

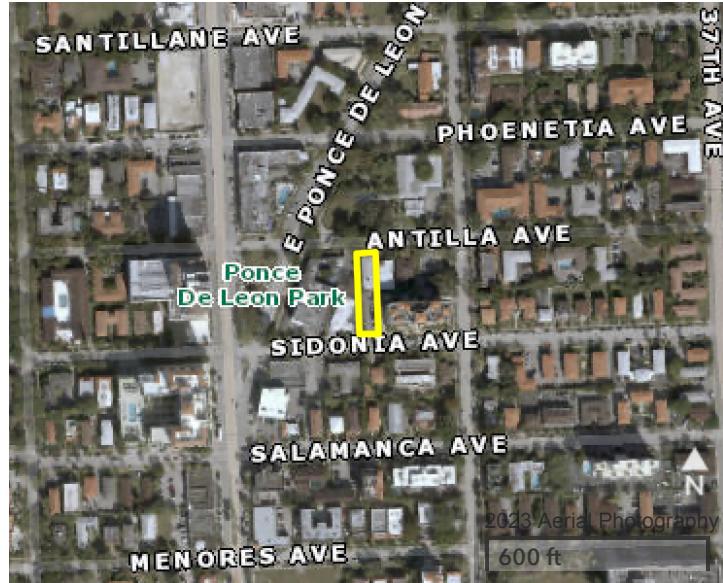


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/11/2023

PROPERTY INFORMATION			
Folio	03-4108-009-2230		
Property Address	118 ANTILLA AVE CORAL GABLES, FL 33134-3352		
Owner	GRILLAS ASSOCIATES INC		
Mailing Address	1111 PONCE DE LEON BLVD CORAL GABLES, FL 33134-3321		
Primary Zone	3801 MULTI-FAMILY MED DENSITY		
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS		
Beds / Baths /Half	8 / 8 / 8		
Floors	2		
Living Units	8		
Actual Area			
Living Area			
Adjusted Area	3,659 Sq.Ft		
Lot Size	11,000 Sq.Ft		
Year Built	1953		
ASSESSMENT INFORMATION			
Year	2023	2022	2021
Land Value	\$1,650,000	\$1,320,000	\$1,045,000
Building Value	\$205,270	\$9,000	\$10,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,855,270	\$1,329,000	\$1,055,000
Assessed Value	\$1,276,550	\$1,160,500	\$1,055,000
BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
Non-Homestead Cap	Assessment Reduction	\$578,720	\$168,500
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			
SHORT LEGAL DESCRIPTION			
CORAL GABLES DOUGALS SEC			
PB 25-69			
LOTS 3 & 12 BLK 24			
LOT SIZE 11000 SQ FT			
OR 18848-3409 1199 6 (2)			



TAXABLE VALUE INFORMATION				
Year	2023	2022	2021	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,276,550	\$1,160,500	\$1,055,000	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,855,270	\$1,329,000	\$1,055,000	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,276,550	\$1,160,500	\$1,055,000	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$1,276,550	\$1,160,500	\$1,055,000	
SALES INFORMATION				
Previous Sale	Price	OR Book-Page	Qualification Description	
11/01/1999	\$777,000	18848-3409	Other disqualified	
09/01/1987	\$242,500	13423-0700	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>

City's Exhibit #1



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

Detail by Entity Name

Florida Profit Corporation

GRILLAS ASSOCIATES, INC.

Filing Information

Document Number P97000107047

FEI/EIN Number 65-0872854

Date Filed 12/19/1997

State FL

Status ACTIVE

Principal Address

1111 PONCE DE LEON BOULEVARD

SUITE 625

CORAL GABLES, FL 33134

Mailing Address

1111 PONCE DE LEON BOULEVARD

SUITE 625

CORAL GABLES, FL 33134

Registered Agent Name & Address

GRILLAS, HARALABOS

1111 PONCE DE LEON BOULEVARD

CORAL GABLES, FL 33134

Name Changed: 01/13/2012

Address Changed: 06/01/2000

Officer/Director Detail

Name & Address

Title P, D

GRILLAS, HARALABOS

1111 PONCE DE LEON BLVD.

CORAL GABLES, FL 33134

Annual Reports

Report Year **Filed Date**

City's Exhibit #2

2021	03/05/2021
2022	01/27/2022
2023	01/23/2023

Document Images

01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
03/05/2021 -- ANNUAL REPORT	View image in PDF format
01/16/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
11/30/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
01/19/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
02/04/2016 -- ANNUAL REPORT	View image in PDF format
01/28/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- ANNUAL REPORT	View image in PDF format
03/08/2013 -- ANNUAL REPORT	View image in PDF format
01/13/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
03/24/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
07/15/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
05/05/2006 -- ANNUAL REPORT	View image in PDF format
01/31/2005 -- ANNUAL REPORT	View image in PDF format
07/19/2004 -- ANNUAL REPORT	View image in PDF format
02/10/2003 -- ANNUAL REPORT	View image in PDF format
04/02/2002 -- ANNUAL REPORT	View image in PDF format
04/02/2001 -- ANNUAL REPORT	View image in PDF format
06/01/2000 -- ANNUAL REPORT	View image in PDF format
05/10/1999 -- ANNUAL REPORT	View image in PDF format
05/04/1998 -- ANNUAL REPORT	View image in PDF format
12/19/1997 -- Domestic Profit	View image in PDF format

118 Antilla Ave

<u>Owner (deed, PA, and Registered Agent addresses)</u> Grillas Associates Inc c/o Haralabos Grillas 1111 Ponce De Leon Blvd Coral Gables, Fl 33134-3321	<u>Owner (Sunbiz principal and mailing addresses)</u> Grillas Associates Inc c/o Haralabos Grillas 1111 Ponce De Leon Blvd, Ste. 625 Coral Gables, Fl 33134-3321
<u>Mortgagee (FDIC address)</u> Oriental Bank, as successor to EuroBank 1901 Ponce de Leon Blvd Coral Gables, FL 3313-4481	<u>Mortgagee (mortgage address)</u> Oriental Bank, as successor to EuroBank 254 Munoz Rivera San Juan, PR 00918-1900



City of Coral Gables

ONLINE SERVICES

[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)
Permits and Inspections: Search Results
[Logon](#) [Help](#) [Contact](#)
[!\[\]\(3ed0acf11da639d07b94a2fc7bf3fdce_img.jpg\) New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-20-12-5563	12/17/2020	118 ANTILLA AVE	CODE ENF LIEN SEARCH	LIEN SEARCH	final	12/18/2020	12/18/2020	0.00
CE-20-01-4578	01/14/2020	118 ANTILLA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA - CE289846	final	01/21/2020	01/21/2020	0.00
CE-18-10-2782	10/05/2018	118 ANTILLA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	GOVQA CE280135/T58968 GOVQA CE280134/T58969	final	10/05/2018	10/05/2018	0.00
RC-13-10-0473	10/08/2013	118 ANTILLA AVE	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	10/08/2013	10/09/2013	0.00
EX-13-07-1674	07/25/2013	118 ANTILLA AVE	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION TO PERMIT#BL12070299	final	08/08/2013	08/08/2013	0.00
ZN-13-07-1286	07/18/2013	118 ANTILLA AVE	PAINT / RESURFACE FL / CLEAN	PAINT/CLEAN EXTERIOR WALLS BM HC-54 (BEIGE) AND WHITE TRIM \$1200	final	07/18/2013	08/09/2013	0.00
ZN-12-07-1794	07/27/2012	118 ANTILLA AVE	DUMPSTER / CONTAINER	DUMPSTER	final	08/03/2012	08/03/2012	0.00
BL-12-07-0299	07/06/2012	118 ANTILLA AVE	ROOF / LIGHT WEIGHT CONC	RE ROOF \$16,570 ENTEGRA PLANTATION WHITE TILE	final	07/24/2012	08/09/2013	0.00
AB-12-07-0245	07/05/2012	118 ANTILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	RE ROOF ENTEGRA ROOF TILE PLANTATION ROOF TILE WHITE 13" \$16570	final	07/05/2012	08/09/2013	0.00
CE-11-07-6800	07/20/2011	118 ANTILLA AVE	CODE ENF WARNING PROCESS	TRU NOTICE	final	07/20/2011	07/20/2011	0.00
CE-11-01-5284	01/22/2011	118 ANTILLA AVE	CODE ENF WARNING PROCESS	WT8333 38-29 CITY ALLOWING MECHANICAL NOISE IE. MUSIC TO LEGAL LIMITATIONS. UNIT #8 ****NOTE**** i WENT TO OWNERS OF THE BUILDING(CHATEAUBLEAU HOTE)L AND ADVISED.	final	01/22/2011	12/28/2020	0.00

City's Exhibit #3

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).

CODE CASES (5)		INSPECTIONS (6)		PERMITS (3)				
Permit N...	Permit T...	Permit ...	Permit S...	Applicati... 	Expiratio...	Final Date	Description	Main Addre...
RECT-23-05-0154	Building Recertification	Recertification	Denied	05/18/2023			BUILDING RECERTIFICATION (Y EAR BUILT 1953) CRB - Case n o. 23-6904	118 ANTILLA AVE
PWKS-23-03-1582	Public Works Permit	Tree Removal/ Relocations/ Pruning	In Review	03/31/2023	10/11/2023	09/18/2023	Umbrella tree removal and replacement	1201 E PONCE DE L EON BLVD
ZONC-21-09-0005	Zoning Commercial	Painting	Expired	09/21/2021	05/02/2022		PRESSURE CLEAN & PAINT *W ALLS: SW7646 FIRST STAR/ TR IMS. SOFFIT, FASCIA, DOORS, R AILINGS, COLUMNS, BRICK WA LL: SW7006 EXTRA WHITE \$3, 000	118 ANTILLA AVE



The City of Coral Gables

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

October 9, 2013

GRILLAS ASSOCIATES INC
1111 PONCE DE LEON BLVD
CORAL GABLES FL 33134

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

PROPERTY FOLIO: # 03-4108-009-2230

ADDRESS: 118 ANTILLA AVE CORAL GABLES, FL 33134

Dear Property Owner/Manager:

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

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

The expiration date of this approval, as stated in said Code, is 10 years from 2013. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

Yours truly,

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/30/2023

GRILLAS ASSOCIATES INC
1111 PONCE DE LEON BLVD
CORAL GABLES, FL 33134-3321

VIA CERTIFIED MAIL

7021 1970 0000 4015 6056

**RE: 118 ANTILLA AVE
FOLIO # 03-4108-009-2230**

Notice of Required Inspection For Recertification of Building

Process Number: TBD

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1953. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days from the date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be approved and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

City's Exhibit #5

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,



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

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY FINAL DELIVERY OF Y...

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

7021197000040156056

[Copy](#)

[Add to Informed Delivery \(<https://informeddelivery.usps.com/>\)](#)

Latest Update

Your item was delivered to an individual at the address at 6:24 pm on February 4, 2023 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MIAMI, FL 33134

February 4, 2023, 6:24 pm

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(<https://faq.usps.com/s/article/Where-is-my-package>\)](#)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



[See Less ^](#)

[Track Another Package](#)



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

4/30/2023

VIA CERTIFIED MAIL

7022 2410 0002 9151 5625

GRILLAS ASSOCIATES INC
1111 PONCE DE LEON BLVD
CORAL GABLES, FL. 33134-3321

RE: 118 ANTILLA AVE
FOLIO # 341080092230

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

Dear Property Owner:

In a certified letter dated 1/30/2023, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,



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

ALERT: SEVERE WEATHER CONDITIONS ACROSS THE U.S. MAY DELAY FINAL DELIVERY OF Y...

USPS Tracking®

[FAQs >](#)**Tracking Number:**[Remove X](#)**70222410000291515625**[Copy](#)[Add to Informed Delivery](https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 12:59 pm on May 4, 2023 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

[USPS Tracking Plus®](#)

Delivered

Delivered, Left with Individual

MIAMI, FL 33134

May 4, 2023, 12:59 pm

[See All Tracking History](#)[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package)**Text & Email Updates**

Feedback

**USPS Tracking Plus®****Product Information**[See Less ^](#)[Track Another Package](#)

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-6904
RECT-23-05-0154

vs.

Grillas Associates Inc
c/o Haralabos Grillas
1111 Ponce De Leon Blvd
Coral Gables, FL 33134-3321
Respondent.

Return receipt number:

7021 1970 0000 4015 9941

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

Date: January 26, 2024

Re: 118 ANTILLA AVE, CORAL GABLES, FL. LOTS 3 & 12 BLK 24, CORAL GABLES DOUGALS SEC., PB 25-69 and 03-4108-009-2230 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the City Commission Chambers, 405 Biltmore Way, 2nd floor, Coral Gables, Florida 33134, on February 12, 2024, 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, Virginia Goizueta, at City of Coral Gables, Development Services Department, 427 Biltmore Way, 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.

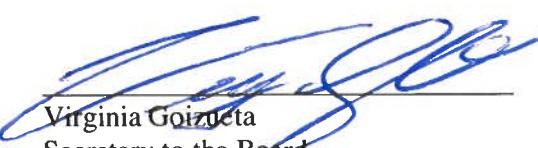
If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the

City's Exhibit #6

electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizeta
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.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Human Resources (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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

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.

c: Grillas Associates Inc., c/o Haralabos Grillas, 1111 Ponce De Leon Blvd, Ste. 625, Coral Gables, Fl.
33134-3321 7021 1970 0000 4015 9958

Oriental Bank, as successor to Eurobank, 1901 Ponce de Leon Blvd., Coral Gables, FL 3313-4481
7021 1970 0000 4015 9965

Oriental Bank, as successor to EuroBank , 254 Munoz Rivera, San Juan, PR 00918-1900
7021 1970 0000 4015 9989



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 118 ANTILLA AVE, CORAL GABLES, FL. 33134 ON JANUARY 26, 2024
AT 12:51 pm.

Sebastian Ramos

Employee's Printed Name

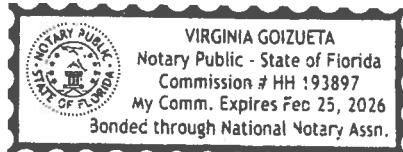
chitri

Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 26th day of JANUARY, in the year 2024,
by Sebastian Ramos who is personally known to me.

My Commission Expires:



Notary Public

City's Exhibit #7



118 Antilla Ave

City's Exhibit #8



BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner.

Case No. 23-6904
RECT-23-05-0154

vs.

Cellar Associates Inc.
c/o Haralabos Grillas
1111 Ponce De Leon Blvd.
Coral Gables, FL 33134-3321
Respondent.

Return receipt number:

7021 1970 0000 4015 9941

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

Date: January 26, 2024

Re: 118 ANTILLA AVE, CORAL GABLES, FL, LOTS 3 & 12 BLK 24, CORAL GABLES DOUGALS SEC., PB 25-69 and 03-4108-009-2230 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-89 19 (m) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the City Commission Chambers, 485 Biltmore Way, 2nd floor, Coral Gables, Florida 33134, on February 12, 2024, 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, Virginia Gourera, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, vgoourera@coralgables.com, tel: (305) 469-5250. 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 painted (including but not limited to, repainting the

WARRANTY DEED

Instrument prepared by:
 Osvaldo R. Orozco, Esq.
 122 Minorca Avenue
 Coral Gables, Florida 33134

DOCSTPDEE 4,662.00 SURTX 3,496.50
 HARVEY RUVIN, CLERK DADE COUNTY, FL
 File # 03-4108-009-2230
 Folio # 03-4108-009-2240

THIS WARRANTY DEED made the 1st day of November, 1999, by Fernando Gavarrete, a married man, and Luis Gavarrete, a married man, hereinafter called the Grantor, to Griillas Associates, Inc. a Florida corporation hereinafter called the Grantee, whose address is 1111 Ponce De Leon Blvd., Coral Gables, Florida 33134

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (10.00) to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee its successors and assigns forever, the following described land, situate and being in the County of Dade, State of Florida;

Lots 3, 12 and 13 in Block 24, of Revised Plat of Coral Gables, Douglas Section, according to the Plat thereof, as recorded in Plat Book 25 at Page 69 of the Public Records of Miami- Dade County, Florida.

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

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

SUBJECT TO: Restrictions, easements, limitations and covenants of record, if any, and taxes for the year 2000 and subsequent years.

And the Grantor hereby covenants that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the year 1999 and all subsequent years.

This property conveyed is not the homestead of each Grantor nor contiguous thereto. They and their spouses reside at the address shown beneath their signatures.

IN WITNESS WHEREOF, the Grantor have hereunto set their hand and seal the day and year first above written.

Signed and Sealed in our presence:

Maria Elena Selgas
 Witness Signature
 MARIA ELENA SELGAS

Print Name *R. Orozco*
 RECORDED IN OFFICIAL RECORDS BOOK
 OF DADE COUNTY, FLORIDA
 RECORD VERIFIED

Witness Signature *Harvey Ruvin*
 Print Name *R. Orozco*
 HARVEY RUVIN
 CLERK CIRCUIT COURT

Print Name
 STATE OF FLORIDA
 COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 1st day of November, 1999 by Fernando Gavarrete, and Luis Gavarrete who are personally known to me or who have produced PRS. KNOWN (both) as identification and who did (did not) take an oath.

Notary Public

Notary - Print Name

Serial Number, if any



City's Exhibit #9

RETURN TO:
 GREGORY T. MARTINI, ESQUIRE
 SACHER, MARTINI & SACHER, P.A.
 2655 LeJeune Rd., Suite 1101
 Coral Gables, Florida 33134

This instrument prepared by:
Jorge Sanchez-Galarraga Esq.
1313 Ponce de Leon Blvd.
Suite 301
Coral Gables, Florida 33134

CFN 2003R0618861
OR BK 21578 Pgs 3572 - 3576; (5pgs)
RECORDED 08/26/2003 16:20:14
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

MODIFICATION OF MORTGAGE AND SPREADER AGREEMENT

This Agreement is entered into on this 12th day of August, 2003, by and between Grillas Associates, Inc., whose address is 1111 Ponce de Leon Boulevard, Coral Gables, Florida 33134, hereinafter called "Mortgagor" or "Borrower", and EuroBank, whose address is 1901 Ponce de Leon Boulevard, Coral Gables, Florida 33134, hereinafter called "Mortgagee" or "Lender".

Whereas, "Mortgagor" is the owner in fee simple of the premises located in Miami-Dade County, Florida, legally described as:

Lot 15, Block 28, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida

Lots 13, 14, 15, and 16 Block 15, Coral Gables Biltmore Section, according to the Plat thereof, as recorded in Plat Book 20, at Page 28, of the Public Records of Miami-Dade County, Florida

(the "Mortgaged Property"); and

Whereas, Mortgagee is the owner and holder of the following Mortgages (the "Mortgages") from Mortgagor encumbering the Mortgaged Property: Mortgage dated October 15, 1999 recorded in Official Records Book 18835, Page 1260, of the Public Records of Miami-Dade County, Florida, and Mortgage dated April 27, 2000 recorded in Official Records Book 19104, Page 1989, of the Public Records of Miami-Dade County, Florida; and

Whereas, Mortgagee is the owner and holder of the following Promissory Notes (the "Notes") secured by the Mortgages: Promissory Note dated October 15, 1999 in the original principal amount of \$240,750.00 executed by Mortgagor in favor of Mortgagee, and Promissory Note dated April 27, 2000 in the original principal amount of \$607,500.00 executed by Mortgagor in favor of Mortgagee; and

NO ADDITIONAL DOCUMENTARY STAMPS TAXES OR INTANGIBLE TAXES ARE OWED ON THIS INSTRUMENT INASMUCH AS DOCUMENTARY STAMP TAXES AND INTANGIBLE TAXES WERE FULLY PAID ON RECORDING OF 1) THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 18835 AT PAGE 1260, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 2) THE MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 19104 AT PAGE 1989, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND 3) THE CERTIFICATE OF FUTURE ADVANCE OF EVEN DATE HEREWITH. THIS AGREEMENT AND THE CONSOLIDATED PROMISSORY NOTE SIGNED CONTEMPORANEOUSLY HEREWITH MERELY MODIFY AND CONSOLIDATE PREVIOUS INSTRUMENTS. THERE IS NO NEW OBLIGOR/MORTGAGOR, AND NO NEW ADVANCE OF FUNDS IS BEING MADE HEREWITH BY THE MORTGAGEE TO THE MORTGAGOR.



Whereas, Mortgagor is the owner in fee simple of the premises located in Miami-Dade County, Florida, legally described as:

Lots 3, 12 and 13 Block 24, Revised Plat of Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, at Page 69, of the Public Records of Miami-Dade County, Florida

(the "Additional Property"); and

Whereas, Mortgagor desires that the Mortgagee modify the Mortgages and other loan documents to provide that the lien, operation and effect of the Mortgages be spread to add and encumber the Additional Property as hereinabove described; and

Whereas, the Mortgages also secure that certain Future Advance Promissory Note dated of even date executed by the Borrower in favor of the Lender in the principal amount of \$987,404.63 (the "Future Advance Promissory Note"); and

Whereas, the Mortgages also secure that certain Consolidated Promissory Note of even date executed by the Borrower in favor of the Lender in the principal amount of \$1,800,000.00 (the "Consolidated Promissory Note") consolidating the amounts due under the Notes and under the Future Advance Promissory Note; and

Whereas, the Borrower has requested the Lender to modify the terms of the loan evidenced by the Notes and by the Future Advance Promissory Note (the "Loan") so as to increase the principal amount of the Loan, and the Lender has agreed to do so; and

Whereas, the Borrower and Lender intend that this Agreement shall modify the Mortgages to reflect the revised terms of the Loan.

Whereas, Mortgagee is willing to modify the terms of the Mortgages and other loan documents as hereinafter set forth, in accordance with the terms of this Agreement; and

Now Therefore, in consideration of the mutual covenants and conditions contained herein, the sum of Ten (\$10.00) Dollars and other good and valuable considerations, each to the other in hand paid, receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. That the foregoing recitals are true and correct and are incorporated by reference herein.

2. That the outstanding principal balance due under the Mortgages and the Notes as of this date is \$812,595.37 and all accrued interest has been paid to date.

3. As of the date of this Agreement, the principal balance outstanding under the Future Advance Promissory Note is \$987,404.63

4. The Loan shall be modified so as to increase the principal amount of the Loan. The modification of the Loan shall be evidenced by the Consolidated Promissory Note of even date herewith in the principal amount of \$1,800,000.00 executed by the Mortgagor and payable to the Lender, which by this express reference is incorporated herein and made a material part hereof. As modified by the Consolidated Promissory Note, the Loan shall mature on August 12, 2013.

5. The Mortgagor and Mortgagee agree, that for good and valuable consideration, including, but not limited to, the aggregate sum of money named in the Consolidated Promissory Note, Mortgagor does hereby mortgage, grant, bargain, sell, alien, remise, release and convey unto Mortgagee the Additional Property above

described of which Mortgagor is now seized and possessed and in actual possession, situated in the County of Miami-Dade State of Florida, together with all present and future property and rights owned by Mortgagor or in which Mortgagor has any interest (which, together with the Additional property, shall hereinafter sometimes be referred collectively as the "Mortgaged Property").

6. Mortgagor certifies that it is the owner of the fee simple absolute title to the real property described herein as the Additional Property and that there are no liens or claims against the said property which would take precedence over the Notes, Mortgages, this Agreement, or any of the other documents executed directly or indirectly in connection with the loan evidenced by the Note.

7. The Additional Property is also pledged as security for all other liabilities (whether primary, secondary, direct, contingent, sole joint or severally) due or to become due which may be hereafter contracted or acquired by each Borrower and Mortgagor to Mortgagee. Any default in any of these allegations shall be deemed a default in the Mortgages and of this Agreement.

8. In the event the ownership of the Mortgaged Property or any part thereof becomes vested in any other person other than the Mortgagor, without the consent of the Mortgagee, Mortgagee may declare the indebtedness secured hereby to be due and payable.

9. All rights, remedies, and powers granted to the Mortgagee herein, or in any other document or instrument executed directly or indirectly in connection with the loan evidenced by the Note, or implied by law, shall be cumulative and shall be exercised severally or concurrently with other such rights as the Mortgagee may have.

10. The invalidity, unenforceability, in whole or in part of any covenant, promise, obligation undertaking or any section, sentence, clause, paragraph, phrase, word or provision of the Notes, the Future Advance Promissory Note, the Consolidated Promissory Note, the Mortgages, this Agreement and/or other document executed directly or indirectly in connection with the Loan, or any portion hereof, shall not affect the validity of the remaining portions thereof, and the remaining portions thereof shall and do remain in full force and effect.

11. To the extent of any inconsistency or conflict of any provisions contained in the Notes, the Future Advance Promissory Note, the Consolidated Promissory Note the Mortgages, this Agreement, or other loan documents or writings directly or indirectly related to the loan evidenced by the Note, the provisions or any portion thereof, which in the sole judgment of the Mortgagee provide for the greatest protection or otherwise operate in the Mortgagee's best interest shall govern.

12. The aforesaid Notes, the Future Advance Promissory Note, the Consolidated Promissory Note, and the Mortgages and all of their terms, covenants, conditions, agreements, and stipulations shall remain in full force and virtue except as herein modified. Mortgagor hereby represents, warrants and covenants that it has no defenses, offsets or counterclaims as of the date hereof against the obligations evidenced by the Notes, the Future Advance Promissory Note, and the Consolidated Promissory Note secured by the Mortgages.

13. Nothing herein contained invalidates or shall impair or release any covenant, condition, agreement or stipulation of said Notes, the Future Advance Promissory Note, the Consolidated Promissory Note, and Mortgages, and the same, except as herein modified, shall continue in full force and effect and the undersigned further covenant and agree to perform, comply with and abide by each and every of the covenants, conditions, and stipulations of this Agreement, as well as the covenants, agreements, conditions and stipulations of the Notes, the Future Advance Promissory Note, the Consolidated Promissory Note, and Mortgages which are not inconsistent herewith.

14. That said Mortgages, as modified, shall constitute a security agreement under the provisions of the Florida Uniform Commercial Code.

15. This Mortgage Modification Agreement is being made on the condition that no instrument has been recorded on or subsequent to October 25, 1999 at 3:48 P.M. which affects the validity or priority of the Mortgages or which encumbers the property secured thereby or otherwise limits the value or use of such property. In the event that a review of title to the property as of a date subsequent to the recording of this Modification reveals any such instrument, then Mortgagee shall be authorized without the consent of the Mortgagor being necessary thereto, to cancel this Modification by recording among the public records a Notice declaring this Modification to be null and void by reason of the failure of the condition precedent and upon such recording this Modification shall be null and void ab initio, or at Mortgagee's sole option, to avail itself of the default remedies afforded to Mortgagee as per this Agreement, the Notes or the Mortgages.

16. No Novation. It is the intent of the parties that this Agreement shall not constitute a novation and will in no way adversely affect the lien priority of any of the Mortgages. In the event that this Agreement, or any part hereof, is construed by a court of competent jurisdiction as operating to affect the lien priority of any of the Mortgages over the claims which would otherwise be subordinate thereto, then to the extent that third persons acquiring an interest in such property between the time of execution of the Mortgages and the execution hereof are prejudiced thereby, this Agreement, or such portion hereof as is so construed, will be void and of no force and effect, and this Agreement will constitute, as to that portion, a subordinate lien on the collateral, incorporating by reference the terms of the Mortgages, and which Mortgages then will be enforced pursuant to the terms therein contained, independent of this Agreement; provided, however, that notwithstanding the foregoing, the parties hereto, as between themselves, will be bound by all terms and conditions hereof until all indebtedness owing from the Mortgagor to the Mortgagee has been paid in full.

17. Provided that Notes, the Future Advance Promissory Note, the Consolidated Promissory Note, and Mortgages are in good standing and not in default in any respect, any of the Mortgaged Property may be released from the lien of the Mortgages provided the unpaid loan balance does not exceed a loan to value ratio of seventy six (76%) percent in relation to the Mortgaged Property not released.

18. This Agreement shall be binding upon the parties hereto, their successors, and assigns.

In Witness Whereof, the parties hereto have executed this Agreement on the date first above written.

Signed, sealed and delivered
in the presence of:

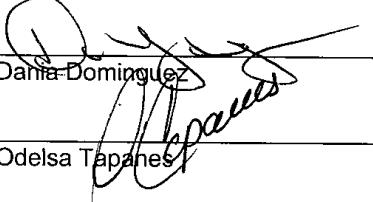
Jorge Sanchez Galarraga

Susana A. Perez

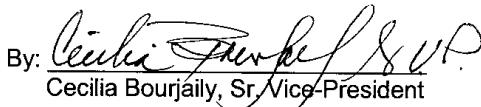
Mortgagor:
Grillas Associates, Inc.

By:
Haralambos Grillas, Vice-President

Signed, sealed and delivered
in the presence of:

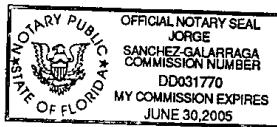

Dania Dominguez
Odelsa Tapanes

Mortgagee:
EuroBank

By: 
Cecilia Bourjaily, Sr. Vice-President

State of Florida
County of Miami-Dade

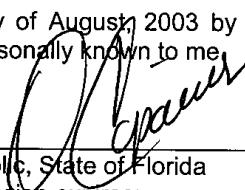
Sworn to and subscribed before me this 12th day of August, 2003 by Haralambos Grillas as Vice-President of Grillas Associates, Inc. who produced a State of Florida driver's license as identification.

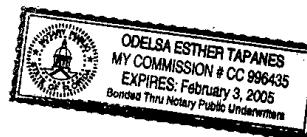



Notary Public, State of Florida
My commission expires:

State of Florida
County of Miami-Dade

Sworn to and subscribed before me this ____ day of August, 2003 by Cecilia Bourjaily as Senior Vice President of EuroBank who is personally known to me


Notary Public, State of Florida
My commission expires:



 [BankFind Suite Home](#)

[Back to Search Results](#)

Eurobank



Institution Details



Received Government Assistance

Failed on 04/30/2010 and was insured until closed

FDIC Cert

27150

Established

06/01/1980

Bank Charter Class

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

Primary Federal Regulator

Federal Deposit Insurance Corporation

Data as of 12/08/2023

Main Office Address

Quebrada Arena Road #1, Km 24.5 San Juan, PR 00926

Financial Information

[Create financial reports for this institution](#)

Consumer Assistance

[Complaints & Questions with Personal Information](#)

Contact the FDIC

[Questions about Bank Information](#)

Oriental Bank
Cert - 31469



FDIC Insured
Since 03/25/1965
[Click to View](#)

Succeeding Institution

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.

[!\[\]\(130eb552b7f729639752562c836f911d_img.jpg\) BankFind Suite Home](#)[Back to Search Results](#)

Oriental Bank



Institution Details

Data as of 12/08/2023

**FDIC Insured**
Since 03/25/1965**FDIC Cert #**

31469

Established

03/25/1965

Bank Charter Class

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

Primary Federal Regulator

Federal Deposit Insurance Corporation

Main Office Address254 Munoz Rivera
San Juan, PR 00918**Primary Website**www.orientalbank.com**Locations**45 domestic locations: 0 states and 2 territories.
0 in foreign locations.**Financial Information**[Create financial reports for this institution](#)**Consumer Assistance**[Complaints & Questions with Personal Information](#)**Contact the FDIC**[Questions about Bank Information](#)

Get additional detailed information by selecting from the following:

Locations**History****Institution Profile****Other Names****45 Branch Offices**Hide 

Results

25



1

2



Page #

Go

Address**254****Munoz****Puerto Rico**

44303	Main Office	Oriental Bank	Rivera	San Juan	San Juan	PR	Full Service
			San Juan,	PR 00918			Brick And Mortar
284942	1	Yabucoa Branch	Calle Cristobal Colon #21 Yabucoa, PR 00767	Yabucoa	Yabucoa	PR	Full Service Brick And Mor
284943	2	San Lorenzo Branch	#55 Eugenio Sanchez Lopez Street San Lorenzo, PR 00754	San Lorenzo	San Lorenzo	PR	Full Service Brick And Mor
284944	3	Las Piedras Branch	Calle Jesus T. Piquero #46 Las Piedras, PR 00771	Las Piedras	Las Piedras	PR	Full Service Brick And Mor
478983	128	Plaza Del Sol Branch	727 Ave West Main Ste Pp3 Bayamon, PR 00961	Bayamon	Bayamon	PR	Full Service Brick And Mor
493858	129	Las Catalinas Branch	Las Catalinas Mall Pr52 Int. Pr-156 Caguas, PR 00725	Caguas	Caguas	PR	Full Service Brick And Mor
261228	136	Condado Branch	1408 Ave Magdalena Condado,	Condado	San Juan	PR	Full Service Brick And Mor

				PR 00907				
363315	144	Humacao Branch		Plaza Mall State Road Pr No. 52, & Pr . No. 3 Km 82.0 Humacao, PR 00791	Humacao	Humacao	PR	Full Service Brick And Mor
13375	157	Hato Rey		400 Ave Ponce De Leon San Juan, PR 00918	San Juan	San Juan	PR	Full Service Brick And Mor
249975	158	Bayamon I		Road 167 Km 0.3 Bayamon, PR 00956	Bayamon	Bayamon	PR	Full Service Brick And Mor
249979	160	Santa Maria		Alejandrino Plaza Road 838 Guaynabo, PR 00969	Guaynabo	Guaynabo	PR	Full Service Brick And Mor
240776	166	Las Americas Ave., Road #2		#2 Road Ponce, PR 00731	Ponce	Ponce	PR	Full Service Brick And Mor
249981	169	San Patricio Branch		Gonzalez Giusti Ave. Guaynabo, PR 00968	Guaynabo	Gurabo	PR	Full Service Brick And Mor
249983	170	Los Paseos		Las Vistas Shopping Village Rio Piedras, PR 00926	Rio Piedras	San Juan	PR	Full Service Brick And Mor

249984	171	Hatillo	Norte Hatillo, PR	Hatillo	Hatillo	PR	Full Service Brick And Mor
00659							
256806	172	Plaza Las Americas Branch	Plaza Las Americas Mall San Juan, PR 00918	Plaza Las Americas Mall San Juan, PR 00918	San Juan	San Juan	PR
249988	173	Plaza Del Caribe	#1 Road Plaza Del Caribe Mall Ponce, PR	#1 Road Plaza Del Caribe Mall Ponce, PR	Ponce	Ponce	PR
249990	174	Cayey	Road 1 Km. 56.2 Pirez Hermanos Plaza Cayey, PR	Road 1 Km. 56.2 Pirez Hermanos Plaza Cayey, PR	Cayey	Cayey	PR
249992	175	Los Colobos	Los Colobos Shopping Center Road 3 Carolina, PR 00985	Los Colobos Shopping Center Road 3 Carolina, PR 00985	Carolina	Carolina	PR
283245	178	Plaza Guayama	Plaza Guayama Shopping Mall Guayama, PR 00784	Plaza Guayama Shopping Mall Guayama, PR 00784	Guayama	Guayama	PR

283247	179	Ponce La Rambla	La Rambla Shopping Mall Ponce, PR 00731	Ponce	Ponce	PR	Full Service Brick And Mor
283249	181	Juana Diaz	Juana Diaz Shopping Center Juana Diaz, PR 00795	Juana Diaz	Juana Diaz	PR	Full Service Brick And Mor
283250	182	Aibonito	254 Calle San Jose E Aibonito, PR 00705	Aibonito	Aibonito	PR	Full Service Brick And Mor
283258	183	Penuelas	#601 Dr. Loyola Street Penuelas, PR 00624	Penuelas	Penuelas	PR	Full Service Brick And Mor
283270	184	Yauco Plaza	Yauco Plaza Shopping Mall Yauco, PR 00698	Yauco	Yauco	PR	Full Service Brick And Mor

CHAPTER #2 – ELECTRICAL RECERTIFICATION

DENIS K. SOLANO, PE: 56902, SI: 2046
950 NW 22ND AVENUE
MIAMI, FLORIDA 33125
(305) 643-8699 PHONE
(305) 643-8692 FAX

City's Exhibit #10

Denis K. Solano, P.E.
Consulting Engineer
Design • Inspections • Investigation • Reports

MAY 8TH, 2023

Attention: Building Official
City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: 40 Years Old Electrical Certification for the Property Located at:
118 Antilla Avenue, Coral Gables Florida 33134
Folio #: 03-4108-009-2230

Dear Building Official,

In accordance with Section 8-11(f) of the Code of Miami-Dade County, I have performed an inspection of the building located at 118 Antilla Avenue, Miami Florida.

As per your request, we have performed a visual, non-destructive inspection at the above referenced property, for the purpose of the 40 Years Re-Certification. Nothing in this report shall be construed directly or indirectly as a guarantee of any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present electrical condition of the building.

My observations and comments are included in this Report, and in my professional judgment and to the best of my knowledge and belief, **“ELECTRICAL RECERTIFICATION CAN NOT BE ISSUED AT THIS MOMENT DUE TO MINOR ELECTRICAL WORK TO BE CONDUCTED”**. I am hereby recommending the Building Department to extend the due date for this structural certification in order to allow for the Owner to perform such **ELECTRICAL REPAIRS**.

Sincerely,



Digitally signed
by Denis K
Solano
Date: 2023.05.10
18:37:52 -04'00'



Denis K. Solano, P.E. #: 56902, S.I. #: 2046
950 NW 22nd Avenue
Miami, FL. 33125

Denis K. Solano, P.E.
Consulting Engineer
Design • Inspections • Investigation • Reports

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

Date: May 8th, 2023

RE: Property Address: 118 Antilla Avenue, Coral Gables Florida 33134

Building Description: Folio#: 03-4108-009-2230, Sq. Ft: 3,659 S.F., Year Built: 1953

1. I am a Florida registered professional engineer (P.E. #: 56902) with an active license.
2. On April 18th, 2023, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 7.0 foot candle per SF, Minimum 2.5 foot candle per SF, Minimum to maximum ration 7:2, foot candle 4.0 average per SF.
4. The level of illumination provided in the parking lot (s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.
5. The level of outdoor lighting overspill meets the limitations established in Section 33-4.1 of the Code of Miami-Dade County.

Should you have any questions regarding the foregoing, please do not hesitate to contact my office.

Sincerely,



Digitally signed
by Denis K
Solano
Date:
2023.05.10
18:38:12 -04'00'

Denis K. Solano, P.E. #: 56902, S.I. #: 2018
950 NW 22nd Avenue
Miami, FL. 33125



2. INSPECTIONS

a. Date of Notice of Required Inspection: Unknown

b. Date(s) of actual inspection: April 18th, 2023

c. Name and qualifications of licensee submitting report:

Denis K. Solano, PE: 56902, SI: 2046

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

1. If required, describe, and indicate acceptance:

- Smoke Detectors need to be installed in every unit.

- All electrical sub-panels will need to be labeled.

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

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage () Amperage (600) Type: Fuses () Breakers (X)

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

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

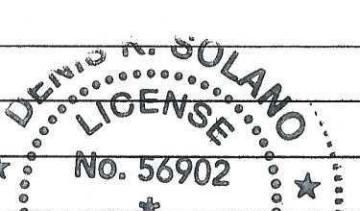
Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO

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

Comments:



5. ELECTRIC ROOMS

PROVIDE PHOTO

1. Clearances:

Good Fair Needs Correction

Comments:

6. GUTTERS

PROVIDE PHOTO

1. Location:

Good Needs Repair

2. Taps and Fill:

Good Needs Repair

Comments:

7. ELECTRICAL PANELS

PROVIDE PHOTO

1. Panel # (1-8) Location: Kitchen of each unit

Good Needs Repair

2. Panel # () Location:

Good Needs Repair

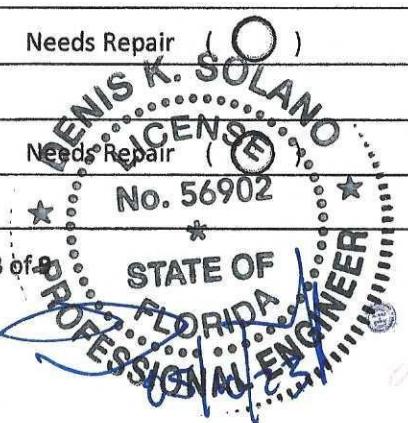
3. Panel # () Location:

Good Needs Repair

4. Panel # () Location:

Good Needs Repair

5. Panel # () Location:

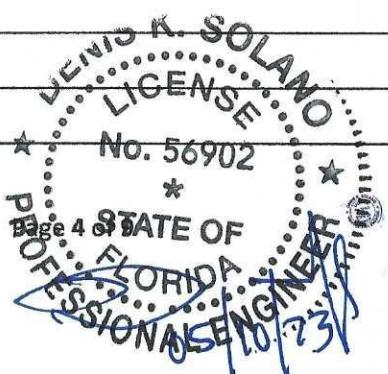
Good Needs Repair 

Comments:			
<ul style="list-style-type: none"> - All interior sub-panels at each unit will need to be labeled. 			

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

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

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



11. SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO

Good ()Needs Repair ()

Comments:

12. GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO

Good ()Needs Repair ()

Comments:

13. WIRE AND CABLES

PROVIDE PHOTO

Good ()Needs Repair ()

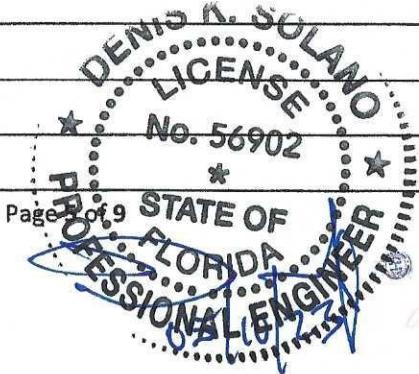
Comments:

14. BUSWAYS

PROVIDE PHOTO

Good ()Needs Repair ()

Comments:



15.THERMOGRAPHY INSPECTION RESULTS

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments:

16.OTHER CONDUCTORS

PROVIDE PHOTO

Good Needs Repair

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO

1. Conduit Raceways Rigid: Good Needs Repair N/A 2. Conduit PVC: Good Needs Repair N/A 3. NM Cable: Good Needs Repair N/A 4. Other: Good Needs Repair N/A

a. Other Wiring (Specify):

Comments:

18.EMERGENCY LIGHTING

PROVIDE PHOTO

Good Needs Repair N/A

Comments:

Emergency lighting at second floor is currently not working.



19. BUILDING EGRESS ILLUMINATION

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

20. FIRE ALARM SYSTEM

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

- None observed at the time of inspection.

21. SMOKE DETECTORS

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

- Smoke detectors will need to be installed at all units. No smoke detectors were observed at the time of inspection.

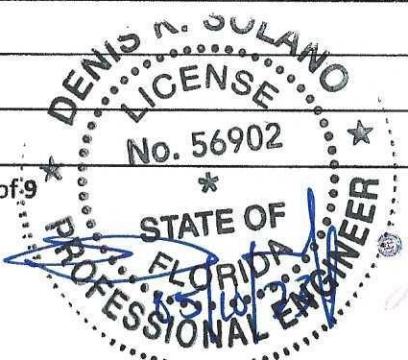
22. EXIT LIGHTS

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

- Exit light at second floor walkway will need to be repaired.



Digitally signed by
Denis R. Solano
Date: 2023.05.10
18:40:47 -04'00'

23.EMERGENCY GENERATOR

PROVIDE PHOTO

Good Needs Repair N/A

Comments:

- None observed at the time of inspection.

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

PROVIDE PHOTO

Good Requires Additional Illumination N/A

Comments:

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO

Good Requires Additional Illumination N/A

Comments:

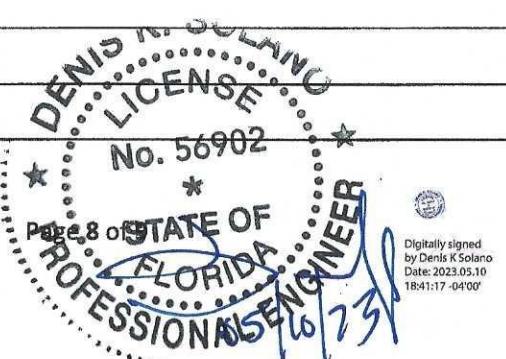
26.SWIMMING POOL WIRING

PROVIDE PHOTO

Good Needs Repair N/A

Comments:

- None observed at the time of inspection.

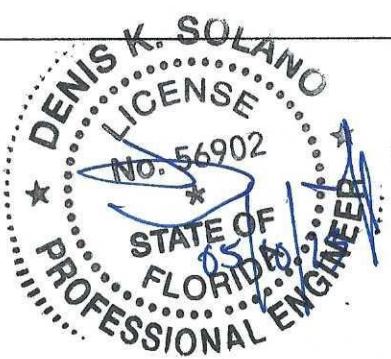


27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

28.ADDITIONAL COMMENTS

Digitally
signed by
Denis K
Solano
Date:
2023.05.10
18:41:54
-04'00'

Reset Form

CHAPTER #2 – ELECTRICAL RECERTIFICATION

DENIS K. SOLANO, PE: 56902, SI: 2046
950 NW 22ND AVENUE
MIAMI, FLORIDA 33125
(305) 643-8699 PHONE
(305) 643-8692 FAX

Denis K. Solano, P.E.
Consulting Engineer
Design • Inspections • Investigation • Reports

MAY 8TH, 2023

Attention: Building Official
City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: 40 Years Old Electrical Certification for the Property Located at:
118 Antilla Avenue, Coral Gables Florida 33134
Folio #: 03-4108-009-2230

Dear Building Official,

In accordance with Section 8-11(f) of the Code of Miami-Dade County, I have performed an inspection of the building located at 118 Antilla Avenue, Miami Florida.

As per your request, we have performed a visual, non-destructive inspection at the above referenced property, for the purpose of the 40 Years Re-Certification. Nothing in this report shall be construed directly or indirectly as a guarantee of any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present electrical condition of the building.

My observations and comments are included in this Report, and in my professional judgment and to the best of my knowledge and belief, **“ELECTRICAL RECERTIFICATION CAN NOT BE ISSUED AT THIS MOMENT DUE TO MINOR ELECTRICAL WORK TO BE CONDUCTED”**. I am hereby recommending the Building Department to extend the due date for this structural certification in order to allow for the Owner to perform such **ELECTRICAL REPAIRS**.

Sincerely,



Digitally signed
by Denis K
Solano
Date: 2023.05.10
18:37:52 -04'00'



Denis K. Solano, P.E. #: 56902, S.I. #: 2046
950 NW 22nd Avenue
Miami, FL. 33125

Denis K. Solano, P.E.
Consulting Engineer
Design • Inspections • Investigation • Reports

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

Date: May 8th, 2023

RE: Property Address: 118 Antilla Avenue, Coral Gables Florida 33134

Building Description: Folio#: 03-4108-009-2230, Sq. Ft: 3,659 S.F., Year Built: 1953

1. I am a Florida registered professional engineer (P.E. #: 56902) with an active license.
2. On April 18th, 2023, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 7.0 foot candle per SF, Minimum 2.5 foot candle per SF, Minimum to maximum ration 7:2, foot candle 4.0 average per SF.
4. The level of illumination provided in the parking lot (s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.
5. The level of outdoor lighting overspill meets the limitations established in Section 33-4.1 of the Code of Miami-Dade County.

Should you have any questions regarding the foregoing, please do not hesitate to contact my office.

Sincerely,



Digitally signed
by Denis K
Solano
Date:
2023.05.10
18:38:12 -04'00'

Denis K. Solano, P.E. #: 56902, S.I. #: 2018
950 NW 22nd Avenue
Miami, FL. 33125



2. INSPECTIONS

a. Date of Notice of Required Inspection: Unknown

b. Date(s) of actual inspection: April 18th, 2023

c. Name and qualifications of licensee submitting report:

Denis K. Solano, PE: 56902, SI: 2046

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

1. If required, describe, and indicate acceptance:

- Smoke Detectors need to be installed in every unit.

- All electrical sub-panels will need to be labeled.

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

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage () Amperage (600) Type: Fuses () Breakers (X)

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

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

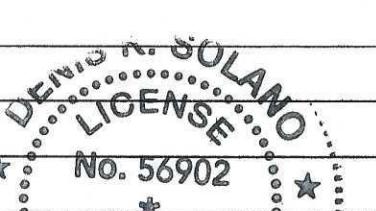
Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO

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

Comments:



5. ELECTRIC ROOMS

PROVIDE PHOTO

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

Comments:

6. GUTTERS

PROVIDE PHOTO

1. Location: Good () Needs Repair ()2. Taps and Fill: Good () Needs Repair ()

Comments:

7. ELECTRICAL PANELS

PROVIDE PHOTO

1. Panel # (1-8) Location: Kitchen of each unit

Good () Needs Repair ()

2. Panel # () Location:

Good () Needs Repair ()

3. Panel # () Location:

Good () Needs Repair ()

4. Panel # () Location:

Good () Needs Repair ()

5. Panel # () Location:

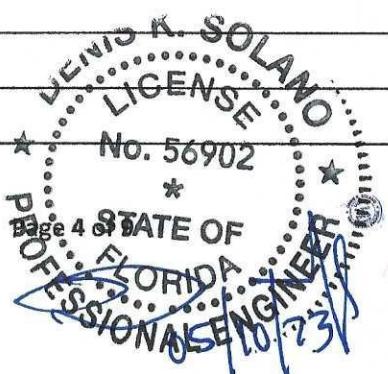
Good () Needs Repair ()

Comments:			
<ul style="list-style-type: none"> - All interior sub-panels at each unit will need to be labeled. 			

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

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

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



11. SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO

Good ()Needs Repair ()

Comments:

12. GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO

Good ()Needs Repair ()

Comments:

13. WIRE AND CABLES

PROVIDE PHOTO

Good ()Needs Repair ()

Comments:

14. BUSWAYS

PROVIDE PHOTO

Good ()Needs Repair ()

Comments:



15.THERMOGRAPHY INSPECTION RESULTS

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments:

16.OTHER CONDUCTORS

PROVIDE PHOTO

Good Needs Repair

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO

1. Conduit Raceways Rigid: Good Needs Repair N/A 2. Conduit PVC: Good Needs Repair N/A 3. NM Cable: Good Needs Repair N/A 4. Other: Good Needs Repair N/A

a. Other Wiring (Specify):

Comments:

18.EMERGENCY LIGHTING

PROVIDE PHOTO

Good Needs Repair N/A

Comments:

Emergency lighting at second floor is currently not working.



19. BUILDING EGRESS ILLUMINATION

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

20. FIRE ALARM SYSTEM

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

- None observed at the time of inspection.

21. SMOKE DETECTORS

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

- Smoke detectors will need to be installed at all units. No smoke detectors were observed at the time of inspection.

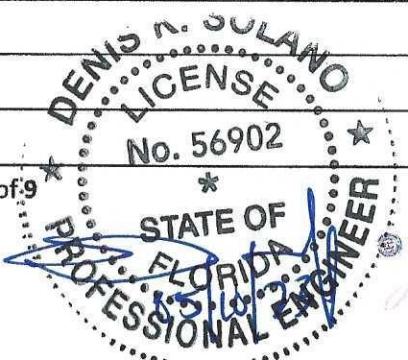
22. EXIT LIGHTS

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

- Exit light at second floor walkway will need to be repaired.



23.EMERGENCY GENERATOR

PROVIDE PHOTO

Good Needs Repair N/A

Comments:

- None observed at the time of inspection.

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

PROVIDE PHOTO

Good Requires Additional Illumination N/A

Comments:

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO

Good Requires Additional Illumination N/A

Comments:

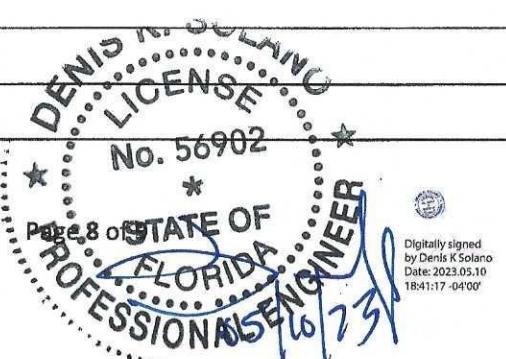
26.SWIMMING POOL WIRING

PROVIDE PHOTO

Good Needs Repair N/A

Comments:

- None observed at the time of inspection.

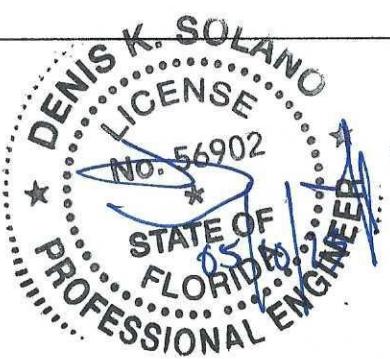


27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good ()Needs Repair ()N/A ()

Comments:

28.ADDITIONAL COMMENTS

Digitally
signed by
Denis K
Solano
Date:
2023.05.10
18:41:54
-04'00'

Reset Form

Denis K. Solano, P.E.
Consulting Engineer
Design • Inspections • Investigation • Reports

MAY 8TH, 2023

Attention: Building Official
City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: 40 Years Old Structural Certification for the Property Located at:
118 Antilla Avenue, Coral Gables Florida 33134
Folio #: 03-4108-009-2230

Dear Building Official,

I have inspected the Buildings in reference on April 18th 2023, in compliance with requirements of Miami-Dade County Code, Section 8-11 (f).

My observations and comments are included in this Report, and in my professional judgment and to the best of my knowledge and belief, **“STRUCTURAL RECERTIFICATION CAN NOT BE ISSUED AT THIS MOMENT DUE TO CONCRETE RESTORATION WORK TO BE CONDUCTED ON THE BUILDING FRAMING**. I am hereby recommending the Building Department to extend the due date for this structural certification in order to allow for the Owner to perform such **STRUCTURAL REPAIRS**.

It is to be clearly understood that, I have not conducted a detailed analysis of the structural plans and or shop drawings, and that nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure.

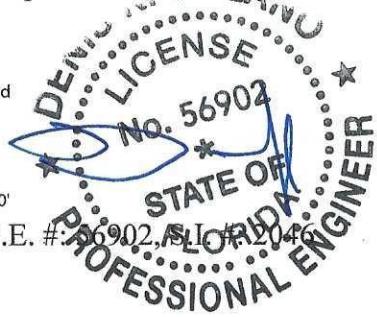
To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the Building and the Structure, based on visual observation of the exposed areas to the extent reasonably possible.

Sincerely,



Digitally signed
by Denis K
Solano
Date:
2023.05.10
18:33:20 -04'00'

Denis K. Solano, P.E. #:





REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Denis K. Solano, PE: 56902, SI: 2046

TITLE: Professional Engineer

JURISDICTION NAME:

ADDRESS: 950 NW 22nd Avenue, Miami Florida 33125

City of Coral Gables

SIGNATURE:

Digitally signed by
Denis K Solano
Date: 2023.05.10
18:33:37 -04'00'

A Florida Professional Engineer license card. The card features a decorative border with stars and dots. At the top, it says "No. 56902" with an asterisk on either side. The center text reads "STATE OF FLORIDA" above "PROFESSIONAL ENGINEER". At the bottom, it says "BIO 56902".

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

1. DESCRIPTION OF BUILDING

a. Name on Title: **Grillas Associates, Inc.**

b. Building Street Address: **118 Antilla Avenue**

c. Legal Description: **Coral Gables Douglas Sec**

d. Owner's Name: **Grillas Associates, Inc.**

e. Owner's Mailing Address: **1111 Ponce De Leon Blvd. Coral Gables Florida 33134**

f. Folio Number of Property on which Building is Located: **03-4108-009-2230**

g. Building Code Occupancy Classification: R-2

h. Present Use: **Multifamily**

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

- The building is a two story building built in 1953 with an approximate square footage of 3,659 S.F. consisting of CMU exterior walls, concrete tie columns, and concrete tie beams.
- The foundation consist of continues wall footing for the exterior masonry walls and isolated footings for the columns.
- The floor framing is composed of concrete slab on grade for the ground floor and a concrete slab for the second floor.
- The roof framing consists of wood trusses with 5/8" plywood sheathing and Spanish tiles on top.

i. Number of Stories: 3 k. Is this a Threshold Building as per EES 71(12) E.S. (Yes/No): Yes

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

m. Additional Comments:

n. Additions to original structure:	
- None observed at the time of inspection.	
o. Total Actual Building Area of all floors: 3,659	S.F.

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	Unknown
b. Date(s) of actual inspection:	April 18th, 2023
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	Denis K. Solano, PE: 56902, SI: 2046
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	- None conducted only visual inspection.
e. Are Any Structural Repairs Required? (YES/NO):	Yes
1. If required, describe, and indicate acceptance:	<ul style="list-style-type: none"> - Repair concrete cracks observed at the second floor walkway; see photograph #6 and #7. - Repair hairline cracks observed at the West Building Facade; see photograph #8 and #9.
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):	No
1. Explanation/Comments:	



3. SUPPORTING DATA

a. 13 Additional sheets of written data

b. 15 Photographs provided (where required plus each building elevation)

c. 1 Drawings or sketches (aerial, site, footprint, etc.)

d. 0 Test reports

4. FOUNDATION

a. Describe the building foundation:

- The foundation consist of continuous concrete wall footings and interior isolated footings for the 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

- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).

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

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

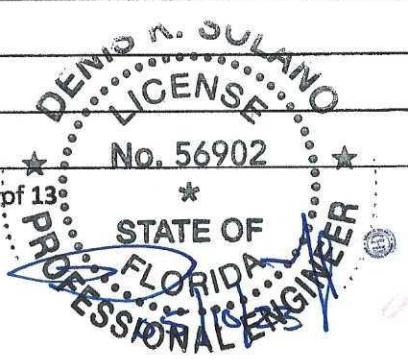
1. Bulging: Fair

2. Settlement: Fair

3. Deflections: Fair

4. Expansion: Fair

5. Contraction: Fair



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
<p>- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).</p>	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
<p>- There are cracks observed at the second floor walkway slab (see photograph #6-7), hairline cracks at the exterior masonry wall of the west facade (see photograph #8-9) and paint peeling of the walkway underside (see photograph #10).</p>	
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
<p>- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).</p>	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
<p>- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).</p>	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
<p>- None observed at the time of inspection.</p>	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
<p>- Multi-family: Roof load: LL=30 psf, DL=25 psf/ Ground Floor LL=40 psf/Dwellings LL = 40 psf</p>	
h. Signs of overloading? (Yes/No): No	
<p>1. Describe:</p>	



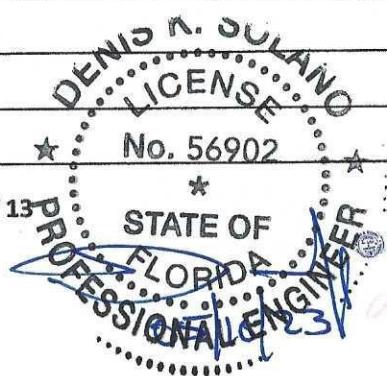
6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: Fair		
b. Clay tile or terra cotta units: None observed at the time of inspection.		
c. Reinforced concrete tie columns: Fair		
d. Reinforced concrete tie beams: Fair		
e. Lintel: None observed at the time of inspection.		
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Fair		
2. Veneer: Fair		
3. Paint only: Fair-Peeling was observed at the west facade; see photograph #10.		
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier: None observed at the time of inspection.		
2. Furring and plaster: Fair		
3. Paneling: None observed at the time of inspection.		
4. Paint only: Fair		
5. Other (describe):		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): Concrete slab and masonry wall.		
2. Description:		
- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): None observed at the time of inspection.		
2. Description:		



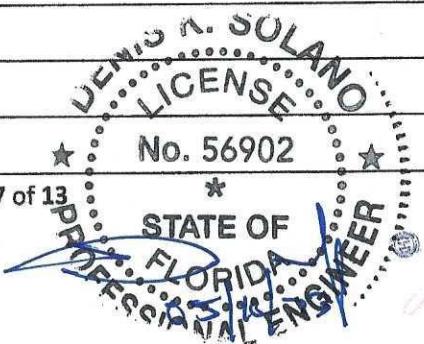
k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice):	
3. Significant (but patching will suffice):	
4. Significant (structural repairs required)	
I. Samples chipped out for examination in spalled areas (Yes/No):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

7. FLOOR AND ROOF SYSTEM

a. Roof (Must provide)	PROVIDE PHOTO
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	
- The roof framing is composed of roof wood trusses spanning approximately ±20'-0" span with 5/8" plywood sheathing and Spanish tiles on top. The roof seems to be in fair conditions.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
- None observed at the time of inspection.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
- None observed at the time of inspection.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
- None observed at the time of inspection.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
- None observed at the time of inspection.	



6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
The roofing membrane consists of 5/8" plywood sheathing with Spanish tiles on top.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
- None observed at the time of inspection.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
- None observed at the time of inspection.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
- The floor framing is composed of concrete slab on grade for the ground floor and a concrete slab for the second floor. All observed in fair conditions.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7).	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
- Concrete stairs were observed on the west and south building elevation. Stair were observed in fair conditions.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
- None observed at the time of inspection.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Steel railings were observed at the concrete stairs and second floor walkways; see photographs #1, #3, #4 and #5.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
All areas exposed for inspection.	



8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

c. Steel connections: describe type and condition:

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

- The concrete framing consist of the concrete slab on grade, concrete slab on the second floor, concrete beams and concrete columns.

b. Cracking

1. Significant or Not significant: Not Significant

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

- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).

DEPT. OF
LICENSING
No. 56902

c. General condition

Concrete framing was observed in fair conditions.

d. Rebar corrosion – check appropriate line

1. None visible:

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:

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

- None observed at the time of inspection.

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls

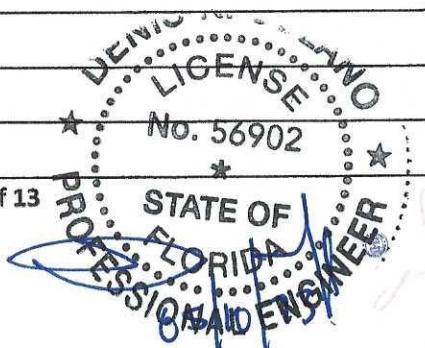
PROVIDE PHOTO

1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

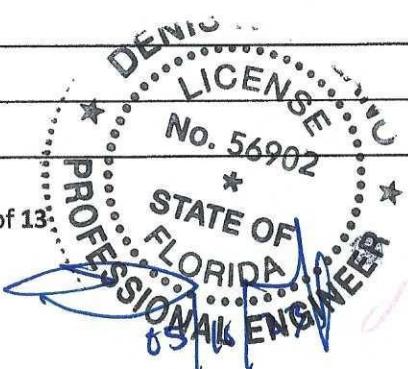
- Aluminum jalousie and awning windows were observed on the first and second floor.

2. Anchorage: type and condition of fasteners and latches:

Anchors were observed in fair conditions.

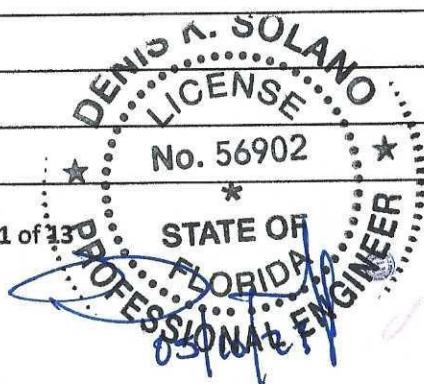


3. Sealant: type and condition of perimeter sealant and at mullions:	
<ul style="list-style-type: none"> - Silicon mixed caulking or sealant all observed in fair conditions. 	
4. Interiors seals: type and condition at operable vents:	
<ul style="list-style-type: none"> - None observed at the time of inspection. 	
5. General condition:	
<ul style="list-style-type: none"> - Damaged windows will need full replacement at electrical room; see photograph #12. 	
6. Describe any repairs needed:	
<ul style="list-style-type: none"> - Damaged windows will need full replacement at electrical room; see photograph #12. 	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
<ul style="list-style-type: none"> - None observed at the time of inspection. 	
c. Exterior Doors	
PROVIDE PHOTO	
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Wood Jalousie doors were observed on the first and second floor.	
2. Anchorage: type and condition of fasteners and latches:	
Anchors were observed in fair conditions.	
3. Sealant: type and condition of sealant:	
<ul style="list-style-type: none"> - None observed at the time of inspection. 	



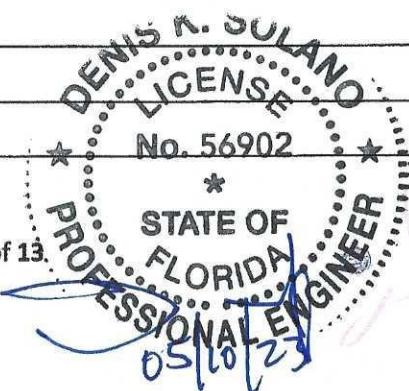
4. General condition:
- Exterior door for unit number 1 will need to be repaired and/or replaced; see photograph #11.
5. Describe any repairs needed:
- Exterior door for unit number 1 will need to be repaired and/or replaced; see photograph #11.

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
- The roof framing is composed of wood roof trusses spanning approximately ±20'-0" with 5/8" plywood sheathing.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
- None observed at the time of inspection.	
2. Floors:	
- None observed at the time of inspection.	
3. Roof member, roof trusses:	
- Wood trusses observed in fair conditions.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
- None observed at the time of inspection.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
- None observed at the time of inspection.	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
- None observed at the time of inspection.	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
- None observed at the time of inspection.	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
- None observed at the time of inspection.	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
- None observed at the time of inspection.	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
This is not a threshold building, N/A.	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
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):	
N/A	



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.)

- None observed at the time of inspection.

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

- None observed at the time of inspection.

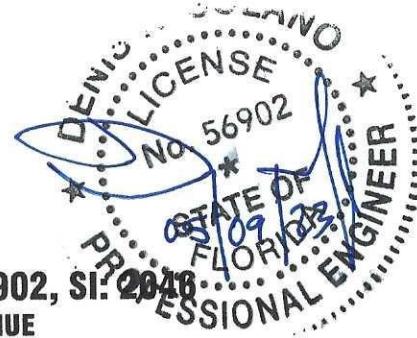
Digitally
signed by
Denis K
Solano
Date:
2023.05.10
18:37:30
-04'00'

**Reset Form**

40 YEAR BUILDING RECERTIFICATION

**PROJECT: GRILLAS ASSOCIATES, INC.
118 ANTILLA AVENUE
CORAL GABLES, FL. 33134**

Digitally
signed by
Denis K Solano
Date:
2023.05.10
18:32:15
-04'00'



**DENIS K. SOLANO, PE: 56902, SI: 2046
950 NW 22nd AVENUE
MIAMI, FLORIDA 33125
(305) 643-8699 PHONE
(305) 643-8692 FAX**

TABLE OF CONTENTS

- **CHAPTER #1- STRUCTURAL RECERTIFICATION**
- **CHAPTER #2- ELECTRICAL RECERTIFICATION**
- **CHAPTER #3- AERIAL IMAGE AND PHOTOGRAPHS**

Digitally
signed by
Denis K Solano
Date:
2023.05.10
18:32:38
-04'00'

DENIS K. SOLANO, P.E# 56902, S.I. #: 2040
950 NW 22ND AVENUE
MIAMI, FLORIDA 33125
(305) 643-8699 PHONE
(305) 643-8692 FAX



CHAPTER #1 – STRUCTURAL RECERTIFICATION

DENIS K. SOLANO, PE: 56902, SI: 2046
950 NW 22ND AVENUE
MIAMI, FLORIDA 33125
(305) 643-8699 PHONE
(305) 643-8692 FAX

Denis K. Solano, P.E.
Consulting Engineer
Design • Inspections • Investigation • Reports

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

May 8th, 2023

Case No:

Re: 118 Antilla Avenue, Coral Gables Florida 33134

Sq.Ft: +/3,659 S.F.

Building Description:

- The building is a two story building built in 1953 with an approximate square footage of 3,659 S.F. consisting of CMU exterior walls, concrete tie columns, and concrete tie beams.
- The foundation consist of continues wall footing for the exterior masonry walls and isolated footings for the columns.
- The floor framing is composed of concrete slab on grade for the ground floor and a concrete slab for the second floor.
- The roof framing consists of wood trusses with 5/8" plywood sheathing and Spanish tiles on top.

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On April 18th, 2023, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

X-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 the 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.

Sincerely,



Digitally signed
by Denis K
Solano
Date: 2023.05.10
18:33:04 -04'00'

Denis K. Solano, P.E. # 56902, S.L. # 2046
950 NW 22nd Avenue
Miami, Florida 33125



Denis K. Solano, P.E.
Consulting Engineer
Design • Inspections • Investigation • Reports

MAY 8TH, 2023

Attention: Building Official
City of Coral Gables
427 Biltmore Way
Coral Gables, Florida 33134

Re: 40 Years Old Structural Certification for the Property Located at:
118 Antilla Avenue, Coral Gables Florida 33134
Folio #: 03-4108-009-2230

Dear Building Official,

I have inspected the Buildings in reference on April 18th 2023, in compliance with requirements of Miami-Dade County Code, Section 8-11 (f).

My observations and comments are included in this Report, and in my professional judgment and to the best of my knowledge and belief, **“STRUCTURAL RECERTIFICATION CAN NOT BE ISSUED AT THIS MOMENT DUE TO CONCRETE RESTORATION WORK TO BE CONDUCTED ON THE BUILDING FRAMING**. I am hereby recommending the Building Department to extend the due date for this structural certification in order to allow for the Owner to perform such **STRUCTURAL REPAIRS**.

It is to be clearly understood that, I have not conducted a detailed analysis of the structural plans and or shop drawings, and that nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure.

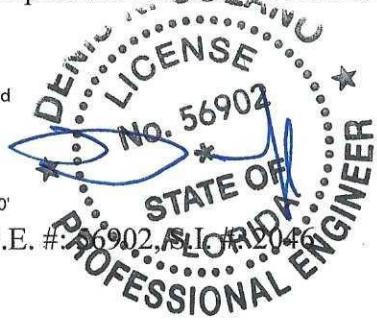
To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the Building and the Structure, based on visual observation of the exposed areas to the extent reasonably possible.

Sincerely,



Digitally signed
by Denis K
Solano
Date:
2023.05.10
18:33:20 -04'00'

Denis K. Solano, P.E. #:





REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Denis K. Solano, PE: 56902, SI: 2046

TITLE: Professional Engineer

JURISDICTION NAME:

ADDRESS: 950 NW 22nd Avenue, Miami Florida 33125

City of Coral Gables

SIGNATURE:

Digitally signed by
Denis K Solano
Date: 2023.05.10
18:33:37 -04'00'

A Florida Professional Engineer license card. The card features a decorative border with stars and dots. At the top, it says "No. 56902" with an asterisk on either side. The center text reads "STATE OF FLORIDA" above "PROFESSIONAL ENGINEER". At the bottom, it says "BIO 56902".

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

1. DESCRIPTION OF BUILDING

a. Name on Title: **Grillas Associates, Inc.**

b. Building Street Address: **118 Antilla Avenue**

c. Legal Description: **Coral Gables Douglas Sec**

d. Owner's Name: **Grillas Associates, Inc.**

e. Owner's Mailing Address: **1111 Ponce De Leon Blvd. Coral Gables Florida 33134**

f. Folio Number of Property on which Building is Located: **03-4108-009-2230**

g. Building Code Occupancy Classification: **R-2**

h. Present Use: **Multifamily**

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

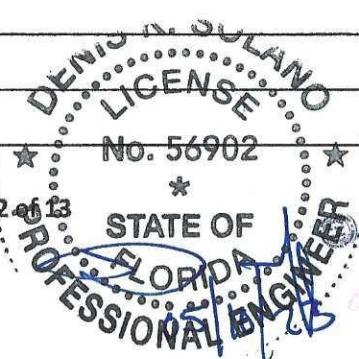
- The building is a two story building built in 1953 with an approximate square footage of 3,659 S.F. consisting of CMU exterior walls, concrete tie columns, and concrete tie beams.
- The foundation consist of continues wall footing for the exterior masonry walls and isolated footings for the columns.
- The floor framing is composed of concrete slab on grade for the ground floor and a concrete slab for the second floor.
- The roof framing consists of wood trusses with 5/8" sheathed sheathing and Spanish tiles on top.

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

m. Additional Comments:

n. Additions to original structure:	
- None observed at the time of inspection.	
o. Total Actual Building Area of all floors: 3,659	S.F.

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	Unknown
b. Date(s) of actual inspection:	April 18th, 2023
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:	Denis K. Solano, PE: 56902, SI: 2046
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	- None conducted only visual inspection.
e. Are Any Structural Repairs Required? (YES/NO):	Yes
1. If required, describe, and indicate acceptance:	<ul style="list-style-type: none"> - Repair concrete cracks observed at the second floor walkway; see photograph #6 and #7. - Repair hairline cracks observed at the West Building Facade; see photograph #8 and #9.
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):	No
1. Explanation/Comments:	



3. SUPPORTING DATA

a. 13 Additional sheets of written data

b. 15 Photographs provided (where required plus each building elevation)

c. 1 Drawings or sketches (aerial, site, footprint, etc.)

d. 0 Test reports

4. FOUNDATION

a. Describe the building foundation:

- The foundation consist of continuous concrete wall footings and interior isolated footings for the 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

- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).

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

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

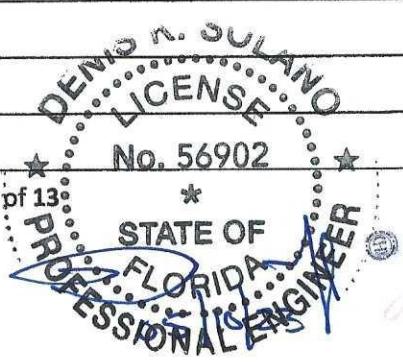
1. Bulging: Fair

2. Settlement: Fair

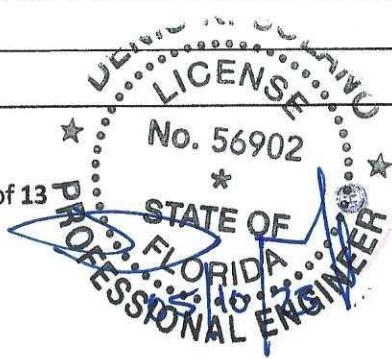
3. Deflections: Fair

4. Expansion: Fair

5. Contraction: Fair



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
<p>- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).</p>	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
<p>- There are cracks observed at the second floor walkway slab (see photograph #6-7), hairline cracks at the exterior masonry wall of the west facade (see photograph #8-9) and paint peeling of the walkway underside (see photograph #10).</p>	
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
<p>- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).</p>	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
<p>- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).</p>	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
<p>- None observed at the time of inspection.</p>	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
<p>- Multi-family: Roof load: LL=30 psf, DL=25 psf/ Ground Floor LL=40 psf/Dwellings LL = 40 psf</p>	
h. Signs of overloading? (Yes/No): No	
<p>1. Describe:</p>	



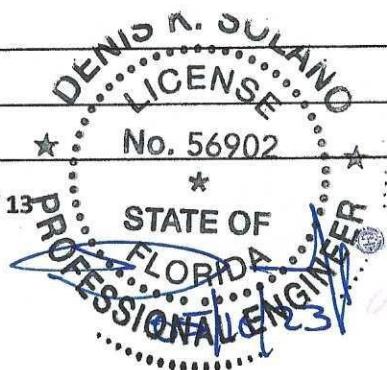
6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: Fair		
b. Clay tile or terra cotta units: None observed at the time of inspection.		
c. Reinforced concrete tie columns: Fair		
d. Reinforced concrete tie beams: Fair		
e. Lintel: None observed at the time of inspection.		
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Fair		
2. Veneer: Fair		
3. Paint only: Fair-Peeling was observed at the west facade; see photograph #10.		
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier: None observed at the time of inspection.		
2. Furring and plaster: Fair		
3. Paneling: None observed at the time of inspection.		
4. Paint only: Fair		
5. Other (describe):		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): Concrete slab and masonry wall.		
2. Description:		
- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): None observed at the time of inspection.		
2. Description:		



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)	
I. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	

7. FLOOR AND ROOF SYSTEM

a. Roof (Must provide)	PROVIDE PHOTO
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	
- The roof framing is composed of roof wood trusses spanning approximately ±20'-0" span with 5/8" plywood sheathing and Spanish tiles on top. The roof seems to be in fair conditions.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
- None observed at the time of inspection.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
- None observed at the time of inspection.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
- None observed at the time of inspection.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
- None observed at the time of inspection.	



6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
The roofing membrane consists of 5/8" plywood sheathing with Spanish tiles on top.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
- None observed at the time of inspection.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
- None observed at the time of inspection.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
- The floor framing is composed of concrete slab on grade for the ground floor and a concrete slab for the second floor. All observed in fair conditions.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7).	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
- Concrete stairs were observed on the west and south building elevation. Stair were observed in fair conditions.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
- None observed at the time of inspection.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Steel railings were observed at the concrete stairs and second floor walkways; see photographs #1, #3, #4 and #5.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
All areas exposed for inspection.	



8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

c. Steel connections: describe type and condition:

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

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

PROVIDE PHOTO

None observed at the time of inspection.

9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

- The concrete framing consist of the concrete slab on grade, concrete slab on the second floor, concrete beams and concrete columns.

b. Cracking

1. Significant or Not significant: Not Significant

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

- Cracks were observed on the second floor walkway slab of the west facade (see photograph #6-7) and exterior masonry wall (see photograph #8-9).



c. General condition

Concrete framing was observed in fair conditions.

d. Rebar corrosion – check appropriate line

1. None visible:

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:

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

- None observed at the time of inspection.

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls

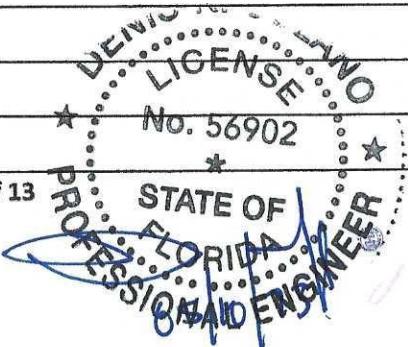
PROVIDE PHOTO

1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

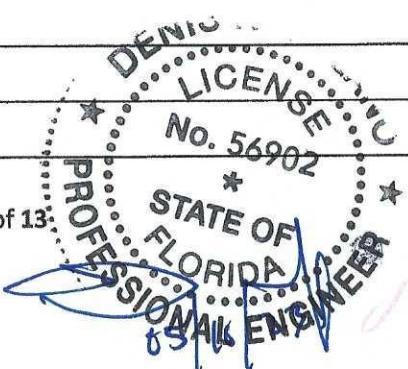
- Aluminum jalousie and awning windows were observed on the first and second floor.

2. Anchorage: type and condition of fasteners and latches:

Anchors were observed in fair conditions.

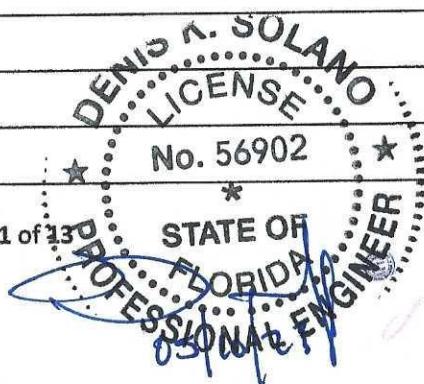


3. Sealant: type and condition of perimeter sealant and at mullions:	
<ul style="list-style-type: none"> - Silicon mixed caulking or sealant all observed in fair conditions. 	
4. Interiors seals: type and condition at operable vents:	
<ul style="list-style-type: none"> - None observed at the time of inspection. 	
5. General condition:	
<ul style="list-style-type: none"> - Damaged windows will need full replacement at electrical room; see photograph #12. 	
6. Describe any repairs needed:	
<ul style="list-style-type: none"> - Damaged windows will need full replacement at electrical room; see photograph #12. 	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
<ul style="list-style-type: none"> - None observed at the time of inspection. 	
c. Exterior Doors	
PROVIDE PHOTO	
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Wood Jalousie doors were observed on the first and second floor.	
2. Anchorage: type and condition of fasteners and latches:	
Anchors were observed in fair conditions.	
3. Sealant: type and condition of sealant:	
<ul style="list-style-type: none"> - None observed at the time of inspection. 	



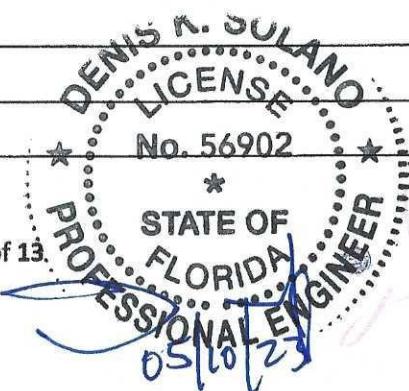
4. General condition:
- Exterior door for unit number 1 will need to be repaired and/or replaced; see photograph #11.
5. Describe any repairs needed:
- Exterior door for unit number 1 will need to be repaired and/or replaced; see photograph #11.

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
- The roof framing is composed of wood roof trusses spanning approximately ±20'-0" with 5/8" plywood sheathing.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
- None observed at the time of inspection.	
2. Floors:	
- None observed at the time of inspection.	
3. Roof member, roof trusses:	
- Wood trusses observed in fair conditions.	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
- None observed at the time of inspection.	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
- None observed at the time of inspection.	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
- None observed at the time of inspection.	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
- None observed at the time of inspection.	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
- None observed at the time of inspection.	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
- None observed at the time of inspection.	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
This is not a threshold building, N/A.	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
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):	
N/A	



13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

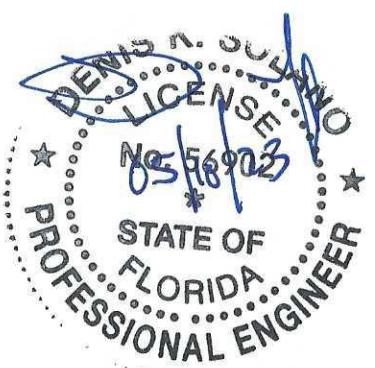
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

- None observed at the time of inspection.

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

- None observed at the time of inspection.

Digitally
signed by
Denis K
Solano
Date:
2023.05.10
18:37:30
-04'00'

**Reset Form**