

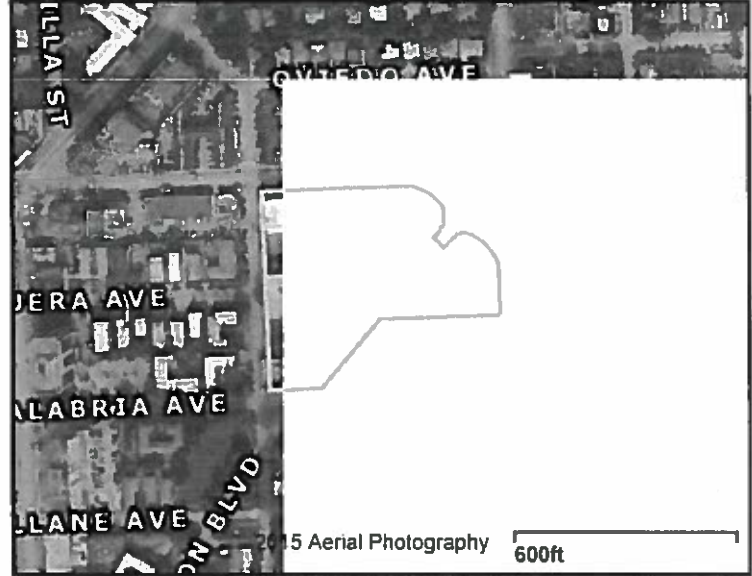


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/31/2016

Property Information	
Folio:	03-4108-040-0020
Property Address:	800 DOUGLAS RD Coral Gables, FL 33134-3125
Owner	BANYAN ST GAP DOUGLAS ENT OWN LLC C/O BANYAN ST CAPITAL LLC
Mailing Address	777 BRICKELL AVE STE 1100 MIAMI, FL 33131 USA
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	31
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq Ft
Adjusted Area	948,568 Sq Ft
Lot Size	270,200 Sq.Ft
Year Built	1986



Assessment Information			
Year	2016	2015	2014
Land Value	\$35,666,400	\$35,666,400	\$35,666,400
Building Value	\$56,735,600	\$48,333,600	\$45,133,600
XF Value	\$0	\$0	\$0
Market Value	\$92,402,000	\$84,000,000	\$80,800,000
Assessed Value	\$92,402,000	\$84,000,000	\$80,800,000

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

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$92,402,000	\$84,000,000	\$80,800,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$92,402,000	\$84,000,000	\$80,800,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$92,402,000	\$84,000,000	\$80,800,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$92,402,000	\$84,000,000	\$80,800,000

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

Version:

CITY'S

EXHIBIT 1



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/31/2016

Property Information

Folio: 03-4108-040-0020

Property Address: 800 DOUGLAS RD

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	CA	6100	Square Ft.	270,200.00	

Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1986			23,151	
1	2	1924			38,890	
2	1	1971			25,774	
2	2	1971			25,918	
2	3	1976			1,409	
2	4	1976			1,409	
3	1	1986			114,063	
3	2	1985			338,448	
3	3	1985			26,721	
3	4	1985			203,614	
4	1	1998			11,374	
4	2	1998			137,797	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Chill Water A/C (Aprox 300 sqft/Ton)	1998	406	
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1998	48	
Plumbing Fixtures - Hi-Rise	1998	144	
Sprinkler System/Auto - Wet	1998	159,420	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1988	9.5	
Chill Water A/C (Aprox 300 sqft/Ton)	1987	55	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1987	18	
Plumbing Fixtures - Hi-Rise	1985	367	
Sprinkler System/Auto - Wet	1985	134,820	
Sprinkler System/Auto - Wet	1985	230,335	
Paving - Asphalt	1985	63,655	
Light Standard - 10-30 ft High - 4 Fixtures	1985	2	



OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/31/2016

Property Information

Folio: 03-4108-040-0020

Property Address: 800 DOUGLAS RD

Full Legal Description

8 54 41 6.20 AC M/L
 REV PL OF DOUGLAS SEC PB 34-32
 BLKS 1-2-3-4 & LOT K & THAT PT
 PONCE DE LEON PARK CIR & GALIANO
 CT & CALABRIA CT CLOSED PER ORD
 #992 LESS BEG SE COR OF BLK 3 TH
 N169.29FT W323 36FT S 44 DEG W
 235.45FT E 487.09FT TO POB
 AKA DOUGLAS ENT TO CORAL GABLES
 COC 25454-4361 03 2007 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/13/2014	\$100,750,000	29092-0614	Qual by exam of deed
03/01/2007	\$0	25454-4361	Sales which are disqualified as a result of examination of the deed
02/01/2004	\$0	22034-0241	Sales which are disqualified as a result of examination of the deed
11/01/2001	\$61,213,000	20004-4391	Sales which are qualified
11/01/1989	\$26,000,000	14326-3839	Other disqualified

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Version:



800 Douglas Rd

service list – 800 Douglas Road

<p><u>Owner</u> Banyan Street/Gap Douglas Entrance Owner, LLC c/o Banyan Street Capital, LLC 777 Brickell Avenue, Suite 1100 Miami, FL 33131-2867 .</p> <p>Return receipt number:</p>	<p><u>Owner (Registered Agent)</u> Banyan Street/Gap Douglas Entrance Owner, LLC c/o Lorri Dunne Registered Agent 80 SW 8th Street, Suite 2200 Miami, FL 33130-3004</p> <p>Return receipt number:</p>
<p><u>Mortgagee</u> Parlex 2 Finance, LLC c/o Blackstone Mortgage Trust, Inc. 345 Park Avenue New York, NY 10154-0004</p> <p>Return receipt number:</p>	<p><u>Mortgagee (Registered Agent)</u> Parlex 2 Finance, LLC c/o The Corporation Trust Company Registered Agent Corporation Trust Center 1209 N. Orange Street Wilmington, DE 19801-1120</p> <p>Return receipt number:</p>

National Consulting Engineers, Inc.

July 25, 2016

To: Mr. Manuel Lopez, P.E.
City of Coral Gables Building Department

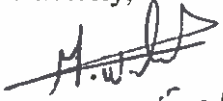
Re: 40 Year Building Recertification
800 Douglas RD.
Coral Gables, FL 33134-3125

Dear Mr. Lopez,

I have conducted the structural inspection of the above mentioned building on June 1st, 2016. There are some structural deficiencies. The owner has started the repairing process. I am requesting to extend the deadline to September 25th, 2016 to complete all the repairs required by our office.

If you have any question regarding the materials in this report, please feel free to contact us at (305) 321-2041.

Sincerely;


7-25-16

Mohamed W. Fahmy, Ph.D., P.E.
Florida Registration License No 54794
Special Inspector License Number: 6998918

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNRS@aol.com
Website: www.nce-co.com

CITY'S

EXHIBIT 2



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED Date: 6/01/2016

INSPECTION MADE BY: Mohamed W. Fahmy SIGNATURE: _____

INSPECTION COMPLETED Date: 7/23/2016

PRINT NAME: Mohamed W Fahmy TITLE: President

There are some deficiencies that require repairs.

ADDRESS: 7255 SW 126th Street Pinecrest, FL 33156

1. DESCRIPTION OF STRUCTURE

- a. Name on Title: 800 Douglas RD Office Buidling INTERNATIONAL CORP.
b. Street Address: 800 Douglas RD., Coral Gables, FL 33134-3125
c. Legal Description: 85441 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD.
d. Owner's Name: BANYAN ST GAP DOUGLAS ENT OWN LLC C/O LORRI DUNNE
e. Owner's Mailing Address: 777 BRICKELL AVE STE 1100, MIAMI, FL. 33131
f. Folio Number of Property on which Building is Located: 03-4108-040-0020
g. Building Code Occupancy Classification: Office Building
h. Present Use: Office
i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

The building is an office building that has a ground floor with a basement in one area, a second floor and a roof. The second floor and the roof consist of concrete slab that are supported on concrete joists. The concrete joists are supported on concrete beams. Concrete beams are supported on concrete columns. Columns are supported on isolated footings. The ground slab is a concrete slab on grade. The small basement portion has a concrete retaining wall. All masonry walls are non-bearing type.

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Additions to original structure:

2. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant)


1. Bulging Good
2. Settlement Good
3. Defections Good
4. Expansion Good
5. Contraction Good

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

There are some cracks in exterior walls, basement slab, concrete beams that support the screens around the A/C equipment. There are some damages in Steel beams that support the A/C equipment.

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

In general, they are good. There are some cracks on exterior walls that need to be repaired. There are signs of moisture on the north wall.


7-24-16

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 in width; WIDE if over 2 mm.

Most reported cracks are Medium or fine.

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

f. Previous patching or repairs

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

Office Building.

3. INSPECTIONS

a. Date of notice of required inspection April 25, 2016

b. Date(s) of actual inspection May 27, 2016

c. Name and qualifications of individual submitting inspection report: Mohamed W. Fahmy

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

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance)

Repair some damages in exterior walls, basement slab, concrete beams and screens at A/C equipment, and steel Beams that support the A/C equipment. Raise the stair Guardrail height from 34" to 42" and add a second wall Rail.

4. SUPPORTING DATA

a. _____ sheet written data

b. _____ See Pictures _____ photographs

c. _____ drawings or sketches:

M.W.F.
7-27-16

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

a. Concrete masonry units	Good
b. Clay tile or terra cotta units	
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	
g. Masonry finishes - exterior	
1. Stucco	Good
2. Veneer	
3. Paint only	
4. Other(describe)	
h. Masonry finishes - interior	
1. Vapor barrier	
2. Purring and plaster	
3. Paneling	
4. Paint only	
5. Other (describe)	
i. Cracks:	
1. Location - note beams, columns, other	Basement Slab, Exterior Masonry Walls, Concrete Beams that Support the Screen around the A/C Equipment.
2. Description	
j. Spalling:	
1. Location - note beams, columns, other	
2. Description	
k. Rebar corrosion-check appropriate line:	
(x) 1. None visible	
2. Minor-patching will suffice	
3. Significant-but patching will suffice	
4. Significant-structural repairs required	

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7-27-16

I. Samples chipped out for examination in spall areas:

1. No. (x)

2. Yes - describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition). Flat, Concrete slab on pre-cast concrete joists. Good

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support: A/C equipment are supported on steel frames that are badly damaged and require repairs. The screen concrete Beams and Walls require repairs.

3. Note types of drains and scuppers and condition: Good

b. Floor system(s)

1. Describe (type of system framing, material, spans, condition) Concrete slab on pre-cast concrete joists. Good.

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

7. STEEL FRAMING SYSTEM

a. Description

N/A

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7-29-16

b. Exposed Steel - describe condition of paint & degree of corrosion:

Steel beams that support A/C equipment supports need repairs.

c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection
Minor cracks on exterior walls and basement floor that need repairs.

d. Elevator sheave beams & connections, and machine floor beams - note condition:

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system: Concrete slab on pre-cast concrete joists on beams and concrete columns

b. Cracking

1. Not significant X

2. Location and description of members affected and type cracking

c. General condition X

d. Rebar corrosion - check appropriate line:

1. None visible in Columns, Beams, or in slabs. Only in Concrete Beams supporting A/C equipment.

2. Location and description of members affected and type cracking

3. Significant but patching will suffice for Slab on Basement and wall basement.

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No. (X)

2. Yes, describe color, texture, aggregate, general quality:

H. W. S.
7-24-16

9. WINDOWS

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

b. Anchorage – type & condition of fasteners and latches: Good

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

d. Interiors seals – type & condition at operable vents: Good

e. General condition: No leakage was observed. Windows are in Good Condition.

10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses; Not Available.

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

c. Joints – note if well fitted and still closed: Not Available

d. Drainage – note accumulations of moisture: Not Available

e. Ventilation –note any concealed spaces not ventilated: Not Available

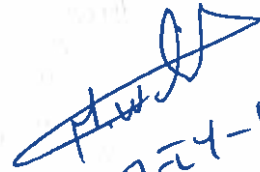
f. Note any concealed spaces opened for inspection: Not Available

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7-29-16

Hello Abier,
Please print the first print. Do not print pages 2 thru. 5. If you print them, it is OK. Just do not make copies. Make copies for this report followed by the pictures. Make 2 copies. Signed each pages including the pictures. Put the report with Demarco in the package. Write Orlando - 800 Douglas.

Thanks.


7-24-16



Exterior Wall: Picture 1

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGERS@aol.com
Website: www.nce-co.com

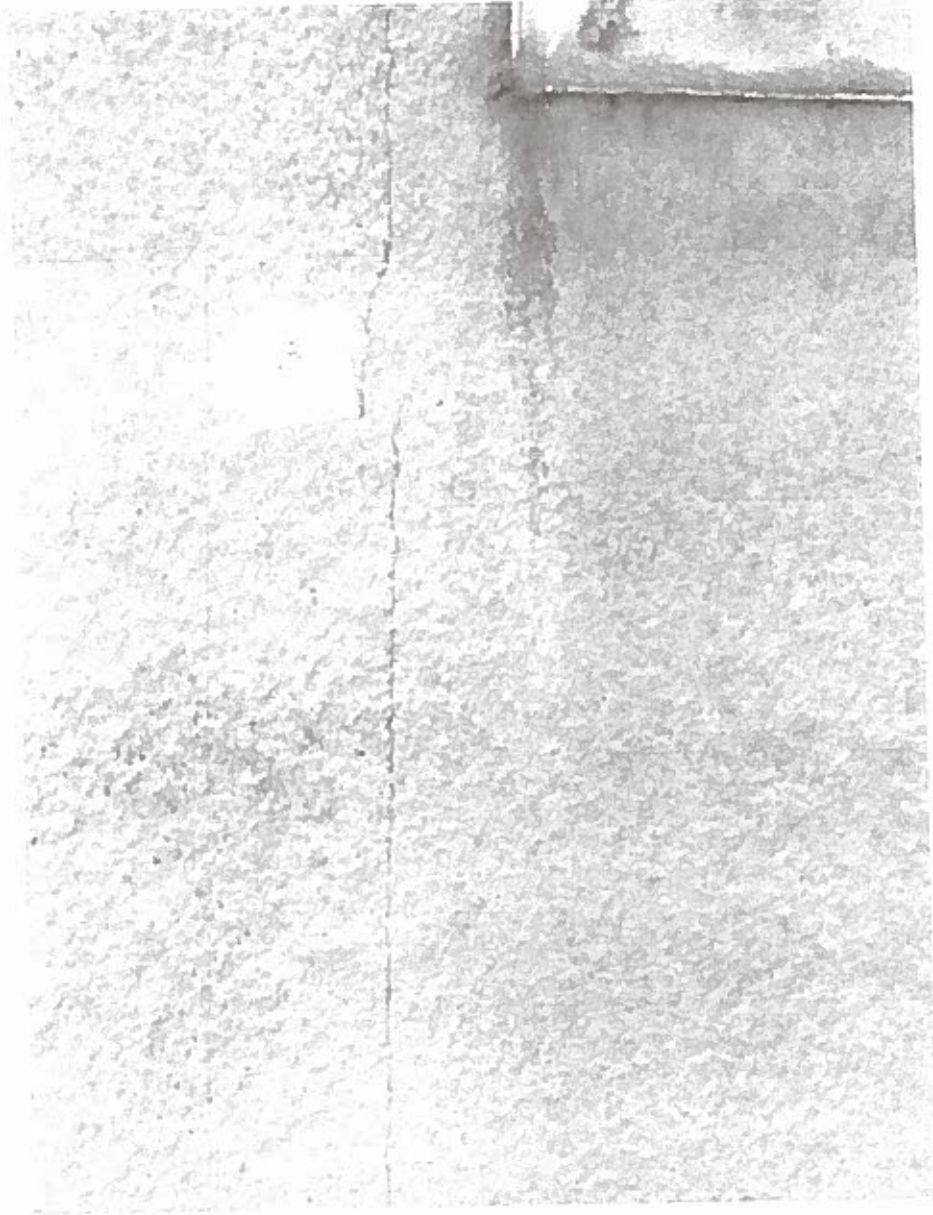
J.W.S.
7-24-16



Exterior Wall: Picture 2

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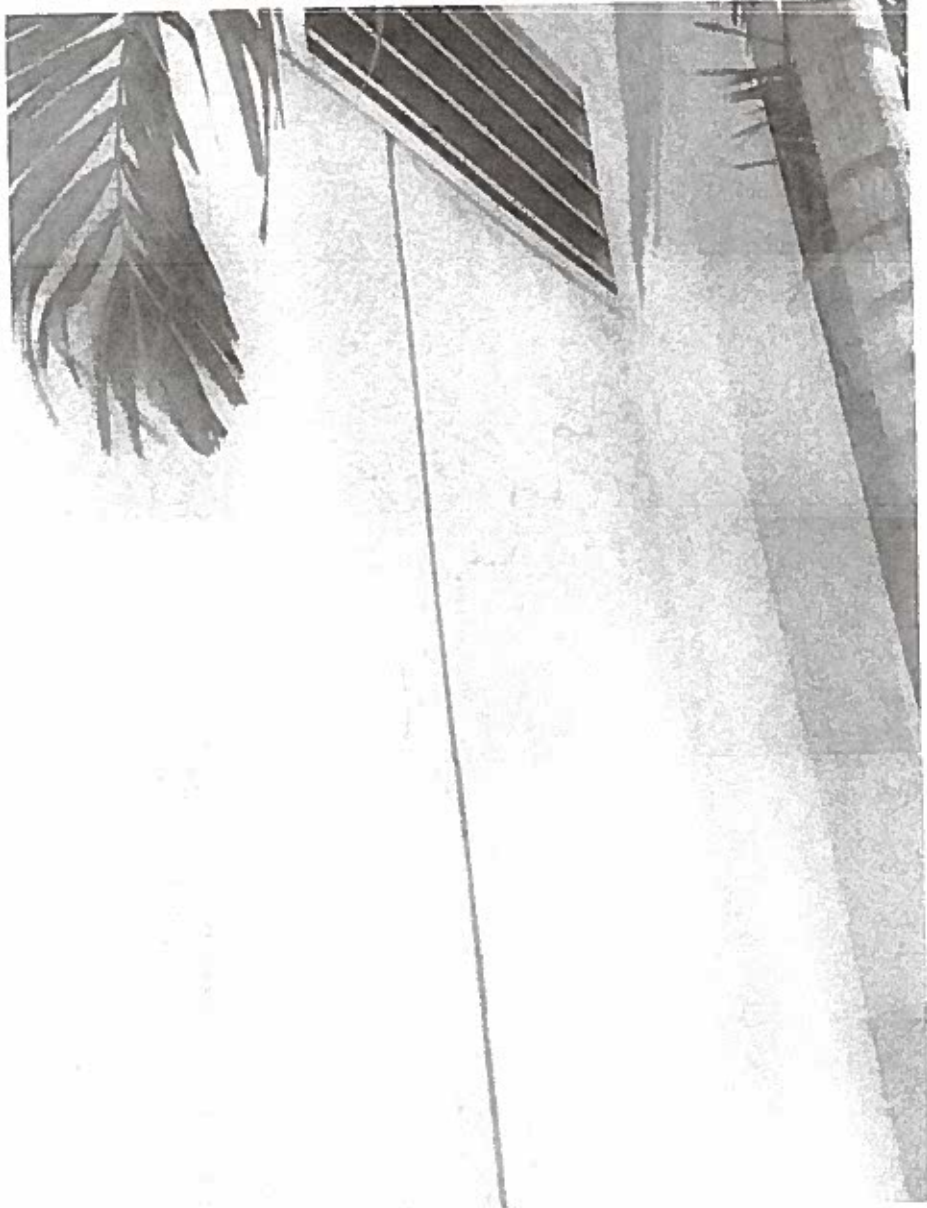
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Exterior Wall: Picture 3

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNSRS@aol.com
Website: www.nce-co.com

H. J. J.
7-27-16



Exterior Wall: Picture 4

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Website: www.nce-co.com

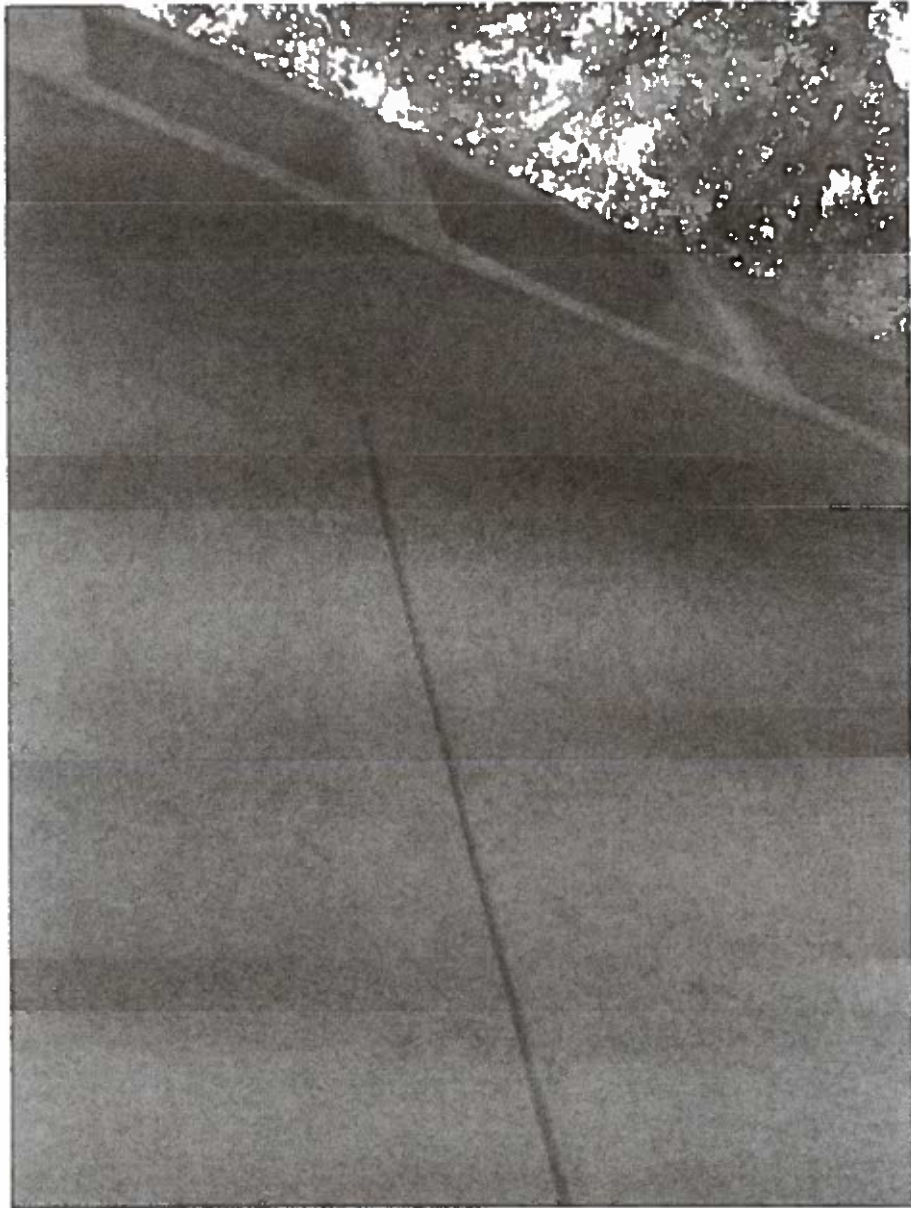
H. W. [Signature]
7-27-16



Exterior Wall: Picture 5

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Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNRS@aol.com
Website: www.nce-co.com

H. W. J.
7-27-16



Exterior Wall: Picture 6

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email:NationalENGNRS@aol.com
Website: www.nce-co.com

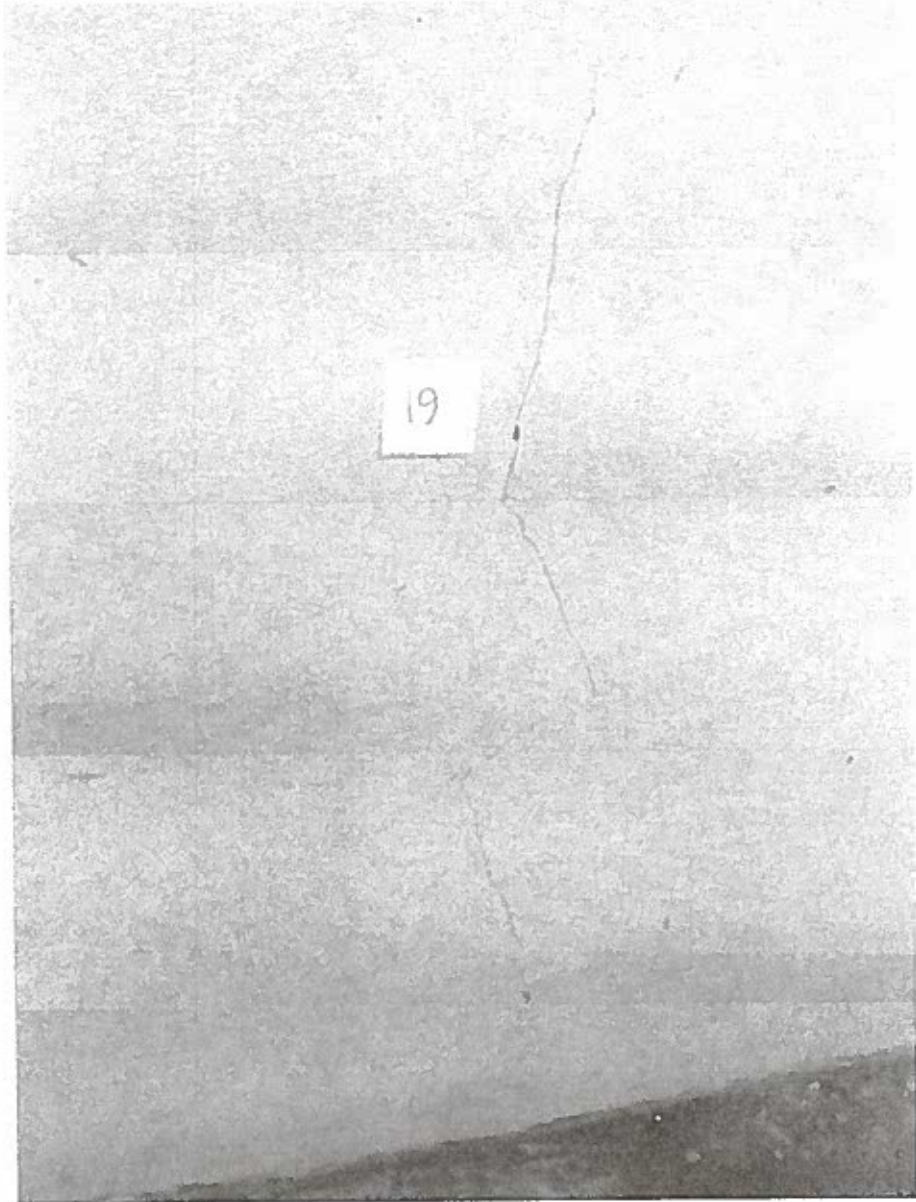
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Exterior Wall: Picture 7

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email:NationalENGNRS@aol.com
Website: www.nce-co.com

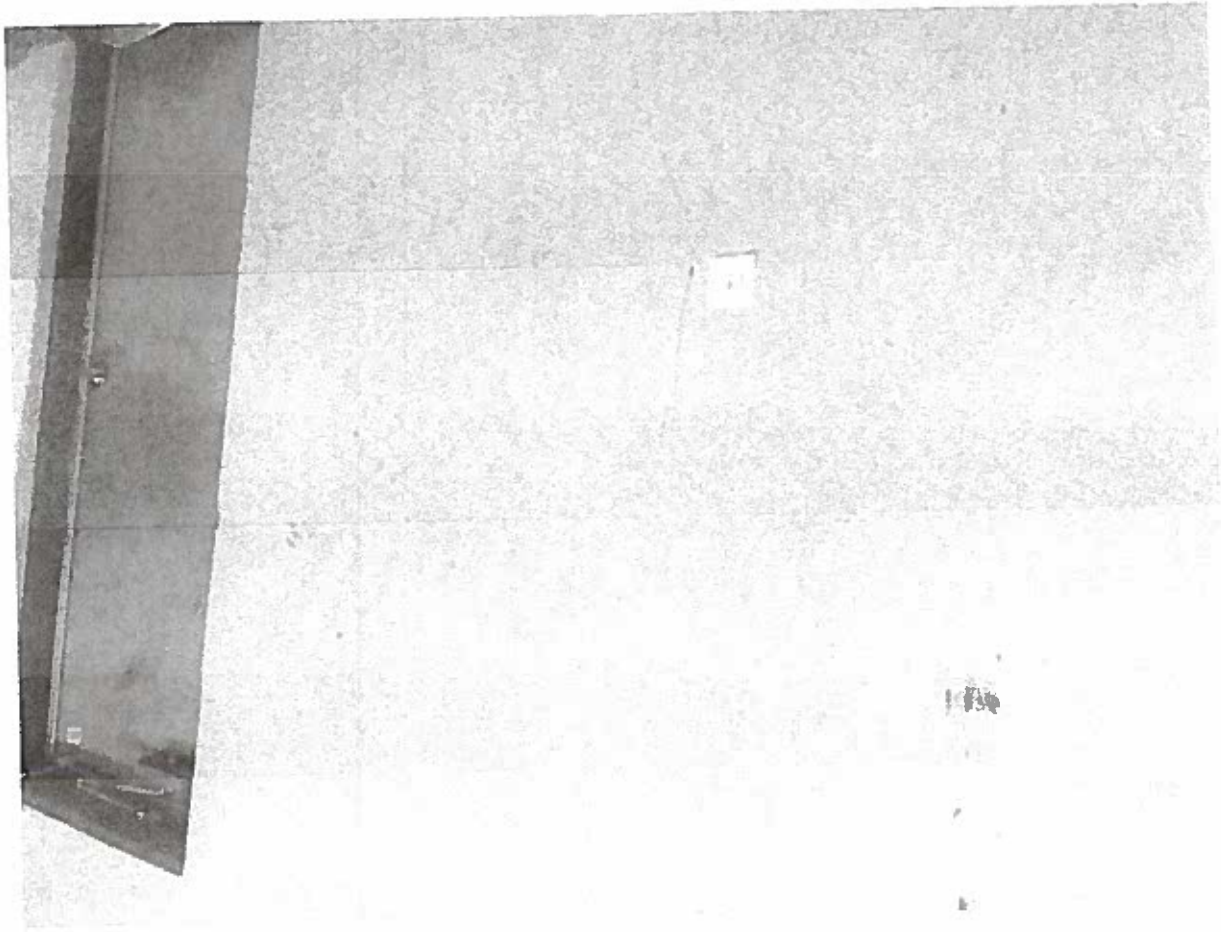
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Ground Floor & Basement: Picture 8

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Tel: (305) 321-7041 Fax: (305) 238-2362 email:NationalENGNRS@aol.com
Website: www.nce-co.com

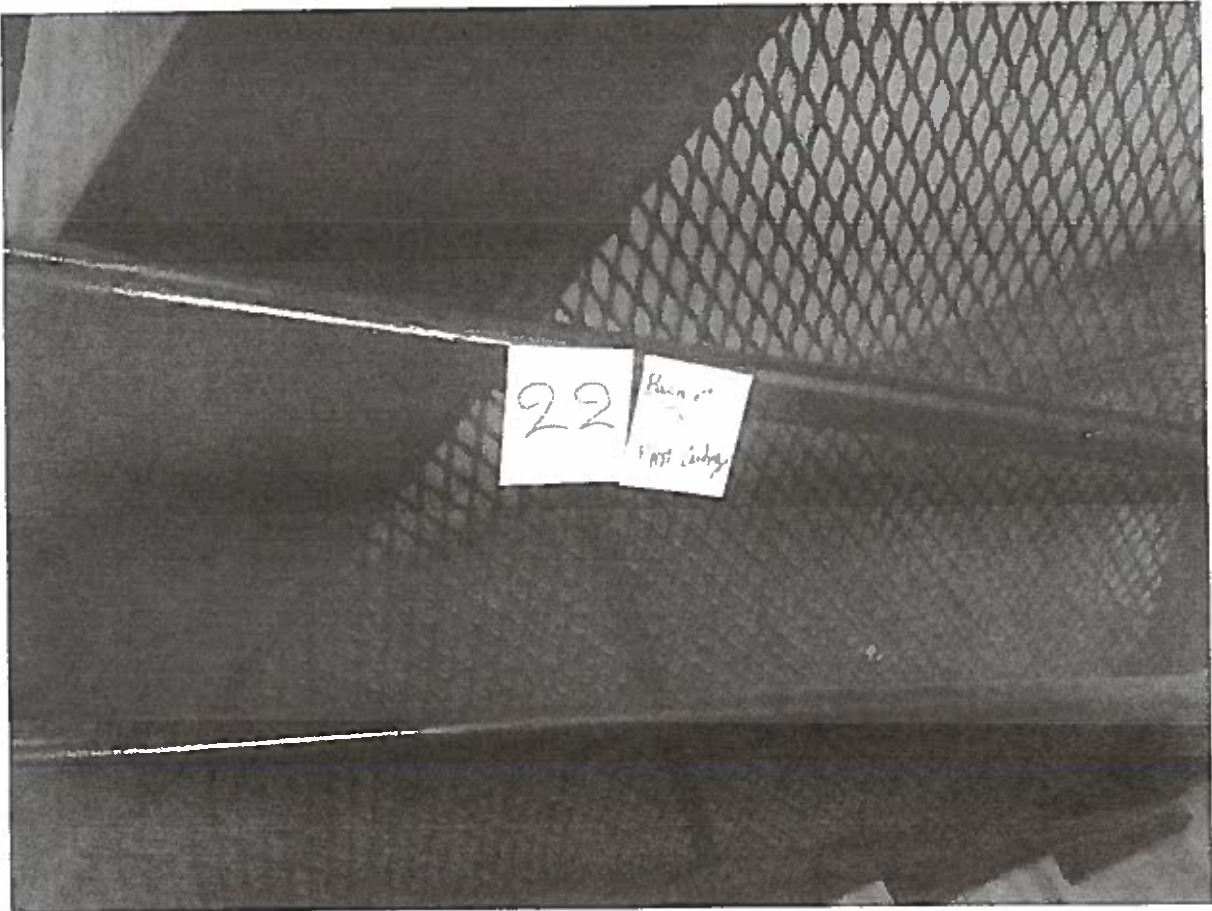
H. W. S.
7-29-16



Ground Floor & Basement: Picture 9

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNRS@aol.com
Website: www.nce-co.com

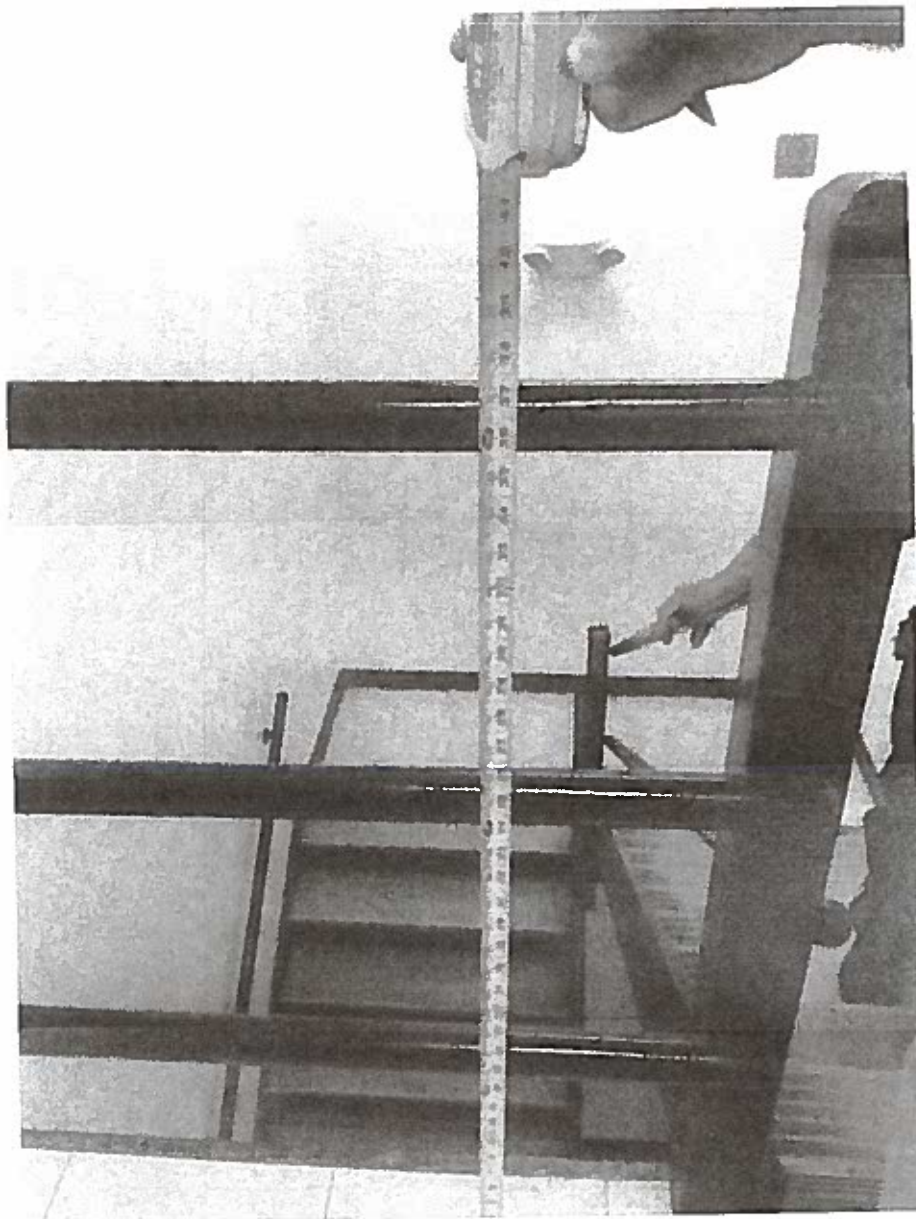
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Interior Stair Railing: Picture 10

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Website: www.nce-co.com

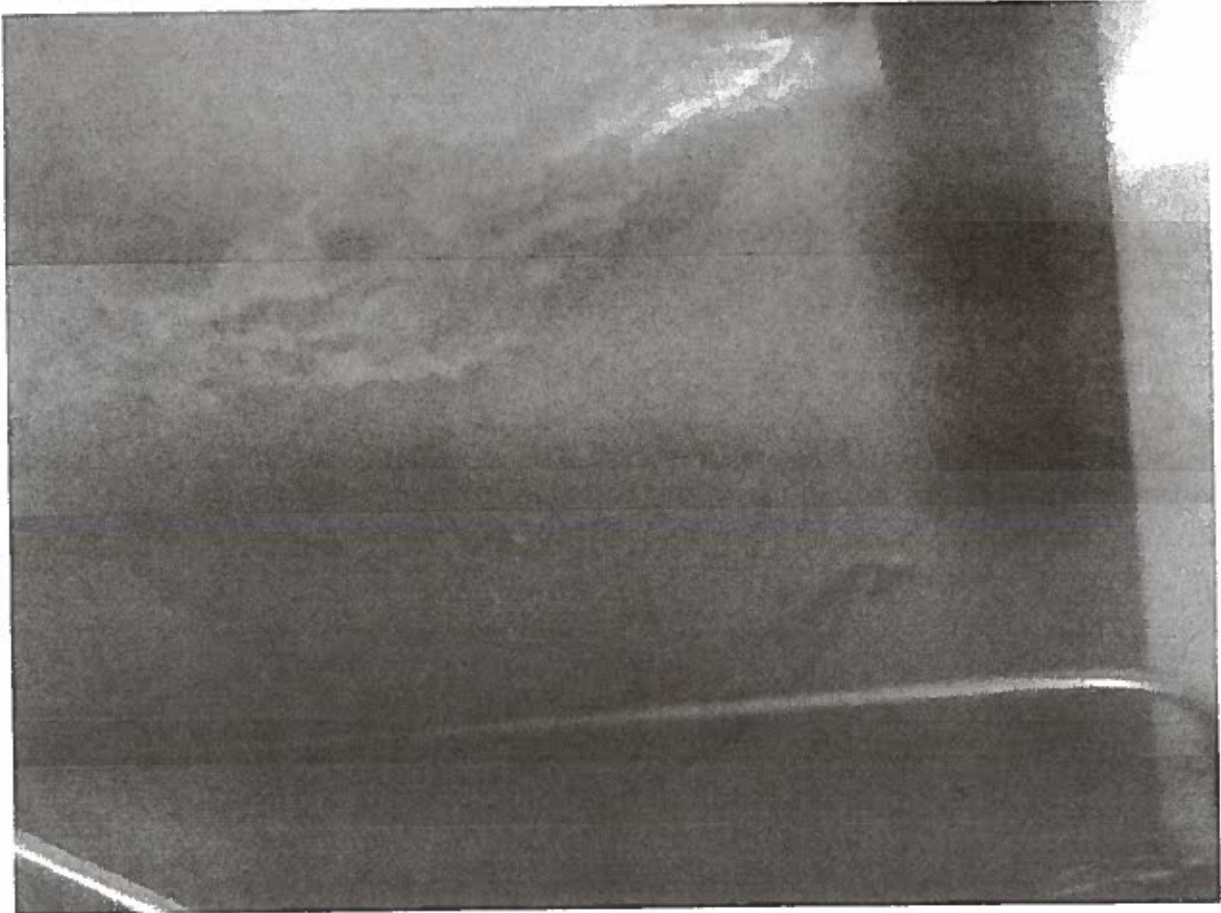
H. J. D.
7-27-16



Interior Stair Railing: Picture 11

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNRS@aol.com
Website: www.nce-co.com

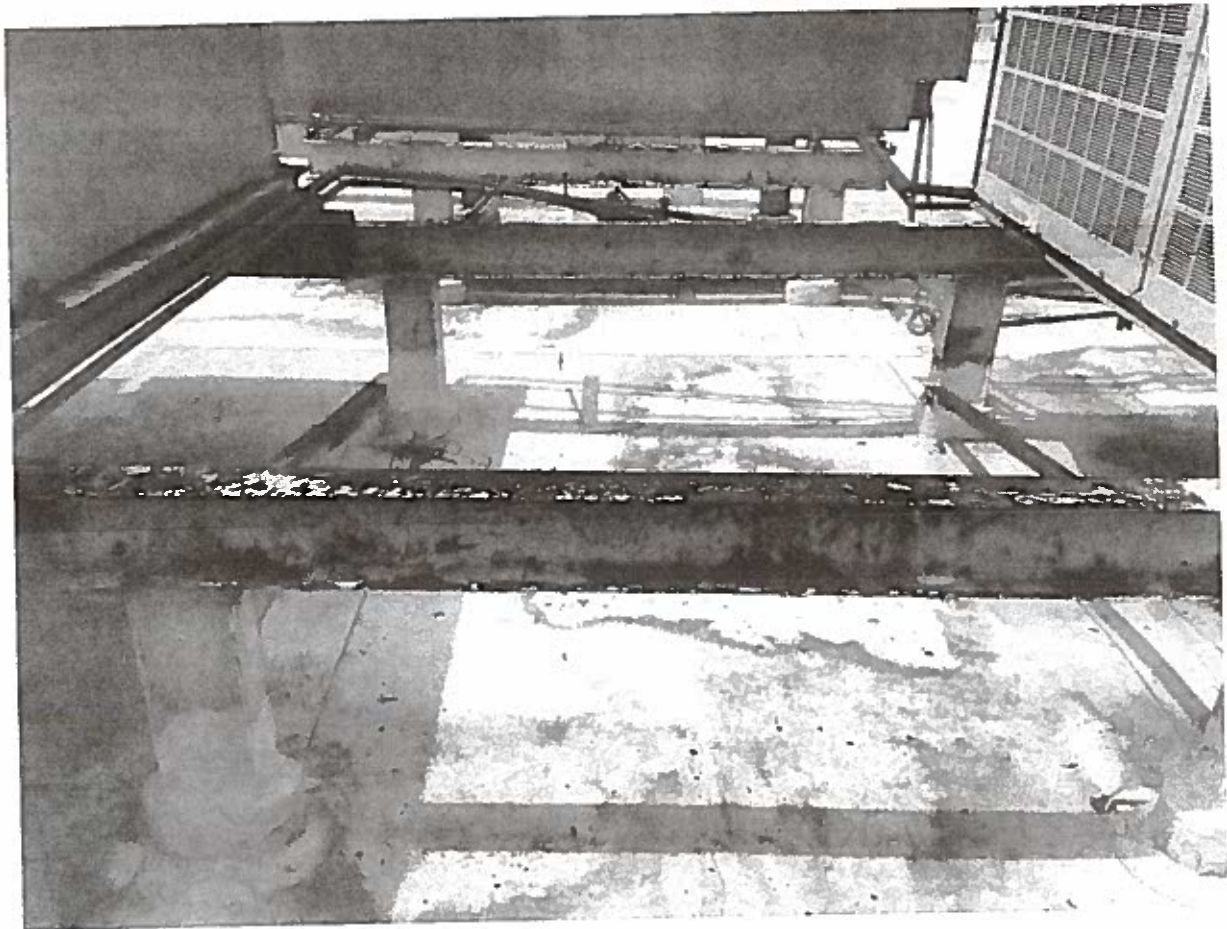
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7-27-16



Concrete Roof Joists and Slabs: Picture 12

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Tel: (305) 321-7041 Fax: (305) 238-2362 email:NationalENGERS@aol.com
Website: www.nce-co.com

H. Wood
7-29-16



Roof: Picture 13

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNRS@aol.com
Website: www.nce-co.com

H. W. J.
7-24-16



Roof: Picture 14

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNRS@aol.com
Website: www.nce-co.com

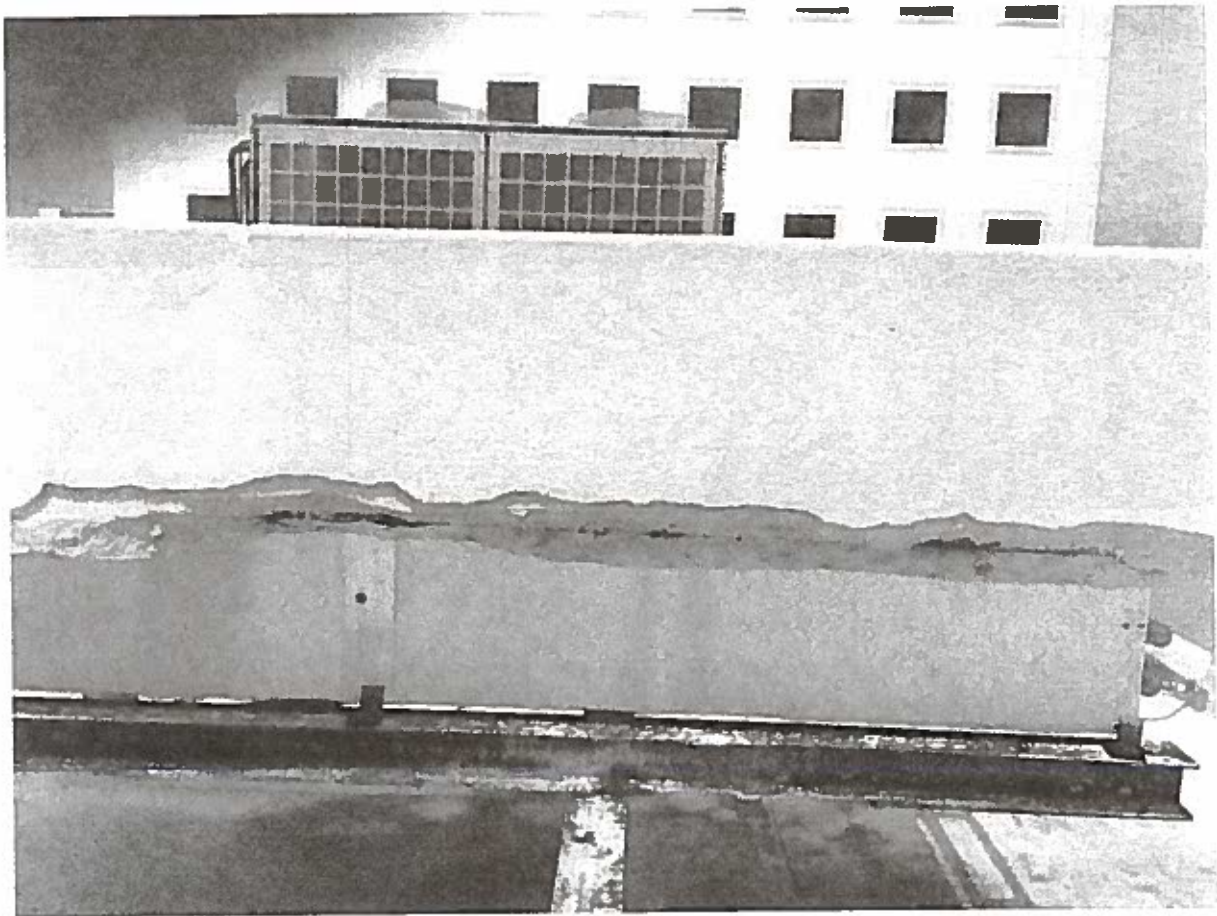
H. H. H.
7-27-16



Roof: Picture 15

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNRS@aol.com
Website: www.nce-co.com

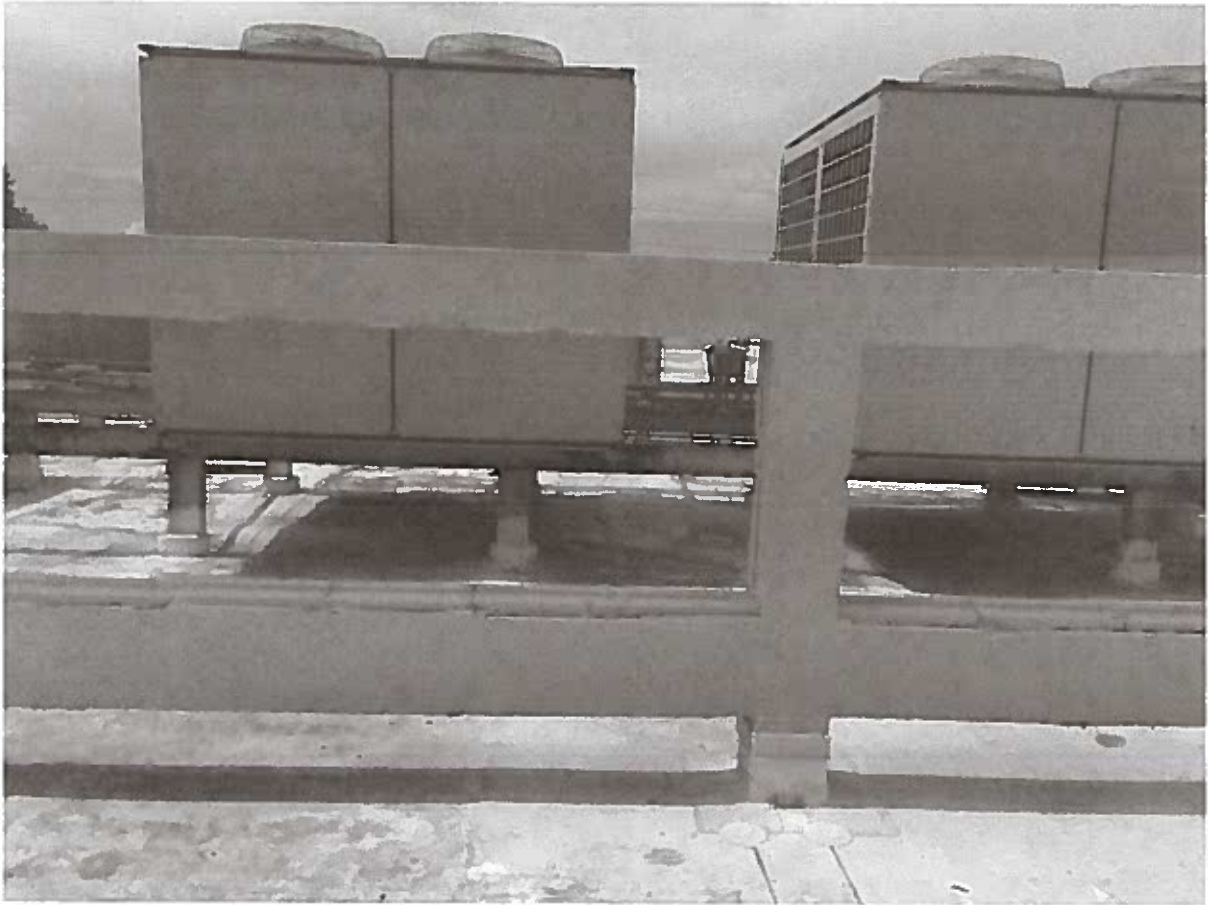
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7-27-16



Roof: Picture 16

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENGNS@aol.com
Website: www.nce-co.com

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7-24-16



Roof: Picture 17

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email:NationalENGNRS@aol.com
Website: www.nce-co.com

Handwritten signature
7-24-16

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

INSPECTION COMMENCED

Date: 22 June 2016

INSPECTION COMPLETED

Date: 22 June 2016

INSPECTION MADE BY: Gerald F. De Marco

SIGNATURE: *Gerald F. De Marco*

PRINT NAME: Gerald F. De Marco

TITLE: _V. P. Consulting Engineering & Science, Inc.

ADDRESS: 7241 SW 168th Street Suite E

1 Description of Structure:

a) Name of Title: 800 DOUGLAS RD OFFICE BUILDING

a) Street Address: 800 DOUGLAS RD, CORAL GABLES, FL

b) Legal Description:..... 8 54 41 6.20 AC M/L

REV PL OF DOUGLAS SEC PB 34-32

BLKS 1-2-3-4 & LOT K THAT PT

PONCE DE LEON PARK CIR & GALIANO

CT & CALABRIA CT CLOSED PER ORD

b) Owner's Name: BANYAN ST GAP DOUGLAS ENT OWN LLC C/O LORRI DUNNE

c) Owner's Mailing Address: 1801 SW 3 Ave 2 FL Miami, FL 33129

d) Folio Number of Building: 03-4108-040-0020

e) Building Code Occupancy Classification: Office Building

f) Present Use: Office

General Description (type of construction, size, number of stories, special features):

The subject building is a two-story concrete masonry wall structure with an engineered modified bitumen roofing system of approximately 50,000 square feet. The ground floor is a slab on grade.

Condition is good.

Additional Comments:

The electrical service is in good condition. Maintenance at this facility has been superior.

Gerald F. De Marco
7-22-2016

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

1 Electrical Service: 277/480 V. 3 phase. 4 wire

- a) Size, Amperage: (600) Fuses: () Breaker: ()
b) Phase: 3 PH X 1 PH
c) Condition: Good X Fair Needs Repair
d) Comments:

2 Meter and Electric Rooms:

- a) Clearances: Good X Fair Needs Correction
b) Comments:

3 Gutters:

- a) Location: Electrical Room Good Requires Repair
b) Comments:

4 Electrical Panels:

- a) Location
i) Panel: Electrical Room Good Requires Repair

5 Branch Circuits:

- a) Identified: Yes X Must be Identified
b) Conductors: Good X Deteriorated Must be Replaced
c) Comments

6 Grounding of Service:

- Good X Repairs Required
a) Comments

7 Grounding of Equipment:

- Good X Repairs Required
a) Comments

8 Conduit Raceways (condition):

- Good X Repairs Required
a) Comments

9 Conductors and Cables (condition):

- Good x Repairs Required
a) Comments

Paul J. Allen
7.22.2016

10 Types of Wiring Methods (condition):

- a) Conduit Raceways: Good Repairs Required
- b) Conduit PVC: Good Repairs Required
- c) Non-metallic Cable: Good Repairs Required
- d) BX Cable: Good Repairs Required

11 Feeder Conductors (condition):

Good Repairs Required

- a) Comments

12 Emergency Lighting:

Good Repairs Required

- a) Comments

13 Building Egress Illumination:

Good Repairs Required

- a) Comments

14 Fire Alarm System

Good Repairs Required

- a) Comments

15 Smoke Detectors:

Good Repairs Required

- a) Comments

16 Exit Lights:

Good Repairs Required

- a) Comments

17 Emergency Generator:

Good Repairs Required

- a) Comments N/A

18 Wiring in Open/Covered Parking/Garage

Good Repairs Required

- a) Require Additional N/A

- b) Comments

19 Egress Illumination (Open/Covered Parking/Garage)

Good Repairs Required

- a) Require Additional There is no parking lot associated with this building.

- b) Comments

Handwritten signature: Audrey L. Allen 1.12.2016

20 **Swimming Pool Wiring:** Good Repairs Required
Comments N/A

21 **Wiring to Mechanical Equipment:** Good X Repairs Required
a) Comments

22 **General Comments**

..... This structure has been well maintained; condition is excellent.

Gregory Miller
7.24.2016

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

Date: 14 JULY 2016

Re: Case Number: Folio 03-1408-040-0020
Property Address: 800 Douglas Rd, Coral Gables, FL Annex Building
Building Description: Office

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On 14 JULY 2016, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 2.2 foot candle per SF, Minimum 1.0 foot candle per SF, Maximum to Minimum ratio 2.2: 1.0, foot candle 1.6 averages per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Note: Illumination measured with a
A.W. Sperry SLM -110 digital light meter
A copy of the site plan with foot candle
Levels noted is attached for reference.



(Signature)

Gerald F. DeMarco
(Print Name)



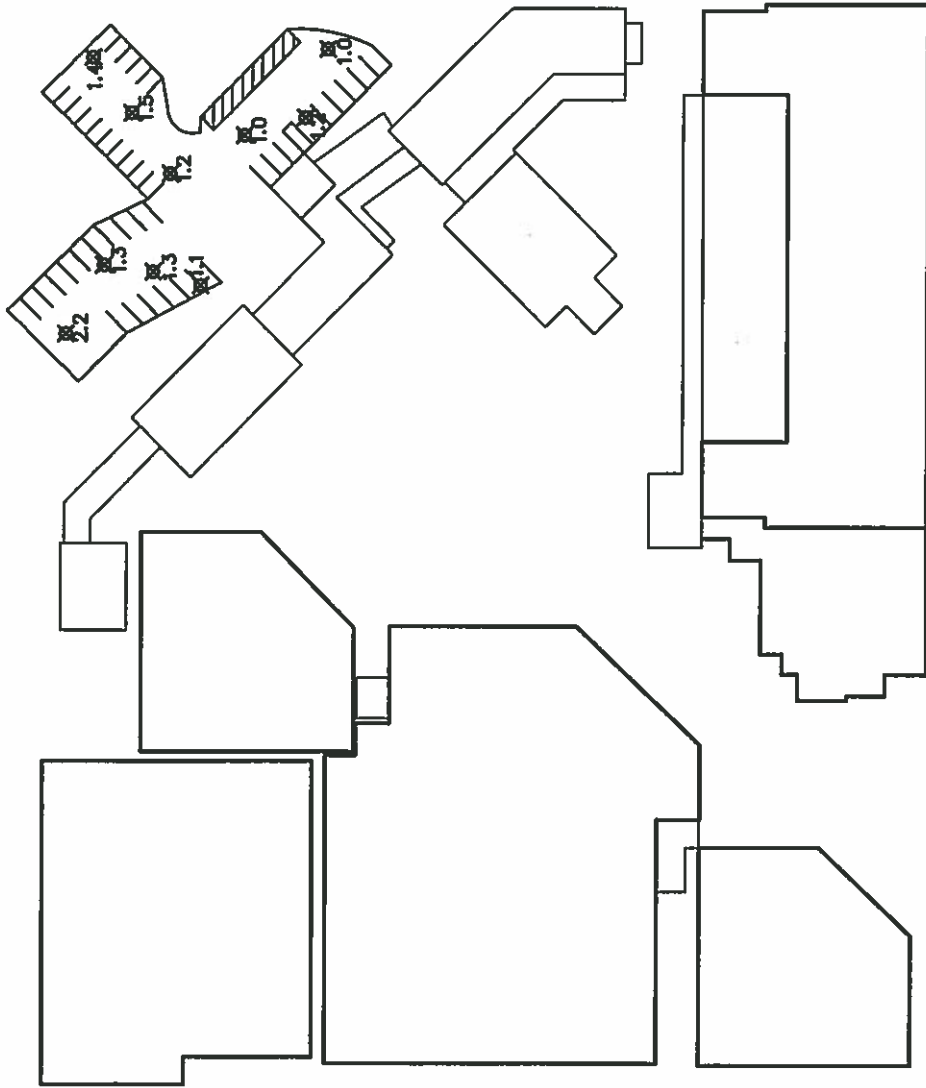
Seal of Architect or Engineer Executing the
Certification Must Be Affixed in the Above Space

8TH ST

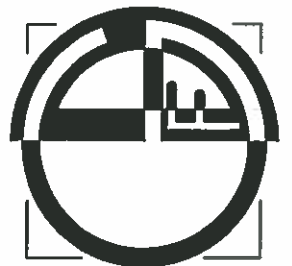
DOUGLAS RD

CALIANO ST

CALABRIA AVE



PARKING LOT PHOTOMETRIC



GERALD F. DE MARCO, ARCHITECT

7241 SW 168TH STREET SUITE E

MIAMI, FLORIDA 33157

305.255.2999

JOB ELECTRICAL 40 YEAR RECERTIFICATION

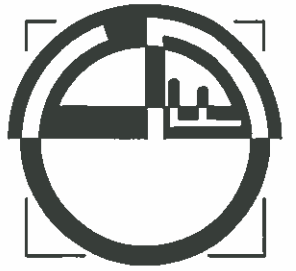
ADDRESS 800 DOUGLAS RD, CORAL GABLES, FL

DRAWN BY A.E. DATE 7-22-16

CHECKED BY _____ DATE _____

PROJECT NO. 1424 SHEET NO. _____

Gerald F. De Marco
 7/22/2016



GERALD F. DE MARCO, ARCHITECT

7241 SW 168TH STREET SUITE E

MIAMI, FLORIDA 33157

305.255.2999

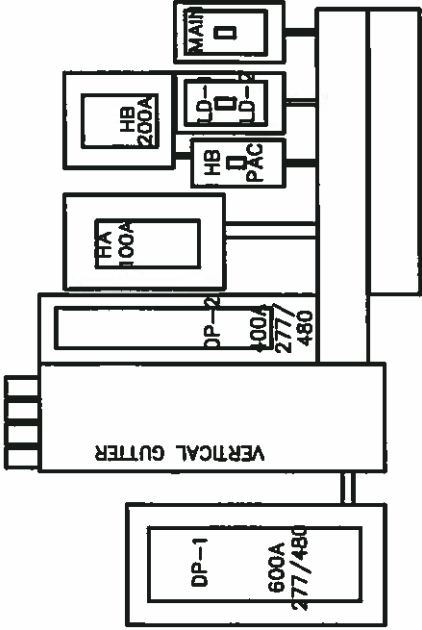
JOB ELECTRICAL 40 YEAR RECERTIFICATION

ADDRESS 800 DOUGLAS RD, CORAL GABLES, FL

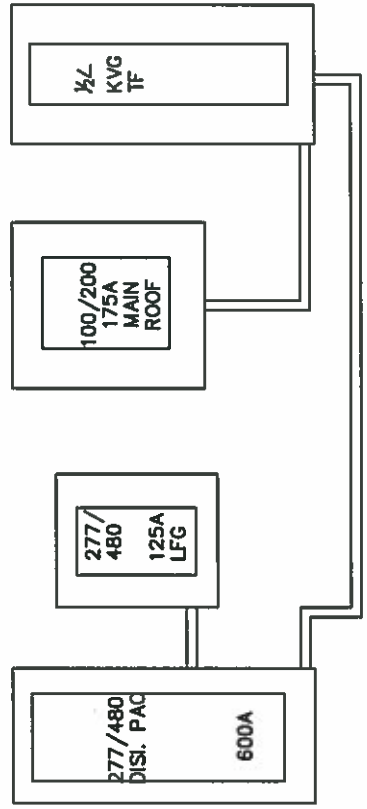
DRAWN BY A.B. DATE 7-22-16

CHECKED BY _____ DATE _____

PROJECT NO. 1424 SHEET NO. _____



FIRST FLOOR ELECTRICAL RISER
SCALE: NTS



SECOND FLOOR ELECTRICAL RISER
SCALE: NTS

Approved by
A.B.
7-22-2016



City of Coral Gables
Development Services

OFFICE SET



RC-16-07-7608

800 DOUGLAS RD #

Folio #: 03-4108-040-0020

Permit Description: BUILDING RECERTIFICATION

EL _____
ME _____
PL _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL	<i>[Signature]</i>	7/28/16
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC SERVICE		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

R

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

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

Special Inspector required for the following:

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

Note: Only the marked boxes apply.

RC-16-07-7608





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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-07-12-0088	12/17/2007	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @806 DOUGLAS ENTRANCE SUITE 570(COLLINS CAPITAL EXPANSION) \$53,000	final	02/22/2008	09/03/2008	0.00
BL-08-02-0471	02/11/2008	800 DOUGLAS RD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$9,977 CLAY FOREVER ALTUSA BARREL CLAY TILE (EXTREME SLOPE AREA)	final	02/13/2008	12/08/2008	0.00
BL-08-02-0473	02/11/2008	800 DOUGLAS RD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$186,000 CLAY FOREVER ALTUSA BARREL CLAY TILE (NORTH TOWER AREA)	final	02/13/2008	04/30/2009	0.00
BL-08-02-0475	02/11/2008	800 DOUGLAS RD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$14,966 CLAY FOREVER ALTUSA BARREL CLAY TILE (CHIMNEY TOWERS)	final	02/13/2008	11/12/2008	0.00
BL-08-02-0477	02/11/2008	800 DOUGLAS RD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$473,927 CLAY FOREVER ALTUSA BARREL CLAY TILE (BALLROOM & PUERTA DEL SOL)	final	02/13/2008	12/08/2008	0.00
BL-08-02-0541	02/12/2008	800 DOUGLAS RD	ROOF / LIGHT WEIGHT CONC	RE ROOF \$230,000 FLAT ROOF (ANNEX BUILDING)	final	02/13/2008	12/29/2009	0.00
BL-08-02-0710	02/15/2008	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMM INTER ALTER (LOBBY AREAS) NORTH & SOUTH TOWERS, EXECUTIVE & ANNEX BUILDING \$75,000	final	04/08/2008	09/18/2009	0.00
BL-08-04-1218	04/22/2008	800 DOUGLAS RD	GENERAL REPAIRS	EMERGENCY REPAIR - WATER DAMAGE ON WOOD FLOOR, REMOVE WOOD FLOOR & INSPECT FOR DAMAGED JOISTS, REPAIR/REPLACE DAMAGED JOISTS, LEDGER, WOOD BLOCK, REPAIR AS PER FBC 2004 \$5000	final	05/29/2008	08/21/2008	0.00
BL-08-11-1235	11/26/2008	800 DOUGLAS RD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	HISTORICAL 800 DOUGLAS ENTRANCE PUERTA DEL SOL BLDG. 36 IMPACT WINDOWS & 16 IMPACT DOORS (WHITE FRAME, CLEAR GLASS) \$120000	issued	04/16/2010		0.00
BL-08-12-0750	12/05/2008	800 DOUGLAS RD	MISCELLANEOUS WORK	REMOVE & REINSTALL WINDOW TO FACILITATE REMOVAL OF MEDICAL EQUIPMENT \$15,000 SUITE 150	final	12/09/2008	01/13/2009	0.00
BL-09-02-2196	02/20/2009	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES) \$75,000	final	06/10/2009	07/17/2009	0.00

CITY'S

EXHIBIT

3

BL-09-06-2743	06/18/2009	800 DOUGLAS RD	ANTENNA	CANCELLED - INSTALL ANTENNA STAND @ ROOF \$12300	final	08/16/2010	08/16/2010	0.00
BL-09-09-1607	09/03/2009	800 DOUGLAS RD	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL (4) NEW IMPACT WINDOWS WHITE FRAME & CLEAR GLASS \$10,000	final	10/12/2009	04/02/2010	0.00
BL-09-10-2335	10/07/2009	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMM INTER ALTER RESTROOMS 2ND FLR \$25,000	final	11/20/2009	03/01/2010	0.00
BL-10-02-2580	02/01/2010	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @ SUITE #530 -NORTH TOWER (CES) \$24,500	final	03/02/2010	04/02/2010	0.00
BL-10-04-4723	04/26/2010	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMM INTER ALTER @ SUITE 200 (AECOM DESIGN OFFICE) \$5,000	final	07/07/2010	07/26/2010	0.00
BL-11-06-6030	06/08/2011	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (TRANS WESTERN DOUGLAS ENTRANCE LLC) STE#520 \$10,000	final	07/08/2011	09/14/2011	0.00
BL-12-04-8569	04/18/2012	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (1,929 SF) @ STE #185 (EXECUTIVE TOWER GYM) \$50,000	final	06/19/2012	11/08/2012	0.00
BL-12-05-8488	05/16/2012	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (AECON OFFICE RENOVATIONS) STE #200 \$23000	final	07/09/2013	07/09/2014	0.00
BL-13-08-0164	08/05/2013	800 DOUGLAS RD	ANTENNA	*** CANCELLED - CHANGE OF CONTRACTOR TO BL14063389 ***ANTENNA REPLACEMENTS- VERIZON (6) \$10,000	canceled	10/30/2013	06/19/2014	0.00
BL-13-10-0594	10/10/2013	800 DOUGLAS RD	GENERAL REPAIRS	*** CANCELLED - CHANGE OF CONTRACTOR TO BL14042826 ***** SPECIAL INSPECTOR - MOHAMED W. FAHMY PH. D. , P.E. ***STRUCTURAL REPAIRS OF COLUMN TO LPDS @ NW CORNER OF BUILDING \$56,285	canceled	10/31/2013	04/15/2014	0.00
BL-14-02-2437	02/14/2014	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS STE#930 \$60,000	final	04/24/2014	06/11/2014	0.00
BL-14-04-2826	04/15/2014	800 DOUGLAS RD	BLD SIMPLE CHANGE OF CONTRACTOR	*** SPECIAL INSPECTOR - MOHAMED W. FAHMY PH. D. , P.E. ***STRUCTURAL REPAIRS OF COLUMN TO LPDS @ NW CORNER OF BUILDING \$56,285	final	04/16/2014	10/28/2014	0.00
BL-14-06-3389	06/19/2014	800 DOUGLAS RD	BLD SIMPLE CHANGE OF CONTRACTOR	*** CHANGE OF CONTRACTOR FROM BL13080164 ***ANTENNA REPLACEMENTS- VERIZON (6) \$10,000	final	06/19/2014	01/23/2015	0.00
BL-14-11-4076	11/13/2014	800 DOUGLAS RD	GENERAL REPAIRS	SPECIAL INSPECTOR MOHAMED FAHMY P.E. ***CONCRETE REPAIRS OF SPALLING & CONCRETE CRACKS ON BUILDING B & C, PATCH AS REQUIRED TO MATCH EXISTING \$142,110	final	12/02/2014	03/16/2015	0.00
BL-14-11-4172	11/14/2014	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	DF & F-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) \$52,000	final	01/30/2015	04/10/2015	0.00
BL-14-11-4798	11/25/2014	800	INTERIOR ALTERATION	INTERIOR DEMOLITION	final	01/08/2015	01/14/2015	0.00

BL-14-11-4799	11/25/2014	800 DOUGLAS RD	DOUGLAS ONLY	DEMOLITION	SUITE 530 & 540 \$40,000	LOG IN INCORRECT	canceled	11/25/2014	0.00
BL-14-11-4801	11/25/2014	800 DOUGLAS RD	DOUGLAS ONLY	DEMOLITION	SUITE 530 & 540 \$40,000	LOG IN INCORRECT	canceled	11/25/2014	0.00
BL-14-11-4802	11/25/2014	800 DOUGLAS RD	DOUGLAS ONLY	DEMOLITION	SUITE 530 & 540 \$40,000	LOG IN INCORRECT	canceled	11/25/2014	0.00
BL-14-11-4804	11/25/2014	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	INTERIOR DEMOLITION SUITE 450 \$35,000	final	01/08/2015	01/14/2015	0.00
BL-14-11-4805	11/25/2014	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	INTERIOR DEMOLITION SUITE 770 \$38,000	final	01/08/2015	01/14/2015	0.00
BL-15-02-0985	02/19/2015	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR LOBBY RENOVATION) \$75,000	final	03/26/2015	12/09/2015	0.00
BL-15-04-5460	04/28/2015	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMM INTER ALTER @ SUITE 147 \$75,000	final	05/28/2015	12/22/2015	0.00
BL-15-04-5463	04/28/2015	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS @ SUITE 370 - \$60,000	approved			1908.46
BL-15-04-5538	04/29/2015	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS (5TH FLOOR) COMMON AREAS & RESTROOMS \$32,000	final	05/28/2015	12/22/2015	0.00
BL-15-07-5282	07/16/2015	800 DOUGLAS RD	DOUGLAS ONLY	DEMOLITION	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL OFFICE SUITE 125) \$10,102	final	07/30/2015	09/03/2015	0.00
BL-15-09-4759	09/24/2015	800 DOUGLAS RD	DOUGLAS ONLY	AWNINGS / CANOPY	NEW AWNINGS (7) \$14,500	final	11/10/2015	01/11/2016	152.25
BL-15-10-4334	10/01/2015	800 DOUGLAS RD	DOUGLAS ONLY	DEMOLITION	INTERIOR DEMOLITION (LA PUERTA DEL SOL) GROUND FLOOR, SECOND FLOOR, THIRD FLOOR \$20,500	stop work	10/26/2015		0.00
BL-16-01-2746	01/27/2016	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 (\$392,146.00)	final	03/21/2016	08/03/2016	0.00
BL-16-04-5766	04/04/2016	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER \$50,000	issued	05/14/2016		0.00
BL-16-04-5768	04/04/2016	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER \$50,000	issued	05/14/2016		0.00
BL-16-04-5770	04/04/2016	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER \$50,000	issued	05/14/2016		0.00
BL-16-04-5969	04/07/2016	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMM INTER ALTER SUITE 450 NORTH TOWER \$300,000	final	05/06/2016	07/01/2016	0.00
BL-16-04-6333	04/13/2016	800 DOUGLAS RD	DOUGLAS ONLY	GENERAL REPAIRS	*** SPECIAL INSPECTOR - (E.O.R.) * MOHAMED W. FAHMY Ph. D. P.E. *** CONCRETE/REINFORCING COLUMNS & BEAMS (RESTORATION WORK) \$80,000	final	05/09/2016	05/25/2016	0.00
BL-16-05-6242	05/05/2016	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 835 \$40,000	final	06/13/2016	10/11/2016	0.00
BL-16-05-7217	05/23/2016	800 DOUGLAS RD	DOUGLAS ONLY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @ STE 220 \$100,000	issued	11/14/2016		0.00

BL-16-05-7219	05/23/2016	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS STE #230 \$30,000	issued	08/11/2016		0.00
BL-16-06-7645	06/23/2016	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 250 (INK GLOBAL) \$100,000	final	08/11/2016	10/10/2016	0.00
BL-16-06-8108	06/30/2016	800 DOUGLAS RD	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR ALTERATIONS # 825 \$65,000	issued	08/11/2016		0.00
BL-16-10-7369	10/31/2016	800 DOUGLAS RD	INT / EXT ALTERATIONS	*HISTORIC* NEW PAVERS & TURF PATIOS \$38,810	pending			0.00
BL-16-11-7492	11/21/2016	800 DOUGLAS RD	GENERAL REPAIRS	STRUCTURAL DEFICIENCIES REPAIRS \$59,185.86	pending			0.00

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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-08-02-0308	02/07/2008	800 DOUGLAS RD	ELEC MISCELLANEOUS WORK	INSTALL DIRECTV DISH \$850 NORTH TOWER	final	02/15/2008	04/14/2008	0.00
EL-08-04-1503	04/29/2008	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE TELEPHONE & DATA LINES	final	04/29/2008	05/20/2008	0.00
EL-08-05-0631	05/12/2008	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	LIGHT FIXTURES, ROUGH WIRING & DATA LINES	final	05/13/2008	06/02/2008	0.00
EL-08-07-1140	07/21/2008	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL FIXTURE LIGHTS, ROUGH WIRE OUTLETS	final	07/22/2008	08/18/2008	0.00
EL-09-06-2493	06/12/2009	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL BALLAST, ROUGH WIRE OUTLETS, TELEPHONE LOW VOLTAGE SYSTEM UNIT 150	final	06/15/2009	07/13/2009	0.00
EL-09-06-2569	06/15/2009	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL (36) DATA CABLES FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES)	final	06/15/2009	07/13/2009	0.00
EL-09-06-2731	06/17/2009	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL FIRE ALARM FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES)	final	06/24/2009	07/13/2009	0.00
EL-10-03-3160	03/04/2010	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	9 ROUGH IN OUTLETS - UNIT 530	final	03/04/2010	03/30/2010	0.00
EL-10-03-3773	03/15/2010	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVE AND REINSTALL FIRE ALARM DEVICES	final	03/16/2010	03/29/2010	0.00
EL-10-03-4232	03/23/2010	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	LOW VOLT DATA AND TELEPHONES	final	03/24/2010	03/26/2010	0.00
EL-10-07-4027	07/08/2010	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED - INSTALL BURGLAR ALARM \$300 UNIT 111	final	07/12/2010	08/19/2010	0.00
EL-10-10-4067	10/05/2010	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALLATION OF RADIO CABINETS TO EXISTING COMMUNICATION SITE (BLDG # 806) 100 AMPS, 100 SUBFEEDS, 100	final	10/13/2010	01/21/2011	0.00

				SWITCHBOARDS \$ 10,000				
EL-10-10-5537	10/26/2010	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	BURGLAR ALARM SYSTEM WITH CAMARAS \$ 900- SUITE 825	final	11/09/2010	11/19/2010	0.00
EL-11-06-6759	06/16/2011	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	E EXIT SIGNS	canceled		07/13/2011	0.00
EL-11-08-7203	08/29/2011	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM ALTERATIONS 5TH FLOOR	final	08/29/2011	09/02/2011	0.00
EL-12-04-8647	04/19/2012	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	45 LIGHT SOCKETS; 11 ROUGH IN OUTLETS; 7 COMMERCIAL OUTLETS; 125 AMP SUBFEED .	final	06/29/2012	09/27/2012	0.00
EL-12-08-0143	08/02/2012	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS (1,929 SF) @ STE #185 (EXECUTIVE TOWER GYM) \$50,000	final	08/08/2012	09/24/2012	0.00
EL-12-08-1107	08/20/2012	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	2 OUTLETS	final	12/19/2013	12/20/2013	0.00
EL-12-08-1823	08/29/2012	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT DATA FOR THE SECOND FLOOR (POLLACK AND ROSEN LAW OFFICES)	final	08/30/2012	10/04/2012	0.00
EL-12-09-1156	09/20/2012	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR TV	final	09/21/2012	09/24/2012	0.00
EL-13-08-1706	08/28/2013	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	ANTENNAS (6) \$10,000	final	10/31/2013	01/21/2015	0.00
EL-14-01-2398	01/17/2014	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS (AECOM OFFICE RENOVATIONS) STE #200 ACCESS CONTROL	final	01/21/2014	02/28/2014	0.00
EL-14-02-2571	02/19/2014	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	27 LIGHT SOCKETS; 25 ROUGH IN OUTLETS STE- 930	final	04/29/2014	06/06/2014	0.00
EL-14-05-2748	05/12/2014	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS STE#930 \$60,000	final	05/12/2014	06/09/2014	0.00
EL-14-06-2261	06/04/2014	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM STE#930	final	06/04/2014	06/09/2014	0.00
EL-14-11-4234	11/17/2014	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	DF & F - ELECTRICAL - COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) 10 LIGHT SOCKETS AND 10 ROUGH IN OUTLETS	final	02/03/2015	03/06/2015	0.00
EL-14-12-3131	12/01/2014	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR DEMOLITION SUITE 450	final	01/10/2015	01/13/2015	0.00

Permit ID	Issue Date	Address	System	Description	Status	Start Date	End Date	Amount
EL-14-12-3237	12/02/2014	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	(ELECTRICAL) INTERIOR DEMOLITION SUITE 530 & 540 (ELECTRICAL)	final	01/10/2015	01/13/2015	0.00
EL-14-12-3238	12/02/2014	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR DEMOLITION SUITE 770 (ELECTRICAL)	final	01/10/2015	01/13/2015	0.00
EL-15-01-0809	01/21/2015	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	DATA CABLING @ #340 & #375 \$5000	final	01/21/2015	01/29/2015	0.00
EL-15-02-0466	02/09/2015	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	DF & F-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) VOICE DATA LOW VOLT	final	02/13/2015	04/03/2015	0.00
EL-15-02-0685	02/13/2015	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	DF & F-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) FIRE ALARM PERMIT	final	02/17/2015	04/03/2015	0.00
EL-15-02-1016	02/20/2015	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR LOBBY RENOVATION) 22 LIGHT SOCKETS AND 10 ROUGH IN OUTLETS	final	05/21/2015	09/16/2015	0.00
EL-15-04-5536	04/29/2015	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER @ SUITE 147 \$75,000 16 SOCKETS, 5 OUTLETS, 1 DEDICATED	final	06/23/2015	12/16/2015	0.00
EL-15-04-5542	04/29/2015	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER @ SUITE 370 \$60,000 3 OUTLETS, 45 SOCKETS	pending			0.00
EL-15-05-4359	05/04/2015	800 DOUGLAS RD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS (5TH FLOOR) COMMON AREAS & RESTROOMS 54 LIGHT SOCKETS AND 2 ROUGH IN OUTLETS	final	08/27/2015	10/09/2015	0.00
EL-15-06-4577	06/03/2015	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	INSTALLATION OF AN ACCESS CONTROL SYSTEM LOW VOLT PERMIT	approved			181.28
EL-15-07-5227	07/16/2015	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS (FIRE ALARM 5TH FLOOR)LOW VOLT FOR FIRE ALARM	final	07/21/2015	11/19/2015	0.00
EL-15-07-5399	07/20/2015	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL OFFICE SUITE 125)	final	08/27/2015	08/28/2015	0.00
EL-15-09-3691	09/02/2015	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE FOR DATA	final	09/08/2015	10/06/2015	0.00
EL-15-09-4515	09/21/2015	800	ELEC LOW VOLTAGE	ACCESS	final	09/23/2015	12/10/2015	0.00

Permit ID	Issue Date	Address	System Type	Description	Status	Start Date	End Date	Amount
EL-15-09-4588	09/22/2015	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	DOUGLAS SYSTEM CONTROL SYSTEM CONSISTING OF (4) DOORS FIRE ALARM LOW VOLT PERMIT	final	09/23/2015	11/20/2015	0.00
EL-15-10-4874	10/12/2015	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR DEMOLITION (LA PUERTA DEL SOL) ELECTRICAL DEMO ONLY	pending			0.00
EL-15-11-6238	11/24/2015	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE DISCONNECTS FOR ELEVATORS AND MULTIPLE MINI SPLITS	issued	11/30/2015		0.00
EL-16-02-1899	02/09/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 30 LIGHT SOCKETS; 10 ROUGH OUTLETS AND 7 COMMERCIAL OUTLETS	final	03/31/2016	05/05/2016	0.00
EL-16-03-6893	03/28/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 3LOW VOLT ELECTRICAL PERMIT FOR FIRE ALARM	final	04/15/2016	05/09/2016	0.00
EL-16-03-6925	03/28/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA "EMC SQUARE" STE #600	final	03/29/2016	05/12/2016	0.00
EL-16-04-6695	04/20/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER 40 LIGHTS AND 8 OUTLETS	final	05/20/2016	07/13/2016	0.00
EL-16-04-6719	04/20/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER SUITE 450 NORTH TOWER 85 LIGHTS; 120 FEET OF TRACK LIGHTS; 147 OUTLETS AND 4 COMMERCIAL OUTLETS	final	05/10/2016	06/27/2016	0.00
EL-16-04-6723	04/20/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER 40 LIGHTS AND 8 OUTLETS	final	05/20/2016	07/05/2016	0.00
EL-16-04-6784	04/21/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER 40 LIGHT S AND 8 OUTLETS	final	05/20/2016	09/30/2016	0.00
EL-16-04-6889	04/21/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE - CCTV	final	04/25/2016	07/25/2016	0.00
EL-16-04-6916	04/22/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR ACCESS CONTROL	final	04/25/2016	07/25/2016	0.00
EL-16-05-6635	05/12/2016	800 DOUGLAS	ELEC LOW VOLTAGE SYSTEM	INTERIOR BUILD-OUT. "EMC	final	06/30/2016	07/27/2016	0.00

		RD		SQUARE" STE #600 LOW VOLT ELECTRICAL FOR FIRE ALARM					
EL-16-05-6680	05/12/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE FOR VOICE, DATA, TV, AUDIO, VIDEO	final	05/21/2016	06/28/2016	0.00	
EL-16-05-7043	05/19/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER LOW VOLT FOR FIRE ALARM	final	06/08/2016	09/29/2016	0.00	
EL-16-05-7046	05/19/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM 7TH FLOOR	issued	06/03/2016		0.00	
EL-16-05-7093	05/20/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER LOW VOLT FOR FIRE ALARM REMOVAL	final	06/03/2016	07/07/2016	0.00	
EL-16-05-7117	05/20/2016	800 DOUGLAS RD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTER ALTER SUITE 835 22 LIGHTS; 26 OUTLETS AND 5 COMMERCIAL OUTLETS	final	07/20/2016	09/02/2016	0.00	
EL-16-05-7192	05/23/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMM INTER ALTER SUITE 450 NORTH TOWER LOW VOLT FOR FIRE ALARM	final	06/03/2016	07/01/2016	0.00	
EL-16-06-6509	06/06/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER STE #230 31 LIGHTS; 25 OUTLETS AND 4 COMMERCIAL OUTLETS	issued	10/11/2016		0.00	
EL-16-06-6593	06/07/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER STE 220 48 LIGHTS; 27 OUTLETS AND 4 COMMERCIAL OUTLETS	issued	11/16/2016		0.00	
EL-16-06-6878	06/10/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM LOW VOLT FIRE ALARM UP GRADE FOR 12 FLOORS	issued	07/13/2016		0.00	
EL-16-07-6439	07/07/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM SYSTEM UPGRADE PARKING GARAGE \$35,000	issued	07/13/2016		0.00	
EL-16-07-6639	07/12/2016	800 DOUGLAS RD	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTER ALTER @ SUITE 250 (INK GLOBAL) 72 LIGHTS; 50 ROUGH OUTLETS AND 14 COMMERCAIL OUTLETS	final	08/17/2016	10/10/2016	0.00	
EL-16-07-6641	07/12/2016	800 DOUGLAS RD	ELEC COMMERCIAL / RESIDENTIAL WORK	60 LIGHTS; 30 OUTLETS 9 COMMERCIAL OUTLETS	final	08/16/2016	11/18/2016	0.00	
EL-16-08-6181	08/11/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	FIRE ALARM	final	08/16/2016	09/29/2016	0.00	
EL-16-08-6769	08/23/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	INSTALL TWO DOOR ACCESS CONTROL	final	08/30/2016	09/29/2016	0.00	

Permit ID	Issue Date	Address	System	Description	Status	Start Date	End Date	Amount
EL-16-08-7004	08/26/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	SYSTEM LOW VOLT PERMIT FOR ACCESS CONTROL LOW VOLTAGE PHONE & DATA OUTLETS	final	08/30/2016	09/28/2016	0.00
EL-16-09-5120	09/01/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS # 825 LOW VOLT PERMIT FOR FIRE ALARM	final	09/06/2016	09/29/2016	0.00
EL-16-09-5594	09/12/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 250 (INK GLOBAL) \$100,000	final	09/19/2016	09/23/2016	0.00
EL-16-09-5867	09/15/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE DATA/ VOICE CABLES @ SUITE 250 (INK GLOBAL)	final	09/15/2016	10/04/2016	0.00
EL-16-10-6443	10/13/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS STE #230 LOW VOLT FOR FIRE ALARM	issued	11/15/2016		0.00
EL-16-11-7276	11/17/2016	800 DOUGLAS RD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL INTERIOR ALTERATIONS @ STE 220 LOW VOLT FOR FIRE ALARM	approved			173.93

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ME-08-04-0521	04/09/2008	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE 2 CHILLERS (580 TONS TOTAL) \$442,000	final	04/09/2008	10/21/2008	0.00
ME-08-05-0599	05/09/2008	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED - DUCTWORK SUITE 570	final	09/22/2009	09/22/2009	0.00
ME-08-05-1612	05/29/2008	800 DOUGLAS RD	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	SMOKE EVACUATION INSPECTION FOR COMMERCIAL INTERIOR ALTERATIONS @806 DOUGLAS ENTRANCE SUITE 570(COLLINS CAPITAL EXPANSION)	final	05/30/2008	08/18/2008	0.00
ME-09-06-2855	06/19/2009	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL A/C DUCT WORK FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES)	final	06/30/2009	07/13/2009	0.00
ME-10-03-3276	03/05/2010	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	DUCTWORK ONLY SUITE 530 NORTH TOWER	final	03/05/2010	04/01/2010	0.00
ME-10-03-4723	03/30/2010	800 DOUGLAS RD	MECH SMOKE EVAC INSP / FIRE SUPPRESSION TEST	SMOKE EVACUATION INSPECTION FOR THE COMMERCIAL INTERIOR ALTERATIONS @ SUITE #530 - NORTH TOWER (CES)	final	03/30/2010	04/01/2010	0.00
ME-10-09-4242	09/13/2010	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED - EXACT CHANGEOUT OF AN EXSITING 30 TON A/C UNIT \$7,000	final	09/13/2010	09/28/2010	0.00
ME-10-10-5304	10/21/2010	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF AN EXISTING 30 TON A/C UNIT ON ROOF \$7,000	final	10/22/2010	12/13/2010	0.00
ME-10-10-5306	10/21/2010	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	EXACT CHANGEOUT OF AN EXISTING 30 TON A/C UNIT ON	final	10/22/2010	05/18/2011	0.00

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ME-11-07-6112	07/11/2011	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	ROOF \$7,000 COMMERCIAL INTERIOR ALTERATIONS (TRANS WESTERN DOUGLAS ENTRANCE LLC) STE#520 \$10,000	final	07/13/2011	08/29/2011	0.00
ME-12-04-8668	04/19/2012	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	RELOCATE EXISTING AIR HANDLERS TO NEW LOCATION (HORIZONTAL) AND ADD NEW DUCTWORK , REWORK O/A. PER PLAN. INSTALL NEW IN LINE EXHAUST FAN FOR TWO BATHROOMS.	final	07/23/2012	08/29/2012	0.00
ME-12-08-1322	08/21/2012	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	CANCELLED	canceled		07/03/2014	0.00
ME-14-05-3292	05/16/2014	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	RELOCATING 4 SUPPLY GRILLES AND 4 RETURN AIR GRILLES.	final	05/19/2014	06/03/2014	0.00
ME-14-11-4367	11/18/2014	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	RELOCATE TWO SUPPLY GRILLES	final	02/02/2015	02/17/2015	0.00
ME-15-05-4974	05/12/2015	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	REWORK 4 SUPPLY DUCTS FROM THE EXISTING MAIN.	final	08/25/2015	09/28/2015	0.00
ME-15-05-5477	05/20/2015	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	CONNECT NEW DUCT DROPS TO THE EXISTING LOW PRESSURE DUCTWORK.	pending			0.00
ME-15-05-5479	05/20/2015	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	DEMO DUCTWORK AND REWORK PER PLAN.	final	08/05/2015	09/28/2015	0.00
ME-15-05-5582	05/22/2015	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	DEMO MECHANICAL	final	05/26/2015	09/28/2015	0.00
ME-15-11-6113	11/20/2015	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL (11) MINI SPLITS AC UNITS 11 TONS, GENERAL REPAIRS IN MACHINE ROOM \$4,987	issued	11/30/2015		0.00
ME-16-02-2060	02/11/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ONE NEW A/C UNIT AND REWORK SOME DUCTWORK PER PLAN.	final	03/29/2016	07/28/2016	0.00
ME-16-04-6749	04/20/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER. RAISE CEILING IN COMMON AREA AND INSTALL LINEAR DIFFUSERS.	final	05/18/2016	11/01/2016	0.00
ME-16-04-6880	04/21/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER COMMON AREAS 4TH FLOOR	final	05/23/2016	11/01/2016	0.00

			WORK						
				NORTH TOWER // INSTALL LINNEAR DIFFUSERS					
ME-16-04-7020	04/25/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER/// INSTALL 4 LINEAR DIFFUSSERS TO COMMON AREAS.	final	05/18/2016	11/01/2016	0.00	
ME-16-04-7110	04/26/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK AND DROPS TO EXISTING VAV`S IN SPACE AND PERFORM SMOKE EVAC TEST B-4 FINAL.	final	05/16/2016	06/29/2016	0.00	
ME-16-06-6638	06/07/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	***CANCELLED***	canceled		06/30/2016	0.00	
ME-16-06-6655	06/07/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK TO EXISTING A/C UNITS, ONE NEW EXHAUST FAN.	issued	10/12/2016		0.00	
ME-16-06-6808	06/09/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INST NEW DUCT DROPS FROM EXISTING A/C SYSTEM.	final	07/11/2016	08/25/2016	0.00	
ME-16-06-7124	06/14/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK TO EXISTING SYSTEM.	issued	11/15/2016		0.00	
ME-16-07-6715	07/13/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK TO EXISTING VAV`S . RELOCATE ONE VAV.	issued	08/15/2016		0.00	
ME-16-07-7146	07/20/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL NEW DUCTWORK TO EXISTING A/C UNITS FOR ENTIRE SPACE.	final	09/16/2016	09/22/2016	0.00	
ME-16-09-6135	09/21/2016	800 DOUGLAS RD	MECH COMMERCIAL / RESIDENTIAL WORK	INSTALL ONE NEW 1.5 TON SPLIT SYSTEM TO THE IT ROOM.	final	09/21/2016	09/22/2016	0.00	

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PL-08-05-0220	05/02/2008	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	FLOOR DRAIN, LAVATORIES, URINAL & WATER CLOSETS \$3,000	final	05/05/2008	08/13/2008	0.00
PL-08-09-1243	09/26/2008	800 DOUGLAS RD	PLUMB SEWER & WATER-CONNECT / NEW / REPLACEMENT	INSTALL WATER SERVICE CONNECTION & BACK FLOW PREVENTOR \$8,600	final	10/01/2008	06/23/2009	0.00
PL-09-05-1834	05/04/2009	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL (5) SINKS ROUGH/SET FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES)	final	06/11/2009	07/16/2009	0.00
PL-12-04-8704	04/19/2012	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER @ STE #185 (EXECUTIVE TOWER GYM)	final	07/16/2012	10/09/2012	0.00
PL-15-01-0254	01/08/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INTERIOR DEMOLITION SUITE 450	final	01/09/2015	01/12/2015	0.00
PL-15-01-0257	01/08/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INTERIOR DEMOLITION SUITE 770	final	01/09/2015	01/12/2015	0.00
PL-15-01-0258	01/08/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INTERIOR DEMOLITION SUITE 530 & 540 \$40,000	final	01/09/2015	01/12/2015	0.00
PL-15-02-1278	02/25/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	REPLACING EXISTING SINK AND FAUCET FOR -- DF & F-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS)	final	02/26/2015	03/04/2015	0.00
PL-15-04-5597	04/30/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER @ SUITE 147	final	08/26/2015	08/28/2015	0.00
PL-15-05-4442	05/04/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	*** CANCELLED ***	canceled		12/17/2015	0.00
PL-15-06-6109	06/30/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL	PLUMBING WORK FOR COMM INTER ALTER @ SUITE	pending			0.00

			WORK	370					
PL-15-07-5356	07/17/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL OFFICE SUITE 125) ONLY	final	08/26/2015	08/31/2015	0.00	
PL-15-10-4795	10/09/2015	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR INTERIOR DEMOLITION ONLY (LA PUERTA DEL SOL) GROUND FLOOR THRU THIRD FLOOR	pending			0.00	
PL-16-04-6921	04/22/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER	pending			0.00	
PL-16-04-7215	04/27/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER SUITE 450 NORTH TOWER	final	05/13/2016	06/30/2016	0.00	
PL-16-05-6692	05/12/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER	pending			0.00	
PL-16-05-6693	05/12/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	***CANCELLED***	canceled		05/12/2016	0.00	
PL-16-05-6694	05/12/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER	pending			0.00	
PL-16-06-6218	06/01/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER SUITE 835	final	07/29/2016	10/03/2016	0.00	
PL-16-06-6647	06/07/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER STE #230	issued	08/22/2016		0.00	
PL-16-06-6958	06/13/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER STE 220	issued	11/18/2016		0.00	
PL-16-07-6667	07/12/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTERATION ***UNIT 825*** BREAK ROOM	issued	08/22/2016		0.00	
PL-16-07-6700	07/13/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	PLUMBING WORK FOR COMM INTER ALTER @ SUITE 250 (INK GLOBAL)	final	08/22/2016	10/05/2016	0.00	
PL-16-09-6315	09/23/2016	800 DOUGLAS RD	PLUMB COMMERCIAL / RESIDENTIAL WORK	RESET PLUMBING FIXTURES ONLY (WATER CLOSET, SINKS, FAUCETS..) \$2,000	issued	09/27/2016		0.00	
PL-16-11-7287	11/17/2016	800 DOUGLAS RD	PLUMB IRRIGATION / SPRINKLER SYSTEM	REPAIR/ REPLACE EXISTING LAWN SPRINKLER \$ 2,200	issued	11/17/2016		0.00	

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RC-16-07-7608	07/27/2016	800 DOUGLAS RD	BUILDING RE CERTIFICATION	CONSTRUCTION REGULATION BOARD CASE #16-5525 UNSAFE STRUCTURES FEE	Issued	07/27/2016		600.00

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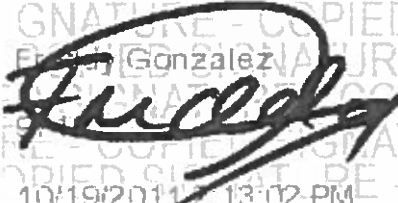
City of Coral Gables
Fire Department
Fire Prevention Division
2815 Salzedo Street, Coral Gables, FL 33134
Fax (305) 460-5598

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

Occupant Name:	800 Douglas Entrance LPDS Core	Inspection Date:	10/19/2011
Address:	800 Douglas Road	InspectionType:	Core
City:	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:	CORE	Occ. Sq. Ft.:	49245


No violations noted at this time.

**Company
Representative:**


10/19/2011 2:13:02 PM
Signature valid only in mobile-eyes documents

Freddy Gonzalez
10/19/2011

Inspector:


10/19/2011 2:13:02 PM
Signature valid only in mobile-eyes documents

L Veight
10/19/2011

CITY'S

EXHIBIT 4



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

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

Occupant Name:	800 Douglas Entrance, North Tower Core	Inspection Date:	12/17/2015
Address:	800 Douglas Road	InspectionType:	Reinspection
City:	Coral Gables	Inspected By:	Chester Oms Jr. 305-460-5074 coms@coralgables.com
Suite:	CORE	Occ. Sq. Ft.:	14894

FL NFPA 01 13
Floor 1

Smoke Control Systems

11.8.5 Failure to maintain smoke control system.

OK Violation cleared on 12/17/2015

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

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

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

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

Company Representative:

UTS
48530
12/17/2015 11:56:24 AM
Signature valid only in mobile-eye's documents

UTS
12/17/2015

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Chester Oms Jr

12/17/2015 1:56:24 AM

Signature valid only in mobile-eyes documents

Inspector:

Chester Oms Jr.
12/17/2015



The City of Coral Gables

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

4 25 2016

VIA CERTIFIED MAIL

91 7108 2133 3932 7338 2687

BANYAN ST GAP DOUGLAS INTOWN LLC
C/O LORRI DUNNE
80 SW 8 ST #2200
MIAMI, FL 33130

RE: 800 DOUGLAS RD, CORAL GABLES, FL
FOLIO # 03-4108-040-0020
Recertification of Building 40 Years or Older

Gentlemen:

Miami-Dade County has notified this Department that the above referenced property address is forty (40) years old, or older, having been built in 1976.

In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(1), a Florida Registered Architect or Professional Engineer must inspect said building and a completed Recertification Report ("Report") must be submitted to this Department within ninety (90) calendar days from the date of this letter. In addition to the Report, a cover letter must state the property meets the requirement for the building recertification; no additional documents or photographs are necessary. Submittal of the Report does not constitute recertification; it must be approved.

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

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

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

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

Sincerely,

Peter J. Iglesias, P.E.
Building Official

CITY'S Composite

EXHIBIT 5



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

July 28, 2016

Banyan St Gap Douglas Ent Own LLC
c/o Banyan St Capital LLC
777 Brickell Avenue, Suite 1100
Miami, Florida 33131

ADDRESS: 800 Douglas Road
PROPERTY FOLIO #: 03-4108-040-0020

Dear Property Owner/Manager:

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

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

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

Sincerely,

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

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 16-5525

vs.

BANYAN STREET/GAP DOUGLAS ENTRANCE
OWNER, LLC
c/o Banyan Street Capital, LLC
777 Brickell Avenue, Suite 1100
Miami, Florida 33131-2867

Return receipt number:

91 7108 2133 3932 7093 3974

Respondent.

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

Date: November 28, 2016

Re: **800 Douglas Road**, Coral Gables, Florida 33134-3125 and legally described as Lot K & That PT Ponce de Leon Park Cir & Galiano Ct & Calabria Ct Closed Per Ord #992 Less Beg SE Cor of Blk 3 TH N169.29 Ft W323.36 Ft S 44 Deg W 235.45 Ft E 487.09 Ft To Pob AKA Douglas Ent to Coral Gables COC 25454-4361 03 2007 4, Blocks 1-4, of REV PL OF DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 34, Page 32, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-040-0020 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is presumed unsafe pursuant to Section 105-I 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134, on December 12, 2016, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134,

bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 3:30 p.m., tel: (305) 460-5235.

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

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

Please govern yourself accordingly.


Belkys Garcia, Secretary to the Board

ADA NOTICES

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

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

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

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

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

C:

Banyan Street/Gap Douglas Entrance Owner, LLC. c/o Lorri Dunne, 80 S.W. 8th Street, Suite 2200, Miami, FL 33130-3004
Parlex 2 Finance, LLC, c/o Blackstone Mortgage Trust, Inc., 345 Park Avenue, New York, NY 10154-0004
Parlex 2 Finance, LLC, c/o The Corporation Trust Company, Corporation Trust Center, 1209 N. Orange Street, Wilmington, DE 19801-1120



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Complaint Case #: 16-5525

Title of Document Posted: Construction Regulation Board Case

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 800 Douglas Road, ON 11-28-16
AT 9:30 AM.

JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28th day of November in
the year 20 16, by Jose Iglesias who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

800 Douglas Road (Office)





CFN 2014R0235660
OR Bk 29092 Pgs 0614 - 619; (6pgs)
RECORDED 04/02/2014 11:00:17
DEED DOC TAX 604,500.00
SURTAX 453,375.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared
by and upon recording should
be returned to:

David A. Lapins, Esq.
Drane Freyer & Lapins Limited
200 West Madison Street
Suite 3200
Chicago, IL 60606

Tax Parcel ID No. 03-4108-040-0020

SPECIAL WARRANTY DEED

ASLAN III DOUGLAS ENTRANCE, L.L.C., a Delaware limited liability company f/k/a Transwestern Douglas Entrance, L.L.C. ("Grantor"), whose mailing address is 200 West Madison, Suite 3200, Chicago IL 60606, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by BANYAN STREET/GAP DOUGLAS ENTRANCE OWNER, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is c/o Banyan Street Capital, LLC, 777 Brickell Ave., Suite 1100, Miami, Florida 33131, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the tract of land (the "Land") in Miami-Dade County, Florida more fully described on Exhibit A hereto, together with all improvements thereon and all or Grantor's right, title and interest, if any, in and to all easements, rights-of-way, rights and appurtenances appertaining thereto (the "Property").

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in Exhibit B hereto, without reimposing any of the same (the "Encumbrances").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, without reimposing any of the same, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS THE EXECUTION HEREOF effective as of March 13, 2014.

GRANTOR:

ASLAN III DOUGLAS ENTRANCE, L.L.C., a
Delaware limited liability company f/k/a
Transwestern Douglas Entrance, L.L.C.

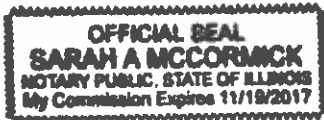
By: [Signature]
Name: J. Matthew Haley
Title: Managing Director

WITNESSES:

Catherine Minton
Witness
Catherine Minton
Print Name
[Signature]
Witness
Lorraine Heart
Print Name

STATE OF ILLINOIS)
)
)
COUNTY OF COOK) SS
)
) SS

This instrument was acknowledged before me on March 13, 2014, by J. Matthew Haley, a managing director of Aslan III Douglas Entrance, L.L.C., a Delaware limited liability company, as the act and deed of said entity.



[Signature]
Name: Sarah A. McCormick
Notary Public in and for
The State of Illinois

(Seal of Notary)

My commission expires: 11-19-2017

Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of MIAMI-DADE, State of FLORIDA, and is described as follows:

PARCEL I:

BEGINNING AT A POINT 35.00 FEET SOUTH OF AND 35.00 FEET WEST OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 59 MINUTES 45 SECONDS WEST ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 8, FOR A DISTANCE OF 633.75 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GALIANO STREET AS SHOWN ON THE "THE REVISED PLAT OF BLOCKS 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A, AND 7-B, OF DOUGLAS SECTION OF CORAL GABLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GALIANO STREET, FOR A DISTANCE OF 540.31 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA AS SHOWN ON SAID REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES; THENCE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA, FOR A DISTANCE OF 632.71 FEET TO A POINT OF INTERSECTION WITH A LINE 35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 8; THENCE RUN NORTH 00 DEGREES 01 MINUTES 51 SECONDS WEST ALONG SAID LINE FOR A DISTANCE OF 540.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE LAND CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 12676, AT PAGE 110 AND OFFICIAL RECORDS BOOK 12676, AT PAGE 112.

ALSO DESCRIBED AS FOLLOWS:

BLOCKS 1, 2, 3, 4 AND LOT "K" OF "THE REVISED PLAT OF BLOCKS 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A, AND 7-B, OF DOUGLAS SECTION OF CORAL GABLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH THE REVERSIONARY RIGHTS GRANTED TO DOUGLAS DEVELOPMENT CO., BY DEED FROM DOUGLAS ENTRANCE INC., CONVEYING THE FOLLOWING PROPERTY:

ALL THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST THAT IS BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE OF THE SAID SECTION 8, ON THE EAST BY THE EAST LINE OF THE SAID SECTION 8, ON THE SOUTH BY THE CENTER LINE OF AVENUE CALABRIA AND ON THE WEST BY THE CENTER LINE OF GALIANO STREET (REFERENCE HEREIN TO AVENUE CALABRIA AND GALIANO STREET ARE AS

SAID STREET AND AVENUE ARE SHOWN ON THE REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES, PLAT BOOK 34, AT PAGE 32); AND ALSO THOSE CERTAIN RIGHTS OF WAY CLOSED BY ORDINANCE NO. 992 PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, FLORIDA ON NOVEMBER 13, 1956.

LESS AND EXCEPT

THE LAND CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 12676, AT PAGE 110 AND OFFICIAL RECORDS BOOK 12676, AT PAGE 112.

FURTHER LESS AND EXCEPT: (JEFFERSON AT DOUGLAS ENTRANCE LP LANDS)

A PORTION OF "THE REVISED PLAT OF BLOCKS, 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A, AND 7-B, OF DOUGLAS SECTION OF CORAL GABLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; A PORTION OF PONCE DE LEON BOULEVARD EAST AND CALABRIA COURT CLOSED BY ORDINANCE NO. 992 PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, FLORIDA ON NOVEMBER 13, 1956, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 3 THE SAME BEING A RECOVERED PERMANENT CONTROL POINT; THENCE RUN NORTH 00 DEGREES 01 MINUTES 51 SECONDS WEST ALONG A LINE 35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, OF A DISTANCE OF 169.29 FEET TO A SET PERMANENT CONTROL POINT; THENCE RUN WEST ALONG A LINE 169.29 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3, OF A DISTANCE OF 323.36 FEET TO A SET PERMANENT CONTROL POINT; THENCE RUN SOUTH 44 DEGREES 01 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 235.45 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA AS SHOWN ON SAID REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES, THE SAME BEING A SET PERMANENT CONTROL POINT; THENCE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA AND THE SOUTH LINE OF SAID BLOCK 3, FOR A DISTANCE OF 487.09 FEET TO THE POINT OF BEGINNING.

PARCEL II:

FOR THE BENEFIT OF PARCEL I, THOSE CERTAIN EASEMENTS AS CREATED BY THAT DECLARATION OF COVENANTS AND EASEMENTS RECORDED NOVEMBER 17, 2000 IN OFFICIAL RECORDS BOOK 19369, AT PAGE 1858; AND RE-RECORDED IN OFFICIAL RECORDS BOOK 19571, AT PAGE 1238; AS AFFECTED BY AMENDMENT TO DECLARATION FILED NOVEMBER 7, 2001 IN OFFICIAL RECORDS BOOK 20004, PAGE 4378, FOR INGRESS, EGRESS, PARKING AND SIGNAGE, AS APPLICABLE, OVER, UNDER AND ACROSS THE LANDS DESCRIBED IN SAID EASEMENTS.

Exhibit B to Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. The terms, provisions and conditions contained in that certain Agreement for the Construction of Water Facilities and for the Provision of Water Service for Douglas Entrance, Phases I and II between Metro-Dade Water and Sewer Utility and City National Bank of Miami, as Trustee under Land Trust Number 5006818 recorded in Official Records Book 11942, Page 2794, of the Public Records of Miami-Dade County, Florida.
3. Terms and conditions contained in that Declaration of Restrictive Covenant recorded March 20, 1985 in Official Records Book 12449, Page 1446, of the Public Records of Miami-Dade County, Florida.
4. Terms and conditions contained in that Declaration of Restrictive Covenant recorded April 5, 1985 in Official Records Book 12468, Page 1621, of the Public Records of Miami-Dade County, Florida.
5. Terms and conditions contained in that Declaration of Restrictive Covenant recorded April 5, 1985 in Official Records Book 12468, Page 1623, of the Public Records of Miami-Dade County, Florida.
6. The terms, provisions and conditions contained in that certain Ordinance No. 2563 recorded August 28, 1985 in Official Records Book 12620, Page 153, designating Douglas Entrance as a historic landmark.
7. Easement recorded April 3, 1926 in Deed Book 839, Page 106, of the Public Records of Miami-Dade County, Florida.
8. Terms and conditions contained in that Declaration of Restrictive Covenants recorded November 17, 2000 in Official Records Book 19369, Page 1833, of the Public Records of Miami-Dade County, Florida.
9. Terms and conditions contained in that Declaration of Covenants and Easements recorded November 17, 2000 in Official Records Book 19369, Page 1858, and re-recorded March 28, 2001 in Official Records Book 19571, Page 1238, as affected by Instrument, recorded November 7, 2001 in Official Records Book 20004, Page 4378, all of the Public Records of Miami-Dade County, Florida.
10. The terms, provisions and conditions contained in that certain Notice of Lease recorded February 7, 1990 in Official Records Book 14424, Page 2995, as affected by that Notice to Lienors recorded November 24, 2008 in Official Records Book 26662, Page 2983, all of the Public Records of Miami-Dade County, Florida.

11. Easement to FPL FiberNet, LLC, a Delaware limited liability company recorded February 10, 2009 in Official Records Book 26746, Page 4526, of the Public Records of Miami-Dade County, Florida.
12. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
13. Any lien or right to a lien for labor, services or materials provided in connection with the construction of the improvements referred to in that Notice of Commencement recorded October 30, 2013, in Official Records Book 28890, Page 3294, of the Public Records of Miami-Dade County, Florida.
14. Any lien or right to a lien for labor, services or materials provided in connection with the construction of the improvements referred to in that Notice of Commencement recorded October 23, 2013 in Official Records Book 28879, Page 4553, of the Public Records of Miami-Dade County, Florida.
15. Any lien or right to a lien for labor, services or materials provided in connection with the construction of the improvements referred to in that Notice of Commencement recorded July 8, 2013, in Official Records Book 28713, Page 990, of the Public Records of Miami-Dade County, Florida.



DIVISION of
CORPORATIONS
an official State of Florida website

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

Detail by Entity Name

Foreign Limited Liability Company

BANYAN STREET/GAP DOUGLAS ENTRANCE OWNER, LLC

Filing Information

Document Number M14000001355
FEI/EIN Number 46-5087865
Date Filed 02/27/2014
State DE
Status ACTIVE

Principal Address

80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Changed: 04/20/2015

Mailing Address

80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Changed: 04/20/2015

Registered Agent Name & Address

DUNNE, LORRI
80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Address Changed: 04/20/2015

Authorized Person(s) Detail

Name & Address

Title M

BANYAN STREET/GAP DOUGLAS ENTRANCE HOLDING

80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Title President

Touzet, Rodolfo P
80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Title VP

White, K. Taylor
80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Title VP

Dunne, Lorri
80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Annual Reports

Report Year	Filed Date
2015	04/20/2015
2016	02/26/2016
2016	10/26/2016

Document Images

10/26/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
02/26/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
02/27/2014 -- Foreign Limited	View image in PDF format

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT (as the same may be amended, restated, replaced, supplemented or other modified, being hereinafter referred to as this "Security Instrument") is made as of this 16th day of May, 2014, by **BANYAN STREET/GAP DOUGLAS ENTRANCE OWNER, LLC**, a Delaware limited liability company, having its principal place of business at c/o Banyan Street Capital, 777 Brickell Avenue, Suite 1100, Miami, Florida 33131, as mortgagor ("Borrower"), for the benefit of **PARLEX 2 FINANCE, LLC**, a Delaware limited liability company, having an address at c/o Blackstone Mortgage Trust, Inc., 345 Park Avenue, New York, New York 10154, as mortgagee (together with its successors and assigns, collectively, "Lender").

RECITALS:

A. This Security Instrument is given to secure a loan (the "Loan") in the principal sum of up to **EIGHTY-SIX MILLION EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$86,800,000.00)** made pursuant to that certain Loan Agreement, dated as of the date hereof, between Borrower and Lender (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "Loan Agreement") and evidenced by that certain Promissory Note, dated the date hereof, made by Borrower in favor of Lender (as the same may be amended, restated, replaced, supplemented, extended or otherwise modified from time to time, the "Note"). Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Loan Agreement.

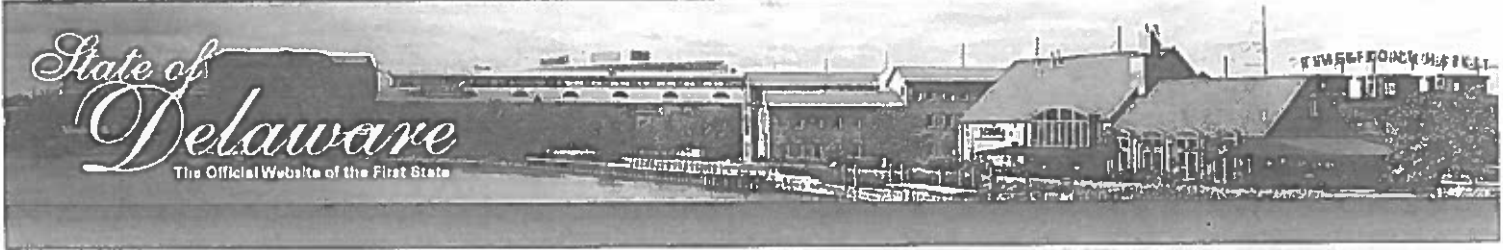
B. Borrower desires to secure the payment of the Debt and the performance of the Other Obligations (hereinafter defined).

C. This Security Instrument is given pursuant to the Loan Agreement, and payment, fulfillment, and performance by Borrower of its obligations thereunder and under the other Loan Documents are secured hereby, and each and every term and provision of the Loan Agreement, the Note, and that certain Assignment of Leases and Rents, dated as of the date hereof, made by Borrower in favor of Lender delivered in connection with this Security Instrument (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the "Assignment of Leases"), including the rights, remedies, obligations, covenants, conditions, agreements, indemnities, representations and warranties of the parties therein, are hereby incorporated by reference herein as though set forth in full and shall be considered a part of this Security Instrument (the Loan Agreement, the Note, this Security Instrument, the Assignment of Leases and Rents and all other documents evidencing or securing or otherwise setting out conditions, covenants, representations and/or remedies in favor of the Lender in connection with the funding of the Debt (including all additional mortgages, deeds of trust, deeds to secure debt and assignments of leases and rents) or executed or delivered in connection therewith, are hereinafter referred to collectively as the "Loan Documents").

NOW THEREFORE, in consideration of the making of the Loan by Lender and the covenants, agreements, representations and warranties set forth in this Security Instrument:

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Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

File Number:	5322998	Incorporation Date / Formation Date:	4/22/2013 (mm/dd/yyyy)
Entity Name:	PARLEX 2 FINANCE, LLC		
Entity Kind:	Limited Liability Company	Entity Type:	General
Residency:	Domestic	State:	DELAWARE

REGISTERED AGENT INFORMATION

Name:	THE CORPORATION TRUST COMPANY		
Address:	CORPORATION TRUST CENTER 1209 ORANGE ST		
City:	WILMINGTON	County:	New Castle
State:	DE	Postal Code:	19801
Phone:	302-658-7581		

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

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