



**City of Coral Gables
Development Services Department**

**UNSAFE STRUCTURES BOARD HEARING
CASE RESUME**

HEARING DATE: June 13, 2016

CASE NO.: 15-4524

BUILDING ADDRESS: 1000 Ponce De Leon Blvd

FOLIO NUMBER: 03-4108-009-1540

OWNER: Nor Peru Capital 2 LLC

USE: Commercial (office)

OF LIVING UNITS: 10

PENDING RECERTIFICATION: 2015

DESCRIPTION AND DEFECTS OF BUILDING: The 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 for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code.

DATES AND ACTIVITIES:

- 4/20/15 Letter from the City advising of 40/10 Year Recertification required
- 11/24/15 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing
- 12/16/15 Construction Regulation Board order issued
- 1/22/16 Notice of Non-Compliance with Unsafe Structures Order
- 1/25/16 Recertification Report rejected; electrical repairs required
- 5/27/16 Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing

TO DATE THE OWNER HAS NOT: Submitted the revised Recertification Report and/or letter from the Architect or Engineer requesting recertification for the City's review.

BUILDING OFFICIAL'S RECOMMENDATION: a) Submit the revised 40/10 Year Recertification Report prepared by a licensed Architect or Engineer within thirty (30) days of the Board's Order. b) Fines be imposed if property is not recertified within the thirty (30) day deadline.

PERMIT ACTIVITY: EL-16-02-2871 REPAIR MISC LIGHTING. Could be related to the structure's recertification

Presented by: Virginia Goizueta, Building Services Coordinator, City of Coral Gables

**No records of previous recertifications found



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/10/

Property Information	
Folio:	03-4108-009-1540
Property Address:	1000 PONCE DE LEON BLVD Coral Gables, FL 33134-3353
Owner	NOR PERU CAPITAL 2 LLC
Mailing Address	2100 PONCE DE LEON BLVD #1111 CORAL GABLES, FL 33134 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	4
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	25,011 Sq.Ft
Lot Size	23,469 Sq.Ft
Year Built	1965



Assessment Information			
Year	2015	2014	2013
Land Value	\$3,755,040	\$2,839,749	\$2,581,590
Building Value	\$324,960	\$864,687	\$1,518,410
XF Value	\$0	\$0	\$0
Market Value	\$4,080,000	\$3,704,436	\$4,100,000
Assessed Value	\$4,074,879	\$3,704,436	\$4,100,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$5,121		

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

Short Legal Description
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOTS 8 THRU 11 INC BLK 17
LOT SIZE 220.000 X 107
OR 14346-1143 1289 1

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	
Taxable Value	\$4,074,879	\$3,704,436	\$4,100
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$4,080,000	\$3,704,436	\$4,100
City			
Exemption Value	\$0	\$0	
Taxable Value	\$4,074,879	\$3,704,436	\$4,100
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$4,074,879	\$3,704,436	\$4,100

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/25/2012	\$5,150,000	28084-3571	Qual by exam of deed
11/18/2010	\$4,500,000	27503-3297	Qual by exam of deed
09/01/2005	\$7,000,000	23843-2386	Deeds that include more than one parcel
12/01/1989	\$1,809,000	14346-1143	Sales which are qualified

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

Version:

EXHIBIT

1000 Ponce De Leon Blvd





The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/20/2015

VIA CERTIFIED MAIL

NOR PERU CAPITAL 2 LLC
2100 PONCE DE LEON BLVD #1111
CORAL GABLES, FL 33134

RE: 1000 PONCE DE LEON BLVD, Coral Gables, Florida
Folio # 03-4108-009-1540
Recertification of Building 40 Years or older

Gentlemen:

This Department has been advised the above referenced property address is forty (40) years old, or older, having been built in 1965.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a report must be furnished to this Department within ninety (90) days from the date of this letter indicating the building meets the requirements of building recertification under the Code. In the event the repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of one hundred fifty (150) days from the date of this letter in which to complete the indicted repairs or modifications.

The architect or engineer chosen to perform the inspection may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the link below: <http://www.miamidade.gov/building/form-checklist.asp>. In addition to the Form a cover letter must state the property meets the requirement for building recertification; no additional documents or photographs are necessary.

The certification report, along with the filing fee in the amount of \$380.63; plus, \$2.45 per page Document Preservation Fee must be paid with a check or credit card payable to the "City of Coral Gables," and sent/delivered to:

BUILDING RECERTIFICATION SECTION

Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Any questions may be directed to (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

2

CITY OF CORAL GABLES.

Case # 15-4524

Petitioner.

vs.

NOR PERU CAPITAL 2, LLC.
a Florida limited liability company.

Respondent.

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

Date: November 24, 2015

To:

<p><u>Owner</u> Nor Peru Capital 2, LLC 2100 Ponce de Leon Boulevard, Suite 1111 Coral Gables, FL 33134-5226</p> <p>Return receipt number: 91 7108 2133 3932 6217 1865</p>	<p><u>Owner</u> Nor Peru Capital 2, LLC 4100 SW 57 Avenue Miami, FL 33155-5319</p> <p>Return receipt number: 91 7108 2133 3932 6217 1858</p>
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Owner (Registered Agent)

Nor Peru Capital 2, LLC
c/o Juan J. Quintana
Registered Agent
299 Alhambra Circle, Suite 401
Coral Gables, FL 33134-5117

Mortgagee

Intercredit Bank, N.A.
1200 Brickell Avenue, 4th Floor
Miami, FL 33131-3209

Return receipt number:

91 7108 2133 3932 6217 1841

Return receipt number:

91 7108 2133 3932 6217 1834

Re: The four-story commercial building ("Structure") built in 1965 (50-year recertification required) and located at **1000 Ponce de Leon Boulevard**, Coral Gables, FL 33134-3353, legally described as: Lots 8, 9, 10 and 11, in Block 17, of REVISED PLAT 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; and having folio number 03-4108-009-1540 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code as follows:

On April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection for the Property's requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 14, 2015, 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

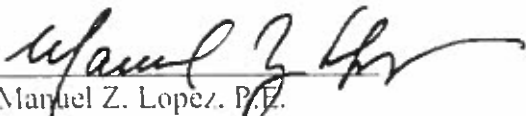
attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134. bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and 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 appeal the decision of the Building Official, the Construction Regulation Board may enter an order of demolition and assess all costs of the proceedings and demolition and other Required Action for which the City shall have a lien against the Property and the Property Owner.

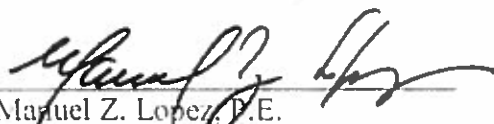
Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com, or Manuel Z. Lopez, P.E., Building Official, tel.: (305) 460-5242, email: mlopez@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Manuel Z. Lopez, P.E.
Building Official

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on November 24, 2015, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.


Manuel Z. Lopez, P.E.
Building Official

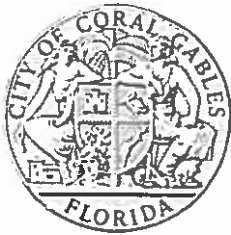
NOTICES

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

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the

proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4524

Title of Document Posted: Construction Regulation Board Case

I, José Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1000 PONCE DE LEON, ON 11-24-15
AT 9:00 AM.

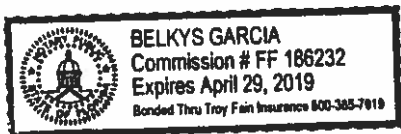
JOSE IGLESIAS.
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of November, in
the year 20 15, by José Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public



1000 Ponce de Leon Boulevard



After recording return to:
Belkys Garcia
Secretary to the Construction
Regulation Board
Development Services Department
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, FL 33134-5717

CFN: 20150795624 BOOK 29892 PAGE 3826
DATE: 12/17/2015 09:17:48 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD**

CITY OF CORAL GABLES,

CASE NO. 15-4524

Petitioner,

vs.

NOR PERU CAPITAL 2, LLC,
a Florida limited liability company,

Respondent.

ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on December 14, 2015, on the Notice of Unsafe Structure Violation for Failure to Recertify and Notice of Hearing ("Notice"). The Board, having heard the arguments of the parties and having considered the evidence presented, hereby enters this Order Declaring Structure Unsafe ("Order") and finds, concludes, and orders as follows:

Findings of Fact

1. The City properly served the Notice on the owner, Nor Peru Capital 2, LLC ("Owner"), and any lienholders of record of the four-story commercial building ("Structure") built in 1965 (50-year recertification required) and located at **1000 Ponce de Leon Boulevard**, Coral Gables, FL 33134-3353, legally described as Lots 8, 9, 10 and 11, Block 17, of REVISED PLAT CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-1540 ("Property").

2. The Notice alleges that the Structure is unsafe because on April 20, 2015, the City sent the Property Owner a 90-day Notice of Required Inspection requesting an inspection report conforming to the minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, pursuant to Section 8-11(f) of the Miami-Dade County Code ("Report").

3. To date, the Owner has not a) submitted the Report; b) completed the required repairs and c) submitted a letter from the architect or engineer who prepared the Report stating that the Structure now meets the minimum requirements ("Compliance Report")(collectively referred to as "Required Action").

Conclusions of Law

4. The Structure is presumed and is hereby declared unsafe pursuant to Section 105-186(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Order

It is, therefore, ORDERED:

5. *Required Action.* The Owner shall take the Required Action as follows: a) the Owner shall submit the Report within 30 days of the date of this Order; b) the Owner shall apply for all required permits to meet the minimum requirements as noted in the Report ("Permits") within 30 days of the date the Report is submitted, and, in any event, no later than 60 days of the date of this Order; c) the Owner shall obtain all Permits within 30 days from the date that the application is complete and, in any event, no later than 90 days from the date of this Order; and d) the Owner shall pass final inspection on all Permits and shall submit a Compliance Report within 30 days from the date that the Permits are issued and, in any event, no later than 120 days from the date of this Order.

6. *Demolition by Owner.* If the Owner elects instead to demolish the Structure: a) the Owner shall apply for all required permits to totally demolish the Structure within 15 days of the date of this Order ("Demolition Permit"); b) the Owner shall obtain the Demolition Permit within 15 days from the date that the application is complete and, in any event, no later than 30 days from the date of this Order; and c) the Owner shall pass final inspection on the Demolition Permit, including by laying sod on the Property and removing the construction fence, within 15 days from the date that the Demolition Permit is issued and, in any event, no later than 45 days from the date of this Order.

7. *Request for compliance inspection.* **It is the responsibility of the Owner to contact the Building Official to request an inspection of City records and of the Property, as applicable, to determine compliance with this Order and to notify the City of any compliance action taken.**

8. *Payment of costs and demolition by City.* The Owner shall pay, within 7 days of the date of this Order, the City's administrative costs to date of \$600, in addition to the costs of recording this Order. If the Owner does not comply with any of the applicable deadlines above, the Building Official may immediately and without further order from this Board, order that the structure be vacated, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may demolish the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. **Until the Structure is recertified in compliance the terms of this Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Order.**

9. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs and the costs of corrective action, including but not limited to, securing the Structure and demolition ("Costs"), against the real and personal property of the Owner, including the Property. The lien for Costs shall have equal dignity with a lien for taxes. In order to have this lien, the City shall record this Order and an affidavit for any

additional Costs, as applicable. Once recorded in the Public Records of Miami-Dade County, Florida, a copy of this Order shall constitute notice to any subsequent purchasers, successors in interest, or assigns, and the findings herein shall be binding upon the Owner and any subsequent purchasers, successors in interest or assigns.

10. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.

11. **NOTICE: If the Respondent does not comply with the terms of this Order, the City may issue a Notice of Non-Compliance ("Notice"). The Respondent may request an administrative hearing that shall be strictly limited to determining whether the Respondent complied with the terms of this Order. Requests for a hearing must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134-5717, bgarcia@coralgables.com, tel: (305) 460-5229. Failure to request an administrative hearing within seven (7) days after service of the Notice shall constitute a waiver of the Respondent's right to the hearing. The Respondent shall be liable for the reasonable costs of the administrative hearing, if the Respondent does not prevail at the hearing.**

DONE AND ORDERED at the City of Coral Gables, Miami-Dade County, Florida, on this 16 day of December, 2015.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES

Board Chairperson

Notice of Deadline to Appeal

PURSUANT TO SECTION 105-192(b) OF THE CITY CODE, AN APPEAL OF THIS ORDER MAY BE FILED IN THE CIRCUIT COURT IN MIAMI-DADE COUNTY, FLORIDA, WITHIN THIRTY DAYS OF THE FILING OF THIS ORDER.

Certificate of Filing and Service

I HEREBY CERTIFY that the original of this Order was filed with the Secretary of the Board, on this 16 day of December, 2015 and that, on the same date, a true and correct copy of the foregoing was served by certified mail, return receipt requested, and by first class mail (and via e-mail at any e-mail address indicated below) on:

<p><u>Owner</u> Nor Peru Capital 2, LLC 2100 Ponce de Leon Boulevard, Suite 1111 Coral Gables, FL 33134-5226</p> <p>Return receipt number: <u>91 7108 2133 3932 7181 7051</u></p>	<p><u>Owner</u> Nor Peru Capital 2, LLC 4100 SW 57 Avenue Miami, FL 33155-5319</p> <p>Return receipt number: <u>91 7108 2133 3932 7181 7068</u></p>
<p><u>Owner (Registered Agent)</u> Nor Peru Capital 2, LLC c/o Juan J. Quintana Registered Agent 299 Alhambra Circle, Suite 401 Coral Gables, FL 33134-5117</p> <p>Return receipt number: <u>91 7108 2133 3932 7181 7075</u></p>	<p><u>Mortgagee</u> Intercredit Bank, N.A. 1200 Brickell Avenue, 4th Floor Miami, FL 33131-3209</p> <p>Return receipt number: <u>91 7108 2133 3932 7181 7082</u></p>


 Belkys Garcia
 Secretary to the Board

CITY OF CORAL GABLES.

Case # 15-4524

Petitioner,

vs.

NOR PERU CAPITAL 2, LLC,
a Florida limited liability company.

Respondent.

**NOTICE OF NON-COMPLIANCE WITH
UNSAFE STRUCTURES ORDER AND
RIGHT TO REQUEST HEARING**

Date: January 22, 2016

To:

<p><u>Owner</u> Nor Peru Capital 2, LLC 2100 Ponce de Leon Boulevard, Suite 1111 Coral Gables, FL 33134-5226</p> <p>Return receipt number: <u>91 7108 2133 3932 6905 4376</u></p>	<p><u>Owner</u> Nor Peru Capital 2, LLC 4100 SW 57 Avenue Miami, FL 33155-5319</p> <p>Return receipt number: <u>91 7108 2133 3932 6926 2016</u></p>
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Owner (Registered Agent)

Nor Peru Capital 2, LLC
c/o Juan J. Quintana
Registered Agent
299 Alhambra Circle, Suite 401
Coral Gables, FL 33134-5117

Return receipt number:

91 7108 2133 3932 6926 2092

Mortgagee

Intercredit Bank, N.A.
1200 Brickell Avenue, 4th Floor
Miami, FL 33131-3209

Return receipt number:

91 7108 2133 3932 6926 2108

Re: The four-story commercial building (“Structure”) built in 1965 (50-year recertification required) and located at **1000 Ponce de Leon Boulevard**, Coral Gables, FL 33134-3353, legally described as: Lots 8, 9, 10 and 11, in Block 17, of REVISED PLAT 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; and having folio number 03-4108-009-1540 (“Property”).

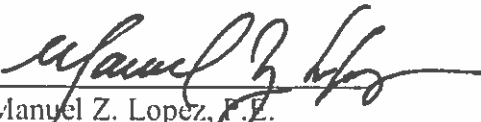
BEFORE ME, the undersigned authority, personally appeared Manuel Z. Lopez, P.E., Building Official for the City of Coral Gables (“City”), Florida who, after being duly sworn, deposes and says:

1. I am the City Building Official.
2. On December 14, 2015, the City Construction Regulation Board (“Board”) held a public hearing and issued an Order Declaring Structure Unsafe, in the above-styled matter (“Order”).
3. The Order found the Structure to be unsafe and ordered the above-listed owner of the Property (“Owner”) to take action to recertify the Structure (“Required Action”) or to demolish the Structure and pay the administrative costs by a certain deadline.
4. The deadline to take the Required Action or to demolish the Structure expired on January 15, 2015.
5. On January 22, 2016, I completed a review of the relevant City records and determined that the Owner has not taken the Required Action or demolished the Structure and that the Owner has not paid the administrative costs.
6. **NOTICE: The Owner may request an administrative hearing which shall be strictly limited to determining whether and when the Owner took the Required Action or demolished the Structure and paid the administrative costs as required by the Order. The Owner may file a written request for hearing within seven (7) days of the date of this notice. Failure to timely request an administrative hearing shall constitute a waiver of the Owner’s right to the administrative hearing. The Owner shall be liable for the reasonable costs of the administrative hearing if the Owner is unsuccessful at the hearing.**
7. Requests for a hearing must be made in writing and addressed to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405

Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

FURTHER AFFIANT SAYETH NOT:

DATED: January 22, 2016.

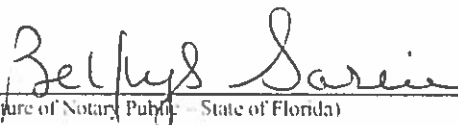

Manuel Z. Lopez, P.E.
Building Official

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing was sworn to (or affirmed) and subscribed before me, on January 22, 2016, by Manuel Z. Lopez, P.E., as the Building Official for the City of Coral Gables, who is personally known to me.

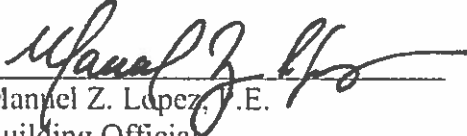



(Signature of Notary Public - State of Florida)

BELKYS GARCIA
(Print, Type, or stamp Commissioned Name of Notary Public)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on January 22, 2016, a true and correct copy of the foregoing notice was served via certified mail, return receipt requested, by first class mail, via e-mail at any e-mail address indicated above, and by hand-delivery or posting at the Property.

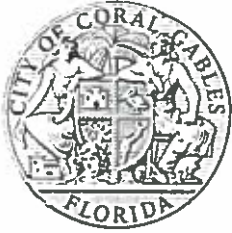

Manuel Z. Lopez, P.E.
Building Official

NOTICES

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

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

ADA Assistance: The City complies with the provisions of the American with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Ernesto Pino, Assistant Public Works Director, at (305) 460-5004, with requests for auxiliary aids or services at least one business day before the hearing in order to request such assistance.



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4524

Title of Document Posted: Construction Regulation Board Case

I, J. PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1000 Ponce de Leon, ON 1-22-16
AT 9:56 AM. Blvd.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 22 day of JANUARY, in
the year 20 16, by JORGE PINO who is personally known to
me.

My Commission Expires:



[Signature]
Notary Public

CASE # 15-4524

CITY OF CORAL GABLES

Petitioner

vs.

NOR PERU CAPITAL 2, LLC,
a Florida limited liability company.

Respondent

1000
Ponce de Leon
Blvd

**NOTICE OF NON-COMPLIANCE WITH
UNSAFE STRUCTURES ORDER AND
RIGHT TO REQUEST HEARING**

Date: January 22, 2016

File

Owner

Nor Peru Capital 2, LLC
2100 Ponce de Leon Boulevard, Suite 1111
Coral Gables, FL 33134-5226

Owner

Nor Peru Capital 2, LLC
400 SW 57 Avenue
Miami, FL 33155-5519

Return receipt number:

92 7108 2133 3932 6905 4376

Return receipt number:

91 7108 2133 3932 6926 2015

15-4524

DP 15-4524

Proc 1-10-1

1000 01/22/2016 09:57



VACANCY
FOR
LEASE
305-118-7703

1000

01/22/2016 09:57

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 15-4524

vs.

NOR PERU CAPITAL 2, LLC
2100 Ponce de Leon Boulevard, Suite 1111
Coral Gables, Florida 33134-5226

Return receipt number:

91 7108 2133 3932 7177 0189

Respondent.

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

Date: May 27, 2016

Re: **1000 Ponce de Leon Boulevard**, Coral Gables, Florida 33134-3353 and legally described as Lots 8 thru 11 inc, Block 17, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-1540 ("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 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on June 13, 2016, 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229.

If the Required Action is not completed before the above hearing date, the Building Official may order

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

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

Please contact Virginia Goizueta, Building Services Coordinator, tel.: (305) 460-5250, email: vgoizueta@coralgables.com. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m.

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

ADA Assistance: The City complies with the provisions of the Americans with Disabilities Act. Individuals with disabilities requiring special accommodations or assistance should contact Dona M. Spain, ADA Coordinator, at (305) 460-5095, TTY/DD (305) 460-5010, with requests for auxiliary aids or services at least three business days before the hearing in order to request such assistance.

C:

Nor Peru Capital 2, LLC, 4100 S.W. 57th Avenue, Miami, Florida 33155-5319

Nor Peru Capital 2, LLC, c/o Juan J. Quintana, 299 Alhambra Circle, Suite 401, Coral Gables, Florida 33134-5117

Intercredit Bank, N.A., 1200 Brickell Avenue, 4th Floor, Miami, Florida 33131-3209



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint/Case #: 15-4524

Title of Document Posted: Construction Regulation Board Case

I, JORGE PINO, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 1000 PONCE DE LEON Blvd, ON 5-27-16
AT 9:32 AM.

JORGE PINO
Employee's Printed Name

[Signature]
Employee's Signature

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

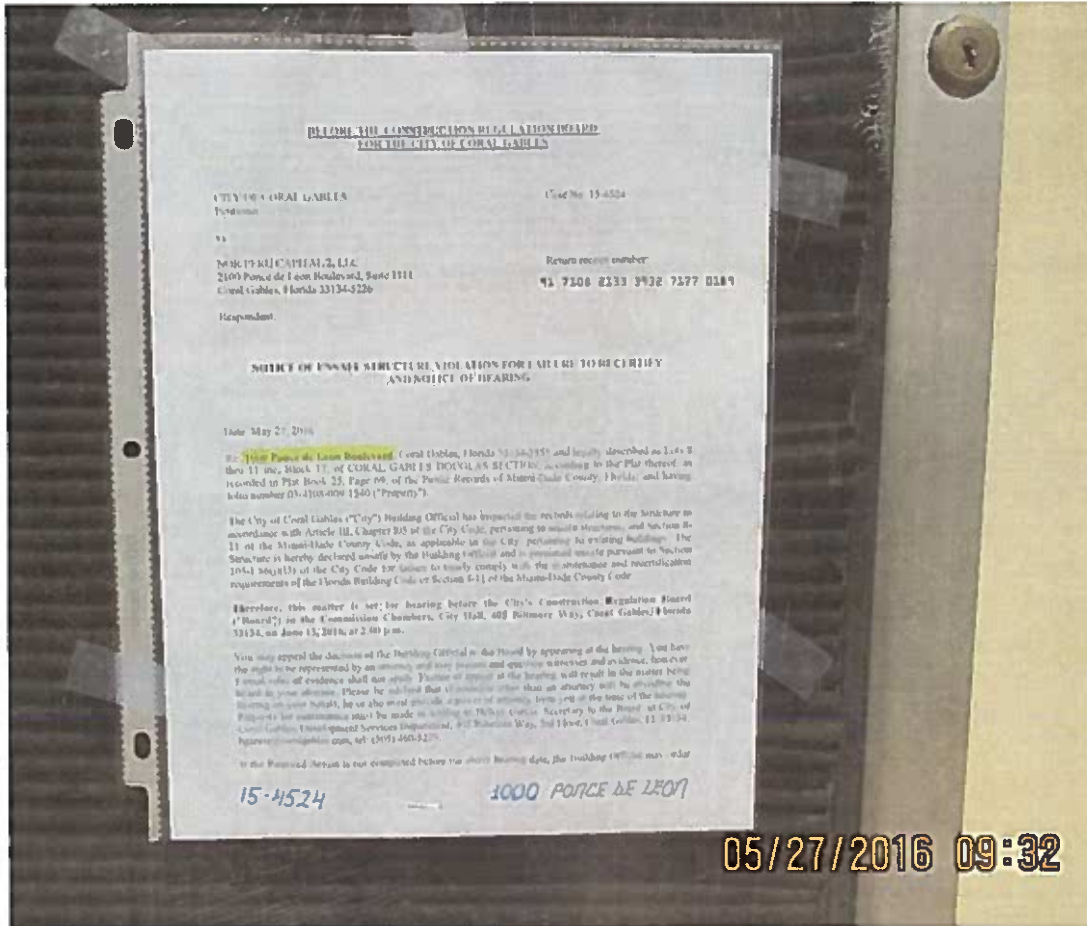
Sworn to (or affirmed) and subscribed before me this 27th day of May, in
the year 20 16, by Jorge Pino who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

1000 Ponce de Leon Boulevard





CFN 2012R0290754
 OR Bk 28084 Pgs 3571 - 3572; (2pgs)
 RECORDED 04/24/2012 13:31:46
 DEED DDC TAX 30,900.00
 SURTAX 23,175.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
 Manuel A. Ramirez, Esq.
 Attorney at Law
 Castro & Ramirez, LLC
 1805 Ponce de Leon Boulevard Suite 500
 Coral Gables, FL 33134
 305-372-2800
 File Number: 1253.12079

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 25th day of April, 2012 between ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company whose post office address is 1110 Brickell Avenue, Suite 430, Miami, FL 33131, grantor, and NOR PERU CAPITAL 2, LLC, a Florida Limited Liability Company whose post office address is 4100 SW 57 Avenue, Miami, FL 33155, grantee:

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

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

Lots 8, 9, 10 and 11, in Block 17, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-1540

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

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

CITY'S

EXHIBIT 4

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: Ibis M. Averhoff
[Signature]
Witness Name: Adores Alentor

ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company

By: [Signature]
Yamal Yidios, Managing Member

(Corporate Seal)

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 7th day of April, 2012 by Yamal Yidios, Managing Member of ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Ibis M. Averhoff
Commission # DD814862
Expires: AUG. 14, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC-STATE OF FLORIDA
Ibis M. Averhoff
Commission # DD814862
Expires: AUG. 14, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

[Signature]
Notary Public
Printed Name: _____
My Commission Expires: _____



Detail by Entity Name

Florida Limited Liability Company

NOR PERU CAPITAL 2, LLC

Filing Information

Document Number	L12000033637
FEI/EIN Number	90-0808896
Date Filed	03/08/2012
State	FL
Status	ACTIVE

Principal Address

299 ALHAMBRA CIRCLE STE 401
CORAL GABLES, FL 33134

Changed: 04/21/2015

Mailing Address

299 ALHAMBRA CIRCLE STE 401
MIAMI, FL 33134

Changed: 04/21/2015

Registered Agent Name & Address

QUINTANA, JUAN J
299 ALHAMBRA CIRCLE STE 401
MIAMI, FL 33134

Name Changed: 04/21/2015

Address Changed: 04/21/2015

Authorized Person(s) Detail

Name & Address

Title MGR

PICASSO, FRANCISCO
299 ALHAMBRA CIRCLE STE 401
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2013	04/19/2013
2014	03/20/2014
2015	04/21/2015

Document Images

04/21/2015 -- ANNUAL REPORT	View image in PDF format
03/20/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
03/08/2012 -- Florida Limited Liability	View image in PDF format

This Instrument Prepared,
Record and Return to
Jay Koenigsberg, Esquire
Isicoff, Ragatz & Koenigsberg, P.L.
1200 Brickell Avenue
Suite 1900
Miami, Florida 33131

NOTICE OF MORTGAGE MODIFICATION¹

THIS NOTICE OF MORTGAGE MODIFICATION ("Notice") is executed effective the 7th day of March, 2014, by NOR PERU CAPITAL 2, LLC, a Florida limited liability company having an address at 4100 SW 57th Avenue, Miami, Florida 33155 ("Mortgagor") in favor of INTERCREDIT BANK, N.A., a national banking association, having offices at 1200 Brickell Avenue, 4th Floor, Miami, Florida 33131 ("Lender").

Recitals.

A. Mortgagor has previously delivered certain Mortgage and Security Agreement recorded on April 24, 2012, in Official Records Book 28084, Page 3573, of the Public Records of Miami-Dade County, Florida and other documents in favor of Lender encumbering certain property located within Miami-Dade County, Florida, to wit (the "Property"):

Lots 8, 9, 10 and 11, Block 17, of REVISED PLAT OF CORAL GABLES DOUGLAS SECTION according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

B The Mortgage secures repayment of, among other things, that certain Promissory Note dated April 20, 2012, in the original principal sum of \$2,906,250.00 from Mortgagor in favor of Lender (the "Prior Note").

NOW, THEREFORE, for ten dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the undersigned hereby acknowledges and agrees as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein.
2. **Property Ownership.** Mortgagor represents and warrants that Mortgagor is the owner of the Property.
3. **Outstanding Indebtedness.** Mortgagor acknowledges that the present principal indebtedness now due and owing to the Lender as of the date hereof, under the terms of the Prior Note, secured by the Mortgage, is TWO MILLION SIX THOUSAND TWO HUNDRED TWENTY ONE AND 56/100 (\$2,006,221.56) DOLLARS, plus accrued interest, and further acknowledges that there are no defenses, set-offs or counterclaims to the payment thereof.
4. **Amended Note Now Secured by Mortgage.** Mortgagor and others have delivered, on even date herewith, that certain Amended and Restated Promissory Note in the original principal

¹ NOTICE TO RECORDER: DOCUMENTARY STAMP TAXES ARE BEING PAID ON THE CURRENT PRINCIPAL BALANCE OF THE AMENDED NOTE IN CONNECTION WITH THE RECORDING OF THIS NOTICE IN THE SUM OF \$7,022.05. NO ADDITIONAL INTANGIBLE TAXES ARE DUE IN CONNECTION WITH THE RECORDING OF THIS INSTRUMENT

sum of TWO MILLION SIXTY FOUR THOUSAND THREE HUNDRED SEVENTY THREE AND 41/100 (\$2,064,373.41) DOLLARS which amends and restates the Prior Note and which is now secured by the Mortgage as further modified.

5. No Novation: It is the intent of the parties that this instrument shall not constitute a novation and shall in no way adversely affect the lien priority of the Mortgage or any other of the Loan Documents given by Mortgagor in favor of the Lender (the "Loan Documents"). In the event that this Notice, or any part hereof, shall be construed by a court of competent jurisdiction as operating to affect the lien priority of said Loan Documents 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 Loan Documents and the execution hereof, are prejudiced thereby, this Notice or such portion hereof as shall be so construed, shall be void and of no force and effect and this Notice shall constitute, as to that portion, a subordinate lien on the collateral, incorporating by reference the terms of the Loan Documents then shall be enforced pursuant to the terms therein contained, independent of the Notice; provided, however, that notwithstanding the foregoing the parties hereto as between themselves, shall be bound by all terms and conditions hereof until all indebtedness owing from the Mortgagor to the Lender shall have been paid in full.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals at Miami, Miami-Dade County, Florida, the day and year first written above.

WITNESS

MORTGAGOR

Print Name: Jay Koenigsberg

NOR PERU CAPITAL 2, LLC, LLC, a Florida limited liability company

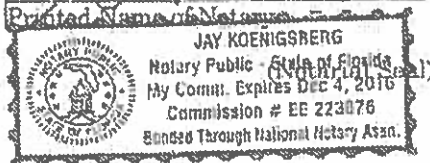
Print Name: Francisco Picasso BY: Francisco Picasso, Manager

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 2nd day of March, 2014 by Francisco Picasso, Manager of NOR PERU CAPITAL 2, LLC, LLC, a Florida limited liability company, on behalf of said company, [] who is personally known to me, or [] who have produced as identification.

Passport

NOTARY PUBLIC, State of Florida




My Commission Expires:

COLLATERIZED BY A MORTGAGE OR NOT AGAINST THE SUBJECT PROPERTY OR ANY OTHER PROPERTY, SHALL BE CONSIDERED A DEFAULT UNDER THE SUBJECT MORTGAGE LOAN ANY DEFAULT UNDER THE TERMS OF THAT LOAN SHALL BE CONSIDERED A DEFAULT UNDER THE TERMS OF THIS MORTGAGE.


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

IN WITNESS WHEREOF, the MORTGAGOR has hereunto executed these presents the day and year first above written.

Witnesses:



Print Name *[Signature]*



Print Name AUGUSTO FORTI

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BORROWER:



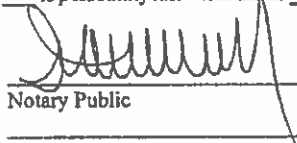
NOR PERU CAPITAL 2, LLC
a Florida limited liability company

By: Francisco Picasso, Manager

The foregoing instrument was acknowledged before me this 20 day of April, 2012, by Francisco Picasso, Manager of NOR PERU CAPITAL 2, LLC, a Florida limited liability company on behalf of the company. The above named individual is personally known to me or has produced *Picasso* as identification.

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
Abis M. Acerhoff
Commission # D014862
Expires: AUG. 14, 2012
BORNED TRAV ATLANTIC BONDING CO., INC.



Notary Public

Print Name

EXHIBIT A

LEGAL DESCRIPTION

**Lots 8, 9, 10 and 11 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.**

Federal Deposit
Insurance Corporation

Each depositor insured to at least \$250,000 per insured bank

Intercredit Bank, National Association (FDIC #: 25258)

Status: Active • Insured Since July 2, 1984

Intercredit Bank, National Association is an active bank

as of November 11, 2015

Overview

Locations

History

Identifications

Financials

N/A
Bank Holding Company

Intercredit Bank, National Association has 5 domestic locations in 1 states, 0 locations in territories, and 0 foreign locations

Intercredit Bank,
National Association
Banking Institution

Established: July 2, 1984

FDIC Certificate #: 25258

Insured: July 2, 1984

5 Locations
Branches (Offices)

Bank Charter Class: National Bank

Headquarters: 1200 Brickell Avenue, 4th
Floor
Miami, FL 33131
Miami-Dade County

Regulated By: Office of the Comptroller of
the Currency

Consumer Assistance: <http://www.helpwithmybank.gov>

Corporate Website: <http://www.intercreditbank.com>

Contact the FDIC about [Intercredit Bank, National Association](#)



The City of Coral Gables

Building and Zoning Department

ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

September 6, 2006

Sherwyn L Weiss TR & Lilian K. Weiss
6770 SW 122 Drive
Pinecrest, FL 33156

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

PROPERTY FOLIO: # 03-4108-009-1430

ADDRESS OR LEGAL DESCRIPTION: 1000 E. Ponce de Leon Boulevard

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 2006. 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 5



Home Citizen Services Business Services Back to Coral Gables.com

Logon Help Contact

Permits and Inspections: Search Results

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
AB-11-04-6336	04/18/2011	1000 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	FINAL PAINT EXT OF BUILDING, FIXING THE FACADE, ADDING SHALLOW POOL \$15,000	issued	04/19/2011		152.26
AB-14-11-3667	11/05/2014	1000 E PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	PAINT WALLS BM HC-4 (YELLOW), TRIM - WHITE \$10,184.17	final	11/05/2014	07/17/2015	0.00
BL-11-01-4238	01/05/2011	1000 PONCE DE LEON BLVD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (ONE EXECUTIVE OFFICES), 1ST, 2ND, AND 3RD FLOOR \$85,000	stop work	02/17/2011		0.00
BL-11-10-6651	10/13/2011	1000 PONCE DE LEON BLVD	INT / EXT ALTERATIONS	FINAL PAINT EXT OF BUILDING, FIXING THE FACADE, ADDING SHALLOW POOL \$15,000	pending			0.00
CE-08-04-0430	04/08/2008	1000 E PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT79633 SEC 54-153 CC (DAY) TRASH OUT PRIOR TO 6PM BEFORE SCHEDULED P/U. IE CHAIR, PARTS OF APPLIANCE	final	04/08/2008	11/15/2010	0.00
CE-09-01-2107	01/21/2009	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T20397 SEC 3-209 ZC (CUV) No use of any property shall commence or maintained without obtaining a certificate of use. IE Final letter delivered and left with property management. Expired on 10/31/08	final	01/21/2009	04/07/2009	0.00
CE-10-04-3890	04/12/2010	1000 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT4088 SEC 105-27 CC (CPM) MUST REMOVE GRAFFITI FROM REAR PERIMETER WALL.	final	04/12/2010	11/15/2010	0.00
CE-10-06-4778	06/22/2010	1000 E PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T37659 SEC 54-153 CC (DMP) PLACING TRASH IN FRON OF NO	final	06/22/2010	07/14/2010	0.00

CITY'S

EXHIBIT

6

Case No.	Date	Address	Code	Description	Status	Start Date	End Date	Amount
CE-10-11-3680	11/15/2010	1000 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH (1000 PONCE DE LEON BLVD.)	final	11/15/2010	11/15/2010	0.00
CE-11-04-5347	04/05/2011	1000 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT16223 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #3776. LETTER SENT 3/2/11. MUST RENEW \$72.50.***VOID - MOVED OUT*****	canceled	04/05/2011		0.00
CE-11-04-6226	04/15/2011	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T38234 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #3776 (MORALES REALTY INC). CONTACT KATHY (305-460-5269).** VOID - MOVED OUT***** WARNING ISSUED 4/5/11	canceled	04/15/2011		0.00
CE-11-05-6169	05/13/2011	1000 E PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT16285 SEC 54-29 CITY CODE (TRA) ALL TRASH MUST BE PLACED INSIDE DUMPSTERS - NOT ON GROUND NEAR DUMPSTER	final	05/13/2011	05/13/2011	0.00
CE-11-08-6304	08/15/2011	1000 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT6467 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #15976 (E2 STRATEGIC RESEARCH & LOGISITCS LLC). COURTESY LETTER SENT 7/7/11.	final		08/15/2011	0.00
CE-11-08-6451	08/17/2011	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44855 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE # 15976 - E2 STRATEGIC RESEARCH & LOGISTICS LLS. COURTESY ;ETTER SENT 7/7/11, WARNING TICKET ISSUED 8/15/11.	canceled	08/17/2011	09/23/2011	0.00
CE-11-08-6681	08/19/2011	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS DAILY RUNNING FINE	T44860 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #15976 - E2 STRATEGIC	canceled	08/19/2011	09/28/2011	0.00

Case No.	Date	Address	Code	Description	Status	Issue Date	Resolution Date	Amount
CE-11-08-7411	08/31/2011	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	RESEARCH & LOGISTICS LLC. WARNING LETTER ISSUED 7/7/11, WARNING TICKET 8/15/11, TICKET 8/17/11. T44872 SEC 54-29 CITY CODE (TRA) TRASH ON GROUND NEXT TO DUMPSTER - PREVIOUS WARNING ISSUED 5/13/11 - TRASH MUST BE MAINTANED IN AN ENCLOSED CONTAINER AT ALL TIMES.	final	08/31/2011	11/08/2011	0.00
CE-11-09-5525	09/01/2011	1000 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT6495 SEC 5-1907 ZONING CODE (SNR) MAINTAINING MORE THAN 1 REAL ESTATE SIGN - OVER 250 SQ INCHES.	final		09/01/2011	0.00
CE-11-09-5875	09/08/2011	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T41103 SEC 5-1907 ZONING CODE (SNR) MAINTAINING MORE THAN 1 REAL ESTATE SIGN (NOW LEASING) ON PROPERTY & MORE THAN 250 SQ INCHES. WARNING ISSUED 9/1/11 - INSTALLED 2 MORE SIGNS SINCE ORIGINAL WARNING	final	09/08/2011	11/08/2011	0.00
CE-12-03-8665	03/21/2012	1000 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	03/23/2012	03/23/2012	0.00
CE-12-03-9312	03/29/2012	1000 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	VERBAL WARNING - SPOKE TO MARIA CUV EXPRESS CORPORATION FILING SERVICE INC	final	03/29/2012	03/29/2012	0.00
CE-12-04-7692	04/05/2012	1000 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT7337 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF USE #10737, EXPRESS COPORATE FILING SERVICE INC. FINAL NOTICE SENT 1-5-12, VERBAL WARNING 3-29-12.	final	04/05/2012	04/05/2012	0.00
CE-12-04-8211	04/12/2012	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T46759 SEC 3-209 ZONING CODE (CUV) FAILURE TO RENEW CERTIFICATE OF	canceled	04/12/2012	04/16/2012	0.00

Permit ID	Issue Date	Address	Code	Description	Status	Start Date	End Date	Amount
CE-13-08-0526	08/09/2013	1000 PONCE DE LEON BLVD	CODE ENF WARNING PROCESS	WT13443 SEC 32- 8.2 MDCC WMR USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (FRI).	final	08/09/2013	08/09/2013	0.00
CE-13-08-1436	08/23/2013	1000 PONCE DE LEON BLVD	CODE ENF TICKET PROCESS - NO RUNNING FINE	T44162 SEC 32- 8.2 MDCC WMR USE OF WATER SPRINKLER SYSTEM ON UNAUTHORIZED DAY (FRI).	final	08/23/2013	10/02/2013	0.00
CE-14-04-2055	04/01/2014	1000 E PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	04/04/2014	04/04/2014	0.00
CE-15-10-5293	10/19/2015	1000 PONCE DE LEON BLVD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	10/26/2015	10/26/2015	0.00
EL-11-03-7182	03/31/2011	1000 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	45 LIGHT SOCKETS	stop work	04/05/2011		0.00
EL-15-08-5159	08/25/2015	1000 E PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	THIS PERMIT COVER TWO ADDRESSES UNDER SAME SERVICE-1000 E PONCE AND 126 SANTILLANE (ONE BUILDING WITH 2 ADDRESSES) 400 AMPS FUSED AT 300 AMPS WITH 8-40 AMPS AND 30 AMPS DUE TO EXISTING CONDUIT SIZE SUB FEEDERS AND PANELS AND 1 - 60 AMP HOUSE PANEL AND 8 SMOKE DETECTORS s 4200	issued	08/25/2015		0.00
ME-08-05-1694	05/30/2008	1000 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	CHANGOUT OF EXISITING 60 TON CHILLER \$32,000	final	05/30/2008	08/18/2008	0.00
ME-11-03-7173	03/31/2011	1000 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (ONE EXECUTIVE OFFICES), 1ST, 2ND, AND 3RD	stop work	04/04/2011		0.00

					FLOOR DUCT RELOCATION				
PL-11-03-7186	03/31/2011	1000 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	FIXTURE ROUGH & SET 1ST FLOOR	stop work	06/02/2011			0.00
PS-12-08-1962	08/30/2012	1000 E PONCE DE LEON BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD BLACK OLIVE TREE	final	08/30/2012	08/30/2012		0.00
PS-12-10-1047	10/16/2012	1000 E PONCE DE LEON BLVD	TREE REMOVAL/RELOCATION - PUBLIC SERVICE	REMOVE DEAD BLACK OLIVE TREE	final	10/16/2012	10/16/2012		0.00
PU-09-07-3370	07/28/2009	1000 E PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ. BLDG. DWGS PERMIT#18572-B CRM INV#7988	final	07/30/2009	07/30/2009		0.00
PU-10-10-5749	10/28/2010	1000 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPIES OF PERMIT 18572B CRM INV 011806	final	10/28/2010	10/28/2010		0.00
PU-12-04-8471	04/17/2012	1000 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT BL11014238	final	04/19/2012	04/19/2012		0.00
PU-14-02-2206	02/11/2014	1000 E PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	ORIGINAL PLANS 11X17 7-PAGES	final	02/11/2014	02/11/2014		0.00
PU-14-10-2174	10/03/2014	1000 E PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 14212	final	10/07/2014	10/07/2014		0.00
PW-08-05-0381	05/06/2008	1000 PONCE DE LEON BLVD	UTILITIES (COMCAST) PERMIT	50' ALLEY BORE INSTALL 1 1/4 CONDUIT TO FEED 1000 PONCE DE LEON COMCAST CABLE \$419.00	final	05/09/2008	07/22/2008		0.00
RV-11-04-5990	04/13/2011	1000 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION- ARCHITECTURAL	final	04/19/2011	04/19/2011		0.00
ZN-14-11-4046	11/13/2014	1000 E PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	PAINT WALLS BM HC-4 (YELLOW), TRIM - WHITE \$10,184.17	final	11/13/2014	07/17/2015		0.00
ZV-14-08-3776	08/27/2014	1000 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	pending				0.00
ZV-15-11-6214	11/23/2015	1000 PONCE DE LEON BLVD	ZONING LETTER VERIFICATION	ZONING VERIFICATION LETTER	pending				0.00

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



City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	1000 Management Core	Inspection Date:	11/23/2015
Address:	1000 Ponce De Leon Boulevard	InspectionType:	AA-Tactical, Core
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	CORE	Occ. Sq. Ft.:	0

FL NFPA 01 13
Floor 3

Chapter 10 General Safety Requirements

10.1.1 Maintain safe conditions

Every new and existing building or structure shall be constructed, arranged, equipped, maintained, and operated in accordance with this Code so as to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion, and other hazardous conditions.

Failure to repair stairwell door top of stairs south stairwell.

FL NFPA 101 13
Floor 1

Chapter 7 Means of Egress

7.8.1.2 Excerpt: Illumination of means of egress shall be continuous during...

Illumination of means of egress shall be continuous during the time that the conditions of occupancy require that the means of egress be available for use, unless otherwise provided in 7.8.1.2.2.

Failure to repair stairwell lighting south stairwell and throughout building. This is an outstanding violation from a previous inspection.

Floor 2

Emergency lights

39.2.9.1 Excerpt: Emergency lighting shall be provided in accordance with Section...

Provide emergency lights as per NFPA requirements.

Failure to provide emergency lighting second floor and throughout building.

CITY'S

EXHIBIT

7

NFPA 14 07

Floor 1

Sprinklers

4.8.2.1 FDC caps are in place.

Fire department connections shall be equipped with caps to protect the system from the entry of debris.

FDC caps are frozen shut and must be repaired. This is an outstanding violation.

Inspector Comments:

All violations have not been corrected . All outstanding fire and life safety violations will be forwarded to the 2016 annual fire and life safety inspection performed on 11-23-15. This is the final notice for outstanding violations. All violations must be corrected by 11-30-15.

A re-inspection will occur on or after 12/4/2015.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

	Signature on file
Company Representative:	Yasser Chavez 11/23/2015
	Signature on file
Inspector:	Leonard Veight 11/23/2015



**City of Coral Gables
Fire Department
Fire Prevention Division**
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	1000 Management Core	Inspection Date:	12/8/2015
Address:	1000 Ponce De Leon Boulevard	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	CORE	Occ. Sq. Ft.:	0

FL NFPA 01 13
Floor 3

Chapter 10 General Safety Requirements

10.1.1 Maintain safe conditions

Every new and existing building or structure shall be constructed, arranged, equipped, maintained, and operated in accordance with this Code so as to provide a reasonable level of life safety, property protection, and public welfare from the actual and potential hazards created by fire, explosion, and other hazardous conditions.

✓ **Violation cleared on 12/8/2015**

FL NFPA 101 13
Floor 1

Chapter 7 Means of Egress

7.8.1.2 Excerpt: Illumination of means of egress shall be continuous during...

Illumination of means of egress shall be continuous during the time that the conditions of occupancy require that the means of egress be available for use, unless otherwise provided in 7.8.1.2.2.

✓ **Violation cleared on 12/8/2015**

Floor 2

Emergency lights

39.2.9.1 Excerpt: Emergency lighting shall be provided in accordance with Section...

Emergency lighting shall be provided in accordance with Section 7.9 in any building where any one of the following conditions exists:

- (1) The building is three or more stories in height.
- (2) The occupancy is subject to 100 or more occupants above or below the level of exit discharge.
- (3) The occupancy is subject to 1000 or more total occupants.

CITY'S

EXHIBIT

8

✓ *Violation cleared on 12/8/2015*

NFPA 14 07

Floor 1

Sprinklers

4.8.2.1 FDC caps are in place.

Fire department connections shall be equipped with caps to protect the system from the entry of debris.

✓ *Violation cleared on 12/8/2015*

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

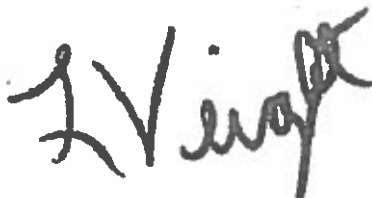
Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

Company
Representative:

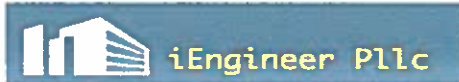


Yasser Chavez
12/8/2015

Inspector:



Leonard Veight
12/8/2015



Consulting Engineering Services

8215 LAKE DR #B502 DORAL FL 33166

Phone (954) 274-2429; Fax (786) 545-7636

Web site: www.iengineerpllc.com; E-mail: juan@iengineerpllc.com

January 15, 2016

To: CITY OF CORAL GABLES
BUILDING DEPARTMENT
Attn: Building Official

Re: 40-YEAR-OLD RECERTIFICATION
1000 Ponce De Leon Blvd, Coral Gables, FL 33134
Folio # 03-4108-009-1540

Gentlemen;

Juan C. Moreno, P.E. performed a Structural Inspection and an Electrical Inspection of the property located at 1000 Ponce De Leon Blvd, Coral Gables, FL 33134, in accordance with section 104.9 of Metropolitan Dade County Ordinance No.75-34 and 92-1 amending the Florida Building Code and Notice.

We conclude from our inspection, that **THE BUILDING WAS FOUND STRUCTURALLY AND ELECTRICAL SAFE FOR ITS USE AND CONTINUED OCCUPANCY, BUT THERE ARE SOME AREAS (ITEMS) THAT REQUIRE IMMEDIATE REPAIR.**

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

This report does not exclude conclusions concerning the adequacy of the components nor can we be responsible for any latent defects that may arise in future. In accepting the report, clients agree to be bound by the condition of the inspection. Our extent of liability is limited to the amount of the inspection fee. The inspection consisted of a visual examination of the structure. No destructive or environmental testing was performed, nor were any walls or ceiling opened for inspection where access was not already in place.

Should you have any additional questions please call me.

Very truly yours,

CITY'S
EXHIBIT 9

JAN 15 2016

iEngineer, PLLC. CA#29119

Juan C. Moreno FL Reg. P.E. # 69818

-ANY CORRECTIONS, INK MARKS, WHITE OUT OR STICK-ONS WILL VOID THIS REPORT.
RECERTIFICATION OF 40 YEAR OLD BUILDING
1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134
FOLIO # 03-4108-009-1540



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 11/30/2015

INSPECTION COMPLETED Date: 11/30/2015

INSPECTION MADE BY: JUAN C. MORENO

SIGNATURE: [Signature] JAN 15 2016

PRINT NAME: JUAN C. MORENO

TITLE: P.E. FL. REG. No. 67818

ADDRESS: 8215 LAKE DR. # B502 DORAL, FL 33166

Table with 10 rows containing inspection details: 1. DESCRIPTION OF STRUCTURE, a. Name on Title: NOR PERU CAPITAL 2 LLC, b. Street Address: 1000 PONCE DE LEON BLVD, Coral Gables, FL 33134-3353, c. Legal Description: 8 54 41 PB 25-89, CORAL GABLES DOUGLAS SEC. LOTS 8 THRU 11 INC BLK 17, OR 14346-1143 1289 1, COC 23843-2388 09 2005 2, d. Owner's Name: NOR PERU CAPITAL 2 LLC, e. Owner's Mailing Address: 2100 PONCE DE LEON BLVD #1111, CORAL GABLES, FL 33134, f. Folio Number of Property on which Building is Located: 03-4108-009-1540, g. Building Code Occupancy Classification: 6400 COMMERCIAL - CENTRAL, h. Present Use: OFFICE BUILDING, i. General Description: 1 building, 4 story, CMU exterior walls, monoslope concrete roof, concrete slab 2nd to 4th floor, concrete slab exterior corridor, concrete stairs, and concrete ground slab. Addition Comments: The building is structurally safe for continued use and occupancy but there are items that require immediate repair : some holes, broken and/or damaged areas in the walls require to be properly fixed; stairs must be properly repaired; and the steel support for the rooftop air conditioner unit is rusted and shall be property fixed or replaced.

j. Additions to original structure: **There is not any addition to the original structure.**

2. PRESENT CONDITION OF STRUCTURE

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

- 1. Bulging **None was observed**
- 2. Settlement **None was observed**
- 3. Deflections **None was observed**
- 4. Expansion **None was observed**
- 5. Contraction **None was observed**

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

None was observed

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Paint over stucco, good condition, no signs of moisture.

Wide cracks at concrete columns East elevation.

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.

Wide cracks at concrete columns East elevation.

JAN 15 2016

Engineer, PLLC. CA# 29119

Juan C. Moreno FL Reg. P.E. # 69818

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.

No signs of deterioration were observed.

f. Previous patching or repairs

Good condition.

g. Nature of present loading indicate residential, commercial, other estimate magnitude.

Commercial.

3. INSPECTIONS

a. Date of notice of required inspection N/A

b. Date(s) of actual inspection 11/30/2015

c. Name and qualifications of individual submitting report:

Juan C. Moreno, FL reg. P.E. # 69818

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

None one was required.

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance)

N/A

4. SUPPORTING DATA

a. sheet written data

b. photographs

c. None is attached. drawings or sketches

JAN 15 2016

iEngineer, PLLC. CA #29119

Juan C. Moreno FL Reg. P.E. # 69818

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RECERTIFICATION OF 40 YEAR OLD BUILDING

1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134

FOLIO # 03-4108-009-1540

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:a. Concrete masonry units **Good condition.**b. Clay tile or terra cotta units **N/A**c. Reinforced concrete tie columns **None visible.**d. Reinforced concrete tie beams **None visible.**e. Lintel **None visible.**f. Other type bond beams **N/A****g. Masonry finishes -exterior**1. Stucco **Good condition.**2. Veneer **N/A**3. Paint only **Good condition.**4. Other (describe) **N/A****h. Masonry finishes - interior**1. Vapor barrier **N/A**2. Furring and plaster **Good condition.**3. Paneling **N/A**4. Paint only **Good condition.**5. Other (describe) **N/A****i. Cracks**1. Location – note beams, columns, other **OK**2. Description **N/A****j. Spalling**1. Location – note beams, columns, other **None spalling was observed.**2. Description **N/A****k. Rebar corrosion-check appropriate line**1. None visible **X**2. Minor-patching will suffice **N/A**3. Significant-but patching will suffice **N/A**

JAN 15 2016

Engineer, PLLC. CA#19119

Juan C. Moreno FL Reg. P.E. #69818

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RECERTIFICATION OF 40 YEAR OLD BUILDING.

1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134

FOLIO # 03-4108-009-1540

4. Significant-structural repairs required	
I. Samples chipped out for examination in spall areas:	
1. No	X
2. Yes – describe color, texture, aggregate, general quality	N/A

6. FLOOR AND ROOF SYSTEM	
a. Roof	
1. Describe (flat, slope, type roofing, type roof deck, condition)	
Monoslope concrete roof. It is in good condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	
A/C equipment support is not in good condition and shall be properly repaired.	
3. Note types of drains and scuppers and condition:	
Good condition.	
b. Floor system(s)	
1. Describe (type of system framing, material, spans, condition)	
Concrete slab from 2nd to 4th floor, stairs and concrete ground slab are in good condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
None was required.	

7. STEEL FRAMING SYSTEM	
a. Description	N/A

JAN 15 2016
 Engineer, PLLC, LA#29119

Juan C. Moreno, P.E. # 69818

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 1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134
 FOLIO # 03-4108-009-1540

b. Exposed Steel- describe condition of paint and degree of corrosion
N/A
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
N/A
d. Elevator sheave beams and connections, and machine floor beams – note condition:
Good condition.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system	Concrete block with concrete tie beams and tie columns exterior walls, concrete 2nd to 4th floor, concrete stairs and concrete ground slab. All of them are in good condition.
b. Cracking	
1. Not significant	Wide cracks
2. Location and description of members affected and type cracking	East elevation concrete columns.
c. General condition	Good condition.
d. Rebar corrosion – check appropriate line	
1. None visible	X
2. Location and description of members affected and type cracking	N/A
3. Significant but patching will suffice	N/A
4. Significant – structural repairs required (describe)	N/A
e. Samples chipped out in spall areas:	
1. No	X
2. Yes, describe color, texture, aggregate, general quality:	N/A

iEngineer, PLLC. CA# 129119
 Juan C. Moreno FL Reg. P.E. # 59818

9. WINDOWS

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

Aluminum single hung windows are in good condition.

b. Anchorage- type and condition of fasteners and latches screws and they are in good condition.

c. Sealant – type of condition of perimeter sealant and at mullions: **Good condition.**

d. Interiors seals – type and condition at operable vents **Good condition.**

e. General condition: **Good condition.**

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

Interior partitions are in good condition.

b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

They are not visible.

c. Joints – note if well fitted and still closed: **Good condition.**

d. Drainage – note accumulations of moisture Drainages are in good condition and none accumulation of moisture was observed

e. Ventilation – note any concealed spaces not ventilated: **Good ventilation.**

f. Note any concealed spaces opened for inspection: **None space was opened for inspection.**

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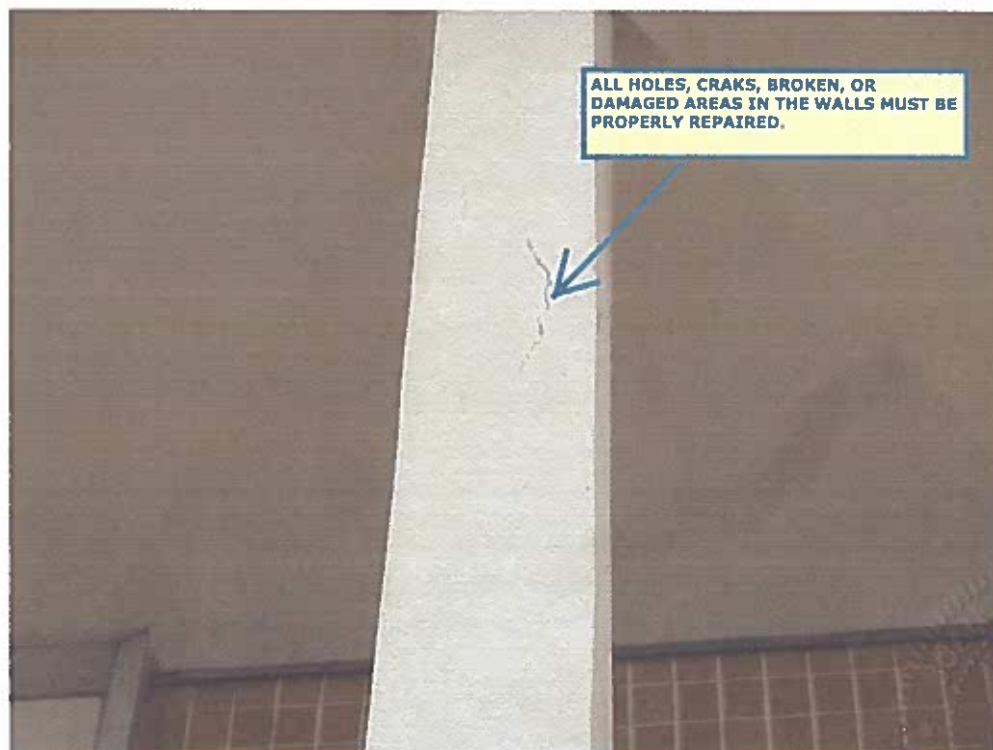
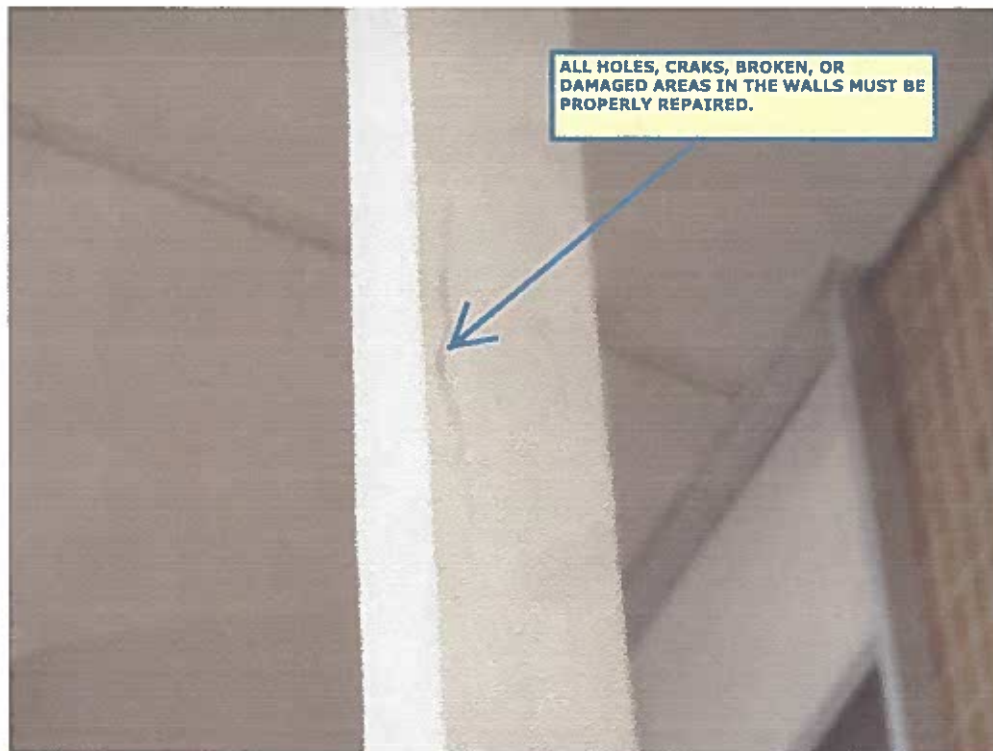
BORA Approved – Revised September 17, 2015/RER-10/13/2015

JAN 15 2016

iEngineer, PLLC. CA#29119

Juan C. Moreno FL Reg. P.E. # 69818

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 RECERTIFICATION OF 40 YEAR OLD BUILDING
 1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134
 FOLIO # 03-4108-009-1540



JAN 15 2016

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Juan C. Moreno FL Reg. P.E. # 69818
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1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134
FOLIO # 03-4108-009-1540



JAN 15 2016

iEngineer, PLLC. CA#29119

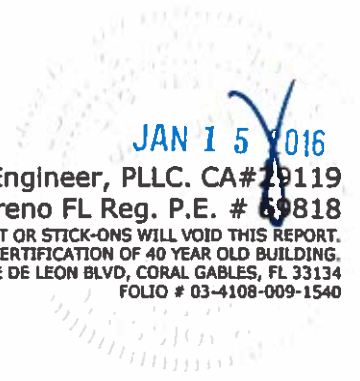
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RECERTIFICATION OF 40 YEAR OLD BUILDING

1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134

FOLIO # 03-4108-009-1540



JAN 15 2016
iEngineer, PLLC. CA# 29119
Juan C. Moreno FL Reg. P.E. # 69818
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RECERTIFICATION OF 40 YEAR OLD BUILDING.
1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134
FOLIO # 03-4108-009-1540


**DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES**
**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION**
INSPECTION COMMENCED

 Date: 11/30/2015

 INSPECTION MADE BY: JUAN C. MORENO

 SIGNATURE: JAN 17 2016
INSPECTION COMPLETED

 Date: 11/30/2015

 PRINT NAME: JUAN C. MORENO

 TITLE: P.E. FL. REG. No. 69818

 ADDRESS: 8215 LAKE DR. # B502
DORAL, FL 33166
DESCRIPTION OF STRUCTURE

- a. Name on Title: NOR PERU CAPITAL 2 LLC
- b. Street Address: 1000 PONCE DE LEON BLVD, Coral Gables, FL 33134-3353
- c. Legal Description: 8 54 41 PB 25-69,CORAL GABLES DOUGLAS SEC,LOTS 8 THRU11INC BLK17
- d. Owner's Name: NOR PERU CAPITAL 2 LLC
- e. Owner's Mailing Address: 2100 PONCE DE LEON BLVD #1111, CORAL GABLES, FL 33134
- f. Folio Number of Property on which Building is Located: 03-4108-009-1540
- g. Building Code Occupancy Classification: 6400 COMMERCIAL - CENTRAL
- h. Present Use: OFFICE BUILDING
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

1 building, 4 story, CMU exterior walls, monoslope concrete roof, concrete slab 2nd to 4th floor, concrete slab exterior corridor, concrete stairs, and concrete ground slab. The building is electrically safe for continued use and occupancy but there are items that require immediate repair: Some lights need to be fixed, some electrical wires are exposed and need to be properly covered; electrical panels shall be accurately labeled, have covers, fuses and/or breakers on missing knockouts, and their covers must be properly attached; some outlets close to water sources need GFI receptacles; some outlets (receptacles), switches and/or junctions need to be properly covered; emergency lights need to be installed in required areas (stairways and hallways); some exit signs shall be properly repaired; missing exit signs shall be installed were required; and gaps between the electrical pipes and the wall around them shall be properly sealed with a fire retardant material.

MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size: Amperage (1,200) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single Phase ()
3. Condition: Good (X) Fair () Needs Repair ()

Comments: Underground electrical service. Is in good condition.

2. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair () Requires Correction ()

Comments: Good condition.

3. GUTTERS

Location: Good (X) Requires Repair ()
Taps and Fill: Good (X) Requires Repair ()

Comments: Good Condition

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Juan C. Moreno F. Reg. P.E. # 69818

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RECERTIFICATION OF 40 YEAR OLD BUILDING
1000 PONCE DE LEON BLVD, CORAL GABLES, FL 33134
FOLIO # 03-4108-009-1540

4. ELECTRICAL PANELS

Location: Good () Needs Repair ()

1. Panel #(1) Missing labels and missing knockouts.

Good () Needs Repair (X)

2. Panel #(2) Shall be attached to wall.

Good () Needs Repair (X)

3. Panel #()

Good () Needs Repair ()

4. Panel #()

Good () Needs Repair ()

5. Panel #()

Good () Needs Repair ()

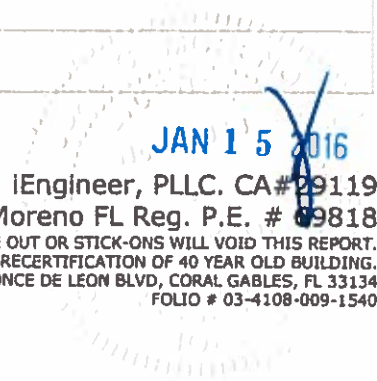
Comments: Electrical panels shall be accurately labeled, reflecting the actual circuits serving the premises, electrical panels shall have covers, fuses, or breakers on each missing knockout, and electrical panels should have covers property attached (not loose).

5. BRANCH CIRCUITS:

1. Identified: Yes () Must be identified (X)

2. Conductors: Good (X) Deteriorated () Must be replaced ()

Comments: Missing labels and missing knockouts.
 Shall be accurately labeled and all missing knockouts shall be replaced with plastic fillers or with circuit breakers.



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6. GROUNDING SERVICE:

Good (X) Repairs Required ()

Comments: Good condition.

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments: Good condition.

8. SERVICE CONDUITS/RACEWAYS:

Good (X) Repairs Required ()

Comments: Good condition.

9. SERVICE CONDUCTOR AND CABLES:

Good (X) Repairs Required ()

Comments: Good condition.

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10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(X)	Repairs Required	()
Conduit PVC:	Good	(N/A)	Repairs Required	()
NM Cable:	Good	(N/A)	Repairs Required	()
BX Cable:	Good	(N/A)	Repairs Required	()

11. FEEDER CONDUCTORS:

Good (X) Repairs Required ()

Comments: Good condition.

12. EMERGENCY LIGHTING:

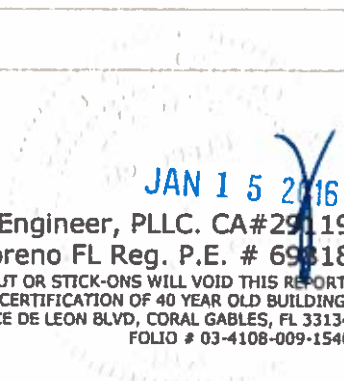
Good () Repairs Required (X)

Comments: Emergency lights shall be installed in required areas (stairways and hallways).

13. BUILDING EGRESS ILLUMINATION:

Good (X) Repairs Required ()

Comments: Good condition.



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14. FIRE ALARM SYSTEM:

Good (X) Repairs Required ()

Comments: Good condition.

15. SMOKE DETECTORS:

Good () Repairs Required ()

Comments: N/A

16. EXIT LIGHTS:

Good () Repairs Required (X)

Comments: Missing some exit signs, and some exit signs shall be properly repaired.

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments: None was observed.

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18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Require Additional

Good (X) Repairs Required ()

Comments: Good condition.

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Require Additional

Good (X) Repairs Required ()

Comments: Good condition.

20. SWIMMING POOL WIRING:

Good () Repairs Required ()

Comments: No pool was observed.

21. WIRING TO MECHANICAL EQUIPMENT:

Good (X) Repairs Required ()

Comments: Good condition.

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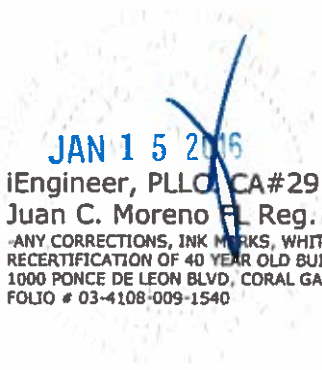
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FOLIO # 03-4108-009-1540

22. ADDITIONAL COMMENTS:

The building is electrically safe for continued use and occupancy, but there are items that require immediate repair: some lights need to be fixed, some electrical wires are exposed and need to be properly covered; electrical panels shall be accurately labeled, have covers, fuses and/or breakers on missing knockouts, and their covers must be properly attached; some outlets close to water sources need GFI receptacles; some outlets (receptacles), switches and junctions need to be properly covered; emergency lights need to be installed in required areas (stairways and hallways); some exit signs shall be properly repaired; missing exit signs shall be installed were required; and and gaps between the electrical pipes and the wall around them shall be properly sealed with a fire retardant material.

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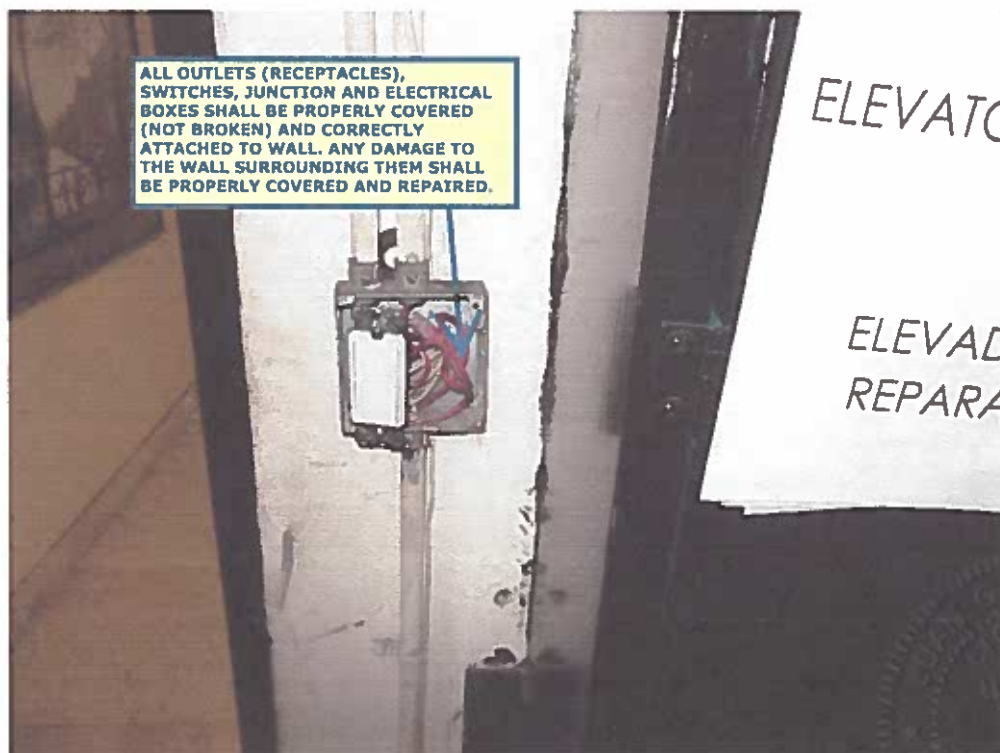
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ALL GAPS BETWEEN THE ELECTRICAL PIPES AND THE WALL AROUND THEM SHALL BE PROPERLY SEALED WITH A FIRE RETARDANT MATERIAL.



ALL OUTLETS (RECEPTACLES), SWITCHES, JUNCTION AND ELECTRICAL BOXES SHALL BE PROPERLY COVERED (NOT BROKEN) AND CORRECTLY ATTACHED TO WALL. ANY DAMAGE TO THE WALL SURROUNDING THEM SHALL BE PROPERLY COVERED AND REPAIRED.

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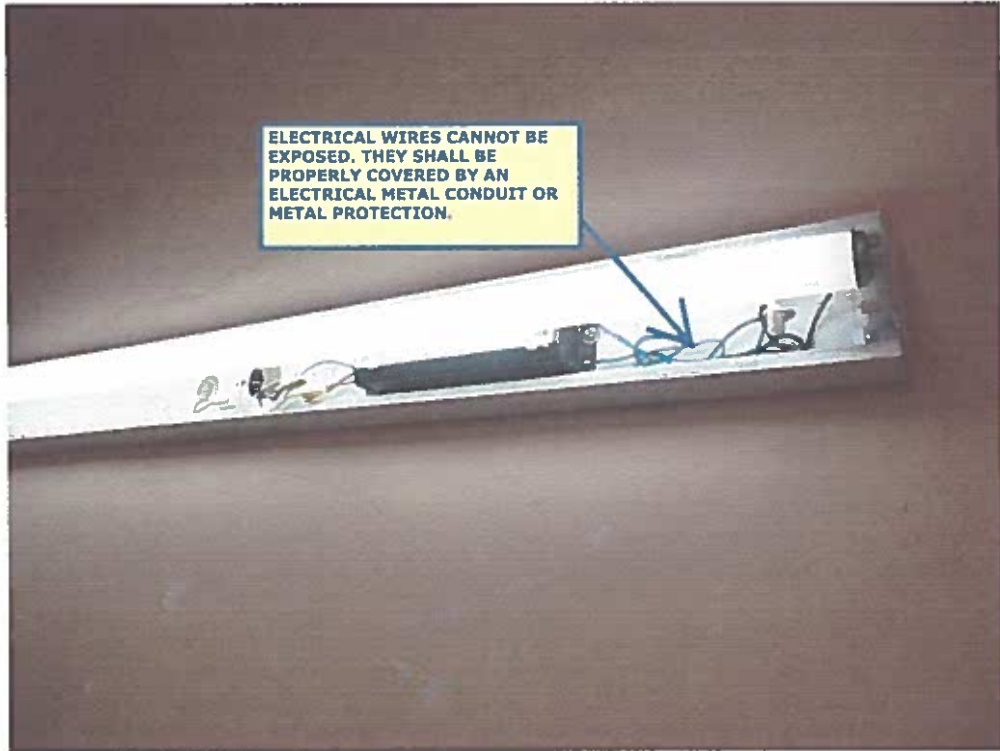


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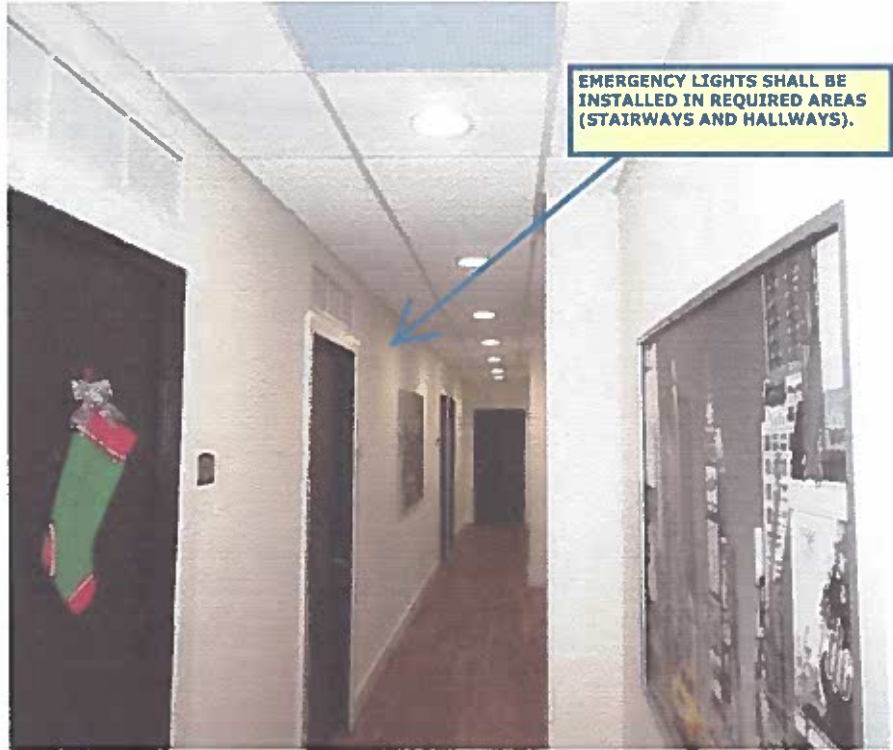


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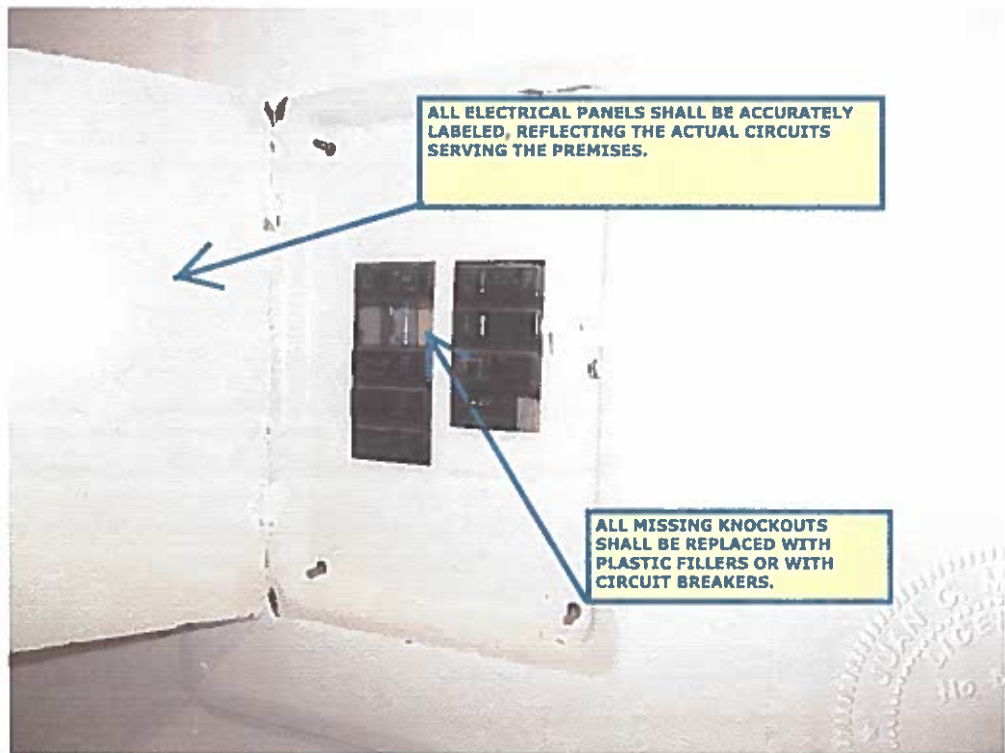


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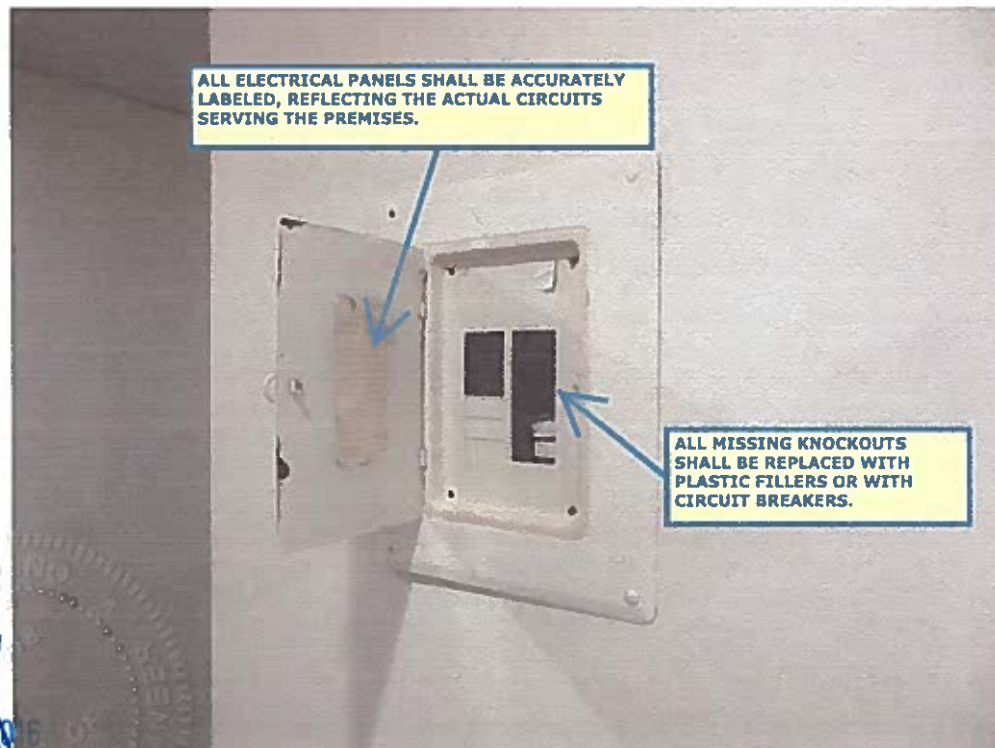
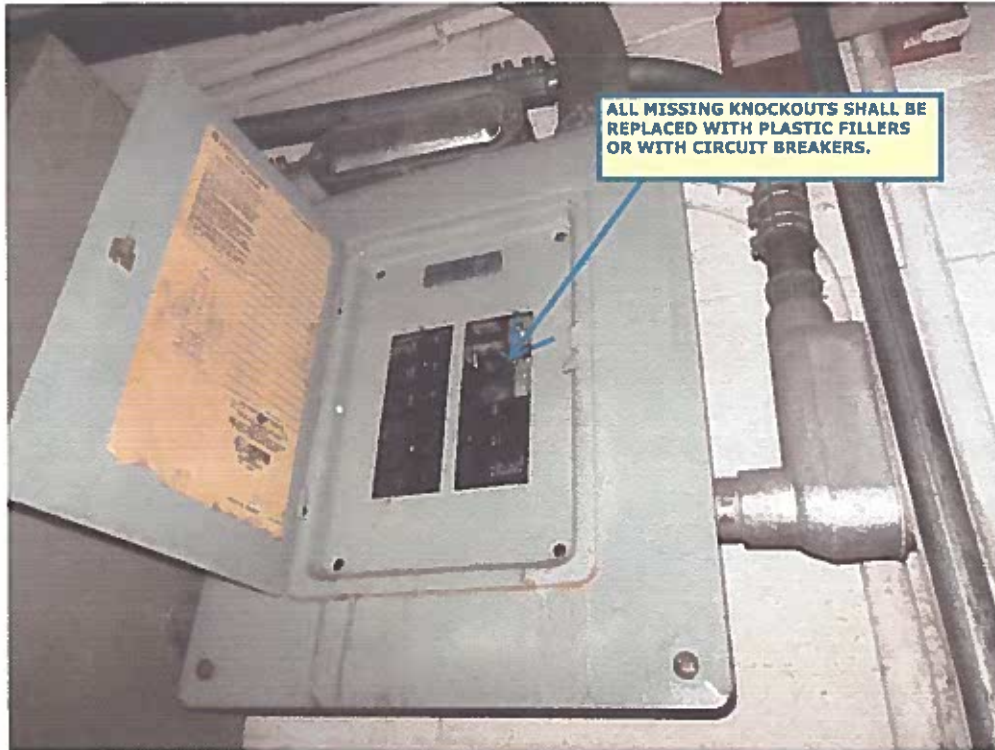
EMERGENCY LIGHTS SHALL BE INSTALLED IN REQUIRED AREAS (STAIRWAYS AND HALLWAYS).



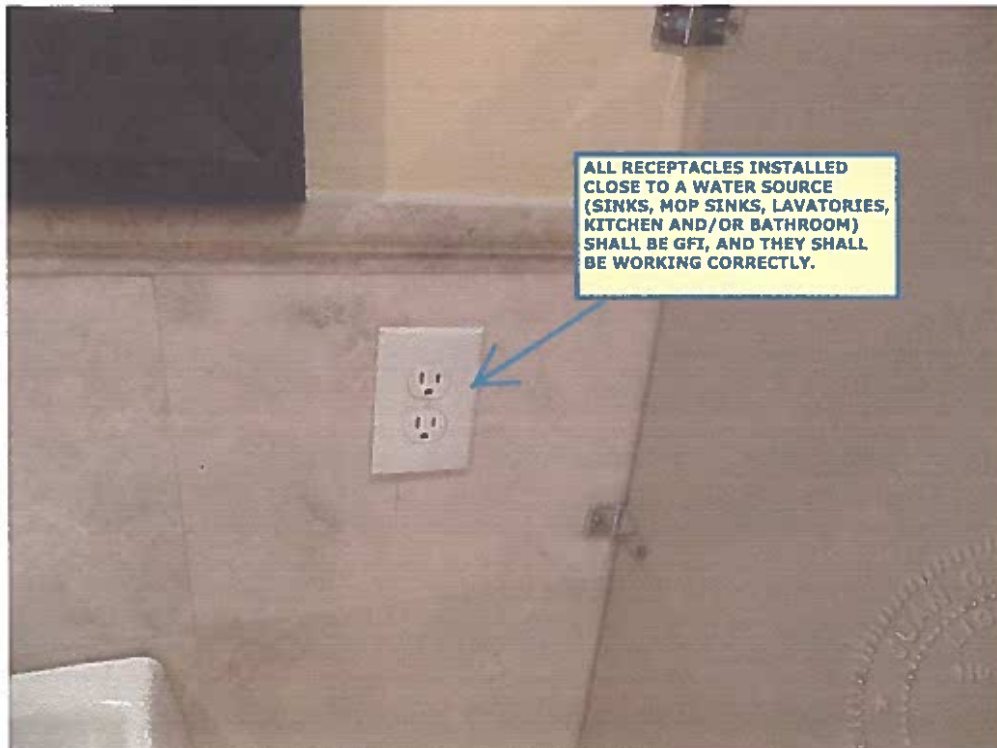
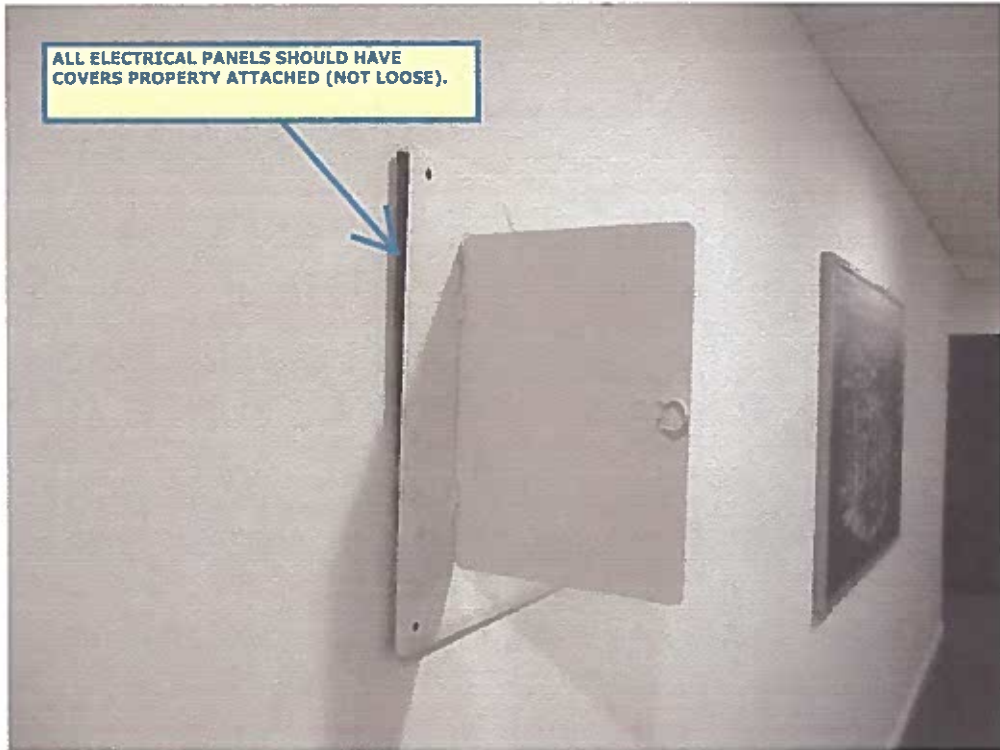
ALL ELECTRICAL PANELS SHALL BE ACCURATELY LABELED, REFLECTING THE ACTUAL CIRCUITS SERVING THE PREMISES.

ALL MISSING KNOCKOUTS SHALL BE REPLACED WITH PLASTIC FILLERS OR WITH CIRCUIT BREAKERS.

JUAN C. MORENO
116 29119
JAN 15 2016



JAN 15 2016



JAN 15 2016



JAN 15 2016

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City of Coral Gables
Development Services



RC-15-12-5330

1000 PONCE DE LEON BLVD #

Folio #: 03-4108-009-1540

Permit Description: CONSTRUCTION
REGULATION BOARD CASE #15-4524
AND UNSAFE STRUCTURES FEE

EL _____
ME _____
PL _____

OFFICE SET

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING	<i>MH</i>	<i>1/29/16</i>
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		<i>2-1/25/16</i>
<input type="checkbox"/> FEMA		
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<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
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<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

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

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

RC-15-12-5330



Permit Action Report
CITY OF CORAL GABLES

pmPermitActions
6/3/2016 9:31:25AM

Permit #: RC-15-12-5330
Master permit #:

Permit type: rc010 - BUILDING RE CERTIFICATION
Routing queue: rc012 - STRUCTURE CERTIFICATION

Address: 1000 PONCE DE LEON BLVD
CORAL GABLES, FL 33134

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	12/14/2015	comp	bgarcia	
2 - CASHIER	collect	COLLECT FEES	1/22/2016		iwebuser	
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	1/22/2016	apvd	mlopez	
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
4 - RE CERTIFIED LETTER	collect	COLLECT FEES	1/25/2016	reject	areyes	ELECTRICAL REPAIRS REQUIRED AS PER ENGINEERS REPORT
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				