") to the Mortgagee of even date herewith, and any modification, renewal or extension thereof; and the payment of the principal sum, with interest thereon;

(b) The performance and observance of, and compliance with, each and every obligation, covenant, warranty, agreement, term, provision and condition contained in the Note and this Mortgage and in all other documents executed and/or delivered by the Mortgagor and/or others to the Mortgagee having reference to or arising in connection with the Note or this Mortgage, including any Loan Agreement (including any Construction Loan Agreement) between Mortgagor and Mortgagee; and

(c) The payment of all other sums incurred or advanced by the Mortgagee or otherwise becoming due and payable under the provisions of the Note, this Mortgage or any Loan Document (as hereafter defined), and interest thereon.

Mortgagor further covenants and agrees with Mortgagee as follows:

1. Wherever used in this Mortgage, unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, the word "Mortgagor" shall mean "Mortgagor and/or any subsequent owner or owners of the Mortgaged Property"; the word "Mortgagee" shall mean "Mortgagee or any subsequent holder or holders of this Mortgage"; the word "Note" shall mean "note or notes of even date herewith secured by this Mortgage, and any additional notes hereafter to be issued secured by this Mortgage pursuant to any renewal or modification of any of the foregoing"; the word "Maker" shall mean the Maker named above and any other maker of any Note secured hereby; the word "Obligor" shall mean the Maker if other than Mortgagor, any guarantor of indebtedness secured hereby and any other person directly or indirectly liable to Mortgagee for any indebtedness secured hereby; the word "person" shall mean "an individual, corporation, partnership or unincorporated association, joint stock corporation and joint venture"; the word "Loan Documents" shall mean the Note, this Mortgage, the Loan Agreement, if any, and all other documents executed and/or delivered by the Mortgagor, the Maker, any Obligor or any other person to the Mortgagee having reference to or arising in connection with the Note or this Mortgage; and pronouns of any gender shall include the other genders, and either the singular or plural shall include the other. If the Mortgagor consists of more than one person, the obligations and liabilities of each such person hereunder shall be joint and several.

2. Mortgagor covenants and warrants that Mortgagor is seized of an indefeasible estate in fee simple in the Mortgaged Property, has good and absolute title to all existing personal

property hereby mortgaged or made subject to the security interest hereby created and has good right, full power and lawful authority to convey, mortgage and encumber the same as provided herein; that the Mortgaged Property is and shall be kept free and clear of all liens, security interests, charges and encumbrances whatsoever, except for the lien for property taxes not yet due and payable and those encumbrances, if any, described in a schedule of exceptions to coverage in any title policy insuring Mortgagee's interest in the Mortgaged Property. Mortgagor fully warrants the title to the Mortgaged Property and every part thereof, and will forever defend the same against the claims of all persons whomsoever.

3. Mortgagor shall perform, observe and comply with all provisions hereof, of the Note and of all Loan Documents, and will promptly pay to Mortgagee the principal with interest thereon and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of all Loan Documents when payment shall become due, all without deduction or credit for taxes or other similar charges paid or payable by Mortgagor.

4. Mortgagor shall pay promptly, when and as due, and shall promptly deliver to Mortgagee receipts for the payment of, all taxes, assessments, rates, dues, charges, fees, levies, fines, impositions, liens for unpaid withholding taxes, liabilities, obligations and encumbrances of every kind whatsoever now or hereafter imposed, levied or assessed upon or against the Mortgaged Property or any part thereof, or upon or against this Mortgage or the indebtedness or other sums secured hereby, or upon or against the interest of Mortgagee in the Mortgaged Property, as well as all income taxes, assessments and other governmental charges levied and imposed by the United States of America or any state, county, municipality, or other taxing authority upon or against Mortgagor or in respect of the Mortgaged Property or any part thereof, and any charge which, if unpaid, would become a lien or charge upon the Mortgaged Property prior to or equal to the lien of this Mortgage before they become delinquent and before any interest attaches or any penalty is incurred. If at any time the State of Florida shall determine that documentary stamps be affixed to the Note or hereto, or that intangible taxes should thereafter be affixed or paid, the Mortgagor shall pay for the same, together with any interest or penalties imposed in connection with such determination, and the amount of money needed to pay for such stamps or taxes and penalties shall, until such stamps are purchased and affixed and such taxes and penalties paid by Mortgagor, be a portion of the indebtedness secured by this Mortgage and bear interest from the date of such determination at the Default Rate (defined in Paragraph 35 hereof).

5. Mortgagor shall at its sole expense obtain for, deliver to and maintain for the benefit of Mortgagee, during the life of this Mortgage, insurance policies in such amount as Mortgagee may require, insuring the Mortgaged Property against fire, extended coverage, flood (if the Mortgaged Property is or will be located in a flood hazard zone) and such other insurable hazards, casualties and contingencies as Mortgagee may require, and shall pay promptly, when due, any premiums on such insurance policies and on any renewals thereof. The form of such policies and the companies issuing them shall be subject to the Mortgagee's approval. All such policies and renewals thereof shall be held by Mortgagee, shall contain a non-contributory mortgagee endorsement making losses payable to Mortgagee and, during construction (if applicable), shall be in non-reporting builder's risk form so far as such policies relate to the Improvements. The coverage under such policies shall be limited to the Improvements now or hereafter located on the Mortgaged Property. At least fifteen (15) days prior to the expiration date of all policies, renewals thereof satisfactory to Mortgagee shall be delivered to Mortgagee. Mortgagor shall deliver to Mortgagee receipts evidencing the payment of all premiums on such insurance policies and renewals. Delivery of the insurance policies and renewals, thereof shall constitute an assignment to Mortgagee, as further security, of all unearned premiums. In the event of loss, Mortgagor will give immediate written notice to Mortgagee and Mortgagee may make proof of loss if not made promptly by Mortgagor. In the event of the foreclosure of this Mortgage or any other transfer of title to the Mortgaged Property in extinguishment of the indebtedness and other sums secured hereby, all right, title and interest of Mortgagor in and to all insurance policies and renewals thereof then in force shall pass to the purchaser or grantee.

Mortgagor hereby assigns to Mortgagee all proceeds from any insurance policies, and Mortgagee is hereby authorized and empowered, at its option, to adjust or compromise any loss



under any insurance policies on the Mortgaged Property, and to collect and receive the proceeds from any such policy or policies. Each insurance company is hereby authorized and directed to make payment for all such losses directly to Mortgagee alone, and not to Mortgagor and Mortgagee jointly. After deducting from such insurance proceeds any expenses incurred by Mortgagee in the collection or handling of such funds, Mortgagee may apply the net proceeds, at its option, either toward restoring the Improvements or as a credit on any portion of the indebtedness and other sums secured hereby, whether then matured or to mature in the future, or at the option of Mortgagee such sums either wholly or in part may be paid over to Mortgagor to be used to repair such Improvements or to build new Improvements in their place or for any other purpose or object satisfactory to Mortgagee, without affecting the lien of this Mortgage for the full amount secured hereby before such payment took place. Mortgagee shall not be responsible for any failure to collect any insurance proceeds due under the terms of any policy regardless of the cause of such failure.

Mortgagor shall at its sole expense obtain for, deliver to and maintain for the benefit of Mortgagee, during the life of this Mortgage, liability insurance policies relating to the Mortgaged Property, in such amounts, with such companies and in such form as may be required by Mortgagee. Mortgagee may require such policies to contain an endorsement, in form satisfactory to Mortgagee, naming Mortgagee as an additional insured thereunder. Mortgagor shall pay promptly, when due, any premiums on such insurance policies and renewals thereof.

6. Mortgagee may, at its option, require Mortgagor to deposit with Mortgagee on the first (1st) day of each month, in addition to making any required payments of principal and interest, until the Note is fully paid, an amount equal to one-twelfth (1/12th) of the yearly taxes, assessments and other similar charges against the Mortgaged Property or any part thereof as estimated by Mortgagee to be sufficient to enable Mortgagee to pay the same at least thirty (30) days before they become due and one-twelfth (1/12th) of the yearly premium for all insurance required to be maintained by Mortgagor hereunder. Such deposits shall not be, nor be deemed to be, trust funds, but may be commingled with the general funds of Mortgagee, and no interest shall be payable in respect thereof. Upon demand by Mortgagee, Mortgagor shall deliver to Mortgagee such additional moneys as are required to make up any deficiencies in the amounts necessary to enable Mortgagee to pay such taxes, assessments, similar charges and insurance premiums. In the event of a default under any of the terms, covenants and conditions in the Note, this Mortgage or any other Loan Documents to be kept, performed or observed by Mortgagor, Mortgagee may apply to the reduction of the sums secured hereby, in such manner as Mortgagee shall determine, any amount under this Paragraph 6 remaining to Mortgagor's credit. The amount of existing credit hereunder at the time of any transfer of the title to the Mortgage Property, shall, without any specific assignment thereof, inure to the benefit of the successor owner of the Mortgaged Property. Upon payment in full of the secured indebtedness, the amount of any unused credit shall be paid over to the owner of record as of the date of such full payment.

7. Notwithstanding any taking by eminent domain, alteration of the grade of any street or other injury to or decrease in value of the Mortgaged Property by any public or quasi-public authority or corporation, the Mortgagor shall continue to make the regular payments of principal and/or interest as required by the Note and any other evidence of indebtedness secured hereby until the loan secured hereby is paid in full. Such award or payment may, at the option of the Mortgagee, be retained and applied by the Mortgagee toward payment of the moneys secured by this Mortgage, or be paid over wholly or in part to the Mortgagor for the purpose of altering, restoring or rebuilding any part of the Mortgaged Property which may have been altered, damaged or destroyed as a result of any such taking, alteration of grade, or other injury to the Mortgaged Property, or for any other purpose or object satisfactory to the Mortgagee. If such payment or award is the result of a partial or temporary taking, any payments may be applied by the Mortgagee upon the payment or payments last payable under the Note. Nothing herein contained shall waive the right of the Mortgagee to demand payment in full of all obligations hereby secured pursuant to Paragraph 19 hereof upon the occurrence of such taking.

8. Mortgagor shall preserve and maintain the Mortgaged Property in good condition and repair. Mortgagor shall not erect any building, structure or other improvement and shall not remove, demolish, materially alter or change the use of any building, structure or other

improvement presently or hereafter on the Land without the prior written consent of Mortgagee. Mortgagor shall not permit, commit or suffer any waste, impairment or deterioration of the Mortgaged Property or of any part thereof, and will not take any action which will increase the risk of fire or other hazard to the Mortgaged Property or to any part thereof. Except as otherwise provided in this Mortgage, no material fixture, personal property or other part of the Mortgaged Property shall be removed, demolish or altered, without the prior written consent of Mortgagee, other than items which may become worn out, undesirable or obsolete provided that they are replaced immediately with similar items of at least equal value which shall, without further action, become subject to the lien of this Mortgage. Mortgagor will promptly repair, restore, replace or rebuild any part of the Mortgaged Property now or hereafter subject to the lien of this Mortgage which may be damaged or destroyed by any casualty whatsoever or which may be affected by any proceeding of the character referred to in Paragraph 7. Mortgagee may enter upon and inspect the Mortgaged Property at any reasonable time during the life of this Mortgage.

9. Mortgagor will promptly comply with all present and future laws, ordinances, rules and regulations of any governmental authority affecting the Mortgaged Property or any part thereof or its use and occupancy, including, without limitation, all applicable zoning requirements.

10. Mortgagor shall not sell, convey, transfer, lease or further encumber any legal or equitable interest in all or any part of the Mortgaged Property, without the prior written consent of Mortgagee, and any such sale, conveyance, transfer, lease or encumbrances made without Mortgagee's prior written consent shall be voidable at Mortgagee's option. For purposes of this Paragraph, sale of majority of the stock of Mortgagor (if Mortgagor is a corporation) or of any corporate partner of Mortgagor (if Mortgagor is a partnership), or any change in the general partners of Mortgagor (if Mortgagor is a partnership), or any change in the managers, managing members of Mortgagor (if Mortgagor is a limited liability company) or a change in the beneficial ownership of Mortgagor, or a material change in the management of Mortgagor, shall be considered a conveyance of the Mortgaged Property. If any person should obtain any interest in all or any part of the Mortgaged Property pursuant to the execution or enforcement of any lien, security interest or other right, whether superior, equal or subordinate to this Mortgage or the lien hereof, such event shall be deemed to be a transfer by Mortgagor.

11. Mortgagor shall notify Mortgagee promptly of the occurrence of any of the following: (a) fire or other casualty (including flooding) causing damage to the Mortgaged Property; (b) receipt of notice from any governmental authority relating to the structure, use, or occupancy of the Mortgaged Property; (c) receipt of any notice of alleged default from any tenant under any lease of the Mortgaged Property; (d) substantial change in the occupancy of the Mortgaged Property; (e) receipt of any notice of alleged default from the holder of any lien or security interest in the Mortgaged Property; or (f) commencement of any litigation affecting the Mortgaged Property.

12. Mortgagor shall pay or reimburse Mortgagee for all costs, charges and expenses, including reasonable attorney's fees and disbursements and costs, incurred or paid by Mortgagee in any threatened, pending or completed action, proceeding or dispute in which Mortgagee is or might be made a party or appears as a party plaintiff or party defendant and which affect the Note, this Mortgage or any other instrument securing the Note, or the Mortgaged Property or any part thereof, or the interests of Mortgagor or Mortgagee therein, including, but not limited to, the foreclosure of this Mortgage, condemnation involving all or part of the Mortgaged Property or any action to protect the security hereof, including all appellate proceeding in connection with or arising out of any of the foregoing. All costs, charges and expenses so incurred or paid by Mortgagee shall become due and payable immediately, whether or not there be notice, demand, attempt to collect or suit pending. The amounts so incurred or paid by Mortgagee, together with interest thereon at the Default Rate (defined in Paragraph 35 hereof) from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien of this Mortgage.

13. If Mortgagor defaults in the payment of any tax, assessment, encumbrance or other imposition, in its obligation to furnish insurance hereunder or in the performance or observance of any other covenants, condition or term in this Mortgage or in any Loan Document, Mortgagee may

at its option perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expense incurred or paid by Mortgagee in connection therewith shall become due and payable immediately, whether or not there be notice or demand. The amounts so incurred or paid by Mortgagee, together with interest thereon at the Default Rate (defined in Paragraph 35 hereof) from the date incurred until paid by Mortgagor, shall be added to the indebtedness and secured by the lien of this Mortgage. Nothing contained herein shall be construed as requiring Mortgagee to advance or expend Monies for any purposed mentioned in this Paragraph, or for any other purpose. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition or terms, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

14. Mortgagor shall furnish to Mortgagee, within thirty (30) days after the close of each fiscal year of Mortgagor, a financial statement of Mortgagor and of the income and expenses of the Premises which shall include financial information regarding (i) the conduct of any business on the Premises, (ii) the operation of the Premises, and (iii) the leasing of the Premises, in such reasonable detail as Mortgagee may request, accompanied by an original certification signed by a certified public accountant stating whether the financial statements have been audited, reviewed or compiled. Compiled statements shall be signed by the president, in the case of a corporation, by a general partner, in the case of a general or limited partnership, by the trustee, in the case of a trust, or, in the case of any other business entity, by a duly appointed officer or representative satisfactory to Mortgagee. On demand, Mortgagor shall provide to Mortgagee executed counterparts of any such leases and convenient facilities for the audit and verification of any such statement. Mortgagor shall also promptly furnish to Mortgagee any financial or other information regarding Mortgagor or the Premises including but not limited to Mortgagor and Maker's current repayment capacity, required by any Loan Document or which Mortgagee may reasonably request from time to time. Mortgagor shall also deliver to Mortgagee complete copies of all of its federal income tax returns, accompanied by all forms and supporting schedules, simultaneously with the filing thereof by Mortgagor. During any period that Mortgagor fails to comply with the provisions of this paragraph, or any guarantor of the Loan fails to deliver any financial documents required by the terms of the guaranty executed by such guarantor in favor of Mortgagee in connection with the Loan, and regardless of whether Mortgagee declares this Mortgage to be in default, the Note, without notice to Mortgagor, shall automatically bear interest at an augmented rate equal to four percent (4%) above the interest accrual rate which would otherwise then be in effect under the Note. Such increase in the interest accrual rate shall revert to initial rate as set forth in the Note once the above items are deemed to be complied with by the Bank.

15. Mortgagor, within ten (10) days after written request from Mortgagee, shall furnish a written statement, duly acknowledged, setting forth the unpaid principal of, and interest accrued on, the Note, and any other unpaid sums secured hereby, and whether or not any offsets or defenses exist against such principal and interest or other sums.

16. In addition to the lien on and security interest in the Realty and Improvements created hereby, this Mortgage shall, to the extent applicable, constitute a security agreement with respect to all personal property secured hereby; and the Mortgagor hereby agrees to execute and deliver on demand and hereby Irrevocably authorizes and appoints the Mortgagee the attorney-in-fact of the Mortgagor, jointly and severally, to execute in the name of the Mortgagor, deliver and, if appropriate, to file with the appropriate filing officer or office such security agreements, financing statements, amendments to financing statements and comparable instruments as the Mortgagee may require in order to impose, perfect or more effectively evidence the lien or security interest hereby created, with or without Mortgagor's signature. In addition to any other rights and

remedies provided herein or by law, the Mortgagee shall be entitled to pursue any and all remedies of a secured party under the Uniform Commercial Code and other applicable statutes of the place or places where the Mortgaged Property is located, it being hereby agreed that ten (10) days' notice as to the time and place of any sale shall be reasonable. No inference shall be drawn from the inclusion of any of the Mortgaged Property in a Financing Statement filed with the Florida Secretary of State that such property is considered by Mortgagee to be personalty as opposed to realty, Mortgagor agrees that in the event of uncertainty as to whether any portion of the Mortgaged Property is personalty or Realty, the presumption shall be that such item is Realty.

17. At any time and from time to time, upon Mortgagee's request, Mortgagor shall make, execute and deliver or cause to be made, executed and delivered to Mortgagee and, where appropriate, shall cause to be recorded or filed and from time to time thereafter to be re-recorded or refiled at such time and in such offices and places as shall be deemed desirable by Mortgagee any and all such mortgages, instruments, certificates and documents at such time and in such offices and places as shall be deemed desirable in order to effectuate, complete, enlarge or perfect, or to continue and preserve the obligations of Mortgagor or Maker under the Note and this Mortgage, and the lien of this Mortgage as a first and prior lien upon all of the Mortgaged Property, whether now owned or hereafter acquired by Mortgagor. Upon any failure by Mortgagor to do so, Mortgagee may make, execute, record, file, re-record or refile any and all such mortgages, instruments, certificates and documents for and in the name of Mortgagor, and Mortgagor hereby irrevocably appoints Mortgagee the agent and attorney-in-fact of Mortgagor to do so.

18. This Mortgage constitutes an absolute and present assignment of the Leases and of the Rents and Profits and shall be fully operative without any further action on the part of either party. Mortgagee shall be entitled, at its option, upon the occurrence of a default hereunder, to all Rents and Profits; provided, however, that so long as no default has occurred hereunder, the Mortgagor is hereby given permission to collect, receive, take, use, and enjoy all such Rents and Profits as these come due and payable, but not in advance thereof. Upon any such default hereunder, the permission hereby given to Mortgagor to collect such Rents and Profits shall terminate and such permission shall not be reinstated upon a cure of the default without the Mortgagee's specific consent. Mortgagee may exercise the rights herein granted upon notifying the tenants, purchasers or other obligors (the "Lessees") in connection with the foregoing of the right of the Mortgagee to receive such Rents and Profits, and shall instruct such Lessees to pay the same directly to Mortgagee without any consent from the Mortgagor being required, a copy of this instrument and a statement by the Mortgagee that the Mortgage is in default being sufficient notice to such Lessees of Mortgagee's rights to collect the same. Neither the exercise of any right under this Paragraph 18 by Mortgagee, nor the application of any such Rents and Profits to the indebtedness and other sums secured hereby, shall cure or waive any default or notice of default or invalidate any act pursuant hereto, but the rights herein granted shall be cumulative of all other rights and remedies.

Mortgagor covenants and agrees that it shall: (a) observe and perform all of its obligations with respect to the Leases including, without limitation, its obligations as lessor under any lease, as seller under any purchase and sale contract and any other obligations which it may have under any other contract or instrument pursuant to which it is entitled to receive Rents and Profits, and shall not do or permit to be done anything to impair Mortgagor's right to receive the same; (b) enforce or secure the performance of, at its sole costs and expense, every obligation of all such Lessees to Mortgagor; (c) not collect any of the Rents and Profits herein assigned in advance of the time when the same become due under the terms thereof; (d) not waive or release any Lessee from his obligation under any Lease or other instrument evidencing same; and (e) not execute any other assignment thereof or alter, modify or change the terms of any such obligation or cancel, terminate, or accept the surrender of the same without the prior written consent of the Mortgagee.

Should Mortgagor fail to make any payment or perform any obligation required pursuant to this Paragraph 18, Mortgagee may elect to make such payment or perform such obligation, in which event Mortgagor agrees to pay, immediately upon demand, all sums expended by Mortgagee in making such payment or performing such obligation, in which event Mortgagor agrees to pay immediately upon demand, all sums expended by Mortgagee in making such payment or



performing such obligation, together with interest in an amount equal to the Default Rate (defined in Paragraph 35 hereof) from the date that such expense is incurred by the Mortgagee to the date of payment to the Mortgagee. Any amount so expended by the Mortgagee, together with interest thereon as herein provided, shall constitute part of the indebtedness secured hereby.

Notwithstanding the foregoing, the Mortgagee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any Lease, contract or other instrument and Mortgagor shall and does hereby agree to indemnify Mortgagee for and to hold Mortgagee harmless of and from any and all liability, loss or damage which it may or might incur under any of said Leases, contracts, or other instruments by reason of this assignment, and of and from any claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertaking on its part to be performed or discharges pursuant to any of the terms, covenants or agreements contained herein. Any such liability, loss or damage, including costs, expenses and reasonable attorneys' fees incurred in defending against any such claim, shall constitute part of the indebtedness secured hereby and Mortgagor shall reimburse Mortgagee therefor immediately upon demand, together with interest thereon, at the Default Rate (defined in Paragraph 35 hereof) from the date that such expense is incurred by the Mortgagee to the date of payment to the Mortgagee.

19. Mortgagee shall have the unconditional right, at its option, to require payment in full of all indebtedness secured hereby and to declare all such indebtedness immediately due and payable: (a) after default in the payment when due of any installment of principal and/or of interest under the Note or any indebtedness for borrowed money owed by the Mortgagor or such Obligor, or any interest or premium thereon, whether such indebtedness shall become due by scheduled maturity, required payment, acceleration, demand or otherwise; or (b) after default in the payment of any tax, water rate or assessment for thirty (30) days after the same becomes due; or (c) after default for five (5) days after notice and demand either in assigning and delivering the policies of insurance hereinbefore described or referred to or in reimbursing the Mortgagee for premiums paid to obtain such insurance as herein provided; or (d) after default for ten (10) days after request in furnishing a statement of the amount due on the Mortgage and whether any offsets or defenses exist to the payment of all indebtedness secured hereby; or (e) after default for thirty (30) days after notice and demand in the payment of any installment of any assessment for local improvements which may now or hereafter affect the Mortgaged Property and may be or become payable in installments; or (f) after default for five (5) days after notice and demand in the repayment of any sum advanced by Mortgagee to protect the security hereof; or (g) upon the actual or threatened waste, removal or demolition of, or material alteration to or enlargement of, any building or other Improvement on the Mortgaged Property or upon the commencement of unpermitted construction of any new building(s) on any part of the Mortgaged Property; or (h) upon default in keeping in force the insurance required by Paragraph 5 above; or (i) upon the entry by any court of last resort of a decision that an undertaking by Mortgagor as herein provided to pay taxes, assessments, levies, liabilities, obligations and encumbrances is legally inoperative or cannot be enforced; or (j) after default for thirty (30) days after notice and demand in the removal of any Federal tax lien on the Mortgaged Property; or (k) after default for thirty (30) days after notice and demand in the observance or performance of any other covenant(s) or agreement(s) of the Mortgagor hereunder or of Mortgagor or any Obligor under any of the Loan Documents; or (l) upon the election by the Mortgagee to accelerate the maturity of said principal sum pursuant to the provisions of any other instrument which may be held by the Mortgagee as additional security for the Note; or (m) upon the passage of any law changing in any way or respect the laws now in force for the taxation of mortgages or debts secured thereby for any purpose, or the manner of collection of any such taxes, so as to affect adversely this Mortgage or the indebtedness or other sums secured hereby; or (n) after failure to comply within fifteen (15) days with a requirement or order or notice of violation of a law or ordinance issued by any political subdivision or governmental department claiming jurisdiction over the Mortgaged Property or any operation conducted on the Mortgaged Property, or in the case of a noncompliance which cannot be cured or complied with within said period, then upon the failure of Mortgagor to commence to comply with said orders or notices within said period or thereafter diligently pursue such cure to completion; or (o) immediately upon the filing in any court of competent jurisdiction by the United States of America, of any notice of intention to acquire under the power of eminent domain any estate less than an

A handwritten signature or set of initials, possibly 'K @', written in dark ink.

estate in fee simple in the entire Mortgaged Property, or upon the recording by the State of Florida, or any instrumentality thereof, of a notice of taking of any estate less than an estate in fee simple in the entire Mortgaged Property; or (p) upon the issuance of any order by the State of Florida, or any instrumentality thereof, any administrative board thereof or any department thereof, declaring unlawful or suspending the current operation of the Mortgaged Property; or (q) upon the filing by or against the Mortgagor or any Obligor of any petition or application for relief, extension, moratorium or reorganization under any bankruptcy, insolvency or debtor's relief law or law whereunder the Mortgagor or any Obligor is making an assignment for the benefit of creditors, or entering into any arrangement with creditors or becomes a party to any receivership proceeding; or (r) after default by Mortgagor or any Obligor under the Loan Agreement, if any; or (s) upon the transfer, lease, sale, pledge, hypothecation, or further encumbrance of the Mortgaged Property or any portion thereof or of the rents and profits therefrom; or (t) upon the commencement of any suit against the Mortgaged Property upon any other claim or lien (whether superior or inferior to the lien of this Mortgage); or (u) if there be any mortgage superior to this Mortgage, then upon the failure to pay when due any sums secured by or owing under said superior mortgage or the failure to abide by any other terms or provisions of said superior mortgage, or the modification of, or acceptance of any future or additional advance under, any such superior mortgage; or (v) upon determination by the Mortgagee that any representation, warranty, or covenants made by Mortgagor or any Obligor or any other person in this Mortgage or in any other instrument or document executed in connection with this Mortgage, or in any certificate, agreement, affidavit or statement contemplated by, or made or delivered pursuant to, or in connection with, any such documents, is untrue or materially misleading; or (w) if the Mortgagor or any Obligor shall fail to pay when due any indebtedness for borrowed money owed by the Mortgagor or such Obligor, or any interest or premium thereon, whether such indebtedness shall become due by scheduled maturity, required payment, acceleration, demand or otherwise; or (x) if the Mortgagor or Obligor shall fail to abide by any term, covenant or agreement under any agreement or instrument evidencing, securing or relating to any indebtedness for borrowed money owing by Mortgagor or such Obligor, if the effect of such failure is to accelerate or permit the holder or holders to accelerate the maturity of such indebtedness; or (y) if the Mortgagor shall grant any lien or mortgage on the Mortgaged Property or any part thereof junior to this Mortgage (or make any further assignment of the Lease and rentals assigned hereby) without first obtaining the Mortgagee's prior written consent; or (z) upon the death of any Obligor; or (aa) after default for fifteen (15) days after the filing of any judgment, mechanic's materialman's, laborer's or any other lien or claim against all or any portion of the Mortgaged Property, regardless of whether such lien or claim is junior or superior to the lien of this Mortgage, unless Mortgagor removes such lien or satisfies such judgment or claim by payment or by transferring same to a bond issued by a surety company acceptable to Mortgagee. The occurrence of any of the foregoing events is hereafter referred to as "Event of Default". No consent or waiver express or implied by Mortgagee to or of any default by Mortgagor hereunder shall be construed as a consent or waiver to or of any further default of the same or any other term, covenant, condition or provision hereof, or of or under any of the obligations secured hereby; and no consent or waiver shall be deemed or construed to exist by reason of any curative action initiated by Mortgagor or other course of conduct or in any other manner whatsoever except by a writing duly executed by the Mortgagee and then only to the single occasion to which such writing is addressed. In order to accelerate the maturity of the indebtedness secured hereby because of the failure of the Mortgagor to pay any tax, assessment, premium, charge, liability, obligation or encumbrance upon the Mortgaged Property as herein provided, it shall not be necessary or required that the Mortgagee first pay the same.

20. Upon the occurrence of an Event of Default, Mortgagee may, either with or without entry or taking possession as hereinabove provided or otherwise, proceed by suit or suits at law or in equity or by any other appropriate proceeding or remedy: (a) to enforce payment of the Note or the performance of any term hereof or any other right; (b) to foreclose this Mortgage and to sell, as an entirety or in separate lots or parcels, the Mortgaged Property, under the judgment or decree of a court of or courts of competent jurisdiction; and (c) to pursue any other remedy available to it. Mortgagee shall take action either by such proceedings or by exercise of its powers with respect to entry or taking possession, or both, as the Mortgagee may determine. If any of the proceeds of the loan evidenced by the Note have not been disbursed, upon the occurrence of an Event of Default, Mortgagee shall have the absolute right to refuse to disburse any such proceeds.

21. If an Event of Default shall have occurred, Mortgagee, to the extent permitted by law and without regard to the value or occupancy of the security, shall be entitled as a matter of right if it so elects to the appointment of a receiver to enter upon and take possession of the Mortgaged Property, sell all or part of the Mortgaged Property in the case of waste, and to collect all rents, revenues, issues, income, products and profits thereof and apply the same as the court may direct. The receiver shall have all rights and powers permitted under the laws of the state where the Land is located and such other powers as the court making such appointment shall confer. The expenses, including receiver's fees, attorneys' fees, costs and agent's compensation incurred pursuant to the powers herein contained shall be secured by this Mortgage. The right to enter and take possession of and to manage and operate the Mortgaged Property, and to collect the rents, issues and profits thereof, whether by a receiver or otherwise, shall be cumulative to any other right or remedy hereunder or afforded by law, and may be exercised concurrently therewith or independently thereof. Mortgagee shall be liable to account only for such rents, issues and profits actually received by Mortgagee whether received pursuant to this Paragraph or any other provision hereof. Notwithstanding the appointment of any receiver or other custodian, Mortgagee shall be entitled as pledgee to the possession and control of any cash, deposits, or instruments at the time held by, or payable or deliverable under the terms of this Mortgage to, Mortgagee.

22. Mortgagee shall have the power and authority to institute and maintain any suits and proceedings as Mortgagee may deem advisable: (a) to prevent any impairment of the Mortgaged Property by any acts which may be unlawful or any violation of this Mortgage; (b) to preserve or protect its interest in the Mortgaged Property; and (c) to restrain the enforcement of or compliance with any legislation or other governmental enactment, rule or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order might impair the security hereunder or be prejudicial to Mortgagee's interest.

23. No delay or omission of Mortgagee or of any holder of the Note to exercise any right, power or remedy accruing upon any Event of Default shall exhaust or impair any such right, power or remedy or shall be construed to waive any such Event of Default or to constitute acquiescence therein. Every right, power and remedy given to Mortgagee may be exercised from time to time and as often as may be deemed expedient by Mortgagee.

24. If Mortgagee: (a) grants forbearance or an extension of time for the payment of any sums secured hereby; (b) takes other or additional security for the payment thereof; (c) waives or does not exercise any right granted in the Note, this Mortgage or any other Loan Document; (d) releases any part of the Mortgaged Property from the lien of this Mortgage or any other instrument securing the Note; (e) consents to the filing of any map, plat or replat of the Land; or (f) consents to the granting of any easement on the Land, no such act or omission shall release, discharge, modify, change or affect the original liability under the Note, this Mortgage or otherwise of Mortgagor, or any subsequent purchaser of the Mortgaged Property or any part thereof or any Maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument or instruments executed by Mortgagee, shall the lien of this Mortgage be altered thereby. In the event of the sale or transfer by operation of law or otherwise of all or any part of the Mortgaged Property, Mortgagee, without notice to any person, firm or corporation, is hereby authorized and empowered to deal with any such vendee or transferee with reference to the Mortgaged Property or the indebtedness secured hereby, or with reference to any of the terms or conditions hereof, as fully and to the same extent as it might deal with the original parties hereto and without in any way releasing or discharging any of the liabilities or undertakings hereunder.

25. If Mortgagee shall have proceeded to enforce any right or remedy under this Mortgage by foreclosure, entry or otherwise, and such proceeding shall have been discontinued or abandoned for any reason, or shall have been determined adversely to Mortgagee, then, at the option of Mortgagee, Mortgagor and Mortgagee shall be restored to their former positions and



rights hereunder, and all rights, powers and remedies of Mortgagee shall continue as if no such proceeding had occurred or had been taken.

26. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other Loan Document is exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other Loan Document, or now or hereafter existing at law, in equity or by statute.

27. This Mortgage is also given to secure advances, whether such advances are obligatory or are to be made at the option of the Mortgagee, or otherwise, made to any Maker, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage. The total amount of indebtedness that may be so secured may decrease or increase from time to time, but the total unpaid balance so secured at one time shall not exceed 500% of the principal amount of the promissory note of even date herewith as set forth in this Mortgage, plus interest thereon, and any disbursement made for the payment of taxes, levies or insurance on the Mortgaged Property, with interest on such disbursements at the Default Rate (defined in Paragraph 35 hereof). Advances may be made pursuant to this provision to an Obligor without the consent of Mortgagor being obtained prior thereto, Mortgagor hereby agreeing that the Mortgaged Property shall secure any and all such advances. All Notices of Limitation of Future Advances provided in accordance with the provision of §697.04 of the Florida Statutes shall be provided to the Mortgagee, Attention: Credit Department, TotalBank, 2720 Coral Way, Miami, Florida 33145.

28. If as a part of the inducement to Mortgagee to make the loan evidenced by the Note, Mortgagor has caused certain other persons, firms or corporations to enter into certain guaranty agreements with Mortgagee guaranteeing the obligations of Mortgagor, Mortgagor covenants and agrees that such persons, firms or corporations shall fully perform, comply with and abide by such agreements. It is further understood and agreed by Mortgagor that such representations and agreements by such other persons, firms and corporations shall constitute, for the purpose of its obligations hereunder, covenants on behalf of Mortgagor.

29. If a Loan Agreement or Construction Loan Agreement has been executed in connection with the loan secured hereby, the proceeds of such loan are to be disbursed by Mortgagee to Mortgagor in accordance with the provisions contained in the Loan Agreement or Construction Loan Agreement. All advances and indebtedness arising and accruing under the Construction Loan Agreement from time to time shall be secured hereby.

30. In the event of a conflict between the terms hereof and the Note, Loan Agreement or any other Loan Document, the terms of the document which shall either enlarge the interest of Mortgagee in the Mortgaged Property, grant to Mortgagee greater financial security in the Mortgaged Property and/or assure payment of the Note and all sums secured hereby in full shall control.

31. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall be include and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee, shall bind and inure to the benefit of their respective heirs, successors and assigns, whether so expressed or not.

32. Any notice, report, demand or other instrument authorized or required to be given or furnished under this Mortgage to Mortgagor or Mortgagee shall be deemed given or furnished when addressed to the party intended to receive the same, at the address of such party on the first page hereof, and delivered at such address or deposited in the United States mail as first class registered or certified mail, return receipt requested, postage pre-paid. Service shall be deemed complete on the date of actual delivery as shown by the addressee's registry or certification receipt or at the expiration of the fifth (5th) business day after the date of mailing, whichever is earlier in time. Either party may change the address to which any such notice, report, demand or other instrument is to be delivered or mailed, by furnishing written notice in accordance herewith of such

Handwritten signature or initials in black ink, appearing to be 'H @'.

change to the other party, but no such notice of change shall be effective unless and until received by such other party.

33. In the event that any of the covenants, agreements, terms or provisions contained in the Note, this Mortgage or any other Loan Document shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein and in the Note and any other Loan Document shall be in no way affected, prejudiced or disturbed thereby.

34. Neither this Mortgage nor any term hereof may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge or termination is sought. Any agreement hereafter made by Mortgagor and Mortgagee relating to this Mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

35. The Default Rate shall be the maximum interest rate per annum permitted by applicable law at the time of default, or, in the absence of a law limiting the maximum rate of interest after default, twenty-five percent (25%) per annum.

36. In addition to the obligations described above (as evidenced by the Note or otherwise), this Mortgage is given to secure any and all obligations from the Mortgagor or Maker to the mortgagee arising by virtue of any security agreement, promissory note, guarantee or other agreement between Mortgagor and Mortgagee and for all obligations of Mortgagor to Mortgagee, contingent or absolute, direct or indirect, regardless of however or whenever created.

37. Mortgagor (if corporation, partnership, limited liability company or other business entity) represents, warrants, covenants and agrees that it is duly organized, validly existing and in good standing under the laws of the jurisdiction of its creation and is authorized to do business in the State of Florida, and has all requisite power and authority (corporate or otherwise) to conduct its business, to own its properties, and to execute and deliver, and to perform all of its obligations under this Mortgage, the Note and any other instrument evidencing and/or securing the indebtedness secured hereby. The execution, delivery and performance of this Mortgage, the Note secured hereby, and each and every Loan Document have been duly authorized by all necessary action (corporate or otherwise) and do not (i) require any consent or approval of its stockholders (if a corporation) or any other person or entity which has not been obtained; (ii) violate any provisions of any law, rule, regulation, order, writ, judgment, injunction, decree, determination or award having applicability to the Mortgagor or any other person executing and delivering such instrument, Note or other document; or (iii) result in a breach of, or constitute a default under, any indenture or loan agreement, mortgage, or any other agreement, lease or instruments to which Mortgagor or such other person or entity is a party or by which it or its properties may be bound or affected. This Mortgage, the Note and all other documents being executed in connection herewith constitute the legal, valid and binding obligations of the Mortgagor, and any other person executing the same, as the case may be, enforceable against it or them in accordance with their respective terms. Mortgagor agrees that until all indebtedness secured hereby is paid in full and all covenants and agreements of Mortgagor in the Loan Documents are performed and satisfied, Mortgagor shall at all times maintain in the State of Florida a registered office and a registered agent for the purpose of receiving service of process on behalf of Mortgagor, all duly registered with the State of Florida.

38. Mortgagee is hereby subrogated to the lien and to the rights of the owner and holder thereof of each and every mortgage, lien or other encumbrance on the Mortgaged Property, or any portion thereof, which is paid or satisfied, in whole or in part, out of the proceeds of the loan secured hereby, and the respective liens of said mortgage, liens or other encumbrances shall be preserved and shall pass to and be held by Mortgagee as security for the indebtedness secured hereby to the same extent as if they had been duly assigned by separate instrument of assignment and notwithstanding the fact that the same shall be canceled and satisfied of record.

39. That acceptance by the Mortgagee of any payment which is less than full payment of all amounts due and payable at the time of such payment, even if made by one other than the

Obligor, shall not constitute a waiver of the Mortgagee's right to exercise its option to declare the whole of the principal sum then remaining unpaid, together with all accrued interest thereon, immediately due and payable without notice or to exercise any other rights of the Mortgagee except and as to the extent otherwise provided by law or this Mortgage.

40. Mortgagor consents to any and all renewals and extensions in the time of payment of the secured indebtedness, and agrees further that, at any time and from time to time without notice to any person, the terms of payment provided for in the Note may be modified or the security described in this Mortgage (or any other collateral which may be held by Mortgagee) may be released (in whole or in part) or increased, changed or exchanged by agreement between the Mortgagee and any owner of the Mortgaged Property affected by this Mortgage without in anywise affecting the liability of any party to the Note, or any person liable or to become liable with respect to the secured indebtedness. Mortgagor agrees that no sale of the Mortgaged Property, no forbearance on the part of the Mortgagee and no extensions, whether oral or writing, of the time for the payment of the whole or any part of the obligations hereby secured (or secured by any other collateral which may be held by Mortgagee), or any other indulgence given by Mortgagee, whether with or without consideration, shall operate to relieve, or, in any manner, affect the original liability of the Mortgagor or the priority of this Mortgage or to limit, prejudice or impair any right of the Mortgagee, notice of any such extension, indulgence and forbearance being hereby waived by Mortgagor (and by any guarantors, endorsers, or other persons liable or who may become liable for payment of all or any portion of the indebtedness secured hereby) and all those claiming by, through and under the Mortgagor. It is expressly agreed that any release or releases may be made by the Mortgagee without the consent or approval of any other person or persons whomsoever.

41. If the Mortgagor shall, with the duly issued prior written consent of Mortgagee, grant any lien or mortgage on the Mortgaged Property junior to this Mortgage, such junior lien or mortgage shall be subject to, in addition to all tenancies now or hereafter affecting the Mortgaged Property, all such renewals and extensions, modifications, releases, increases, increases in interest rate, future advances, changes or exchanges to the Note and this Mortgage as Mortgagor and Mortgagee may agree upon or as may be provided herein, without joinder or consent of such junior lien or mortgage holder, and without any obligation on Mortgagee's part to give notice of any kind thereto. Notwithstanding the foregoing, Mortgagor will not suffer or permit any act or omission whereby any of the Mortgaged Property shall become subject to any attachment, judgment, lien, charge or other encumbrances whatsoever or whereby any of the security represented by this Mortgage shall be impaired or threatened. Mortgagor will not directly or indirectly do anything or take any action which might prejudice any of the rights, titles or interests of Mortgagee in or to any of the Mortgaged Property an/or impose or create any direct or indirect obligation or liability on the part of the Mortgagee with respect to any of the Mortgaged Property. If any such attachment, judgment, lien, charge or other encumbrance is filed against the Mortgaged Property, or any portion thereof, Mortgagor shall cause the same to be immediately discharged or otherwise bonded or transferred to other security.

42. The Mortgagee does not intend to violate any applicable usury laws. Accordingly, all agreements between Mortgagor and Mortgagee are expressly limited so that in no contingency or event whatsoever, whether by reason of advancement of the proceeds hereof, acceleration of maturity of the unpaid principal balance hereof, or otherwise, shall the amount paid or agreed to be paid to the Mortgagee for the use, forbearance or detention of the money to be advanced hereunder (including all interest on the Note, the loan fees payable in connection herewith, and the aggregate of all other amounts taken, reserved or charged pursuant to the Note, this Mortgage, or any Loan Document, which, under applicable laws is or may be deemed to be interest) exceed the maximum rate allowed by applicable law. If, from any circumstances whatsoever, fulfillment of any obligation hereof or of the Note or any Loan Document, at the time performance of such obligation shall be due, shall cause the effective rate of interest upon the sums evidenced by the Note or hereby to exceed the maximum rate of interest allowed by applicable law, then, the obligation to be fulfilled shall be reduced automatically to the extent necessary to prevent that effective rate of interest from exceeding the maximum rate allowable under applicable law and to the extent that the Mortgagee shall receive any sum which would constitute excessive interest, such sum shall be applied to the reduction of the unpaid principal balance due hereunder and not to the payment of



interest or, if such excessive interest exceeds the unpaid balance of principal, the excess shall be refunded to the Mortgagor. This provision shall control every other provision of all agreements between the Mortgagor and the Mortgagee. Nothing herein shall be deemed to limit any rights, powers or privileges which the Mortgagee may have by reason of being a national or state banking association pursuant to any law of the United States of America or the State of Florida or any rule, regulation or order or any department or agency thereof and nothing herein shall be deemed to make unlawful any transaction or conduct by the Mortgagee which is lawful pursuant to, or which is permitted by, any of the foregoing.

43. Mortgagor represents, warrants and covenants that Mortgagor has not used Hazardous Materials (as hereinafter defined), on, from, or affecting the Mortgaged Property in any manner which violates federal, state, or local laws, ordinances, rules, regulations or policies governing the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials, and no prior owner of the Mortgaged Property or any tenant, subtenant, prior tenant or prior subtenant has used Hazardous Materials, on, from, or affecting the Mortgaged Property, in any manner which violates federal, state or local laws, ordinances, rules, regulations, or policies governing the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials. Mortgagor shall keep or cause the Mortgaged Property to be kept free of Hazardous Materials. Without limiting the foregoing, Mortgagor shall not cause or permit the Mortgaged Property to be used to generate, manufacture, refine, transport, treat, store, handle, dispose, transfer, produce or process Hazardous Materials, except in compliance with all applicable federal, state and local laws and regulations, nor shall Mortgagor cause or permit, as a result of any intentional or unintentional act or omission on the part of Mortgagor or any tenant or subtenant, a release of Hazardous Materials onto the Mortgaged Property or onto any other property. Mortgagor shall comply with and ensure compliance by all tenants and subtenants with all applicable federal, state and local laws, ordinances, rules and regulations, whenever and by whomever triggered, and shall obtain and comply with any and all approvals, registrations or permits required thereunder. Mortgagor shall (a) conduct and complete all investigations, studies, sampling, and testing and all remedial, removal, and other actions necessary to clean up and remove all Hazardous Materials, on, from, or affecting the Mortgaged Property (i) in accordance with all applicable federal state, and local laws, ordinances, rules, regulations, and policies, (ii) to the satisfaction of the Mortgagee, and (iii) in accordance with the orders and directions of all federal, state and local governmental authorities, and (b) defend, indemnify, and hold harmless the Mortgagee and its employees, agents, officers, and directors, from and against any claims, demands, penalties, fines, liabilities, settlements, damages, costs, or expenses of whatever kind or nature, known or unknown, contingent or otherwise, arising out of, or in any way related to (i) the presence, disposal, release, or threatened release of any Hazardous Materials which are on, from, or affecting the soil, water, vegetation, building, personal property, persons, animals, or otherwise; (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such Hazardous Materials; (iii) any lawsuit brought or threatened, settlement reached, or government order relating to such Hazardous Materials; and/or (iv) any violation of laws, orders, regulations, requirements, or demand of governmental authorities, or any policies or requirements of the Mortgagee, which are based upon or in any way related to such Hazardous Materials, including, without limitation, attorneys and consultant fees, investigation and laboratory fees, court costs, and litigation expenses. In the event this Mortgage is foreclosed, or Mortgagor tenders a deed in lieu of foreclosure, Mortgagor shall deliver the Mortgaged Property to the Mortgagee free of any and all Hazardous Materials so that the condition of the Mortgaged Property shall conform with all applicable federal, state and local laws, ordinances, rules or regulations affecting the Mortgaged Property. For purposes of this Paragraph, "Hazardous Materials" includes, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (42 U.S.C. Sections 9601, et seq.), the Hazardous Materials Transportation Act, as amended (42 U.S.C. Sections 1801, et seq.), the Resource Conservation and Recovery Act of 1976, as amended (42 U.S.C. Sections 2901, et seq.), and in the regulations adopted and publications promulgated pursuant thereto, or any other federal, state or local environmental laws, ordinances, rules, or regulations. The provisions of this Paragraph shall be in addition to any and all obligations and liabilities Mortgagor may have to the Mortgagee at

common law, and shall survive the transactions contemplated herein. Mortgagee in its sole discretion, in the event of any Event of Default under this Mortgage, may inspect the Property or retain others to inspect the Mortgaged Property and conduct whatever tests Mortgagee deems necessary to insure Mortgagor is in compliance with the warranties, covenants and representations contained in this Paragraph. In the event Mortgagee ascertains, with or without an inspection of the Mortgaged Property, that there are any violations of any warranties or covenants contained in this Paragraph or that any of Mortgagor's representations contained herein are inaccurate, then Mortgagee may foreclose this Mortgage, although Mortgagee shall be under no obligation to do so, or Mortgagee may pursue any other remedies provided under the Loan Documents which Mortgagee is entitled to pursue as a result of a violation of the warranties and covenants of this Paragraph or as a result of any inaccurate or false representations contained in this Paragraph.

44. The Mortgagee shall have the right, at any time and from time to time, to order an appraisal of the Land and Improvements (hereinafter collectively called the "Appraised Mortgaged Property") at the expense of the Mortgagor. Such an appraisal (hereinafter called the "Mortgagee's Appraisal") shall be rendered by a bank approved Florida state-certified appraiser selected by the Mortgagee and shall comply with the appraisal standards set forth in Section 34.44(a) of Subpart C of Part 34 of Title 12 of the Code of Federal Regulations, as determined by the Mortgagee's in-house review appraiser. The Mortgagee's Appraisal will be addressed to the Mortgagee and will constitute the Mortgagee's property. If the Mortgagee's Appraisal is approved by the Mortgagee's in-house review appraiser, the Mortgagee will provide the Mortgagor with a copy of such Mortgagee's Appraisal, whereupon the Mortgagor shall promptly remit to the Mortgagee the cost of such Mortgagee's Appraisal to the Mortgagee. The Mortgagor hereby agrees to grant the Mortgagee's appraiser prompt access to the premises to be appraised and to cooperate with the appraiser in the preparation of his appraisal report.

If the Mortgagee's Appraisal report received from the appraiser engaged by the Mortgagee shall estimate the "as is" market value of the Appraised Mortgaged Property to be less than the outstanding principal balance owing on the Note as of the valuation date contained in the report, then the Mortgagor shall be required to take the action specified under either section (1) or (2) below, as elected by the Mortgagor, within thirty (30) days following the date of delivery to the Mortgagor of a copy of the Mortgagee's Appraisal report:

(1) The Mortgagor shall make a prepayment on account of principal of the Note in an amount that will result in the outstanding principal balance of the Note, immediately after giving effect to the making of such prepayment, being not more than the approved loan to value for the "as is" market value of the Appraised Mortgaged Property estimated in the Mortgagee's Appraisal. Such prepayment shall be without penalty or premium but with accrued interest on the principal amount prepaid to the date of prepayment and shall be applied, if the Note is payable in installments, to the latest maturing installments of principal in inverse order of the maturity of such installments.

(2) The Mortgagor shall furnish the Mortgagee with additional collateral (real or personal property) satisfactory to the Mortgagee (in its sole and absolute discretion) having an "as is" appraised value or a "readily ascertainable market value" which, when added to the "as is" market value of the Appraised Mortgaged Property estimated in the Mortgagee's Appraisal, will result in the outstanding principal balance of the Note being not more than the approved loan to value of (a) the "as is" market value of the Appraised Mortgaged Property, plus (b) the "as is" appraised market value and/or the "readily ascertainable market value" of the additional collateral so furnished to the Mortgagee by the Mortgagor.

For purposes of Section (2) above, any additional collateral tendered to the Mortgagee by the Mortgagor shall be deemed to have a "readily ascertainable market value" only if such collateral is salable under ordinary circumstances with reasonable promptness at a fair market value determined by quotations based on actual transactions on an auction or similarly available daily bid and asked priced market. If any additional collateral tendered to the Mortgagee by the Mortgagor under Section (2) does not have a "readily ascertainable market value" within the meaning of the preceding sentence, then the additional collateral so tendered by the Mortgagor to the Mortgagee shall be accompanied by an appraisal prepared by a reputable appraiser experienced in appraising



the type of collateral tendered and satisfactory to the Mortgagee, and, if such additional collateral includes real estate, such appraisal shall have been prepared by a Florida state-certified appraiser satisfactory to the Mortgagee and shall comply with the appraisal standards set forth in Section 34.44 (a) of Subpart C Part 34 of Title 12 of the Code of Federal Regulations as determined by the Mortgagee's in-house review appraiser. Any such appraiser shall be addressed to the Mortgagee and constitute the Mortgagee's property.

In the event that the Mortgagee shall accept any additional collateral tendered by the Mortgagor pursuant to section (2) above in satisfaction of the Mortgagor's obligations under this Paragraph 44 on any occasion, the Mortgagor (a) shall execute and deliver to the Mortgagee, at the sole cost and expense of the Mortgagor and in form and substance satisfactory to the Mortgagee, such amendments or supplements to this Mortgage, such pledge agreements, security agreements, financing statements and amendments to financing statements and such other agreements, instruments and documents (all such amendments, supplements, pledge agreements, security agreements, financing statements, amendments to financing statements and other agreements, instruments and documents being hereinafter collectively called the "Additional Documents" and, individually, a "Additional Document") as shall be necessary or appropriate, in the sole judgment of the Mortgagee, to subject such additional collateral to the lien of a security interest created by this Mortgage and/or to create a valid pledge of or security interest in such additional collateral under any separate pledge agreement or security agreement with any necessary delivery, (b) shall pay any and all documentary stamp taxes, intangible taxes and other applicable governmental charges and assessments that may be payable in connection with such transaction, and (c) shall file and record such Additional Documents, or any of them, in such offices in such jurisdictions, in the State of Florida and elsewhere, and shall give such notices to third parties in the case of pledge property, as the Mortgagee shall direct or as may be required by law, in order to perfect and preserve the lien of and security interest created by this Mortgage on or in such additional collateral, and/or any pledge of or security interest in personal property included in such additional collateral under any separate pledge or security agreement, as against lien creditors, purchasers and transferees subsequently acquiring an interest in such collateral, and shall pay any and all filing, recording and other fees payable in connection with the filing or recording of such Additional Documents or the giving of any such notice to third parties in the case of pledged property.

Promptly following the filing and/or recording of all Additional Documents covering any additional collateral accepted by the Mortgagee pursuant to Section (2) above in satisfaction of the Mortgagor's obligations under this paragraph 44 on any occasion, the Mortgagor will deliver to the Mortgagee the filed or recorded counterparts thereof, or copies of such filed or recorded counterparts, bearing the applicable filing and recording date, together with an opinion of counsel satisfactory to the Mortgagee, addressed to the Mortgagee, to the effect that (i) such Additional Documents so delivered to the Mortgagee were each duly executed and delivered by the Mortgagor and constitute the legal, valid and binding obligations of the Mortgagor, (ii) such Additional Documents, as applicable, are legally and sufficient and effective to subject the additional collateral covered thereby to the lien of and security interest created by this Mortgage and/or to create a valid pledge of or security interest in such additional collateral with any necessary delivery, and (iii) (a) this Mortgage, as amended or supplemented by the Additional Documents, constitutes a legal, valid and effective first mortgage lien on the real estate included in the additional collateral, and (b) with the delivery of any pledged collateral to the Mortgagee and the execution and delivery of any separate security agreement and the filing of appropriate financing statements or amendments to financing statements with respect to any other personal property included in such additional collateral, the Mortgagee has acquired a first priority pledge of or security interest (as applicable) in such personal property, in each case free and clear of any and all liens, charges, encumbrances, mortgages, pledges and security interests in favor of third parties (hereinafter collectively called "Liens") other than Liens permitted by this Mortgage and any such separate pledge or security agreement, as security for the payment of the indebtedness and the performance of the obligations specified in this Mortgage or such separate pledge or security agreement as being secured hereby or thereby, and (iv) as to such other matters concerning the Mortgagor and/or the additional collateral as the Mortgagee may reasonably request. If the additional collateral shall include real estate, the Mortgagor shall, at its sole cost and expense, furnish the Mortgagee with surveys and mortgagee title insurance relative to such property satisfactory to the Mortgagee, environmental reports

A handwritten signature or set of initials, possibly 'J.A.', written in dark ink.

relative to the premises requested by the Mortgagee and copies of all leases, management agreements and other contracts, appraisals (other than prior appraisals ordered by the Mortgagee), reports, studies, governmental orders, papers and documents burdening, affecting or relating to the premises or the rents, issues or profits therefrom, and, in the case of all additional collateral, the policies of insurance required by Paragraph 5 of this Mortgage, all at or before the date of execution and delivery by the Mortgagor of the Additional Documents and sufficiently in advance of such date to permit the Mortgagee to carry out its due diligence activities with respect to the additional collateral covered by the Additional Documents. From and after the effective date of the Additional Documents delivered to the Mortgagee on any occasion, the additional collateral described therein shall be included in the terms "Land," "Realty," "Improvements" and "Mortgaged Property" contained in the granting clause of this Mortgage, as applicable, and the Additional Documents shall be included in the terms "Loan Documents" contained in Paragraph 1 of this Mortgage, for all purposes of this Mortgage.

Mortgagee shall also have the option to freeze a line of credit, if applicable, should the "as is" market value of the Appraised Mortgaged Property not support the approved loan to value ratio.

45. Mortgagor hereby agrees that, in consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in the event Mortgagor or any general partner of Mortgagor shall (i) file with any bankruptcy court of competent jurisdiction or be the subject of any petition under Title 11 of the U.S. Code, as amended, (ii) be the subject of any order for relief issued under such Title 11 of the U.S. Code, as amended, (iii) file or be the subject of any petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or other relief for debtors, (iv) have sought or consented to or acquiesced in the appointment of any trustee, receiver, conservator, or liquidator, (v) be the subject of any order, judgment, or decree entered by any court of competent jurisdiction approving a petition filed against such party for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or relief for debtors, Mortgagee shall thereupon be entitled to relief from any automatic stay imposed by Section 362 of Title 11 of the U.S. Code, as amended, or otherwise, on or against the exercise of the rights and remedies otherwise available to Mortgagee as provided in the Loan Documents, and as otherwise provided by law.

47. This property is commercial in nature and does not constitute the homestead of the Mortgagor.

MORTGAGOR AND, BY ITS ACCEPTANCE HEREOF, MORTGAGEE HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE EXTENDING CREDIT TO MORTGAGOR.

EXHIBIT "A"

TO MORTGAGE AND SECURITY AGREEMENT GIVEN BY
1901 SILVERBACK INVESTMENTS, LLC, TO TOTALBANK,
a Florida banking corporation

Lots 3 and 4 in Block 11, REVISED PLAT OF CORAL GABLES, SECTION "L" according to plat
thereof as recorded in Plat Book 8, at Page 85, of Public Records of Miami-Dade County, Florida.

also known as 1901 Ponce De Leon Blvd., Coral Gables, FL 33134.

[Home](#) > [Resources](#) > [Data Tools](#) > [BankFind Suite](#) > Find Institutions by Name & Location

[Help](#) 

[< !\[\]\(6605b201d6f14d9b3bcb8ab5f274d107_img.jpg\) BankFind Suite Home](#)


[Back to Search Results](#)

Succeeding Institution

TotalBank



**City National Bank of Florida
Cert - 20234**



FDIC Insured
Since 08/12/1970

**Click to View
Succeeding
Institution**

Institution Details

Data as of 06/17/2022



Institution Closed
Merged or acquired on
06/15/2018
without government
assistance

FDIC Cert #
21468

Established
03/05/1974

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

Primary Federal Regulator
Federal Deposit Insurance
Corporation

Main Office Address
100 Se 2nd Street, 32nd
Floor
Miami, FL 33131

Financial Information
[Create financial reports for
this institution](#)

Consumer Assistance
[HelpWithMyBank.gov](#)

Contact the FDIC
[TotalBank](#)

See the succeeding
institution for more
information.

Get additional detailed information by selecting from the following:

[Locations](#)

[History](#)

[Institution Profile](#)

[Other Names](#)

This information is not available for inactive institutions.

[Home](#) > [Resources](#) > [Data Tools](#) > [BankFind Suite](#) > Find Institutions by Name & Location

[Help](#)

[< BankFind Suite Home](#)

[Back to Search Results](#)

City National Bank of Florida



Institution Details

Data as of 06/17/2022



FDIC Insured
Since 08/12/1970

FDIC Cert #
20234

Established
08/12/1970

Bank Charter Class
National Banks, member of the Federal Reserve Systems (FRS)

Primary Federal Regulator
Comptroller of the Currency

Secondary Federal Regulator
CFPB

Main Office Address
25 W Flagler St
Miami, FL 33130

Primary Website
www.citynational.com

Locations
33 domestic locations: 1 state and 0 territories.
0 in foreign locations.

Financial Information
[Create financial reports for this institution](#)

Consumer Assistance
HelpWithMyBank.gov

Contact the FDIC
[City National Bank of Florida](#)

Get additional detailed information by selecting from the following:

[Locations](#)

[History](#)

[Institution Profile](#)

[Other Names](#)

33 Branch Offices

[Hide](#)

Results
25

1 2 Page # Go

UNINUM Branch Number Name Address City County State Service

Branch ID	Branch Name	City	Address	City	County	State	Services
13915	Main Office	National Bank Of Florida	25 W Flagler St Miami, FL 33130	Miami	Miami-Dade	FL	Full Ser Brick Mort
9793	1	Hallandale Branch	1995 East Hallandale Beach Boulevard Hallandale, FL 33009	Hallandale	Broward	FL	Full Ser Brick Mort
11634	2	Coral Gables Branch	2855 S Le Jeune Road Coral Gables, FL 33134	Coral Gables	Miami-Dade	FL	Full Ser Brick Mort
15230	3	Galloway Banking Center	6975 Sw 87th Avenue Miami, FL 33173	Miami	Miami-Dade	FL	Full Ser Brick Mort
10657	4	Miami Beach Branch	300 71st St Miami Beach, FL 33141	Miami Beach	Miami-Dade	FL	Full Ser Brick Mort
250541	8	41st Street Branch	475 Arthur Godfrey Road Miami Beach, FL 33140	Miami Beach	Miami-Dade	FL	Full Ser Brick Mort
			1450 Brickell				

250543	10	Brickell Branch	Avenue Suite 100 Miami, FL 33131	Miami	Miami-Dade	FL	Full Ser Brick . Mort
250544	11	Aventura Branch	2999 N.E. 191 Street Ste 100 Aventura, FL 33180	Aventura	Miami-Dade	FL	Full Ser Brick . Mort
250545	12	South Beach Branch	446 Collins Avenue Miami Beach, FL 33139	Miami Beach	Miami-Dade	FL	Full Ser Brick . Mort
250546	13	Las Olas Branch	450 East Las Olas Boulevard Fort Lauderdale, FL 33301	Fort Lauderdale	Broward	FL	Full Ser Brick . Mort
250549	16	Boca Del Mar	7000 West Palmetto Park Road Suite 100 Boca Raton, FL 33433	Boca Raton	Palm Beach	FL	Full Ser Brick . Mort
250550	17	Boca Raton Branch	641 South Federal Highway Boca Raton, FL 33432	Boca Raton	Palm Beach	FL	Full Ser Brick . Mort

Branch ID	Branch Number	Branch Name	Address	City	County	State	Services
363583	18	Pinecrest Branch	11075 South Dixie Highway Miami, FL 33156	Miami	Miami-Dade	FL	Full Ser Brick . Mort
432110	21	Delray Beach Branch	1120 South Federal Highway Delray Beach, FL 33483	Delray Beach	Palm Beach	FL	Full Ser Brick . Mort
475465	22	Central Florida Branch	390 North Orange Avenue Orlando, FL 32801	Orlando	Orange	FL	Full Ser Brick . Mort
495409	25	Yough Circle Branch	1845 Hollywood Boulevard Hollywood, FL 33020	Hollywood	Broward	FL	Full Ser Brick . Mort
498644	26	Winter Park Branch	972-A Orange Avenue Winter Park, FL 32789	Winter Park	Orange	FL	Full Ser Brick . Mort
505872	27	Pompano Beach Branch	10 North Federal Highway Pompano Beach, FL 33062	Pompano Beach	Broward	FL	Full Ser Brick . Mort
			13780 Sw				

505894	28	Kendall Branch	88th Street Miami, FL 33186	Miami	Miami-Dade	FL	Full Ser Brick . Mort
516681	29	Coral Springs Branch	9750 West Atlantic Blvd Coral Springs, FL 33071	Coral Springs	Broward	FL	Full Ser Brick . Mort
531797	31	South Miami Branch	6388 South Dixie Hwy Miami, FL 33143	Miami	Miami-Dade	FL	Full Ser Brick . Mort
14848	32	Miami Tower Br	100 Se 2nd Street 32nd Floor Miami, FL 33131	Miami	Miami-Dade	FL	Limited \$ - Adminis
252916	33	19th Street Drive-In	1920 S.W. 27th Avenue Miami, FL 33145	Miami	Miami-Dade	FL	Limited \$ - Dri Thru/Def Facil
17074	34	Downtown Banking Center Branch	100 Se 2nd Street Miami, FL 33131	Miami	Miami-Dade	FL	Full Ser Brick . Mort
257516	35	Bird Road Branch	8311 S.W. 40th Street Miami, FL 33155	Miami	Miami-Dade	FL	Full Ser Brick . Mort



City of Coral Gables
Development Services

RECT-22-06-0081

1901 PONCE DE LEON BLVD

99 NW 27 AVE Miami, FL 33186 Phone (305)969-YHCE Fax (305)969-9453

Youssef Hachem Consulting Engineering

August 8, 2022

Building Official
Coral Gables Building Department
405 Biltmore Way
Coral Gables, FL 33134

Re: 40 Year Re-certification
1901 Ponce de Leon Blvd
Folio No. 03-4108-007-1100

Dear Official:

On August 5, 2022, we performed Structural inspections at the above referenced property. The purpose of this inspection is to confirm in a reasonable fashion that the building under consideration is safe for continued use under present occupancy. This inspection excludes environmental issues, building codes, zoning regulations, covenants, and easements.

After this inspection, the building is safe for continuance occupancy, as is, presents no danger to the public. Moreover, the building is not in imminent danger of collapse.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Please feel free to contact us if we may be of further service to you.

Sincerely,



Digitally signed by Youssef H Hachem
DN: cn=Youssef H Hachem,
ou=01410C30000175701B89930000158E,
o=YHCE C-US
Date: 2022.08.08 11:08:01-04'00'

Youssef Hachem, Ph.D., P.E.
PE 43302

City's Exhibit #10



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

CASE REFERENCE NUMBER: _____ **LICENSEE NAME:** Youssef Hachem

TITLE: P.E. 43302 S.I. 6985061

JURISDICTION NAME: _____ **ADDRESS:** 99 nw 27 ave

Miami Fl 331

SIGNATURE: _____



Digitally signed by Youssef H Hachem
 DN: c=US, o=YHCE,
 ou=A01410C0000175701B89930
 00015BE, cn=Youssef H Hachem
 Date: 2022.08.22 16:29:32 -04'00'


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

1. DESCRIPTION OF BUILDING	
a. Name on Title: 1901 Ponce De Leon Blvd	
b. Building Street Address: 1901 Ponce De Leon Blvd	Bldg. #: _____
c. Legal Description: CORAL GABLES SEC L PB 8-85 LOTS 3 & 4 BLK 11 LOT SIZE 50.03	Attached: <input type="checkbox"/>
d. Owner's Name: PDL CORAL LLC	
e. Owner's Mailing Address: 1425 BRICKELL AVE PH2C MIAMI, FL 33131	
f. Folio Number of Property on which Building is Located: 03-4108-007-1100	
g. Building Code Occupancy Classification: 6400 COMMERCIAL - CENTRAL	
h. Present Use: 1913 PROFESSIONAL SERVICE BLDG : OFFICE BUILDING	
i. General Description of building (overall description, structural systems, special features):	
4 story building with concrete columns and concrete beams in Good Condition.	
j. Number of Stories: 4	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	

n. Additions to original structure:	
o. Total Actual Building Area of all floors: 13,912	S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection: Not Given
b. Date(s) of actual inspection: 08/04/22
c. Name, license number, discipline of practice, and qualifications of licensee submitting report: Youssef Hachem P.E.43302 S.I. 6985061
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: Not required
e. Are Any Structural Repairs Required? (YES/NO): No
1. If required, describe, and indicate acceptance:
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
g. Is it recommended that the building be vacated? (YES/NO): No
h. Has the property record been researched for violations or unsafe cases? (YES/NO): Yes
1. Explanation/Comments:



Digitally signed by
Youssef H Hachem
DN: c=US, o=YHCE,
ou=A01410C0000075
701B89930000158E
cn=Youssef H Hachem
Date: 2022.08.22
16:29:54 -04'00'

3. SUPPORTING DATA

- a. XXX Additional sheets of written data
- b. XXX Photographs provided (where required plus each building elevation)
- c. XXX Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test reports

4. FOUNDATION

a. Describe the building foundation:

Pile caps and concrete columns

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

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

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

PROVIDE PHOTO

None noticed at time of inspection

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

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

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

1. Bulging: **Good Condition**

2. Settlement: **Good Condition**

3. Deflections: **Good Condition**

4. Expansion: **Good Condition**

5. Contraction: **Good Condition**



Digitally signed by
Youssef H Hachem
DN: c=US, o=YHCF,
ou=A01410C000001757
01B89930000158E,
cn=Youssef H Hachem
Date: 2022.08.22
16:30:12 -04'00'

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other) PROVIDE PHOTO

NONE

c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains. PROVIDE PHOTO

NONE

d. Cracks: Note location in significant members. Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in width; **MEDIUM** if between 1- and 2-mm width; **WIDE** if over 2 mm. PROVIDE PHOTO

e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood. PROVIDE PHOTO

NONE

f. Previous patching or repairs (Provide description and identify location): PROVIDE PHOTO


NONE

g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)

COMMERCIAL

h. Signs of overloading? (Yes/No): No

1. Describe:



Digitally signed by Youssef H Hachem
 DN: c=US, o=YHCE, ou=A01410C0000175701B89930000158E, cn=Youssef H Hachem
 Date: 2022.08.22 16:30:33 -04'00'

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)

PROVIDE PHOTO

a. Concrete masonry units: Good Condition

b. Clay tile or terra cota units: Good Condition

c. Reinforced concrete tie columns: Good Condition

d. Reinforced concrete tie beams: Good Condition

e. Lintel: Good Condition

f. Other type bond beams:

PROVIDE PHOTO

g. Exterior masonry finishes (choose those that apply):

1. Stucco: Good Condition

2. Veneer:

3. Paint only: Good Condition

4. Other (describe):

h. Interior masonry finishes (choose those that apply):

PROVIDE PHOTO

1. Vapor barrier: Good Condition

2. Furring and plaster:

3. Paneling: Good Condition

4. Paint only: Good Condition

5. Other (describe):

i. Cracks:

PROVIDE PHOTO

1. Location (note beams, columns, other): None

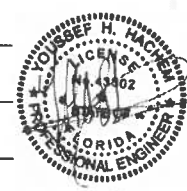
2. Description:

j. Spalling

PROVIDE PHOTO

1. Location (note beams, columns, other): None

2. Description:



Digitally signed by Youssef H Hachem
DN: c=US, o=YHCE, ou=A01410C000001
757018899300015
8E, cn=Youssef H Hachem

Date: 2022.08.22
16:30:50 -04'00'

04/22R1.1

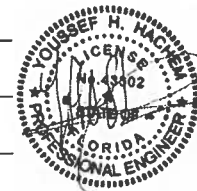
k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice):	
3. Significant (but patching will suffice):	
4. Significant (structural repairs required)	
l. Samples chipped out for examination in spalled areas (Yes/No):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

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Flat roof with asphalt membrane paper	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
AC conditioners and stands in Good Condition	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Good Condition	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
24" parapet wall in Good Condition	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
None	



Digitally signed by Youssef H Hachem
 DN: c=US, o=YHCE
 ou=A01410C00001757
 01B89930000158E,
 cn=Youssef H Hachem
 Date: 2021.04.23 16:31:07 -04'00'

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Asphalt membrane paper in Good Condition	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
none	
8. Note any expansion joints and condition:	PROVIDE PHOTO
none noted	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
Precast concrete joist over 3" concrete slab in Good Condition	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
6" slab balconies in Good Conditions	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Concrete stairs in Good Condition	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
Ramps in Good Condition	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Aluminum railing in Good Condition	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
None	



Digitally signed by Youssef H Hachem
 DN: c=US, o=YHCE, ou=A01410C0000175701B89930000158E, cn=Youssef H Hachem
 Date: 2022.08.22 14:22:40'

8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

steel channel reinforcement for garage in Good Condition

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO

Paint in Good Condition

c. Steel connections: describe type and condition:

PROVIDE PHOTO

Steel welds and bolt connections in Good Condition

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO

Fireproofing in Good Condition

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):

PROVIDE PHOTO

None

f. Elevator sheave beams and connections, and machine floor beams: note condition:

PROVIDE PHOTO

Elevator walls in Good Condition

9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

Concrete columns and concrete beams and precast joist in Good Condition

b. Cracking

1. Significant or Not significant: not significant

2. Location and description of members affected and type cracking:



Digitally signed by Youssef H Hachem
DN: c=US, o=YHCE, ou=A01410C00000175
701B89930000158E, cn=Youssef H Hachem
Date: 2022.08.22 16:31:23 -0400
04/22R1.1

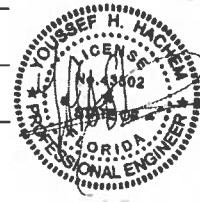
c. General condition	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
3. Significant but patching will suffice:	PROVIDE PHOTO
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
e. Samples chipped out in spall areas:	
1. No: <input checked="" type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	PROVIDE PHOTO

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Fixed window system in Good Condition	
2. Anchorage: type and condition of fasteners and latches:	
Tapcon In Good Condition	



Digitally signed by Youssef H Hachem
 DN: c=US, o=YHCE, ou=A01410C00000175701B899300001588, cn=Youssef H Hachem
 Date: 2022.08.22 16:30:44Z

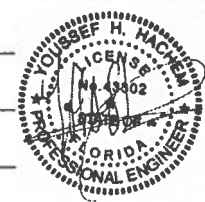
3. Sealant: type and condition of perimeter sealant and at mullions:	
Silicone in Good Condition	
4. Interiors seals: type and condition at operable vents:	
Interior gaskets in Good Condition	
5. General condition:	
Good Condition	
6. Describe any repairs needed:	
None	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): Yes	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Aluminum Doors in Good Condition	
2. Anchorage: type and condition of fasteners and latches:	
Tapcon In Good Condition	
3. Sealant: type and condition of sealant:	
Silicone in Good Condition	



Digitally signed by
 Youssef H Hachem
 DN: c=US, o=YHCE
 ou=A01410C000017
 57Q1B89930000158E,
 cn=Youssef H Hachem
 Date: 2022.08.22
 16:30:47Z

4. General condition:
Good Condition
5. Describe any repairs needed:

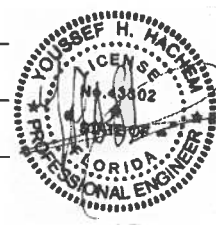
11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
2. Floors:	
3. Roof member, roof trusses:	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO



Digitally signed by
 Youssef H Hachem
 DN: c=US, o=YHCE,
 ou=A01410C0000017570
 1B89930000158E,
 cn=Youssef H Hachem
 Date: 2022.08.22 16:32:16
 -04'00'

e. Drainage: note accumulations of moisture	PROVIDE PHOTO
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
Stucco walls in Good Condition	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	



Digitally signed by Youssef H Hachem
 DN: c=US, o=YHCE, ou=A01410C00000175
 701B89930000158E, cn=Youssef H Hachem
 Date: 2022.08.22 16:32:28 -04'00'

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

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

b. Indicate condition of the special feature, its supports, and connections:

Reset Form



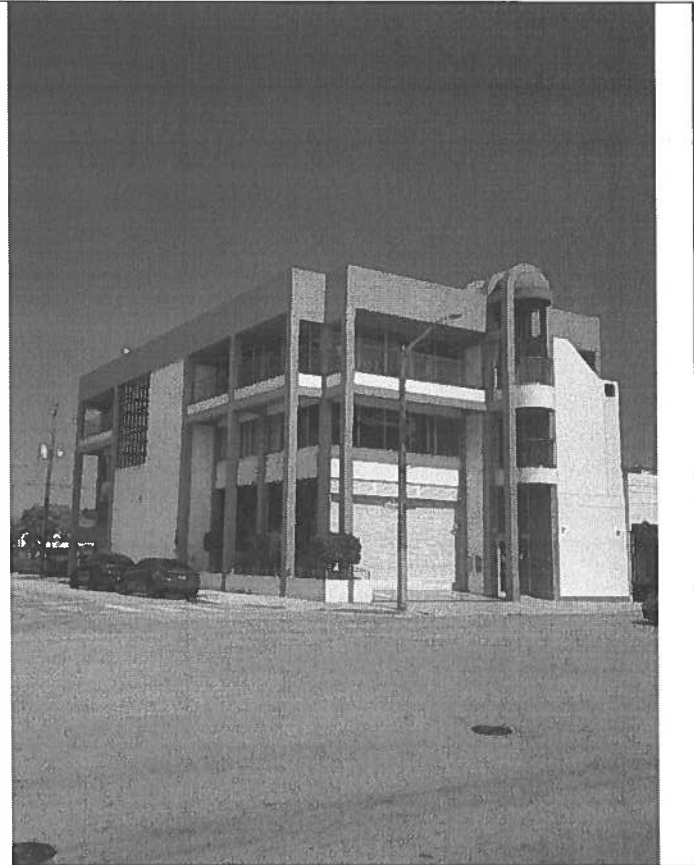
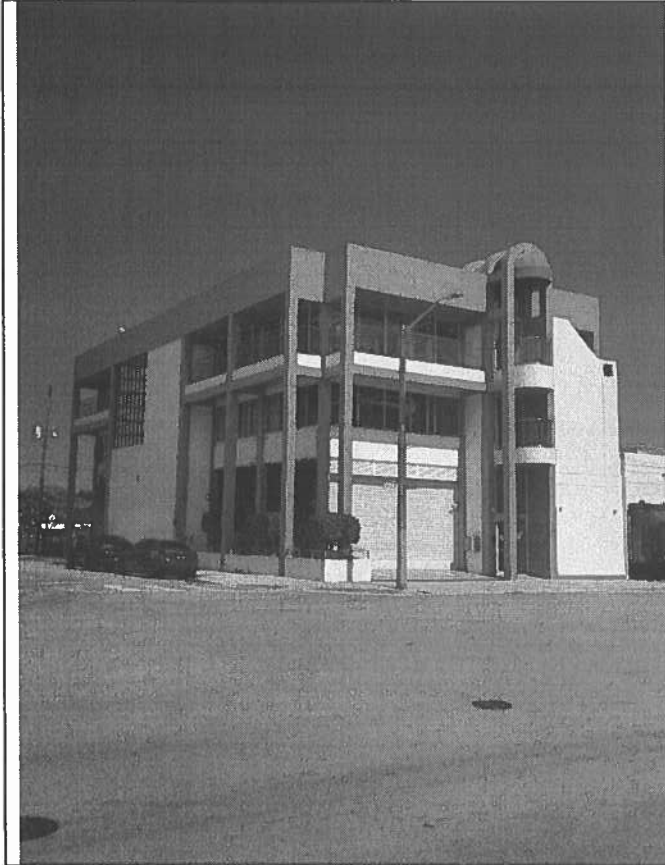
Digitally signed by Youssef H Hachem
DN: c=US, o=YHCE, ou=A01410C0000017, 5701889930000158E, cn=Youssef H Hachem
Date: 2022.08.22 16:32:45 -04'00'

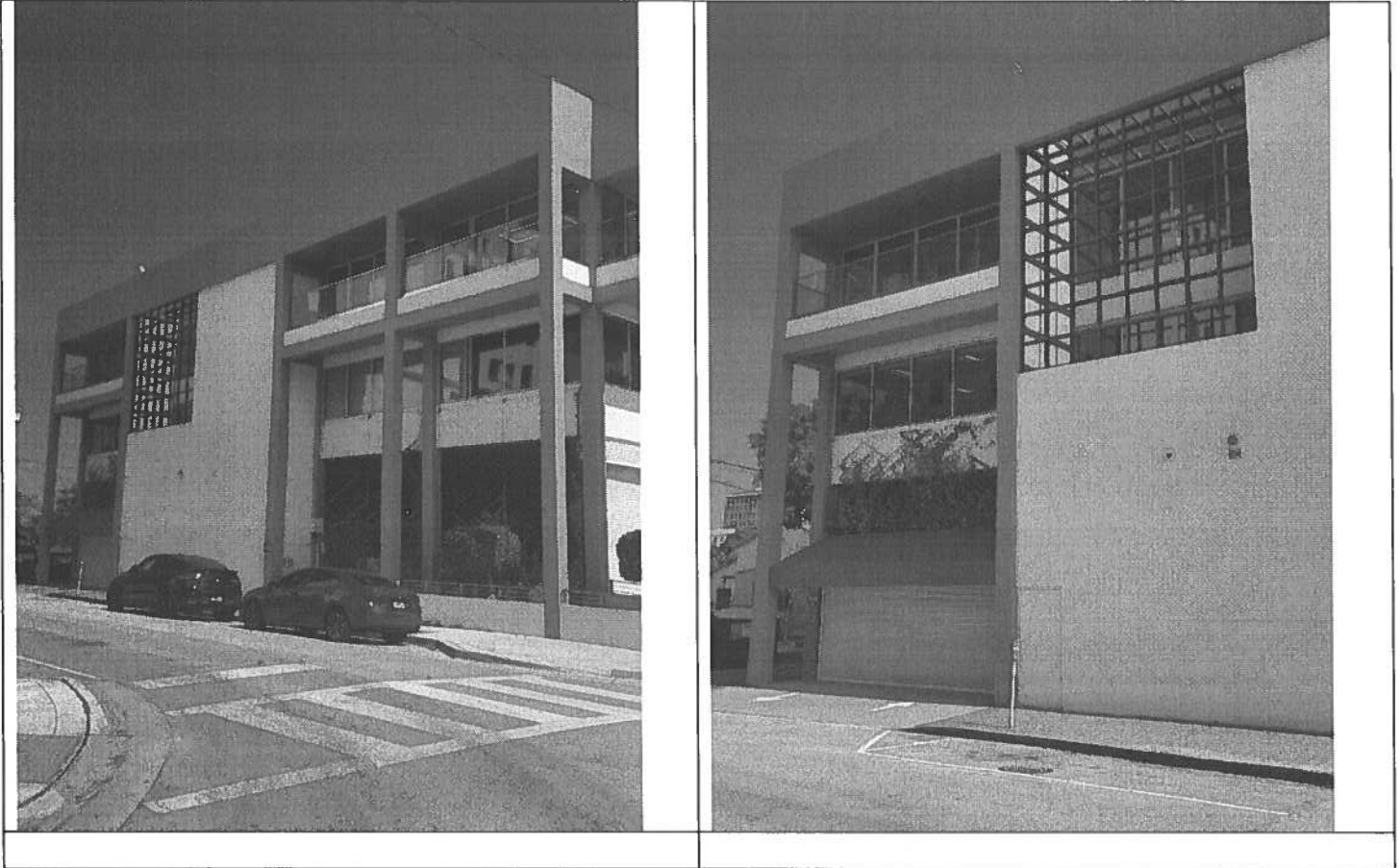


Digitally signed by
Youssef H Hachem
DN: c=US, o=YHCE,
ou=A01410C000001757
01B89930000158E,
cn=Youssef H Hachem
Date: 2022.08.22
16:41:07 -04'00'

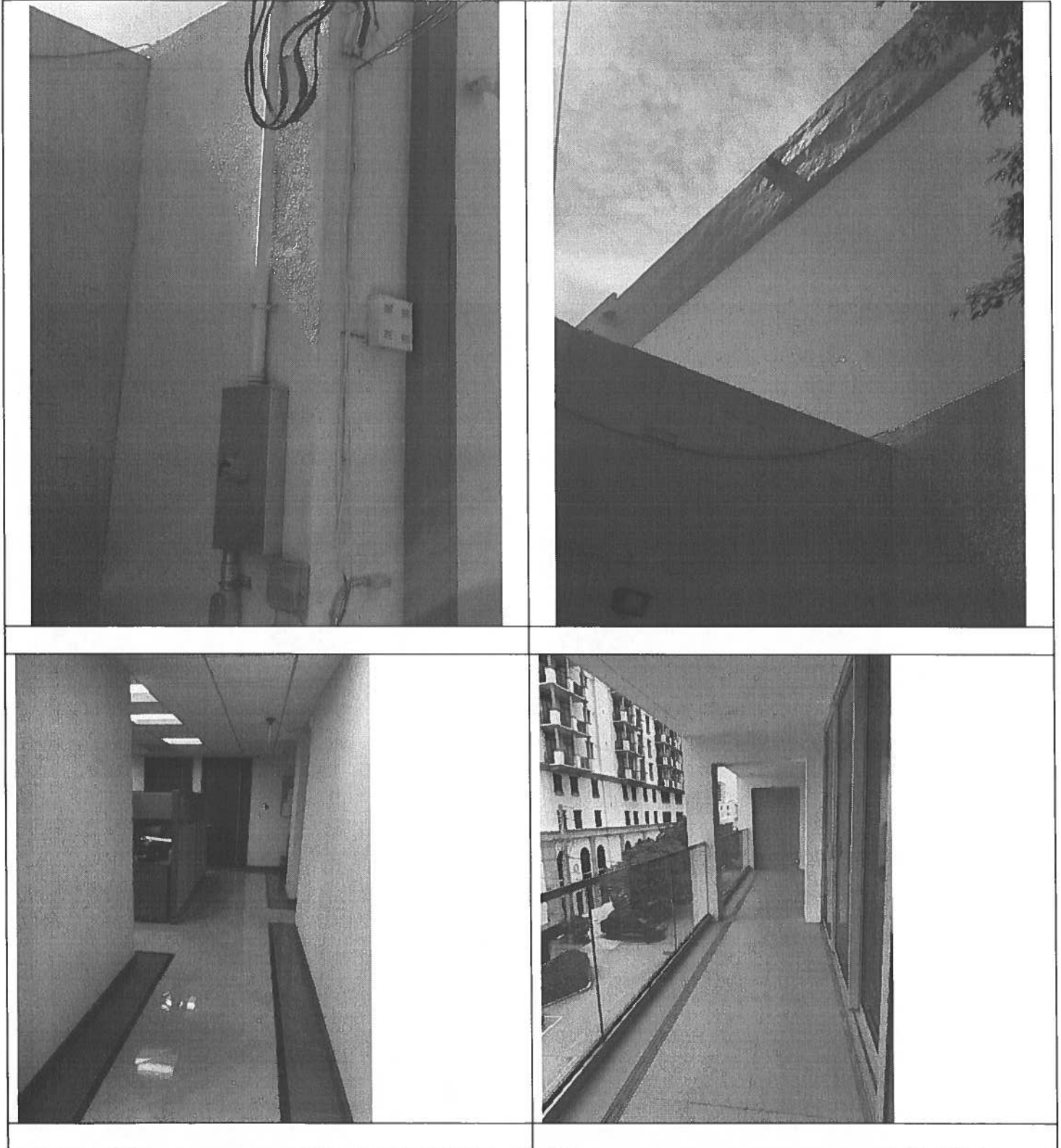
99 NW 27 AVE Miami, FL 33125 Phone (305)969-9423 Fax (305)969-9453

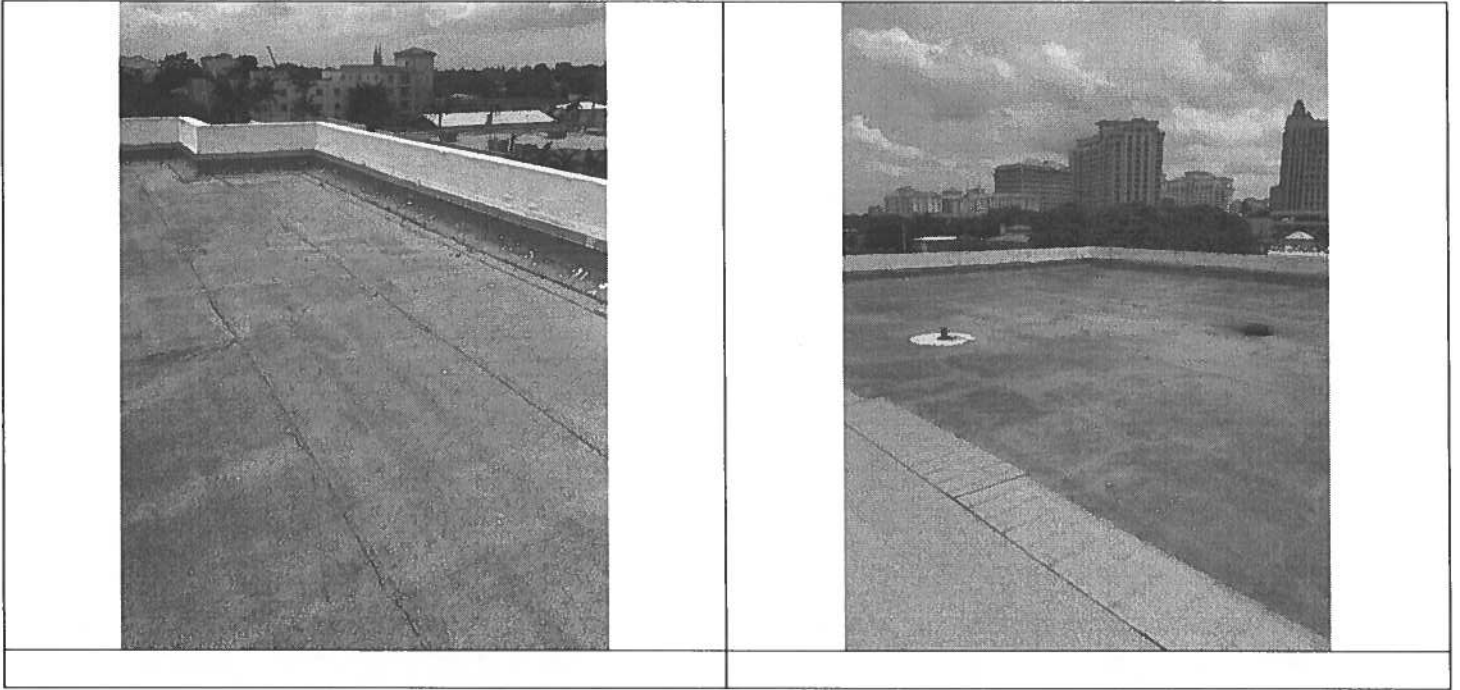
Youssef Hachem Consulting Engineering











Aerial Picture





Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear 1982
Property Address: 1901 Ponce de Leon, Bldg. No.: 1, Sq. Ft.: 13,912
Building Description: 4 Story Building with Concrete Columns and Concrete Beams

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

On August 4th 2022, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.
- The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.



Digitally signed by Youssef H Hachem
DN: CN=Youssef H Hachem,
OU=NO 14 0000 1757018899300001586,
O=OFFICE 0042,
Date: 2022.08.22 16:36:54-04'00'

Signature and Seal of Architect or Engineer

Youssef Hachem Ph.D., P.E., S.I.

Print Name

08-22-2022

Date



Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

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

Date: 9/14/2022

Case No. _____ FYear 2022

Property Address: 1901 Ponce De Leon Blvd Coral Gables, Bldg. No.: 1901, Sq. Ft.: 13912

Folio Number: 03-4108-007-1100

Building Description: _____

- I am a Florida registered professional engineer architect with an active license.
- On, 20 9/13/2022 at 9 AM PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
- Maximum _____ foot candle
Minimum _____ foot candle
Maximum to Minimum Ratio _____ : _____, foot candle
THERE IS NO OUTSIDE PARKING FOR THE BUILDING
THERE IS STREET PARKING CROSS THE BUILDING
- The level of illumination provided in the parking lot meets does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



Digitally signed
by MASOOD

HAJALI
Professional

Date:

2022.09.14

06:36:56 -04'00'

MASOOD HAJALI

Print Name Engineer or Architect

ELECTRICAL EQUIPMENT INSPECTION REPORT

SC-4174-1901 PONCE DE LEON BLVD-TI

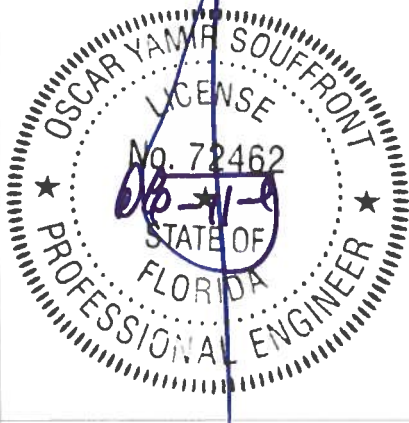


1901 PONCE DE LEON CORAL GABLES, FL 33134



Digitally signed by Oscar Souffront
DN: c=US, st=Florida, l=Miami,
o=Souffront Construction's Group Ltd.
Co., cn=Oscar Souffront,
email=souffrontengineering@gmail.com
Date: 2022.10.06 23:12:30 -04'00'
Adobe Acrobat version: 2022.002.20212

This item has been digitally signed and sealed by Oscar Yamir Souffront, P.E on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified.

OSCAR YAMIR SOUFFRONT PROFESSIONAL ENGINEER

FLORIDA No. 72462
SOUFFRONT CONSTRUCTION GROUP Ltd Co CERTIFICATE OF AUTHORIZATION: No. 29697 2942 SW 156th Avenue MIAMI, FL 33185 Phone 786 306 9417

ELECTRICAL INFRARED INSPECTION REPORT

Date inspected: 10/06/2022
Electrical Conditions: As-Is Condition
Owners Name: SC-4174-1901 PONCE DE LEON BLVD-TI
Project Address: 1901 PONCE DE LEON CORAL GABLES, FL 33134
Thermographer: John Souffront
Equipment Used: FLIR Model E54-24 S/N 84508103

INFRARED THERMOGRAPHY OF ELECTRICAL SYSTEMS FINDINGS:

All your electrical equipment was inspected in an "as found" condition. As we do not know the loading on any given circuit at the time it was inspected, any circuit not under load would not show any issues, even though once loaded, a serious problem may exist. All efforts are made to view equipment that is operational at the time of the inspection. Ideally, we would request a minimum of 40% current loading, but we also understand that some circuits are intermittent in their usage. We do our best to coordinate with your personnel or the electricians to obtain amperage readings on the circuits where anomalies are located. As explained earlier, this is a good reference along with the temperature readings to determine how severe an anomaly is or may become.

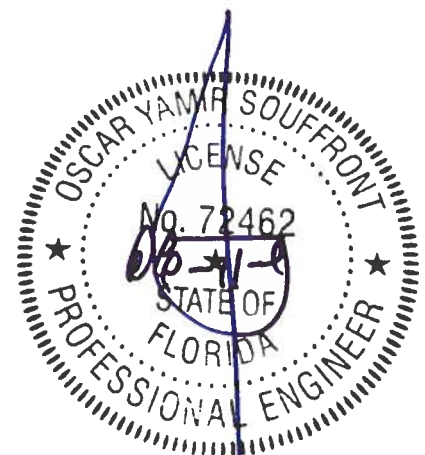
NO SEVERE ANOMALIES DETECTED AT TIME OF INSPECTION

If you have any questions or when we can be of further service, please give us a call. We truly appreciate your trust and your business.

Respectfully,



John Souffront
Certified Infrared Thermographer
Level II Certification Number: 271642

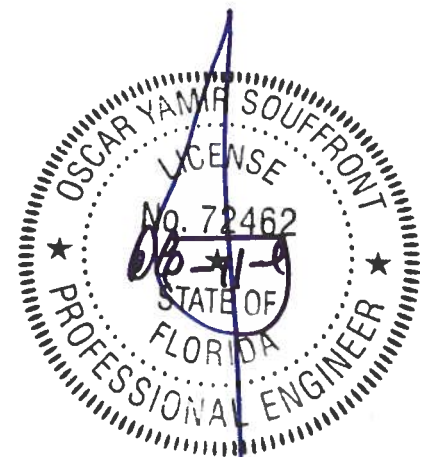


SEVERITY CATEGORIES

SEVERITY RATING	ACTION
<p>CRITICAL Delta Temperature Greater than 69° F (>15°C) *</p>	<p>IMMEDIATE ACTION IS REQUIRED! Repair or replace component as required. A thorough physical inspection of all related components is suggested. Perform an infrared inspection after completing repairs (Major Discrepancy; repair immediately) *</p>
<p>SERIOUS Delta Temperature 40° F to 69° F (----- C) *</p>	<p>Repair/Replacement should be scheduled as soon as possible. Physical Inspection of all surrounding components is suggested. (Monitor until corrective measure can be accomplished) *</p>
<p>INTERMEDIATE DELTA Temperature Greater than 18° - 39° F (4° C to 15° C) *</p>	<p>Repairs should be made within a reasonable time Make note of any changes necessary regarding fluctuating load factors of possible physical change. (Indicates probable deficiency; repair as time permits) *</p>
<p>MINOR Delta Temperature 2° F - 18° F (1° C - 3° C) *</p>	<p>Repair can be made during normal preventative maintenance servicing. (Possible deficiency; warrants investigation) *</p>

The above categories and recommendations have been compiled through in-field experience, however; priorities or criticality for order of maintenance should also be determined by feasibility factors involved in the process of repair/replacement and the significance of the components involved. Please further evaluate the anomaly severity rating by considering the amperage load and the circuit size identified during the inspection. Temperature may rise exponentially in relation to the current load (I²R).

References: ANSI/NETA-ATS 2013, Table 100.18. *

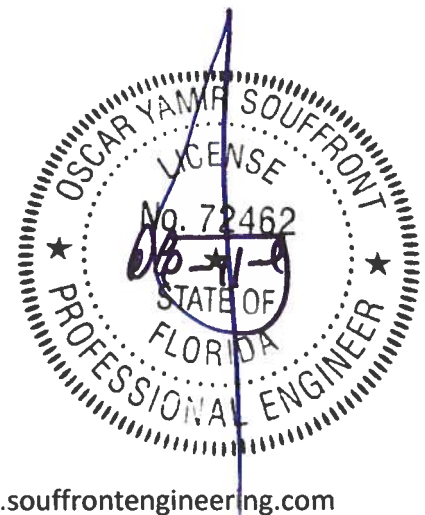


CONCLUSION

As a result of our infrared inspection for electrical equipment located on the property referenced above is in good working condition and was found to have no electrical anomalies. The images taken of each piece of equipment are attached to this report for your reference.

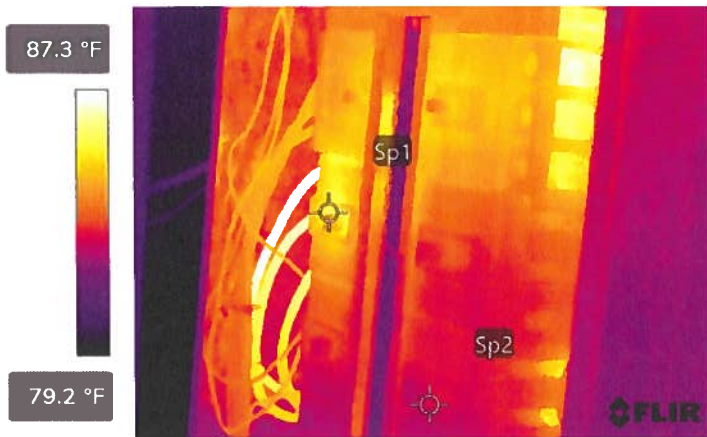
DISCLAIMER

The conclusions and recommendations set forth in this thermographic survey are based upon the observable conditions of the property or materials surveyed and information supplied by the client or their representative(s) in preparation for or during the actual survey. Souffront Construction & Engineering, our Thermographers and contractor(s) hereby disclaims any liability for the performance of the customer or customers personnel in implementing any recommended corrections or repairs of the surveyed site or materials as set forth in this survey.

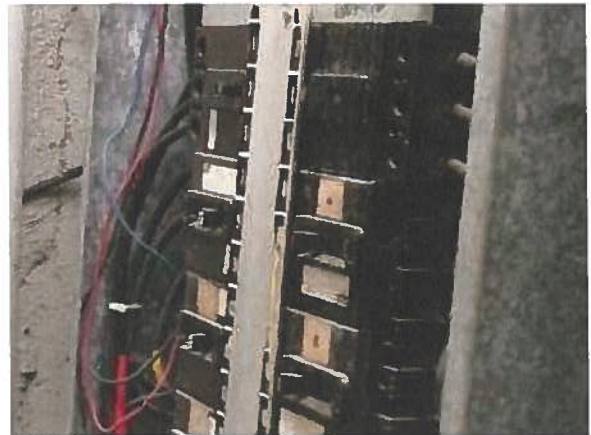


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	1
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	MAIN 1 OF 6



FLIR0102.jpg



84509248

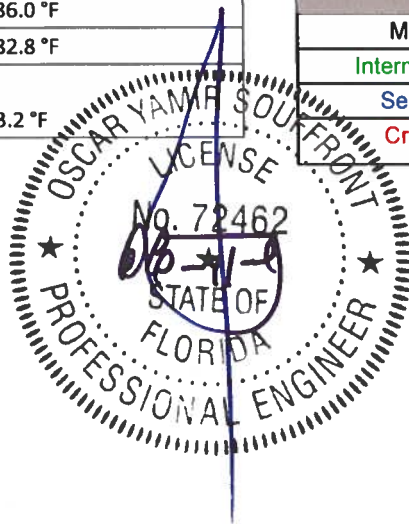
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0102.jpg
File size	291 KB
Width	320
Height	240
Minimum temp.	79.1 °F
Maximum temp.	88.3 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

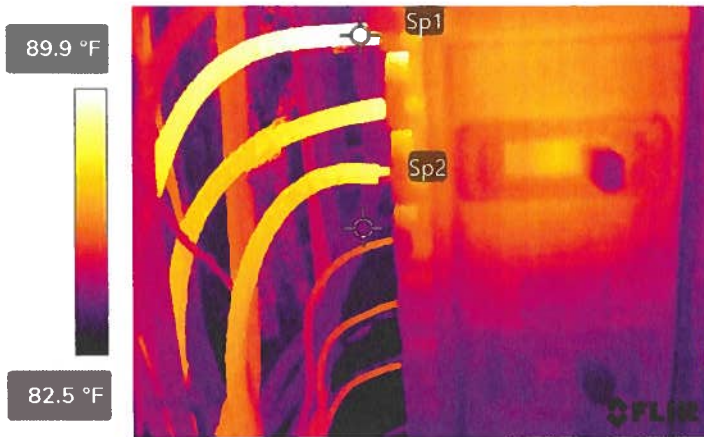
Measurements	
Sp1	86.0 °F
Sp2	82.8 °F
Dt1	
Sp1-Sp2	3.2 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

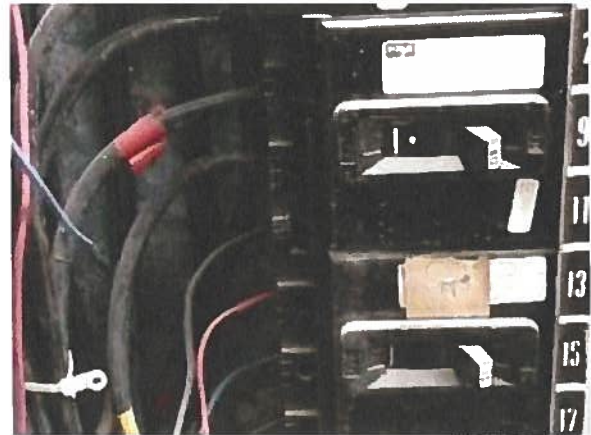


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	2
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	MAIN 1 OF 6



FLIR0103.jpg



84509248

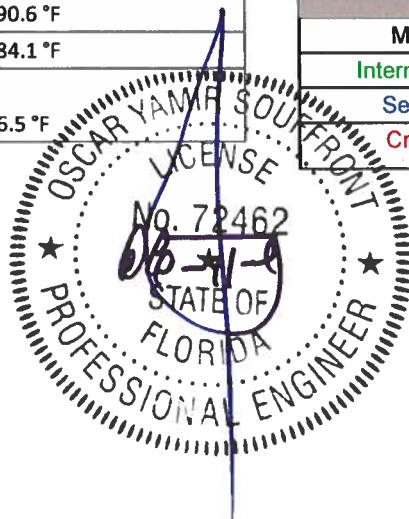
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0103.jpg
File size	287 KB
Width	320
Height	240
Minimum temp.	82.4 °F
Maximum temp.	90.6 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

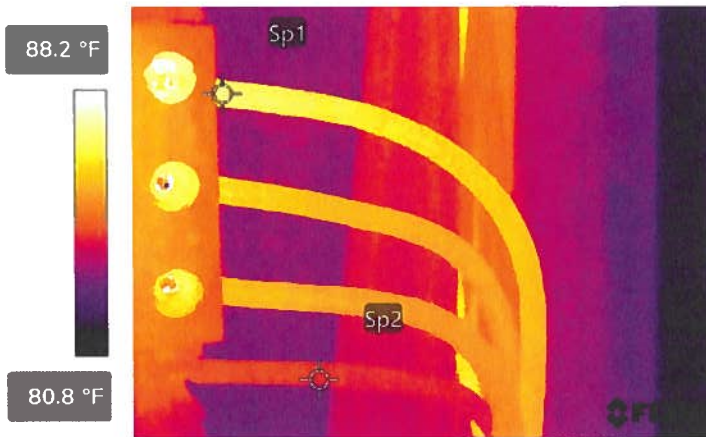
Measurements	
Sp1	90.6 °F
Sp2	84.1 °F
Dt1	
Sp1-Sp2	6.5 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	3
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	MAIN 1 OF 6



FLIR0106.jpg



84509248

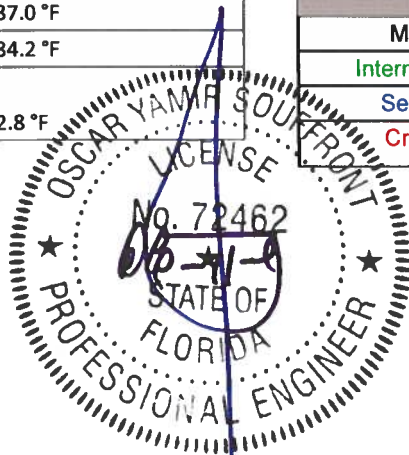
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0106.jpg
File size	253 KB
Width	320
Height	240
Minimum temp.	81.4 °F
Maximum temp.	90.7 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

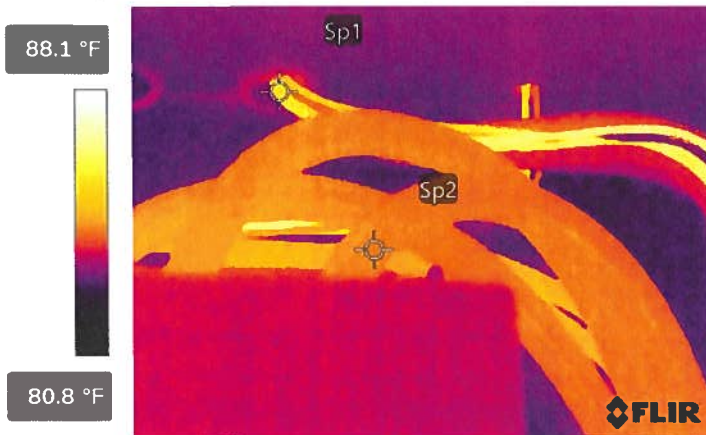
Measurements	
Sp1	87.0 °F
Sp2	84.2 °F
Dt1	
Sp1-Sp2	2.8 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	4
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	MAIN 1 OF 6



FLIR0107.jpg



84509248

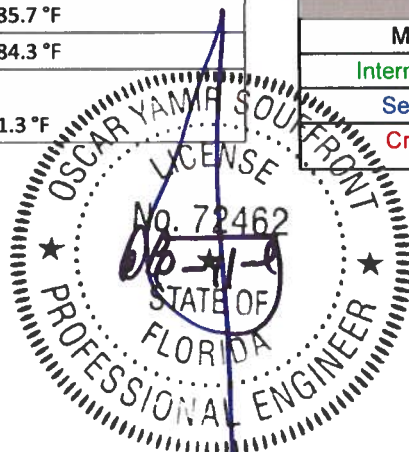
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0107.jpg
File size	217 KB
Width	320
Height	240
Minimum temp.	82.4 °F
Maximum temp.	86.6 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

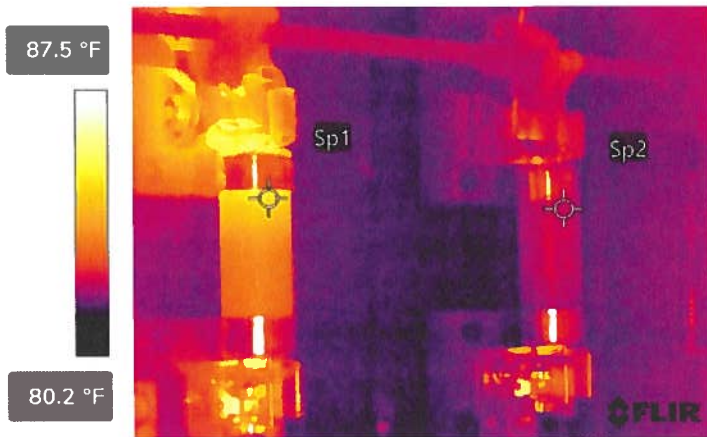
Measurements	
Sp1	85.7 °F
Sp2	84.3 °F
Dt1	
Sp1-Sp2	1.3 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

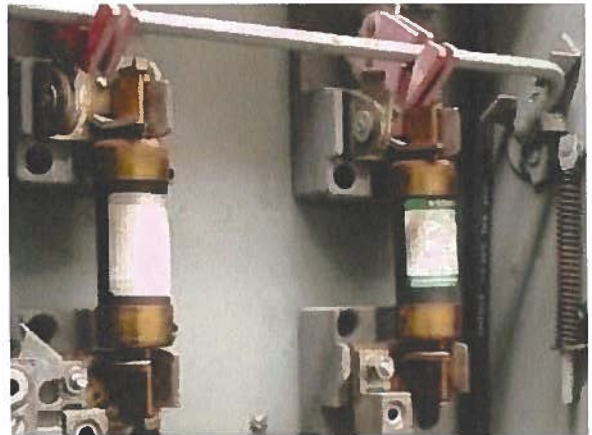


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	5
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	MAIN 2 OF 6



FLIR0109.jpg



84509248

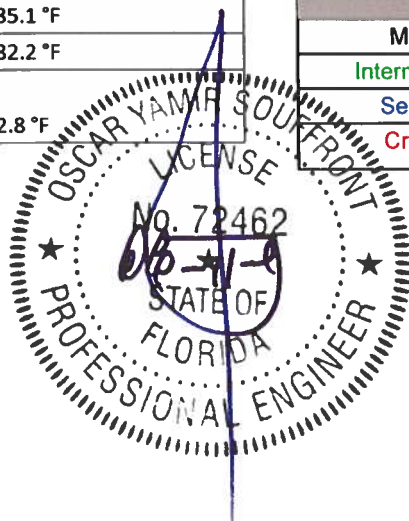
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0109.jpg
File size	248 KB
Width	320
Height	240
Minimum temp.	81.2 °F
Maximum temp.	89.6 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

Measurements	
Sp1	85.1 °F
Sp2	82.2 °F
Dt1	
Sp1-Sp2	2.8 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

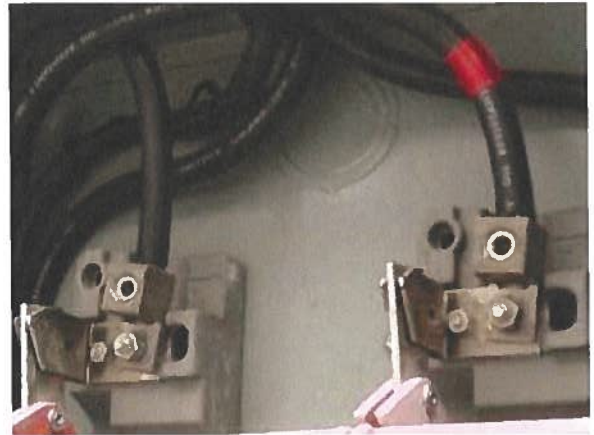


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	6
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	MAIN 2 OF 6



FLIR0113.jpg



84509248

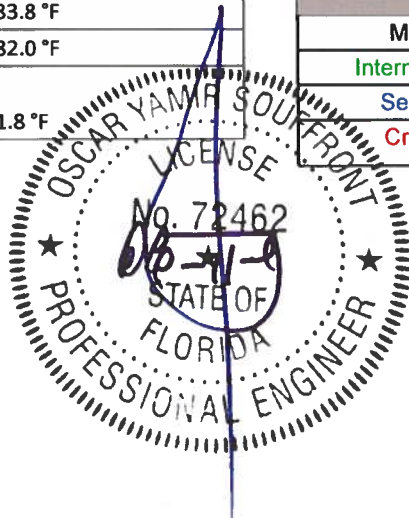
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0113.jpg
File size	243 KB
Width	320
Height	240
Minimum temp.	81.5 °F
Maximum temp.	88.8 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

Measurements	
Sp1	83.8 °F
Sp2	82.0 °F
Dt1	
Sp1-Sp2	1.8 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

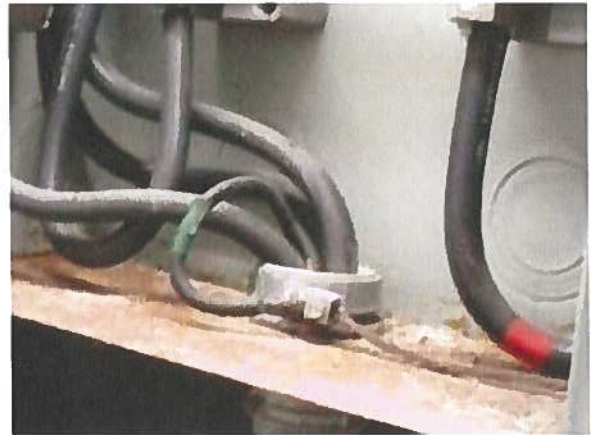


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	7
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	MAIN 2 OF 6



FLIR0112.jpg



84509248

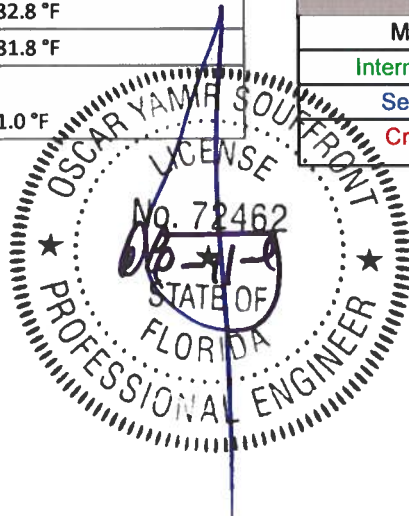
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0112.jpg
File size	224 KB
Width	320
Height	240
Minimum temp.	81.4 °F
Maximum temp.	84.0 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

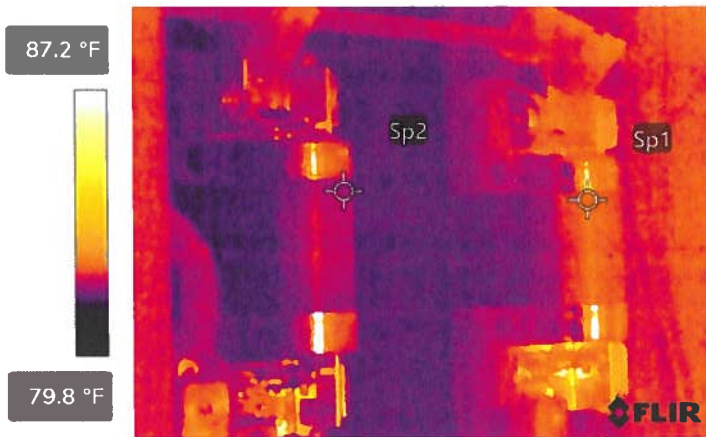
Measurements	
Sp1	82.8 °F
Sp2	81.8 °F
Dt1	
Sp1-Sp2	1.0 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	8
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	MAIN 3 OF 6



FLIR0116.jpg



84509248

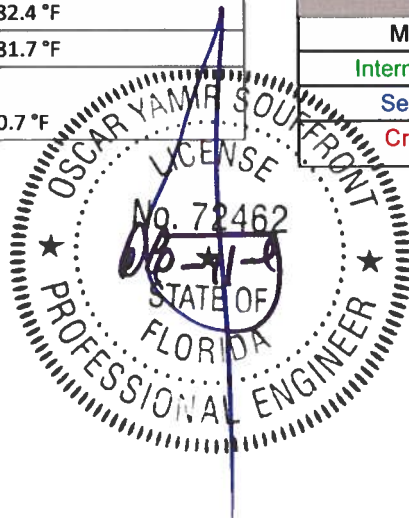
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0116.jpg
File size	246 KB
Width	320
Height	240
Minimum temp.	81.2 °F
Maximum temp.	89.5 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

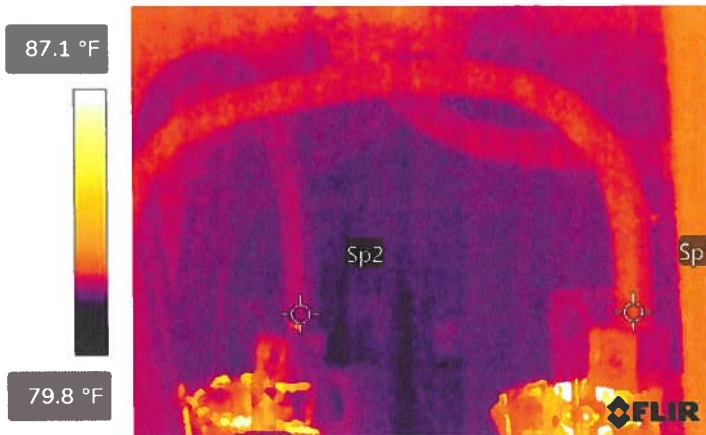
Measurements	
Sp1	82.4 °F
Sp2	81.7 °F
Dt1	
Sp1-Sp2	0.7 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	9
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	MAIN 3 OF 6



FLIR0118.jpg



84509248

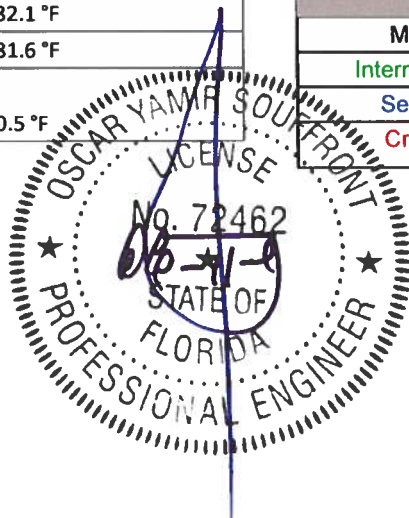
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0118.jpg
File size	229 KB
Width	320
Height	240
Minimum temp.	81.0 °F
Maximum temp.	89.3 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

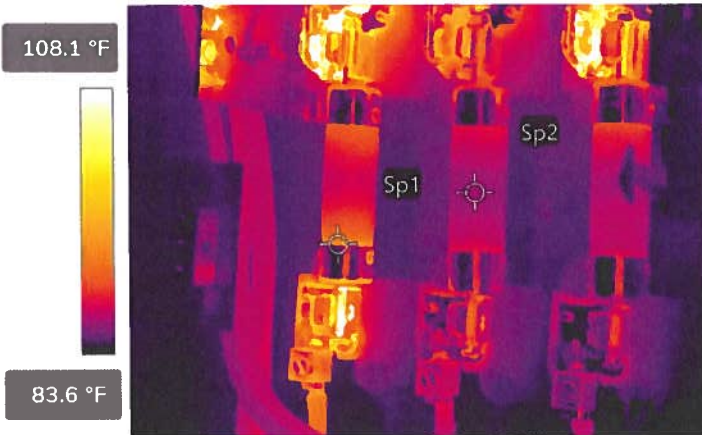
Measurements	
Sp1	82.1 °F
Sp2	81.6 °F
Dt1	
Sp1-Sp2	0.5 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	10
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	MAIN 4 OF 6



FLIR0133.jpg



84509248

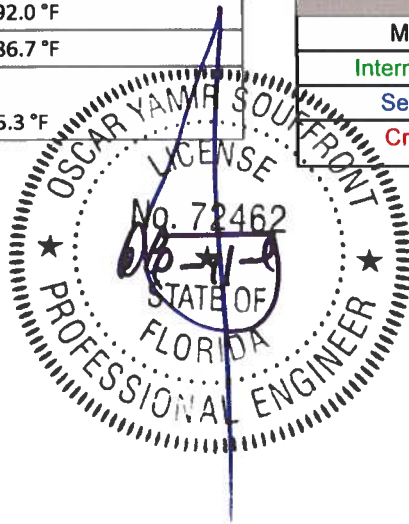
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0133.jpg
File size	272 KB
Width	320
Height	240
Minimum temp.	83.4 °F
Maximum temp.	115.9 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

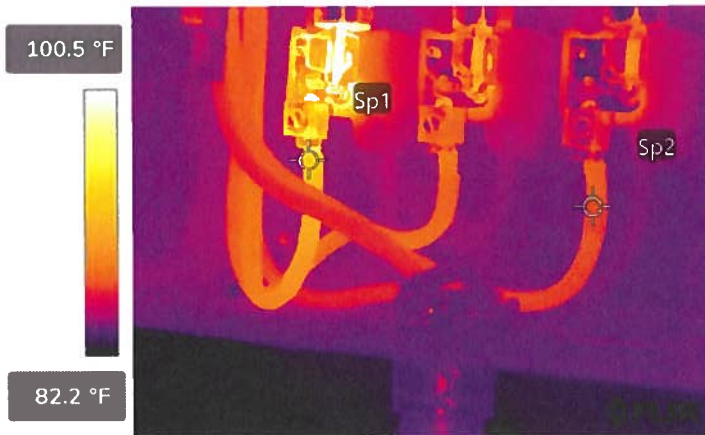
Measurements	
Sp1	92.0 °F
Sp2	86.7 °F
Dt1	
Sp1-Sp2	5.3 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

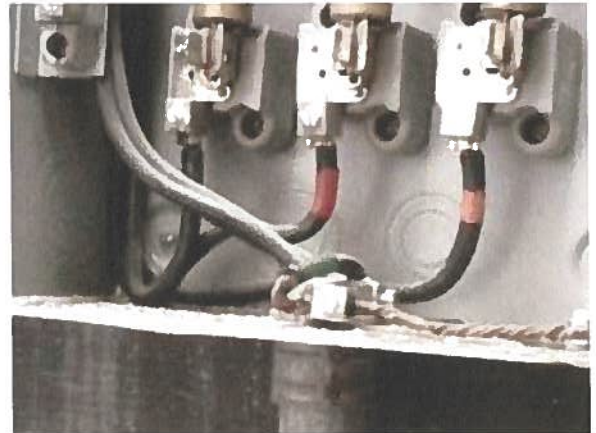


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	11
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	MAIN 4 OF 6



FLIR0134.jpg



84509248

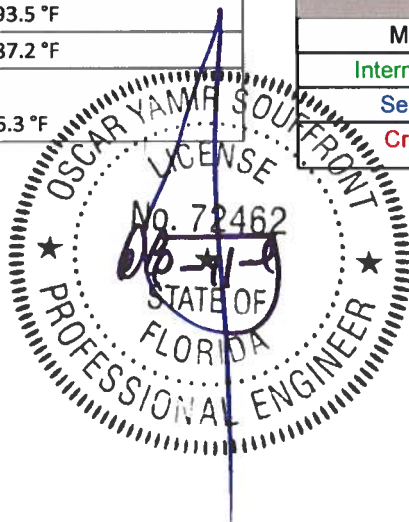
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0134.jpg
File size	247 KB
Width	320
Height	240
Minimum temp.	81.9 °F
Maximum temp.	109.7 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

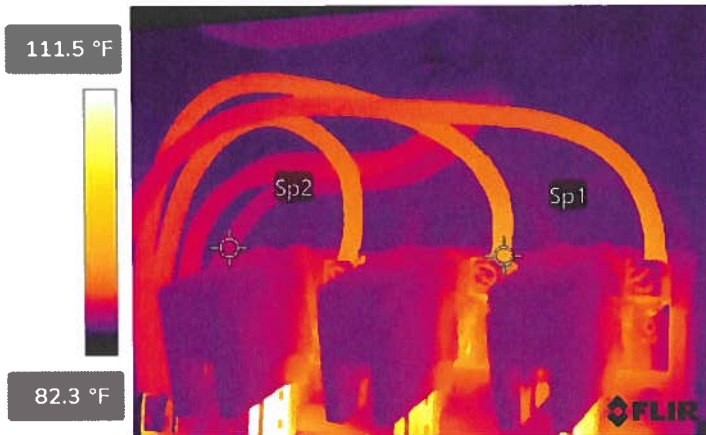
Measurements	
Sp1	93.5 °F
Sp2	87.2 °F
Dt1	
Sp1-Sp2	6.3 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-T1	Report Number	12
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	MAIN 4 OF 6



FLIR0135.jpg



84509248

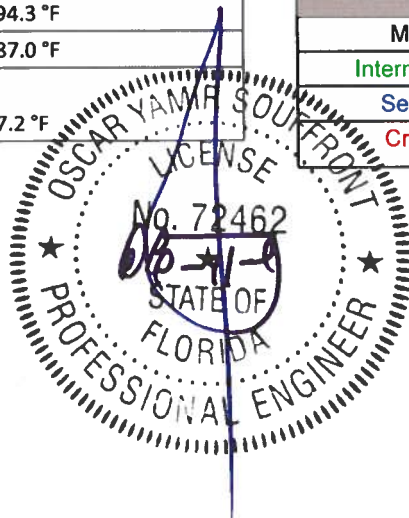
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0135.jpg
File size	258 KB
Width	320
Height	240
Minimum temp.	82.1 °F
Maximum temp.	115.2 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

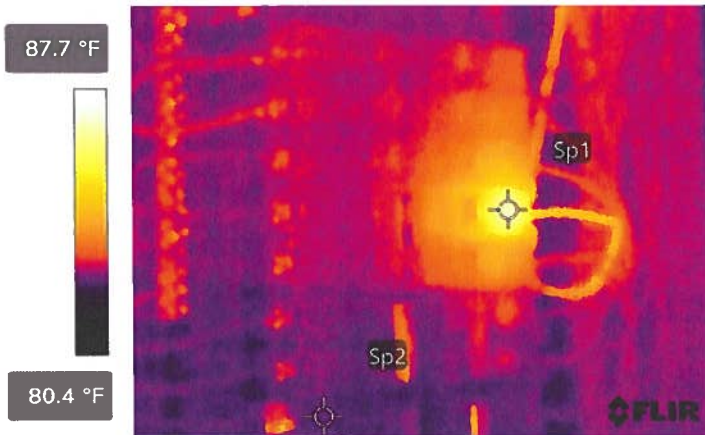
Measurements	
Sp1	94.3 °F
Sp2	87.0 °F
Dt1	
Sp1-Sp2	7.2 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

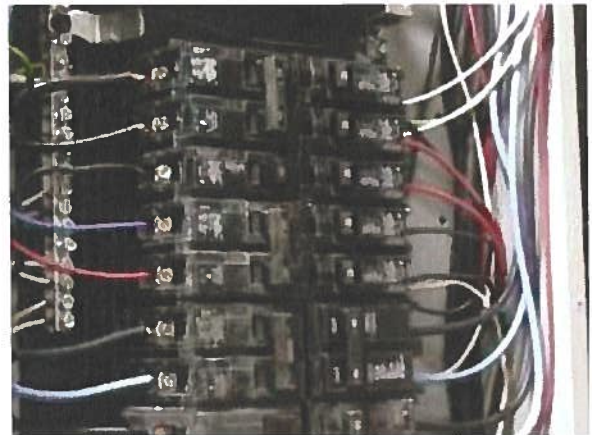


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	13
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	HOUSE PANEL



FLIR0123.jpg



84509248

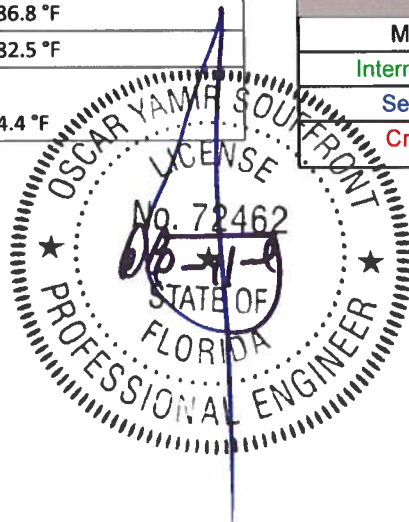
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0123.jpg
File size	267 KB
Width	320
Height	240
Minimum temp.	82.0 °F
Maximum temp.	86.9 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

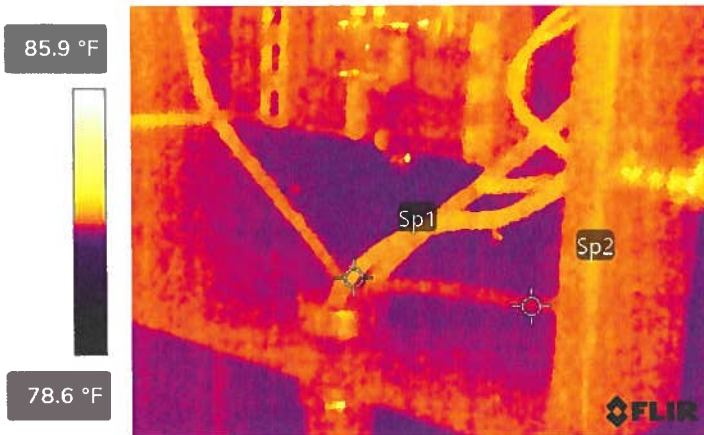
Measurements	
Sp1	86.8 °F
Sp2	82.5 °F
Dt1	
Sp1-Sp2	4.4 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

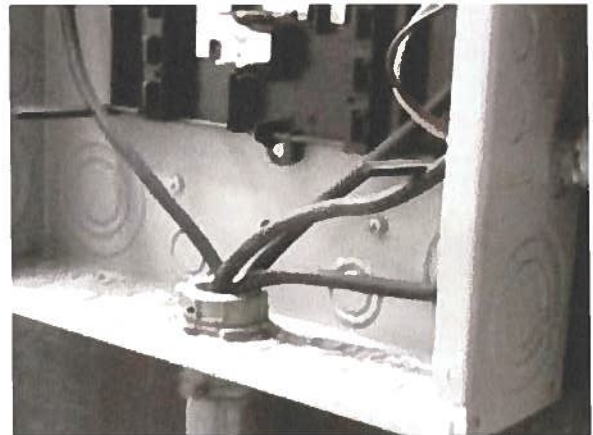


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	14
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	HOUSE PANEL



FLIR0121.jpg



84509248

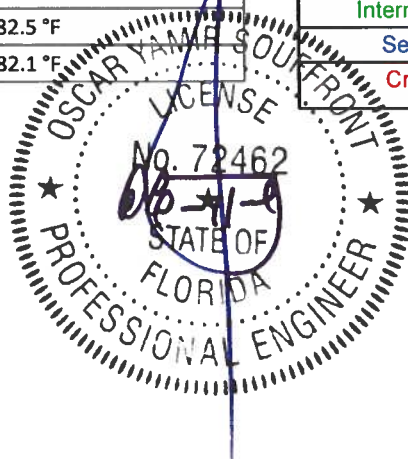
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0121.jpg
File size	224 KB
Width	320
Height	240
Minimum temp.	81.6 °F
Maximum temp.	84.5 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

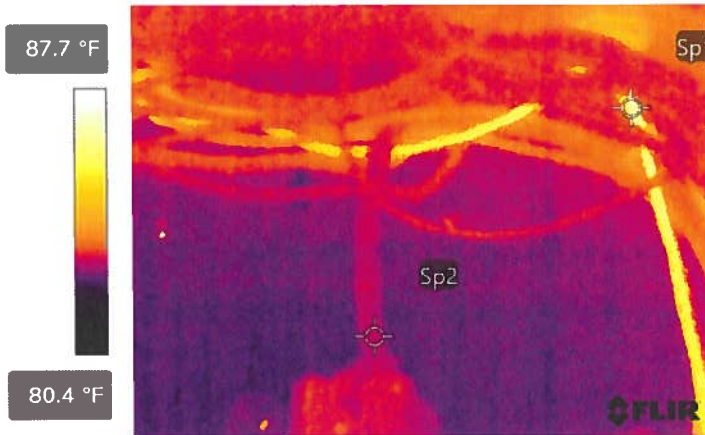
Measurements	
Dt1	
Sp1-Sp2	0.4 °F
Sp1	82.5 °F
Sp2	82.1 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-T1	Report Number	15
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	MINOR	Equipment ID	HOUSE PANEL



FLIR0128.jpg



84509248

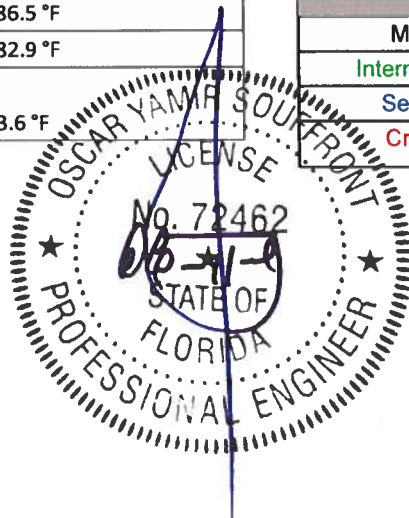
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0128.jpg
File size	255 KB
Width	320
Height	240
Minimum temp.	82.2 °F
Maximum temp.	87.2 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

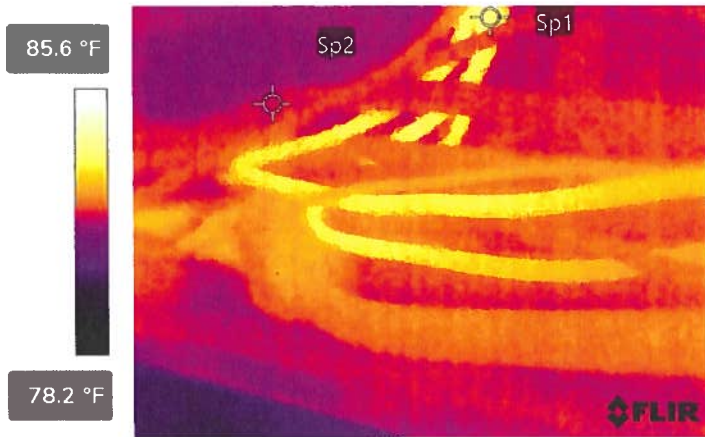
Measurements	
Sp1	86.5 °F
Sp2	82.9 °F
Dt1	
Sp1-Sp2	3.6 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

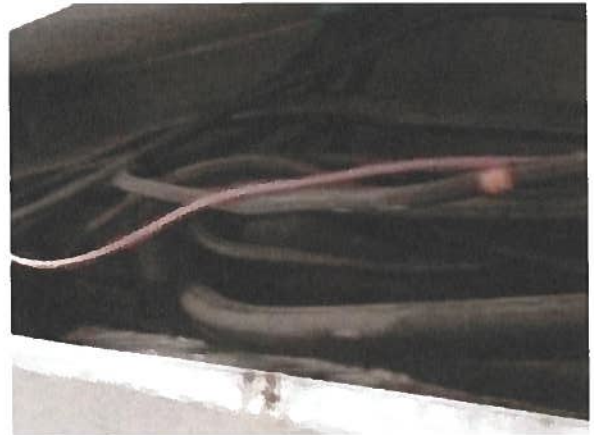


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	16
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	GUTTER



FLIR0138.jpg



84509248

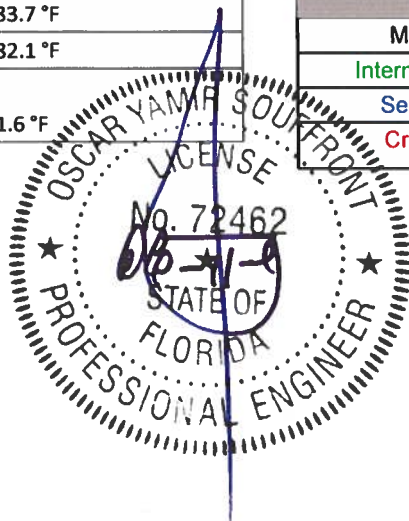
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0138.jpg
File size	223 KB
Width	320
Height	240
Minimum temp.	80.1 °F
Maximum temp.	83.8 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

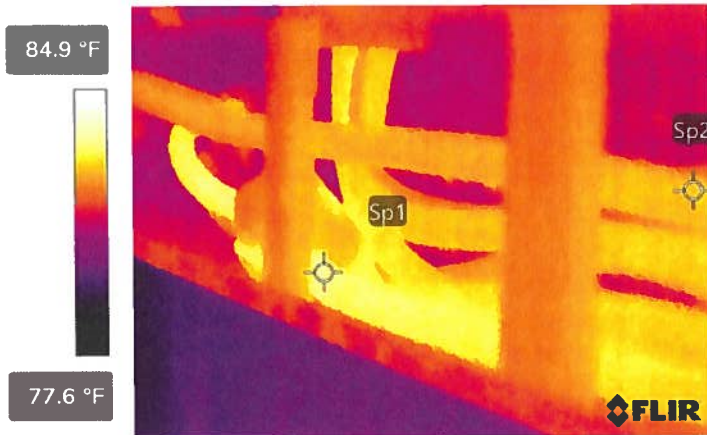
Measurements	
Sp1	83.7 °F
Sp2	82.1 °F
Dt1	
Sp1-Sp2	1.6 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	17
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	GUTTER



FLIR0140.jpg



84509248

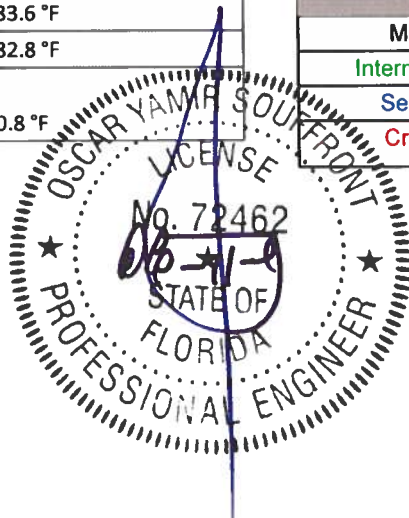
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0140.jpg
File size	243 KB
Width	320
Height	240
Minimum temp.	79.0 °F
Maximum temp.	83.6 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

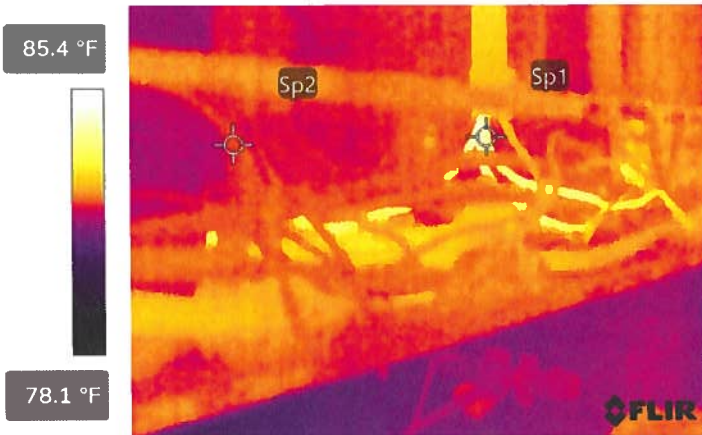
Measurements	
Sp1	83.6 °F
Sp2	82.8 °F
Dt1	
Sp1-Sp2	0.8 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

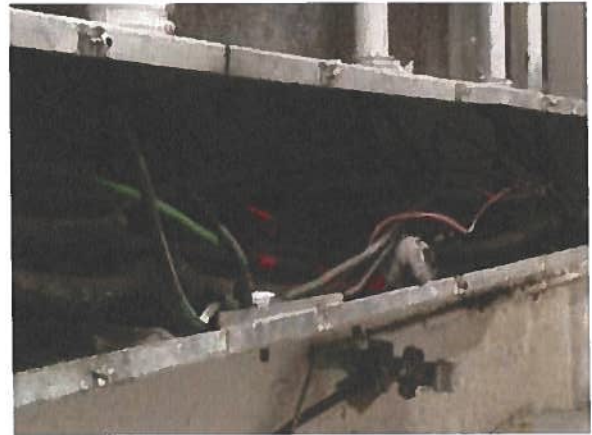


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	18
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	MAIN ELECTRICAL ROOM
Severity	NONE	Equipment ID	GUTTER



FLIR0142.jpg



84509248

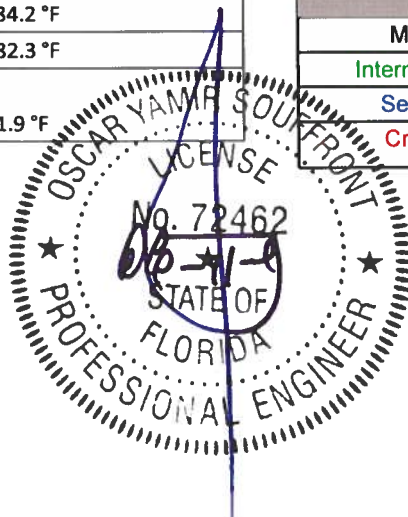
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0142.jpg
File size	244 KB
Width	320
Height	240
Minimum temp.	80.7 °F
Maximum temp.	84.5 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

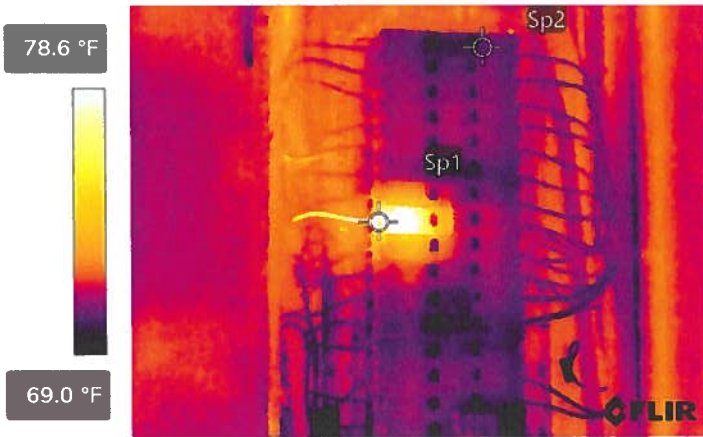
Measurements	
Sp1	84.2 °F
Sp2	82.3 °F
Dt1	
Sp1-Sp2	1.9 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

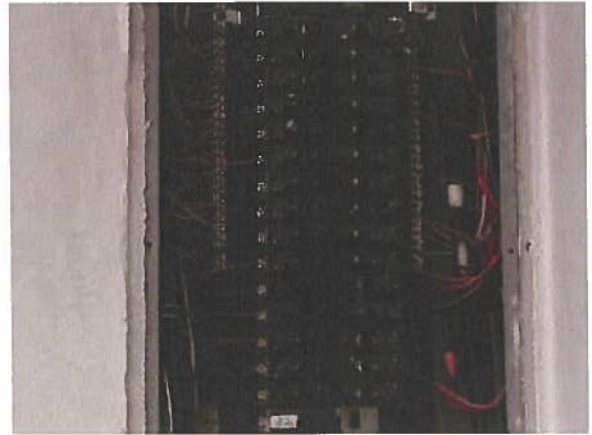


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	19
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	3RD FLOOR
Severity	MINOR	Equipment ID	ELECTRICAL PANEL



FLIR0145.jpg



84509248

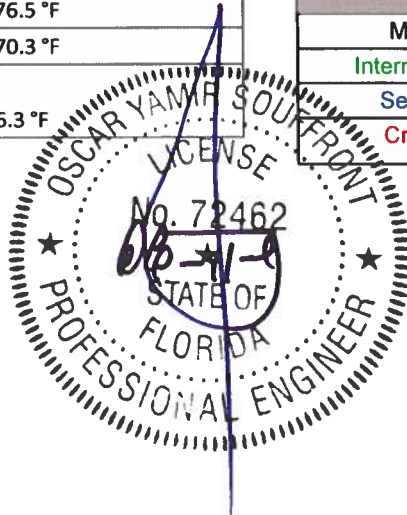
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0145.jpg
File size	245 KB
Width	320
Height	240
Minimum temp.	67.4 °F
Maximum temp.	81.8 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

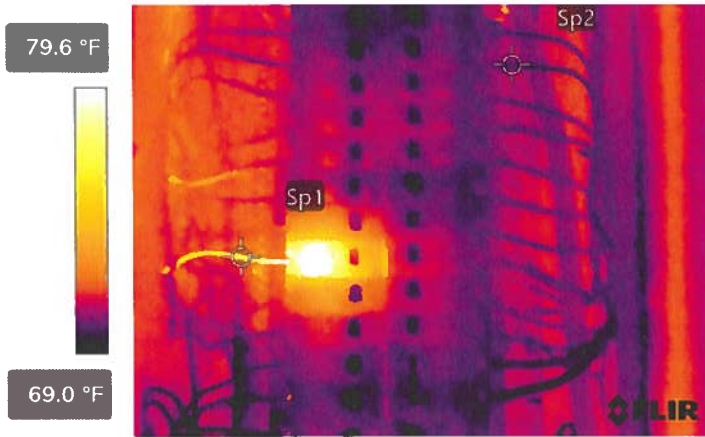
Measurements	
Sp1	76.5 °F
Sp2	70.3 °F
Dt1	
Sp1-Sp2	6.3 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

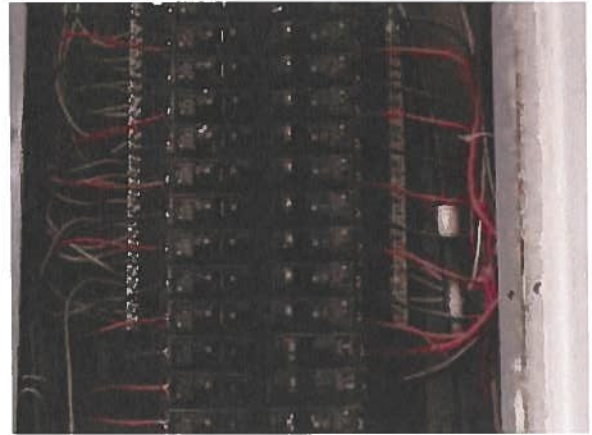


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	20
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	3RD FLOOR
Severity	MINOR	Equipment ID	ELECTRICAL PANEL



FLIR0148.jpg



84509248

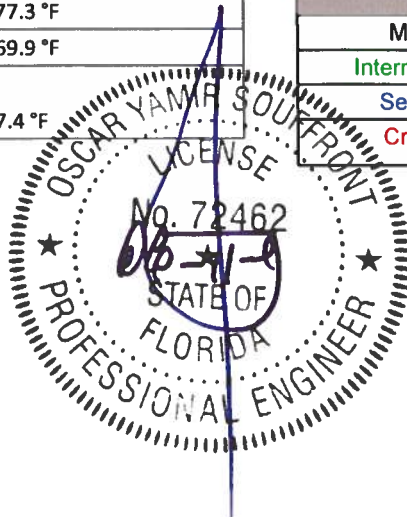
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0148.jpg
File size	256 KB
Width	320
Height	240
Minimum temp.	68.7 °F
Maximum temp.	82.1 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

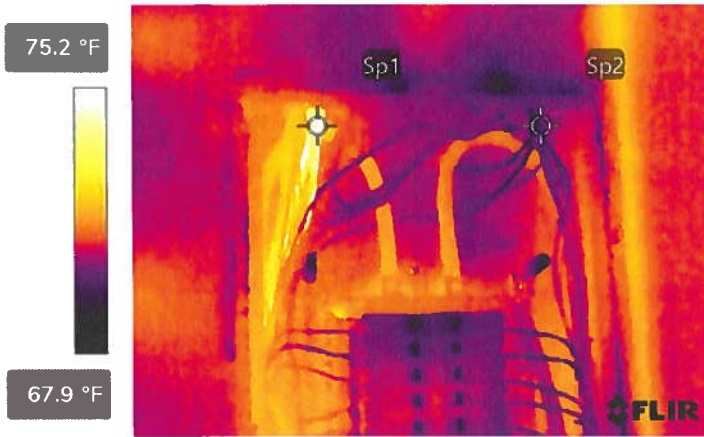
Measurements	
Sp1	77.3 °F
Sp2	69.9 °F
Dt1	
Sp1-Sp2	7.4 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

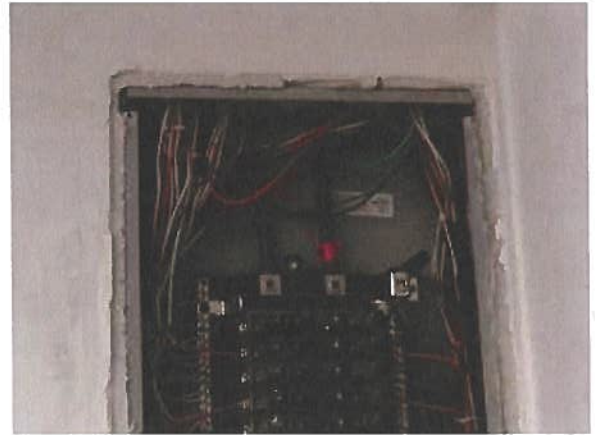


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	21
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	3RD FLOOR
Severity	MINOR	Equipment ID	ELECTRICAL PANEL



FLIR0147.jpg



84509248

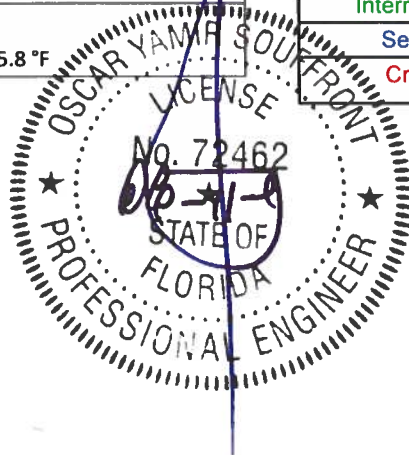
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0147.jpg
File size	228 KB
Width	320
Height	240
Minimum temp.	68.6 °F
Maximum temp.	77.3 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

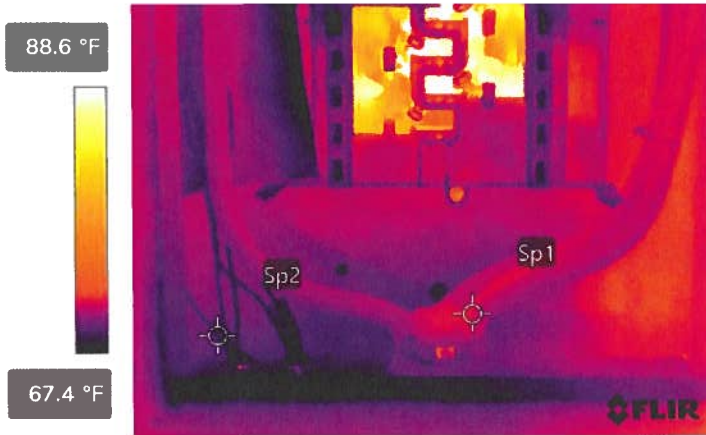
Measurements	
Sp1	75.6 °F
Sp2	69.8 °F
Dt1	
Sp1-Sp2	5.8 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

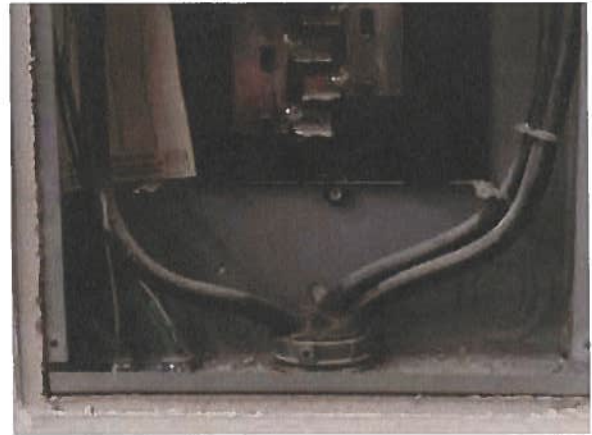


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	22
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	3RD FLOOR
Severity	MINOR	Equipment ID	ELECTRICAL PANEL



FLIR0149.jpg



84509248

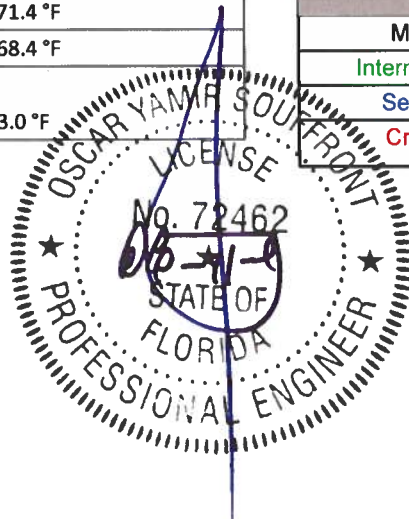
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0149.jpg
File size	230 KB
Width	320
Height	240
Minimum temp.	66.8 °F
Maximum temp.	92.0 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

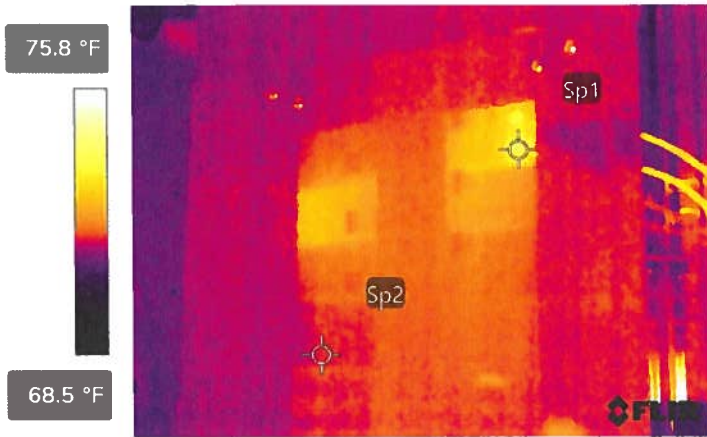
Measurements	
Sp1	71.4 °F
Sp2	68.4 °F
Dt1	
Sp1-Sp2	3.0 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

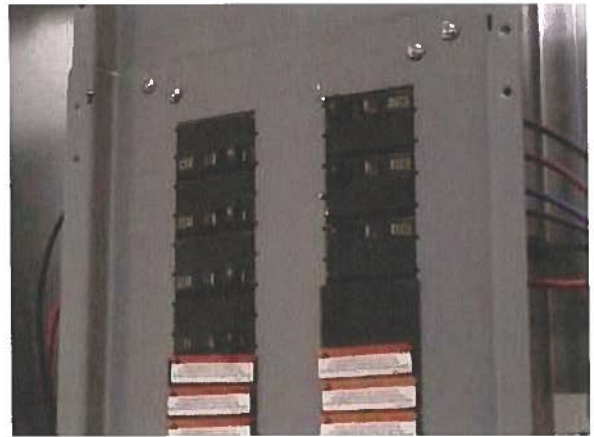


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	23
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	2ND FLOOR
Severity	MINOR	Equipment ID	PANEL VAV



FLIR0157.jpg



84509248

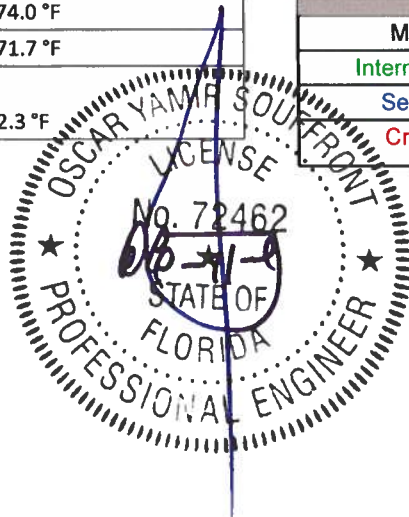
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0157.jpg
File size	228 KB
Width	320
Height	240
Minimum temp.	70.2 °F
Maximum temp.	77.4 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

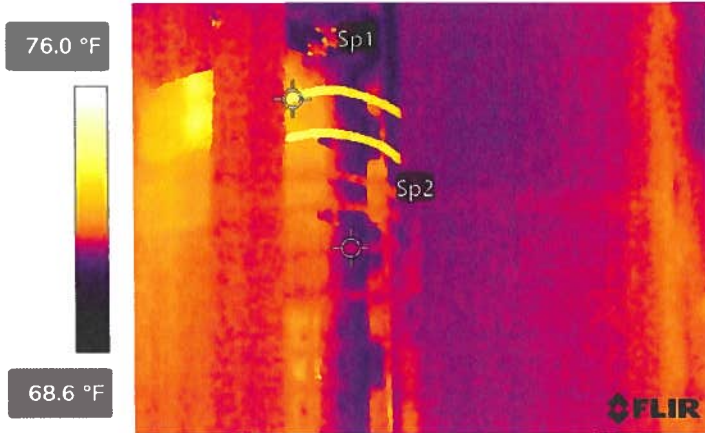
Measurements	
Sp1	74.0 °F
Sp2	71.7 °F
Dt1	
Sp1-Sp2	2.3 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

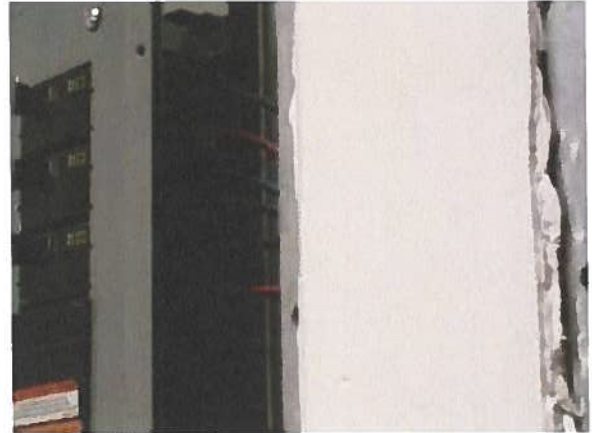


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	24
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	2ND FLOOR
Severity	MINOR	Equipment ID	PANEL VAV



FLIR0156.jpg



84509248

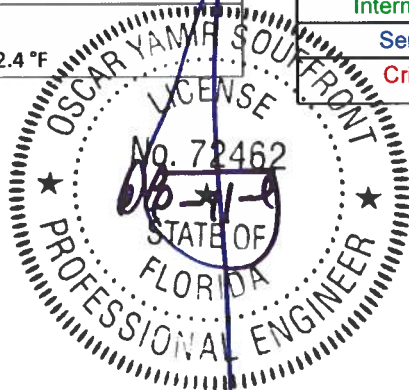
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0156.jpg
File size	223 KB
Width	320
Height	240
Minimum temp.	70.5 °F
Maximum temp.	74.5 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

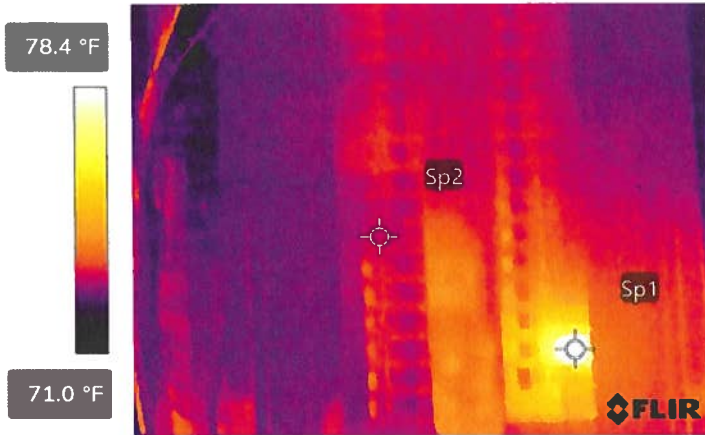
Measurements	
Sp1	74.0 °F
Sp2	71.6 °F
Dt1	
Sp1-Sp2	2.4 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	25
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	2ND FLOOR
Severity	MINOR	Equipment ID	PANEL 2A



FLIR0159.jpg



84509248

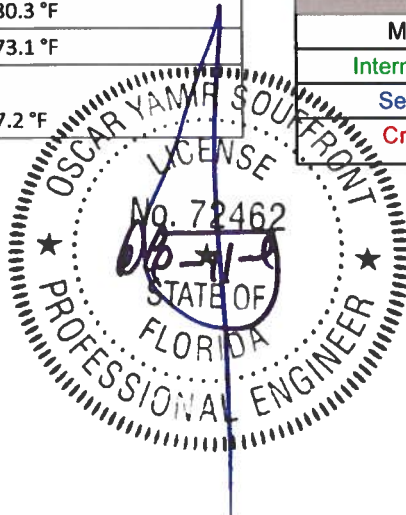
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0159.jpg
File size	230 KB
Width	320
Height	240
Minimum temp.	70.1 °F
Maximum temp.	80.3 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

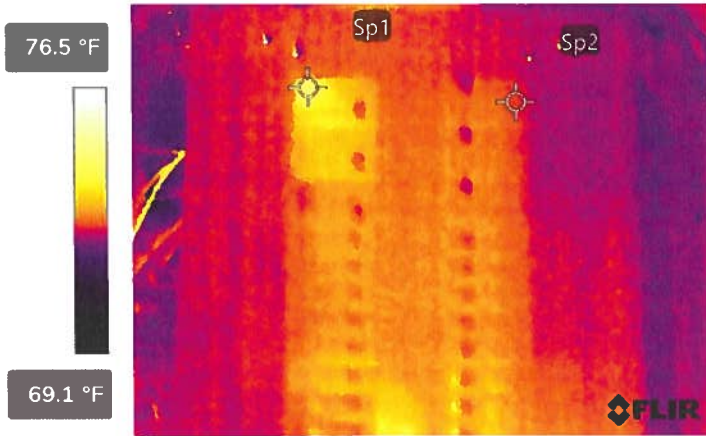
Measurements	
Sp1	80.3 °F
Sp2	73.1 °F
Dt1	
Sp1-Sp2	7.2 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

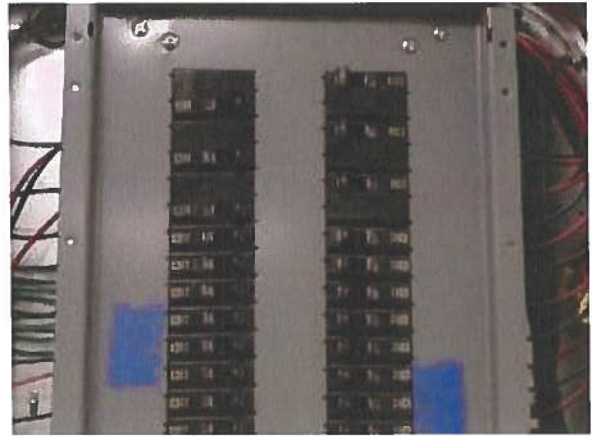


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-T1	Report Number	26
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	2ND FLOOR
Severity	NONE	Equipment ID	PANEL 2A



FLIR0160.jpg



84509248

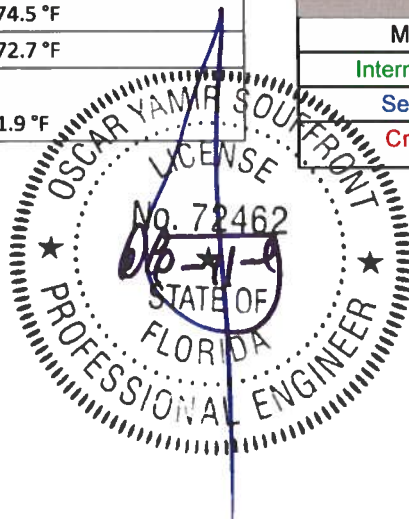
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0160.jpg
File size	237 KB
Width	320
Height	240
Minimum temp.	70.4 °F
Maximum temp.	77.6 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

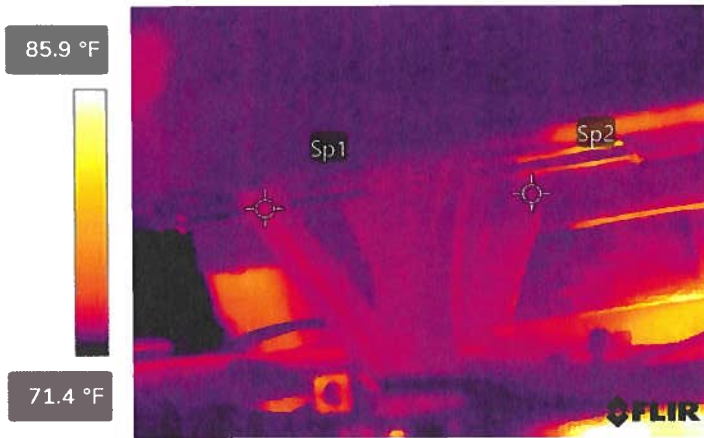
Measurements	
Sp1	74.5 °F
Sp2	72.7 °F
Dt1	
Sp1-Sp2	1.9 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F

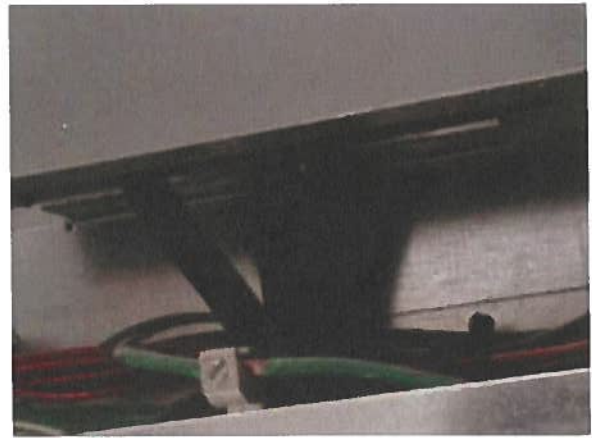


ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	27
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	2ND FLOOR
Severity	NONE	Equipment ID	PANEL 2A



FLIR0163.jpg



84509248

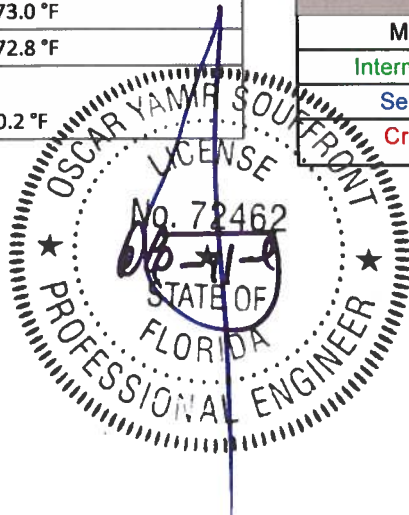
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0163.jpg
File size	229 KB
Width	320
Height	240
Minimum temp.	71.3 °F
Maximum temp.	86.4 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

Measurements	
Sp1	73.0 °F
Sp2	72.8 °F
Dt1	
Sp1-Sp2	0.2 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69° F



ELECTRICAL EQUIPMENT INFRARED INSPECTION REPORT

Customer	SC-4174-1901 PONCE DE LEON BLVD-TI	Report Number	28
Thermographer	John Souffront	BLDG	1
Date inspected	10/06/2022	Area	2ND FLOOR
Severity	NONE	Equipment ID	PANEL 2A



FLIR0164.jpg



84509248

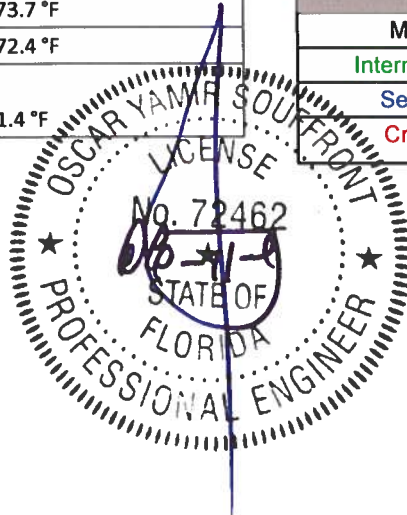
Parameters	
Emissivity	0.95
Distance	3.28 ft
Reflected temp.	68.0 °F
Atmospheric temp.	68.0 °F
Relative humidity	50.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

File information	
File name	FLIR0164.jpg
File size	232 KB
Width	320
Height	240
Minimum temp.	71.5 °F
Maximum temp.	80.5 °F

Camera information	
Camera model	FLIR E54
Lens	FOL18
Camera serial	84509248
Filter	
Range max.	248.0 °F
Range min.	-4.0 °F
Field of view	23.50

Measurements	
Sp1	73.7 °F
Sp2	72.4 °F
Dt1	
Sp1-Sp2	1.4 °F

Severity Criteria (Based on ΔT)	
Minor	2 °F - 18 °F
Intermediate	18 °F - 39 °F
Serious	40 °F - 69 °F
Critical	> 69 °F



Certification #:
271642



LEVEL II

CERTIFIED THERMOGRAPHER

THIS CERTIFIES THAT

John Souffront

HAS SUCCESSFULLY COMPLETED ALL REQUIREMENTS FOR ITC CERTIFICATION

ISSUE DATE: March 28, 2022

EXPIRATION DATE: March 28, 2026

Donald Spear
Certified Instructor

Infrared Training Center
www.infraredtraining.com | info@infraredtraining.com
24 ITC CERTIFICATION
RENEWAL CREDITS

© ITC. All rights reserved including the right of reproduction in whole or in part in any form.

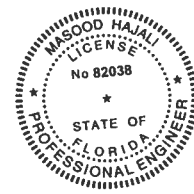


**MINIMUM INSPECTION PROCEDURAL GUIDELINES
 FOR BUILDING ELECTRICAL RECERTIFICATION**

CASE REFERENCE NUMBER: _____ LICENSEE NAME: MASOOD HAJALU
 TITLE: PRESIDENT

JURISDICTION NAME: _____ ADDRESS: 2000 NW 89 PL UNIT 102 DORAL FL 33172

SIGNATURE: b:



Digitally signed
 by MASOOD
 HAJALI

Date: 2022.10.14
 08:01:47 -04'00'

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

1. DESCRIPTION OF BUILDING

a. Name on Title: PDL CORAL LLC	
b. Building Street Address: 1901 Ponce De Leon Blvd Coral Gables	Bldg. #: 1901
c. Legal Description: CORAL GABLES SEC L PB 8-85 LOTS 3 & 4 BLK 11	Attached: <input type="checkbox"/>
d. Owner's Name: PDL CORAL LLC	
e. Owner's Mailing Address: 1425 BRICKELL AVE PH2C MIAMI, FL 33131	
f. Folio Number of Property on which Building is Located: 03-4108-007-1100	
g. Building Code Occupancy Classification: 6400 - COMMERCIAL - CENTRAL	
h. Present Use: Comercial	
i. General Description of building (overall description, structural systems, special features):	
3 stories building with coverd Garage on lower floor, Adjusted Area 13,912 Sq.Ft	
Lot Size 5,003 Sq.Ft	
BUILDING IS ELECTRICALLY SOUND AND SAFE	
j. Number of Stories: 3	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	
BUILDING IS ELECTRICALLY SOUND AND SAFE	

2. INSPECTIONS

a. Date of Notice of Required Inspection: 08/30/2022

b. Date(s) of actual inspection: 08/31/2022

c. Name and qualifications of licensee submitting report:

MASOOD HAJALI PE 82038

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

1. If required, describe, and indicate acceptance:

400A 3 phase 120/240 Maine Electrical Disconnect need to be install by Electrical Service Entrance
Upgrading Electrical Grounding Service.

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

1. Explanation/Conditions:

BUILDING IS ELECTRICALLY SOUND AND SAFE

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (250) Amperage (400) Type: Fuses () Breakers (X)

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

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

Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO

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

Comments:

GOOD CONDITION

5. ELECTRIC ROOMS			PROVIDE PHOTO
1. Clearances:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Correction (<input type="radio"/>)
Comments:			
GOOD CONDITION			

6. GUTTERS			PROVIDE PHOTO
1. Location:	Good (<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
2. Taps and Fill:	Good (<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
Comments:			
GOOD CONDITION			

7. ELECTRICAL PANELS			PROVIDE PHOTO
1. Panel # (HP)	Location: Electrical room 2nd floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
2. Panel # (H)	Location: Electrcal room 2nd Floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
3. Panel # (VAW)	Location: Hallway 3rd floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
4. Panel # (A2)	Location: Hallway 3rd floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
5. Panel # ()	Location:	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)

Comments:
GOOD CONDITION

8. BRANCH CIRCUITS	PROVIDE PHOTO
1. Identified: Yes (<input checked="" type="radio"/>) Must be Identified (<input type="radio"/>)	
2. Conductors: Good (<input checked="" type="radio"/>) Deteriorated (<input type="radio"/>) Must be Replaced (<input type="radio"/>)	
Comments:	
GOOD CONDITION	

9. GROUNDING OF SERVICE	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
GOOD CONDITION	

10. GROUNDING OF EQUIPMENT	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
GOOD CONDITION	

11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
GOOD CONDITION	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
GOOD CONDITION	

13.WIRE AND CABLES	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
GOOD CONDITION	

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

15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	
All Normal	
TEST WAS DONE	
PICTURES ARE ATTACHED	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
GOOD CONDITION	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
2. Conduit PVC:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
3. NM Cable:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
4. Other:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
a. Other Wiring (Specify):	
Comments:	
GOOD CONDITION	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
GOOD CONDITION AND WORKING	

19. BUILDING EGRESS ILLUMINATION

PROVIDE PHOTO

Good ()

Needs Repair ()

N/A ()

Comments:

GOOD CONDITION AND WORKING

Empty comment lines for item 19.

20. FIRE ALARM SYSTEM

PROVIDE PHOTO

Good ()

Needs Repair ()

N/A ()

Comments:

GOOD CONDITION AND FUNCTIONING

Empty comment lines for item 20.

21. SMOKE DETECTORS

PROVIDE PHOTO

Good ()

Needs Repair ()

N/A ()

Comments:

GOOD CONDITION

Empty comment lines for item 21.

22. EXIT LIGHTS

PROVIDE PHOTO

Good ()

Needs Repair ()

N/A ()

Comments:

GOOD CONDITION

Empty comment lines for item 22.

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

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Requires Additional Illumination(<input type="radio"/>)
N/A (<input type="radio"/>)	
Comments:	
GOOD CONDITION	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Requires Additional Illumination(<input type="radio"/>)
N/A (<input type="radio"/>)	
Comments:	
GOOD CONDITION	

26.SWIMMING POOL WIRING	PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)
N/A (<input checked="" type="radio"/>)	
Comments:	
NONE	

27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good ()

Needs Repair ()

N/A ()

Comments:

GOOD CONDITION

28.ADDITIONAL COMMENTS

BUILDING IS ELECTRICALLY SOUND AND SAFE

Reset Form



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

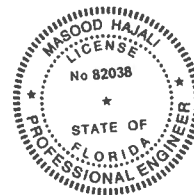
CASE REFERENCE NUMBER:

LICENSEE NAME: MASOOD HAJALU
 TITLE: PRESIDENT

JURISDICTION NAME:

ADDRESS: 2000 NW 89 PL UNIT 102 DORAL FL 33172

SIGNATURE:



Digitally signed
 by MASOOD HAJALI

Digitally signed by Masood Hajali
 2022.09.08 19:36:55 -04'00'

HAJALI

Date: 2022.09.08
 19:36:55 -04'00'

*Use separate sheets for additional responses by referencing the report

1. DESCRIPTION OF BUILDING

a. Name on Title: PDL CORAL LLC	
b. Building Street Address: 1901 Ponce De Leon Blvd Coral Gables	Bldg. #: 1901
c. Legal Description: CORAL GABLES SEC L PB 8-85 LOTS 3 & 4 BLK 11	Attached: <input type="checkbox"/>
d. Owner's Name: PDL CORAL LLC	
e. Owner's Mailing Address: 1425 BRICKELL AVE PH2C MIAMI, FL 33131	
f. Folio Number of Property on which Building is Located: 03-4108-007-1100	
g. Building Code Occupancy Classification: 6400 - COMMERCIAL - CENTRAL	
h. Present Use: Comercial	
i. General Description of building (overall description, structural systems, special features):	
3 stories building with covered Garage on lower floor, Adjusted Area 13,912 Sq.Ft Lot Size 5,003 Sq.Ft	
j. Number of Stories: 3	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	
BUILDING IS ELECTRICALLY SOUND AND SAFE	

VOID

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	08/30/2022
b. Date(s) of actual inspection:	08/31/2022
c. Name and qualifications of licensee submitting report:	MASOOD HAJALI PE 82038
d. Are Any Electrical Repairs Required? (YES/NO):	Yes
1. If required, describe, and indicate acceptance:	400A 3 phase 120/240 Maine Electrical Disconnect need to be install by Electrical Service Entrance Upgrading Electrical Grounding Service.
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	Yes
1. Explanation/Conditions:	BUILDING IS ELECTRICALLY SOUND AND SAFE

3. ELECTRICAL SERVICE				PROVIDE PHOTO
a. Size:	Voltage (250)	Amperage (400)	Type: Fuses ()	Breakers (X)
b. Phase:	Three-Phase (<input checked="" type="radio"/>)	Single Phase (<input type="radio"/>)		
c. Condition:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	
Comments:				

4. METERING EQUIPMENT				PROVIDE PHOTO
1. Clearances:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Correction (<input type="radio"/>)	
Comments:				
	GOOD CONDITION			

VOID

5. ELECTRIC ROOMS			PROVIDE PHOTO
1. Clearances:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Correction (<input type="radio"/>)
Comments:			
GOOD CONDITION			

6. GUTTERS			PROVIDE PHOTO
1. Location:	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	
2. Taps and Fill:	Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	
Comments:			
GOOD CONDITION			

7. ELECTRICAL PANELS			PROVIDE PHOTO
1. Panel # (HP)	Location: Electrical room 2nd floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
2. Panel # (H)	Location: Electrical room 2nd Floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
3. Panel # (VAW)	Location: Hallway 3rd floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
4. Panel # (A2)	Location: Hallway 3rd floor	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
5. Panel # ()	Location:	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)

VOID

11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
GOOD CONDITION	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
GOOD CONDITION	

13.WIRE AND CABLES	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
GOOD CONDITION	

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

VOID

15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	
All Normal	
TEST WAS DONE	
PICTURES ARE ATTACHED	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
GOOD CONDITION	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
2. Conduit PVC:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
3. NM Cable:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
4. Other:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
a. Other Wiring (Specify):	
Comments:	
GOOD CONDITION	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
GOOD CONDITION AND WORKING	

VOID

19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO		
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
GOOD CONDITION AND WORKING			

20. FIRE ALARM SYSTEM	PROVIDE PHOTO		
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
GOOD CONDITION AND FUNCTIONING			

21. SMOKE DETECTORS	PROVIDE PHOTO		
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
GOOD CONDITION			

22. EXIT LIGHTS	PROVIDE PHOTO		
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
GOOD CONDITION			

VOID

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

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Requires Additional Illumination (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
GOOD CONDITION			

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION			PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Requires Additional Illumination (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
GOOD CONDITION			

26. SWIMMING POOL WIRING			PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input checked="" type="radio"/>)	
Comments:			
NONE			

VOID

27.WIRING TO MECHANICAL EQUIPMENT	PROVIDE PHOTO	
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)
Comments:		
GOOD CONDITION		

28.ADDITIONAL COMMENTS
BUILDING IS ELECTRICALLY SOUND AND SAFE

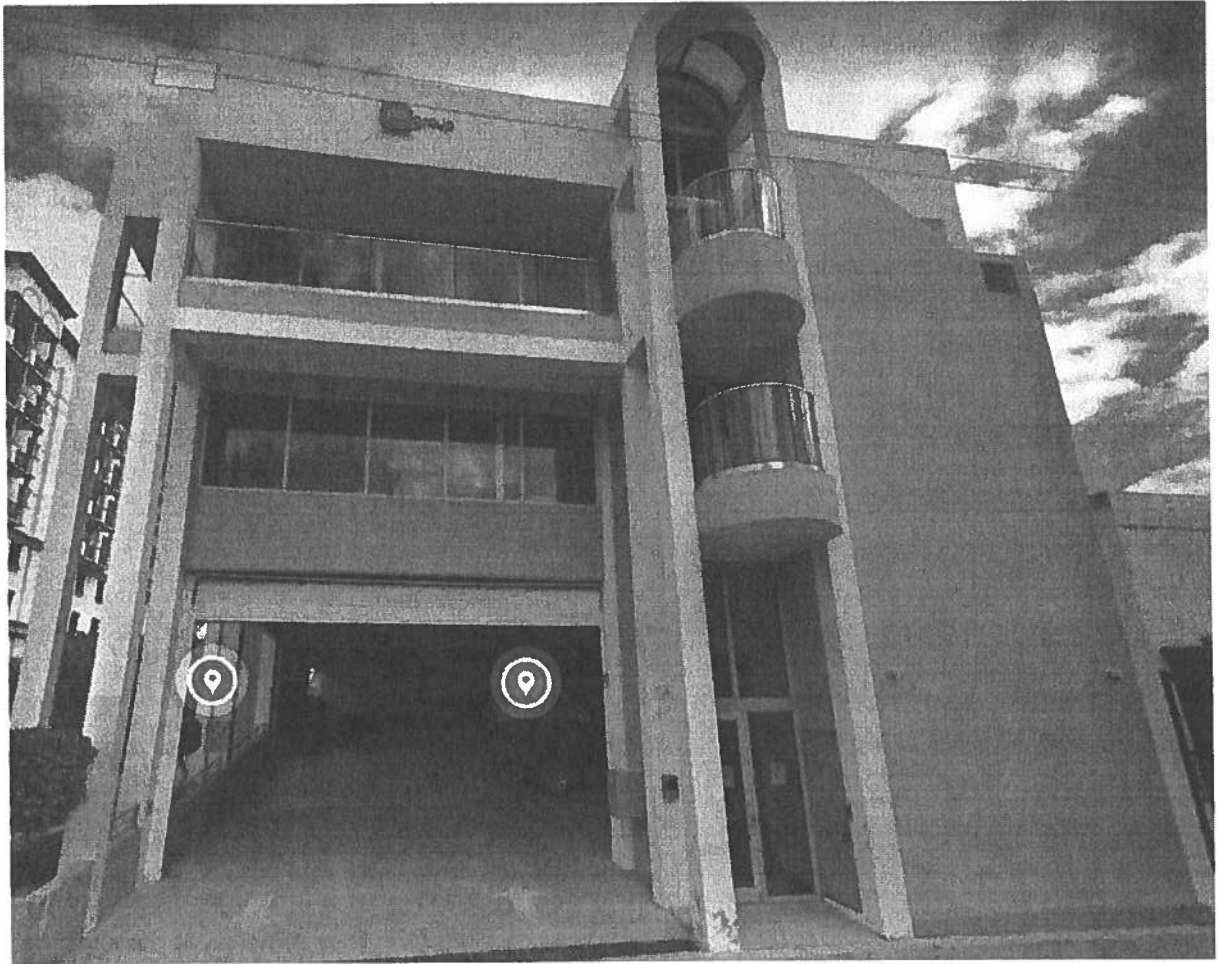
VOID

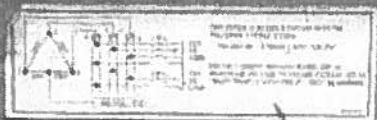
Reset Form

PICTURES OF 40 YEARS RECERTIFICATION

1901 Ponce De Leon Blvd Coral Gables



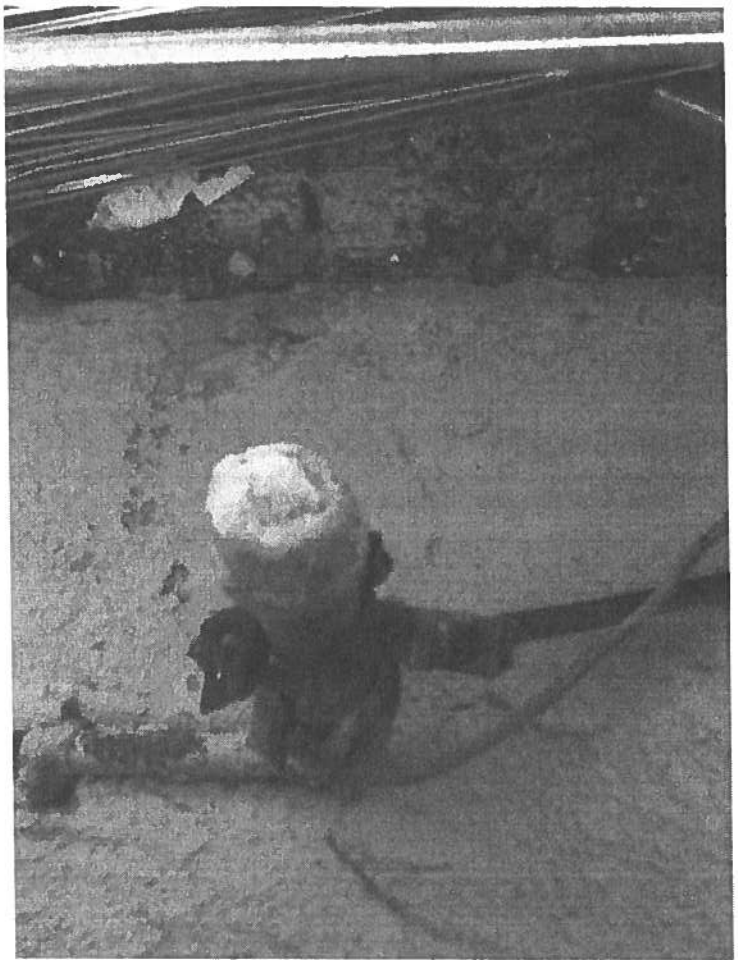


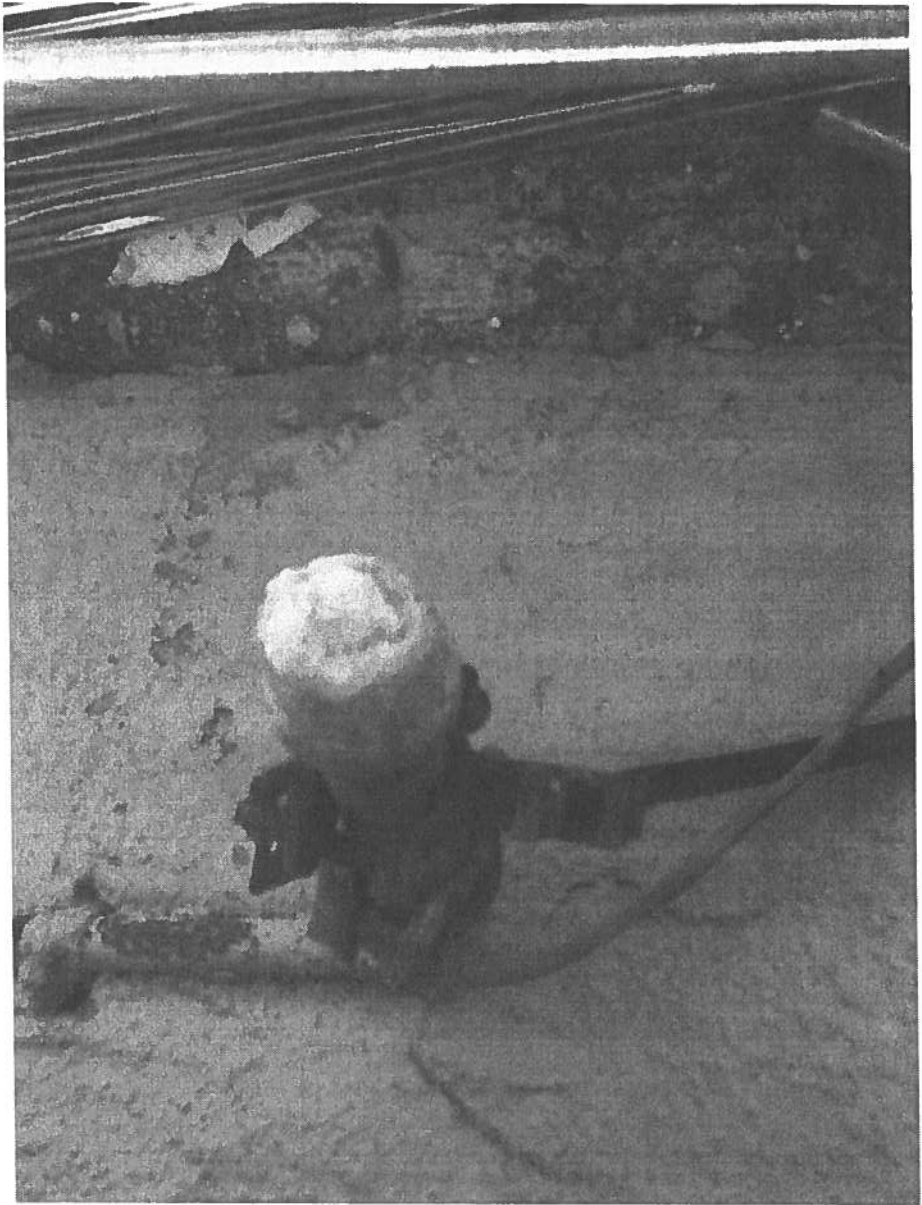


M
A
I
N

DANGER
⚡
WARNING: High Voltage
Switching OFF
WARNING: High Voltage
Switching OFF

↓30FLC00






2 OF 6


FRE

STATUS	MODE	AVT
222		

MAIN FOR
FLOOR
2

 **▲ DANGER**

Avoid eye contact.
Weld cause death or serious health.
Weld cause death or serious injury.
Turn off and lock out of power applying eye-protection before working inside the hood. Use correct maintenance and repair procedures of this equipment should only be done by a qualified person.

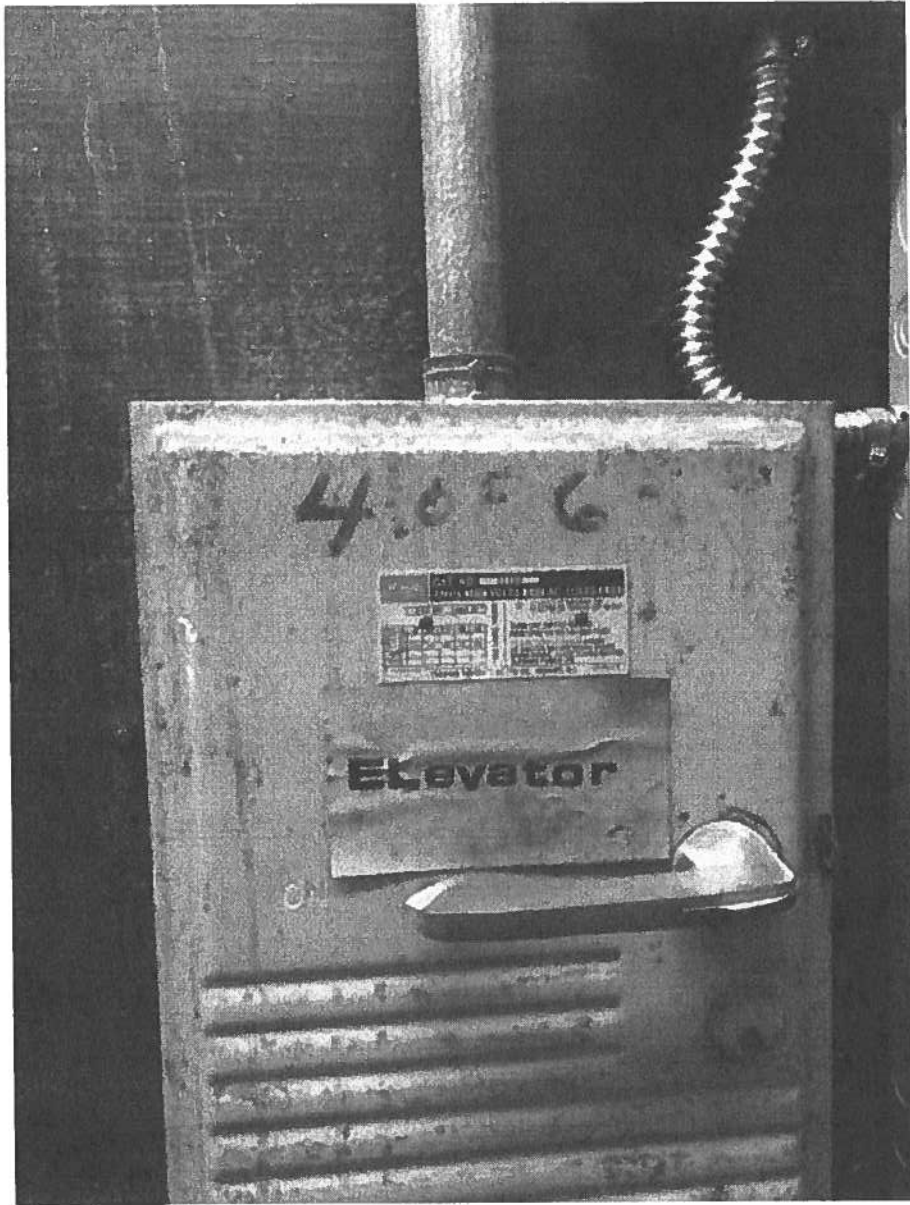
 **Wear safety glasses.**
Wear eye and face protection (PPE) when the eye and face work protection must be followed.
Refer to the manual on PPE and eye work protection for the equipment.

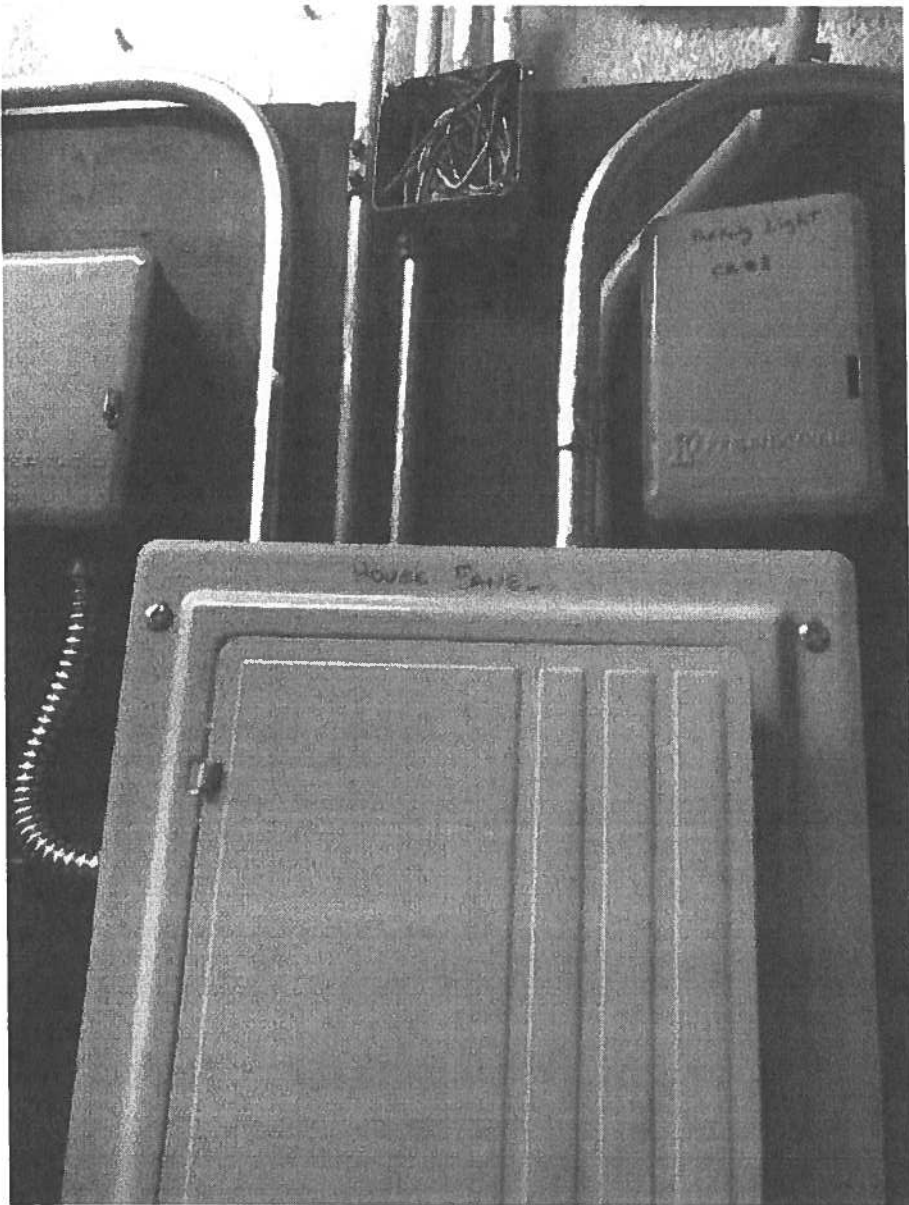
3 of 6

FPE

122	122	122	122	122
122	122	122	122	122

MAIN FOR FLOOR
* 3

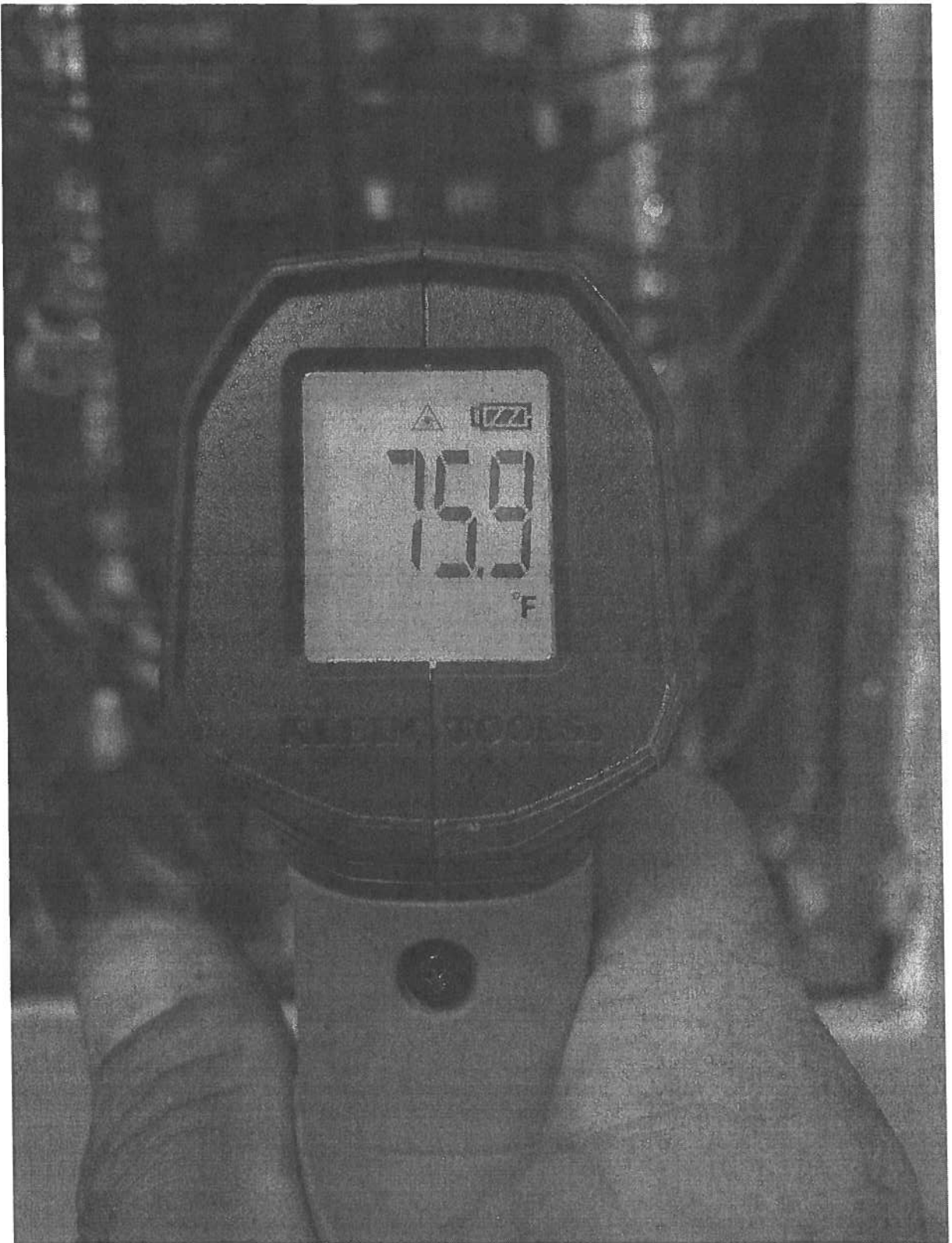














City of Coral Gables
Development Services

Office Set

RECT-22-06-0081

1901 PONCE DE LEON BLVD

Folio #: 0341080071100

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1982)

EL _____
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (M.S.L.)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MASONRY
- Special Inspector for _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>uf</i>	<i>9/19/22</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans. THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

R