



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 3/6/2017

Property Information	
Folio:	03-4108-089-0020
Property Address:	180 ARAGON AVE Coral Gables, FL 33134-5412
Owner	MENUDO OWNER LLC
Mailing Address	7315 WISCONSIN AVE 1100 WEST BETHESDA, MD 20814 USA
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	3918 HOTEL OR MOTEL CONDOMINIUM - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	157
Actual Area	Sq Ft
Living Area	157,000 Sq Ft
Adjusted Area	157,000 Sq Ft
Lot Size	1 Sq Ft
Year Built	1926



Assessment Information			
Year	2016	2015	2014
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$27,000,000	\$28,000,000	\$22,000,000
Assessed Value	\$27,000,000	\$28,000,000	\$22,000,000

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
THE COLONNADE CONDO
UNIT HOTEL UNIT
UNDIV 50%
INT IN COMMON ELEMENTS
OFF REC 19754-873

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,000,000	\$28,000,000	\$22,000,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,000,000	\$28,000,000	\$22,000,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,000,000	\$28,000,000	\$22,000,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,000,000	\$28,000,000	\$22,000,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/12/2014	\$43,092,000	29390-0164	Transfer where the sale price is verified to be part of a package or bulk sale.
07/01/2007	\$0	25771-3480	Sales which are disqualified as a result of examination of the deed
11/01/2005	\$24,000,000	23963-3058	Sales which are qualified
06/01/2001	\$19,528,000	19754-1121	Sales which are qualified

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

Version

CITY'S

EXHIBIT 1

180 Aragon Ave

<p><u>Owner</u> Menudo Owner LLC 7315 Wisconsin Ave 1100 West Bethesda, MD 20814-3202</p>	<p><u>Owner (Registered Agent)</u> Menudo Owner LLC c/o C T Corporation System Registered Agent 1200 South Pine Island Road Plantation, FL 33324-4413</p>
<p><u>First Mortgagee</u> Sabadell United Bank, N.A. f/k/a Mellon United National Bank 1111 Brickell Ave Miami, FL 33131-3112</p>	<p><u>Second Mortgagee (Registered Agent)</u> John Wayne Construction Inc GSA Division LLC c/o Waymon B. Griner, Jr. Registered Agent 1520 NW 65 Ave, Ste 5 Plantation FL 33313-4500</p>
<p><u>Construction Lienor</u> Banner Supply Company 7195 NW 30 St Miami, FL 33122-1362</p>	<p><u>Construction Lienor (Registered Agent)</u> Banner Supply Company c/o Peterson, Baldor & Maranges, PLLC Registered Agent 8000 SW 117 Ave, Ste 206 Miami, FL 33183-4809</p>
<p><u>Construction Lienor</u> United Iron Works, Inc 3274 NW 38 St Miami, FL 33142-5032</p>	<p><u>Construction Lienor (Registered Agent)</u> United Iron Works, Inc c/o Fernando Coloma Registered Agent 6326 SW 14 St Miami, FL 33144-5626</p>



180 Aragon Ave

SEE NEXT
PAGE

CITY'S

EXHIBIT

2

40 Year Recertification

“WESTIN THE COLONNADE” CORAL GABLES



I N D E X

**1.- Minimum Inspection Procedural Guidelines for Building Structural
Recertification.**

2.- Supporting Photos

**4.- Minimum Inspection Procedural Guidelines for Building Electrical
Recertification.**



JSK Architectural Group

137 Giralda Avenue - Coral Gables - FL. 33134 -- 305-448-1986
www.jskarchitecturalgroup.com - information@jskarchitecturalgroup.com

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

INSPECTION COMMENCED

Date: July 19, 2016.

INSPECTION MADE BY: JORGE S. KUPERMAN, AIA

SIGNATURE:

INSPECTION COMPLETED

Date: July 20, 2016.

PRINT NAME: JORGE S. KUPERMAN, AIA

TITLE: Principal

ADDRESS: 137 Giralda Ave.
Coral Gables, FL 33134

1. DESCRIPTION OF STRUCTURE:

a. NAME OF TITLE:

"THE WESTIN COLONNADE, CORAL GABLES"
(Two Story portion as per attached sketch)

b. STREET ADDRESS:

180 ARAGON AVENUE.
CORAL GABLES, FL. 33134-5412

c. LEGAL DESCRIPTION:

THE COLONNADE CONDO. UNIT HOTEL UNIT. UNDIV 50%
INT IN COMMON ELEMENTS
OFF REC 19754-873 / COC 25771-3480 07 2007 5

d. OWNERS NAME:

MENUDO OWNER, LLC

e. OWNER'S MAILING ADDRESS:

777 WESTCHESTE AVENUE, WHITE PLAINS, NY 10604

f. FOLIO NUMBER OF BUILDING:

03-4108-089-0020

g. BUILDING CODE OCCUPANCY CLASSIFICATION:

HOTEL / RESIDENTIAL R-1

h. PRESENT USE:

HOTEL / MIXED USE. (RESIDENTIAL/BUSSINESS)

i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES,
AND SPECIAL FEATURES
**TYPE IA CONSTRUCTION. (2) STORIES, (For the section of the building built in 1920 as
per included Sheet A-001)**

GROUND LEVEL 26,697 SF

SECOND LEVEL 23,243 SF

j. ADDITIONAL COMMENTS: N / A

2. Present Condition of Structure:

- a. General alignment (note good, fair, poor, explain if significant):
As per attached photos and comments. (G) Good.
- b. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other)
As per attached photos and comments. None evidence.
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains. **(See attached photos from 1 thru 7)**
Decorative motif at roof level above Miracle Mile Main entrance shows deterioration.
- d. Cracks. **(See attached photos from 1 thru 7)**
Decorative motif at roof level above Miracle Mile Main entrance shows deterioration.
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood. **(See attached photos from 1 thru 7)**
Spalling concrete
- f. Previous patching or repairs:
None evident.
- h. Nature of present loading indicates residential, commercial, other estimate magnitude:
Business.

3. Inspections:

- a. Date of notice of required inspection: **04/25/2016 and letter of extension dated 07/06/2016**
- b. Date(s) of actual inspection: **July 20, 2016.**
- c. Name and qualification of individual submitting inspection report:
JSK Architectural Group. Jorge S. Kuperman, AIA-Principal.
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures: **N / A**
- e. Structural repair note appropriate line: **2.c and 2.d**

4. Supporting data:

- a. Visual Inspection. **See photos attached.**

5. Masonry Bearing Walls - indicate (G) good, (F) fair, (P) poor on appropriate lines:

- a. Concrete masonry units: **(G) External walls are CMU bearing walls.**
- b. Clay tile or terra cotta units. **(G) Good. Existing roof is a flat roof with built-up finish.**
- c. Reinforced concrete tie columns: **(G) Good.**
- d. Reinforced concrete tie beams: **(G) Good.**
- e. Lintels. **(G) Good.**
- f. Other type bond beams: **(G) Good.**

g. Masonry finishes - exterior:

1. Stucco: **(G) Good except areas of delaminated stucco as per photos 8 thru 10**
2. Veneer: **(G) Good.**
3. Paint only: **(G) Good, except areas where delaminated stucco needs to be repaired as per photos 8 thru 10**
4. Other (describe) **(G) Good**

h. Masonry finishes – interior. **(N / A)**

i. Gypsum Board finishes over CBS. **(N / A)**

1. Location - note beams, columns, other:
(N / A)

j. Spalling:

1. Location - note beams, columns, other:
(See attached photos 1 thru 7 and item 2.d)

k. Rebar corrosion - check appropriate line: **in connection with roof level decorative motif as per photos 1 thru 7**

l. Samples chipped out for examination in spall areas: **None**

6. Floor and Roof Systems:

a. Roof: **(See attached photos from 11 thru 15)**

1. Describe (flat, slope, type roofing, type roof deck, condition):

a) **Roof is a flat configuration sloped to drain with protected single ply roofing finish BUR (Built-Up Roofing System) over insulating lightweight concrete on existing concrete slab. Roof is in (G) Good condition.**

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: **(See photos 11 thru 15)**

Several pipes and a satellite dish are not properly anchored to roof deck, many loose concrete blocks and bricks are used as dead weigh to anchor these elements.

3. Note types of drains and scuppers and condition: **See photos from 11 thru 15)**

All roof drains and overflow scuppers are in (G) Good conditions however all leaf strainers need to be secured to drain's bodies. Several PVC drain pipes are inappropriately connected to roof drains

b. Floor System(s):

1. Describe (type of system framing, material, spans, and condition)
Existing building framing system consists in concrete columns and beams in (**G**) **Good conditions**.

c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

1. (**N / A**)

7. Steel Framing Systems: (**N / A**)

8. Concrete Framing Systems:

a. Full description of structural system:

Appears to be concrete beams and columns with CMU bearing walls.

b. Cracking:

None observed at time of the inspection.

c. General condition:

(G) Good condition.

d. Rebar corrosion - check appropriate line:

Some corroded rebar could be covered at the decorative roof motif facing the Miracle Mile entrance.

e. Samples chipped out in spall areas:

(N / A)

9. Windows:

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

Windows and storefronts are aluminum/impact glass.

b. Anchorage- type & condition of fasteners and latches:

Windows and storefronts are fastened with screws into wall sides.

c. Sealants - type & condition of perimeter sealants & at mullions:

Sealants at windows/storefronts are in fair conditions.

d. Interior seals - type & condition at operable vents :

(G) Good condition.

e. General condition:

(G) Good condition.

10. Wood Framing: (**N / A**)



PHOTO 1

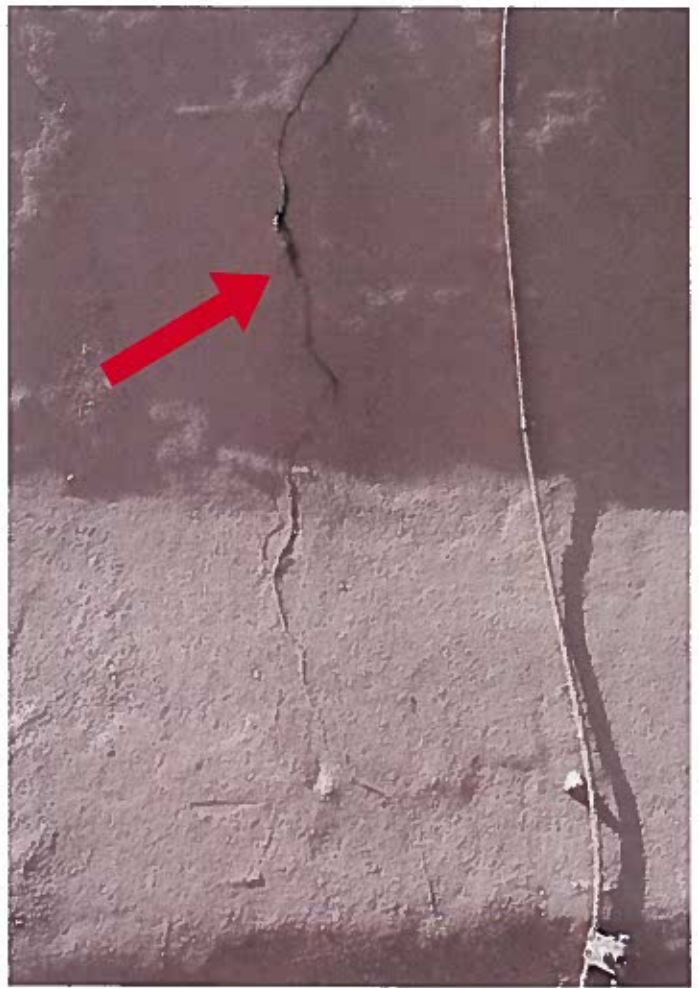


PHOTO 2



PHOTO 3

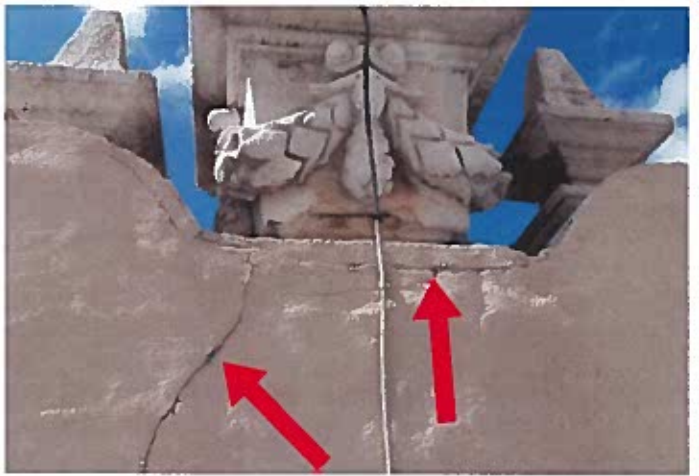


PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7

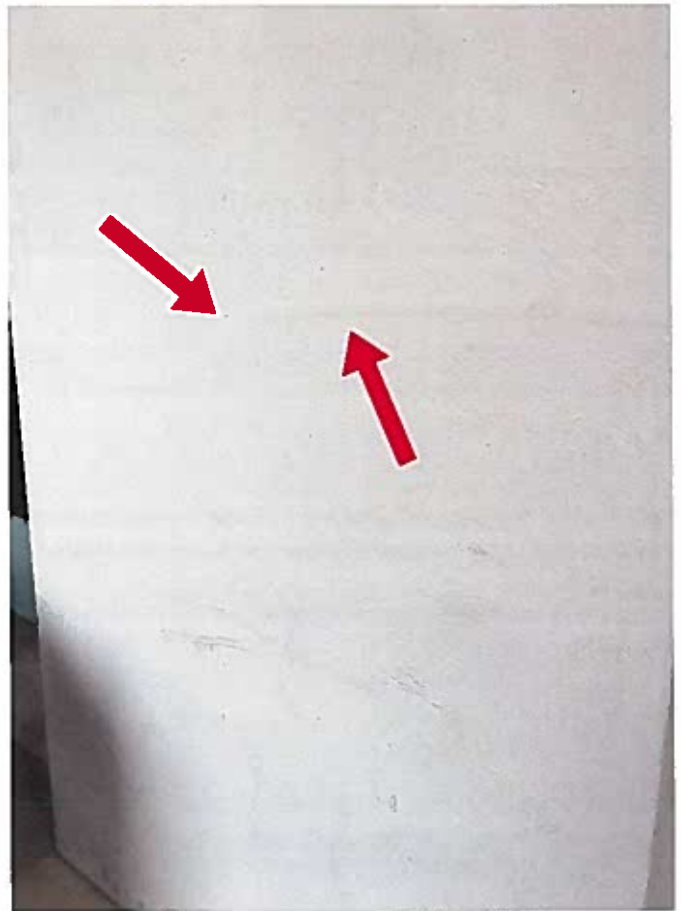


PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11

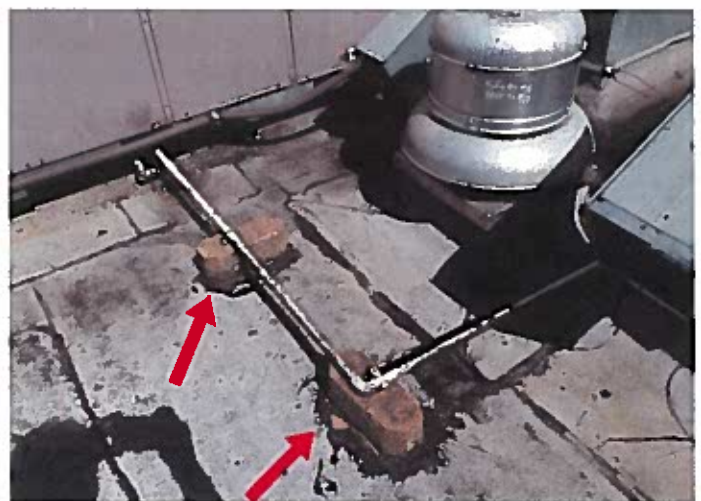


PHOTO 12

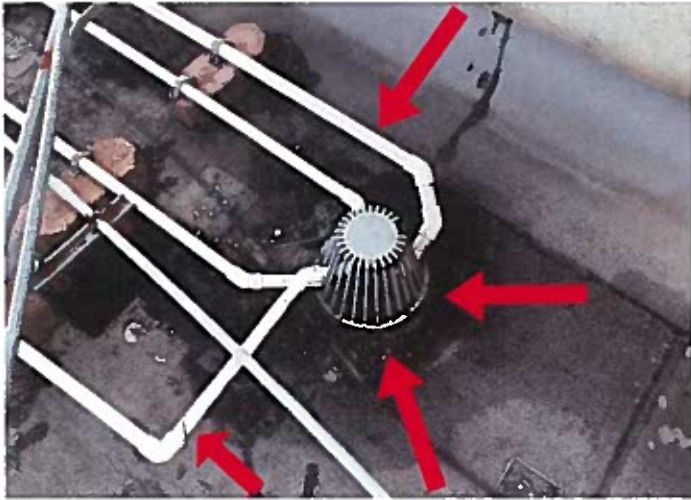


PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 7-19-16

INSPECTION MADE BY: Amarilis Rodriguez, PE
SIGNATURE:

INSPECTION COMPLETED
Date: 7-19-16

PRINT NAME: Amarilis Rodriguez, PE
TITLE: Electrical Engineer

ADDRESS: 2655 Le Jeune Road Suite 1109
Coral Gables, Florida 3314

DESCRIPTION OF STRUCTURE

- a. Name on Title: "THE WESTIN COLONNADE, CORAL GABLES"
b. Street Address: 180 ARAGON AVENUE. CORAL GABLES, FL. 33134-5412
c. Legal Description: THE COLONNADE CONDO. UNIT HOTEL UNIT. UNDIV 50% INT IN COMMON ELEMENTS OFF REC 19754-873 / COC 25771-3480 07 2007 5
d. Owner's Name: WESTIN HOTELS AND RESORTS
e. Owner's Mailing Address: 777 WESTCHESTE AVENUE, WHITE PLAINS, NY 10604
f. Folio Number of Property on which Building is Located: 03-4108-089-0020
g. Building Code Occupancy Classification: HOTEL / RESIDENTIAL R-1
h. Present Use: HOTEL / MIXED USE. (RESIDENTIAL/BUSSINESS)
i. General Description, Type of Construction, Size, Number of Stories, and Special Features
Additional Comments: TYPE IA CONSTRUCTION. (2) STORIES.

GROUND LEVEL 26,697 SF

SECOND LEVEL 23,243 SF

Handwritten signature and date 8.11.16

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

1. ELECTRIC SERVICE

1. Size: Amperage (4000) Fuses (x) Breakers ()
2. Phase: Three Phase () Single Phase ()
3. Condition: Good () Fair () Needs Repair ()

Comments:

2. METER AND ELECTRIC ROOM

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

Comments: All equipment label must be updated, clearly identifying the load fed and location.

3. GUTTERS

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

Comments: First floor electrical room housing panels DL, DHL, DL2 j-box above panel DL2 correct cover and filling, move all splices from inside electrical panels to j-box above panel.

Handwritten signature and date: 8/11/16

4. ELECTRICAL PANELS

1 Location: **main electrical room** Good () Needs Repair ()

1. Panel #() MSB, DPP, P, L, LDSP, DPEC, GE, GMCCEC. (Contractor to update all labels)

2 location: **First Floor ER** Good () Needs Repair ()

2. Panel #() DL, DL2, DHL. (Contractor to remove all splices inside panels, provide j-box outside panel)

3 **Second Floor large ER** Good () Needs Repair ()

3. Panel #(2DL) Remove double tapping at phase metering equipment connection, no splices inside panel.

4 **Second Floor ER** Good () Needs Repair ()

4. Panel #(2DEH) Replace panel with larger number of breakers to remove double tapping on breakers.

5 **Second Floor large ER** Good () Needs Repair ()

5. Panel #(2DEL,) 2DPDH, 2DMCCE, 2BLP,

6. Panel 2BHP Good () Needs Repair () Remove double tapping circuit 6

Comments: As a general notes, all electrical rooms to be clear of storage. provide sign "electrical room no storage allowed" to all electrical rooms.
~~Ground wire to Tx. at second floor electrical room needs support, by panel 2BLP~~
Remove connection between ground and neutral inside panel 2DL

5. BRANCH CIRCUITS:

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

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

Comments: All equipment label must be updated, clearly identifying the load fed and location.



6. GROUNDING SERVICE:

Good (X) Repairs Required ()

Comments:

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments: Remove connection between ground and neutral inside panel 2DL

8. SERVICE CONDUITS/RACEWAYS:

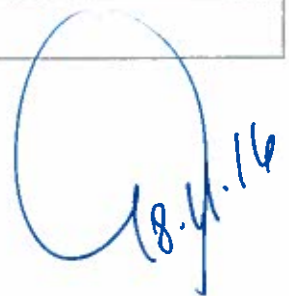
Good (X) Repairs Required ()

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good (X) Repairs Required ()

Comments:

A handwritten signature in blue ink, followed by the date "18.4.16".

10. TYPES OF WIRING METHODS:

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

11. FEEDER CONDUCTORS:

Good (X) Repairs Required ()

Comments:

12. EMERGENCY LIGHTING:

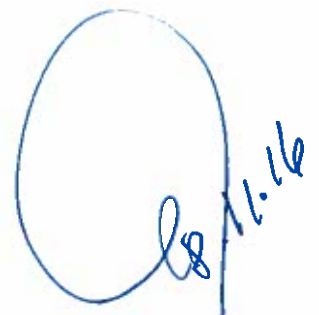
Good (x) Repairs Required ()

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good (x) Repairs Required ()

Comments:

A handwritten signature in blue ink, followed by the date 8/11.16.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments:

16. EXIT LIGHTS:

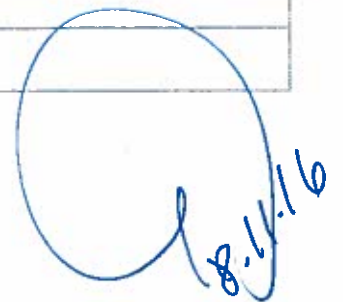
Good (x) Repairs Required ()

Comments:

17. EMERGENCY GENERATOR:

Good (n/a) Repairs Required ()

Comments:



A handwritten signature in blue ink, followed by the date "8.11.16". The signature is a cursive-style name that is difficult to decipher.

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

Require Additional

Go od (n/a) Repairs Required ()

Comments:

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

Require Additional

Go od (n/a) Repairs Required ()

Comments:

20. SWIMMING POOL WIRING:

Go od (n/a) Repairs Required (n/a)

Comments:

21. WIRING TO MECHANICAL EQUIPMENT:

Go od () Repairs Required (x)

Comments: Roof raceway supports need repairs.





JAK ARCHITECTURAL GROUP
 AS 003187
 KRIGL S RUPPEMAN, AIA
 NCARB - AR 0016353
 137 Grande Avenue, Coral Gables, FL 33114
 e: info@jakarchitecturalgroup.com
 w: www.jakarchitecturalgroup.com
 Ph: (305) 444-1986 Fax: (305) 402-1980

ALL DIMENSIONS AND NOTATIONS ARE APPROXIMATE
 MEASUREMENTS. THE ORIGINAL AND UNPUBLISHED
 WORK OF JAK ARCHITECTURAL GROUP SHOULD NOT BE
 REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
 ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE
 EXPRESS WRITTEN CONSENT OF THE ARCHITECT.



1610008 OF THE ARCHITECTURAL BOARD OF ARCHITECTS

CONSULTANT

**COLONNADE HOTEL
 40 YEAR RECERTIFICATION
 169 MIRACLE MILE,
 CORAL GABLES, FLORIDA**

REVISION	DATE

PROJECT NUMBER
2016-028

DATE
 07/07/2016

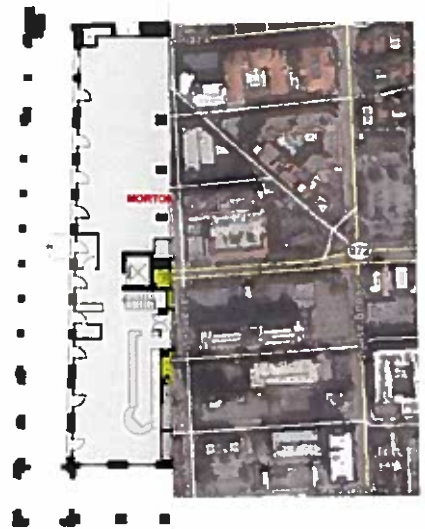
SHEET TITLE
 LOCATION FLOOR, KEY AND
 SITE PLAN, INDEX

DRAWN BY
 A.S.

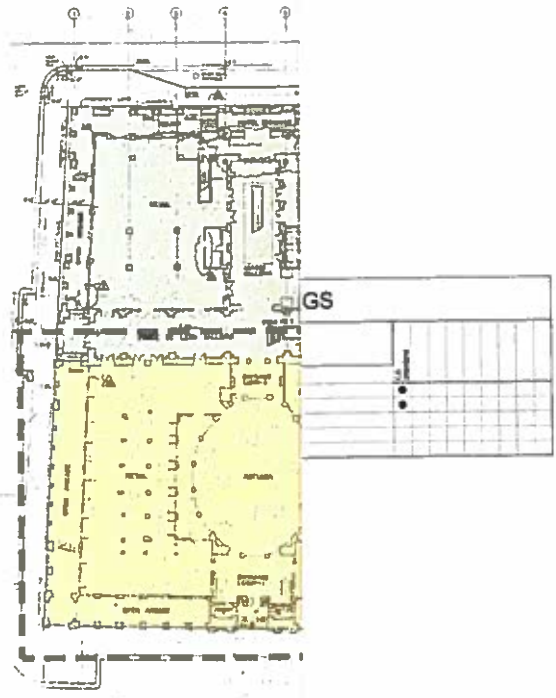
CHECKED BY
 J.S.K.

SHEET NUMBER
A-001

169 MIRACLE MILE
 CORAL GABLES



3 LOCATION
 A-001



SCOPE OF
 WORK

2 BUILDING
 A-001



City of Coral Gables
Development Services

OFFICE SET



RC-16-09-5327

169 MIRACLE MILE #
180 Aragon Ave

Folio #: 03-4108-089-0020
Permit Description: BUILDING RE
CERTIFICATION

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
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<input type="checkbox"/> PUBLIC WORKS		
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<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R
R-9/17/16

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

Special Inspector required for the following:

- Special Inspector for PILING
- Special Inspector for REINFORCED MANSORY
- Special Inspector for _____

Note: Only the marked boxes apply.



Home Citizen Services Business Services Back to Coral Gables.com

Permits and Inspections: Search Results

Logon Help Contact

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-09-03-1453	03/03/2009	180 ARAGON AVE	DEMOLITION	COMM INTER DEMO ONLY \$2,000	final	05/02/2009	08/31/2010	0.00
BL-09-06-3109	06/24/2009	180 ARAGON AVE	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE (8) WINDOWS W/IMPACT CLEAR GLASS & FRAME GREEN TO MATCH EXISTING \$29,416	final	09/18/2009	11/16/2009	0.00
BL-09-06-3415	06/30/2009	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (NORMAN'S) \$285,000	final	12/03/2009	08/31/2010	0.00
BL-09-10-3174	10/21/2009	180 ARAGON AVE	MISCELLANEOUS WORK	RELOCATE POOL COLLECTOR \$25,000	stop work	01/13/2010		0.00
BL-09-10-3175	10/21/2009	180 ARAGON AVE	MISCELLANEOUS WORK	MICS WORK-RELOCATE SPA COLLECTOR \$25000	final	01/13/2010	09/10/2010	0.00
BL-09-10-3463	10/27/2009	180 ARAGON AVE	MISCELLANEOUS WORK	OUTSIDE SEATING FOR "NORMAN'S" \$500	stop work	06/03/2010		0.00
BL-10-10-4855	10/14/2010	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (2ND FLOOR REGISTRATION AREA) \$20,000	final	11/23/2010	01/31/2011	0.00
BL-11-06-7320	06/23/2011	180 ARAGON AVE	SIGNS	TWO WALL MOUNTED SIGNS (BAC FLORIDA BANK) \$54,000	final	01/19/2012	04/04/2012	0.00
BL-11-10-6617	10/12/2011	180 ARAGON AVE	SIGNS	CANCELLED - TENANT SIGN (BAC FLORIDA BANK) LOCATION AT 100 BLOCK OF MIRACLE MILE \$7500	canceled		08/19/2015	0.00
BL-11-12-6846	12/29/2011	180 ARAGON AVE	GENERAL REPAIRS	STRUCTURAL REPAIRS TO POOL EQUIPMENT ROOM SLAB \$201,860	final	01/18/2012	08/21/2013	0.00
BL-12-03-8310	03/15/2012	180 ARAGON AVE	DEMOLITION	COMMERCIAL INTERIOR DEMO (GROUND FLOOR) \$22,000	final	07/19/2012	03/28/2013	0.00
BL-12-06-8479	06/07/2012	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMM INTER ALTER \$850,000 (SUSHI SAMBA)	final	09/13/2012	11/20/2013	304.50
BL-12-11-0080	11/02/2012	180 ARAGON AVE	INT / EXT ALTERATIONS	*** SPECIAL INSPECTOR - FRANCISCO CUELLOR JR. P.E. ***COMMERCIAL EXTERIOR RENOVATIONS SERVICE COUNTER	final	01/07/2013	06/19/2014	0.00

CITY'S

EXHIBIT

3

BL-#	DATE	ADDRESS	DESCRIPTION	DETAILS	STATUS	START DATE	END DATE	AMOUNT
BL-12-12-1269	12/21/2012	180 ARAGON AVE	OUTDOOR SEATING	BAR WITH LANDSCAPE, STOREFRONT REPLACEMENT (SUSHI SAMBA) \$350,000 *** PROJECT HAS A CUMULATIVE COST OF 1,200,000 W/ PERMIT BL12068479 @ \$850,000 ***	stop work	05/16/2013		0.00
BL-13-01-0583	01/14/2013	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR (SERVICE PANTRY AND FITNESS CENTER \$175,000	final	02/22/2013	05/21/2013	0.00
BL-13-04-0330	04/05/2013	180 ARAGON AVE	SIGNS	TWO ILLUMINATED TENANT SIGNAGE (SUSHI SAMBA) \$8,000	final	05/20/2013	11/15/2013	0.00
BL-13-07-0550	07/09/2013	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMM INTER ALTER (NEW WALK IN COOLER ROOM FOR SUSHI SAMBA \$	pending			0.00
BL-13-07-1791	07/26/2013	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @ RESTROOMS (WESTIN COLONADE HOTEL) \$60,000	final	10/28/2013	02/12/2014	0.00
BL-14-08-3431	08/22/2014	180 ARAGON AVE	MISCELLANEOUS WORK	**COMM** HISTORICAL INSTALL (1) ONE ADA SPA CHAIR LIFT \$7200	final	10/09/2014	10/22/2014	0.00
BL-15-04-4780	04/16/2015	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (FLOORS 10 - 14) \$2,487,000	final	08/14/2015	01/20/2016	0.00
BL-15-05-4763	05/08/2015	180 ARAGON AVE	INTERIOR ALTERATION ONLY	REMOVAL OF ESCALATOR \$175,000	stop work	06/17/2015		0.00
BL-15-09-4562	09/21/2015	180 ARAGON AVE	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR & 2ND FLOOR) 10TH FLOOR POOL DECK RENOVATIONS & REPLACE EXTERIOR DOOR \$1,200,000	final	02/10/2016	03/14/2017	0.00
BL-15-11-6393	11/30/2015	180 ARAGON AVE	MISCELLANEOUS WORK	COMMERCIAL*** POST TENSION CABLE REPAIR (10TH FLOOR POOL DECK) \$9,000	final	12/09/2015	02/25/2016	0.00
BL-15-12-5824	12/22/2015	180 ARAGON AVE	INTERIOR ALTERATION ONLY	INTERIOR ALTERATIONS - HOTEL SPACES, MEETING ROOMS, BALLROOM, BATHROOM AND CORRIDORS. (\$420,000)	issued	04/04/2016		0.00
BL-16-04-6769	04/20/2016	180 ARAGON AVE	INT / EXT ALTERATIONS	*** SPECIAL INSPECTOR **** WESTIN COLONNADE - MARQUEE REPLACEMENT \$200,000	issued	08/31/2016		0.00

BL-16-06-8027	06/29/2016	180 ARAGON AVE	AWNINGS / CANOPY	***HISTORICAL*** (5) SHADE SAILS ON 9TH FLOOR AND (6) RECOVER ON 1ST FLOOR ON ARAGON SIDE (NORTH) \$41840	pending	0.00
BL-16-08-6255	08/11/2016	180 ARAGON AVE	SIGNS	(1) ILLUMINATED TENANT SIGN AND (1) PROJECTION SIGN (HOTEL COLONADE) - \$32,525	pending	0.00
BL-16-11-7554	11/22/2016	180 ARAGON AVE	SIGNS	* HISTORIC* (2) NON-ILLUMINATED TENANT SIGNS (PLAQUE STYLE SIGN: HOTEL COLONNADE CORAL GABLES ON MIRACLE MILE) \$6400	pending	0.00
BL-17-02-0165	02/03/2017	180 ARAGON AVE	SIGNS	ILLUMINATED TENANT SIGNS (2) (HOUSE) ILLUMINATED REVERSE CHANNEL LETTERS & PVC LETTERS - \$2,350	approved	0.00
BL-17-02-0578	02/10/2017	180 ARAGON AVE	AWNINGS / CANOPY	*HISTORICAL* CANVAS AWNING/ COLOR: SUNBRELLA BLACK (HOUSE A TOWN KITCHEN & BAR - SUITE R180) \$2,200	pending	0.00
BL-17-03-1469	03/08/2017	180 ARAGON AVE	MISCELLANEOUS WORK	REMOVAL SIGN (SUSHI SAMBA) \$500	approved	121.24

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EL-09-12-1996	12/04/2009	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	TWO 75 KVA TRANSFORMERS-8 COMMERCIAL OUTLETS-161 FIXTURE SOCKETS-60 FEET PLUG MOLD-126 ROUGH OUTLETS-250 AMP SERVICE-10 SPECIAL OUTLETS-ONE TEMP FOR TEST	final	12/08/2009	06/09/2010	0.00
EL-09-12-2643	12/17/2009	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ADDITION AND RENOVATION TO EXISTING BUILDING FIRE ALARM SYSTEM	final	12/28/2009	06/11/2010	0.00
EL-10-01-3314	01/19/2010	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	AUDIO / VIDIO WIRING AND SPEAKERS	final	01/22/2010	05/27/2010	0.00
EL-10-07-4802	07/21/2010	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR MICS WORK-RELOCATE SPA COLLECTOR \$25000	final	07/23/2010	08/02/2010	0.00
EL-10-07-4803	07/21/2010	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR RELOCATE POOL COLLECTOR \$25,000	final	07/23/2010	02/28/2011	0.00
EL-11-01-4572	01/11/2011	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	16 LIGHT SOCKETS; 8 ROUGH IN OUTLETS; 2 COMMERCIAL OUTLETS	final	01/11/2011	01/12/2011	0.00
EL-11-06-7329	06/23/2011	180 ARAGON AVE	ELEC SIGNS	SIGNS (BAC FLORIDA BANK)	final	01/19/2012	03/28/2012	0.00
EL-11-08-6849	08/23/2011	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL REPAIRS TO ELEVATOR MACHINE ROOM AND PIT \$35,400 15 LIGHT SOCKETS; 9 COMMERCIAL OUTLETS; 400 AMPS IN SWITCHBOARDS	final	08/30/2011	08/13/2012	0.00
EL-11-10-7143	10/21/2011	180 ARAGON AVE	ELEC SIGNS	CANCELLED - ELECTRIC FOR SIGN	canceled		08/19/2015	0.00
EL-12-03-8643	03/21/2012	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL DEMO	final	10/02/2012	11/30/2012	0.00

EL-12-05-9126	05/25/2012	180 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM \$5,987	final	06/11/2012	03/05/2014	0.00
EL-12-06-8776	06/12/2012	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER \$850,000 (SUSHI SAMBA)	final	10/02/2012	04/17/2013	0.00
EL-12-11-0304	11/06/2012	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	13 LIGHT SOCKETS; 6 ROUGH IN OUTLETS AND 3 COMMERCIAL OUTLETS	final	01/10/2013	04/17/2013	0.00
EL-12-11-1401	11/27/2012	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ADDITIONAL ELECTRICAL WORK UNDER THE REVISION: 166 LIGHT SOCKETS AND 11 COMMERCIAL OUTLETS.	final	05/16/2013	05/16/2013	0.00
EL-12-12-0029	12/03/2012	180 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	INSTALL NEW FIRE ALARM DEVICES (SUSHI SAMBA)	final	12/04/2012	05/17/2013	0.00
EL-13-01-0643	01/15/2013	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	49 LIGHT SOCKETS; 2 ROUGH IN OUTLETS AND 7 COMMERCIAL OUTLETS	final	02/25/2013	04/12/2013	0.00
EL-13-02-1243	02/22/2013	180 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM 10TH FLOOR (SERVICE PANTRY & FITNESS CENTER)	final	02/25/2013	04/16/2013	0.00
EL-13-04-0341	04/05/2013	180 ARAGON AVE	ELEC SIGNS	ILLUMINATED WALL SIGNAGE (SUSHI SAMBA) \$8000 (2)	final	11/06/2013	11/12/2013	0.00
EL-13-07-0632	07/10/2013	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	2 LIGHTS SOCKETS AND 1/2 TON COOLING	pending			0.00
EL-13-08-0615	08/09/2013	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	2 OUTLETS,13 SOCKETS	pending			0.00
EL-13-11-2350	11/12/2013	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	8 HI HATS IN BATHROOMS	final	11/13/2013	01/06/2014	0.00
EL-13-12-2883	12/23/2013	180 ARAGON AVE	ELEC GENERATOR	45 KVA GENERATOR CONNECTION FOR SPECIAL EVENT ON 12/27/2013 \$1,780	final	12/27/2013	08/08/2014	0.00
EL-14-08-2333	08/07/2014	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL NEW AIR HANDLER UNITS (ROOF TOP)	final	10/16/2014	10/17/2014	0.00
EL-15-04-4810	04/17/2015	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (FLOORS 10 - 14) 16 ROUGH IN OUTLETS; 4 A/C RELOCATED ; 32 LIGHT SOCKETS AND 4 SPECIAL COMMERCIAL OUTLETS FOR POWER DOORS	final	09/14/2015	01/05/2016	0.00
EL-15-05-4900	05/12/2015	180 ARAGON	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVAL OF ESCALATOR -	pending			0.00

		AVE		ELECTRICAL DEMO- ELECTRICAL OUTLET TO REMAIN					
EL-15-06-5784	06/24/2015	180 ARAGON AVE	ELEC GENERATOR	GENERATOR FOR EVENT \$1500	final	06/24/2015	10/20/2015	114.19	
EL-15-07-4331	07/01/2015	180 ARAGON AVE	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	FAN COIL REPLACEMENT IN GUESTROOMS (165 UNITS) THIS IS FOR EXACT CHANGE OUT-NO NEW WIRING - JUST DIDSCONNECT AND RE- CONNECT UNITS	final	01/05/2016	01/05/2016	0.00	
EL-15-09-4713	09/24/2015	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS- COMMON AREAS 1ST LOBBY, 2ND AND 10TH LEVELS 300 KIGHT SOCKETS; 80 ROUGH IN OUTLETS; 10 COMMERCIAL OUTLETS; 45 KVA TRANSFORMER; 150 AMP SWITCHBOARD AND 50 TONS A/C	final	04/18/2016	12/08/2016	0.00	
EL-15-12-6071	12/31/2015	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS - 70 SOCKETS	final	12/06/2016	12/07/2016	0.00	
EL-16-03-7185	03/31/2016	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING DIMMING SYSTEM WITH A NEW SYSTEM \$165,000 AND LOW VOLT FOR DIMMING SYSTEM	final	05/18/2016	12/15/2016	0.00	
EL-16-04-6780	04/21/2016	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	HISTORIC* WESTIN COLONNADE HOTEL - MARQUEE REPLACEMENT 10 LIGTHS - SIGN CIRCUIT TO BE ON SEPARATE PERMIT WITH SIGN PERMIT	final	10/28/2016	01/04/2017	0.00	
EL-16-05-6797	05/16/2016	180 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM	final	05/20/2016	10/25/2016	0.00	
EL-16-05-6928	05/17/2016	180 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA JACKS AND TV	final	05/18/2016	09/28/2016	0.00	
EL-16-05-7590	05/31/2016	180 ARAGON AVE	ELEC LOW VOLTAGE SYSTEM	ADD NEW DEVICES TO EXISTING FIRE ALARM LOW VOLT FOR FIRE ALARM	final	06/21/2016	11/17/2016	0.00	
EL-16-09-6005	09/19/2016	180 ARAGON AVE	ELEC SIGNS	(1) ILLUMINATED TENANT SIGN AND (1)	pending			0.00	

				PROJECTION SIGN (HOTEL COLONADE) - \$32,525				
EL-16-11-6581	11/03/2016	180 ARAGON AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	*** GENERAL REPAIR **** NEW MINI SPLIT & ELECTRICAL REPAIRS TO MACHINE 3 LIGHTS; 5 OUTLETS; 100 AMP DISCONNECT; 3- 30 AMP DISCONNECTS AND 1 TON MINI SPLIT A/C	final	11/29/2016	02/01/2017	0.00
EL-17-02-0232	02/06/2017	180 ARAGON AVE	ELEC SIGNS	* HISTORICAL* ILLUMINATED WALL SIGNS (2) (HOUSE) ILLUMINATED REVERSE CHANNEL LETTERS & PVC LETTERS - \$2350	pending			0.00

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ME-09-12-2235	12/09/2009	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL REFRIGERATION, DUCT WORK, COMMERCIAL HOOD SYSTEM & WALK-IN COOLER FOR THE COMMERCIAL INTERIOR ALTERATIONS (NORMAN'S)	final	12/15/2009	06/25/2010	0.00
ME-10-03-4088	03/19/2010	180 ARAGON AVE	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	INSTALL FIRE SUPPRESSION SYSTEM FOR THE COMMERCIAL INTERIOR ALTERATIONS (NORMAN'S)	final	03/22/2010	06/10/2010	0.00
ME-10-05-4720	05/24/2010	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL WALK IN COOLERS FOR COMMERCIAL INTERIOR ALTERATIONS (NORMAN'S)	final	05/24/2010	06/02/2010	0.00
ME-12-08-1255	08/21/2012	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER \$850,000 (SUSHI SAMBA) REWORK NEW DYUCTWORK PER PLAN // INSTALL TWO NEW HOODS AND MANIFOLD TO NEW EXHAUST OUTLET PER PLAN.	final	11/30/2012	11/20/2013	0.00
ME-13-01-0509	01/11/2013	180 ARAGON AVE	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	FIRE SUPPRESSION SYSTEM (SUSHI SAMBA)	final	01/23/2013	05/01/2013	0.00
ME-13-01-0803	01/16/2013	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR (SERVICE PANTRY & FITNESS CENTER ///CONVERT THE OLD RESTROOMS INTO A FITNESS CENTER AND CHANGE SEVRICE AREA TO NEW BATHROOMS // REWORK DUCTWORK IN EACH MOVE FAN	final	02/25/2013	04/23/2013	0.00

Permit ID	Issue Date	Address	Work Type	Description	Status	Start Date	End Date	Amount
ME-14-08-2152	08/05/2014	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	COIL UNIT AND INSTALL BATHROOM VENTILATION. 10TH FLOOR. NEW AIR HANDLER UNITS (ROOF TOP) \$220,000	final	10/15/2014	11/20/2014	0.00
ME-15-06-4826	06/08/2015	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	FAN COIL REPLACEMENT IN GUESTROOMS \$480,000	final	07/17/2015	01/04/2016	0.00
ME-15-09-3659	09/02/2015	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL VENTILATION TO 30 ROOMS FROM THE ROOF TO THE 5TH AND 6TH FLOORS.	final	11/16/2015	12/30/2015	0.00
ME-15-10-4427	10/02/2015	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	DEMO AND INSALL NEW VAV' S DUCTWORK AND BATH VENTILATION.	final	03/24/2016	09/14/2016	0.00
ME-16-10-6485	10/14/2016	180 ARAGON AVE	MECH STORAGE TANK FOR FLAMMABLE LIQUIDS	EXACT REPLACEMENT OF (2) NATURAL GAS BOILERS \$25,000	final	10/17/2016	12/29/2016	0.00
ME-16-11-6462	11/01/2016	180 ARAGON AVE	MECH COMMERCIAL / RESIDENTIAL WORK	*** GENERAL REPAIR **** NEW MINI SPLIT & ELECTRICAL REPAIRS TO MACHINE \$4,987	final	11/28/2016	02/24/2017	0.00

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Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PL-09-12-2002	12/04/2009	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL (32) ROUGH/SET & (15) SET FOR THE COMMERCIAL INTERIOR ALTERATIONS (NORMAN'S)	final	12/07/2009	06/25/2010	0.00
PL-10-01-3454	01/21/2010	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL GAS PIPING & GAS APPLIANCES FOR THE COMMERCIAL INTERIOR ALTERATIONS (NORMAN'S)	final	01/21/2010	06/09/2010	0.00
PL-10-06-4716	06/21/2010	180 ARAGON AVE	PLUMB POOL / SPA / FOUNTAIN	SWIMMING POOL PIPING RELOCATE POOL COLLECTOR \$25,000	final	06/28/2010	08/31/2010	0.00
PL-10-06-4717	06/21/2010	180 ARAGON AVE	PLUMB POOL / SPA / FOUNTAIN	SDPA PIPING MICS WORK-RELOCATE SPA COLLECTOR \$25000	final	06/28/2010	08/31/2010	0.00
PL-11-11-5440	11/10/2011	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF ONE BACKFLOW PREVENTOR \$12680	final	11/15/2011	12/13/2011	0.00
PL-12-06-8820	06/12/2012	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER (SUSHI SAMBA)	final	10/31/2012	05/17/2013	0.00
PL-12-11-0137	11/02/2012	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR ALTERATIONS ***HISTORICAL***	final	01/11/2013	04/29/2013	0.00
PL-13-01-1407	01/28/2013	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ 10TH FLOOR (SERVICE PANTRY & FITNESS CENTER)	final	02/26/2013	04/15/2013	0.00
PL-13-02-1389	02/25/2013	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	CANCELLED - PORTABLE TOILET	canceled		02/26/2013	0.00
PL-13-08-0525	08/09/2013	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER @ RESTROOMS GROUND LEVEL (WESTIN COLONADE HOTEL)	final	11/12/2013	12/13/2013	0.00

PL-15-04-4863	04/17/2015	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (FLOORS 10 - 14) \$2,487,000	final	10/23/2015	01/05/2016	0.00
PL-15-08-5442	08/28/2015	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	REVISION FOR ADDITIONAL WORK AT FLOORS 4-6 COMMERCIAL INTERIOR ALTERATIONS (RV15-08-5103) *****SUPPLEMENT PERMIT ****	final	01/05/2016	01/05/2016	0.00
PL-15-10-4480	10/02/2015	180 ARAGON AVE	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS- COMMON AREAS 1ST LOBBY, 2ND AND 10TH FLOOR	final	05/02/2016	12/06/2016	0.00

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RC-16-09-5327	09/06/2016	180 ARAGON AVE	BUILDING RE CERTIFICATION	BUILDING RECERTIFICATION (1926) CONSTRUCTION REGULATION BOARD CASE #17-5891 UNSAFE STRUCTURES FEE	Issued	09/06/2016		600.00

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ZN-09-05-1858	05/05/2009	180 ARAGON AVE	DUMPSTER / CONTAINER	ROLL-OFF DUMPSTER	final	05/14/2009	05/14/2009	0.00
ZN-10-06-3892	06/08/2010	180 ARAGON AVE	ASPHALT - RESURFACE / SEALANT	MILLING AND RE-ASPHALTING OF DAMAGE AREA \$16,000	final	11/04/2010	05/03/2011	0.00
ZN-10-06-4909	06/23/2010	180 ARAGON AVE	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	RESURFACE / DIAMONDBRITE POOL AND SPA \$2,380	final	06/30/2010	08/09/2010	0.00
ZN-10-08-4564	08/24/2010	180 ARAGON AVE	AWNING / CANOPY - RECOVER	CANCELLED BOA APPROVAL EXPIRED-RECOVER (23) AWNINGS BURGUNDY COLOR \$8000	canceled		07/24/2012	0.00
ZN-10-12-4979	12/30/2010	180 ARAGON AVE	DUMPSTER / CONTAINER	DUMPSTER	final	01/07/2011	01/07/2011	0.00
ZN-12-08-2024	08/31/2012	180 ARAGON AVE	DUMPSTER / CONTAINER	DUMPSTER	final	09/01/2012	09/01/2012	0.00
ZN-13-02-1415	02/26/2013	180 ARAGON AVE	DUMPSTER / CONTAINER	DUMPSTER	final	02/26/2013	02/26/2013	0.00
ZN-13-11-2905	11/20/2013	180 ARAGON AVE	AWNING / CANOPY - RECOVER	RECOVER 5 AWNINGS - GREEN \$8000	final	01/07/2014	03/19/2014	0.00
ZN-15-03-4891	03/20/2015	180 ARAGON AVE	POOL / SPA ONLY - MARBLELITE / SANDBLAST / TILE	PERMIT NO LONGER REQUIRED AS OF 10/01/2015 RESURFACE POOL WITH DIAMOND BRITE \$20,000	canceled	04/23/2015	11/03/2015	0.00
ZN-15-08-5231	08/26/2015	180 ARAGON AVE	DUMPSTER / CONTAINER	DUMPSTER	final	08/27/2015	08/27/2015	0.00
ZN-17-01-1288	01/30/2017	180 ARAGON AVE	OUTDOOR SEATING	*HISTORICAL* HOUSE A TOWN KITCHEN & BAR* OUTSIDE DOOR SEATING \$15000	final	03/07/2017	03/10/2017	0.00
ZN-17-02-0989	02/17/2017	180 ARAGON AVE	AWNING / CANOPY - RECOVER	COLONNADE HOTEL *HISTORIC* VINYL AWNING RECOVERS (6) / COLOR: BLACK (NOTE:	issued	03/09/2017		0.00

LEFT OF THE
MAIN
ENTRANCE ON
ARAGON AVE)
\$3,260

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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:	Westin Colonnade Hotel - 157 units	Inspection Date:	1/28/2015, 11/17/2015, 12/14/2015
Address:	180 Aragon Avenue	InspectionType:	AA-Tactical, Hotel/Motel
City:	Coral Gables	Inspected By:	Madelaine Mendez 305-460-5563 mmendez@coralgables.com
Suite:	CORE	Occ. Sq. Ft.:	187000

FL NFPA 01 13
Floor 1

Co2 cylinders

1.7.6.2 Failure to secure high pressure cylinders.
Secure high pressure cylinders to wall or substantial surface
location: inside luggage storage area
OK Violation cleared on 11/17/2015

Doors

4.4.3.1.2 No keys, tools, special knowledge or effort from egress side.
No lock or fastening shall be permitted that prevents free escape from the inside of any building other than in health care occupancies and detention and correctional occupancies where staff are continually on duty and effective provisions are made to remove occupants in case of fire or other emergency.
1. Both exit door located on pool deck. 2. exit door located in Space "Aragon A"
OK Violation cleared on 11/17/2015

Means of Egress

4.4.3.2.2 Means of egress not clearly marked.
Mark and arrange each means of egress properly in accordance with NFPA standards.
Remove curtain decorations from exit doors at Aragon B
OK Violation cleared on 11/17/2015

CITY'S

EXHIBIT

4

Firefighter elevator key

11.3.1.1 Excerpt: All new elevators shall conform to the Fire Fighters'...

All new elevators shall conform to the Fire Fighters' Emergency Operations requirements of ASME A17.1/CSA B44, Safety Code for Elevators and Escalators. [101:9.4.3.1]

OK Violation cleared on 11/17/2015

11.3.1.2 Excerpt: All existing elevators having a travel distance of 25...

All existing elevators having a travel distance of 25 ft (7620 mm) or more above or below the level that best serves the needs of emergency personnel for fire-fighting or rescue purposes shall conform to the Fire Fighters' Emergency Operations requirements of ASME A17.3, Safety Code for Existing Elevators and Escalators. [101:9.4.3.2]

OK Violation cleared on 11/17/2015

Smoke Control Systems

11.8.2 Failure to maintain smoke control system.

Smoke-control systems shall have an approved maintenance and testing program to ensure operational integrity in accordance with this section. Components of such systems shall be operated, maintained, and tested in accordance with their operation and maintenance manuals.

Reinspection #2 Comments: Air Logic Services, Inc. Certified the Smoke Evacuation System, Certification #3443, certification expires on March 31, 2017.

OK Violation cleared on 12/14/2015 - Air Logic Services, Inc. Certified the Smoke Evacuation System, Certification #3443, certification expires on March 31, 2017.

11.8.3 Failure to maintain smoke control system.

All smoke-control systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective.

Failure to Certify Smoke Control for the year

OK Violation cleared on 12/14/2015

Doors

16.3.4.4 Key box approved and contains current keys.

The key box shall be an approved type and shall contain keys to gain access as required by the AHJ. (See Section 18.2.) [241:7.5.4]

OK Violation cleared on 11/17/2015

Wall decorations/Art work

20.1.5.4.1 Excerpt: Fabrics and films used for decorative purposes, all draperies...

Have combustible fabric, films and decorations remove or provide documentation that they have been rendered flame retardant.

Drapes in location: Aragon B

Reinspection #2 Comments: Flame Retardent Certification from Steam Plus (drapes and sheers) Certification #1002 dated 12-4-15 **OK Violation cleared on 12/14/2015** - Flame Retardent Certification from Steam Plus (drapes and sheers) Certification #1002 dated 12-4-15

FL NFPA 101 13

Floor 1

Blocked Exits

4.5.3.2 Unobstructed Egress.

In every occupied building or structure, means of egress from all parts of the building shall be maintained free and unobstructed. Means of egress shall be accessible to the extent necessary to ensure reasonable safety for occupants having impaired mobility.

location: Aragon B

OK Violation cleared on 11/17/2015

Exit signs

7.10.5.2.1 Excerpt: Every sign required to be illuminated by 7.10.6.3, 7.10.7...

Every sign required to be illuminated by 7.10.6.3, 7.10.7, and 7.10.8.1 shall be continuously illuminated as required under the provisions of Section 7.8, unless otherwise provided in 7.10.5.2.2.

Repair or replace ext sign location: Aragon C

OK Violation cleared on 11/17/2015

Walls and penetrations

8.3.5.1 Firestop Systems and Devices Required.

Provide firestopping where required.

stair #2 level 14 (ceiling) and throughout occupancy

OK Violation cleared on 11/17/2015

Chapter 4 General

4.6.12.4 Excerpt: Any device, equipment, system, condition, arrangement, level of protection...

Any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature requiring periodic testing, inspection, or operation to ensure its maintenance shall be tested, inspected, or operated as specified elsewhere in this Code or as directed by the authority having jurisdiction

Provide Sign or stencil "Roof Access" on door leading to roof

failure to repair passive locking System on all freezer doors.

OK Violation cleared on 11/17/2015

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:

Gunter Rauscher
36120
12/14/2015 2:17:25 PM
Signature valid only in mobile-eyes documents

Gunter Rauscher
12/14/2015

Inspector:

Madelaine Mendez
36120
12/14/2015 2:17:25 PM
Signature valid only in mobile-eyes documents

Madelaine Mendez
12/14/2015

Company Representative:

Gunter G. Rauscher
36120
12/28/2015 12:54:04 PM
Signature valid only in mobile-eyes documents

Gunter G. Rauscher
1/28/2015

Inspector:

Madelaine Mendez
36120
1/28/2015 12:54:04 PM
Signature valid only in mobile-eyes documents

Madelaine Mendez
1/28/2015

Company Representative:

Gunter Rauscher
36120
11/17/2015 11:12:10 AM
Signature valid only in mobile-eyes documents

Gunter Rauscher
11/17/2015



The City of Coral Gables

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

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 6005 0841

MENUGDO OWNER LLC
C/O C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

RE: 180 ARAGON AVE, CORAL GABLES, FL
FOLIO # 03-4108-089-0020
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1926.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

In the event repairs or modifications are found to be necessary resulting from the recertification inspection, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter for the owner to obtain the necessary permits and perform the repairs. Recertification will take place once a revised Report is submitted and all required permits are closed.

The Architect or Engineer chosen to perform the inspection may obtain the required Form, "Minimum Inspection Procedural Guidelines for Building Recertification," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$380.63 and the Filing fee of \$2.45 per document page shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Failure to submit the required Report within the allowed time will result in the referral of this matter to the City's Construction Regulation Board without further notice. The Board may impose fines of \$250.00 per day for each day the violation continues. Note an Administrative fee of \$600.00 is incurred when the case is referred to the Board.

Any questions may be directed to the Building Services Coordinator at (305) 460-5250. Thank you for your prompt consideration.

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite
EXHIBIT 5

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MENUDO OWNER LLC
C/O C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 1194 5246 9255 54

2. Article Number (transfer from service label)

91-7108-2133-3932-6005-0841

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

Green

C. Date of Delivery

4-28-10

- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

2016 Receipt

Domestic Return Receipt



uff 7/10/16
60 days.

JSK ARCHITECTURAL GROUP
Architecture – Engineering - Historic Preservation – construction management
AA003187 - CA 30648 - CGC027671

July 5, 2016

Manuel Lopez, PE
Building Official - City of Coral Gables
Development Service Department
City of Coral Gables - City Hall
405 Biltmore Way
Coral Gables, FL 33134

Re. *Recertification of Buildings 40 Years or Older –*
180 Aragon Ave, Coral Gables FL 33134 – Folio 03-4108-089-0020

Dear Mr. Lopez,

In regards to the above referenced property and in response to your Department's letter requiring a 40 Years Recertification; this is to inform you that our services had been retained by the property owners of the building of reference in order to provide such a Recertification.

As the 90 days' time limit allowed by your letter dated 04/25/2016 is getting closer, we respectfully request an extension of 40 days to complete the Recertification process.

Should you have any question please feel free to contact us at your earliest convenient time.

Respectfully,


Jorge S. Kuperman, AIA
Principal Architect



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 6, 2016

MENUDO OWNER LLC
c/o C T Corporation System
1200 South Pine Island Road
Plantation, Florida 33324

ADDRESS: 180 Aragon Avenue
PROPERTY FOLIO #: 03-4108-089-0020

Dear Property Owner/Manager:

This Department has received your request dated July 5, 2016 for an extension to provide us with the Recertification Report for the above referenced property.

By these means, I am granting you sixty (60) calendar days from the date of this letter to provide the Recertification Report. Please note we will not be able to grant additional extensions. Therefore, repairs to comply with the recertification criteria shall take place during these sixty (60) calendar days.

If you have any questions you may contact 305-460-5250.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

September 8, 2016

Menudo Owner LLC
7315 Wisconsin Avenue 1100 West
Bethesda, MD 20814

ADDRESS: 180 Aragon Avenue
PROPERTY FOLIO #: 03-4108-089-0020

Dear Property Owner/Manager:

This Department has received the 40-year Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs one hundred and fifty (150) calendar days from the date of the recertification notice, April 25, 2016. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report. If you have further questions contact us at (305) 460-5250.

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5891

vs.

MENUDO OWNER LLC
7315 Wisconsin Avenue
1100 West
Bethesda, Maryland 20814-3202

Return receipt number:

91 7108 2133 3932 6150 7252

Respondent.

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

Date: March 28, 2017

Re: **180 Aragon Avenue**, Coral Gables, Florida 33134-5412, and legally described as The Colonnade Condo, Unit Hotel Unit, Undiv 50%, int in common elements, off rec 19754-873, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-089-0020 ("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.

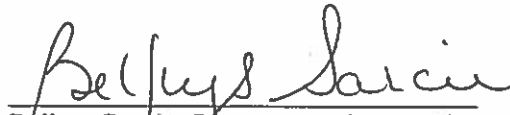
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on April 10, 2017, at 2:00 p.m.

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. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

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

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

C:

Menudo Owner LLC, c/o C T Corporation System, 1200 South Pine Island Road, Plantation, Florida 33324-4413
Sabadell United Bank, NA, fka Mellon United National Bank, 1111 Brickell Avenue, Miami, Florida 33131-3112
John Wayne Construction Inc., GSA Division LLC, c/o Waymon B. Griner, Jr., 1520 N.W. 65th Avenue, Suite 5, Plantation, Florida 33313-4500
Banner Supply Company, 7195 N.W. 30th Street, Miami, Florida 33122-1362
Banner Supply Company, c/o Peterson, Baldor & Maranges, PLLC, 8000 S.W. 117th Avenue, Suite 206, Miami, Florida 33183-4809
United Iron Works, Inc., 3274 N.W. 38th Street, Miami, Florida 33142-5032
United Iron Works, Inc., c/o Fernando Coloma, 6326 S.W. 14th Street, Miami, Florida 33144-5626



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 17-5891

Title of Document Posted: Construction Regulation Board Case

I, Jose Iglesias, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 180 Wagon Ave, ON 3-28-17
AT 10:35 AM.

Jose Iglesias
Employee's Printed Name


Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of March, in
the year 20 17, by Jose Iglesias who is personally known to
me.

My Commission Expires:

4-29-19

Belkys Garcia
Notary Public



180 Aragon Avenue



This instrument prepared by and
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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner.

Case No. 17-5891

vs.

MENUDO OWNER LLC
7315 Wisconsin Avenue
1100 West
Bethesda, Maryland 20814-3202

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on April 10, 2017, 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 any 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 all required notices on the owner, Menudo Owner LLC, and any lienholders of record for the structure located on the property at 180 Aragon Avenue and having folio number 03-4108-089-0020 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner 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.
5. *Payment of costs, fines, 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. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of 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 this Order.
6. Lien for costs and notice to subsequent purchasers. The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.
7. City's remedies are cumulative. This Order notwithstanding, the City may enforce its code by any other lawful means.
8. 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 12th day of April, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

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 (30) DAYS OF THE FILING OF THIS ORDER.

C:

Menudo Owner LLC, c/o C T Corporation System, 1200 South Pine Island Road, Plantation, Florida 33324-4413

Sabadell United Bank, NA, f/k/a Mellon United National Bank, 1111 Brickell Avenue, Miami, Florida 33131-3112

John Wayne Construction Inc., GSA Division LLC, c/o Waymon B. Griner, Jr., 1520 N.W. 65th Avenue, Suite 5, Plantation, Florida 33313-4500

Banner Supply Company, 7195 N.W. 30th Street, Miami, Florida 33122-1362

Banner Supply Company, c/o Peterson, Baldor & Maranges, PLLC, 8000 S.W. 117th Avenue, Suite 206, Miami, Florida 33183-4809

United Iron Works, Inc., 3274 N.W. 38th Street, Miami, Florida 33142-5032

United Iron Works, Inc., c/o Fernando Coloma, 6326 S.W. 14th Street, Miami, Florida 33144-5626

This instrument prepared by and
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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner.

Case No. 17-5891

vs.

MENUDO OWNER LLC
7315 Wisconsin Avenue
1100 West
Bethesda, Maryland 20814-3202

Respondent.

NOTICE OF ORDER DECLARING STRUCTURE UNSAFE

This cause was brought before the Construction Regulation Board ("Board") of the City of Coral Gables ("City"), on April 10, 2017, 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 any 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 all required notices on the owner, Menudo Owner LLC, and any lienholders of record for the structure located on the property at 180 Aragon Avenue and having folio number 03-4108-089-0020 (the "Structure").
2. As of the date this Notice the Structure has failed to comply with the inspection report requirement and minimum inspection procedural guidelines as issued by the Miami-Dade County Board of Rules and Appeals, required by Section 8-11 of the Miami-Dade County Code ("Report"). Therefore, **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

3. It is, therefore, **ORDERED**: The Owner shall take the Required Action as follows: a) the owner shall recertify the structure within 90 days of the date of this Order; to include permits and inspections, if applicable, and submittal of the Recertification Report; b) if the requirement is not completed within the 90 days the owner shall pay a daily fine of \$250 for each day the violation continues.
4. *Request for compliance inspection.* It is the responsibility of the Owner 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.
5. *Payment of costs, fines, 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. In addition, the Owner shall pay a fine of \$250 for each day the violation continues past the date set for compliance, for which the City shall have a lien against the Owner and the Property. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of 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 this Order.
6. *Lien for costs and notice to subsequent purchasers.* The City shall have a special assessment lien for its administrative costs, the costs of corrective action, and any fines imposed by the Board, 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.
7. *City's remedies are cumulative.* This Order notwithstanding, the City may enforce its code by any other lawful means.
8. **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 12th day of April, 2017.

CONSTRUCTION REGULATION BOARD
OF THE CITY OF CORAL GABLES


Secretary to the Board

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 (30) DAYS OF THE FILING OF THIS ORDER.

C:

Menudo Owner LLC, c/o C T Corporation System, 1200 South Pine Island Road, Plantation, Florida 33324-4413
Sabadell United Bank, NA. Eka Mellon United National Bank, 1111 Brickell Avenue, Miami, Florida 33131-3112
John Wayne Construction Inc., GSA Division LLC, c/o Waymon B. Griner, Jr., 1520 N.W. 65th Avenue, Suite 5, Plantation, Florida 33313-4500
Banner Supply Company, 7195 N.W. 30th Street, Miami, Florida 33122-1362
Banner Supply Company, c/o Peterson, Baldor & Maranges, PLLC, 8000 S.W. 117th Avenue, Suite 206, Miami, Florida 33183-4809
United Iron Works, Inc., 3274 N.W. 38th Street, Miami, Florida 33142-5032
United Iron Works, Inc., c/o Fernando Coloma, 6326 S.W. 14th Street, Miami, Florida 33144-5626

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 17-5891

vs.

MENUDO OWNER LLC
7315 Wisconsin Avenue
1100 West
Bethesda, Maryland 20814-3202

Return receipt number:

91 7108 2133 3932 5922 8534

Respondent.

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

Date: July 24, 2017

Re: **180 Aragon Avenue**, Coral Gables, Florida 33134-5412, and legally described as The Colonnade Condo, Unit Hotel Unit, Undiv 50%, int in common elements, off rec 19754-873, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-089-0020 ("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-I 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.

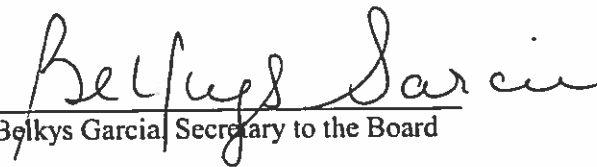
Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on August 7, 2017, at 2:00 p.m.

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. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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

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

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

C:

Menudo Owner LLC, c/o C T Corporation System, 1200 South Pine Island Road, Plantation, Florida 33324-4413
Sabadell United Bank, NA, f/k/a Mellon United National Bank, 1111 Brickell Avenue, Miami, Florida 33131-3112
John Wayne Construction Inc., GSA Division LLC, c/o Waymon B. Griner, Jr., 1520 N.W. 65th Avenue, Suite 5, Plantation, Florida 33313-4500
Banner Supply Company, 7195 N.W. 30th Street, Miami, Florida 33122-1362
Banner Supply Company, c/o Peterson, Baldor & Maranges, PLLC, 8000 S.W. 117th Avenue, Suite 206, Miami, Florida 33183-4809
United Iron Works, Inc., 3274 N.W. 38th Street, Miami, Florida 33142-5032
United Iron Works, Inc., c/o Fernando Coloma, 6326 S.W. 14th Street, Miami, Florida 33144-5626



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 17-5891

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 180 ARAGON AVENUE, ON 7-24-17
AT 9:30 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 July, in
the year 2017, by Jose Iglesias who is personally known to
me.

My Commission Expires:

Belkys Garcia
Notary Public



180 ARAGON AVENUE



Drafted by and when recorded
return to:
Karen R. Pifer, Esq.
Honigman Miller Schwartz and Cohn LLP
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304

Tax Parcel No. 03-4108-089-0020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of November, 2014, by **CG HOTEL COLONNADE, LLC**, a Delaware limited liability company, having its principal place of business at 1050 Seventeenth Street, Suite 2300, Denver, Colorado 80265, hereinafter called the Grantor, and **MENUDO OWNER LLC**, a Delaware limited liability company, who address is 7315 Wisconsin Avenue, 1100 West, Bethesda, Maryland 20814, hereinafter called the Grantee.

(Wherever 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.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain property situate lying in Miami-Dade County, Florida, to-wit:

See **Exhibit A** attached hereto.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and subject to certain exceptions attached hereto and made a part hereof as **Exhibit B**, provided that nothing herein shall serve to reimpose same.

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 property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; and that the Grantor hereby warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but none other.



DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Foreign Limited Liability Company
MENUDO OWNER LLC

Filing Information

Document Number M14000006341
FEI/EIN Number 27-1423613
Date Filed 09/05/2014
State DE
Status ACTIVE

Principal Address

7315 Wisconsin Avenue
1100 West
Bethesda, MD 20814

Changed: 04/01/2016

Mailing Address

7315 Wisconsin Avenue
1100 West
Bethesda, MD 20814

Changed: 04/01/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Member

Pebblebrook Hotel, L.P.
7315 Wisconsin Avenue

1100 West
Bethesda, MD 20814

Annual Reports

Report Year	Filed Date
2015	04/13/2015
2016	04/01/2016

Document Images

04/01/2016 -- ANNUAL REPORT	View image in PDF format
04/13/2015 -- ANNUAL REPORT	View image in PDF format
09/05/2014 -- Foreign Limited	View image in PDF format

Mellon United National Bank (FDIC # 21837)

Active Insured Since November 25, 1974

Renamed to Sabadell United Bank, National Association

Data as of: March 15, 2017

Mellon United National Bank has changed its legal name and is currently doing business as Sabadell United Bank, National Association

Contact the FDIC about:

Mellon United National Bank or Sabadell United Bank, National Association

[Locations](#)

[History](#)

[Identifications](#)

[Financials](#)

[Other Names / Websites](#)

Location information is not available for inactive or renamed banks

OFF REC 19754 PG. 1124

This Instrument Prepared by
and Return to:
Erica L. English, Esq.
Katz, Barron, Squitiero & Faust, P.A.
2699 South Bayshore Drive, 7th Floor
Miami, Florida 33133
(305) 856-2444

01R346146 2001 JUL 02 16:13

DOCSTPMTG 57,050.00 INTNG 32,600.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

I:\TCC\MH\H\MASTERS\FORMS\HTG.FRM
3/11/98

MORTGAGE DEED

THIS MORTGAGE DEED, executed and delivered as of June 28, 2001 by ARDEN COLONNADE, LLC, a Delaware limited liability company, whose address is 121 South Broad Street, 13th Floor, Philadelphia, Pennsylvania 19107, Attn: Craig A. Spencer (hereinafter called "Mortgagor"), to MELLON UNITED NATIONAL BANK, a national banking association, whose address is 1399 S.W. First Avenue, Miami, Florida 33130 (hereinafter called "Mortgagee"), which terms Mortgagor and Mortgagee, shall include all natural and artificial persons described as Mortgagor and Mortgagee, and shall be deemed to extend to, bind and benefit their respective heirs, executors, administrators, successors, legal representatives and assigns:

W I T N E S S E T H:

For divers good and valuable considerations, including the aggregate sum named in the promissory note (hereinafter called the "Note"), a description of which appears herein or a copy of which is annexed hereto, the Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Mortgagee all that certain real property which the Mortgagor now owns, situate in Florida and described more particularly in the Schedule of Real Property Encumbered contained herein or annexed hereto, and all structures and improvements now and hereafter located thereon (the "Real Property"), the rents, issues and profits thereof (the "Rents"), all furniture, furnishings, fixtures and equipment now located thereon, and also all gas and electric fixtures, heaters, air conditioning equipment, machinery, motors, bath tubs, sinks, water closets, water basins, pipes, faucets, and other plumbing and heating fixtures, refrigerator equipment, venetian blinds, which are now or may hereafter pertain to or be used with, in or on said premises, and which, even though they are detached or detachable,

96⁰⁰

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

SS:

The foregoing instrument was acknowledged before me this 28th day of June, 2001 by CRAIG A. SPENCER, as Sole Member of ArCOL Management, LLC, a Delaware limited liability company, its Manager of Arden Colonnade, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

Helene W. Estel

Notary Public, State of Florida

printed name of notary public:
HELENE W. ESTEL

Commission # _____

A:\Mortgage #2.wpd

OFFICIAL NOTARY SEAL
HELENE W ESTEL
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD018778
MY COMMISSION EXP. APR. 17, 2005

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

Sabadell United Bank, National Association (FDIC # 21837)

Active Insured Since November 25, 1974

Data as of: March 15, 2017

Sabadell United Bank, National Association is an active bank

FDIC Certificate#: 21837 **Established:** November 25, 1974 **Corporate Website:**
Headquarters: 1111 Brickell Avenue **Insured:** November 25, 1974 <http://www.sabadellbank.com>
 Miami, FL 33131 **Bank Charter Class:** National Bank **Consumer Assistance:**
 Miami-Dade County **Regulated By:** Office of the <http://www.helpwithmybank.gov>
Locations: 29 domestic in 1 Comptroller of the **Contact the FDIC about:**
 states, Currency Sabadell United Bank, National
 0 in territories, and 0 Association
 in foreign locations

Locations

History

Identifications

Financials

Other Names /
Websites

Showing 1 to 25 of 29 entries

UNINUM	Number	Name	Address	County	City	State	Zip	Service Type	Established Date	Acquired Date
253584	4	Aventura Banking Center Branch	18841 Northeast 29th Avenue	Miami-Dade	Aventura	FL	33180	Full Service Brick and Mortar Office	12/01/1980	
253597	17	Boca Raton Branch	1801 North Military Trail	Palm Beach	Boca Raton	FL	33431	Full Service Brick and Mortar Office	02/06/1999	
253588	8	Coral Gables Branch	2109 Ponce De Leon Boulevard	Miami-Dade	Coral Gables	FL	33134	Full Service Brick and Mortar Office	04/02/1989	
258067	22	Coral Gables Branch-South Miami	1533 Sunset Dr, Ste 100	Miami-Dade	Coral Gables	FL	33146	Full Service Brick and Mortar Office	07/03/1989	08/09/2010
253592	12	Fort Lauderdale Branch	110 S E. Sixth Street	Broward	Fort Lauderdale	FL	33301	Full Service Brick and Mortar Office	04/03/1995	
253581	1	Hialeah Banking Center Branch	1751 West 49th Street	Miami-Dade	Hialeah	FL	33012	Full Service Brick and Mortar Office	10/30/1978	
583302	44	Key Biscayne Branch	260 Crandon Blvd	Miami-Dade	Key Biscayne	FL	33149	Full Service Brick and Mortar Office	08/29/2016	
489662	40	Medley Branch	10209 Nw 116th Way	Miami-Dade	Medley	FL	33178	Full Service Brick and Mortar Office	03/27/2009	07/12/2014
15127		Sabadell United Bank, National Association	1111 Brickell Avenue	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	11/25/1974	
253582	2	Downtown Banking Center Branch	44 West Flagler Street	Miami-Dade	Miami	FL	33130	Full Service Brick and Mortar Office	04/02/1979	
253583	3	Doral Banking Center Branch	3275 Nw 87th Avenue	Miami-Dade	Miami	FL	33172	Full Service Brick and Mortar Office	08/22/1979	
253585	5	Biscayne Tower Banking Center Branch	Two South Biscayne Boulevard	Miami-Dade	Miami	FL	33131	Full Service Brick and Mortar Office	04/20/1981	
253587	7	Dadeland Branch	9100 South Dadeland Boulevard	Miami-Dade	Miami	FL	33156	Full Service Brick and Mortar Office	12/18/1985	
253590	10	Miami/W. Palm Beach Bkng Ctr Branch	1399 S.W. First Avenue	Miami-Dade	Miami	FL	33130	Limited Service Messenger Office	08/11/1993	

Prepared by Wayne Griner

RETURN TO:
JOHN WAYNE CONSTRUCTION, INC. GSA DIVISION LLC
1520 NW 65TH AVE SUITE 5
PLANTATION, FL 33313-4500
PHONE: (954) 584-8160 FAX: (954) 584-8161

WARNING:
THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN

CLAIM OF LIEN

STATE OF FLORIDA
COUNTY OF MIAMI DADE

BEFORE ME, the undersigned authority, personally appeared WAYNE GRINER, who, being duly sworn deposes and says that they are the OWNER of the Lienor herein, JOHN WAYNE CONSTRUCTION, INC. GSA DIVISION LLC, 1520 NW 65TH AVE SUITE 5, PLANTATION, FL, 333134500, and that in pursuance of a contract with RELIANCE CONSTRUCTION CO, LLC, 294 NE 5TH AVE, DELRAY BEACH, FL 334835531 the Lienor furnished labor, materials, and/or services consisting of COMPLETE DRYWALL SYSTEM - LABOR AND MATERIAL on the following described real property (AND/OR LEASEHOLD PROPERTY INTEREST) interest located in MIAMI DADE County, Florida:

WESTIN COLONNADE CORAL GABLES
180 ARAGON AVE
CORAL GABLES, FL 33134

ID#: 03-4198-089-0020
COLONNADE CONDO UNIT HOTEL, OR 19754-873
SECTION: 08 TOWNSHIP: 54 RANGE: 41
As Recorded in the Public Records of Miami Dade County, Florida

which property is leased by:
MENUDO LESSEE LLC DBA WESTIN COLONNADE
180 ARAGON AVE
CORAL GABLES, FL 33134

Said labor, materials, and/or services were of a total value of \$100,900.00 of which there remains unpaid \$15,919.90. The first of said labor, materials, and/or services was furnished on April 7, 2016 and the last of same on December 6, 2016. The Lienor filed a Notice to Owner on 04/15/2016 by 'Certified - Non Green Card' - 7110 1806-1930 0576-9168 and Notice to Lessee on 04/15/2016 by 'Certified - Non Green Card' - 7110 1806 1930 0576 9176 and was in privity with the contractor,

By: [Signature]
WAYNE GRINER - OWNER

SWORN TO AND SUBSCRIBED before me, this 1st day of March, 2017.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: 11/16/2018

Personally Known OR Produced Identification Type of Identification _____

COPIES TO:
RELIANCE CONSTRUCTION CO, LLC
MENUDO LESSEE LLC DBA WESTIN COLONNADE
PDSI





DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

JOHN WAYNE CONSTRUCTION, INC.

Filing Information

Document Number P93000006811
FEI/EIN Number 65-0383222
Date Filed 01/28/1993
State FL
Status ACTIVE

Principal Address

1520 NW 65 AVE
STE 5
PLANTATION, FL 33313

Changed: 04/21/2003

Mailing Address

1520 NW 65 AVE
STE 5
PLANTATION, FL 33313

Changed: 04/21/2003

Registered Agent Name & Address

GRINER, WAYMON B JR
1520 NW 65 AVE
SUITE 5
PLANTATION, FL 33313

Name Changed: 04/22/2015

Address Changed: 04/21/2003

Officer/Director Detail

Name & Address

Title P

GRINER, WAYMON BJR
 1520 NW 65 AVE SUITE 5
 PLANTATION, FL 33313

Title VP

GRINER, WAYMON BSR
 1520 NW 65 AVENUE SUITE 5
 PLANTATION, FL 33313

Annual Reports

Report Year	Filed Date
2015	04/22/2015
2016	02/12/2016
2017	01/12/2017

Document Images

01/12/2017 -- ANNUAL REPORT	View image in PDF format
02/12/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
04/10/2013 -- ANNUAL REPORT	View image in PDF format
01/09/2012 -- ANNUAL REPORT	View image in PDF format
01/28/2011 -- ANNUAL REPORT	View image in PDF format
03/31/2010 -- ANNUAL REPORT	View image in PDF format
01/12/2009 -- ANNUAL REPORT	View image in PDF format
03/11/2008 -- ANNUAL REPORT	View image in PDF format
03/16/2007 -- ANNUAL REPORT	View image in PDF format
01/19/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
03/29/2004 -- ANNUAL REPORT	View image in PDF format
04/21/2003 -- ANNUAL REPORT	View image in PDF format
04/30/2002 -- ANNUAL REPORT	View image in PDF format
05/17/2001 -- ANNUAL REPORT	View image in PDF format
05/01/2000 -- ANNUAL REPORT	View image in PDF format
04/20/1999 -- ANNUAL REPORT	View image in PDF format
05/18/1998 -- ANNUAL REPORT	View image in PDF format
04/14/1997 -- ANNUAL REPORT	View image in PDF format
02/13/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

This instrument is prepared and return to:
Hilda Perez
Banner Supply Co.
7195 N. W. 30 Street
Miami, FL 33122

WARNING!

THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

Claim of Lien

State of Florida)
County of Dade)

Before me, the undersigned Notary Public, personally appeared **Jennifer Blanco** who was duly sworn and says that she is Director of **Banner Supply Company** whose address is 7195 N. W. 30th Street, Miami, FL 33122 and that in accordance with a contract with **John Wayne Construction Inc.** lienor furnished labor and/ or various building materials (i.e., drywall, studs, plaster products, etc.) on the following described real property in **Miami-Dade County, Florida:**

NOC: 29938-3954

180 Aragon Ave
Coral Gables, Florida
Lot: HOTEL
SUBDIVISION: COLONNADE CONDOMINIUM OR BK 19754 PG 873
ARAGON AVE, 180 INTERIOR ALTERATIONS
As recorded in the public records of Miami-Dade County, Florida

owned by **MENUDO OWNER LLC D/B/A WESTIN COLONNADE**

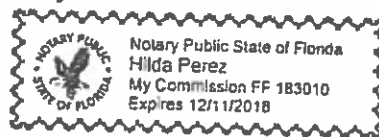
of a total value of **Seventeen Thousand Nine Hundred Thirty Six dollars and Sixteen cents (\$17,936.16)** of which there remains unpaid **\$489.40**, ~~(plus unpaid finance charges in the amount of \$33.60, due as of the date of this lien, which shall continue to accrue at the rate of 18% pursuant to lienor's contract)~~ and furnished the first of the items on **April 22nd, 2016** and the last of the items on **November 17th, 2016** and (if the lien is claimed by one not in privity with the owner) that the lienor served his notice to owner on **June 1st, 2016** by Certified Mail #7015 3430 0000 8961 6665 and, (if required) that the lienor served copies of the notice on the general contractor **Reliance Construction Co. LLC** on **June 1st, 2016** by Certified Mail #7015 3430 0000 8961 6658.

BANNER SUPPLY COMPANY
By 
Jennifer Blanco, Director



Sworn to and subscribed before me this **13th** day of **January, 2017**. Ms. Jennifer Blanco is personally known to me.


Notary Public





DIVISION of
CORPORATIONS
an official State of Florida website

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
BANNER SUPPLY COMPANY TAMPA, LLC

Filing Information

Document Number L03000002086
FEI/EIN Number 14-1868192
Date Filed 01/17/2003
State FL
Status ACTIVE
Last Event LC STMNT OF RA/RO CHG
Event Date Filed 07/13/2015
Event Effective Date NONE

Principal Address

7195 NW 30TH STREET
MIAMI, FL 33122

Changed: 11/12/2003

Mailing Address

7195 NW 30TH STREET
MIAMI, FL 33122

Changed: 11/12/2003

Registered Agent Name & Address

PETERSON, BALDOR & MARANGES, PLLC
8000 SW 117 AVENUE, SUITE 206
MIAMI, FL 33183

Name Changed: 07/13/2015

Address Changed: 07/13/2015

Authorized Person(s) Detail

Name & Address

Title Managing Member

LANDERS, ARTHUR
7195 NW 30TH STREET
MIAMI, FL 33122

Title Director

LANDERS, EMILY R
7195 NW 30TH ST
MIAMI, FL 33122

Title Director

LANDERS, MICHAEL P
7195 NW 30 ST
MIAMI, FL 33122

Title Director

GILMORE, ROBERT O
7195 NW 30 ST
MIAMI, FL 33122

Title Director

BLANCO, JENNIFER
7195 NW 30TH STREET
MIAMI, FL 33122

Annual Reports

Report Year	Filed Date
2014	01/08/2014
2015	04/17/2015
2016	04/28/2016

Document Images

04/28/2016 -- ANNUAL REPORT	View image in PDF format
07/13/2015 -- CORLCRACHG	View image in PDF format
04/17/2015 -- ANNUAL REPORT	View image in PDF format
02/19/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format

Return to:
UNITED IRON WORKS, INC
3274 N.W. 38th ST.
MIAMI, FL 33142

CLAIM OF LIEN

This instrument prepared by: Luis Reyes
10505 W Okeechobee Rd
Hialeah Gardens, FL. 330158

CLAIM OF LIEN

State of Florida, County of Miami-Dade

WARNING! THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.

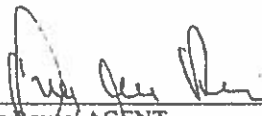
Before me, the undersigned notary public, personally appeared **LUIS REYES**, who was duly sworn and says that he is the agent of the lienor herein, **UNITED IRON WORKS, INC.**, whose address is **3274 N.W. 38th ST., Miami, FL. 33142**, with a contract with **RELIANCE CONSTRUCTION CO, LLC**, lienor furnished labor, services or materials consisting of **DOUBLE SWING CAST IRON SCREEN** on the following real property in **MIAMI-DADE COUNTY**, Florida:

180 ARAGON AVE, CORAL GABLES
THE COLONNADE CONDO UNIT HOTEL UNIT UNDIV 50% INT IN COMMON ELEMENTS OFF REC 19754-873 COC 25771-3480 07 2007 5 NOC 29732/445 DATE 08/10/2015, MIAMI-DADE COUNTY

Owned by **MENUDO OWNER LLC** of a total value of **(\$ 41,344.47)** Forty One Thousand, Three Hundred and Forty Four dollars and 47 cents of which there remains unpaid **\$ 4,593.83 Four Thousand Five Hundred and Ninety Three dollars and 83 cents plus interest** and furnished the first of the items on **02/08/2016** and the last of the items on **09/24/2016**. United Iron Works, Inc. Served Notice To Owner via certified mail on **MENUDO OWNER LLC CC# 7012 1010 0003 3888 6527** and on **MENUDO LESSEE LLC d/b/a WESTIN COLONNADE CC # 7012 1010 0003 3888 6510** and on **MATTHEW LAHIFF CC # 7012 3050 0001 2795 7614**

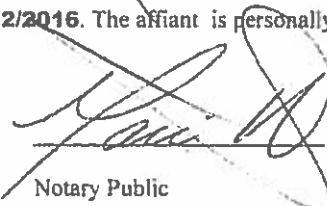
IN WITNESS WHEREOF, I have hereunto set my hand and seal this **12/22/2016**

WITNESSES:

BY: 
Luis Reyes/ AGENT

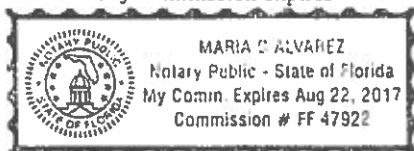
STATE OF FORIDA Miami-Dade County

Sworn to and subscribe before me by Luis Reyes this **12/22/2016**. The affiant is personally known to me.



Notary Public

My commission expires





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Detail by Entity Name

Florida Profit Corporation
UNITED IRON WORKS, INC.

Filing Information

Document Number	P94000016804
FEI/EIN Number	65-0502324
Date Filed	02/28/1994
State	FL
Status	ACTIVE
Last Event	CANCEL ADM DISS/REV
Event Date Filed	12/16/2009
Event Effective Date	NONE

Principal Address

6326 SW 14 ST
MIAMI, FL 33144

Changed: 02/05/2014

Mailing Address

6326 SW 14 ST
MIAMI, FL 33144

Changed: 02/05/2014

Registered Agent Name & Address

COLOMA, FERNANDO
6326 S. W. 14TH STREET
MIAMI, FL 33144

Address Changed: 01/19/2006

Officer/Director Detail

Name & Address

Title PD

COLOMA, FERNANDO
6326 SW 14 ST
MIAMI, FL 33144

Title VPS

COLOMA, MARIA M
6326 SW 14 ST
MIAMI, FL 33144

Annual Reports

Report Year	Filed Date
2015	02/12/2015
2016	03/07/2016
2017	02/10/2017

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