



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 12/29/2025

PROPERTY INFORMATION	
Folio	03-4120-023-2360
Property Address	4944 LE JEUNE RD CORAL GABLES, FL 33146-0000
Owner	4944 LE JEUNE RD LLC
Mailing Address	150 SE 2 AVE 506 MIAMI, FL 33131
Primary Zone	5003 MIXED-USE
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	7,500 Sq.Ft
Living Area	7,500 Sq.Ft
Adjusted Area	7,500 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	Multiple (See Building Info.)



ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,375,000	\$1,375,000	\$1,375,000
Building Value	\$2,125,000	\$2,125,000	\$1,925,000
Extra Feature Value	\$0	\$0	\$0
Market Value	\$3,500,000	\$3,500,000	\$3,300,000
Assessed Value	\$2,270,819	\$2,064,381	\$1,876,710

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$1,229,181	\$1,435,619	\$1,423,290

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

SHORT LEGAL DESCRIPTION
CORAL GABLES RIVIERA SEC 2 REV
PB 28-18
LOTS 31 & 32 BLK 95
LOT SIZE 50.000 X 100
OR 18435-3812 0199 1

TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,270,819	\$2,064,381	\$1,876,710
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$3,500,000	\$3,300,000
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,270,819	\$2,064,381	\$1,876,710
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,270,819	\$2,064,381	\$1,876,710

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2025	\$3,704,200	34740-0811	Qual by exam of deed
04/08/2019	\$2,650,000	31403-1967	Qual by exam of deed
01/01/1999	\$840,000	18435-3812	Sales which are qualified
03/01/1985	\$440,000	12457-0048	Sales which are qualified

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

CITY'S EXHIBIT #1

4944 Le Jeune Rd as of 12-30-25, updated from 12-27-24

<p><u>Owner (PA and deed address)</u> BAYSHORE REAL ESTATE LLC a/k/a BAY SHR REAL ESTATE LLC 1825 PONCE DE LEON BLVD, STE 502 CORAL GABLES, FL 33134-4418</p>	<p><u>Owner (Sunbiz principal and mailing address)</u> BAYSHORE REAL ESTATE LLC a/k/a BAY SHR REAL ESTATE LLC 4942 S LE JEUNE ROAD CORAL GABLES, FL 33146-2208</p>
<p><u>Owner (RA address)</u> BAYSHORE REAL ESTATE LLC a/k/a BAY SHR REAL ESTATE LLC C/O REGISTERED AGENT SOLUTIONS, INC. REGISTERED AGENT 2894 REMINGTON GREEN LN., STE. A TALLAHASSEE, FL 32308-8714</p>	<p><u>Lienholder</u> FLORIDA DEPT OF REVENUE MIAMI SERVICE CENTER 3750 SW 87 AVE, STE 300 DORAL, FL 33178-2430</p>
<p><u>New Owner (deed and Sunbiz principal and mailing addresses)</u> 4944 LE JEUNE RD LLC 150 SE 2ND AVE, STE 506 MIAMI, FL 33131-1570</p>	<p><u>New Owner (Sunbiz RA address)</u> 4944 LE JEUNE RD LLC C/O VDT CORPORATE SERVICES LLC REGISTERED AGENT 150 SE 2ND AVE, STE 505 MIAMI, FL 33131-1570</p>



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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
PL-20-08-6886	08/24/2020	4944 LE JEUNE RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR *COMMERCIAL - (FORMULA FIGHT FITNESS INC) - INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$50,000	final	10/20/2020	02/09/2021	0.00
ME-20-07-6303	07/13/2020	4944 LE JEUNE RD	MECH COMMERCIAL / RESIDENTIAL WORK	*COMMERCIAL *INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$50,000	final	11/30/2020	02/09/2021	0.00
ZN-20-02-4924	02/10/2020	4944 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	COMMERCIAL *STOREFRONT EXTERIOR PAINT AT 4940 LE JUENE RD *COPPER FACADE/ROOF TO REMAIN AS IS *GUTTER: SW 7062 ROCK BOTTOM /EXTERIOR BOTTOM OF SOFFIT & TOP OF STOREFRONT: SW 7056 RESERVED WHITE /EXTERIOR STOREFRONT MULLIONS & FRAMES: SW 7062 ROCK BOTTOM \$5,000	canceled	02/10/2020	09/27/2021	0.00
EL-20-02-4927	02/10/2020	4944 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL WORK FOR *COMMERCIAL*RESUBMITTAL (3) *INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$6,500	final	11/03/2020	02/09/2021	0.00
BL-20-02-4824	02/07/2020	4944 LE JEUNE RD	INT / EXT ALTERATIONS	*COMMERCIAL - (FORMULA FIGHT FITNESS INC) - INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE ENTRY RAMP @4940 LE JEUNE RD \$50,000	final	10/09/2020	03/04/2021	0.00
AB-19-12-4589	12/20/2019	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *STOREFRONT EXTERIOR PAINT AT 4940 LE JUENE RD *COPPER FACADE/ROOF TO REMAIN AS IS *GUTTER: SW 7062 ROCK BOTTOM /EXTERIOR BOTTOM OF SOFFIT & TOP OF STOREFRONT: SW 7056 RESERVED WHITE /EXTERIOR STOREFRONT MULLIONS & FRAMES: SW 7062 ROCK BOTTOM \$5,000	final	12/20/2019	03/22/2023	0.00
AB-19-11-4896	11/22/2019	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	*COMMERCIAL *REV ALL NEW SHEETS (RESPONSE TO COMMENTS - CHANGE TO ARCHITECT) *INTERIOR AND EXTERIOR ALTERATIONS RELOCATING ACCESIBLE	final	11/25/2019	03/04/2021	0.00

CITY'S EXHIBIT #3

					ENTRY RAMP @4940 LE JEUNE RD \$50,000					
EL-19-09-3935	09/16/2019	4944 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	EXPLORATORY INTEWRIOR DEMO \$2500	canceled		11/15/2019		0.00	
BL-19-09-3844	09/12/2019	4944 LE JEUNE RD	DEMOLITION	EXPLORATORY INTERIOR DEMO \$2500	final	11/11/2019	12/17/2019		0.00	
ZN-15-01-0136	01/06/2015	4944 LE JEUNE RD	CHAIN LINK FENCE / FENCE REPAIRS / TEMP FENCE	CANCELLED - INSTALL CHAIN LINK FENCE \$1,200 (BENEATH STAIRWELL)	canceled		01/29/2015		0.00	
ZN-14-12-4357	12/23/2014	4944 LE JEUNE RD	PAINT / RESURFACE FL / CLEAN	PAINT EXT WALLS SW 7011 (LIGHT BEIGE), TRIM, SHUTTERS & RAILINGS - SW 7006 (WHITE), AWNINGS SW 2864 (TEAL/BLUE) \$5,000	final	12/23/2014	01/20/2015		0.00	
AB-14-12-4356	12/23/2014	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	PAINT EXT WALLS SW 7011 (LIGHT BEIGE), TRIM, SHUTTERS, STAIRS & RAILINGS - SW 7006 (WHITE), AWNINGS SW 2864 (TEAL/BLUE) \$5,000	final	12/23/2014	01/20/2015		0.00	
CE-14-07-3666	07/23/2014	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	E-MAIL WARNING - GRA 7/23/14 INSPECT - OK	final	07/23/2014	07/23/2014		0.00	
CE-14-07-2450	07/07/2014	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	E-MAIL WARNING - GRA	final	07/07/2014	07/07/2014		0.00	
RC-14-06-3394	06/19/2014	4944 LE JEUNE RD	BLDG RECERT / CRB	40 YEAR OR OLDER BUILDING RECERTIFICATION	final	06/19/2014	06/19/2014		0.00	
EL-13-12-3091	12/30/2013	4944 LE JEUNE RD	ELEC LOW VOLTAGE SYSTEM	INSTALLATION OF RADIO DIALER FOR A FIRE ALARM SYSTEM \$4,280	final	01/10/2014	08/08/2014		0.00	
FD-13-12-3033	12/27/2013	4944 LE JEUNE RD	FIRE ALARM SYSTEM	4942 S. LE JEUNE ROAD *** 1ST FLOOR *** FIRE ALARM PERMIT 12-27-13	final	12/27/2013	06/12/2014		0.00	
CE-12-08-1370	08/22/2012	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	SNA VERBAL WARNING SPOKE TO DARCY AT 4940 LE JEUNE RD	final	08/22/2012	08/22/2012		0.00	
BL-11-04-5957	04/13/2011	4944 LE JEUNE RD	INT / EXT ALTERATIONS	COMMERCIAL INTERIOR ALTERATIONS (655 SF) ADA FRONT RAMP @ 4940 LE JEUNE \$60,000 **DF&F** 5/4/11- STARTED WORK PRIOIR TO PERMIT ISSUED	final	05/16/2011	12/02/2011		152.25	
EL-11-03-6914	03/29/2011	4944 LE JEUNE RD	ELEC COMMERCIAL / RESIDENTIAL WORK	MASTER PERMIT CANCELLED- ELECTRICAL DEMO	canceled		04/03/2012		0.00	
BL-11-03-6849	03/28/2011	4944 LE JEUNE RD	INT / EXT ALTERATIONS	CANCELLED DUPLICATE PERMIT SEE BL11045957- INT/EXT (REMOVING AWNING) **TENANT AT 4940 LE JEUNE***	canceled		04/03/2012		0.00	
AB-11-03-6262	03/18/2011	4944 LE JEUNE RD	BOA COMPLETE (LESS THAN \$75,000)	INT/EXT (REMOVING AWNING) **TENANT AT 4940 LE JEUNE***	final	03/18/2011	04/03/2012		0.00	
CE-10-05-3759	04/21/2010	4944 LE JEUNE RD	CODE ENF WARNING PROCESS	WT3161 (BAN) 5-1902 (D) 7 ZC LARGE SIGN ON SIDEWALK AREA AND LARGE SIGN IN WINDOW LARGER THAN 250 SQ. IN. REMOVE SIGNS, MAY PLACE ONE SIGN NO MORE THAN 250 SQ. IN.	final	04/21/2010	08/20/2010		0.00	
BL-08-08-1206	08/28/2008	4944 LE JEUNE	SIGNS	CANCELLED 4940 LE JEUNE RD - SIGN PAINT OVER	canceled		04/03/2019		0.00	

			RD		AWNING (WHITE) AND VINYL ON WINDOWS "PLATASTUDIO.COM HAIR & MAKE UP" \$1200				
AB-08-08-1041	08/25/2008	4944 LE	BOA		CANCELLED 4940 LE JEUNE	canceled	08/25/2008	04/03/2019	0.00
		JEUNE	COMPLETE		RD - SIGN PAINT OVER				
		RD	(LESS THAN \$75,000)		AWNING (WHITE) AND VINYL ON WINDOWS "PLATASTUDIO.COM HAIR & MAKE UP" \$1200				

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

BLDB-25-02-3212	FBC Building (Commercial)	Interior Flooring	Denied	02/11/2025		Flooring replacement 45 sq. ft	4944 LE JEUNE RD
RECT-25-01-0441	Building Recertification	Recertification	Cancelled	01/08/2025	01/09/2025	***CANCELLED DUPLICATE PERMIT-SEE RECT-24-12-0434*** 40/50 Year Recertification	4944 LE JEUNE RD
RECT-24-12-0434	Building Recertification	Recertification	Denied	12/28/2024		BUILDING RECERTIFICATION (YEAR BUILT 1964) CRB CASE 24-8449	4944 LE JEUNE RD
PEXT-24-11-1433	Permit Extension/ Renewal	Building	Finalized	11/25/2024	12/03/2024	***11/25/2024***REPLACE AWNINGS, NEW EXTERIOR LIGHTS, REMOVE DECROTIIVE PANELS, AND EXTERIOR PAINT. 10/26/2023: APPROVED WITH CONDITIONS (COPPER ROOF CAN NOT BE PAINTED). 10/19/2023 BOA MEETING - PANEL REVIEW APPROVED AS NOTED BY L.JAUREGUI, C.GIBB, G.PRATT. NOTES ON PLANS. 'CAN NOT PAINT METAL ROOF- NOT APPROVED/ OTHER ITEMS APPROVED'.	4944 LE JEUNE RD
BLDB-24-08-2795	FBC Building (Commercial)	Roofing	Expired	08/16/2024	04/13/2025	Re roof	4944 LE JEUNE RD
CHON-24-02-0433	Change of Contractor	Building	Finalized	02/22/2024	03/11/2024	REPLACE AWNINGS, NEW EXTERIOR LIGHTS, REMOVE DECROTIIVE PANELS, AND EXTERIOR PAINT. 10/26/2023: APPROVED WITH CONDITIONS (COPPER ROOF CAN NOT BE PAINTED). 10/19/2023 BOA MEETING - PANEL REVIEW APPROVED AS NOTED BY L.JAUREGUI, C.GIBB, G.PRATT. NOTES ON PLANS. 'CAN NOT PAINT METAL ROOF- NOT APPROVED/ OTHER ITEMS APPROVED'.	4944 LE JEUNE RD

BLDB-23-07-1843	FBC Building (Commercial)	Addition/ Exterior Renovations	Expired	07/17/2023	05/25/2025		REPLACE AWNINGS, NEW EXTERIOR LIGHTS, REMOVE DECRO TIVE PANELS, AND EXTERIOR PAINT. 10/26/2023: APPROVED WITH CONDITIONS (COPPER ROOF CAN NOT BE PAINTED). 10/19/2023 BOA MEETING - PANEL REVIEW APPROVED AS NOTED BY L.JAUREGUI, C.GIBB, G.PRATT. NOTES ON PLANS. "CAN NOT PAINT METAL ROOF- NOT APPROVED/ OTHER ITEMS APPROVED".	4944 LE JEUNE RD
ELEC-22-08-0666	Electrical Commercial	Low Voltage	Finalized	08/05/2022	07/26/2023	01/27/2023	Camera Installation	4944 LE JEUNE RD



The City of Coral Gables

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

June 19, 2014

B C REAL PROPERTY INVESTMENTS
4942 S LE JEUNE RD SUITE 200
CORAL GABLES, FL 33146

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

PROPERTY FOLIO: # 03-4120-023-2360
ADDRESS 4944 LE JEUNE RD. CORAL GABLES, FL 33146

Dear Property Owner/Manager:

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

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

The expiration date of this approval, as stated in said Code, is 10 years from 2014. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

Yours truly,


Manuel Z. Lopez, P.E.
Building Official

CITY'S EXHIBIT #4



The City of Coral Gables

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

5/3/2022

BAYSHORE REAL ESTATE LLC
1825 PONCE DE LEON BLVD 502
CORAL GABLES, FL 33134

VIA CERTIFIED MAIL

7021 2720 0001 4958 9377

RE: 4944 LE JEUNE RD
FOLIO # 341200232360

*****COURTESY 2-YEAR NOTICE*****

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in 2024 having been built in 1964.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Recertification Report ("Report") must be submitted for this property to the City of Coral Gables in 2024.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page>

The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

Please note the Building Recertification Report must be dated 2024.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S EXHIBIT #5



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/2/2023

VIA CERTIFIED MAIL

BAYSHORE REAL ESTATE LLC
1825 PONCE DE LEON BLVD 502
CORAL GABLES, FL 33134

7021 2720 0001 4958 7861

RE: 4944 LE JEUNE RD
FOLIO # 341200232360
Process Number **TBD**

*****COURTESY 1-YEAR NOTICE*****

Notice of Required Inspection for Recertification of 30 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department **in 2024**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

be recertified once a *revised* report and all required information is submitted and approved, and all required permits are closed.

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

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

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

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

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

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

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

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

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

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

VIA CERTIFIED MAIL

7022 2410 0002 9144 7247

BAYSHORE REAL ESTATE LLC
1825 PONCE DE LEON BLVD 502
CORAL GABLES, FL 33134

RE: 4944 LE JEUNE RD
FOLIO # 03-4120-023-2360

Notice of Required Inspection For Recertification of Building
Process Number: **TBD**

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1964. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES

DEVELOPMENT SERVICES DEPARTMENT
427 BILTMORE WAY
CORAL GABLES, FL 33134

5/10/2024

VIA CERTIFIED MAIL

BAYSHORE REAL ESTATE LLC
1825 PONCE DE LEON BLVD 502
CORAL GABLES, FL. 33134

7019 1640 0001 2647 4019

RE: 4944 LE JEUNE RD
FOLIO # 03-4120-023-2360

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

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

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

See original notice for additional information.

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

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

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

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

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

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

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

Please govern yourself accordingly.

Sincerely,

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

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



CITY OF CORAL GABLES

7019 1640 0001 2642 6650

DEVELOPMENT SERVICES DEPARTMENT

6/17/2024

427 BILTMORE WAY

CORAL GABLES, FL 33134

BAYSHORE REAL ESTATE LLC
1825 PONCE DE LEON BLVD 502
CORAL GABLES, FL 33134

RE: 4944 LE JEUNE RD

FOLIO # 03-4117-008-2480

Notice of Required Inspection For Recertification of Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/31/2024, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). A Second Notice dated 5/10/2024, informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within thirty (30) calendar days certifying the structure meets the requirements for recertification.

See previous correspondence for additional information.

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

Please govern yourself accordingly.

Sincerely,

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. 24-8449
RECT-24-12-0434

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1406

Bayshore Real Estate LLC a/k/a
Bay Shr Real Estate LLC
1825 Ponce De Leon Blvd, Ste. 502
Coral Gables, FL 33134-4418
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: January 2, 2026

Re: 4944 Le Jeune Rd, Coral Gables, FL 33146, Lots 31 & 32 Blk 95, Coral Gables Riviera Sec 2 Rev, PB 28-18, and folio no. 03-4120-023-2360. ("Property").

On January 29, 2025, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$ 68, 750.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the 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. 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 the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

CITY'S EXHIBIT #6

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

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

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

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Jose Rodriguez, Esq., Interim Director of Human Resources (E-mail: jrodriguez4@coralgables.com , Telephone: 305-722-8675, 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, Jose Rodriguez, Esq., Interim Director of Labor Relations and Risk Management (E-mail: jrodriguez4@coralgables.com, Telephone: 305-722-8675, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC: Bayshore Real Estate LLC a/k/a Bay Shr Real Estate LLC, 4942 S Le Jeune Rd, Coral Gables, FL 33146-2208
7020 1290 0001 5682 9334

Bayshore Real Estate LLC a/k/a, Bay Shr Real Estate LLC, C/O Registered Agent Solutions Inc., 2894 Reminton Green Ln, Ste. A, Tallahassee, FL 32308-8714 7020 1290 0001 5682 9341

Florida Dept of Revenue, Miami Service Center, 3750 SW 87 Ave, Ste. 300, Doral, FL 33178-2430
7020 1290 0001 5682 9358

4944 Le Jeune Rd LLC, 150 SE 2nd Ave, Ste. 506, Miami, FL 33131-1570 7020 1290 0001 5682 9365

4944 Le Jeune Rd LLC, C/O VDT Corporate Services LLC, Registered Agent, 150 SE 2nd Ave, Ste. 505, Miami, FL 33131-1570 7020 1290 0001 5682 9372



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

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

I, Brayan Selva, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 4944 Le Jeune Rd, ON 12/31/25 AT
2:53 PM.

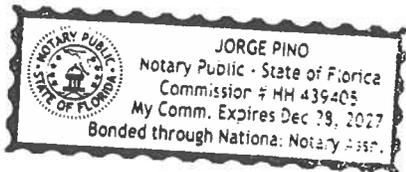
Brayan Selva
Employee's Printed Name

B. Selva
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 31st day of December, in the year 2025, by
B. Selva who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S EXHIBIT #7

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-8449
RECT-24-12-0434

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 1406

Bayshore Real Estate LLC a/k/a
Bay Shr Real Estate LLC
1825 Ponce De Leon Blvd, Ste. 502
Coral Gables, FL 33134-4418
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: January 2, 2026

Re: **4944 Le Jeune Rd**, Coral Gables, FL 33146, Lots 31 & 32 Blk 95, Coral Gables Riviera Sec 2 Rev.
PB 28-18, and folio no. 03-4120-023-2360. ("Property").

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Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on January 12, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

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12/31/25, 2:53 PM



Prepared by and return to:
Marili Cancio Johnson, P.A.
150 Southeast Second Avenue, Suite 1408
Miami, FL 33131
(786) 802-2332
File Number: 2025.4770
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of April, 2025 between Bayshore Real Estate LLC, a Nevada Limited liability company, a Nevada limited liability company whose post office address is 1825 Ponce De Leon Blvd, #502, Coral Gables, FL 33134, grantor, and 4944 Le Jeune Rd LLC, a Florida Limited Liability Company whose post office address is 150 SE 2nd Avenue, Suite 506, Miami, FL 33131, grantee:

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

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

Lots 31 and 32, Block 95, Revised Plat Coral Gables Riviera Section Part 2, according to the map or plat thereof, as recorded in Plat Book 28, Page 18, of the Public Records of Miami-Dade County, Florida.

Parcel Number: 03-4120-023-2360

Also known as 4944 S Le Jeune Road, Coral Gables, FL 33146

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Eduardo Gomez Simersatto
P.O. Address: 210 174th St.
Apt 1003

Bayshore Real Estate LLC, a Nevada Limited liability company

By: [Signature]
Olga Marina Martines Pereira, Manager

[Signature]
Witness
Printed Name: RAYZA OCCELLI
P.O. Address: 3001 NW 7th St,
APT. 726, MIAMI, FL 33136

State of Florida
County of Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of April, 2025 by Olga Marina Martines Pereira, Manager of Bayshore Real Estate LLC, a Nevada Limited liability company who is personally known or has produced a _____ as identification.

[Seal]



[Signature]
Notary Public
Print Name: Analuiza Hiltz Villela VonLachmann
My Commission Expires: March 17th, 2027



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

Detail by Entity Name

Florida Limited Liability Company
4944 LE JEUNE RD LLC

Filing Information

Document Number	L24000299317
FEI/EIN Number	33-1337958
Date Filed	07/08/2024
Effective Date	07/08/2024
State	FL
Status	ACTIVE

Principal Address

150 SE 2ND AVENUE
SUITE 506
MIAMI, FL 33131

Mailing Address

150 SE 2ND AVENUE
SUITE 506
MIAMI, FL 33131

Registered Agent Name & Address

VDT CORPORATE SERVICES LLC
150 SE 2ND AVENUE
SUITE 505
MIAMI, FL 33131

Address Changed: 04/30/2025

Authorized Person(s) Detail

Name & Address

Title MGR

FREITAS , MARIANA
150 SE 2ND AVE STE 506
MIAMI, FL 33131

Title MGR

R. RUIZ BARROS , ANA PAULA
4942 S LE JEUNE RD
CORAL GABLES, FL 33146

Annual Reports

Report Year	Filed Date
2025	04/30/2025
2025	05/29/2025

Document Images

05/29/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2025 -- ANNUAL REPORT	View image in PDF format
07/08/2024 -- Florida Limited Liability	View image in PDF format



BUILDING RECERTIFICATION INSPECTION REPORT FORM - STRUCTURAL

- Initial Inspection Report Amended Inspection Report after completion of repairs

Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection

Inspection Firm Name (if applicable): L. HUGH ANGLIN

Address: 8404 NW 59TH ST, TAMARAC FLORIDA 33321

Telephone Number: 305-785-3300 Email: info@keytechdesign.net

Assuming Responsibility for: All Portion If portion, please list:

Inspection Commencement Date: 12/15/25 Inspection Completion Date: 12/15/25

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- Substantial Structural Deterioration Observed
- Dangerous Condition Observed. Notify Building Official within 10 days
- Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- Maintenance needed but does not rise to the level of Substantial Deterioration or Dangerous
- Passed the Inspection
- Check box if unpermitted work has been identified as per Sec. 1804.1 FBC, EB

Licensed Design Professional: Engineer Architect

Name: L. HUGH ANGLIN

License Number: P.E. 63844

I am qualified to practice in the discipline in which I am hereby signing:

Signature: *L. Hugh Anglin*

Date: 1/5/26



Seal

This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f) and satisfies the requirements listed in Chapter 18 of the Florida Building Code, Existing Building, inclusive of the Phase 1 and Phase 2 inspections. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the structure, based on careful evaluation of conditions, to the extent reasonably possible.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

Case 24-8449 RECT-24-12-0434

JURISDICTION NAME:

City of Coral Gables

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

1. DESCRIPTION OF BUILDING	
a. Name on Title:	4944 LE JEUNE RD LLC
b. Building Street Address:	4944 S LEJEUNE ROAD CORAL GABLES FLORIDA 33146 Bldg. #: 1
c. Legal Description:	CORAL GABLES RIVIERA SEC 2 REV PB 28-18 LOTS 31 & 32 BLK. Attached: <input type="checkbox"/>
d. Owner's Name:	4944 LE JEUNE RD LLC
e. Owner's Mailing Address:	150 SE 2 AVE 506 MIAMI, FL 33131
f. Owner's email:	ana.lachmann@slendercorp.com
g. Owner's Contact Phone Number:	786-960-7181
h. Corresponding Property Folio Number:	03-4120-023-2360
i. Name of Condominium or Cooperative Association (if applicable):	
j. Building Code Occupancy Classification:	GROUP B
k. Present Use:	OFFICE BUILDING - MULTISTORY: OFFICE BUILDING
l. General description, type of construction, size, number of stories, and special features:	3 Story Building CBS and Concrete Structure with flat roof over concrete deck, and steel open web joist at second floor level. Decorative awning at the exterior windows and steel structure with concrete topping located at the west elevations for egress exit purposes.
m. Number of Stories:	3 n. Is this a Threshold Building¹ as per 553.71(12) F.S. (Yes/No): No
o. Additions to original structure:	
No Additional Comments	
p. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached:	<input checked="" type="checkbox"/>
q. Approximate distance to coast and method used to determine distance:	1.12 MILES
r. Total Actual Building Area of all floors:	7,500 sq. ft S.F. s. Building Footprint Area: 3,671 sq. ft

2. INSPECTIONS	
a. Date of Notice of Required Inspection:	02/02/2023
b. Date(s) of actual inspection:	12-15-25
c. Name, license number, and qualifications of licensee submitting report:	
	L. Hugh Anglin, Professional Engineer P.E. 63844
1. Discipline of practice:	Professional Engineer
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:	N/A: <input checked="" type="checkbox"/>
e. Are Any Structural Repairs Required? (YES/NO):	No
1. If required, describe, and indicate acceptance:	
	No repairs required
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):	Yes
1. Explanation/Conditions:	
	Good conditions
g. Is it recommended that the building be vacated? (YES/NO):	No
h. Has the property record been researched for violations or unsafe cases? (YES/NO):	Yes
1. Explanation/Comments:	
	Recertification Violation covered with this report.

3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)

- a. 0 Number of Additional sheets of written data
- b. 75 Photos Number of Photographs provided (plus each building elevation)
- c. 0 Number Drawings or sketches provided (aerial, site, footprint, etc.)
- d. 1 Thermal Report Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation based on visual observation, type of construction or existing plans:

Existing foundation system composed of shallow spread concrete footing and reinforced concrete slab on grade.

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

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

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

PROVIDE PHOTO 4d

None Observed

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

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

1. Describe:

N/A

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO 5a

1. Bulging: **Good**

2. Settlement: **Good**

3. Deflections: **Good**

4. Expansion: **Good**

5. Contraction: **Good**

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b
None observed	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
Good condition, no sign of, cracking, spalling, peeling or moisture observed.	
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO 5d
Hairline (Barely Discernable) Not significant	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
None observed	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
No significant patch observed.	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Office Office Loading 50 PSF, Corridors 80 PSF, Stairs and Recreation area 100 PSF	
h. Are there any other significant observations? (Yes/No): No	
1. Describe:	
N/A	

6. MASONRY BEARING WALL: (Indicate good, fair, poor, significant on appropriate lines)	This Section is N/A: <input type="checkbox"/>	PROVIDE PHOTO 6
a. Concrete masonry units: Good		
b. Clay tile or terra cotta units: N/A		
c. Reinforced concrete tie columns: Good		
d. Reinforced concrete tie beams: Good		
e. Lintel: N/A		
f. Other type bond beams: N/A	PROVIDE PHOTO 6f	
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: Good		
2. Veneer: N/A		
3. Paint only: N/A		
4. Other (describe): N/A		
h. Interior masonry finishes (choose those that apply):	PROVIDE PHOTO 6h	
1. Vapor barrier: N/A		
2. Furring and plaster: Good		
3. Paneling: N/A		
4. Paint only: N/A		
5. Other (describe): N/A		
i. Cracks:	PROVIDE PHOTO 6i	
1. Location (note beams, columns, other): None observed		
2. Description:		
j. Spalling None Observed	PROVIDE PHOTO 6j	
1. Location (note beams, columns, other): N/A		
2. Description:		
N/A		

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO 6k
1. None visible: <input checked="" type="radio"/>	
2. Minor (patching will suffice): <input type="radio"/>	
3. Significant (but patching will suffice): <input type="radio"/>	
4. Significant (structural repairs required) <input type="radio"/>	
I. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, roof structural framing, condition):	PROVIDE PHOTO 7a1
Roof Pitch: Flat (<2:12)	Roof Cladding Type: Built-up
Roof Deck Material: Reinforced Concrete	
Roof Structural Framing Type: Concrete	
Roof Structural Framing Condition: Good	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
Condensing units secured to the roof on hurricane rated stands; good condition.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
Overflow scupper and gutters: good condition	
4. Describe parapet construction and current conditions:	PROVIDE PHOTO 7a4
Concrete parapet curb; good condition	
5. Describe mansard construction and current conditions: Good	PROVIDE PHOTO 7a5
Mansard Roof consist of copper panels; good condition.	

6. Describe roofing membrane/covering and current conditions:	Good	PROVIDE PHOTO 7a6
Built-up Roofing Membrane; Good condition		
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:		PROVIDE PHOTO 7a7
None observed		
8. Note any expansion joints and condition:		PROVIDE PHOTO 7a8
None noted		
b. Floor system(s):		
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	Good	PROVIDE PHOTO 7b1
Ground level concrete floor slab; good condition		
2nd floor level consists on concrete double -t; Good condition		
3rd floor level consist of corrugated deck and open web steel joist with concrete topping; Good condition		
2. Balconies: Indicate location, framing system, materials and condition:		PROVIDE PHOTO 7b2
Construction:	N/A	
Condition:		
Location:		
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: <input type="checkbox"/>	PROVIDE PHOTO 7b3
2 interior stairs located at East and West of the structure with steel tube stringers and wood stair treads; Good condition. Exterior Egress Steel stair with concrete topping and steel handrail at west side in good condition		
4. Ramps: indicate location, framing type, material, and condition:	N/A: <input type="checkbox"/>	PROVIDE PHOTO 7b4
Concrete ramp at west part of structure in good condition		
5. Guardrails and handrails: describe type, material, and condition:	N/A: <input type="checkbox"/>	PROVIDE PHOTO 7b5
Steel handrails at exterior stair in good contidion		
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.		
None noted		

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Description of system at each level:		PROVIDE PHOTO 8a
Open-web bar joist and corrugated deck for the 3rd floor deck: good condition		
b. Exposed steel members: describe condition of paint and degree of corrosion:		PROVIDE PHOTO 8b
Not Significant Steel members painted and in good condition		
c. Steel connections: describe type and condition:		PROVIDE PHOTO 8c
Steel connections consists of welded top and bottom flanges, bearing plates and welded webs; good conditions		
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:		PROVIDE PHOTO 8d
None noted		
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):		PROVIDE PHOTO 8e
None noted		
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 8f

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: <input type="checkbox"/>
a. Full description of concrete structural framing system:		PROVIDE PHOTO 9a
Concrete framing consists of concrete beam and columns, concrete slab and double - t roof decks.		
b. Cracking		PROVIDE PHOTO 9b
1. Not Significant: <input checked="" type="radio"/> 2. Significant but patching will suffice: <input type="radio"/>		
3. Significant: Structural repairs required: <input type="radio"/>		
4. Location and description of members affected and type cracking:		
N/A		

c. General condition		
Good Condition		
d. Rebar corrosion – check appropriate line		
1. None visible:	<input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d2
3. Significant but patching will suffice:	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d3
4. Significant: structural repairs required (describe):	N/A <input checked="" type="checkbox"/>	PROVIDE PHOTO 9d4
e. Samples chipped out in spall areas:		
1. No:	<input checked="" type="checkbox"/>	
2. Yes, describe color, texture, aggregate, general quality:		PROVIDE PHOTO 9e
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		PROVIDE PHOTO 9f
None observed		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Fixed windows consists of aluminum frame	
2. Anchorage: type and condition of fasteners and latches: Good	
Anchor consists of steel concrete anchors.	

3. Sealant: type and condition of perimeter sealant and at mullions: Good	
Caulking	
4. Interiors seals: type and condition at operable vents: Good	
Caulking and vinyl strip	
5. General condition: Good	
6. Describe any repairs needed:	
No repairs needed	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date: N/A	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
N/A	
3. Describe Condition of System:	
N/A	
c. Exterior Doors (All types included)	PROVIDE PHOTO 10c
1. Type (Swing Wood, Swing Steel, Storefront, Sliding Door, Overhead other, please describe):	
Exterior Doors consist of double-swing HM Doors, aluminum frame and pivot swing glass doors; Good condition	
2. Anchorage: type and condition of fasteners and latches: Good	
Anchors consists of steel concrete anchors	
3. Sealant: type and condition of sealant: Good	
Caulking for HM Steel doors	

4. General condition: Good
5. Describe any repairs needed: Repairs Not Required

11. WOOD FRAMING	This Section is Not Applicable: <input checked="" type="checkbox"/>
a. Type: fully describe if mill construction, light construction, major spans, trusses:	PROVIDE PHOTO 11a
b. Indicate the condition of the following:	PROVIDE PHOTO 11b
1. Walls:	
2. Floors:	
3. Roof member, roof trusses:	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO 11c
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO 11d

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection. (Is Structural Repairs Required?):	PROVIDE PHOTO 11h

12. BUILDING FAÇADE INSPECTION (Threshold Buildings¹)	This Section is N/A:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 12
	a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):			
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):			

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING	This Section is N/A	<input checked="" type="checkbox"/>	PROVIDE PHOTO 13
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, canopy, awnings, attached terraces, etc.)			
b. Indicate condition of the special feature, its supports, connections, and if repairs are required:			

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	This Section is N/A:	<input checked="" type="checkbox"/>	PROVIDE PHOTO 14
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE: 14A.			
CURRENT Base Flood Elevation: _____ ft. (Select Datum)			
Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).			
1. What is the wet season ² ground water elevation (water table): _____ ft. (Select Datum)			
2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)			
3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)			
4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)			
Explanation:			
5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)			
Explanation:			
6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):			
Describe:			
7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:			
Describe:			

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

¹ **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

² **WET SEASON:** Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

15. DETERIORATION

N/A:

PROVIDE PHOTO 15

a. Based on the scope of inspection, describe any structural deterioration and describe the extent of such deterioration.

If **Substantial Structural Deterioration** has been observed:

N/A:

PROVIDE PHOTO

16. Identify the damage and describe the extent of the substantial structural deterioration along with the need for maintenance, repair and/or replacement recommendations.

17. Identify and describe areas requiring added inspection as well as results of any testing.

18. Describe manner and type of inspections performed.

19. Provide graded urgency of each recommended repair.

20. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed.

Reset Form



BUILDING RECERTIFICATION INSPECTION REPORT FORM - ELECTRICAL

- Initial Inspection Report
- Amended Inspection Report after completion of repairs

Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection

Inspection Firm Name (if applicable): L. HUGH ANGLIN

Address: 8404 NW 59TH ST, TAMARAC FLORIDA 33321

Telephone Number: 305-785-3300 Email: info@keytechdesign.net

Assuming Responsibility for: All Portion If portion, please list:

Inspection Commencement Date: 12/15/25

Inspection Completion Date: 12/15/25

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- Dangerous Condition Observed. Notify Building Official within 10 days
- Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- Maintenance needed but does not rise to the level of Dangerous
- Passed the Inspection

Licensed Design Professional: Engineer Architect

Name: L. HUGH ANGLIN

License Number: P.E. 63844

I am qualified to practice in the discipline in which I am hereby signing:

Signature: *L. Hugh Anglin*

Date: 1/5/26



Seal

This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f). To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the electrical system, based on careful evaluation of conditions, to the extent reasonably possible.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

Case 24-8449 RECT-24-12-0434

JURISDICTION NAME:

City of Coral Gables

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

1. DESCRIPTION OF BUILDING	
a. Name on Title:	4944 LE JEUNE RD LLC
b. Building Street Address:	4944 S LEJEUNE ROAD CORAL GABLES FLORIDA 33146 Bldg. #: 1
c. Legal Description:	CORAL GABLES RIVIERA SEC 2 REV PB 28-18 LOTS 31 & 32 BLK <input type="checkbox"/> Attached: <input type="checkbox"/>
d. Owner's Name:	4944 LE JEUNE RD LLC
e. Owner's Mailing Address:	150 SE 2 AVE 506 MIAMI, FL 33131
f. Owner's email:	ana.lachmann@slendercorp.com
g. Owner's Contact Phone Number:	786-960-7181
h. Corresponding Property Folio Number:	03-4120-023-2360
i. Name of Condominium or Cooperative Association (if applicable):	
j. Building Code Occupancy Classification:	GROUP B
k. Present Use:	OFFICE BUILDING - MULTISTORY: OFFICE BUILDING
l. General description, type of construction, size, number of stories, and special features:	3 Stroy Building CBS and Concrete Structure with flat roof over concrete deck, and steel open web joist at second floor level. Decorative awning at the exterior windows and steel structure with concrete topping located at the west elevations for egress exit purposes.
m. Number of Stories:	3
n. Is this a Threshold Building ¹ as per 553.71(12) F.S. (Yes/No):	No
o. Additional Comments:	No Additional Comments

2. INSPECTIONS

a. Date of Notice of Required Inspection: 02/02/2023

b. Date(s) of actual inspection: 12-15-25

c. Name and qualifications of licensee submitting report:

L. Hugh Anglin, Professional Engineer P.E. 63844

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

1. If required, describe, and indicate acceptance:

N/A

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

1. Explanation/Conditions:

Good Conditions

3. ELECTRICAL SERVICE PROVIDE PHOTO 3

a. Size: Voltage (240) Amperage (400) Type: Fuses () Breakers ()

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

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

Comments:

Satisfactory

4. METERING EQUIPMENT PROVIDE PHOTO 4

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

Comments:

Satisfactory

5. ELECTRIC ROOMS	Not Applicable: <input checked="" type="checkbox"/>	PROVIDE PHOTO 5
1. Clearances:	Good (<input checked="" type="radio"/>) Fair (<input type="radio"/>) Needs Correction (<input type="radio"/>)	
Comments:		

6. GUTTERS	Not Applicable: <input type="checkbox"/>	PROVIDE PHOTO 6
1. Location:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
2. Taps and Fill:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:		
Good condition		

7. ELECTRICAL PANELS	PROVIDE PHOTO 7
1. Panel # (Main 1)	Location: West Exterior Building
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
2. Panel # (Main 2)	Location: West Exterior Building
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
3. Panel # (Main 3)	Location: West Exterior Building
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
4. Panel # (A)	Location: Panels A, 1A, 2A Interior of Building
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
5. Panel # (B-C)	Location: Panels B, 1B, 2B, 60 Amp Disconnect
	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)
Use separate sheets for additional panels.	

Comments:
Good Conditions

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

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

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM		PROVIDE PHOTO 10
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
Satisfactory		

11. SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO 11

Good ()

Needs Repair ()

Comments:

Satisfactory

12. GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO 12

Good ()

Needs Repair ()

Comments:

Satisfactory

13. WIRE AND CABLES

PROVIDE PHOTO 13

Good ()

Needs Repair ()

Comments:

Satisfactory

14. BUSWAYS

Not Applicable:

PROVIDE PHOTO 14

Good ()

Needs Repair ()

Comments:

N/A

15.THERMOGRAPHY INSPECTION RESULTSNot Applicable: **PROVIDE PHOTO 15**

Design Professional to summarize results below. Attach thermography report by certified thermographer.

Are there any anomalies reported in the thermography report? (Yes/No): No

Comments: No thermal Anomalies Detected on Report. Refer to Thermal Report included.

16.OTHER CONDUCTORS**PROVIDE PHOTO 16**Good () Needs Repair ()

Comments:

Satisfactory

17.TYPES OF WIRING METHODS**PROVIDE PHOTO 17**

- | | | | |
|-------------------------------|---|--|--|
| 1. Conduit Raceways Metallic: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 2. Conduit PVC: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |
| 3. NM Cable: | Good (<input type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input checked="" type="radio"/>) |
| 4. Other Conductors/Cables: | Good (<input checked="" type="radio"/>) | Needs Repair (<input type="radio"/>) | N/A (<input type="radio"/>) |

a. Other Conductors/Cables (Specify): BX Cables

Comments:

Satisfactory

18.EXISTING EMERGENCY LIGHTING (BUILDING INTERIOR)**PROVIDE PHOTO 18**Good () Needs Repair () N/A ()

Comments:

Satisfactory

19. EXISTING BUILDING EGRESS ILLUMINATION (BUILDING EXTERIOR)**PROVIDE PHOTO 19**Good ()Needs Repair ()N/A ()

Comments:

Satisfactory

20. EXISTING FIRE ALARM SYSTEM**PROVIDE PHOTO 20**Good ()Needs Repair ()N/A ()

Comments:

Good condition

21. EXISTING SMOKE DETECTORS (Part of a fire alarm system only)Not Applicable: **PROVIDE PHOTO 21**Good ()Needs Repair ()N/A ()

Comments:

Good condition

22. EXISTING EXIT SIGNS (ILLUMINATED)**PROVIDE PHOTO 22**Good ()Needs Repair ()N/A ()

Comments:

Satisfactory

23. EMERGENCY GENERATOR

PROVIDE PHOTO 23

Good ()

Needs Repair ()

N/A ()

Comments:

24. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS

PROVIDE PHOTO 24

Good ()

Requires Additional Illumination()

N/A ()

Comments:

25. OPEN OR UNDERCOVER PARKING GARAGE AND EGRESS ILLUMINATION

PROVIDE PHOTO 25

Good ()

Requires Additional Illumination()

N/A ()

Comments:

Good Condition

26. SWIMMING POOL WIRING

PROVIDE PHOTO 26

Good ()

Needs Repair ()

N/A ()

Comments:

N/A

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

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	N/A: <input checked="" type="checkbox"/>	PROVIDE PHOTO 28
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane:		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)		
Explanation:		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard: Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway? Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker? Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation:		

29. GENERAL ADDITIONAL COMMENTS
Good Conditions.



16521 SW 297th Terrace • Miami, FL • 33033
Tel: 305-785-3300
lazicri@bellsouth.net

*MF
1/29/25*

**Letter of Statements of Current condition
40/50 Year Recertification for:
4944 Le Jeune Rd, Coral Gables FL 33146**

January 8, 2025

City of Coral Gables
Development Services Department
Building Official / Director
427 Biltmore Way,
Coral Gables, Florida 33134

RE: **4944 Le Jeune Rd , Coral Gables, FL , 33146**
40/50 Year Recertification – Current Conditions letter.
Folio: 03-4120-023-2360

Dear Building Official:

As a professional engineer retained for the 40/50 year recertification of the above mentioned address, the best of my knowledge the building is **structurally and electrically safe** for its use and **present occupancy and the building is occupied and may continue to be occupied** while undergo building recertification.

Should you have any questions concerning this report, please contact us at the following number. 305-785-3300.

Very Truly Yours,

L. Hugh Anglin, PE 63844
Professional Engineer

Lisga H Anglin Digitally signed
by Lisga H Anglin
Date: 2025.01.08
14:59:36 -05'00'



16521 SW 297th Terrace • Miami, FL • 33033
Tel: 305-785-3300
lazicri@bellsouth.net

**Letter of Statements of Current condition
40/50 Year Recertification for:
4944 Le Jeune Rd, Coral Gables FL 33146**

January 8, 2025

City of Coral Gables
Development Services Department
Building Official / Director
427 Biltmore Way,
Coral Gables, Florida 33134

RE: 4944 Le Jeune Rd , Coral Gables, FL , 33146
40/50 Year Recertification – Current Conditions letter.
Folio: 03-4120-023-2360

Dear Building Official:

As a professional engineer retained for the 40/50 year recertification of the above mentioned address, the best of my knowledge the building is **structurally and electrically safe** for its use and present occupancy and the **building is occupied and may continue to be occupied** while undergo building recertification.

Should you have any questions concerning this report, please contact us at the following number. 305-785-3300.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'L. Hugh Anglin'.

L. Hugh Anglin, PE 63844
Professional Engineer



7228 NW 56TH ST
MIAMI, FL 33166
305-785-3300
info@keytechdesign.net

**Construction Timeline / Construction Schedule for:
4944 Le Jeune Rd, Coral Gables FL 33146**

January 8, 2025
City of Coral Gables
Development Services Department
Building Official / Director
427 Biltmore Way,
Coral Gables, Florida 33134

RE: 4944 Le Jeune Rd , Coral Gables, FL , 33146
Timeline of Construction Letter

Dear Building Official:

As the General Contractor retained to complete the construction trades and satisfy the inspections for the above-mentioned address and to the best of my knowledge this are the steps taking place to complete the active permits activities:

1. Roofing completion and inspections BLDB-24-08-2795 (30 days)
2. Awning replacement, Exterior Lights, Exterior paint BLDB-23-07-1843 (30 days)
3. Thermal Analysis for Recertification RECT-24-12-0434 (15 days)
4. Final Recertification reports and Building Department Approval RECT-24-12-0434 (45 days)

In total we are requesting approximately 120 working days to satisfy all the trades for these permits. Should you have any questions concerning this report, please contact us at the following number. 305-785-3300.

Very Truly Yours,

Gabriel Matos
President
Universal Group, Inc.



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY

Case No. Case 24-8449 RECT-24-12-0434

Folio No. 03-4120-023-2360

Property Address: 4944 S LEJEUNE ROAD CORAL GABLES FLORIDA 33146

Bldg. No. 1, Sq. Footage: 7,500 Sq. ft

Building Description: 3 Story CBS Reinforced Concrete Building

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

On December 15, 2025, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.

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

Signature and Seal of Architect or Engineer

L. Hugh Anglin

Print Name

1.5.26

Date



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY

Case No. Case 24-8449 RECT-24-12-0434

Folio No. 03-4120-023-2360

Property Address: 4944 S LEJEUNE ROAD CORAL GABLES FLORIDA 33146

Bldg. No. 1, Sq. Footage: 7,500 Sq. ft

Building Description: 3 Story CBS Reinforced Concrete Building

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

On December 15, 2025, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.

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

Signature and Seal of Architect or Engineer

L. Hugh Anglin

Print Name

1.5.26

Date



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

Case No. Case 24-8449 RECT-24-12-0434

Folio No. 03-4120-023-2360

Property Address: 4944 S LEJEUNE ROAD CORAL GABLES FLORIDA 33146

Bldg. No. 1, Sq. Footage: 7,500 Sq. ft

Building Description: 3 Story CBS Reinforced Concrete Building

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

2. On December 15, 2025, at 9:00 AM / PM, I measured the level of illumination in the parking lot(s) serving the above-referenced building.

3. Maximum 1 foot candle
Minimum 10 foot candle
Maximum to Minimum Ratio 1:10 foot candle

4. The level of illumination provided in the parking lot meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Miami-Dade County Code.

Signature and Seal of Architect or Engineer

L. Hugh Anglin

Print Name

1/5/26

Date



16521 SW 297th Terrace • Miami, FL • 33033

Tel: 305-785-3300

lazicri@bellsouth.net

**Letter of Compliance for the 40-50 Year Recertification
4944 Le Jeune Rd, Coral Gables Florida 33146**

December 15, 2025

City of Coral Gables
Development Services Department
Building Official / Director
427 Biltmore Way,
Coral Gables, Florida 33134

Re: 4944 Le Jeune Rd , Coral Gables, FL , 33146
Building Recertification – Current Conditions letter.

Folio: 03-4120-023-2360

Dear Building Official:

In accordance with Section §8-11(f) of the Code of Miami-Dade County, I have performed an inspection of the building located at the address mentioned above. I certify that the building is Structurally and Electrically safe for its current use and present occupancy.

The findings of my inspection are summarized in this written report that follows the Minimum Inspection Procedural Guidelines for Building Recertification.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Should you have any questions concerning this report, please contact the undersigned.

Respectfully,

A handwritten signature in blue ink that reads 'L. Hugh Anglin'.

L. Hugh Anglin, PE 63844

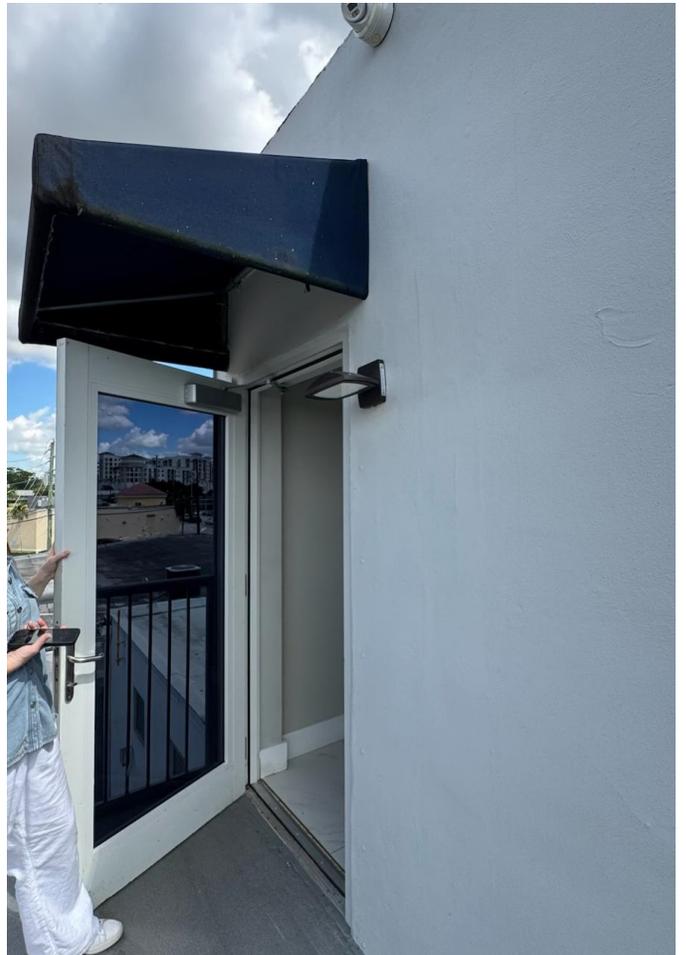
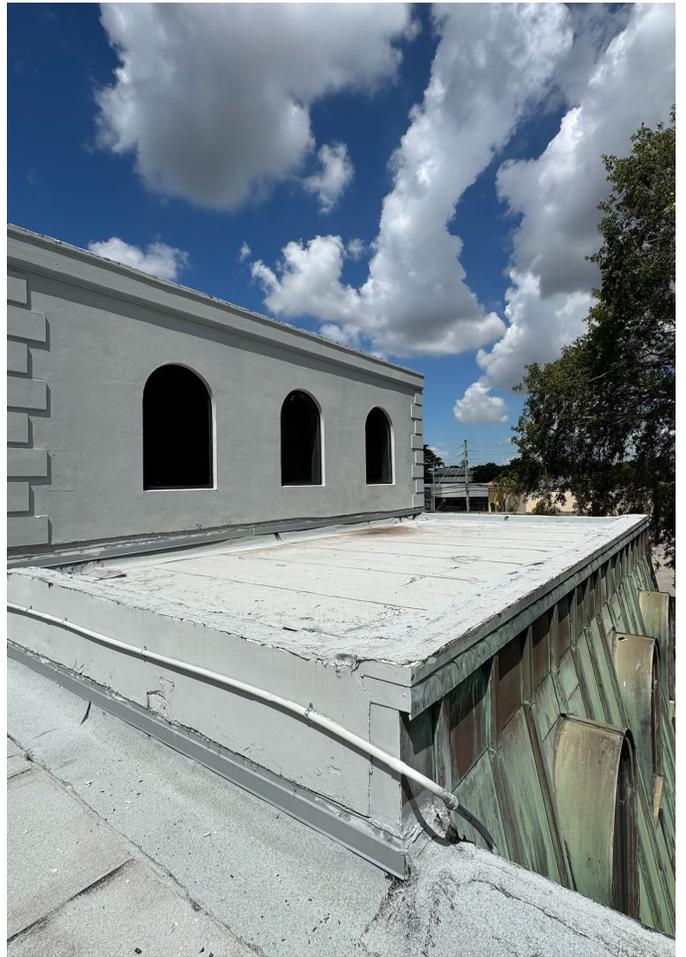
Professional Engineer

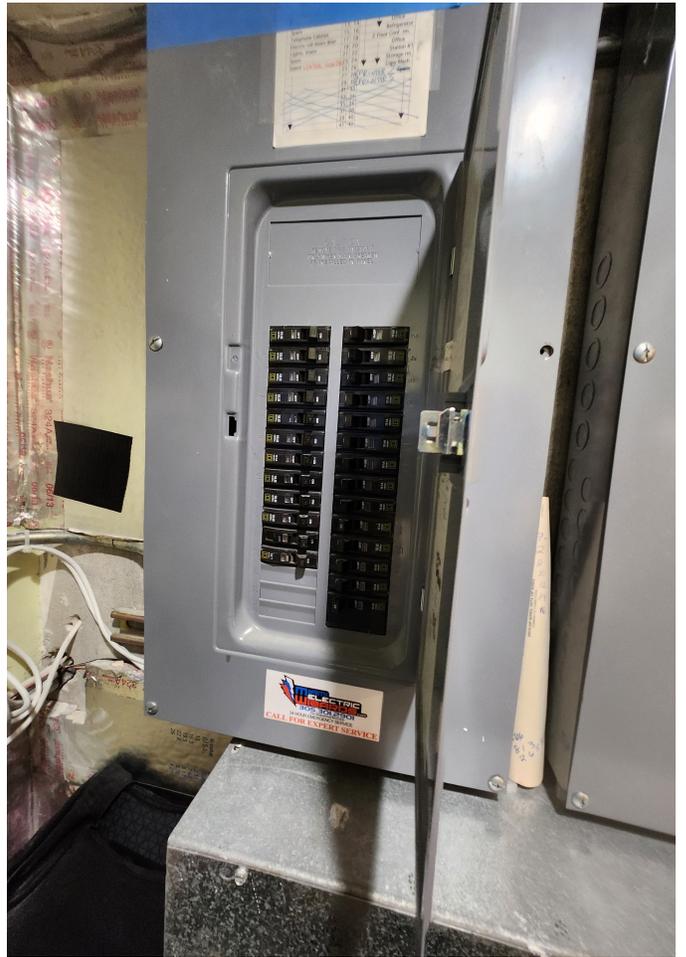
4944 S LE JEUNE RD
CORAL GABLES, FL 33146

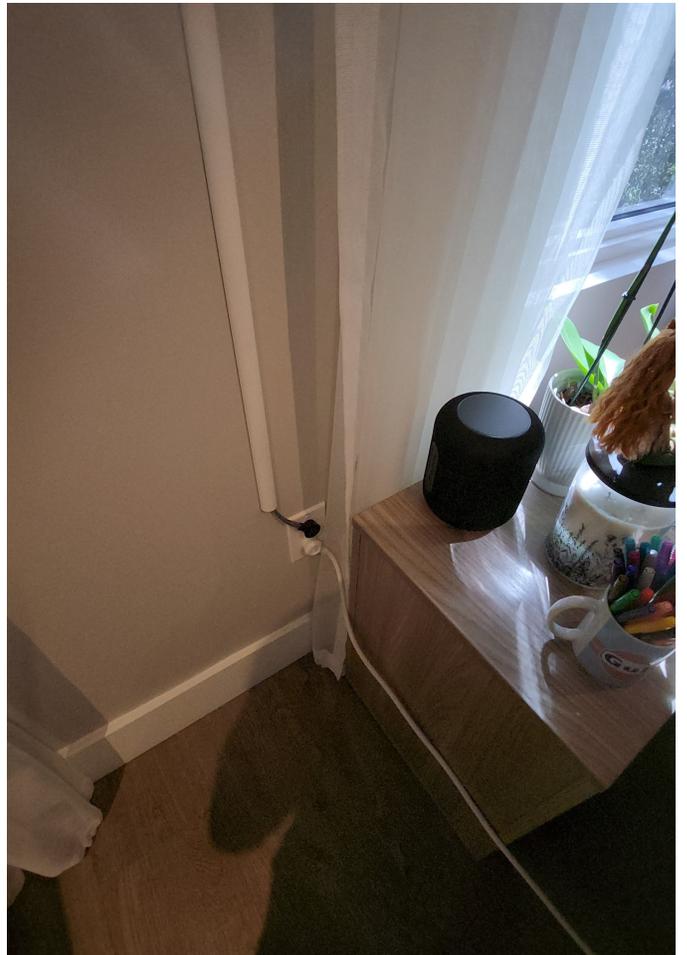
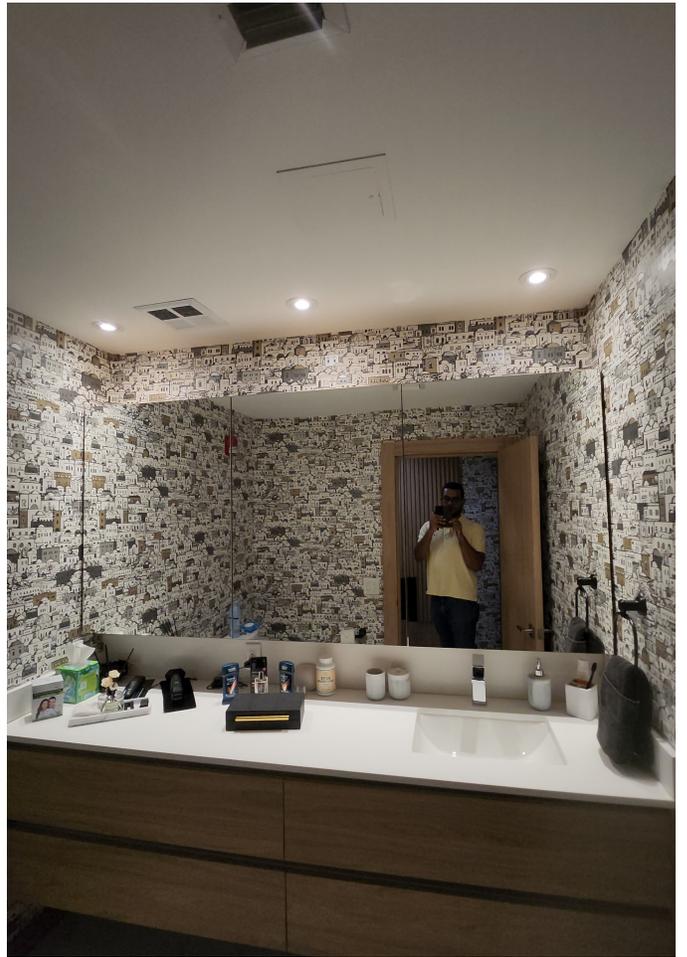
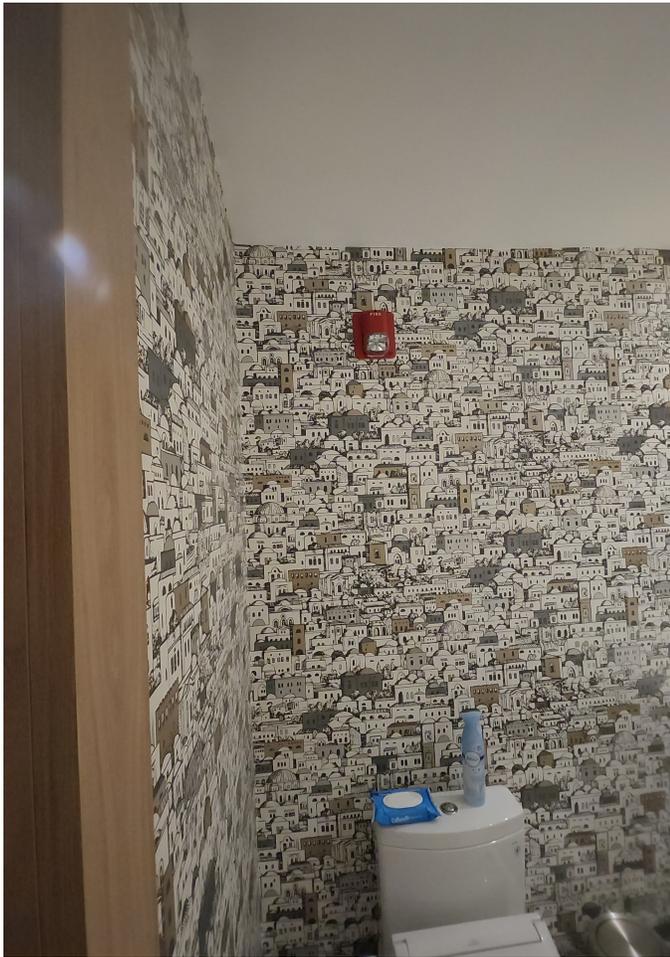
RECERTIFICATION PHOTOS

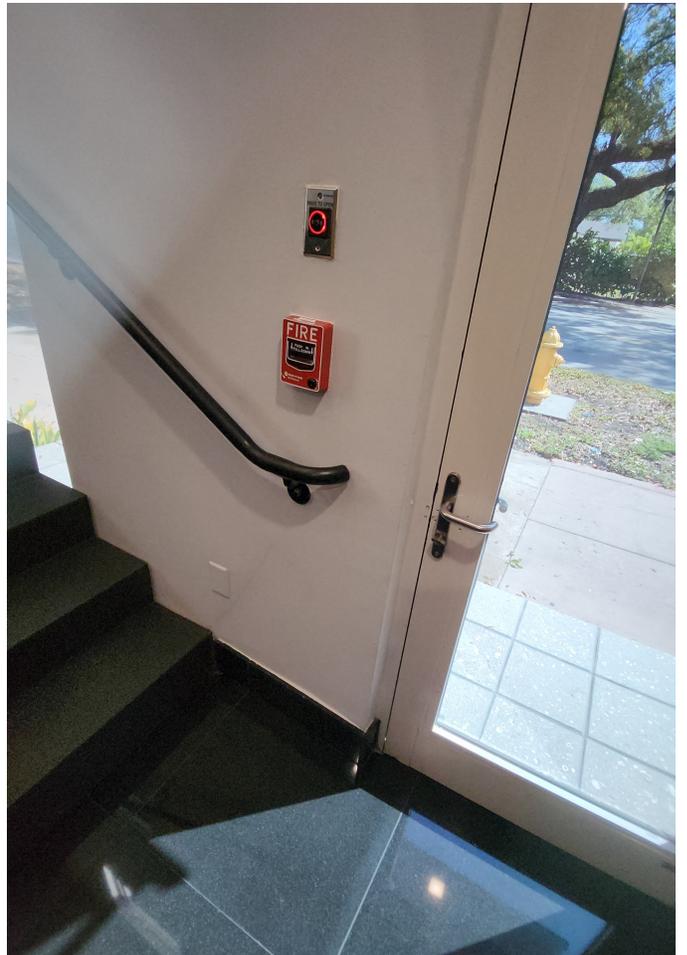
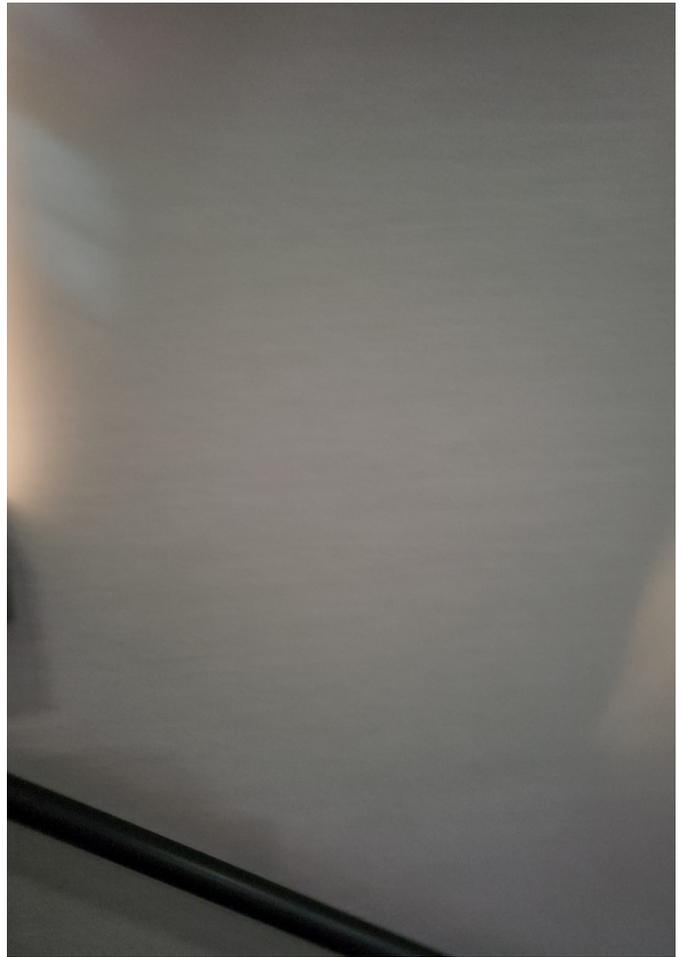
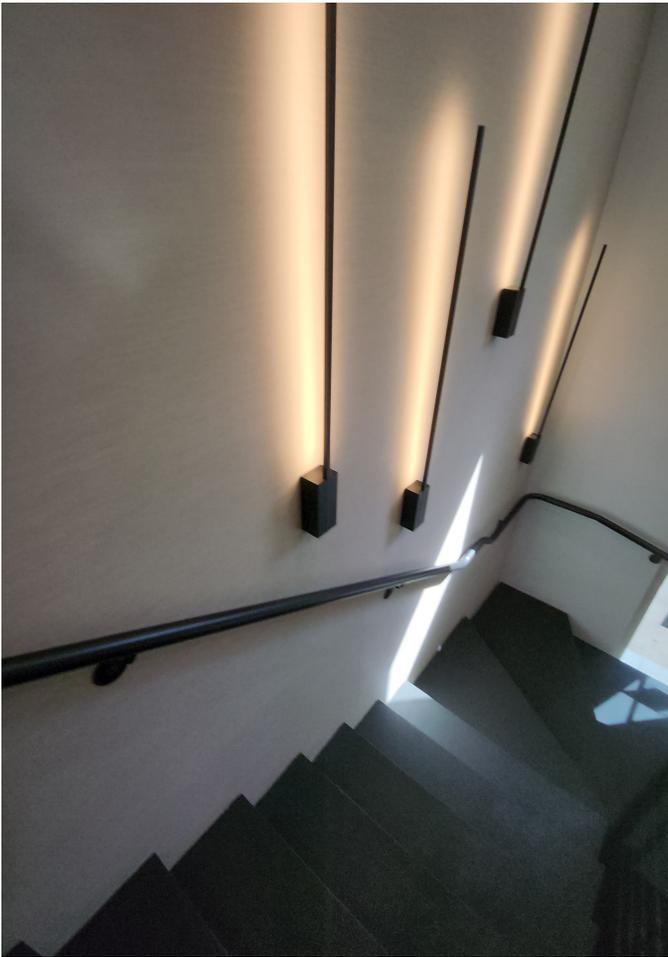
L. H. Q. P.

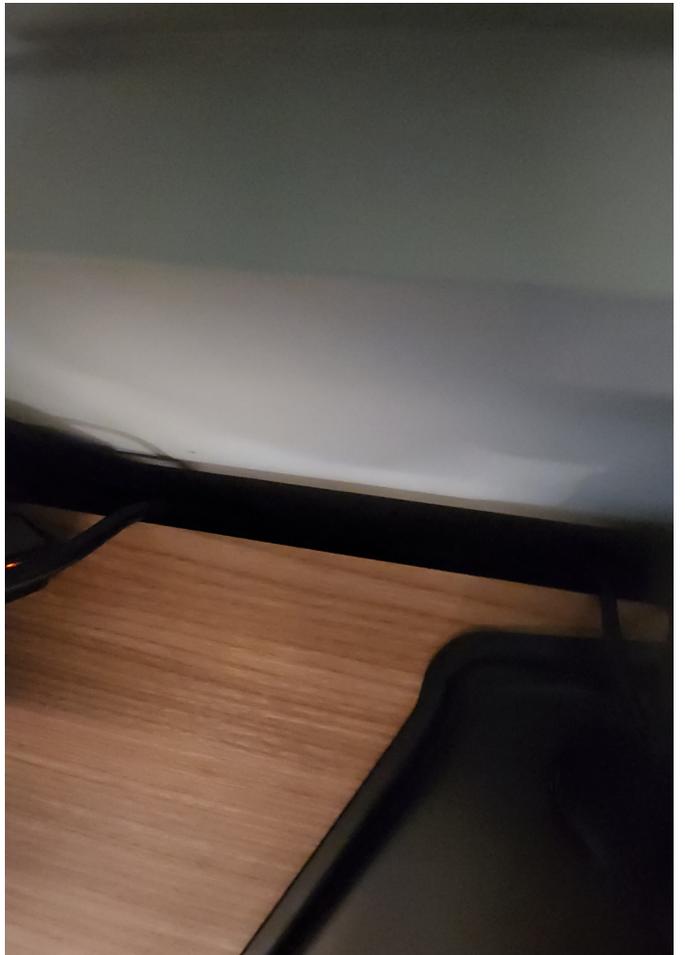
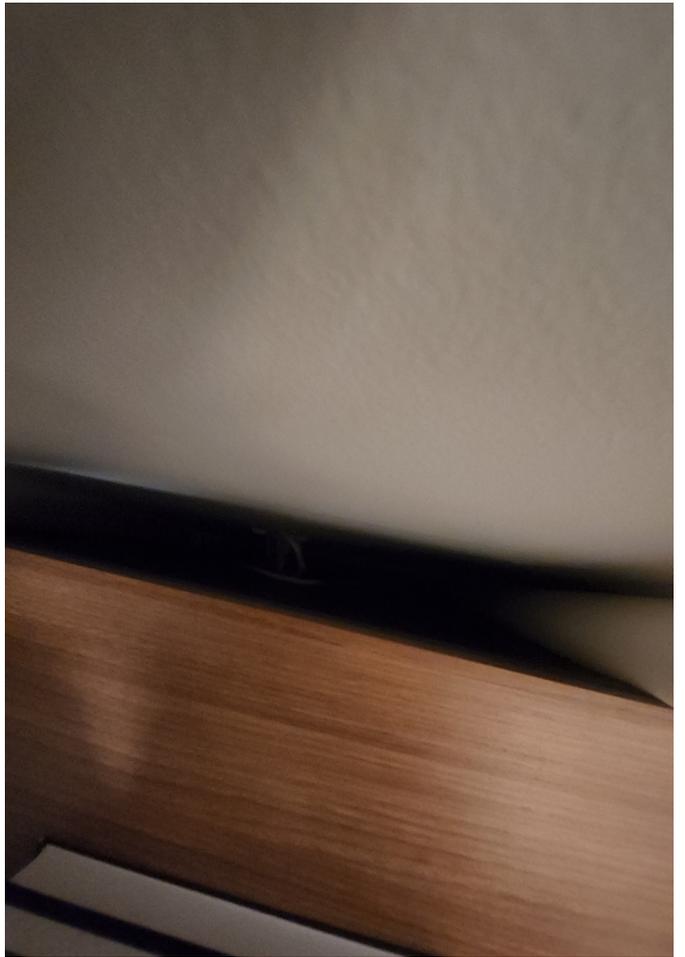


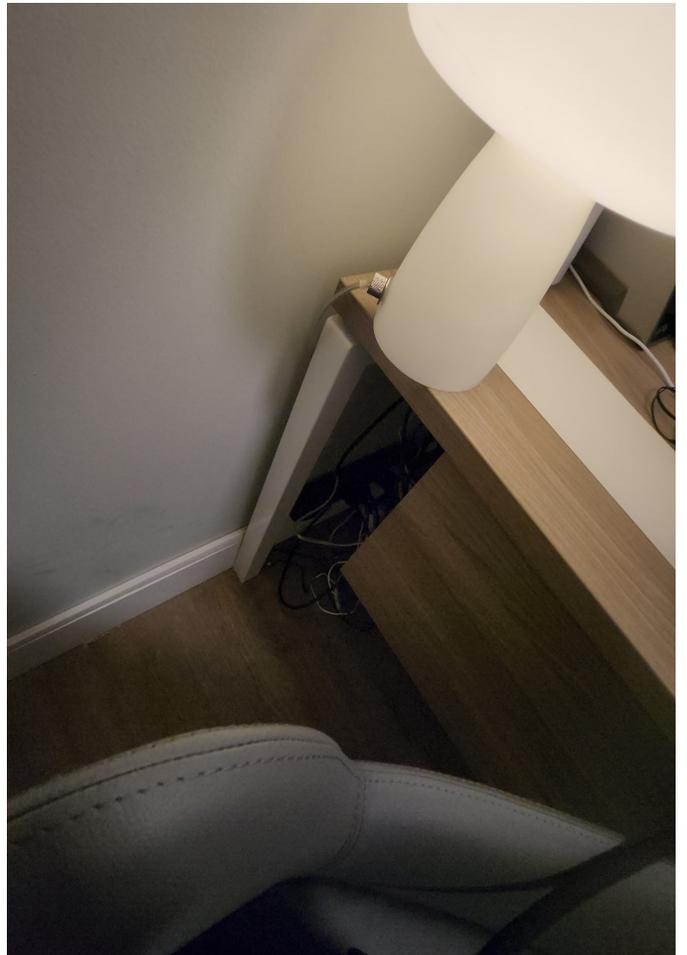


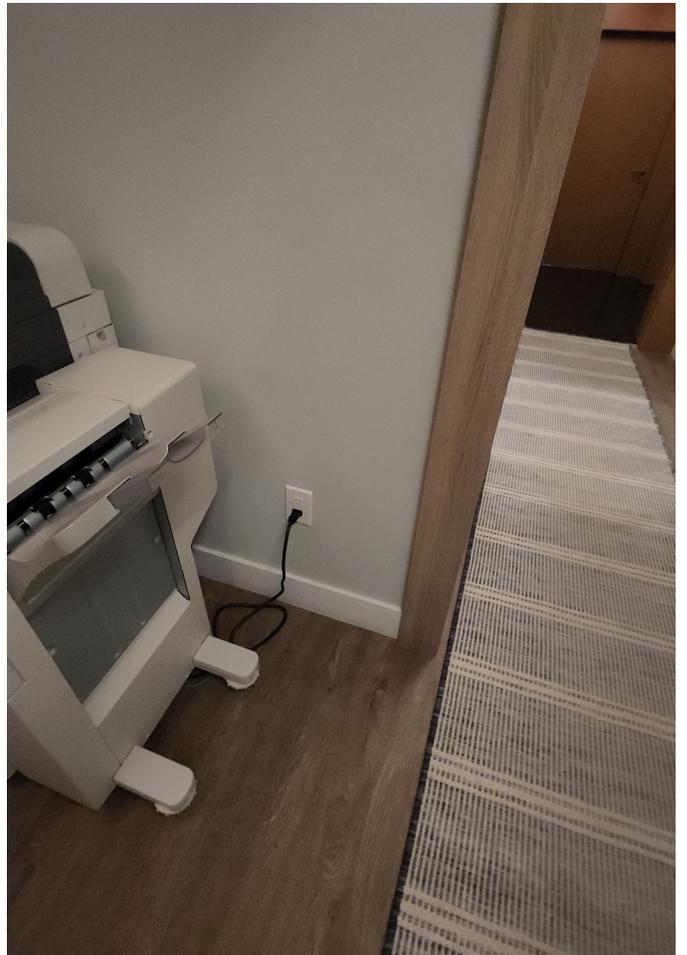
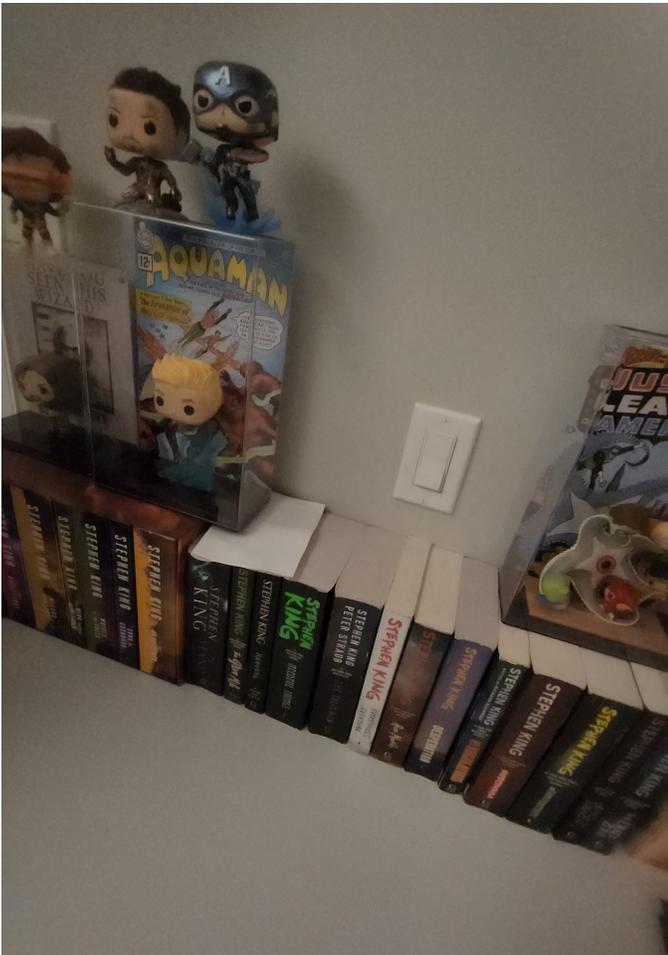


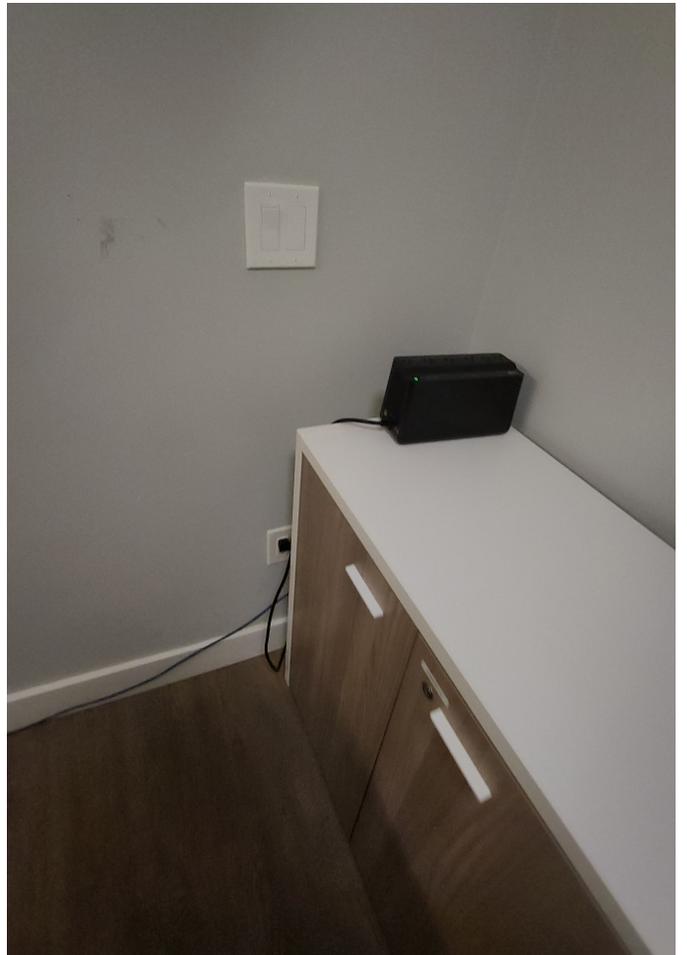
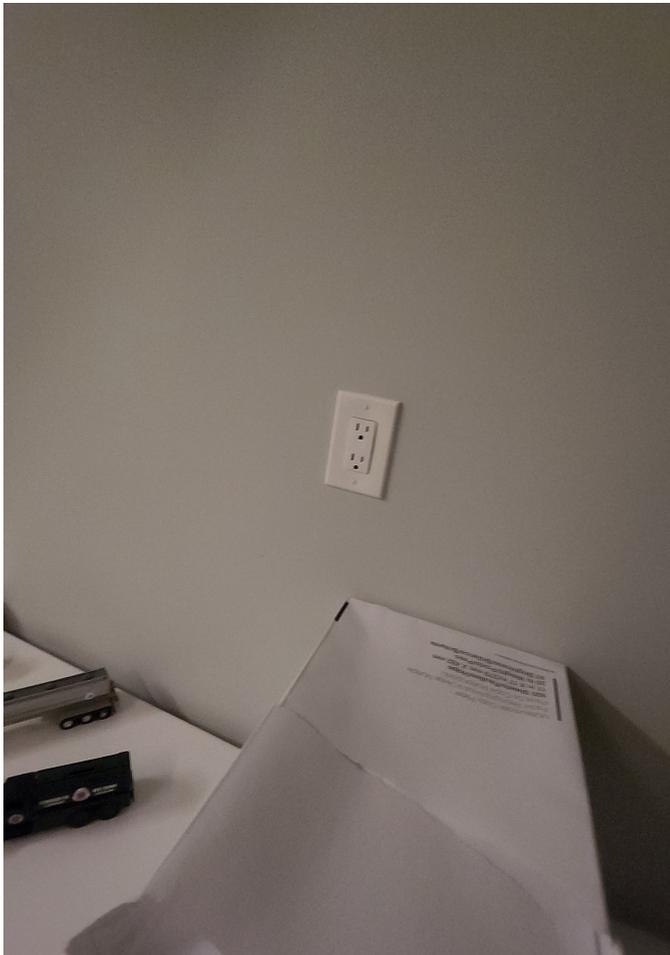
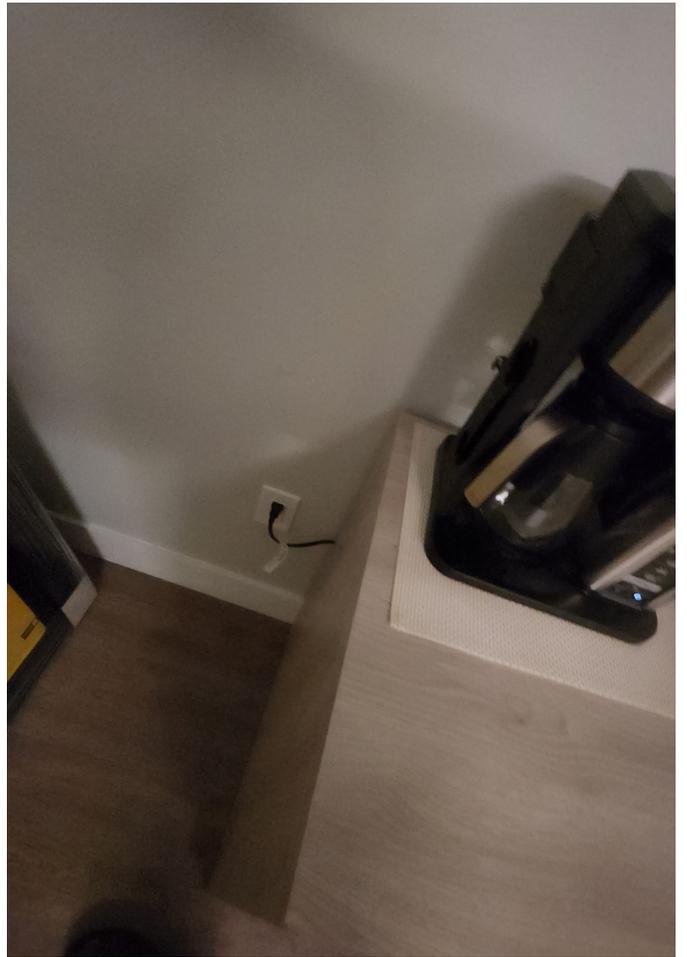
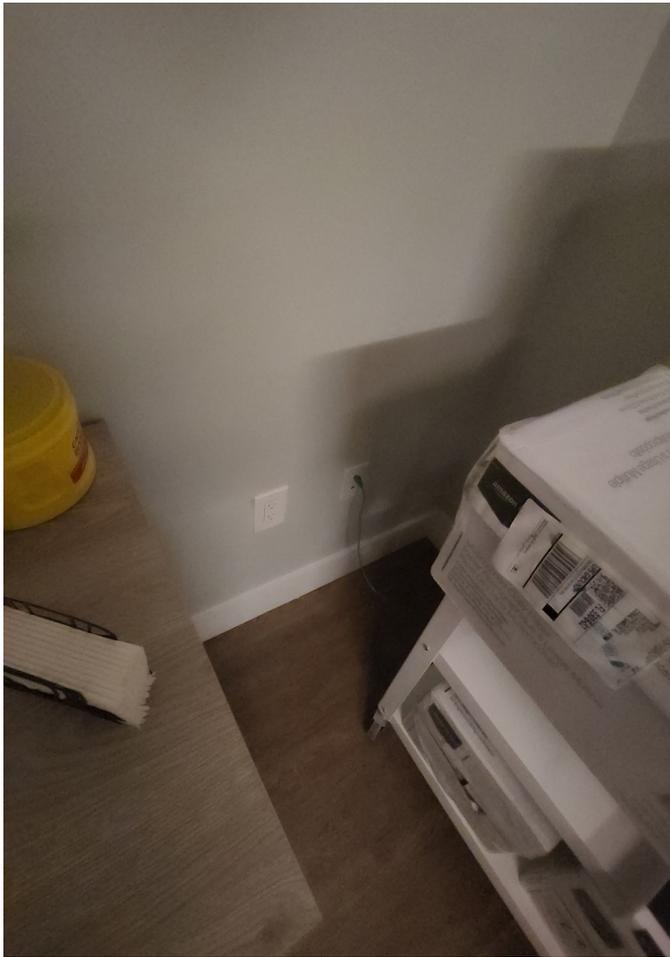


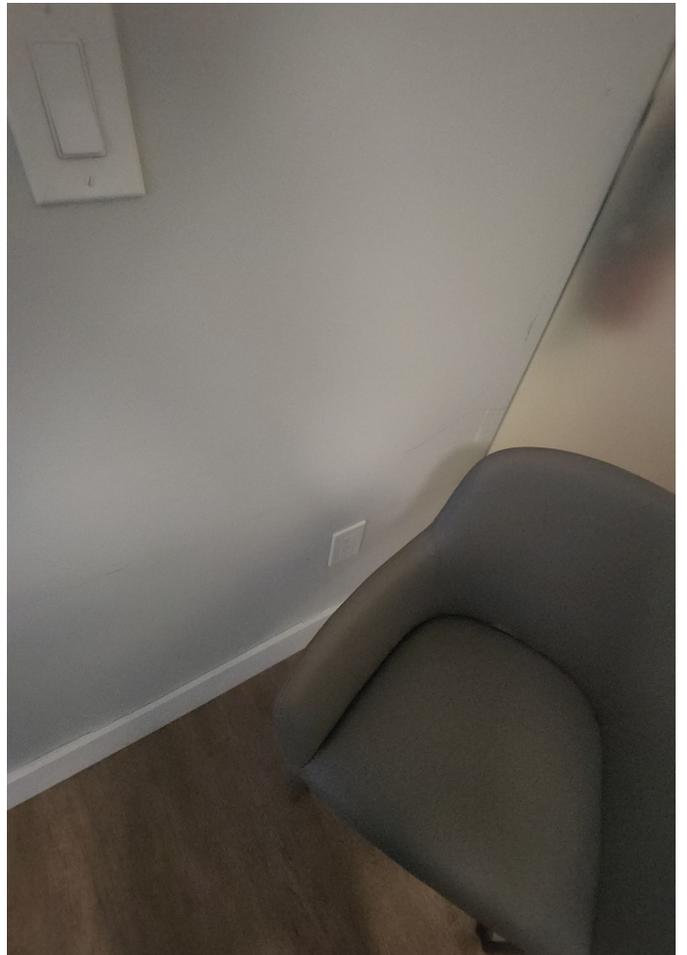


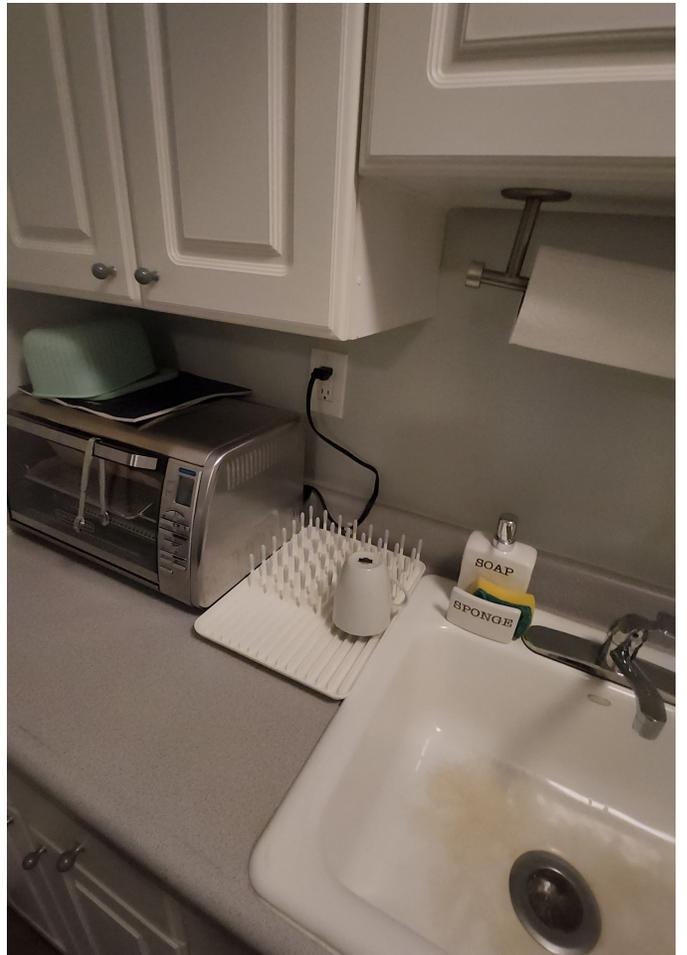
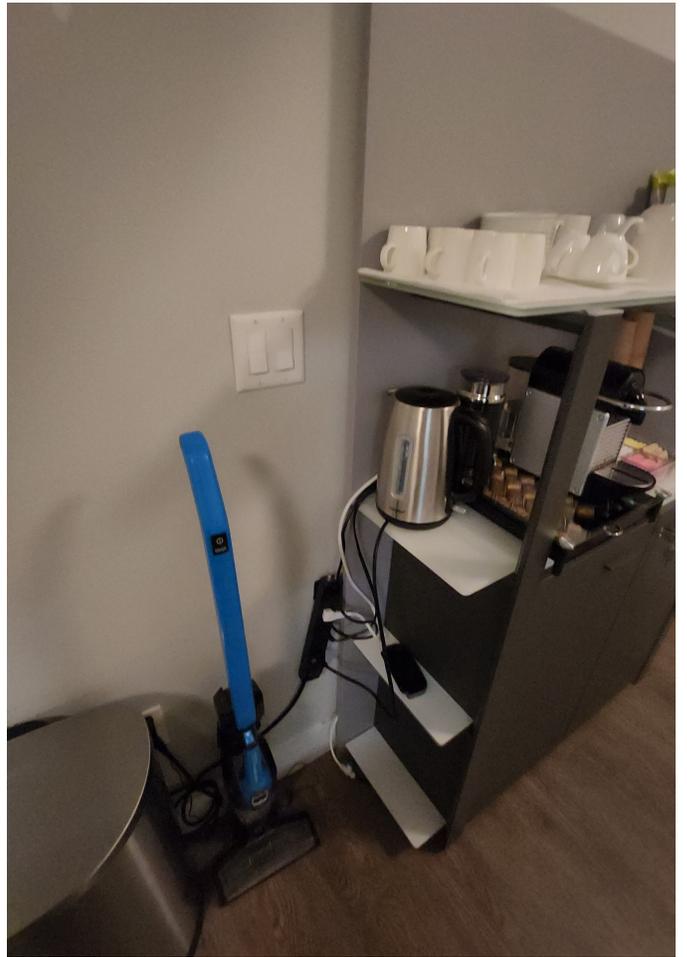
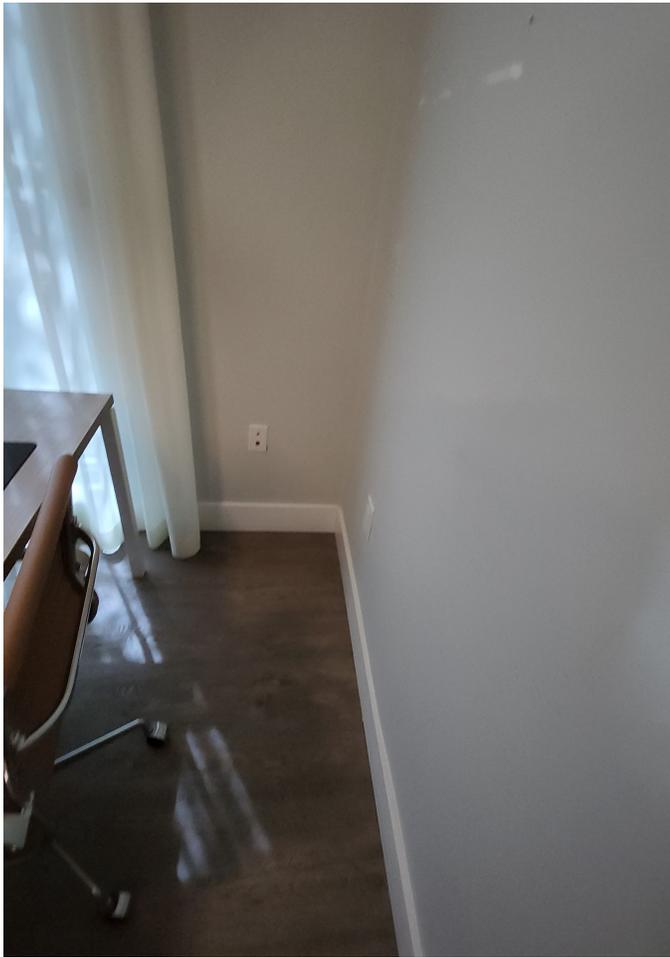


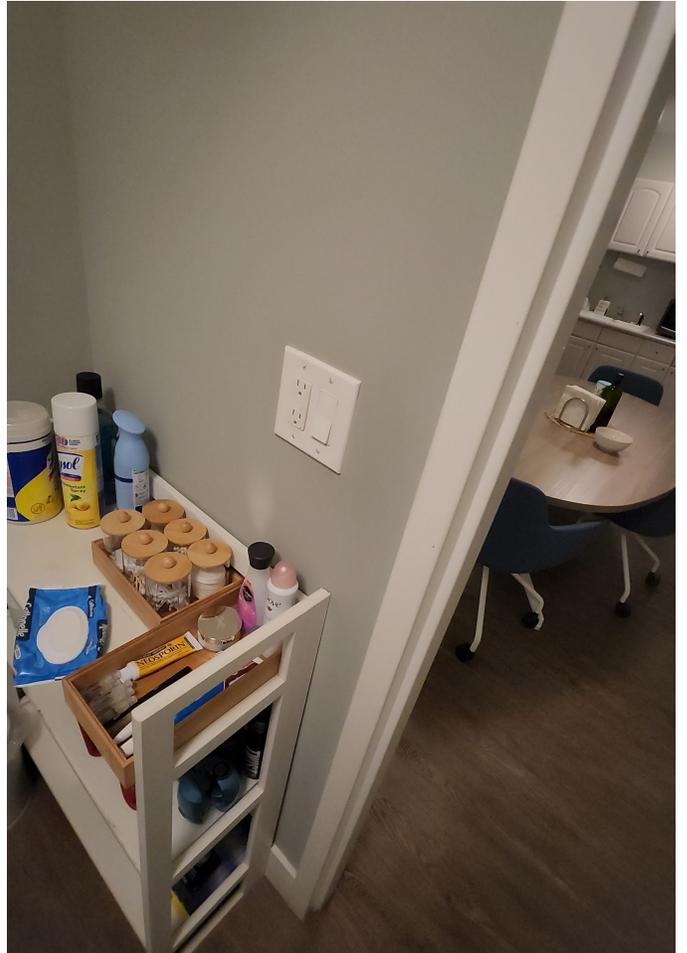
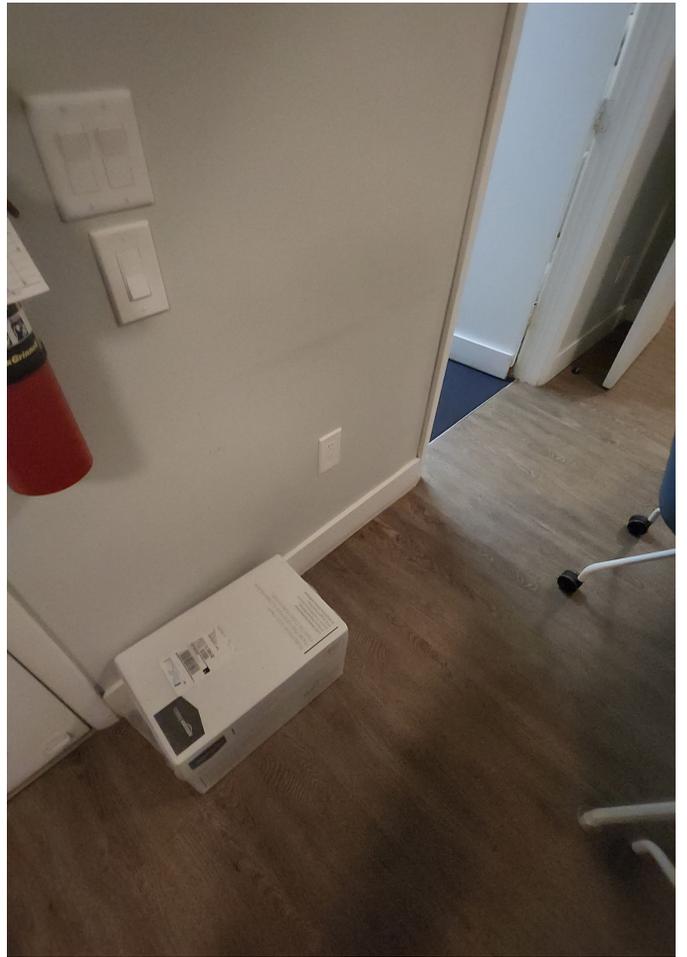
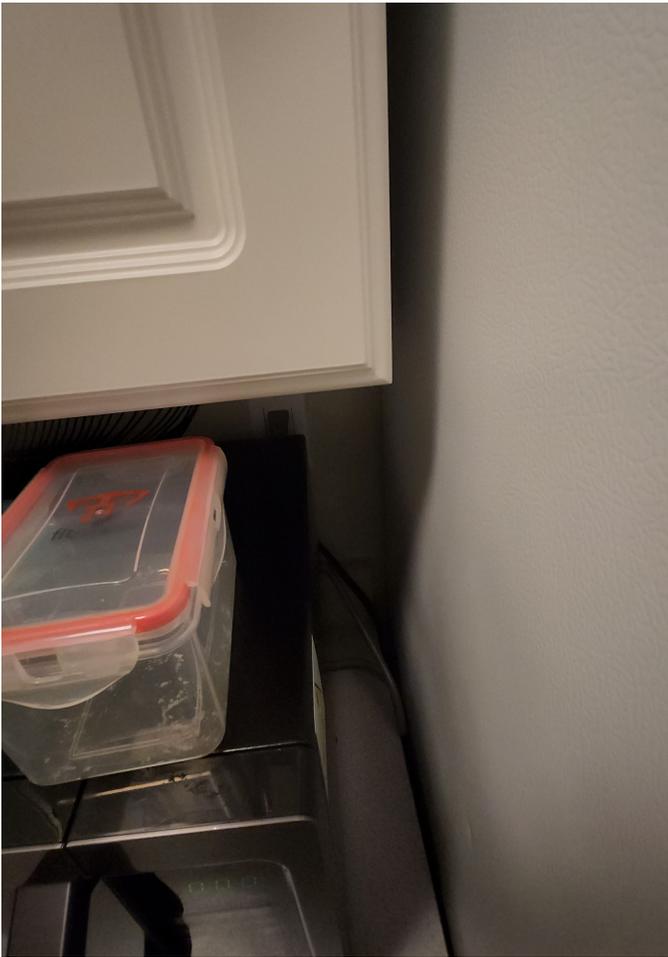


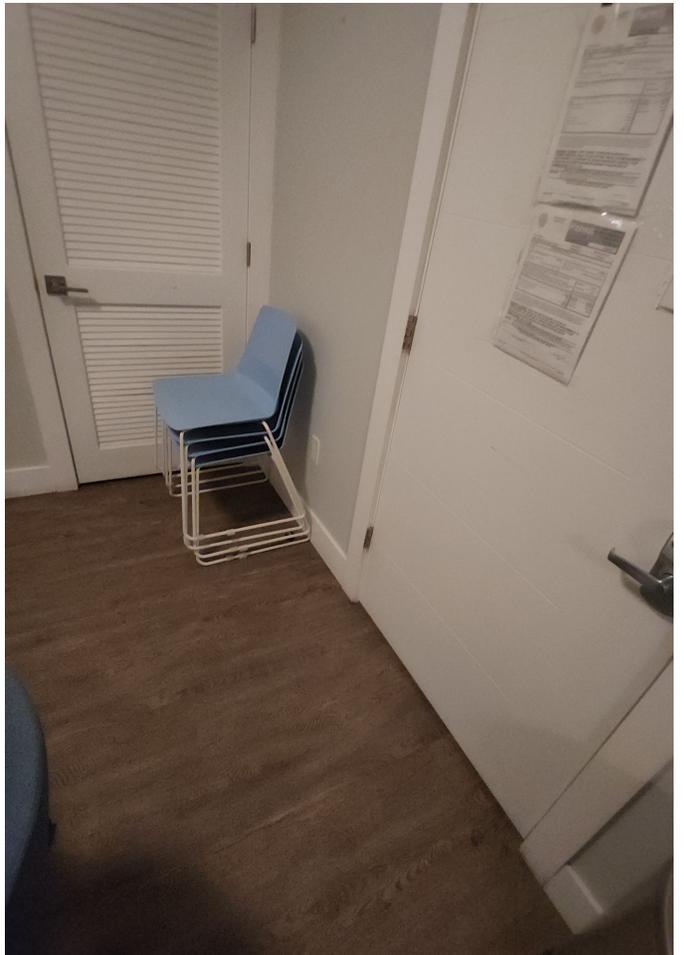
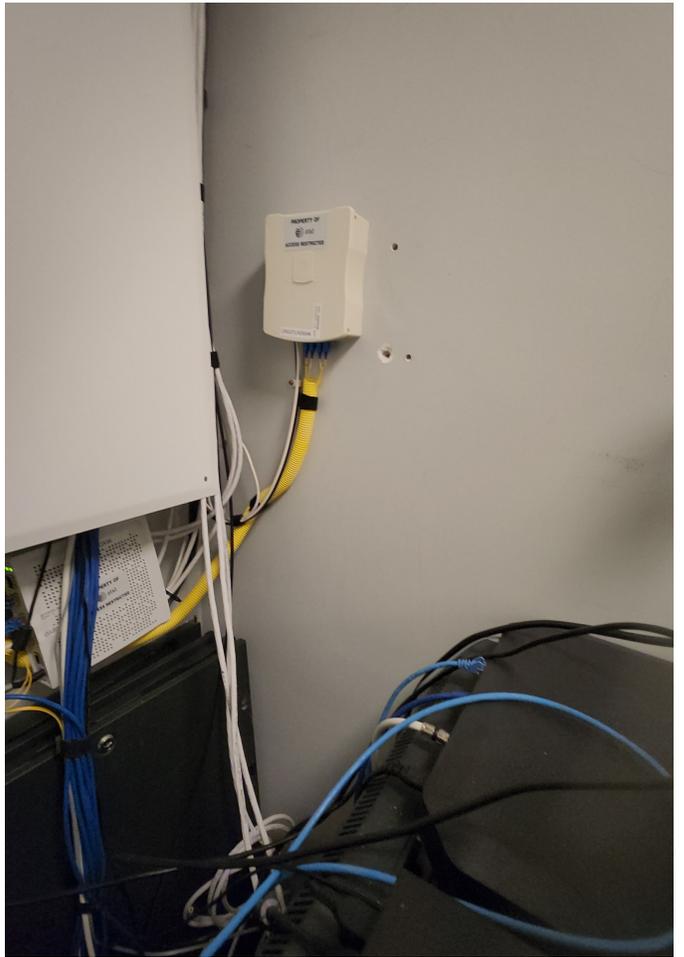
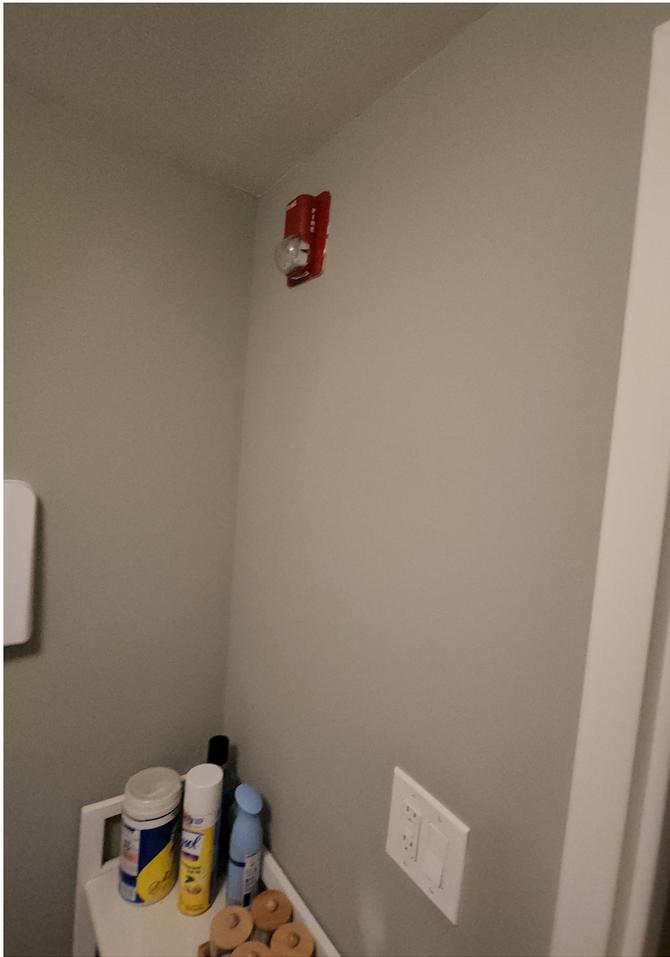


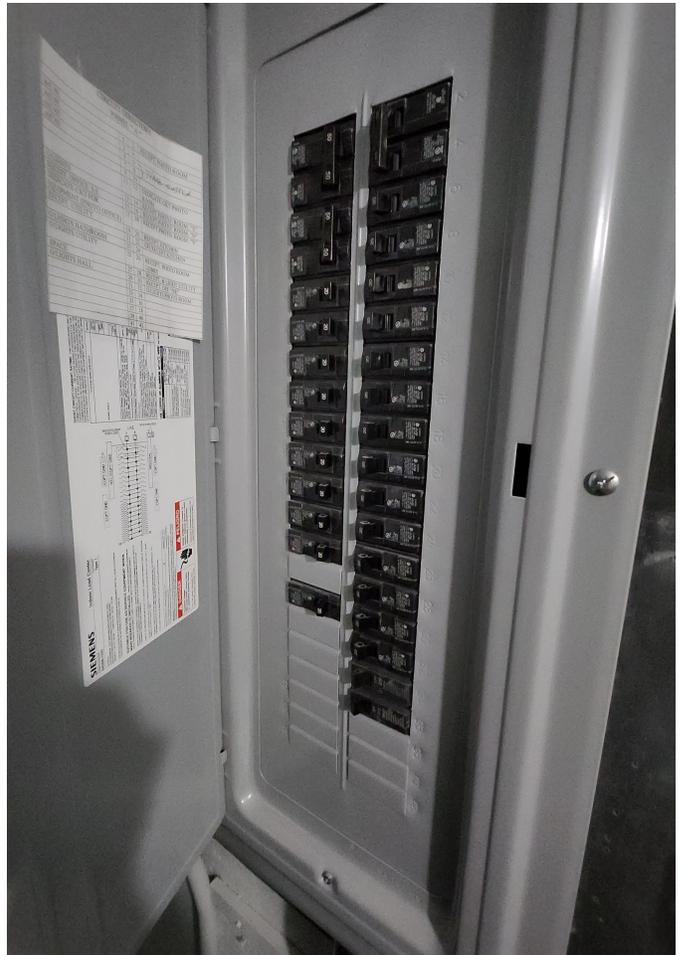


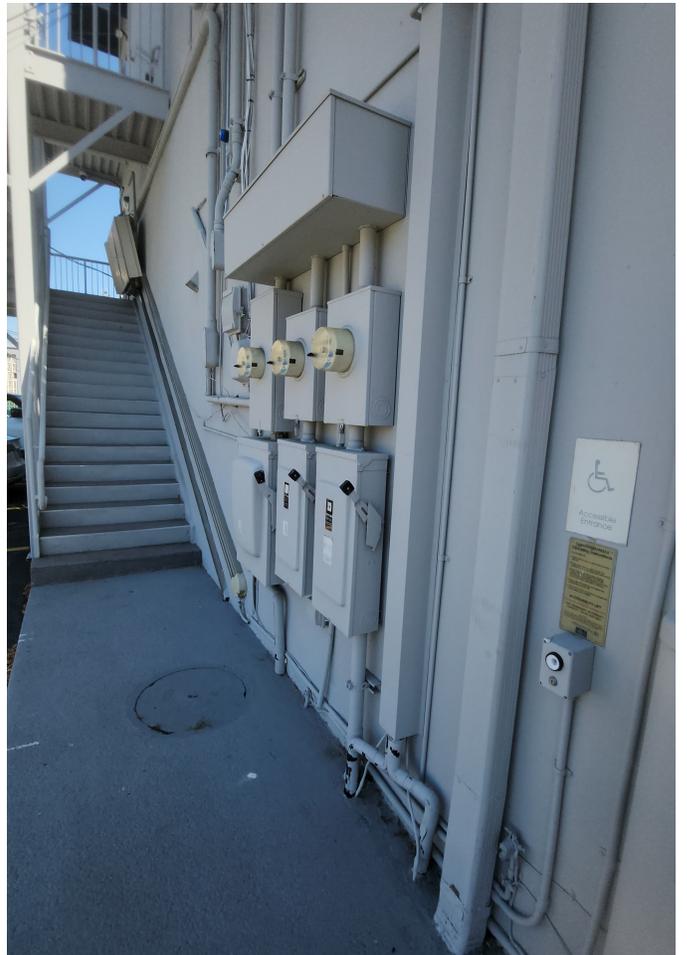


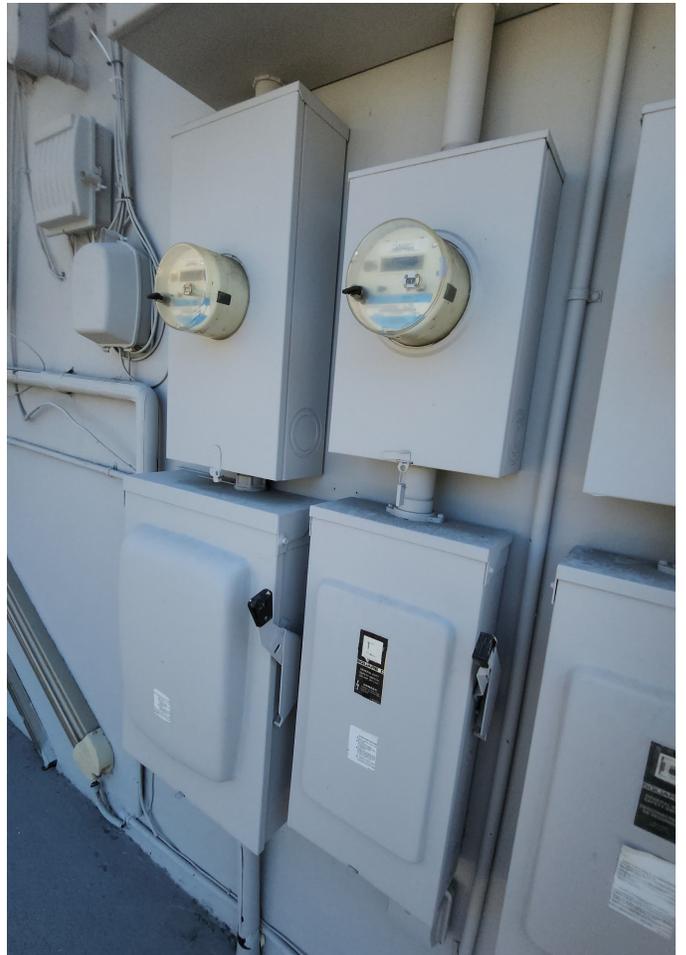
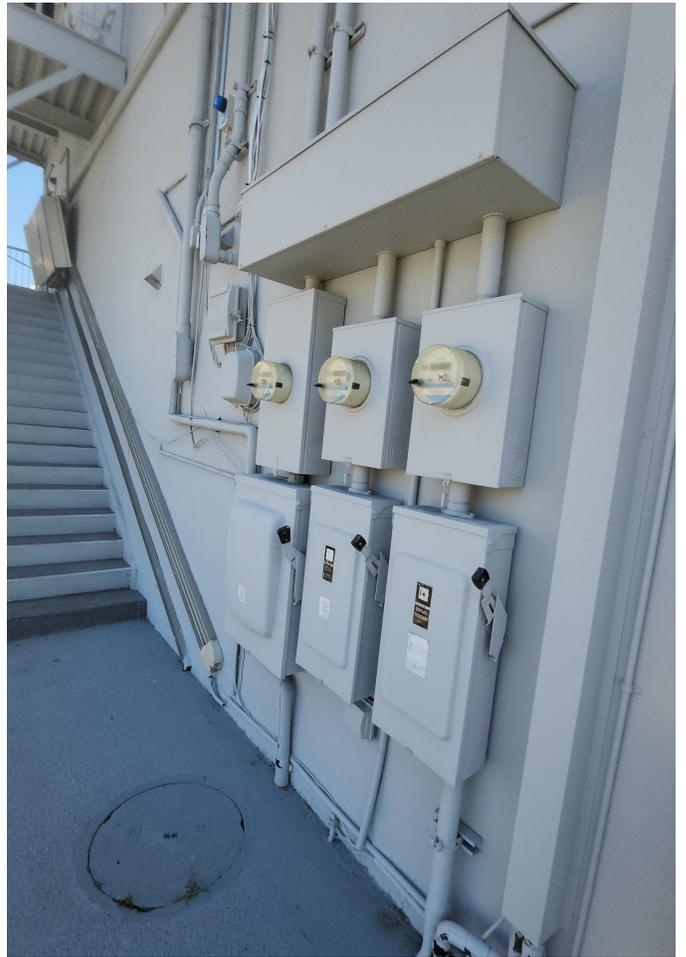


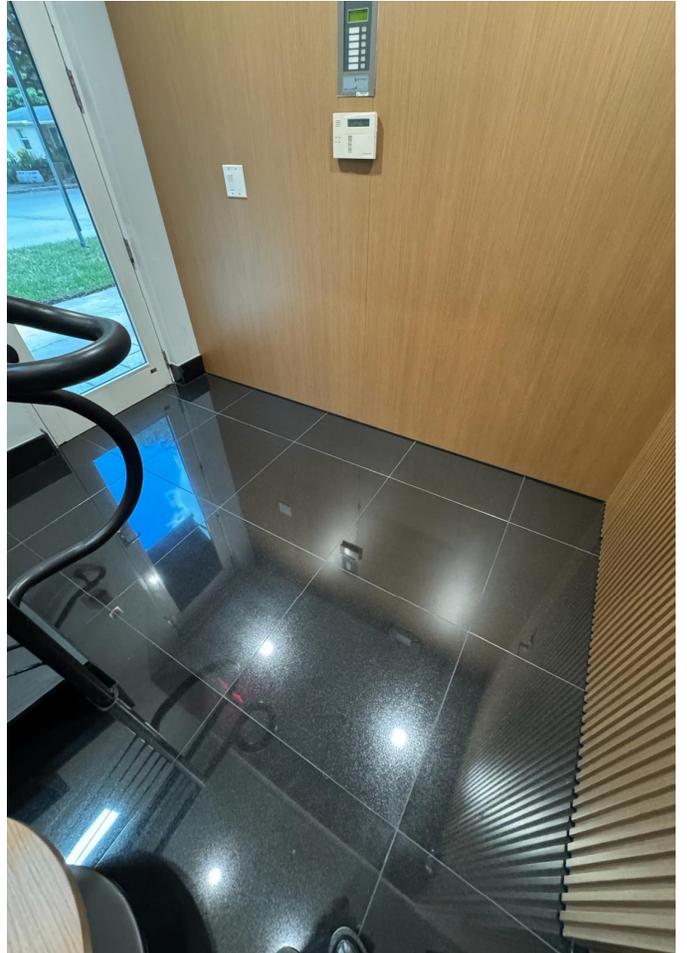
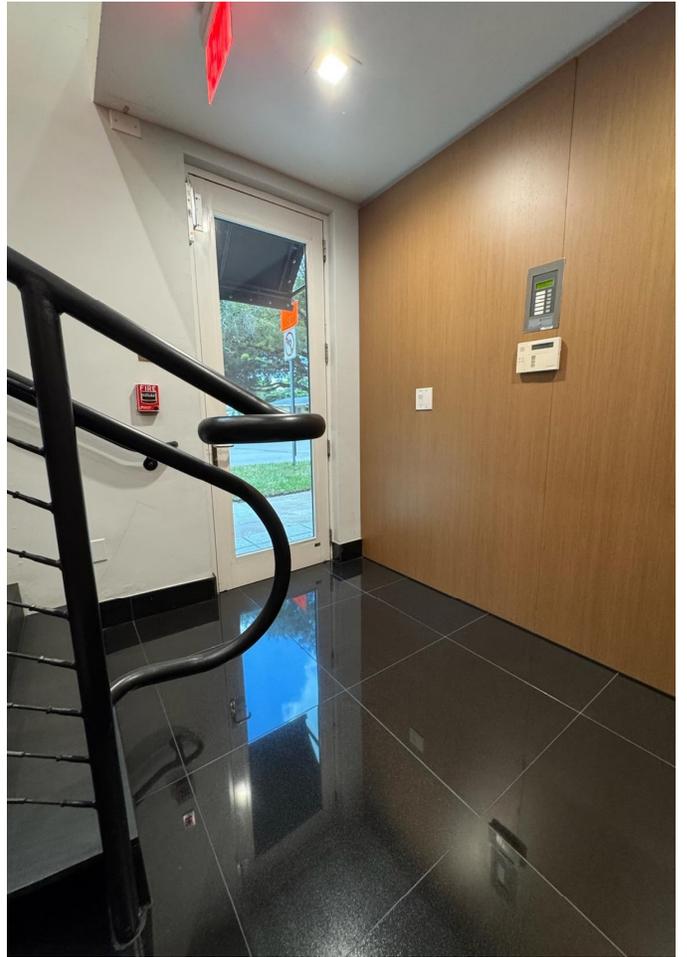


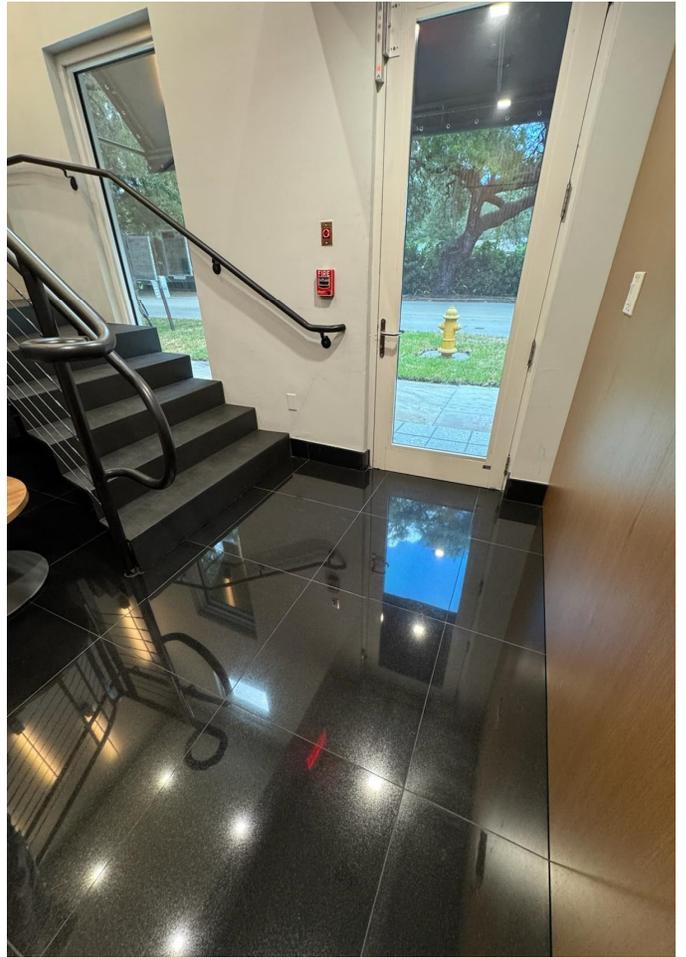


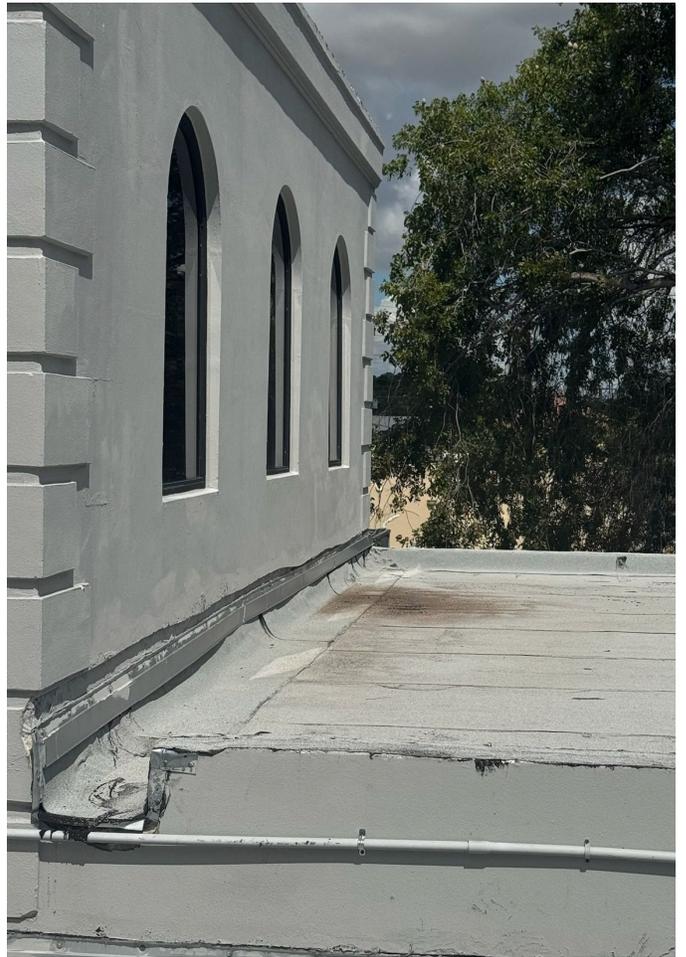














Barrett Electrical Services Inc Infrared Report

Property Address: 4944 Le Jeune Rd

Report Date: 3/31/25

Date of Inspection: 3/24/25

Company Address: 3301 SW 130th Ave Miami FL 33175

Company Phone #: 305 552 6611

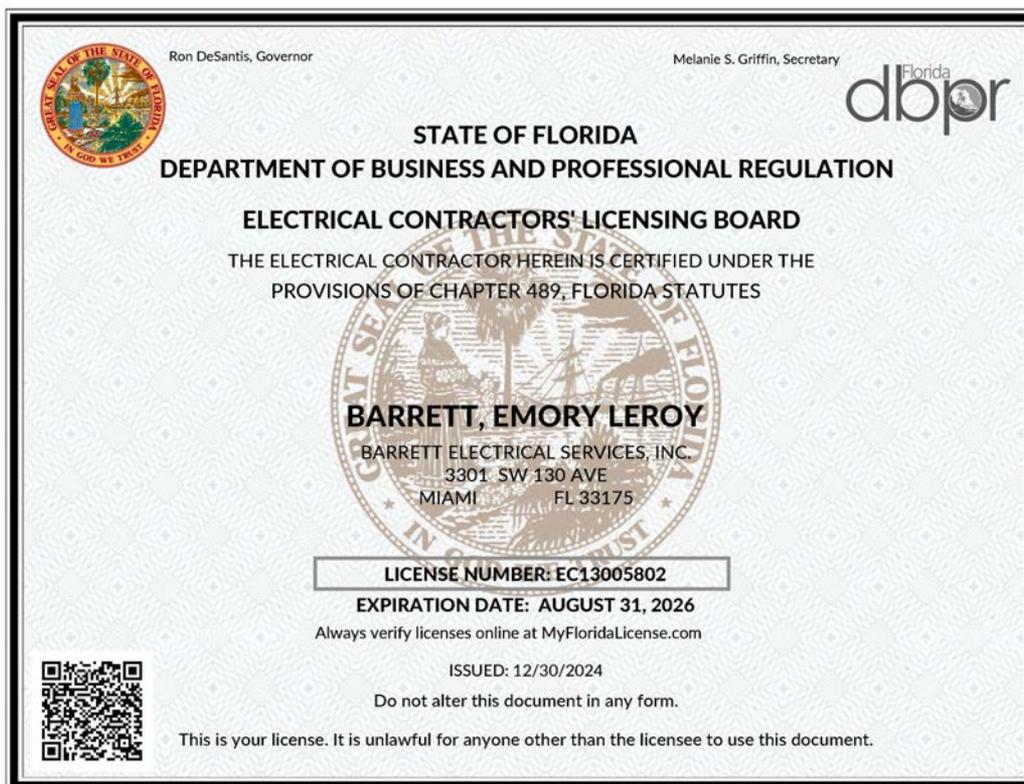
Thermographer Information	
Thermographer	Kevin Barrett
Thermographer Certification Level	2

Equipment Information	
Camera Model	FLIR E96
Camera Serial Number	90201028
Camera Calibration Date	5/5/23
Clamp Meter Model	Klein CL220
Clamp Meter Serial Number	0422U-B2

L. Inghel



Licenses & Certificates





Inspection Overview

NFPA identifies Infrared Thermography (A.30.4.5) as a "noncontact electrical test that can be performed on photovoltaic modules, strings, systems, and/or associated wiring connections. The modules or systems must have current flowing to acquire useful data. These images can identify potential issues, including failed modules, high-resistance connections, cell hot spots, and interconnection issues."

This thermography report template will display the temperature measurements required under NFPA70B 2023.

As per NFPA70B, Section 7.4.1, two types of temperature difference measurements must be measured and documented:

1. Calculating the temperature difference of similar components under similar loading.

The template will provide the result: [Box 1 Maximum Temperature] – [Spot 1 Temperature]

2. Comparing the temperature between the electrical components and ambient air temperatures, also known as Atmospheric Temperature.

The template will provide the result: [Box 1 Maximum Temperature] – [Atmospheric Temperature].

Per NFPA70B, Section 7.4.5, "Where normal circuit loading is not feasible, circuit loading of not less than 40% of nominal circuit loading SHALL be permitted". The report compares the lowest load Amperage reading from Phases 1,2, or 3 (required under NFPA70B) and compares the value to the recorded "Rated Load" for that device.

Three Condition states are stated and are based on the "Product" (component), its use and when it was last assessed. The next scheduled scan is based on the Condition. For thermographic scanning here is the required schedule:

Condition 1 & 2 - 12 months

Condition 3 - 6 months.

Level	Delta T Temperature Difference	Description
Level 1	(9-18 F)	Warrants Investigation
Level 2	(19-39 F)	Repair as Time Permits
Level 3	(40-69F)	Monitor until Repairs are made
Level 4	(>70 F)	Repair Immediately

Classification Data



Barrett Electrical Services Inc. employs highly experienced Level 2 Certified thermographers skilled in Commercial and Industrial Electrical Infrared Safety Inspections, who meet Miami-Dade County BORA guidelines for 40-Year Building Recertification Inspections. All Certified Infrared Thermographers are trained to recognize and document thermal anomalies in electrical systems all possess over 7 years of experience inspecting all associated electrical systems in commercial buildings.

Barrett Electrical Services Inc, uses established protocols by using ANST and NETA Testing Standards along with NFPA 70-B, when determining whether components inspected "at time of inspection" and in "as found" condition are determined to be a thermal anomaly, and are classified in 1 of 4 Severity Levels, Level 1 (Delta T of 9-18 Degrees Fahrenheit) Level 2 (Delta T of 19-39 Degrees Fahrenheit) Level 3 (Delta T >40-69 Degrees Fahrenheit) Level 4 (Delta T > 70 Degrees Fahrenheit), all Temperature Differences are based on same component or different components under similar load. Each Severity Level Corresponds to a coordinated Color Code in the table Below to determine, the time frame of when the issues should be corrected, Barrett Electrical Services Inc, recommends at least 40 % Load on all electrical equipment being Infrared Tested for an accurate determination when detecting thermal anomalies

Severity Level 4 - Critical Deficiency. 70°C/126°F above Ambient Operating Temperature (AOT) or Temperature Difference of Above 70 Degrees F. Component Failure is Imminent. Repair Immediately

Severity Level 3 - Major Deficiency. 70°C/126°F above AOT ... OR ... Temperature Difference (ΔT) between 40--69°F) based on comparisons between similar components under similar loading. Component Failure Likely, unless corrected. Monitor Until Repairs are made

Severity Level 2 - Intermediate Deficiency. 40°C/72°F above AOT ... OR ... Temperature Difference (ΔT) between 19 °F – 39°F) based on comparisons between similar components under similar loading. Probable deficiency. Component Failure Probable, unless corrected. Repair as time Permits

Severity Level 1 - Minor Deficiency. 20°C/36°F above AOT ... OR ... Temperature Difference (ΔT) between 9°F – 18°F) based on comparisons between similar components under similar loading. Probable deficiency. Component Failure Unlikely. Warrants Investigation by Hired Professional



Report Summary

Image #	Location	Equipment	Temp Rise	Temp Rise Over Same	Anomaly	Page #
FLIR0001.jpg	Rear Exterior Building	Weather Head	5.1	0.6	No	6
FLIR0002.jpg	Rear Exterior Building	Main 1	6.1	1.1	No	7
FLIR0003.jpg	Rear Exterior Building	Main 2	4.9	1.1	No	8
FLIR0004.jpg	Rear Exterior Building	Main 3	4.5	1.3	No	9
FLIR0005.jpg	Rear Exterior Building	Meters (FPL Locked)	6.1	0.3	No	10
FLIR0006.jpg	Rear Exterior Building	Grounding Electrode Conductor	4.5	0.5	No	11
FLIR0007.jpg	Rear Exterior Building	Grounding Electrode Conductor	4.1	0.3	No	12
FLIR0008.jpg	Rear Exterior Building	Line Gutter Taps	5.4	0.7	No	13
FLIR0009.jpg	Rear Exterior Building	Line Gutter Taps	5	0.7	No	14
FLIR0010.jpg	Unit 4942/4944	Panel A	6.8	0.6	No	15
FLIR0011.jpg	Unit 4942/4944	Load Gutter	5.2	0.2	No	16
FLIR0012.jpg	Unit 4942/4944	Timer	8.9	0.9	No	17
FLIR0013.jpg	Unit 4942/4944	Panel B	6	0.2	No	18
FLIR0014.jpg	Unit 4942/4944	Gutter Taps	9	1.2	No	19
FLIR0015.jpg	Unit 4942/4944	Panel 2A	16.3	1	No	20
FLIR0016.jpg	Unit 4942/4944	Panel 2B	9.6	0.2	No	21
FLIR0017.jpg	Unit 4942/4944	Gutter	6.5	0.6	No	22
FLIR0022.jpg	Unit 4942/4944	Panel 1A	7.2	1.4	No	23
FLIR0023.jpg	Unit 4942/4944	Panel 1B	7.9	0.4	No	24
FLIR0024.jpg	Unit 4942/4944	60 Amp Disconnect	10.5	2.2	No	25
FLIR0025.jpg	Unit 4942/4944	Gutter	6.4	0.7	No	26



FLIR0001.jpg

3/24/2025 8:00:40 AM

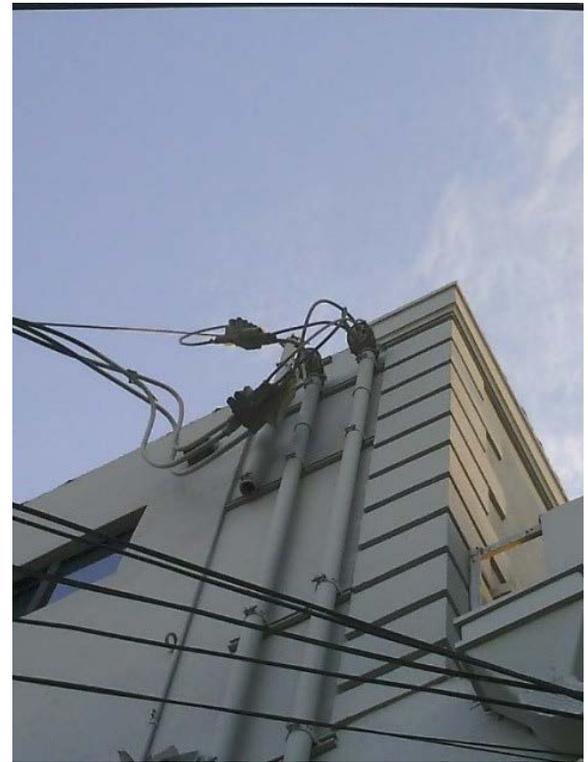


Image Parameters

Emissivity	0.95
Distance	25.02 ft
Reflected temp.	75.0 °F
Air Temperature	68.0 °F
Relative humidity	65.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	73.1
Spot 1 Temperature	72.5
Temperature Rise Over Same	0.6
Temperature Rise Over Air	5.1
Condition	Rescan within 12 months
NextScan	
Equipment	Weather Head

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0002.jpg

3/24/2025 8:03:50 AM



Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	75.0 °F
Air Temperature	71.0 °F
Relative humidity	65.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	77.1
Spot 1 Temperature	76
Temperature Rise Over Same	1.1
Temperature Rise Over Air	6.1
Condition	Rescan within 12 months
NextScan	
Equipment	Main 1

Clamp Meter Readings (Amps)

Phase A	38
Phase B	40

Circuit Load Rating (Amps):

225

Voltage:

Single Phase	<input checked="" type="checkbox"/>	120/240	<input checked="" type="checkbox"/>
Three Phase	<input type="checkbox"/>	120/208	<input type="checkbox"/>
		277/480	<input type="checkbox"/>

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0003.jpg

3/24/2025 8:07:22 AM

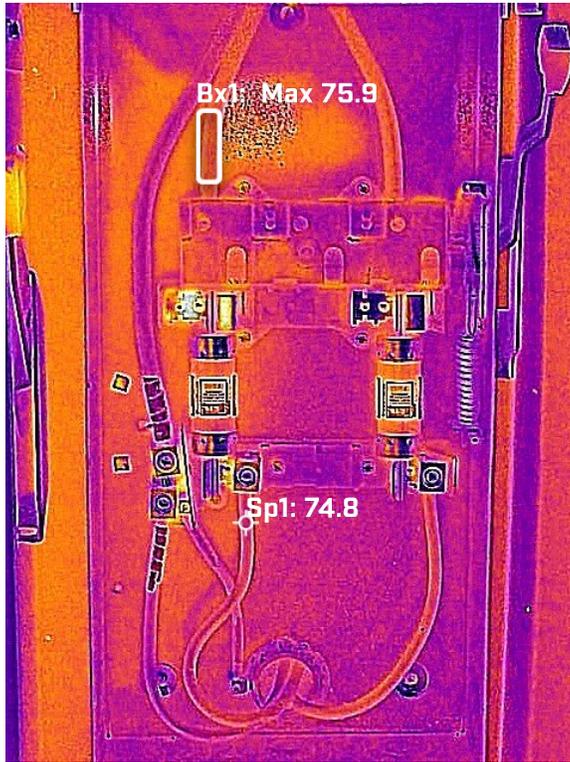


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	75.9
Spot 1 Temperature	74.8
Temperature Rise Over Same	1.1
Temperature Rise Over Air	4.9
Condition	Rescan within 12 months
NextScan	
Equipment	Main 2

Clamp Meter Readings (Amps)

Phase A	6
Phase B	7

Circuit Load Rating (Amps):

125 Amp

Voltage:

Single Phase	<input checked="" type="checkbox"/>	120/240	<input checked="" type="checkbox"/>
Three Phase	<input type="checkbox"/>	120/208	<input type="checkbox"/>
		277/480	<input type="checkbox"/>

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0004.jpg

3/24/2025 8:08:35 AM

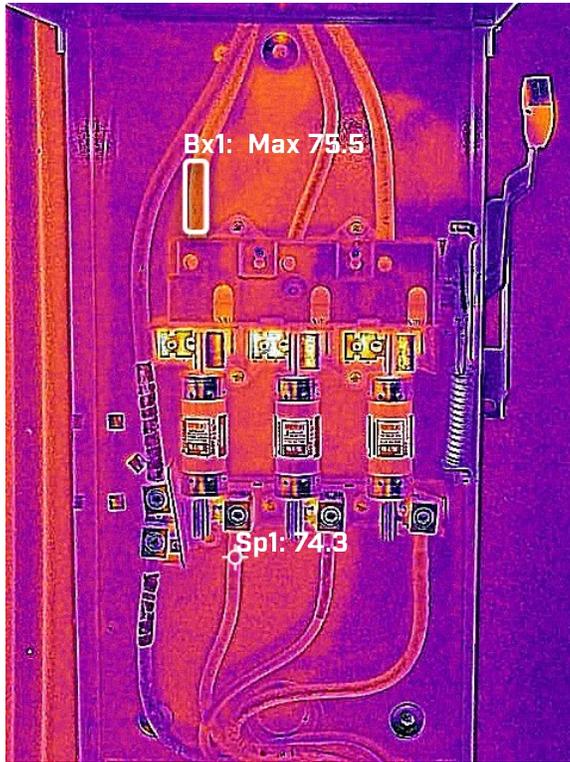


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	75.5
Spot 1 Temperature	74.3
Temperature Rise Over Same	1.3
Temperature Rise Over Air	4.5
Condition	Rescan within 12 months
NextScan	
Equipment	Main 3

Clamp Meter Readings (Amps)

Phase A	11
Phase B	4
Phase B	13

Circuit Load Rating (Amps):

150

Voltage:

Single Phase	<input type="checkbox"/>	120/240	<input checked="" type="checkbox"/>
Three Phase	<input checked="" type="checkbox"/>	120/208	<input type="checkbox"/>
		277/480	<input type="checkbox"/>

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0005.jpg

3/24/2025 8:09:50 AM



Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	77.1
Spot 1 Temperature	76.8
Temperature Rise Over Same	0.3
Temperature Rise Over Air	6.1
Condition	Rescan within 12 months
NextScan	
Equipment	Meters (FPL LOCKED)

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0006.jpg

3/24/2025 8:10:36 AM

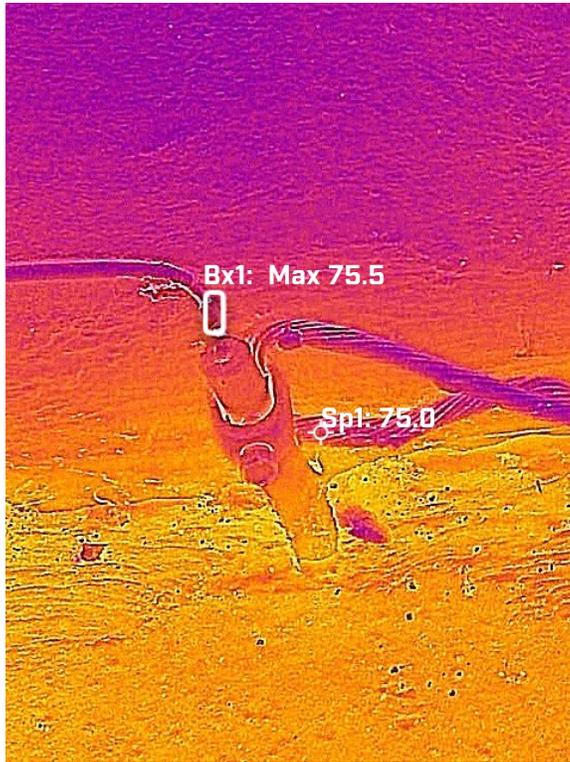


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	75.5
Spot 1 Temperature	75
Temperature Rise Over Same	0.5
Temperature Rise Over Air	4.5
Condition	Rescan within 12 months
NextScan	
Equipment	Grounding Electrode Conductor

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0007.jpg

3/24/2025 8:10:50 AM

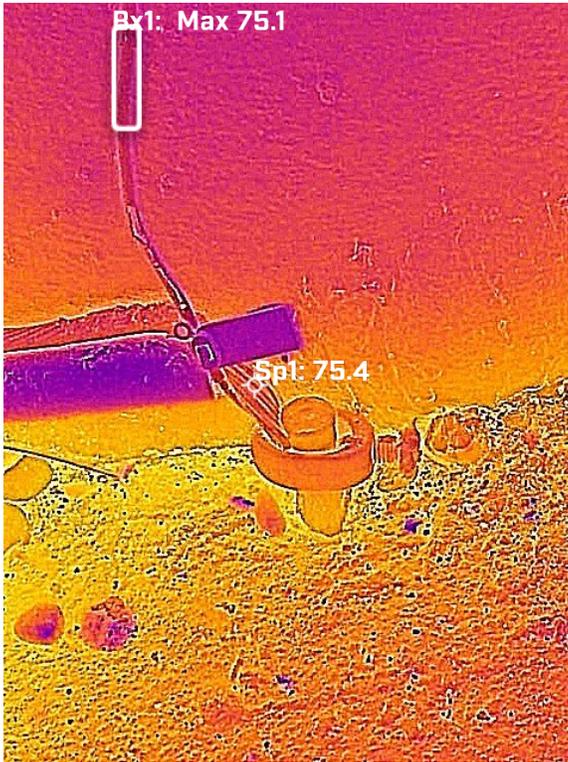


Image Parameters

Emissivity	0.95
Distance	2.27 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	75.1
Spot 1 Temperature	75.4
Temperature Rise Over Same	0.3
Temperature Rise Over Air	4.1
Condition	Rescan within 12 months
NextScan	
Equipment	Grounding Electrode Conductor

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0008.jpg

3/24/2025 8:16:27 AM

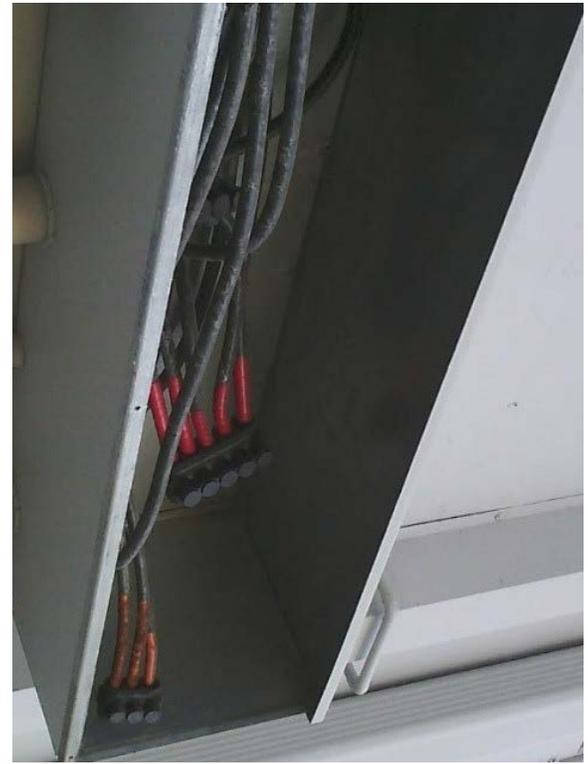
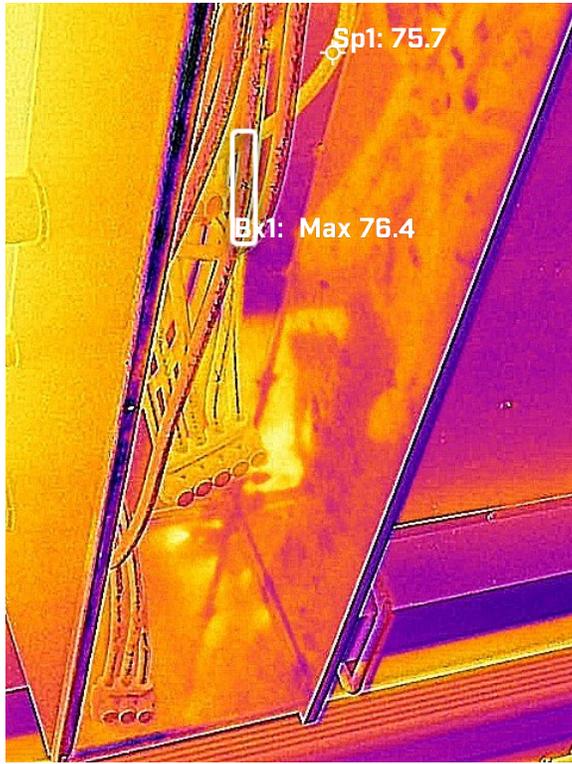


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	76.4
Spot 1 Temperature	75.7
Temperature Rise Over Same	0.7
Temperature Rise Over Air	5.4
Condition	Rescan within 12 months
NextScan	
Equipment	Line Gutter

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0009.jpg

3/24/2025 8:16:51 AM

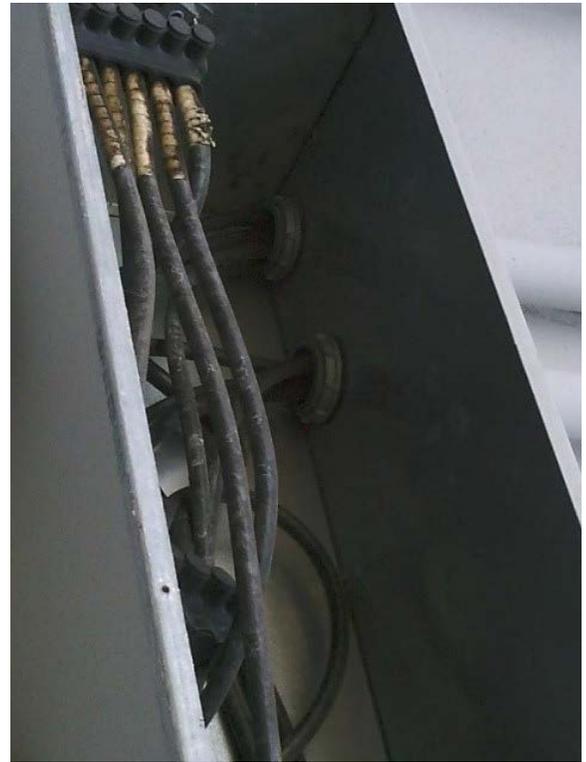


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	76
Spot 1 Temperature	75.3
Temperature Rise Over Same	0.7
Temperature Rise Over Air	5
Condition	Rescan within 12 months
NextScan	
Equipment	Line Gutter

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0010.jpg

3/24/2025 8:27:16 AM

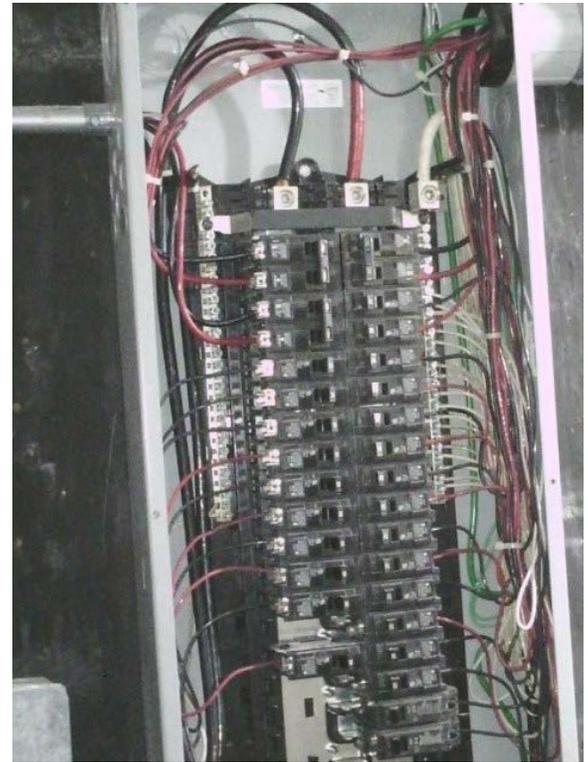


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	77.8
Spot 1 Temperature	77.3
Temperature Rise Over Same	0.6
Temperature Rise Over Air	6.8
Condition	Rescan within 12 months
NextScan	
Equipment	Panel A

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0011.jpg

3/24/2025 8:30:40 AM

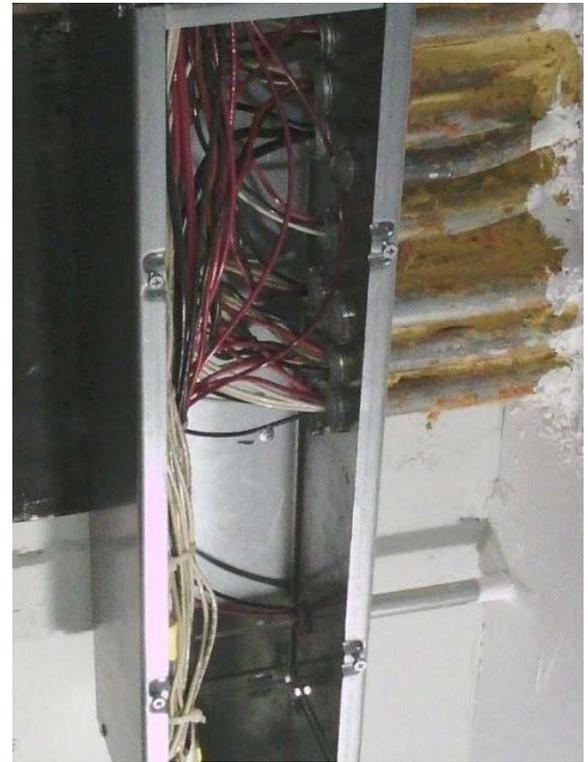


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	76.2
Spot 1 Temperature	76.3
Temperature Rise Over Same	0.2
Temperature Rise Over Air	5.2
Condition	Rescan within 12 months
NextScan	
Equipment	Load Gutter

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0012.jpg

3/24/2025 8:30:48 AM



Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	79.9
Spot 1 Temperature	78.9
Temperature Rise Over Same	0.9
Temperature Rise Over Air	8.9
Condition	Rescan within 12 months
NextScan	
Equipment	Timer

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0013.jpg

3/24/2025 8:34:57 AM

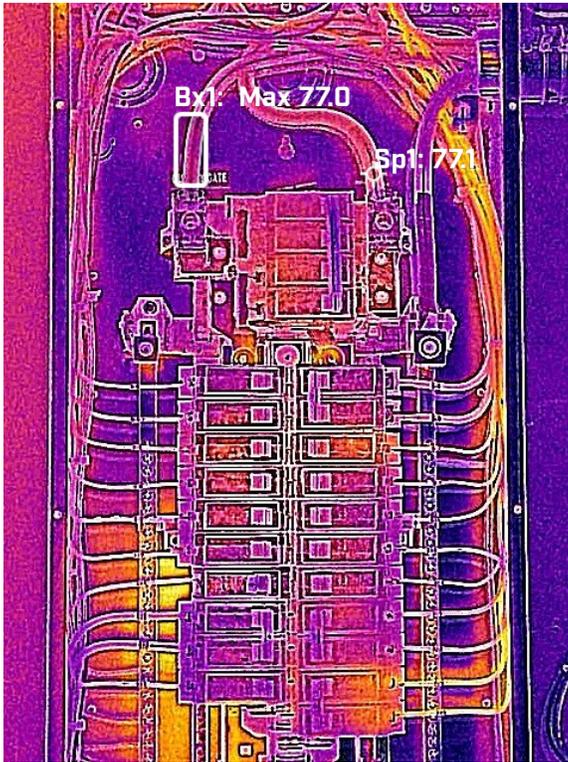


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	77
Spot 1 Temperature	77.1
Temperature Rise Over Same	0.2
Temperature Rise Over Air	6
Condition	Rescan within 12 months
NextScan	
Equipment	Panel B

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0014.jpg

3/24/2025 8:39:50 AM



Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	80
Spot 1 Temperature	78.8
Temperature Rise Over Same	1.2
Temperature Rise Over Air	9
Condition	Rescan within 12 months
NextScan	
Equipment	Gutter TAPs

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0015.jpg

3/24/2025 8:47:48 AM

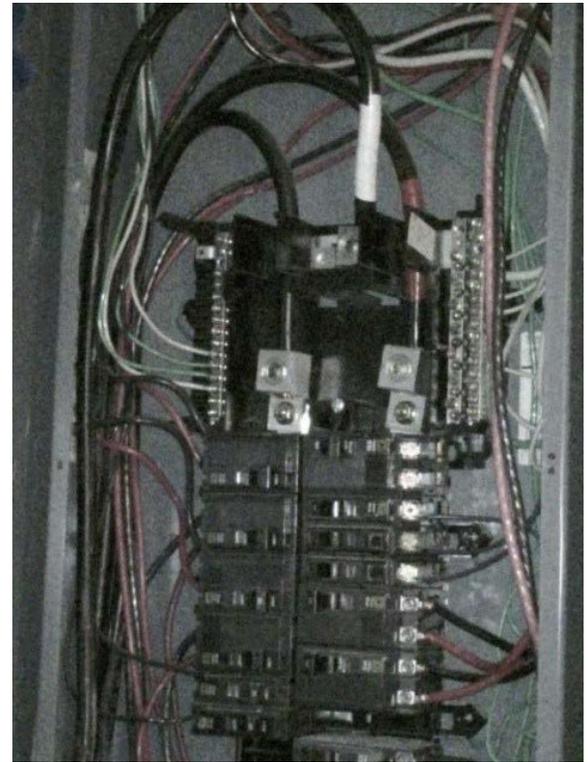


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	87.3
Spot 1 Temperature	86.4
Temperature Rise Over Same	1
Temperature Rise Over Air	16.3
Condition	Rescan within 12 months
NextScan	
Equipment	Panel 2A

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0016.jpg

3/24/2025 8:54:04 AM

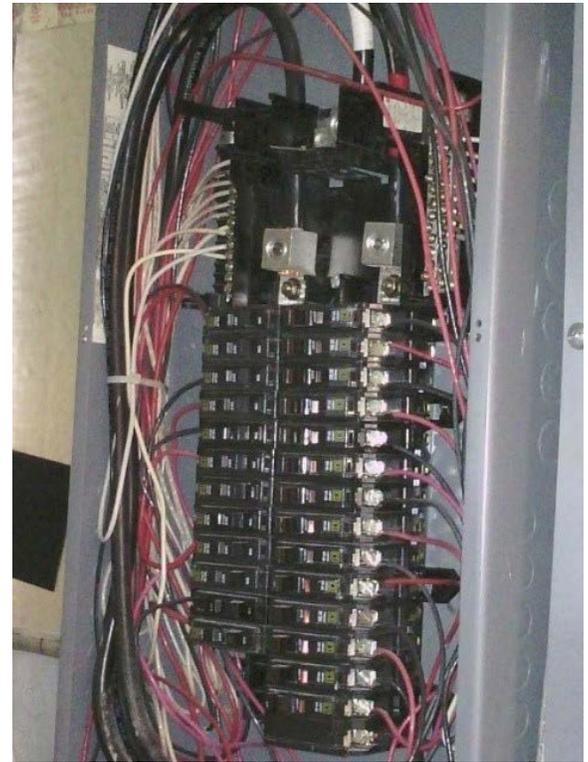
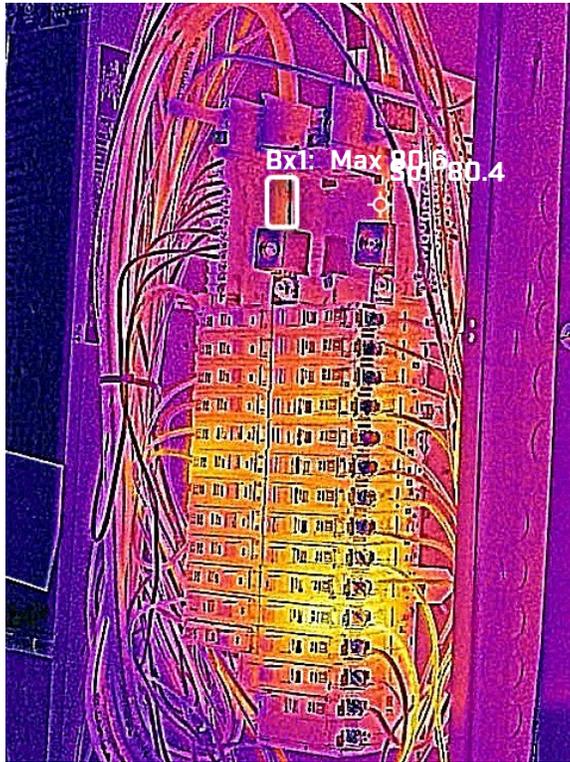


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	80.6
Spot 1 Temperature	80.4
Temperature Rise Over Same	0.2
Temperature Rise Over Air	9.6
Condition	Rescan within 12 months
NextScan	
Equipment	Panel 2B

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIRO017.jpg

3/24/2025 8:56:41 AM

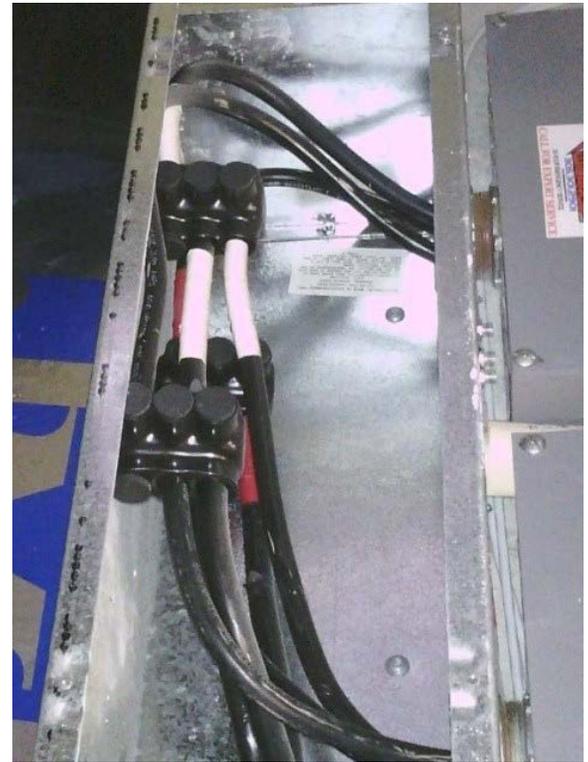
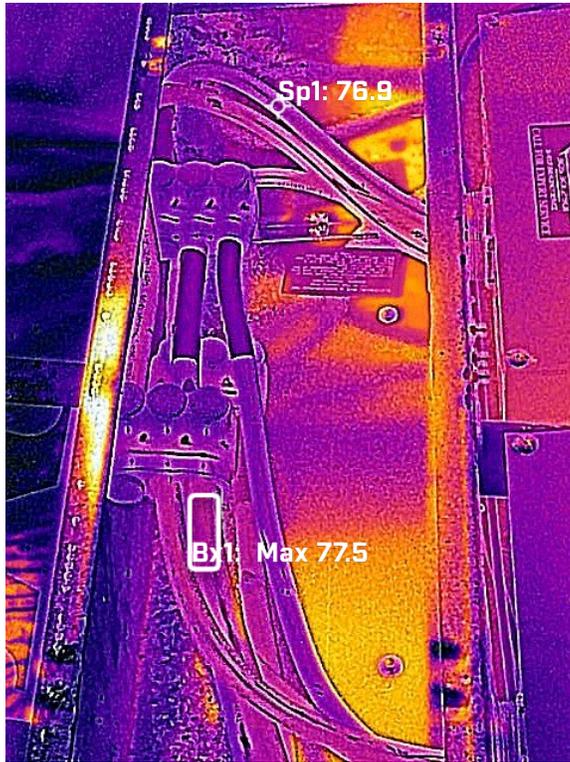


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	77.5
Spot 1 Temperature	76.9
Temperature Rise Over Same	0.6
Temperature Rise Over Air	6.5
Condition	Rescan within 12 months
NextScan	
Equipment	Gutter

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0022.jpg

3/24/2025 9:16:09 AM

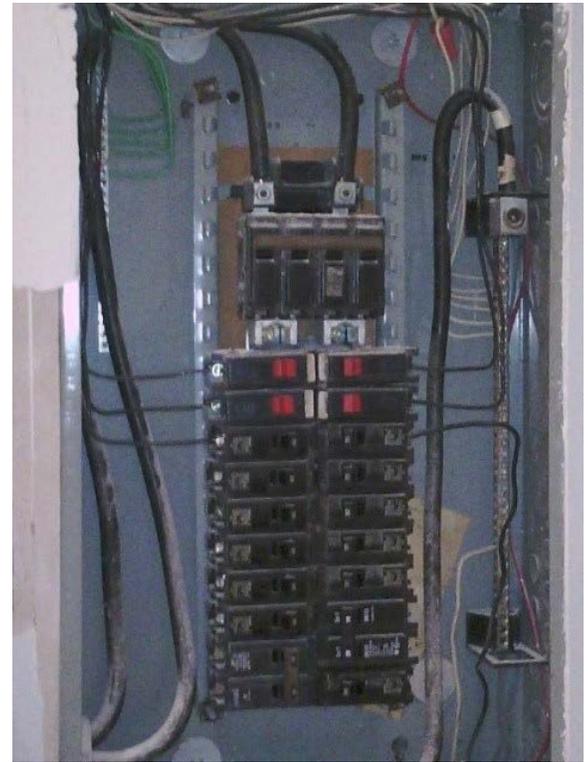
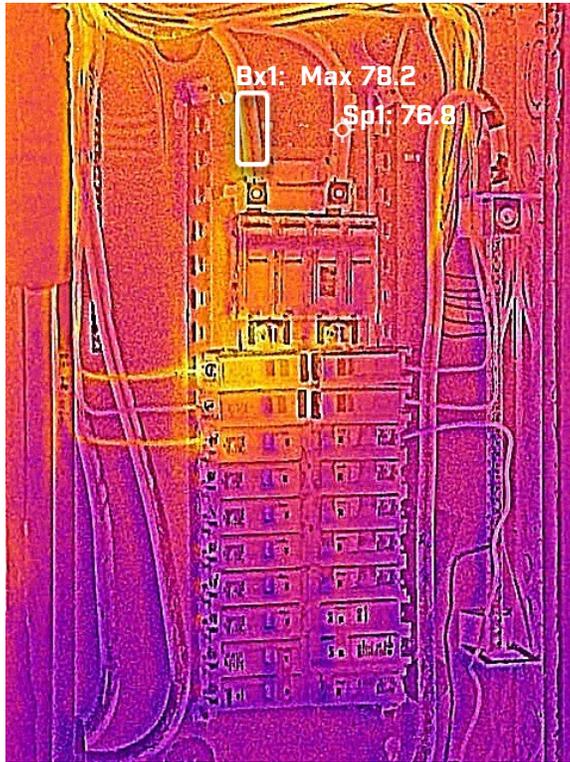


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	78.2
Spot 1 Temperature	76.8
Temperature Rise Over Same	1.4
Temperature Rise Over Air	7.2
Condition	Rescan within 12 months
NextScan	
Equipment	Panel A

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0023.jpg

3/24/2025 9:16:18 AM

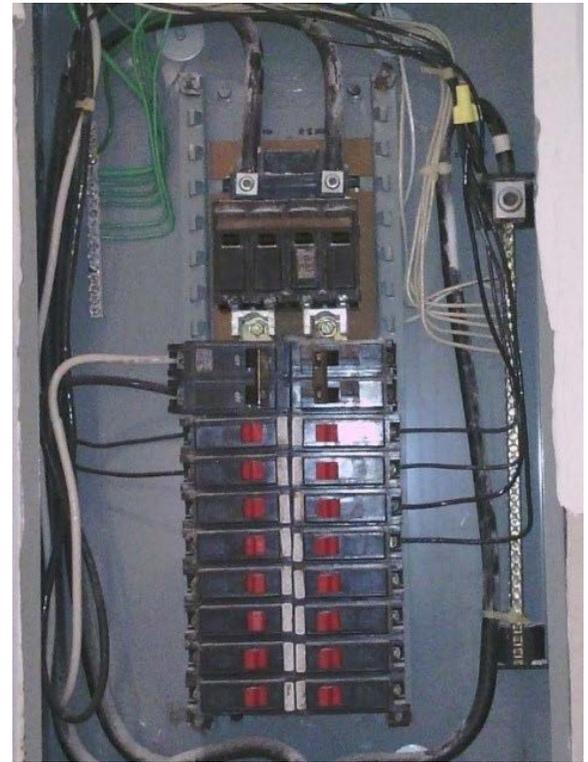


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	78.9
Spot 1 Temperature	79.3
Temperature Rise Over Same	0.4
Temperature Rise Over Air	7.9
Condition	Rescan within 12 months
NextScan	
Equipment	Panel B

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0024.jpg

3/24/2025 9:16:27 AM

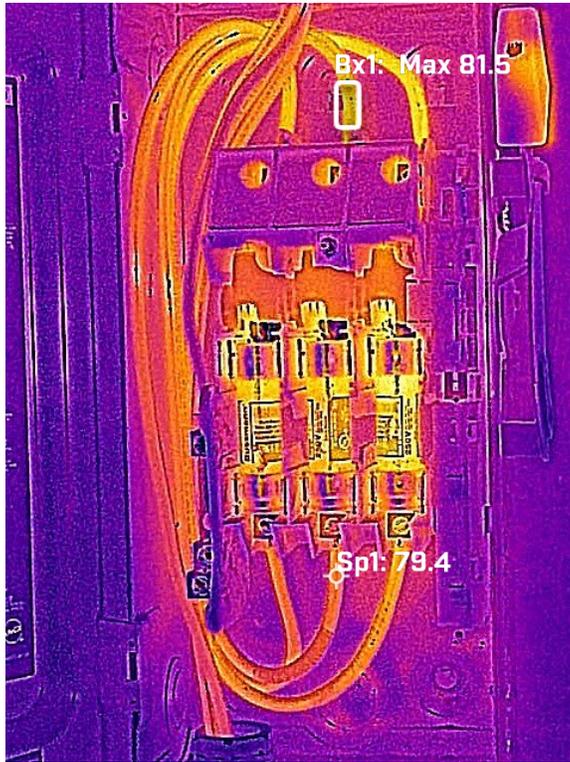


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	81.5
Spot 1 Temperature	79.4
Temperature Rise Over Same	2.2
Temperature Rise Over Air	10.5
Condition	Rescan within 12 months
NextScan	
Equipment	60 Amp Disconnect

Circuit Load Rating (Amps):

60

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection



FLIR0025.jpg

3/24/2025 9:28:54 AM

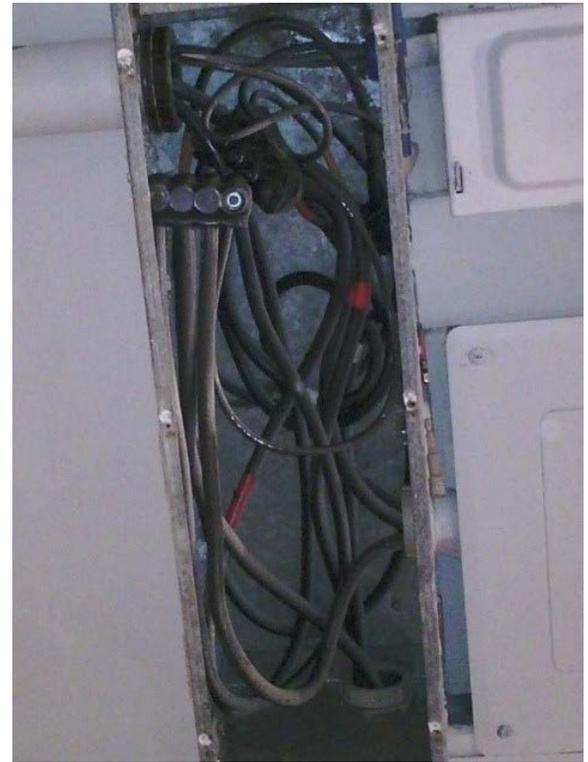


Image Parameters

Emissivity	0.95
Distance	6.00 ft
Reflected temp.	70.0 °F
Air Temperature	71.0 °F
Relative humidity	66.0%
Ext. optics temp.	68.0 °F
Ext. optics trans.	1.00

Thermal Details

Box Max Temperature	77.4
Spot 1 Temperature	76.8
Temperature Rise Over Same	0.7
Temperature Rise Over Air	6.4
Condition	Rescan within 12 months
NextScan	
Equipment	Gutter Taps

Voltage:

- Single Phase 120/240
- Three Phase 120/208
- 277/480

Recommendations/Notes

No Thermal Anomalies Present at time of inspection