

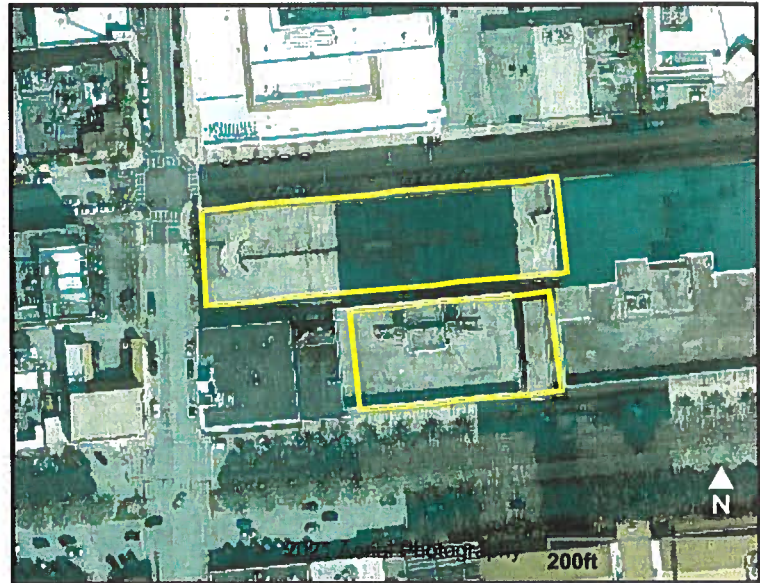


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/23/2022

Property Information	
Folio:	03-4108-006-1920
Property Address:	255 ALHAMBRA CIR Coral Gables, FL 33134-7411
Owner	RREEF AMERICA REIT II CORP ZZZZ C/O TTA/EPROPERTYTAX-DEPT 207
Mailing Address	PO BOX 4900 SCOTTSDALE, AZ 85261
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	13
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	421,791 Sq.Ft
Lot Size	55,966 Sq.Ft
Year Built	1972



Assessment Information			
Year	2021	2020	2019
Land Value	\$11,165,217	\$12,312,520	\$11,193,200
Building Value	\$33,959,783	\$33,240,908	\$30,985,900
XF Value	\$0	\$0	\$0
Market Value	\$45,125,000	\$45,553,428	\$42,179,100
Assessed Value	\$45,125,000	\$45,553,428	\$42,179,100

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORAL GABLES SEC K PB 8-33	
LOTS 1 THRU 14 & LOT 15 LESS	
E18.21FT & LOTS 35 THRU 42	
BLK 25	
LOT SIZE 559.660 X 100	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$45,125,000	\$45,553,428	\$42,179,100
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$45,125,000	\$45,553,428	\$42,179,100
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$45,125,000	\$45,553,428	\$42,179,100
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$45,125,000	\$45,553,428	\$42,179,100

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2006	\$59,900,000	24810-0115	Sales which are qualified
04/01/1994	\$15,300,000	16350-0263	Sales which are qualified
04/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1983	\$25,391,000	11200-0971	Sales which are qualified

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Version:

1) 255 Alhambra Cir

<u>Owner (Property Appraiser address)</u> RREEF America REIT II CORP ZZZZ C/O TTA/EPropertyTax - Dept 207 P.O. BOX 4900 Scottsdale, AZ 85261-4900	<u>Owner (deed address)</u> RREEF America REIT II CORP ZZZZ C/O RREEF 875 N. Michigan Ave, FL 41 Chicago, IL 60611-1803
<u>Owner (Registered Agent address)</u> RREEF AMERICA REIT II CORP ZZZZ c/o The Corporation Trust, Inc. Registered Agent 2405 York RD, STE 201 Lutherville-Timonium, MD 21093-2252	<u>Mortgagee (mortgage address)</u> City National Bank of Florida 25 Flagler St Miami, FL 33130-1785
<u>Lessee (Memorandum of Lease address)</u> TD Bank, N.A. 1701 Route 70 E. Cherry Hill, New Jersey 08003-2390	<u>Lessee (FDIC address)</u> TD Bank, N.A. 2035 Limestone Rd Wilmington, DE 19808-5529

CITY'S

EXHIBIT

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Permit number	Permit description	Permit Address	Approval stat
AB-08-10-0964	"AMERITRADE" ILLUMINATED SIGN & VINYL LETTERS ON DOOR S 2370	255 ALHAMBRA CIR	final
AB-09-11-1506	PAINT EXT WALL BACK ALLEY WALL ONLY SW 7073 (NETWORK GRAY) \$10000	255 ALHAMBRA CIR	final
AB-10-04-4925	CANCELLED*** SIGN (MERCANTILE BANK) \$6500	255 ALHAMBRA CIR	final
AB-10-06-9950	PAINT FRONT COLUMN ARCH SW 7663 (GRAY) \$3,800	255 ALHAMBRA CIR	final
AB-10-07-5374	INSTALL 10 set of 30' and 23' face 1lt letters on existing building /SIGN (COLSON HICKS EIDSON) \$22500	255 ALHAMBRA CIR	canceled
AB-10-09-4079	INSTALL ILLUMINATED CHANNEL LETTERS SIGN "TD AMERITRADE" \$1500	255 ALHAMBRA CIR	canceled
AB-10-12-4253	STOREFRONT RENOVATION - (OFIFRAN USA CORP) - \$15000	255 ALHAMBRA CIR	canceled
AB-11-04-5784	REV REPLACE (1) TENANT WALLS SIGN (TD) \$5600	255 ALHAMBRA CIR	canceled
AB-11-10-7560	REPLACEMENT OF CONDENSER WATER PUMPS \$73000	255 ALHAMBRA CIR	canceled
AB-13-06-1028	ATM (BUILTOUT) ***TENANT TD BANK ***\$35000	255 ALHAMBRA CIR	canceled
AB-15-04-5242	**COM**REMOVAL ANTENNA AND CABINET \$23000	255 ALHAMBRA CIR	final
AB-16-12-6401	COMMERCIAL * REV TO PERMIT#3&4- REV PER PER DATE 07/10/17 (RESPONSE TO COMMENTS) *REV#3 (RESPONSE TO COMMENTS-BUILDING) *REV/ISON#2- * RES/	255 ALHAMBRA CIR	final
AB-18-03-3996	COMMERCIAL *SIGNAGE -REVERSE CHANNEL STAINLESS STEEL LETTERS "255 ALHAMBRA" \$7,000	255 ALHAMBRA CIR	final
AB-19-10-5256	COMMERCIAL *AWNING REPLACEMENT ON PARKING GARAGE ROOF TOP /VINYL /COLOR: DUSKY BLUE \$10,000	255 ALHAMBRA CIR	final
AB-19-12-4316	COMMERCIAL *INSTALL ILLUMINATED CHANNEL LETTERS "TD BANK" \$3,800	255 ALHAMBRA CIR	final
AB-20-07-6480	ART IN PUBLIC PLACES FEE COMM INTERIOR ALTERATIONS 12TH FLOOR (TD BANK) \$1,000,000	255 ALHAMBRA CIR	final
BL-08-01-0710	COMMERCIAL INTERIOR ALTERATIONS 6TH FLOOR(STIFFEL LABORATORIES) S	255 ALHAMBRA CIR	final
BL-08-04-0061	CANCELLED***COMM INTERIOR DEMO ONLY SUITE #5 120 & 305 (KAPLAN TEST & PREP) \$15,000	255 ALHAMBRA CIR	final
BL-08-04-0309	CANCELLED***INTERIOR BUILDOUT 1ST & 3RD FLOOR (KAPLAN TEST & PREP) \$325,000	255 ALHAMBRA CIR	final
BL-08-05-1430	COMMERCIAL INTERIOR ALTERATIONS STE#700 \$10,000	255 ALHAMBRA CIR	final
BL-08-10-1494	"AMERITRADE" ILLUMINATED SIGN & VINYL LETTERS ON DOOR S 2370	255 ALHAMBRA CIR	final
BL-09-01-2353	COMMERCIAL INTERIOR ALTERATIONS ONLY (4,691 SF) STE# 120 \$379,000	255 ALHAMBRA CIR	final
BL-09-11-2378	CANCELLED - REMOVE 2 ELECTRICAL SIGNS \$3,900	255 ALHAMBRA CIR	final
BL-10-01-3916	COMMERCIAL INTERIOR DEMO @ (PH) \$38,000	255 ALHAMBRA CIR	final
BL-10-02-3049	COMM INTER ALTER @ PENTHOUSE SUITE (COLSON HICKS EIDSON) \$175,000	255 ALHAMBRA CIR	final
BL-10-03-4773	COMMERCIAL INTERIOR ALTERATIONS STE# 1150 (TRAMONT, GUERRA, & NUNEZ PA) \$100,000	255 ALHAMBRA CIR	canceled
BL-10-04-4369	CANCELLED - SIGN (MERCANTILE BANK) \$4850	255 ALHAMBRA CIR	final
BL-10-05-3372	COMMERCIAL INTERIOR ALTERATIONS (2,490 SF) @ SUITE #1160 \$100000	255 ALHAMBRA CIR	final
BL-10-06-5283	COMMERCIAL INTERIOR ALTERATIONS (600 SF) @ #415 @ \$15000	255 ALHAMBRA CIR	final
BL-10-06-5284	COMMERCIAL INTERIOR ALTERATIONS @ (STE# 414) \$8,000	255 ALHAMBRA CIR	final
BL-10-08-3400	COMMERCIAL INTERIOR ALTERATIONS (2140 SF) STE#435 @ \$80,000	255 ALHAMBRA CIR	final
BL-10-08-3641	INSTALL ILLUMINATED SIGN (COLSON HICKS EIDSON) \$22500	255 ALHAMBRA CIR	final
BL-10-08-4732	COMMERCIAL INTERIOR ALTERATIONS (BUILD - OUT) STE#700 \$25,000	255 ALHAMBRA CIR	final
BL-10-09-4808	CANCELLED - COMMERCIAL INTERIOR ALTERATIONS @ STE#440 \$70,000	255 ALHAMBRA CIR	canceled
BL-10-09-4963	INSTALL ILLUMINATED CHANNEL LETTERS SIGN "TD AMERITRADE" \$1500	255 ALHAMBRA CIR	final
BL-10-10-5124	COMMERCIAL INTERIOR ALTERATIONS (2,755 SF) STE#1200 \$138,872	255 ALHAMBRA CIR	final
BL-10-10-5647	COMMERCIAL INTERIOR ALTERATIONS (3,468 SF) @ SUITE #1250 (LAPIN & LEICHTLING LLP) \$162,516	255 ALHAMBRA CIR	final
BL-10-12-4415	STOREFRONT, CONCRETE RAMP & GLASS RAILING - (OFIFRAN USA CORP) - \$15,000	255 ALHAMBRA CIR	final
BL-11-04-5441	COMMERCIAL INTERIOR ALTERATIONS STE# 560 \$100,000	255 ALHAMBRA CIR	final
BL-11-04-5695	COMMERCIAL INTERIOR ALTERATIONS STE #835 \$200,000	255 ALHAMBRA CIR	final
BL-11-04-6719	INSTALL ONE SIGN (TD) \$850	255 ALHAMBRA CIR	final
BL-11-04-7128	COMMERCIAL INTERIOR ALTERATIONS STE#720 (TD BANK) \$19,872	255 ALHAMBRA CIR	final
BL-11-06-7707	COMMERCIAL INTERIOR ALTERATIONS (CORAL GABLES TRUST CO.) STE#333 \$57,000	255 ALHAMBRA CIR	final

CITY'S

EXHIBIT

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BL-11-06-7892	COMMERCIAL INTERIOR ALTERATIONS STE#1200 (TD BANK WEALTH MANAGEMENT) \$210,000	255 ALHAMBRA CIR	final
BL-11-07-6096	INTERIOR DEMOLITION (1,558 SF) FOR SUITE 333 \$1,800	255 ALHAMBRA CIR	final
BL-11-08-5439	COMM INTER ALTER @ STE #520 \$74,000	255 ALHAMBRA CIR	final
BL-11-08-5649	COMMERCIAL INTERIOR ALTERATIONS (TOWERS WATSON) STE#950 \$75,000	255 ALHAMBRA CIR	final
BL-11-08-7069	CANCELLED -EXPIRED-6COMM INTER ALTER STE # 760 (TMP WORLDWIDE) S	255 ALHAMBRA CIR	canceled
BL-12-03-8050	CANCELLED - COMMERCIAL INTERIOR DEMO ONLY (SUITE 850) \$5,000	255 ALHAMBRA CIR	canceled
BL-12-05-8295	COMMERCIAL INTERIOR DEMO ONLY (2162 SF) @ STE#425 \$9,450	255 ALHAMBRA CIR	final
BL-12-06-8132	COMM INTER ALTER (GRUNENTHAL LATIN AMERICA) SUITE #425 \$105,000	255 ALHAMBRA CIR	final
BL-12-07-0073	COMM INTER ALTER @ #700 \$68,000	255 ALHAMBRA CIR	final
BL-13-01-0677	COMMERCIAL INTERIOR ALTERATIONS STE#1170 \$149,000	255 ALHAMBRA CIR	final
BL-13-02-0453	COMM INTER ALTER SUITE 150 \$168,631	255 ALHAMBRA CIR	final
BL-13-05-0512	COMMERCIAL INTERIOR ALTERATIONS STE#630 @ (360 SF) \$18,550	255 ALHAMBRA CIR	final
BL-13-06-1859	NEW ATM AND INTERIOR RENOVATION TO VESTIBULE AND LOBBY (TD BANK) \$35,000	255 ALHAMBRA CIR	final
BL-13-09-0948	COMMERCIAL INTERIOR ALTERATIONS (BRITISH BROADCASTING CORP) STE#1000 \$100,000	255 ALHAMBRA CIR	final
BL-13-09-0949	COMMERCIAL INTERIOR ALTERATIONS (HERRON ORTIZ LAW FIRM) STE#1060 \$120,000	255 ALHAMBRA CIR	final
BL-13-10-1685	COMMERCIAL INTERIOR ALTERATIONS (1,055 SF) @ STE #540 (NATURE CONSERVANCY) \$132,000	255 ALHAMBRA CIR	final
BL-13-11-2709	COMMERCIAL INTERIOR ALTERATIONS SUITE 620 \$97,000	255 ALHAMBRA CIR	final
BL-14-05-3659	COMMERCIAL INTERIOR RENOVATIONS (10TH FLOOR ELEVATOR LOBBY) \$8,000	255 ALHAMBRA CIR	final
BL-14-08-2752	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 1010 (KRAFT FOODS) \$207,000	255 ALHAMBRA CIR	final
BL-15-01-0556	COMMERCIAL INTERIOR ALTERATIONS STE# 1000 (BBC NEWS) \$83,550	255 ALHAMBRA CIR	final
BL-15-03-3941	COMM INTER RENOVATIONS-11TH FLOOR RESTROOMS \$30,000	255 ALHAMBRA CIR	final
BL-15-04-4996	CANCELED REPLACE DAMAGED GLASS \$10,000	255 ALHAMBRA CIR	canceled
BL-15-05-4291	**CHANGE OF CONT TO BL-17-10-1989** REMOVAL OF ROOFTOP (ANTENNA & CABINET) \$23,000	255 ALHAMBRA CIR	canceled
BL-15-06-4604	COMMERCIAL INTERIOR ALTERATIONS @ SUITE435 \$60,000	255 ALHAMBRA CIR	pending
BL-15-06-5982	***CANCELED BOA APPROVAL EXP**CHANGE OF USE ONLY -BERLITZ SUITE 150	255 ALHAMBRA CIR	canceled
BL-15-08-4295	COMMERCIAL INTERIOR ALTERATIONS (TRANSWESTERN COMMERCIAL SERVICES) STE#620 @ \$70,000	255 ALHAMBRA CIR	final
BL-15-12-5692	DISCARDED/ REPLACED BY BL-16-09-5828 INTERIOR ALTERATIONS - NEW CEILINGS, PARTITIONS & FINISHES. (\$50,000) STE 520	255 ALHAMBRA CIR	canceled
BL-15-12-5854	COMMERCIAL INTERIOR FLOORING - LOBBY AREA (\$150,000)	255 ALHAMBRA CIR	final
BL-16-02-2091	COMM INTER ALTER SUITE 435 (GRUNENTHAL LATIN AMERICA) \$400,000	255 ALHAMBRA CIR	final
BL-16-04-6787	COMM INTER ALTER 3RD FLR (CORAL GABLES TRUST) \$353,520	255 ALHAMBRA CIR	final
BL-16-08-6470	COMMERCIAL INTERIOR ALTERATIONS (LOBBY) \$40,000 *** SHOP DRAWING FOR INTERIOR CANOPY ***	255 ALHAMBRA CIR	final
BL-16-09-5825	COMM INTER ALTER SUITE 560 (TRANSWESTERN) \$100,000	255 ALHAMBRA CIR	final
BL-16-09-5828	COMM INTER ALTER SUITE 520 (TRANSWESTERN) \$30,000	255 ALHAMBRA CIR	final
BL-16-09-6569	COMM INTERIOR ALTERATIONS ONLY, STE 690 (HEMISPHERIC REINSURANCE GROUP OFFICE) (\$29,000)	255 ALHAMBRA CIR	final
BL-17-02-0993	*** SPECIAL INSPECTOR - MOHAMED W. FAHMY PE ***EXTERIOR/INTERIOR ALTERATIONS TO MAIN ENTRY & FRONT FACADE(CANOPY) \$150,000	255 ALHAMBRA CIR	final
BL-17-03-2092	COMM INTERIOR ALTERATIONS STE #500 (JORDAN RICARDO & COMPANY) \$230,000	255 ALHAMBRA CIR	final
BL-17-10-1989	**CHANGE OF CONT FROM BL-15-05-4291** REMOVAL OF ROOFTOP (ANTENNA & CABINET) \$23,000	255 ALHAMBRA CIR	final

BL-17-12-1401	COMM INTERIOR ALTERATIONS UNIT 1100 (PAAST OFFICES) \$400,000	255 ALHAMBRA CIR	final
BL-18-01-2094	COMMERCIAL INTERIOR ALTERATIONS @ STE #900 (TRANSWESTERN) \$225,000	255 ALHAMBRA CIR	final
BL-18-04-2806	NON-ILLUMINATED BUILDING ADDRESS SIGN (1) -REVERSE CHANNEL STAINLESS STEEL LETTERS (255 ALHAMBRA) \$7,000	255 ALHAMBRA CIR	final
BL-18-04-3034	COMM INTERIOR ALTERATIONS @ SUITE 1150 (TRANSWESTERN) \$118,260	255 ALHAMBRA CIR	final
BL-18-09-2002	COMMERCIAL INTERIOR ALTERATIONS STE#925 # 179,760	255 ALHAMBRA CIR	final
BL-18-11-3433	INTERIOR ALTERATIONS ONLY - OFFICE SPACE (STE# 760) \$150,000	255 ALHAMBRA CIR	final
BL-19-06-4691	COMMERCIAL INTERIOR DEMO (UNITS - 404, 412, 414) \$30,000	255 ALHAMBRA CIR	final
BL-19-07-5452	*COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 - \$550,000	255 ALHAMBRA CIR	final
BL-19-07-5708	COMM. INTR. ALTERATIONS (TRANSWESTERN STE #600) \$150,000	255 ALHAMBRA CIR	final
BL-19-07-5712	**PLANS DISCARDED / CANCELED**	255 ALHAMBRA CIR	canceled
	COMM. INTR ALTERATIONS (STE #435) \$20,000		
BL-19-09-3899	**CANCEL / DISCARDED**	255 ALHAMBRA CIR	canceled
BL-19-11-3933	CANOPY REPLACEMENT ON PARKING GARAGE ROOF TOP VINYL COLOR: DUSKY BLUE \$10,000	255 ALHAMBRA CIR	pending
BL-20-01-4315	INSTALL ILLUMINATED WALL SIGN-CHANNEL LETTERS "TD BANK" \$3,800	255 ALHAMBRA CIR	final
BL-20-02-5542	*** PRIVATE PROVIDER - MTCI - INSPECTIONS ONLY *** COMM INTERIOR ALTERATIONS- REMOVAL OF 2ND FLOOR STAIRWAY DEMISING WALLS BETWEEN 1ST AND 2	255 ALHAMBRA CIR	final
BL-20-02-5545	**PRIVATE PROVIDER INSPECTIONS ONLY MTCI PRIVATE PROVIDER SERVICES-COMM INTERIOR ALTERATIONS 12TH FLOOR-SUITE 1200 (TD BANK) \$1,000,000	255 ALHAMBRA CIR	final
BL-20-05-6444	COMMERCIAL INTERIOR DEMO ONLY @ STE #200 & 201 \$20,000	255 ALHAMBRA CIR	final
BL-20-07-6511	COMM INTERIOR ALTERATIONS @ 1ST FLOOR (TD BANK) **PRIVATE PROVIDER -MTCI FOR INSPECTIONS -ONLY**\$448,908	255 ALHAMBRA CIR	final
BL-20-09-4754	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 700 \$140,000	255 ALHAMBRA CIR	final
BL-20-09-4756	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 715 \$50,000	255 ALHAMBRA CIR	final
BL-20-09-4764	COMMERCIAL INTERIOR ALTERATIONS (SPEC SPACE) SUITE #400 - \$150,000	255 ALHAMBRA CIR	final
BL-20-12-5448	COMMERCIAL INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,332.00	255 ALHAMBRA CIR	final
BL-21-01-5974	COMMERCIAL - INTERIOR ALTERATIONS AT STE#1020 (BBC MIAMI OFFICE) \$179,973.82	255 ALHAMBRA CIR	final
BL-21-02-7027	CANCELED *COMMERCIAL - INTERIOR ALTERATIONS AT STE# 1020 (PHASE II) (BBC) \$	255 ALHAMBRA CIR	canceled
	*** NEED TO CLOSE OUT BL21015974 PRIOR TO ISSUANCE ****		
BL-21-03-7975	*COMMERCIAL INTERIOR RENOVATIONS (SUITE 301& 305) \$50,000	255 ALHAMBRA	approved
CE-09-09-2137	WT3791 SEC 5-1902 ZC (BAN) BANNER AND OTHER ATTENTION ATTRACTORS AND ADVERTISING DEVICES ARE PROHIBITED. ie TENANT @271 ALHAMBRA	255 ALHAMBRA CIR	pending
CE-13-05-0657	WT11459 5-1901 ZONING CODE (SNP) MAINTAINING A WINDOW SIGN WITHOUT NECESSARY APPROVAL AND PERMIT. LARGE TD BANK SIGN	255 ALHAMBRA CIR	final
CE-13-07-2057	WT16820 105-27 CITY CODE (GRA) GRAFFITI EXISTS ON BUILDING, PROHIBITED. REMOVE WITHIN 72 HRS.	255 ALHAMBRA CIR	final
CE-18-10-2650	GOVQA CE279931/ SETTLEMENT CASE AGREEMENT.	255 ALHAMBRA CIR	final
DR-08-02-0282	APPLICANT PROPOSED TO INSTALL A KAPLAN TESTING CENTER IN THE PRESENT LOCATION.	255 ALHAMBRA CIR	final
DR-13-08-0669	CHANGE OF USE FOR BERLITZ LANGUAGE SCHOOL SUITE 150	255 ALHAMBRA CIR	final
EL-08-01-1135	ELECTRICAL COMMERCIAL FOR SUITE#640 \$22,000	255 ALHAMBRA CIR	final
EL-08-01-1154	INSTALL LOW VOLTAGE TELEPHONE SYSTEM SUITE 35	255 ALHAMBRA CIR	final
EL-08-02-0923	INSTALL FIRE ALARM FOR UNIT 640	255 ALHAMBRA CIR	final
EL-09-02-2486	ELECTRICAL FOR SIGN	255 ALHAMBRA CIR	final
EL-09-04-1796	INSTALL EQUIPMENT OUTLETS, LIGHT FIXTURES, OUTLETS, SUBFEED & COMMERCIAL OUTLET	255 ALHAMBRA CIR	final

EL-09-05-2019	INSTALL LOW VOLTAGE (VOICE, DATA & T.V.) FOR THE COMMERCIAL INTERIOR ALTERATIONS ONLY STE# 120	255 ALHAMBRA CIR	final
EL-09-05-3153	INSTALL FIRE ALARM FOR THE COMMERCIAL INTERIOR ALTERATIONS ONLY (4,691 SF) STE# 120	255 ALHAMBRA CIR	final
EL-09-06-2836	CHANGE OF CONTRACTOR TO EL-09-12-2243 INSTALL OUTLETS & LOW VOLTAGE SYSTEMS FOR THE COMMERCIAL INTERIOR ALTERATIONS (STE#700)	255 ALHAMBRA CIR	final
EL-09-06-2883	INSTALL BURGLAR ALARM & CCTV SYSTEM FOR THE COMMERCIAL INTERIOR ALTERATIONS STE# 120	255 ALHAMBRA CIR	final
EL-09-08-2143	ADD FIRE ALARM DEVICES TO EXISTING SYSTEM SUITE 700	255 ALHAMBRA CIR	final
EL-09-12-2243	CHANGE OF CONTRACTOR FROM EL09062836 INSTALL OUTLETS & LOW VOLTAGE SYSTEMS FOR THE COMMERCIAL INTERIOR ALTERATIONS (STE#700)	255 ALHAMBRA CIR	final
EL-09-12-3071	CANCELLED - REMOVE 2 ELECTRICAL SIGNS	255 ALHAMBRA CIR	final
EL-10-02-3444	ELECTRICAL DEMO FOR THE PENTHOUSE SUITE	255 ALHAMBRA CIR	final
EL-10-03-3826	LOW VOLTAGE FOR COMMUNICATION SYSTEMS S 11.894.35 SPACE 101 - 201	255 ALHAMBRA CIR	final
EL-10-03-4530	ELECTRICAL FOR PENTHOUSE,115 LIGHT SOCKETS; 24 FEET TRACK OF PLUGMOLD; RETROFIT 85 LIGHT FIXTURES,129 ROUGH IN OUTLETS,60 AMP SERVICE, ONE LOW	255 ALHAMBRA CIR	final
EL-10-04-4136	BURGLAR ALARM- ACCESS CONTROL CAMARA SYSTEM	255 ALHAMBRA CIR	final
EL-10-04-4340	RELOCATE DEVICES AND INSTALL NEW ONES	255 ALHAMBRA CIR	final
EL-10-04-4370	**CANCELED AS PER FBC SECT 105.3.2**SIGN (MERCANTILE BANK) \$6500	255 ALHAMBRA CIR	canceled
EL-10-04-4467		255 ALHAMBRA CIR	final
EL-10-04-4989	CANCELLED - ELECTRICAL FOR SIGN	255 ALHAMBRA CIR	canceled
EL-10-05-3694	*** CANCELLED ***	255 ALHAMBRA CIR	final
EL-10-05-3819	36 LOCATIONS, COMPUTER AND TELEPHONE FOR COMMERCIAL INTERIOR ALTERATIONS STE# 1150 (TRAMONT, GUERRA, & NUNEZ PA)	255 ALHAMBRA CIR	final
EL-10-05-3894	FIRE ALARM SYSTEM FOR COMMERCIAL INTERIOR ALTERATIONS STE# 1150 (TRAMONT, GUERRA, & NUNEZ PA)	255 ALHAMBRA CIR	final
EL-10-06-4349	LOW VOLTAGE WIRING ONLY VOICE AND DATA PENTHOUSE SUITE	255 ALHAMBRA CIR	final
EL-10-06-4829	37 LIGHT SOCKETS; 22 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final
EL-10-07-4111	FIRE ALARM FOR COMM INT ALT @ SUITE #1160	255 ALHAMBRA CIR	final
EL-10-08-3819	15 LIGHT SOCKETS; 30 ROUGH IN OUTLETS ONE 100 AMP PANEL AND 100 AMP SUBFEED	255 ALHAMBRA CIR	final
EL-10-09-4966	ELECTRICAL FOR ILLUMINATED CHANNEL LETTERS SIGN "TD AMERITRADE "	255 ALHAMBRA CIR	final
EL-10-09-5321	3 LIGHT FIXTURES; 4 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final
EL-10-11-4319	FIRE ALARM FOR COMMERCIAL INTERIOR ALTERATIONS (2140 SF) STE#435 @ RELOCATE SPEAKERS AND STROBES AT SUITE # 435	255 ALHAMBRA CIR	final
EL-10-12-3729	25 LIGHT SOCKETS; 30 ROUGH IN OUTLETS100 AMP SERVICE 100 AMP SWITCHBOARD FOR STE#435	255 ALHAMBRA CIR	final
EL-10-12-3941	LOW VOLTAGE PERMIT	255 ALHAMBRA CIR	final
EL-10-12-4240	ELECTRICAL FOR INTERIOR ALTERATIONS SUITE 1250 30 LIGHT SOCKETS AND 50 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final
EL-10-12-4244	ELECTRICAL FOR INTERIOR ALTERATION SUITE 1200 30 LIGHT SOCKETS AND 40 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final
EL-11-01-4413	FIRE ALARM #1250	255 ALHAMBRA CIR	final
EL-11-01-5139	15 SOCKETS,32 OUTLETS	255 ALHAMBRA CIR	final
EL-11-01-5950	FIREALARM SYSTEMCOMMERCIAL INTERIOR ALTERATIONS (2,755 SF) STE#1200	255 ALHAMBRA CIR	final
EL-11-02-5303	LOW VOLT	255 ALHAMBRA CIR	final
EL-11-03-5444	LOW VOLTAGE FOR A COMMERCIAL INTERIOR ALTERATIONS STE#1200	255 ALHAMBRA CIR	final
EL-11-04-5531	49 LIGHT SOCKETS; 89 ROUGH IN OUTLETS AND 9 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-11-04-5832	81 ROUGH IN OUTLETS; 7 COMMERCIAL OUTLETS AND 47 LIGHT SOCKETS ONE DEMO	255 ALHAMBRA CIR	final
EL-11-04-7088	REPLACE (2) WALLS SIGN (ELECTRICAL)	255 ALHAMBRA CIR	final

EL-11-05-5215	25 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final
EL-11-05-5420	ELECTRICAL FOR ILLUMINATED SIGN (COLSON HICKS EIDSON)	255 ALHAMBRA CIR	final
EL-11-06-5937	DOUBLE PERMIT CREATED	255 ALHAMBRA CIR	canceled
EL-11-06-7890	FIRE ALARM	255 ALHAMBRA CIR	final
EL-11-06-7918	SUITE 1200 ELECTRICAL WORK: 120 LIGHT SOCKETS; 116 ROUGH IN OUTLETS AND 28 COMMERCIAL OUTLETS (EQUIPMENT AND A/C VAV CONNECTIONS)	255 ALHAMBRA CIR	final
EL-11-07-6087	INSTALLATION OF FIRE ALARM DEVICES ON ROOF FLOOR IN ELEVATOR ROOM \$1500	255 ALHAMBRA CIR	final
EL-11-07-6271	ELECTRICAL DEMO	255 ALHAMBRA CIR	canceled
EL-11-07-6288	LOW VOLT PERMIT	255 ALHAMBRA CIR	final
EL-11-07-6903	ELEVATOR ROOM REPAIRS: 22 LIGHT SOCKETS; 6 ROUGH IN OUTLETS; 520 AMPS TOTAL SWITCHBOARD AMPS (4 100 AMPS AND 4 30 AMPS)	255 ALHAMBRA CIR	final
EL-11-07-6318	ELECTRICAL WORK FOR A COMMERCIAL INTERIOR ALTERATIONS (CORAL GABLES TRUST CO.) STE#333	255 ALHAMBRA CIR	final
EL-11-07-6401	CANCELLED - LOW VOLT PERMIT	255 ALHAMBRA CIR	canceled
EL-11-07-6980	COMMERCIAL INTERIOR ALTERATIONS STE #835 ELECTRICAL LOW VOLTAGE TEL/CATE WIRING	255 ALHAMBRA CIR	final
EL-11-07-7070	LOW VOLTAGE VOICE AND DATA SUITE 560	255 ALHAMBRA CIR	final
EL-11-07-7471	THIS WAS A TWICE CREATED PERMIT FOR SAME JOB	255 ALHAMBRA CIR	canceled
EL-11-07-7472	LOW VOLT CONTROLS FOR VAV BOXES FOR SUITE 435 AND 835 ONLY	255 ALHAMBRA CIR	final
EL-11-08-5558	COMMERCIAL INTERIOR ALTERATIONS STE #835 \$200,000	255 ALHAMBRA CIR	final
EL-11-08-5562	LOW VOLTAGE FOR A COMMERCIAL INTERIOR ALTERATIONS (CORAL GABLES TRUST CO.) STE#333	255 ALHAMBRA CIR	final
EL-11-08-5713	30 LIGHT SOCKETS; 13 ROUGH IN OUTLETS AND 3 COMMERCIAL OUTLETS FOR A/C VAV BOXES	255 ALHAMBRA CIR	final
EL-11-08-5715	LOW VOLTAGE PERMIT	255 ALHAMBRA CIR	final
EL-11-08-6137	61 LIGHT SOCKETS AND 9 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final
EL-11-08-6140	LOW VOLT FOR DATA AND TEL	255 ALHAMBRA CIR	canceled
EL-11-08-6855	VOICE & DATA	255 ALHAMBRA CIR	final
EL-11-08-7150	*****THIS IS A SUPPLEMENT****FIRE ALARM FOR COMMERCIAL INTERIOR ALTERATIONS (2140 SF) STE#435 @ RELOCATE SPEAKERS AND STROBES AT SUITE # 435 *****ADDING STROBE AND NEW DEVICES*****	255 ALHAMBRA CIR	final
EL-11-08-7405	MASTER DISCARDED BOA DATE OVER 2 YEARS OLD/ 4 LIGHT SOCKETS; 10 ROUGH IN OUTLETS AND 2 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	canceled
EL-11-09-6564	FIRE ALARM	255 ALHAMBRA CIR	final
EL-11-09-6658	LOW VOLT DATA	255 ALHAMBRA CIR	final
EL-11-09-6858	FIRE ALARM ACCESS CONTROL	255 ALHAMBRA CIR	final
EL-11-09-6859	CCTV SYSTEM	255 ALHAMBRA CIR	final
EL-11-09-7128	LOW VOLT PERMIT	255 ALHAMBRA CIR	final
EL-11-09-7474	LOW VOLTAGE - ONE STROBE	255 ALHAMBRA CIR	final
EL-11-10-6228	FIRE ALARM SYSTEM STE#1200 (TD BANK WEALTH MANAGEMENT)	255 ALHAMBRA CIR	final
EL-11-10-6403	INSTALL 3" EMT CONDUIT INSTALL 200 AMP DEDICATED CIRCUIT AND DUPLEX OUTLET \$8,000 ONE LOW VOLT FOR THE 3 INCH CONDUIT	255 ALHAMBRA CIR	final
EL-11-12-5569	INSTALL CARD READER SYSTEM \$12,235	255 ALHAMBRA CIR	final
EL-12-01-6232	2- 150 HP MOTORS AND 2-25 HP MOTORS	255 ALHAMBRA CIR	final
EL-12-03-8171	I**CANCELED AS PER FBC SECT 105.3.2*COMM INTER DEMO ONLY ELECTRICAL	255 ALHAMBRA CIR	canceled
EL-12-05-8464	ELECTRICAL DEMO - OK TO CLOSE PER G MORENO (ELEC)	255 ALHAMBRA CIR	canceled
EL-12-06-8546	COMM INTER ALTER SUITE #425	255 ALHAMBRA CIR	final
EL-12-07-1435	46 ROUGH IN OUTLETS; 7 LIGHT OSCKETS AND 3 COMMERCIL OUTLETS	255 ALHAMBRA CIR	final
EL-12-07-1604	4 LIGHT SOCKETS; 46 ROUGH IN OUTLETS @ 700	255 ALHAMBRA CIR	final
	CONTROL RETROFIT	255 ALHAMBRA CIR	final

EL-12-07-1763	COMM INTER ALTER (GRUNENTHAL LATIN AMERICA) SUITE #425 \$105,000 LOW VOLT PERMIT DATA / COMMUNICATION	255 ALHAMBRA CIR	final
EL-12-08-0826	ELECTRICAL - FIRE ALARM	255 ALHAMBRA CIR	final
EL-12-09-0175	LOW VOLT PERMIT SUITE 700	255 ALHAMBRA CIR	final
EL-12-09-0227	CONTROLS RETROFIT @ #700	255 ALHAMBRA CIR	final
EL-12-09-1214	FIRE ALARM	255 ALHAMBRA CIR	final
EL-13-01-0786	39 LIGHT SOCKETS; 39 ROUGH IN OUTLETS AND 8 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-13-02-0795	39 LIGHT SOCKET 50 ROUGH OUTLETS 1 COMMERCIAL OUTLET SUITE 150	255 ALHAMBRA CIR	final
EL-13-04-1820	COMM INTER ALTER SUITE 150 \$168,631	255 ALHAMBRA CIR	final
EL-13-05-0167	LOW VOLTAGE - FIRE ALARM SUITE 1170	255 ALHAMBRA CIR	final
EL-13-05-0385	AIR COND CONTROLS RETROFIT SUITE 150	255 ALHAMBRA CIR	final
EL-13-05-0885	RETROFIT LOW VOLT CONTROLS SYSTEM	255 ALHAMBRA CIR	final
EL-13-05-1679	24 ROUGH IN OUTLETS AND 1 LIGHT SOCKETS	255 ALHAMBRA CIR	final
EL-13-05-1740	*DUP- SEE EL13060321 * ELECTRIC FOR INSTALL A/C SYSTEM AT 2ND FLOOR	255 ALHAMBRA CIR	cancelled
EL-13-05-1747	FIRE ALARM SUITE 150	255 ALHAMBRA CIR	final
EL-13-06-0321	1.5 TON A/C ELECTRIC	255 ALHAMBRA CIR	final
EL-13-06-0803	LOW VOLT FOR ACCESS CONTROL FOR 4 FLOORS AS (APPROVED BY FIRE DEPT) \$6000	255 ALHAMBRA CIR	final
EL-13-07-0202	ATM- AND 3 LIGHT SOCKETS	255 ALHAMBRA CIR	final
EL-13-09-1307	ACCESS CONTROL SYSTEM (TD BANK)	255 ALHAMBRA CIR	final
EL-13-09-1308	INSTALL CCTV CAMERAS (TD BANK)	255 ALHAMBRA CIR	final
EL-13-10-0132	FIRE ALARM FOR SUITE 630	255 ALHAMBRA CIR	final
EL-13-10-0343	138 LIGHT SOCKETS; 252 ROUGH IN OUTLETS; 18 COMMERCIAL OUTLETS AND 550 SWITCHBOARDS TOTAL SUITE#1000	255 ALHAMBRA CIR	final
EL-13-10-0346	10 LIGHT SOCKETS; 21 ROUGH IN OUTLETS; 3 COMMERCIAL OUTLETS AND 325 TOTAL SWITCHBOARDS AMPS SUITE#1060	255 ALHAMBRA CIR	final
EL-13-11-2118	INSTALL FIRE ALARM SYSTEM (TD BANK)	255 ALHAMBRA CIR	final
EL-13-11-2566	18 LIGHT SOCKETS, 20 ROUGH IN OUTLETS AND 6 COMMERCIAL OUTLETS SUITE#640	255 ALHAMBRA CIR	final
EL-13-11-3317	10 LIGHT SOCKETS AND 10 ROUGH IN OUTLETS SUITE 620	255 ALHAMBRA CIR	final
EL-14-01-2328	FIRE ALARM FOR SUITE 1060	255 ALHAMBRA CIR	final
EL-14-01-2330	FIRE ALARM	255 ALHAMBRA CIR	final
EL-14-01-2771	ADD DEVICES TO EXISTING FIRE ALARM	255 ALHAMBRA CIR	final
EL-14-02-1897	LOW VOLT PERMIT FOR SUITE 520	255 ALHAMBRA CIR	final
EL-14-02-2866	LOW VOLTAGE DATA (HERRON ORTIZ LAW FIRM) STE#1060	255 ALHAMBRA CIR	final
EL-14-02-3264	LOW VOLT TO CONTROL AIR COND. SYSTEM SUITE 1000	255 ALHAMBRA CIR	final
EL-14-03-3052	FIRE ALARM DEVICES FOR SUITE 620	255 ALHAMBRA CIR	final
EL-14-04-2130	COMMERCIAL INTERIOR ALTERATIONS (BRITISH BROADCASTING CORP) STE#1000 LOW VOLT FOR VOICE - DATA & AV	255 ALHAMBRA CIR	final
EL-14-05-4019	ACCESS CONTROL SYSTEM (BRITISH BROADCASTING CORP) STE#1000	255 ALHAMBRA CIR	final
EL-14-06-2291	FIRE ALARM SYSTEM (10TH FLOOR ELEVATOR LOBBY)	255 ALHAMBRA CIR	final
EL-14-06-3403	RECONNECT LIGHTS 10TH FLOOR ELEVATOR LOBBY)	255 ALHAMBRA CIR	final
EL-14-08-2996	COMM INTER ALTER @ SUITE 1010 (KRAFT FOODS) 92 LIGHT SOCKETS; 55 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final

EL-14-09-2452	REMOVE EXISTING 2000 AMP PRINGLE SWITCH AND RETROFILL WITH 2000 AMP PRINGLE SWITCH REPLACEMENT @ FIRST FLOOR ELECTRICAL ROOM \$79,000	255 ALHAMBRA CIR	final
EL-14-10-2732	ELEC LOW VOLTAGE	255 ALHAMBRA CIR	final
EL-14-10-2752	VAV CONTROLS AT SUITE 10110	255 ALHAMBRA CIR	final
EL-14-10-3014	LOW VOLT VOICE DATA	255 ALHAMBRA CIR	final
EL-14-10-4083	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 1010 (KRAFT FOODS)	255 ALHAMBRA CIR	final
EL-14-10-4206	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 1010 (KRAFT FOODS)	255 ALHAMBRA CIR	final
EL-15-02-1100	COMMERCIAL INTERIOR ALTERATIONS STE# 1000 (BBC NEWS) 38 LIGHT SOCKETS, 35 ROUGH IN OUTLETS, 20 COMMERCIAL OUTLETS, 200 AMP SERVICE, 200 AMP SUBFEEDS AND 200 AMP SWITCHBOARDS	255 ALHAMBRA CIR	final
EL-15-05-4349	REMOVAL OF TELECOM EQUIPMENT	255 ALHAMBRA CIR	final
EL-15-06-4867	COMM INTER ALTERATIONS @ SUITE 435 30 LIGHT SOCKETS, 18 ROUGH IN OUTLETS AND 2 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	pending
EL-15-08-5212	44 LIGHT SOCKETS, 2 COMMERCIAL OP/UTLETS DOR LOW PARTITIONS AND 2 ROUGH IN OUTLETS	255 ALHAMBRA CIR	final
EL-15-09-4508	LOW VOLTAGE (THERMOSTAT 8 DROPS)	255 ALHAMBRA CIR	final
EL-15-10-4395	COMMERCIAL INTERIOR ALTERATIONS STE# 1000 (BBC NEWS) LOW VOLT FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-15-10-5129	LOW VOLTAGE WIRING VOICE & DATA (TRANSWESTERN COMMERCIAL SERVICES) STE#620	255 ALHAMBRA CIR	final
EL-15-10-5564	LOW VOLTAGE (VOICE & DATA) STE# 1000 (BBC NEWS)	255 ALHAMBRA CIR	final
EL-16-01-2449	CANCELED INTERIOR ALTERATIONS - NEW CEILINGS, PARTITIONS & FINISHES. (\$50,000) STE 520 15 LIGHTS, 32 ROUGH OUTLETS AND 3 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	canceled
EL-16-03-6826	COMM INTER ALTER SUITE 435 (GRUNENTHAL LATIN AMERICA) 100 LIGHTS, 120 ROUGH IN OUTLETS, 20 COMMERCIAL OUTLETS, 30 KVA TRANSFORMER, 225 AMP SWITCHBOARD 100 AMP SERVICE	255 ALHAMBRA CIR	final
EL-16-04-6905	COMM INTER ALTER 3RD FLR (CORAL GABLES TRUST) 92 OUTLETS, 140 LIGHTS AND 4 SPECIAL COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-16-05-7419	LOW VOLTAGE DATA AND COMMUNICATIONS AND ACCESS SYSTEMS FOR COMM INTER ALTER 3RD FLR (CORAL GABLES TRUST) SUITE 333	255 ALHAMBRA CIR	final
EL-16-06-7425	COMM INTER ALTER 3RD FLR (CORAL GABLES TRUST) LOW VOLT ELECTRICAL FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-16-08-6475	COMMERCIAL INTERIOR ALTERATIONS (LOBBY) 66 LIGHTS AND 2 OUTLETS	255 ALHAMBRA CIR	final
EL-16-08-7206	DATA CABLING FOR #435	255 ALHAMBRA CIR	final
EL-16-09-5350	EMERGENCY REPAIR TO SHORTED OUT BUSS RISE PLUG IN DISCONNECT \$2000	255 ALHAMBRA CIR	final
EL-16-09-5864	COMM INTER ALTER SUITE 560 (TRANSWESTERN)	255 ALHAMBRA CIR	final
EL-16-09-5873	COMM INTER ALTER SUITE 520 (TRANSWESTERN) 17 LIGHTS, 21 OUTLETS AND 5 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-16-09-6621	INTERIOR ALTERATIONS ONLY, STE 690 26 LIGHTS AND 32 OUTLETS	255 ALHAMBRA CIR	final
EL-16-09-6652	COMM INTER ALTER SUITE 435 (GRUNENTHAL LATIN AMERICA) LOW VOLT FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-16-11-7279	COMM INTER ALTER SUITE 435 (GRUNENTHAL LATIN AMERICA) LOW VOLT FOR ACCESS CONTROL	255 ALHAMBRA CIR	final
EL-16-12-6497	COMM INTER ALTER SUITE 560 (TRANSWESTERN) LOW VOLT FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-16-12-6992	COMM INTER ALTER SUITE 560 (TRANSWESTERN) \$100,000	255 ALHAMBRA CIR	final
EL-17-02-1212	EXTERIOR/INTERIOR ALTERATIONS TO MAIN ENTRY & FRONT FACADE(CANOPY) 71 LIGHTS AND 2 OP/UTLETS	255 ALHAMBRA CIR	final

EL-17-09-2218	COMM INTERIOR ALTERATIONS STE #500 (JORDAN RICARDO & COMPANY) 50 LIGHTS AND 6 OUTLETS	255 ALHAMBRA CIR	final
EL-17-05-1918	COMM INTER ALTER SUITE 520 (TRANSWESTERN) LOW VOLT FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-17-05-2624	ADDITIONAL 10 LIGHTS & 10 OUTLETS @ SUITE 1020 (BBC NEWS) \$34,000	255 ALHAMBRA CIR	final
EL-17-08-2315	COMM INTERIOR ALTERATIONS STE #500 (JORDAN RICARDO & COMPANY) \$230,000	255 ALHAMBRA CIR	final
EL-17-10-1144	COMMERCIAL INTERIOR ALTERATIONS (LOBBY) *** SHOP DRAWING FOR INTERIOR CANOPY *** LOW VOLT FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-17-12-1321	LOW VOLTAGE - 4 SPEAKERS	255 ALHAMBRA CIR	final
EL-17-12-1425	COMM INTERIOR ALTERATIONS UNIT 1100 (PAAST OFFICES) 130 LIGHTS; 190 OUTLETS AND 5 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-18-01-2195	COMMERCIAL INTERIOR ALTERATIONS @ STE #900 (TRANSWESTERN) 90 LIGHTS; 65 OUTLETS AND 8 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-18-04-2726	COMM INTERIOR ALTERATIONS UNIT 1100 (PAAST OFFICES) \$400,000	255 ALHAMBRA CIR	final
EL-18-05-2800	COMM INTERIOR ALTERATIONS UNIT 1100 (PAAST OFFICES) LOW VOLT FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-18-05-2881	COMMERCIAL INTERIOR ALTERATIONS @ STE #900 (TRANSWESTERN) LOW VOLT FOR FIRE ALARM	255 ALHAMBRA CIR	final
EL-18-05-3042	COMM INTERIOR ALTERATIONS @ SUITE 1150 (TRANSWESTERN) 30 LIGHTS; 24 FT TRACK LIGHT; 9 OUTLETS AND 5 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-18-05-3394	CREATED IN ERROR	255 ALHAMBRA CIR	pending
EL-18-05-3554	LOW VOLTAGE (VOICE AND DATA) @ STE #900 (TRANSWESTERN)	255 ALHAMBRA CIR	final
EL-18-05-3673	COMM INTERIOR ALTERATIONS UNIT 1100 (PAAST OFFICES) LOW VOLT PERMIT FOR ACCESS CONTROL	255 ALHAMBRA CIR	final
EL-18-06-3157	COMM INTERIOR ALTERATIONS @ SUITE 1150 (TRANSWESTERN) \$118,260 FIRE ALARM	255 ALHAMBRA CIR	final
EL-18-06-4342	COMM INTERIOR ALTERATIONS UNIT 1100 (PAAST OFFICES) ADDITIONAL FEES TO RV-18-06-4305	255 ALHAMBRA CIR	final
EL-18-08-3382	LOW VOLTAGE DATA & VOICE @ SUITE 1150 (TRANSWESTERN) \$1,500	255 ALHAMBRA CIR	final
EL-18-10-2999	COMMERCIAL INTERIOR ALTERATIONS STE#925 45 LIGHTS; 65 OUTLETS AND 5 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-18-12-2976	INTERIOR ALTERATIONS ONLY - OFFICE SPACE (STE# 760) 81 LIGHTS; 46 OUTLETS AND 10 COMMERCIAL OUTLETS	255 ALHAMBRA CIR	final
EL-19-02-4137	FIRE ALARM RELOCATE DEVICES	255 ALHAMBRA CIR	final
EL-19-03-6184	LOW VOLTAGE VOICE - DATA	255 ALHAMBRA CIR	final
EL-19-05-5786	COMMERCIAL INTERIOR ALTERATIONS STE#925 FIRE ALARM	255 ALHAMBRA CIR	final
EL-19-06-5131	LOW VOLTAGE FOR VOICE & DATA CABLING STE#925	255 ALHAMBRA CIR	final
EL-19-07-4271	COMMERCIAL INTERIOR DEMO (UNITS - 404, 412, 414) ELECT DEMO	255 ALHAMBRA CIR	final
EL-19-07-5797	*COMM INTR ALTERATIONS OFFICE RE MODEL STE # 800 -	255 ALHAMBRA CIR	final
EL-19-07-5816	COMM. INTR. ALTERATIONS (STE #600)	255 ALHAMBRA CIR	final
EL-19-08-4572	**PLANS DISCARDED / CANCELED**	255 ALHAMBRA CIR	canceled
EL-19-11-4863	COMM. INTR ALTERATIONS (STE #435) \$20,000 *COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 FIRE ALARM	255 ALHAMBRA CIR	final

EL-19-11-4863	*COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 FIRE ALARM	255 ALHAMBRA CIR	final
EL-19-12-3879	FIRE ALARM	255 ALHAMBRA CIR	final
EL-19-12-4657	DATA	255 ALHAMBRA CIR	final
EL-20-01-4366	COMMERCIAL *INSTALL ILLUMINATED CHANNEL LETTERS "TD BANK" \$3,800	255 ALHAMBRA CIR	final
EL-20-02-4713	LOW VOLTAGE (DATA)	255 ALHAMBRA CIR	final
EL-20-02-5511	*COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 - LOW VOLT PERMIT FOR ACCESS CONTROL	255 ALHAMBRA CIR	final
EL-20-02-5633	COMM INTERIOR ALTERATIONS 12TH FLOOR (TD BANK) \$1,000,000	255 ALHAMBRA CIR	final
EL-20-02-5645	COMM INTERIOR ALTERATIONS- REMOVAL OF 2ND FLOOR STAIRWAY \$10,000 (TD BANK)	255 ALHAMBRA CIR	final
EL-20-06-6032	COMM INTERIOR DEMO ONLY @ STE #200 & 201	255 ALHAMBRA CIR	final
EL-20-07-6596	COMM INTERIOR ALTERATIONS @ 1ST FLOOR (TD BANK)	255 ALHAMBRA CIR	final
EL-20-08-6372	FIRE ALARM - SECURITY SYSTEM ACCESS CONTROL	255 ALHAMBRA CIR	final
EL-20-08-6473	**PRIVATE PROVIDER INSPECTIONS ONLY MTCT PRIVATE PROVIDER SERVICES-COMM INTERIOR ALTERATIONS 12TH FLOOR -SUITE 1200 (TD BANK) LOW VOLTAGE	255 ALHAMBRA CIR	final
EL-20-08-6706	FIRE ALARM SYSTEM	255 ALHAMBRA CIR	final
EL-20-08-7115	**PRIVATE PROVIDER INSPECTIONS ONLY MTCT PRIVATE PROVIDER SERVICES-COMM INTERIOR ALTERATIONS 12TH FLOOR -SUITE 1200 (TD BANK) LOW VOLTAGE	255 ALHAMBRA CIR	final
EL-20-09-4802	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 715	255 ALHAMBRA CIR	final
EL-20-09-4807	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 700	255 ALHAMBRA CIR	final
EL-20-09-4814	*COMMERCIAL * INTR. ALTERATIONS SPEC SPACE #400 - \$150,000	255 ALHAMBRA CIR	final
EL-20-10-6010	LOW VOLTAGE (AUDIO VISUAL SYSTEM)	255 ALHAMBRA CIR	final
EL-20-10-6040	LOW VOLTAGE FIRST FLOOR TD BANK ***PRIVATE PROVIDER MTCT FOR INSPECTIONS***	255 ALHAMBRA CIR	final
EL-20-10-6978	ACCESS CONTROL SYSTEM @ 1ST FLOOR (TD BANK) FD20106805	255 ALHAMBRA CIR	final
EL-20-12-5125	FIRE ALARM SYSTEM @ (SPEC SPACE) SUITE #400	255 ALHAMBRA CIR	final
EL-20-12-5126	FIRE ALARM SYSTEM STE# 700 \$ FD20125112	255 ALHAMBRA CIR	final
EL-20-12-5127	FIRE ALARM SYSTEM @ SUITE 715 FD-20-12-5119	255 ALHAMBRA CIR	final
EL-20-12-5445	FIRE ALARM SYSTEM-INSTALL ONE POWER SUPPLY, ONE CONTROL MODULE, ONE MONITOR MODULE, ONE RELAY, ONE PULL STATION, & 7 CEILING MOUNT STROBES	255 ALHAMBRA CIR	final
EL-20-12-5853	REVISION (MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL) INSPECTIONS UNDER MASTER ELECTRICAL THIS IS A SUPPLEMENT FOR RV	255 ALHAMBRA CIR	final
EL-20-12-5855	REVISION - ELECTRICAL 12TH FLOOR -SUITE 1200 (TD BANK) ELECTRICAL SUPPLEMENT	255 ALHAMBRA CIR	final
EL-21-01-6063	COMMERCIAL - INTERIOR ALTERATIONS AT STE#1020 (BBC MIAMI OFFICE) \$	255 ALHAMBRA CIR	final
EL-21-02-6266	COMMERCIAL INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,000	255 ALHAMBRA CIR	final
EL-21-02-6283	COMM INTERIOR ALTERATIONS @ 1ST FLOOR (TD BANK) \$448,908	255 ALHAMBRA CIR	final
EL-21-02-6722	*FIRE ALARM * FD21026710	255 ALHAMBRA CIR	final
EL-21-02-7040	COMMERCIAL INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,332.00 CANCELED *COMMERCIAL - INTERIOR ALTERATIONS AT STE# 1020 (PHASE II) (BBC) \$	255 ALHAMBRA CIR	cancelled
	*** NEED TO CLOSE OUT BL21015974 PRIOR TO ISSUANCE ****		
EL-21-03-7979	*COMMERCIAL *INTERIOR RENOVATIONS (SUITE 301& 305) \$50,000	255 ALHAMBRA	pending
EL-21-05-7154	REPLACED WITH PERMIT EL-2106-7831 - CITY LOST ORIGINAL PLANS	255 ALHAMBRA CIR	cancelled

EL-21-05-7175	ACCESS CONTROL SYSTEM FOR **\$10,691 FD-21-05-7120 COMMERCIAL - INTERIOR ALTERATIONS AT STE#1020 (BBC MIAMI OFFICE) \$179,973.82	255 ALHAMBRA CIR	final
EL-21-05-7205	COMMERCIAL INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,332.00	255 ALHAMBRA CIR	final
EL-21-06-7831	COMMERCIAL - INTERIOR ALTERATIONS AT STE#1020 (BBC MIAMI OFFICE) FIRE ALARM	255 ALHAMBRA CIR	final
EX-11-02-4181	PERMIT EXTENSION FOR #8L10044369 FOR SIGN	255 ALHAMBRA CIR	final
EX-15-12-4776	PERMIT RENEWAL FOR BL-15-03-3941	255 ALHAMBRA CIR	final
EX-19-10-5891	PERMIT EXTENSION FOR BL-17-02-0993 *** APPROVED FOR 30 DAYS ONLY***	255 ALHAMBRA CIR	final
EX-19-10-5893	PERMIT EXTENSION FOR BL-16-08-6470 ***APPROVED FOR 30 DAYS ONLY***	255 ALHAMBRA CIR	final
FD-08-01-1112	STIEFFEL LABS - SUITE 640	255 ALHAMBRA CIR	issued
FD-08-02-0497	STIEFFEL LABS - 6TH FLOOR, #640	255 ALHAMBRA CIR	final
FD-09-04-1895	COMMERCIAL INTERIOR ALTERATIONS ONLY (4,691 SF) STE# 120 \$379,000	255 ALHAMBRA CIR	final
FD-09-04-2215		255 ALHAMBRA CIR	final
FD-09-07-2379		255 ALHAMBRA CIR	final
FD-09-07-3454		255 ALHAMBRA CIR	final
FD-10-04-3382	PENTHOUSE SUITE - COLSON HICKS EDISON	255 ALHAMBRA CIR	final
FD-10-04-3920	PENTHOUSE SUITE- COLSON HICKS EIDSON	255 ALHAMBRA CIR	final
FD-10-05-3591	STE# 1150 - TRAMONT, GUERRA, & NUNEZ PA	255 ALHAMBRA CIR	final
FD-10-05-3849	STE# 1150 - TRAMONT, GUERRA, & NUNEZ PA	255 ALHAMBRA CIR	final
FD-10-06-4916	PENTHOUSE SUITE - COLSON HICKS EIDSON	255 ALHAMBRA CIR	final
	ACCESS CONTROL		
FD-10-07-4070	SUITE #1160	255 ALHAMBRA CIR	final
FD-10-07-4167	SUITE #1160	255 ALHAMBRA CIR	final
FD-10-09-4254	STE# 414	255 ALHAMBRA CIR	final
FD-10-09-4256	SUITE #415	255 ALHAMBRA CIR	final
FD-10-11-4293	STE#435	255 ALHAMBRA CIR	final
FD-10-11-4720	SUITE #435	255 ALHAMBRA CIR	final
FD-10-11-4722	SUITE #1200	255 ALHAMBRA CIR	final
FD-10-12-3615	SUITE #1250 - LAPIN & LEICHTLING LLP	255 ALHAMBRA CIR	final
FD-11-01-3965	SUITE #1250 - LAPIN & LEICHTLING LLP	255 ALHAMBRA CIR	final
FD-11-01-5345	STE#1200	255 ALHAMBRA CIR	final
FD-11-01-5516	COMMERCIAL INTERIOR ALTERATIONS (BUILD - OUT) STE#700 \$25,000.	255 ALHAMBRA CIR	canceled
FD-11-01-5517	STE#700	255 ALHAMBRA CIR	final
FD-11-06-6892	SUITE #560	255 ALHAMBRA CIR	final
FD-11-06-7366	SUITE #560	255 ALHAMBRA CIR	final
FD-11-07-5911	ELEVATOR ROOM	255 ALHAMBRA CIR	issued
FD-11-07-6269	SUITE #835	255 ALHAMBRA CIR	final
FD-11-07-7183	SUITE #820/835	255 ALHAMBRA CIR	final
FD-11-07-7700	SUITE 333 - CORAL GABLES TRUST CO.	255 ALHAMBRA CIR	final
	REVISED 9/20/11		

FD-11-08-5556	COMMERCIAL INTERIOR ALTERATIONS STE #835 \$200,000	255 ALHAMBRA CIR	cancelled
FD-11-08-5557	COMMERCIAL INTERIOR ALTERATIONS STE #835 \$200,000	255 ALHAMBRA CIR	cancelled
FD-11-08-6772	SUITE#435	255 ALHAMBRA CIR	final
FD-11-08-7367	SUITE#1200 - TD BANK WEALTH MANAGEMENT	255 ALHAMBRA CIR	final
FD-11-09-6395	SUITE #333 - CORAL GABLES TRUST CO	255 ALHAMBRA CIR	final
FD-11-09-6671	SUITE #950 - TOWERS WATSON	255 ALHAMBRA CIR	final
FD-11-09-6845	SUITE#1200 - TD BANK WEALTH MANAGEMENT	255 ALHAMBRA CIR	final
	ACCESS CONTROL (REVISED 10/11/11)		
FD-11-09-7404	SUITE #950 - TOWERS WATSON	255 ALHAMBRA CIR	final
FD-11-10-6217	SUITE#1200 - TD BANK WEALTH MANAGEMENT	255 ALHAMBRA CIR	final
FD-11-12-5186	TD WEALTH	255 ALHAMBRA CIR	final
	ACCESS CONTROL		
FD-12-01-6009	COMM INTER ALTER @ STE #520 \$74,000	255 ALHAMBRA CIR	cancelled
FD-12-01-6011	SUITE #520	255 ALHAMBRA CIR	final
FD-12-01-6151	SUITE #520	255 ALHAMBRA CIR	final
FD-12-07-1313	SUITE 425 - GRUNENTHAL LATIN AMERICA	255 ALHAMBRA CIR	final
FD-12-08-0383	SUITE #425 - GRUNENTHAL LATIN AMERICA	255 ALHAMBRA CIR	final
FD-12-08-0708	SUITE #700	255 ALHAMBRA CIR	final
FD-12-09-1073	SUITE #700	255 ALHAMBRA CIR	final
FD-13-02-0899	FIRE ALARM SYSTEM PERMIT ***ACCESS-CONTROL SYSTEM*** 2/15/13 PERMIT REVISED 10-10-13	255 ALHAMBRA CIR	final
FD-13-03-1896	COMM INTER ALTER SUITE 150 \$168,631 FIRE SPRINKLER SYSTEM 3/29/13	255 ALHAMBRA CIR	final
FD-13-04-1959	COMMERCIAL INTERIOR ALTERATIONS STE#1170 \$149,000 FIRE ALARM PERMIT 4-30-13	255 ALHAMBRA CIR	final
FD-13-05-1688	COMM INTER ALTER SUITE 150 \$168,631 FIRE ALARM PERMIT 5-28-13	255 ALHAMBRA CIR	final
FD-13-07-1575	COMMERCIAL INTERIOR ALTERATIONS STE#1170 \$149,000 FIRE SPRINKLER PERMIT 7-24-13	255 ALHAMBRA CIR	final
FD-13-08-1856	FIRE SPRINKLER PERMIT 8-29-13	255 ALHAMBRA CIR	final
FD-13-09-1262	NEW ATM AND INTERIOR RENOVATION TO VESTIBULE AND LOBBY (TD BANK) \$35,000 FIRE ACCESS CONTROL PERMIT 9-24-13	255 ALHAMBRA CIR	final
FD-13-09-1663	COMMERCIAL INTERIOR ALTERATIONS STE#630 @ (360 SF) \$18,550 FIRE ALARM PERMIT 9-30-13	255 ALHAMBRA CIR	final
FD-13-11-2040	NEW ATM AND INTERIOR RENOVATION TO VESTIBULE AND LOBBY (TD BANK) FIRE ALARM PERMIT 11-6-13	255 ALHAMBRA CIR	final
FD-14-01-2202	COMMERCIAL INTERIOR ALTERATIONS (BRITISH BROADCASTING CORP) STE#1000 \$100,000 FIRE SPRINKLER PERMIT 1-14-14 (SUITE 1000) CANCELLED. WRONG PERMIT TYPE ISSUED. THIS SHOULD HAVE BEEN A FIRE SPRINKLER PERMIT NOT A FIRE ALARM PERMIT 3-21-14 MMENDEZ	255 ALHAMBRA CIR	cancelled
FD-14-01-2325	COMMERCIAL INTERIOR ALTERATIONS (HERRON ORTIZ LAW FIRM) STE#1060 FIRE ALARM PERMIT 1-16-14	255 ALHAMBRA CIR	final
FD-14-01-2326	COMMERCIAL INTERIOR ALTERATIONS (1,055 SF) @ STE #640 (NATURE CONSERVANCY) \$132,000 FIRE ALARM PERMIT 1-16-14	255 ALHAMBRA CIR	final
FD-14-01-2607	COMMERCIAL INTERIOR ALTERATIONS (BRITISH BROADCASTING CORP) STE#1000 **** FIRE ALARM PERMIT 1-22-14 ***	255 ALHAMBRA CIR	final

FD-14-02-1899	COMMERCIAL INTERIOR ALTERATIONS (HERRON ORTIZ LAW FIRM) STE#1060 \$120,000	FIRE SPRINKLER PERMIT 2-5-14	255 ALHAMBRA CIR	final
FD-14-02-1901	COMMERCIAL INTERIOR ALTERATIONS (1,055 SF) @ STE #640 (NATURE CONSERVANCY) \$132,000		255 ALHAMBRA CIR	final
FD-14-02-2888	FIRE SPRINKLER PERMIT 2-5-14		255 ALHAMBRA CIR	final
FD-14-02-2888	COMMERCIAL INTERIOR ALTERATIONS SUITE 620 \$97,000		255 ALHAMBRA CIR	final
FD-14-03-2990	FIRE SPRINKLER PERMIT 2-24-14		255 ALHAMBRA CIR	final
FD-14-03-2990	COMMERCIAL INTERIOR ALTERATIONS SUITE 620 \$97,000		255 ALHAMBRA CIR	final
FD-14-03-2990	FIRE ALARM PERMIT 3-19-14		255 ALHAMBRA CIR	final
FD-14-03-3148	COMMERCIAL INTERIOR ALTERATIONS (BRITISH BROADCASTING CORP) STE#1000 \$100,000		255 ALHAMBRA CIR	final
FD-14-03-3148	FIRE SPRINKLER PERMIT 3-21-14 (INCORRECT PERMIT TYPE ISSUED FD14-01-2202) FIRE SPRINKLER REVISION 5-19-14		255 ALHAMBRA CIR	final
FD-14-05-3941	COMMERCIAL INTERIOR ALTERATIONS (BRITISH BROADCASTING CORP) STE#1000 \$100,000		255 ALHAMBRA CIR	final
FD-14-05-3941	FIRE ACCESS CONTROL PERMIT 5-24-14		255 ALHAMBRA CIR	issued
FD-14-06-2228	10TH FLOOR CORRIDOR		255 ALHAMBRA CIR	issued
FD-14-06-2228	FIRE ALARM PERMIT 6-4-14		255 ALHAMBRA CIR	issued
FD-14-10-2738	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 1010 (KRAFT FOODS) \$207,000		255 ALHAMBRA CIR	final
FD-14-10-2738	FIRE SPRINKLER PERMIT 10-13-14		255 ALHAMBRA CIR	final
FD-14-10-4035	FIRE ALARM SYSTEM SUITE 1010 (KRAFT FOODS)		255 ALHAMBRA CIR	final
FD-14-10-4176	(4) ACCESS CONTROL DOORS STE #1010 (KRAFT FOODS) \$7341		255 ALHAMBRA CIR	final
FD-15-09-5053	INSTALLATION OF FIRE SPRINKLERS (17)		255 ALHAMBRA CIR	final
FD-15-09-5105	NEW DEVICES TO EXISTING FIRE ALARM		255 ALHAMBRA CIR	final
FD-15-11-5474	CANCELLED**		255 ALHAMBRA CIR	cancelled
FD-16-06-7412	FIRE ALARM - COMM INTER ALTER 3RD FLR (CORAL GABLES TRUST) \$953,520		255 ALHAMBRA CIR	final
FD-16-06-8099	RELOCATE 43 SPRINKLER HEADS SUITE 300, 325 AND 355		255 ALHAMBRA CIR	final
FD-16-09-6643	*FIRE ALARM* - COMM INTER ALTER SUITE 435 (GRUNENTHAL LATIN AMERICA) \$400,000		255 ALHAMBRA CIR	final
FD-16-10-6298	FIRE SPRINKLER SUITE 435 (GRUNENTHAL LATIN AMERICA)		255 ALHAMBRA CIR	final
FD-16-11-7264	ACCESS CONTROL SYSTEM SUITE 435 (GRUNENTHAL LATIN AMERICA) NO RELAY ON THIS PERMIT		255 ALHAMBRA CIR	final
FD-16-12-6216	FIRE SPRINKLERS SYSTEM SUITE 560		255 ALHAMBRA CIR	final
FD-16-12-6473	FIRE ALARM SYSTEM \$4,630 SUITE 560 (TRANSWESTERN)		255 ALHAMBRA CIR	final
FD-17-02-1266	FIRE SPRINKLER FOR COMM INTERIOR ALTERATIONS ONLY STE 690 (HEMISPHERIC REINSURANCE GROUP OFFICE)		255 ALHAMBRA CIR	final
FD-17-05-1897	REPLACE FIRE ALARM DEVICES FOR SUITE #520 \$3,875		255 ALHAMBRA CIR	final
FD-17-05-2145	FIRE SPRINKLER SUITE 520		255 ALHAMBRA CIR	final
FD-17-10-1130	FIRE ALARM SUITE 520		255 ALHAMBRA CIR	final
FD-17-10-1442	FIRE SPRINKLER RELOCATION LOBBY AREA		255 ALHAMBRA CIR	final
FD-18-04-4006	FIRE SPRINKLER SYSTEM SUITE 1100		255 ALHAMBRA CIR	final
FD-18-04-4216	FIRE ALARM SYSTEM @ STE #900 (TRANSWESTERN)		255 ALHAMBRA CIR	final
FD-18-04-4217	FIRE ALARM SYSTEM UNIT 1100 (PAAST OFFICES)		255 ALHAMBRA CIR	final
FD-18-05-3491	FIRE SPRINKLER SYSTEM @ STE #900 (TRANSWESTERN)		255 ALHAMBRA CIR	final
FD-18-05-3598	ACCESS CONTROL SYSTEM SUITE 1100		255 ALHAMBRA CIR	final
FD-18-06-3046	FIRE ALARM SYSTEM SUITE 1150 (TRANSWESTERN)		255 ALHAMBRA CIR	final
FD-18-06-3780	FIRE SPRINKLER SUITE 1150		255 ALHAMBRA CIR	final
FD-19-02-4041	FIRE ALARM SYSTEM RELOCATE DEVICES- OFFICE SPACE (STE# 760)		255 ALHAMBRA CIR	final
FD-19-02-4221	FIRE SPRINKLER SYSTEM (36) (STE# 760)		255 ALHAMBRA CIR	final
FD-19-05-5301	FIRE SPRINKLER SUITE 925		255 ALHAMBRA CIR	final
FD-19-05-5708	FIRE ALARM SYSTEM STE#925		255 ALHAMBRA CIR	final

FD-19-11-4837	INSTALL NEW DEVICES TO EXISTING (LEON COSGROVE) STE # 800 - \$27,265.00	255 ALHAMBRA CIR	final
FD-19-12-3845	FIRE ALARM	255 ALHAMBRA CIR	final
FD-19-12-4469	FIRE SPRINKLER SYSTEM *COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 - \$550,000	255 ALHAMBRA CIR	final
FD-20-01-4270	FIRE SPRINKLER	255 ALHAMBRA CIR	final
FD-20-02-5493	ACCESS CONTROL SYSTEM (LEON COSGROVE) STE # 800	255 ALHAMBRA CIR	final
FD-20-08-6343	CANCELED	255 ALHAMBRA CIR	canceled
FD-20-08-6346	ACCESS CONTROL SYSTEM 12TH FLOOR	255 ALHAMBRA CIR	final
FD-20-08-6696	FIRE ALARM SYSTEM	255 ALHAMBRA CIR	final
FD-20-08-7017	FIRE SPRINKLER INSTALLATION 12TH FLOOR \$21,012	255 ALHAMBRA CIR	final
FD-20-10-6805	ACCESS CONTROL SYSTEM @ 1ST FLOOR (TD BANK)	255 ALHAMBRA CIR	final
FD-20-11-5859	FIRE SPRINKLERS FOR COMMERCIAL INTERIOR ALTERATIONS @ SUITE 700 \$140,000	255 ALHAMBRA CIR	final
FD-20-11-5861	FIRE SPRINKLERS RELOCATION FOR COMMERCIAL INTERIOR ALTERATIONS @ SUITE 715 \$50,000	255 ALHAMBRA CIR	final
FD-20-11-5863	FIRE SPRINKLERS COMMERCIAL INTERIOR ALTERATIONS (SPEC SPACE) SUITE #400 - \$150,000	255 ALHAMBRA CIR	final
FD-20-12-5112	FIRE ALARM SYSTEM STE# 700 S	255 ALHAMBRA CIR	final
FD-20-12-5116	FIRE ALARM SYSTEM @ (SPEC SPACE) SUITE #400	255 ALHAMBRA CIR	final
FD-20-12-5119	FIRE ALARM SYSTEM @ SUITE 715	255 ALHAMBRA CIR	final
FD-20-12-5438	FIRE ALARM SYSTEM-INSTALL ONE POWER SUPPLY, ONE CONTROL MODULE, ONE MONITOR MODULE, ONE RELAY, ONE PULL STATION, & 7 CEILING MOUNT STROBES	255 ALHAMBRA CIR	final
FD-20-12-5444	ADD & RELOCATE 20 SPRINKLER HEADS, REMOVE 4 SPRINKLER HEADS \$8940	255 ALHAMBRA CIR	final
FD-21-02-6710	*FIRE ALARM *	255 ALHAMBRA CIR	final
FD-21-02-7054	COMMERCIAL INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,332.00	255 ALHAMBRA CIR	final
FD-21-03-7910	COMMERCIAL *FIRE SPRINKLER SYSTEM - SUITE 710 (TRANSWESTERN)	255 ALHAMBRA CIR	final
FD-21-05-7120	FIRE SPRINKLERS FOR COMMERCIAL INTERIOR DEMO ONLY @ STE 4200 & 201 \$20,000	255 ALHAMBRA CIR	final
	ACCESS CONTROL SYSTEM FOR **\$10,691		
	COMMERCIAL - INTERIOR ALTERATIONS AT STE#1020 (BBC MIAMI OFFICE) \$179,973.82		
FD-21-05-7137	FIRE ALARM SYSTEM AT STE#1020 (BBC MIAMI OFFICE) \$2900	255 ALHAMBRA CIR	final
FD-21-05-7180	RELOCATE 2 SPRINKLER HEADS AT STE#1020 (BBC MIAMI OFFICE)	255 ALHAMBRA CIR	final
ME-08-02-0056	DUCTWORK \$2,000 (SUITE 640)	255 ALHAMBRA CIR	final
ME-09-04-2837	INSTALL A/C DUCT WORK & BATH FANS FOR THE COMMERCIAL INTERIOR ALTERATIONS ONLY STE# 120	255 ALHAMBRA CIR	final
ME-09-07-1807	INSTALL A/C DUCT WORK FOR THE COMMERCIAL INTERIOR ALTERATIONS STE#700	255 ALHAMBRA CIR	final
ME-10-03-4561	INSTALL A/C DUCT WORK & VENTILATION SYSTEM FOR THE COMM INTER ALTER @ PENTHOUSE SUITE (COLSON HICKS EIDSON)	255 ALHAMBRA CIR	final
ME-10-04-4849	INSTALL A/C DUCT WORK & VENTILATION FOR THE COMMERCIAL INTERIOR ALTERATIONS STE# 1150 (TRAMONT, GUERRA, & NUNEZ PA)	255 ALHAMBRA CIR	final
ME-10-06-5185	COMMERCIAL INTERIOR ALTERATIONS (2,490 SF) @ SUITE #1160 \$100,000	255 ALHAMBRA CIR	final
ME-11-01-5653	MECHANICAL STE#700 RELOCATE EXISTING DUCTWORK AND REPLACE	255 ALHAMBRA CIR	final
ME-11-02-4491	COMMERCIAL DUCT WORK STE#1250 \$3,400	255 ALHAMBRA CIR	final
ME-11-02-4495	MECHANICAL DUCT WORK STE#1200	255 ALHAMBRA CIR	final
ME-11-04-5782	COMMERCIAL INTERIOR ALTERATIONS STE#835 \$200,000/// DEMO OLD SPACE SETUP AND INSTALL NEW DUCTWORK AND VAVS AS PER PLAN.	255 ALHAMBRA CIR	final
ME-11-04-6357	MECHANICAL WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE# 560 DEMO AND RE INSTALL DUCTWORK AND VAV'S TO EXISTING TRUNK LINE	255 ALHAMBRA CIR	final
ME-11-04-6360	CANCELLED	255 ALHAMBRA CIR	canceled
ME-11-05-5967	INSTALL 11 VAV'S AND DUCTWORK TO SPACE #435	255 ALHAMBRA CIR	canceled
ME-11-05-5970	COMMERCIAL INTERIOR ALTERATIONS (2140 SF) STE#435 INSTALL 11 VAV'S AND DUCTWORK TO SPACE.	255 ALHAMBRA CIR	final
ME-11-05-7239	INSTALL 600 TON A/C PRESSURE PIPING, COOLING TOWER, VENTILATION SYSTEM	255 ALHAMBRA CIR	final

ME-11-06-7980	STE#1200 DEMOLISH DUCTWORK, RELOCATE EXISTING VAV'S AND INSTALL NEW DUCTWORK.	255 ALHAMBRA CIR	final
ME-11-07-6247	INSTALL DUCTWORK TO ENTIRE SPACE #333	255 ALHAMBRA CIR	final
ME-11-08-5516	COMM INTER ALTER @ STE #520 DEMO OLD AND INSTALL NEW VAV'S AND DUCTWORK TO EXISTING SPACE	255 ALHAMBRA CIR	final
ME-11-08-7246	MASTER DISCARDED BOA DATE OVER 2 YEARS OLD/ COMM INTER ALTER STE #760 (TMP WORLDWIDE) S INSTALL ON SUPPLY AND ONE RETURN DUCT TO OFFICE.	255 ALHAMBRA CIR	canceled
ME-12-06-9693	REMODEL DUCTWORK IN SOME AREAS OF THE SUITE AND ADD SEVERAL VAVS PER PLAN.	255 ALHAMBRA CIR	final
ME-12-08-0718	HVAC DUCTWORK SUITE 700	255 ALHAMBRA CIR	final
ME-13-01-0813	COMMERCIAL INTERIOR ALTERATIONS STE#1170 /// INSTALL 6 VAV'S AND 9 DUCT DROPS TO EXISTING SUITE	255 ALHAMBRA CIR	final
ME-13-02-0758	DEMO OLD DUCTWORK AND INSTALL NEW DUCTWORK AND CONNECT TO EXISTING FCU'S ADD 2 NEW VAV'S.	255 ALHAMBRA CIR	final
ME-13-05-0420	INSTALL A/C SYSTEM AT 2ND FLOOR S8200	255 ALHAMBRA CIR	final
ME-13-06-0132	REWORK DUCTWORK PER PLAN.	255 ALHAMBRA CIR	final
ME-13-07-0409	INSTALL ONE SUPPLY AND ONE RETURN FOR ATM. RELOCATE RETURN	255 ALHAMBRA CIR	final
ME-13-10-1152	DEMO EXISTING, THEN INSTALL NEW VAV'S AND DUCTS AND ONE EXHAUST FAN,	255 ALHAMBRA CIR	final
ME-13-10-1158	DEMO OLD AND INSTALL NEW DUCTWORK AND VAV'S TO EXISTING SPACE.	255 ALHAMBRA CIR	final
ME-13-11-2544	DEMO OLD AND INSTALL SOME NEW DUCTWORK AND VAVS TO EXISTING SUITE.	255 ALHAMBRA CIR	final
ME-13-12-1833	COMM INTER ALTER SUITE 620 / REWORK DUCTWORK ADD ONE VAV AND RELOCATE ONE VAV.	255 ALHAMBRA CIR	final
ME-14-08-3549	demo old ductwork and vav's, replace new ducts and vav's	255 ALHAMBRA CIR	final
ME-15-01-1302	REWORK ENTIRE SPACE WITH NEW 3 TON FAN COIL UNIT AND ONE 3 TON DIRECT EXPANSION UNIT, DUCTWORK AND VAV'S. A REVISION ADDED ANOTHER 2 TON FA	255 ALHAMBRA CIR	final
ME-15-06-4910	REWORK SEVERAL DUCTS ADD ONE VAV TO EXISTING SPACE.	255 ALHAMBRA CIR	pending
ME-15-09-3602	INSTALL NEW DUCTS TO EXISTING SYSTEM AND 5 NEW VAV BOXES.	255 ALHAMBRA CIR	final
ME-16-01-2706	CANCELLED INSTALL VARIOUS DUCTWORK, ONE VAV AND ONE EXHAUST FAN TO EXISTING SPACE.	255 ALHAMBRA CIR	canceled
ME-16-03-6942	INSTALL NINE NEW VAV'S, REWORK ALL DUCTWORK TO ENTIRE OFFICE.	255 ALHAMBRA CIR	final
ME-16-04-7245	REWORK ALL DUCTWORK PER PLAN FOR OFFICE SPACE	255 ALHAMBRA CIR	final
ME-16-09-6292	DEMO OLD AND INSTALL NEW DUCTWORK TO EXISTING MAINS. RELOCATE SOME VAV'S. RELOCATE A FEW. **SUITE 520**	255 ALHAMBRA CIR	final
ME-16-09-6475	ONE NEW VAV, ONE NEW HEATER, SUPPLY AND RETURN DUCTS.	255 ALHAMBRA CIR	final
ME-17-03-2842	***CANCELED***	255 ALHAMBRA CIR	canceled
ME-17-12-1960	RELOCATIONS OF SOME DUCTWORK, SUPPLY AND RETURN, AND NEW VAV.	255 ALHAMBRA CIR	final
ME-18-02-2865	minor ductwork and balance change to exiting suite.	255 ALHAMBRA CIR	final
ME-18-05-3236	RELOCATE SOME MINOR DUCTWORK.	255 ALHAMBRA CIR	final
ME-18-10-2669	REPLACE AN RELOCATE DIFFUSERS AS PER APPROVED PLAN	255 ALHAMBRA CIR	final
ME-18-12-3200	RELOCATION OF DUCTWORK, OFFICE SPACE (STE# 760)	255 ALHAMBRA CIR	final
ME-19-04-5418	ADDITIONAL WORK FEE, FOR RV19045205	255 ALHAMBRA CIR	final
ME-19-07-5870	COMM. INTR. ALTERATIONS (STE #600) \$150,000	255 ALHAMBRA CIR	final
ME-19-08-4751	**PLANS DISCARDED / CANCELED**	255 ALHAMBRA CIR	canceled
	RELOCATE DUCTS (STE #435)		
ME-19-10-5316	AC CHANGE OUT - 8TH FLOOR - \$116,287	255 ALHAMBRA CIR	final
ME-19-10-5418	MECHANICAL WORK (LEON COSGROVE) STE # 800 -	255 ALHAMBRA CIR	final
ME-20-02-5883	COMM INTERIOR ALTERATIONS- REMOVAL OF 2ND FLOOR STAIRWAY \$10,000 (TD BANK)	255 ALHAMBRA CIR	final
ME-20-02-5886	DUCTWORK, GRILLES AND DIFFUSERS 12TH FLOOR (TD BANK)	255 ALHAMBRA CIR	final
ME-20-05-6650	COMM INTERIOR DEMO ONLY @ STE #200 & 201 \$20,000 \$20,000	255 ALHAMBRA CIR	pending
ME-20-07-6857	MECHANICAL AS PER PLANS **COMM INTERIOR ALTERATIONS @ 1ST FLOOR (TD BANK) \$1,100,000	255 ALHAMBRA CIR	final

ME-20-09-5106	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 715 \$50,000	255 ALHAMBRA CIR	final
ME-20-09-5109	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 700 \$140,000	255 ALHAMBRA CIR	final
ME-20-09-5246	*COMMERCIAL * INTR. ALTERATIONS SPEC SPACE #400 - \$150,000	255 ALHAMBRA CIR	final
ME-20-12-5788	COMMERCIAL - INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,000	255 ALHAMBRA CIR	final
ME-21-01-6177	COMMERCIAL - INTERIOR ALTERATIONS AT STE#1020 (BBC MIAMI OFFICE) S	255 ALHAMBRA CIR	final
ME-21-03-8204	CANCELED *COMMERCIAL - INTERIOR ALTERATIONS AT STE# 1020 (PHASE II) (BBC) S	255 ALHAMBRA CIR	canceled
	*** NEED TO CLOSE OUT 8121015974 PRIOR TO ISSUANCE ****		
ME-21-03-8635	*COMMERCIAL * INTERIOR RENOVATIONS (SUITE 301& 305) \$50,000	255 ALHAMBRA	pending
PL-08-01-1062	ROUGH/SET CAP FIXTURE	255 ALHAMBRA CIR	final
PL-09-04-1816	INSTALL DRINKING FOUNTAIN, ICE MAKER, LAVATORIES, SINKS, WATER CLOSETS & WATER HEATER FOR THE COMMERCIAL INTERIOR ALTERATIONS ONLY (4,691 SF) ST	255 ALHAMBRA CIR	final
PL-09-04-2931	THIS IS A SUPPLEMENT TO PL-09-04-1816; ADDING SEWER CONNECTION TO PERMIT - STE# 120	255 ALHAMBRA CIR	final
PL-09-05-2082	THIS IS A SUPPLEMENT ADDING (1) URINAL & (1) FLOOR DRAIN TO PERMIT # PL-09-04-1816	255 ALHAMBRA CIR	final
PL-10-03-3784	INSTALL (2) SUB-METERS (ONE FOR EAST COOLING TOWER & ONE FOR WEST COOLING TOWER)	255 ALHAMBRA CIR	final
PL-10-03-4402	INSTALL (28) ROUGH/SET, AND (2) SET FOR THE COMM INTER ALTER @ PENTHOUSE SUITE (COLSON HICKS EIDSON)	255 ALHAMBRA CIR	final
PL-10-04-4872	INSTALL (4) ROUGH/SET FOR THE COMMERCIAL INTERIOR ALTERATIONS (STE# 1150) (TRAMONT, GUERRA, & NUNEZ PA)	255 ALHAMBRA CIR	final
PL-10-06-4550	COMMERCIAL INSTALL SINK, TANKLESS WATERHEATER, ICE MAKER @ SUITE #1160 S3,565	255 ALHAMBRA CIR	final
PL-10-09-4687	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ #415	255 ALHAMBRA CIR	final
PL-10-11-9594	PLUMBING COMMERCIAL #435	255 ALHAMBRA CIR	final
PL-10-12-4782	PLUMBING ROUGH SET FOR - COMMERCIAL INTERIOR ALTERATIONS (3,468 SF) @ SUITE #1250 (LAPIN & LEICHTLING LLP)	255 ALHAMBRA CIR	final
PL-11-01-5784	PLUMBING ROUGH AND SET FOR COMMERCIAL INTERIOR ALTERATIONS (2,755 SF) STE#1,200	255 ALHAMBRA CIR	final
PL-11-04-5858	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE# 560	255 ALHAMBRA CIR	final
PL-11-04-5864	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#835	255 ALHAMBRA CIR	final
PL-11-06-5811	INSTALLATION OF WATER AND DRAIN FOR COLLING TOWER	255 ALHAMBRA CIR	final
PL-11-06-7903	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE #1200	255 ALHAMBRA CIR	final
PL-11-07-6346	PLUMBING FOR COMMERCIAL INTERIOR ALTERATIONS (CORAL GABLES TRUST CO.) STE#333	255 ALHAMBRA CIR	final
PL-11-08-7175	DISCARDED BOA DATE OVER 2 YEARS OLD/ PLUMBING WORK FOR COMM INTER ALTER STE # 760 (TMP WORLDWIDE)	255 ALHAMBRA CIR	canceled
PL-12-03-8344	**CANCELED AS PER FBC SECT 105.3.2**PLUMBING*** CAPPING OF FIXTURES FOR COMM INTER DEMO ONLY #835	255 ALHAMBRA CIR	canceled
PL-12-05-8424	PLUMBING WORK FOR CAPPING FIXTURES FOR COMM INTERIOR DEMO ONLY	255 ALHAMBRA CIR	final
PL-12-06-8251	PLUMBING WORK FOR COMM INTER ALTER SUITE #425	255 ALHAMBRA CIR	final
PL-12-07-1144	PLUMBING WORK FOR COMM INTER ALTER @ #700	255 ALHAMBRA CIR	final
PL-12-08-0717	CANCELLED - COMM INTER ALTER @ #700 \$68,000	255 ALHAMBRA CIR	canceled
PL-13-01-1408	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#1170	255 ALHAMBRA CIR	final
PL-13-02-1096	PLUMBING WORK FOR COMM INTER ALTER SUITE 150	255 ALHAMBRA CIR	final
PL-13-05-2017	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS STE#630	255 ALHAMBRA CIR	final
PL-13-10-0372	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (HERRON ORTIZ LAW FIRM) STE#1060	255 ALHAMBRA CIR	final
PL-13-10-0373	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (BRITISH BROADCASTING CORP) STE#1,000	255 ALHAMBRA CIR	final
PL-13-11-2190	PLUMBING WORK FOR COMM INTER ALTER @ STE #640 (NATURE CONSERVANCY)	255 ALHAMBRA CIR	final
PL-13-11-3141	PLUMBING WORK FOR COMM INTER ALTER SUITE 620	255 ALHAMBRA CIR	final
PL-14-08-3122	PLUMBING WORK FOR COMM INTER ALTER @ SUITE 1010 (KRAFT FOODS)	255 ALHAMBRA CIR	final

PL-15-04-4226	PLUMBING WORK FOR COMM INTER RENOVATIONS-11TH FLOOR RESTROOMS	255 ALHAMBRA CIR	final
PL-15-10-4617	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (TRANSWESTERN COMMERCIAL SERVICES) STE#620	255 ALHAMBRA CIR	final
PL-16-01-2554	CANCELED INTERIOR ALTERATIONS -520 R/S SINK/ DW/ ICE MAKER/ EWH	255 ALHAMBRA CIR	canceled
PL-16-03-6958	PLUMBING WORK FOR COMM INTER ALTER SUITE 435 (GRUNENTHAL LATIN AMERICA)	255 ALHAMBRA CIR	final
PL-16-04-7045	COMM INTER ALTERATIONS *** 3RD FLR*** KITCHENETTE AND CATERING ROOM	255 ALHAMBRA CIR	final
PL-16-08-6524	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (LOBBY)	255 ALHAMBRA CIR	final
PL-16-09-6015	COMM INTER ALTER SUITE 560 (TRANSWESTERN)	255 ALHAMBRA CIR	final
PL-16-09-6017	PLUMBING WORK FOR COMM INTER ALTER @ SUITE # 520 (TRANSWESTERN)	255 ALHAMBRA CIR	final
PL-17-12-1595	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS @ UNIT # 1100 (PAAST OFFICES)	255 ALHAMBRA CIR	final
PL-18-01-2223	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ STE #900 IN PANTRY AREA (TRANSWESTERN)	255 ALHAMBRA CIR	final
PL-18-05-2915	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS @ SUITE 1150 (TRANSWESTERN)	255 ALHAMBRA CIR	final
PL-18-07-3126	REVISION (PLUMBING) SUPPLEMENT PERMIT FOR SUMP PUMP SEE INSPECTIONS UNDER PL-18-05-2915	255 ALHAMBRA CIR	final
PL-18-10-2960	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ SUITE #925	255 ALHAMBRA CIR	final
PL-18-12-3047	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS @ OFFICE SPACE (STE# 760)	255 ALHAMBRA CIR	final
PL-19-08-4783	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS @ SUITE #600	255 ALHAMBRA CIR	final
PL-19-08-5997	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS OFFICE REMODEL STE # 800	255 ALHAMBRA CIR	final
PL-20-07-6323	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS 12TH FLOOR (TD BANK) \$1,000,000	255 ALHAMBRA CIR	final
PL-20-08-6636	PLUMBING WORK FOR COMM INTERIOR DEMO ONLY @ STE #200 & 201 \$20,000 \$20,000	255 ALHAMBRA CIR	final
PL-20-10-6071	COMM INTERIOR ALTERATIONS @ 1ST FLOOR (TD BANK) \$448,908	255 ALHAMBRA CIR	final
PL-20-10-6437	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 715 \$50,000	255 ALHAMBRA CIR	final
PL-20-10-6983	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ SUITE 700 \$140,000	255 ALHAMBRA CIR	final
PL-20-10-6987	PLUMBING WORK FOR *COMMERCIAL* INTR. ALTERATIONS SPEC SPACE #400 - \$150,000	255 ALHAMBRA CIR	final
PL-20-12-5517	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,000	255 ALHAMBRA CIR	final
PL-21-02-7258	CANCELED *COMMERCIAL - INTERIOR ALTERATIONS AT STE# 1020 (PHASE II) (BBC) \$	255 ALHAMBRA CIR	canceled
	*** NEED TO CLOSE OUT BL21015974 PRIOR TO ISSUANCE ****		
PL-21-03-8039	*COMMERCIAL*INTERIOR RENOVATIONS (SUITE 301& 305) \$50,000	255 ALHAMBRA	pending
PL-21-03-8122	PLUMBING WORK FOR COMMERCIAL - INTERIOR ALTERATIONS AT STE#1020 (BBC MIAMI OFFICE) \$	255 ALHAMBRA CIR	final
PU-10-05-4990	REQ COPIES OF PERMIT 06020381 CRM INV 010402	255 ALHAMBRA CIR	final
PU-10-05-4991	REQ CERT COPY OF PERMIT BL10034773 SYKES INV 447424	255 ALHAMBRA CIR	final
PU-10-06-3830	REQ CERT COPY OF PERMIT 222538 AND CD CRM INV 010599	255 ALHAMBRA CIR	final
PU-10-08-3383	REQ COPY OF PERMIT APPLICATION EL 1005-3819 CRM INV 011068	255 ALHAMBRA CIR	canceled
PU-11-02-5370	REQ APPL COPIES OF PERMITS 93080275 94120393 99070291 00120013 04080331 CRM INV 012581	255 ALHAMBRA CIR	final
PU-11-06-7251	REQ CERT COPY OF PERMIT BL11047128 SYKES INV 463996	255 ALHAMBRA CIR	final
PU-11-07-6396	REQ CERT COPY OF PERMIT BL10053372 CRM INV 013790	255 ALHAMBRA CIR	final

PU-12-05-8572	REQ CERT COPY OF PERMIT ME11057239	255 ALHAMBRA CIR	final
PU-14-01-3006	DUPLICATE ORIGINAL PLANS FOR PERMIT#BL13010677	255 ALHAMBRA CIR	final
PU-15-07-6010	REQ CERT COPY OF PERMIT BL15010556	255 ALHAMBRA CIR	final
PU-16-01-1498	REQ CERT COPY OF BL15038941	255 ALHAMBRA CIR	final
PU-16-06-7644	REQUEST FOR DUPLICATE COPIES OF CO'S FOR COMPLETED JOBS (BY LIST OF 33 PERMITS)	255 ALHAMBRA CIR	final
PU-18-02-2272	REQUEST FOR DUPLICATE CERTIFIED SET OF PLANS BY CONTRACTOR	255 ALHAMBRA CIR	final
	COMMERCIAL INTERIOR ALTERATIONS (LOBBY) \$40,000 *** SHOP DRAWING FOR INTERIOR CANOPY ***		
PU-18-09-2980	PLAN REQUEST ON BEHALF OF DYER P.I. & ASSOCIATES, CORP 10300 Sunset Dr. Suite 142 Miami, FL 33173 Ph: 305-596-6695 Fax: 305-596-3337 Cell: 786-290-1977 E-Mail: EDyer140@aol.com	255 ALHAMBRA CIR	final
PW-08-07-0149	OBSTRUCTION OF ROW TO PRESSURE CLEAN SIDEWALK 1800 SF MUST OBTAIN PERMIT FROM PARKING IS OBSTRUCTING ANY PARKING METER SPACES	255 ALHAMBRA CIR	final
PW-09-04-2870	INSTALLATION OF SEWER LATERAL NOTE: MUST BE 6" IN ROW	255 ALHAMBRA CIR	final
PW-09-07-2673	obstruction of r.o.w.w/truck extended until 7/18/09	255 ALHAMBRA CIR	final
PW-09-12-1857	OBSTRUCTION OF R.O.W. W/CRANE (CANCELED NEVER ISSUED)	255 ALHAMBRA CIR	canceled
PW-11-01-5146	OBSTRUCTION OF SIDEWALK 100 SF AT A TIME	255 ALHAMBRA CIR	final
PW-11-08-6017	OBSTRUCTION OF ROW W/CRANE	255 ALHAMBRA CIR	final
PW-11-12-6600	OBSTRUCTION OF ROW W/CRANE RENEWAL OF PW11086017 NEED PERMISSION FROM CM FOR AFTER HRS OR SUN WORK	255 ALHAMBRA CIR	final
PW-14-04-2670	INSTALL 2 - 1.5" HDPE CONDUITS & PULL - 48CT FOC MUST OBTAIN OERMIT FROM DEVELOPMENT SERVICES FOR WORK ON PRIVATE PROPERTY S314	255 ALHAMBRA CIR	final
PW-15-04-5561	SIDEWALK REPLACEMENT	255 ALHAMBRA CIR	final
PW-15-05-4568	OBSTRUCTION OF ROW W/TRUCK	255 ALHAMBRA CIR	pending
PW-15-07-5700	INSTALL CONDUIT AND PULL FOC CABLE (CANCELED SEE PW15084270)	255 ALHAMBRA CIR	canceled
PW-15-08-4270	INSTALL CONDUIT & PULL F.O.C. (NO LANE CLOSURES OR TRAFFIC OBSTRUCTIONS HAVE BEEN CONSIDERED UNDER THIS PERMIT)	255 ALHAMBRA CIR	final
PW-15-08-4602	OBSTRUCTION OF ROW W/CRANE CANCELED NEVER ISSUED	255 ALHAMBRA CIR	canceled
PW-16-09-6540	OBSTRUCTION OF THE ROW WITH TRUCK	255 ALHAMBRA CIR	final
PW-17-10-2378	CRANE ON ROW RESUBMITTAL 11-6-17	255 ALHAMBRA CIR	final
PW-18-03-3314	OBSTRUCTION OF ROW Extended work not begun	255 ALHAMBRA CIR	final
PW-18-10-2618	OBSTRUCTION OF ROW RENEWAL OF PW18033314	255 ALHAMBRA CIR	final

PW-18-11-2683	OBSTRUCTION OF ROW RENEWAL OF PW18102618	255 ALHAMBRA CIR	final
PW-18-12-3147	BOOM LIFT ON ROW	255 ALHAMBRA CIR	final
PW-19-07-4855	WORK MUST BE DONE AT NIGHT. CONTACT DEVELOPMENT SERVICES FOR APPROVAL OBSTRUCTION OF ROW (SWK) DURATION 1 MONTH	255 ALHAMBRA CIR	final
PW-19-08-4904	OBSTRUCTION WITH BARRICADES AND RIGGING SYSTEM *PERMIT REQUEST DISCARDED NO ACTION HAS TAKEN PLACE FOR OVER 180 DAYS	255 ALHAMBRA CIR	cancelled
PW-20-06-6015	HOIST CONSTRUCTION MATERIAL TO THE FOURTH FLOOR.	255 ALHAMBRA CIR	final
PW-21-07-8107	OBSTRUCTION OF THE RIGHT OF WAY WITH CATENARY/SUSPENDED SCAFFOLDING.	255 ALHAMBRA CIR	issued
RC-12-11-0364	BUILDING RECERTIFICATION	255 ALHAMBRA CIR	final
RR-11-01-4065	RE-REVIEW FEE FOR ZONING	255 ALHAMBRA CIR	final
RR-11-03-5500	RE REVIEW FEE FOR ZONING	255 ALHAMBRA CIR	final
RR-11-03-6392	RE-REVIEW FEE FOR STRUCTURAL	255 ALHAMBRA CIR	final
RV-09-05-2361	REVISION (BUILDING , M, E, P)	255 ALHAMBRA CIR	final
RV-09-07-2335	REVISION-BUILDING & MECHANICAL	255 ALHAMBRA CIR	final
RV-10-04-4441	REVISION (MECHANICAL)	255 ALHAMBRA CIR	final
RV-10-05-4704	REVISION (STRUCTURAL)	255 ALHAMBRA CIR	final
RV-10-06-4044	COMM INTER ALTER @ PENTHOUSE SUITE (COLSON HICKS EIDSON) \$175,000	255 ALHAMBRA CIR	final
RV-11-01-4410	REVISION-ARCH, FIRE PROTECTION, MECHANICAL, ELECTRICAL PAGES	255 ALHAMBRA CIR	final
RV-11-02-6002	REVISION (MECHANICAL)	255 ALHAMBRA CIR	final
RV-11-05-5845	REVISION-ARCHITECTURAL ELEC, PLUM, MECH, FIRE PROTECTION PAGES	255 ALHAMBRA CIR	final
RV-11-08-5897	REVISION- ARCHITECTURAL	255 ALHAMBRA CIR	final
RV-11-09-5836	STRUCTURAL REVISION	255 ALHAMBRA CIR	final
RV-11-10-5984	REVISION (BUILDING & ELECTRICAL)	255 ALHAMBRA CIR	final
RV-11-10-7558	REVISION (MECHANICAL, ELECTRICAL, STRUCTURAL)	255 ALHAMBRA CIR	final
RV-12-02-8079		255 ALHAMBRA CIR	final
RV-12-09-1148	MECHANICAL REVISION	255 ALHAMBRA CIR	final
RV-13-04-0266	REVISION-ARCHITECTURAL, PLUMBING, ELECTRICAL, MECHANICAL, & FIRE PROTECTION PAGES	255 ALHAMBRA CIR	final
RV-13-05-0513	REVISION (BUILDING, ELECTRICAL, MECHANICAL)	255 ALHAMBRA CIR	final
RV-13-10-0974	REVISION (MECHANICAL)	255 ALHAMBRA CIR	final
RV-14-05-2237	REVISION- ARCHITECTURAL & ELECTRICAL PAGES	255 ALHAMBRA CIR	final
RV-14-05-2530	PLUMBING REVISION (SUITE 620)	255 ALHAMBRA CIR	final
RV-14-05-3658	REVISION (STRUCTURAL)	255 ALHAMBRA CIR	final
RV-14-11-4020	REVISION (BUILDING, ELECTRICAL, MECHANICAL)	255 ALHAMBRA CIR	final
RV-15-08-5047	REVISION-ARCHITECTURAL, MECHANICAL, ELECTRICAL PAGES	255 ALHAMBRA CIR	final
RV-15-11-5689	REVISION TO FIRE SPRINKLER FD-15-09-5053	255 ALHAMBRA CIR	final
RV-16-07-7136	REVISION-ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION PAGES	255 ALHAMBRA CIR	final
RV-16-09-6439	REVISION- ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PAGES	255 ALHAMBRA CIR	final
RV-17-12-1294	REVISION- ARCHITECTURAL PAGES	255 ALHAMBRA CIR	final
RV-17-12-2337	REVISION TO FIRE ALRM SUITE 520	255 ALHAMBRA CIR	final

RV-18-01-2107	FIRE SPRINKLER RELOCATION LOBBY AREA	255 ALHAMBRA CIR	final
RV-18-03-3513	REVISION (MECHANICAL)	255 ALHAMBRA CIR	final
RV-18-04-3107	REVISION- ARCHITECTURAL, ELECTRICAL, MECHANICAL PAGES	255 ALHAMBRA CIR	final
RV-18-04-4228	REVISION - FIRE PLAN	255 ALHAMBRA CIR	final
RV-18-05-2877	REVISION- ARCHITECTURAL & STRUCTURAL PAGES	255 ALHAMBRA CIR	final
RV-18-06-4305	REVISION TO FD-18-04-4217 FIRE ALARM SYSTEM UNIT 1100 (PAAST OFFICES)	255 ALHAMBRA CIR	final
RV-18-07-3082	REVISION (PLUMBING)	255 ALHAMBRA CIR	final
RV-18-08-3851	REVISION TO FD-18-06-3046 FIRE ALARM SYSTEM SUITE 1150 (TRANSWESTERN)	255 ALHAMBRA CIR	final
RV-19-02-3859	REVISION- ARCHITECTURAL & ELECTRICAL PAGES	255 ALHAMBRA CIR	final
RV-19-04-5205	REVISION- ARCHITECTURAL, LIFE SAFETY, MECHANICAL, ELECTRICAL, PLUMBING PAGES	255 ALHAMBRA CIR	final
RV-19-05-6021	PLUMBING REVISION	255 ALHAMBRA CIR	final
RV-20-02-4950	REVISION - *COMM* INTR. REV.	255 ALHAMBRA CIR	final
	*COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 - \$550,000		
RV-20-04-6127	COMMERCIAL * REVISION TO FD-19-12-4469 (LEON COSGROVE) STE # 800	255 ALHAMBRA CIR	final
RV-20-06-6474	REVISION TO ** FD19114837 ***	255 ALHAMBRA CIR	final
RV-20-10-6909	REVISION FOR FD-20-08-6346 ACCESS CONTROL SYSTEM 12TH FLOOR	255 ALHAMBRA CIR	final
RV-20-12-5544	AS BUILT REVISION (FD20086696)	255 ALHAMBRA CIR	final
RV-20-12-5816	REVISION (MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL)	255 ALHAMBRA CIR	final
RV-20-12-5820	REVISION - ELECTRICAL 12TH FLOOR -SUITE 1200 (TD BANK)	255 ALHAMBRA CIR	final
RV-21-02-6596	REVISION (ELECTRICAL)	255 ALHAMBRA CIR	final
RV-21-02-7127	REVISION TO FIRE SPRINKLER PERMIT FD20115861 @ SUITE 715 (TRANSWESTERN)	255 ALHAMBRA CIR	final
RV-21-04-7762	REVISION (AS BUILT) FOR FD20125444	255 ALHAMBRA CIR	final
	COMM INTERIOR ALTERATIONS @ 1ST FLOOR (TD BANK) **PRIVATE PROVIDER -MTCI FOR INSPECTIONS -ONLY**\$448,908		
RV-21-04-7922	REVISION - ADDITIONAL SPRINKLER HEADS TO PROVIDE PROPER COVERAGE \$13,000	255 ALHAMBRA CIR	final
RV-21-05-7417	REVISION (BUILDING, MECHANICAL, ELECTRICAL, PLUMBING)	255 ALHAMBRA CIR	final
SD-11-06-7562	SHOP DRAWINGS STOREFRONT	255 ALHAMBRA CIR	final
SD-11-06-7886	SHOP DRAWING (GLASS RAILING)	255 ALHAMBRA CIR	final
SD-11-09-7438	SHOP DRAWINGS FIRESTOPPING	255 ALHAMBRA CIR	final
SD-12-05-9142	SHOP DRAWINGS RAILINGS	255 ALHAMBRA CIR	final
SD-19-02-4301	CANCELED - SHOP DRAWINGS METAL CANOPY	255 ALHAMBRA CIR	canceled
SE-17-08-1066	GRILL FEST FOR: CORAL GABLES FIRE FIGHTERS / BENEVOLENT ASSOCIATION LOCATED AT ALHAMBRA CIRCLE BETWEEN LE JEUNE RD AND SAZEDO STREET RESOLUTION NO. - 2017-161	255 ALHAMBRA CIR	final
TU-20-09-5877	Installation of low voltage cabling for audio visual system	255 ALHAMBRA CIR	pending
UP-15-12-5694	INTERIOR ALTERATIONS - NEW CEILINGS, PARTITIONS & FINISHES. (\$50,000) STE 520	255 ALHAMBRA CIR	final
UP-15-12-5857	**UPFRONT FEE** COMMERCIAL INTERIOR FLOORING - LOBBY AREA (\$150,000)	255 ALHAMBRA CIR	final
UP-16-02-2092	UPFRONT FEE FOR BL16022091 COMM INTER ALTER SUITE 435 (GRUNENTHAL LATIN AMERICA)	255 ALHAMBRA CIR	final
UP-16-04-6789	UPFRONT FEE FOR BL16046787 COMM INTER ALTER 3RD FLR (CORAL GABLES TRUST) \$325,000	255 ALHAMBRA CIR	final

UP-16-08-6471	UPFRONT FEE BL-16-08-6470 COMMERCIAL INTERIOR ALTERATIONS (LOBBY) \$100,000	255 ALHAMBRA CIR	final
UP-16-09-5827	UPFRONT FEE FOR BL16095825 COMM INTER ALTER SUITE 560 (TRANSWESTERN) \$100,000	255 ALHAMBRA CIR	final
UP-16-09-5829	UPFRONT FEE FOR BL16095828 COMM INTER ALTER SUITE 520 (TRANSWESTERN) \$30,000	255 ALHAMBRA CIR	final
UP-16-09-6570	*UPFRONT FEE* INTERIOR ALTERATIONS ONLY, STE 690 (\$29,000)	255 ALHAMBRA CIR	final
UP-17-03-2093	UPFRONT FEE FOR BL17032092 COMM INTERIOR ALTERATIONS STE #500 (JORDAN RICARDO & COMPANY) \$230,000	255 ALHAMBRA CIR	final
UP-17-05-2626	UPFRONT FEE FOR BL17052624 ADDITIONAL LIGHTS & OUTLETS @ SUITE 1020 (BBC NEWS) \$34,000	255 ALHAMBRA CIR	final
UP-17-12-1402	UPFRONT FEE FOR BL17121401 COMM INTERIOR ALTERATIONS UNIT 1100 (PAAST OFFICES) \$400,000	255 ALHAMBRA CIR	final
UP-18-01-2095	*** UPFRONT FEE FOR BL18012094 *** COMMERCIAL INTERIOR ALTERATIONS @ STE #900 (TRANSWESTERN) \$225,000	255 ALHAMBRA CIR	final
UP-18-04-3035	UPFRONT FEE FOR BL18043034 COMM INTERIOR ALTERATIONS @ SUITE 1150 (TRANSWESTERN) \$118,260	255 ALHAMBRA CIR	final
UP-18-09-2003	*** UPFRONT FEE FOR BL18092002 *** COMMERCIAL INTERIOR ALTERATIONS STE#925 # 179,760	255 ALHAMBRA CIR	final
UP-18-11-3434	*UPFRONT FEE* BL18113433 INTERIOR ALTERATIONS ONLY - OFFICE SPACE (STE# 760) \$150,000	255 ALHAMBRA CIR	final
UP-19-07-5453	UPFRONT FEE - BL19075452 *COMM. INTR ALTERATIONS OFFICE RE MODEL STE # 800 - \$550,000	255 ALHAMBRA CIR	final
UP-19-07-5711	*UPFRONT FEE* BL19075708-COMM. INTR. ALTERATIONS (STE #600) \$150,000	255 ALHAMBRA CIR	final
UP-19-07-5714	*UPFRONT FEE* BL19075712-COMM. INTR ALTERATIONS (STE #435) \$20,000	255 ALHAMBRA CIR	pending
UP-20-01-4273	EXPIDITED FOR FD20014270	255 ALHAMBRA CIR	final
UP-20-02-5543	UPFRONT FEE FOR BL20025542 COMM INTERIOR ALTERATIONS- REMOVAL OF 2ND FLOOR STAIRWAY \$10,000	255 ALHAMBRA CIR	final
UP-20-02-5546	UPFRONT FEE FOR BL20025545 COMM INTERIOR ALTERATIONS 12TH FLOOR (TD BANK) \$1,000,000	255 ALHAMBRA CIR	final
UP-20-03-6805	***FIRE EXPEDITE REVIEW*** BL-20-02-5545	255 ALHAMBRA CIR	final
	COMM INTERIOR ALTERATIONS 12TH FLOOR (TD BANK) \$1,000,000		
UP-20-03-6821	***FIRE EXPEDITE REVIEW***	255 ALHAMBRA CIR	final
	FIRE SPRINKLER SYSTEM *COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 - \$550,000		
UP-20-03-7036	***FIRE EXPEDITE REVIEW FOR FD-19-12-4469**	255 ALHAMBRA CIR	final
	FIRE SPRINKLER SYSTEM *COMMERCIAL INTERIOR ALTERATIONS (LEON COSGROVE) STE # 800 - \$550,000		
UP-20-12-5451	***CANCELLED- UNPAID AT TIME OF INVOICING***UPFRONT FEE FOR BL20125448 COMMERCIAL INTERIOR ALTERATIONS SUITE 710 (TRANSWESTERN) \$145,000	255 ALHAMBRA CIR	canceled
UP-21-01-6081	NOT REQUIRED	255 ALHAMBRA CIR	final
ZN-09-04-1713	ROLL-OFF DUMPSTER	255 ALHAMBRA CIR	final
ZN-09-11-1925	CANCELLED - PAINT EXT \$10,000 BACK ALLEY WALL ONLY SW 7073 (NETWORK GRAY)	255 ALHAMBRA CIR	final
ZN-10-03-4488	INT PAINTING & TILING THROUGHOUT \$100,000	255 ALHAMBRA CIR	final
ZN-10-04-4778	DUMPSTER	255 ALHAMBRA CIR	final
ZN-10-05-3459	DUMPSTER	255 ALHAMBRA CIR	final
ZN-10-06-4282	CANCELLED - PAINT FRONT COLUMN ARCH SW 7663(GRAY) \$3,800	255 ALHAMBRA CIR	canceled
ZN-11-01-5137	PRESSURE CLEAN EXTERIOR WALLS OF COMMERCIAL GARAGE ONLY \$5,500.	255 ALHAMBRA CIR	final
ZN-11-06-5800	DUMPSTER	255 ALHAMBRA CIR	final
ZN-11-08-5670	DUMPSTER	255 ALHAMBRA CIR	final
ZN-11-10-7393	DUMPSTER	255 ALHAMBRA CIR	final
ZN-12-03-8471	DUMPSTER \$500	255 ALHAMBRA CIR	final
ZN-12-07-0986	DUMPSTER	255 ALHAMBRA CIR	final
ZN-13-02-0802	DUMPSTER \$300	255 ALHAMBRA CIR	final

ZN-13-03-1447	DUMPSTER	255 ALHAMBRA CIR	final
ZN-13-12-2238	DUMPSTER	255 ALHAMBRA CIR	final
ZN-14-08-2887	PAINT FRONT ENTRANCE - METAL FACADE ONLY - SW 7009 PEARLY WHITE \$10,000	255 ALHAMBRA CIR	final
ZN-15-07-5711	DUMPSTER	255 ALHAMBRA CIR	final

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Permit Number BLD8-21-11-0171

Type FBC Building (Commercial)- Alteration/Remodel

Project Name

Status Issued

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description INTERIOR OFFICE REMODELING SUITE#1000

Applied Date 11/22/2021

Issued Date 03/24/2022

Expiration Date 12/21/2022

Finalized Date

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Permit Number BLD8-22-01-0300

Type FBC Building (Commercial)- Alteration/Remodel

Project Name

Status In Review

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description Interior Alteration / Suites 201, 202, 203

Applied Date 01/13/2022

Issued Date

Expiration Date

Finalized Date



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Permit Number BLDB-22-05-0690

Type FBC Building (Commercial)- Alteration/Remodel

Project Name

Status In Review

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description Office Expansion and * Interior Renovation Ste 760

Applied Date 05/08/2022

Issued Date

Expiration Date

Finalized Date



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Permit Number ELEC-21-10-0011

Type Electrical Commercial - Low Voltage

Project Name

Status Finald

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description ADD ONE CARD READER & VIDEO CAMERA TO THE EXISTING SECURITY SYSTEM (12) FLOOR

Applied Date 10/04/2021

Issued Date 03/25/2022

Expiration Date 10/10/2022

Finalized Date 04/11/2022



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Permit Number ELEC-21-12-0099

Type Electrical Commercial - Alteration/Remodel

Project Name

Status Finald

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description INTERIOR OFFICE REMODELING

Applied Date 12/03/2021

Issued Date 03/31/2022

Expiration Date 11/28/2022

Finalized Date 06/01/2022

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Permit Number ELEC-22-04-0356

Type Electrical Commercial - Low Voltage

Project Name

Status Finalied

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description FIRE ALARM - INTERIOR OFFICE REMODELING SUITE#1000

Applied Date 04/07/2022

Issued Date 04/26/2022

Expiration Date 11/28/2022

Finalized Date 06/01/2022



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Permit Number ELEC-22-04-0372

Type Electrical Commercial - Alteration/Remodel

Project Name

Status Application Review

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description Interior Alteration / Suites 201, 202, 203

Applied Date 04/13/2022

Issued Date

Expiration Date

Finalized Date



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Permit Number ELEC-22-05-0470

Type Electrical Commercial - Alteration/Remodel

Project Name

Status Submitted

Main Parcel 0341080061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description Office Expansion and * Interior Renovation Ste 760

Applied Date 05/20/2022

Issued Date

Expiration Date

Finalized Date



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Permit Number FIRE-21-10-0003

Type Fire- AccessControl

Project Name

Status Issued

Main Parcel 03410800061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description ADD ONE CARD READER & VIDEO CAMERA TO THE EXISTING SECURITY SYSTEM (12) FLOOR



Applied Date 10/01/2021

Issued Date 10/13/2021

Expiration Date 10/05/2022

Finalized Date

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Permit Number FIRE-22-03-0061

Type Fire- Fire Alarm

Project Name

Status Finalied

Main Parcel 03410800061920

Address 255 ALHAMBRA CIR Coral Gables, FL 33134--741

Description FIRE ALARM - INTERIOR OFFICE REMODELING SUITE#1000



Applied Date 03/29/2022

Issued Date 04/11/2022

Expiration Date 11/28/2022

Finalized Date 05/31/2022



The City of Coral Gables

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

November 7, 2012

RREEF America Reit, Corp. ZZZZ
P.O. Box 4900
Scottsdale, AZ 85261

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

PROPERTY FOLIO: # 03-4108-006-1920
ADDRESS: 255 Alhambra Circle, Coral Gables, FL

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 2012. 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

1/3/2022

VIA CERTIFIED MAIL

RREEF AMERICA REIT II CORP ZZZZ
C/O TTA/EPROPERTYTAX-DEPT 207
PO BOX 4900
SCOTTSDALE, AZ 85261

7020 3160 0001 1022 1048

RE: 255 ALHAMBRA CIR
FOLIO #03-4108-006-1920

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 is forty (40) years old, or older, having been built in 1972. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) cover letter(s) 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 and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer 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 \$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. In order to avoid delays submit in person in order to calculate the fees accordingly.**

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; 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.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

5

[Track Another Package +](#)

Tracking Number: 70203160000110221048

[Remove X](#)

Your item was picked up at a postal facility at 8:26 am on January 19, 2022 in SCOTTSDALE, AZ 85261.

USPS Tracking Plus[®] Available 

 **Delivered, Individual Picked Up at Postal Facility**

January 19, 2022 at 8:26 am
SCOTTSDALE, AZ 85261

Feedback

Get Updates 

Text & Email Updates



Tracking History



USPS Tracking Plus[®]



Product Information



See Less 

Can't find what you're looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



The City of Coral Gables

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

4/4/2022

RREEF AMERICA REIT II CORP ZZZZ
C/O TTA/EPROPERTYTAX-DEPT 207
PO BOX 4900
SCOTTSDALE, AZ. 85261

7021 2720 0001 4959 2131

RE: 255 ALHAMBRA CIR
FOLIO # 03-4108-006-1920

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, 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 licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building 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 letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

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. 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,

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

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

Track Another Package +

Tracking Number: 70212720000149592131

Remove X

Your item has been delivered and is available at a PO Box at 2:14 pm on April 11, 2022 in SCOTTSDALE, AZ 85261.

USPS Tracking Plus® Available ✓

 **Delivered, PO Box**

April 11, 2022 at 2:14 pm
SCOTTSDALE, AZ 85261

Feedback

Get Updates ✓

Text & Email Updates



Tracking History



USPS Tracking Plus®



Product Information



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Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

6/9/2022

RREEF AMERICA REIT II CORP ZZZZ
C/O TTA/EPROPERTYTAX-DEPT 207
PO BOX 4900
SCOTTSDALE, AZ 85261

7021 1970 0000 4016 1593

RE: 255 ALHAMBRA CIR

FOLIO # 03-4108-006-1920

Notice of Required Inspection For Recertification of 40 Years or Older Building – **FINAL NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, 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 4/4/2022, informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within thirty (30) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

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,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

[Track Another Package +](#)

Tracking Number: 70211970000040161593

[Remove X](#)

Your item has been delivered and is available at a PO Box at 8:34 am on June 15, 2022 in SCOTTSDALE, AZ 85261.

USPS Tracking Plus[®] Available 

 **Delivered, PO Box**

June 15, 2022 at 8:34 am
SCOTTSDALE, AZ 85261

Feedback

Get Updates 

Text & Email Updates



Tracking History



USPS Tracking Plus[®]



Product Information



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Go to our FAQs section to find answers to your tracking questions.

FAQs

Feedback

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Thursday, June 30, 2022 2:51 PM
To: 'Guillermo Lopez'
Cc: Projects; Jacqueline James; Mohamed Fahmy
Subject: RE: Folio No. 03-4108-006-1920 - [255 Alhambra Circle, Coral Gables]

Good afternoon,

Since the report was submitted; the property will not be heard on July 11, 2022. We will review the report and let you know what will be the next step.

Please pay the invoice below so we can review the report.

Thank you

INVOICE (INV-00006998) FOR CITY OF CORAL GABLES

BILLING CONTACT

Ana Lucia Tillit
East of Collins Expediting
202 Sunny Isles BLVD 6
Sunny Isles Beach, FL 333160



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00006998	06/30/2022	06/30/2022	Due	NONE

REFERENCE NUMBER	FEE NAME	
RECT-22-06-0074	Construction Regulation Board (Administrative Fee) Document preservation fee (\$1.45 per page) Forty year Recertification (each application) Ordinance 2006-27 Filing Fee (\$1 per page)	
255 Alhambra Cir Coral Gables, FL 33134-7411		SUB TOTAL

REMITTANCE INFORMATION

City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

TOTAL

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

From: Guillermo Lopez <guillermo@gfdmiami.com>

Sent: Thursday, June 30, 2022 11:33 AM

To: Goizueta, Virginia <vgoizueta@coralgables.com>

Cc: Projects <Projects@gfdmiami.com>; Jacqueline James <jackie@gfdmiami.com>; Mohamed Fahmy <mohamed@gfdmiami.com>

Subject: Re: Folio No. 03-4108-006-1920 - [255 Alhambra Circle, Coral Gables]

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Ms. Goizueta-

Thank you for your assistance in processing the intake of our office's Recertification Report(s) for the subject property this morning. In light of said filing, please kindly advise whether our client is still required to appear before the City's Construction Review Board on or about July 11, 2022.

Your assistance and cooperation is, as always, greatly appreciated.

Thank you,

Guillermo Lopez

GFD Group Miami

Architectural Engineering, Interior Design, Construction Management

T. 305-255-2999

15321 South Dixie Hwy, Suite 201

Palmetto Bay, FL 33157

On Tue, May 3, 2022 at 11:05 AM Guillermo Lopez <guillermo@gfdmiami.com> wrote:

Good Morning, Virginia-

Thank you for your response and for taking the time to speak to me this morning. As advised, the subject property has not been forwarded to the City's Construction Review Board for appearance on/at the same's June docket. In light of the foregoing, our office will proceed to submit the required report(s) as soon as practicable.

Additionally, thank you for the information regarding the current lack of implementation by Miami-Dade County of the Thermal Inspection requirement.

Best,

Guillermo Lopez

GFD Group Miami

Architectural Engineering, Interior Design, Construction Management

T. 305-255-2999

15321 South Dixie Hwy, Suite 201

Palmetto Bay, FL 33157

On Tue, May 3, 2022 at 7:46 AM Goizueta, Virginia <vgoizueta@coralgables.com> wrote:

Good morning,

Extension to the Building Recertification may be granted once the Building Recertification Report has been submitted and it indicates repairs are needed.

Thank you

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

From: Guillermo Lopez <guillermo@gfdmiami.com>

Sent: Monday, May 2, 2022 5:11 PM

To: Lopez, Manuel <mlopez@coralgables.com>

Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Projects <Projects@gfdmiami.com>

Subject: Folio No. 03-4108-006-1920 - [255 Alhambra Circle, Coral Gables]

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day, Mr. Lopez-

Our office has been retained by **RREEF AMERICA REIT II CORP. ZZZZ** to complete the requisite Fifty (50)-Year Re-Certification of the subject property and related structure(s). In furtherance of the same, attached, please find our executed extension request letter for your office's review and approval. Your assistance is greatly appreciated.

Best,

Guillermo Lopez

GFD Group Miami

Architectural Engineering, Interior Design, Construction Management

T. 305-255-2999

15321 South Dixie Hwy, Suite 201

Palmetto Bay, FL 33157

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Friday, July 1, 2022 7:57 AM
To: 'Arnaldo Fernandez'
Subject: RE: 255 Alhambra Circle, Coral Gables

Good morning,

Since the Building Recertification Report was submitted and it is now under review; the property of 255 Alhambra Circle will not be heard by the Construction Regulation Board on July 11, 2022.

You will not need to attend the July 11, 2022 meeting.

Thank you

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Office: 305-460-5250

From: Arnaldo Fernandez <arnaldo@eastofcollins.com>
Sent: Friday, July 1, 2022 7:52 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: 255 Alhambra Circle, Coral Gables

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Virginia,
Thank you for going above and beyond in explaining whats needed for our Re-certification.

As the Owners Representative, can you please confirm if we still have to appear in front of the board if we submitted our Re-certification yesterday (6/30/22)?

Thank you for your patience and time!

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-4336

vs.

RREEF AMERICA REIT II CORP ZZZZ
C/O TTA/EPROPERTYTAX – DEPT 207
P.O. BOX 4900
SCOTTSDALE, AZ 85261-4900

Return receipt number:

7021 1970 0000 4016 2064

Respondent.

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

Date: JUNE 29, 2022

Re: 255 ALHAMBRA CIRCLE, CORAL GABLES, FL. 33134-7411 LEGAL DESCRIPTION:
CORAL GABLES SEC K PB 8-33, LOTS 1 THRU 14 & LOT 15 LESS E18.21 FT & LOTS 35 THRU
42, BLOCK 25 FOLIO NO.: 03-4108-006-1920 ("Property")

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on July 11, 2022, 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, Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

CITY'S

EXHIBIT

6

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.


Virginia Goizueta
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, 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: RREEF America REIT II CORP ZZZZ, C/O RREEF, 875 N. Michigan Ave, FL 41, Chicago, IL 60611-1803; RREEF AMERICA REIT II CORP ZZZZ, c/o The Corporation Trust, Inc., Registered Agent, 2405 York RD, STE 201, Lutherville-Timonium, MD 21093-2252; City National Bank of Florida, 25 Flagler St, Miami, FL 33130-1785; TD Bank, N.A., 1701 Route 70 E., Cherry Hill, New Jersey 08003-2390; TD Bank, N.A., 2035 Limestone Rd., Wilmington, DE 19808-5529;



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 22-4336

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 255 Alhambra Cir., ON June 29, 2022 AT 10:20 AM AND WAS
ALSO POSTED AT CITY HALL.

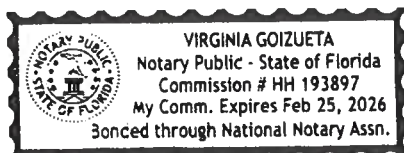
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of X physical presence or ___ online
notarization, this 29 day of June, in the year 2022, by
Jose Iglesias who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT

7

255 Alhambra Cir.



CITY'S

EXHIBIT





①
4/29
2359
121

Record & Return to:
LandAmerica - Cecile Emminger
8928 Brittany Way
Tampa, FL 33619
File # 1-064 238

CFN 2006R0868796
DR Bk 24810 Pgs 0115 - 1291 (15pgs)
RECORDED 08/10/2006 13:25:46
DEED DOC TAX 359,400.00
SURTAX 269,550.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This Instrument prepared by
~~and when recorded should be returned to:~~
Gibson, Dunn & Crutcher LLP
200 Park Avenue
New York, New York 10166
Attention: Joanne Franzel

03141080061920

SPECIAL WARRANTY DEED

STATE OF NEW YORK §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF NEW YORK §

THAT, BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP, a Delaware limited partnership (successor by merger to BLUMBERG/ALHAMBRA PARTNERS, a Florida general partnership, as evidenced by that Certificate of Merger attached hereto as Exhibit C), whose address is c/o Investcorp, 280 Park Avenue, New York, New York 10017 (herein referred to as "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL and CONVEY unto RREEF America REIT II Corp. ZZZZ, a Maryland corporation (herein referred to as "Grantee"), whose address is c/o RREEF, 875 North Michigan Avenue, 41st floor, Chicago, Illinois 60611, the following described property:

Being that certain tract of land located in Miami-Dade County, Florida and being more particularly described by metes and bounds on Exhibit A attached hereto and made a part hereof by reference for all purposes, together with all of the buildings and other structures and improvements located thereon and all rights and appurtenances thereto in anywise belonging to Grantor, including but not limited to, all interest, if any, of Grantor in (a) strips or gores, if any, between the property described on Exhibit A and abutting properties, whether owned or claimed by deed, limitations or otherwise, and whether or not they are located inside or outside the property described in Exhibit A, and (b) any land lying in or under the bed of any highway, avenue, street, road, alley, easement or right-of-way, open or proposed, in, on, across, abutting or adjacent to the property described on Exhibit A, to the center line thereof, and all rights, titles and interests of Grantor, reversionary or otherwise, in and to all easements in or upon such land and all other rights and appurtenances belonging or in anywise pertaining to such land or the buildings and other structures and improvements situated thereon (all of said property and interest being collectively referred to herein as the "Property");

CITY'S

EXHIBIT 9

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Subject, however, to the exceptions to title (the "Permitted Encumbrances") more particularly set forth on Exhibit B attached hereto and fully made a part hereof by reference for all purposes.

TO HAVE AND TO HOLD the above-described Property, subject to the Permitted Encumbrances, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto the said 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 unto the said 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.

EXECUTED effective the 14th day of July, 2006.

Signed, sealed and delivered in the presence of:

Alana Kowalsky
Signature of First Witness

Ilanca Kowalsky
Print Name of First Witness

[Signature]
Signature of Second Witness

Joanne Franzel
Print Name of Second Witness

BLUMBERG INVEST/ALHAMBRA LIMITED
PARTNERSHIP, a Delaware limited partnership

By: Investcorp Alhambra 255 GP, LLC, a
Delaware limited liability company,
General Partner

By: IA Invest, Inc., a Delaware
corporation, Managing Member

By: *[Signature]*
Name: F. Jonathan Dracos
Title: Vice President

CORPORATE SEAL

Grantor's Address:

c/o Investcorp
280 Park Avenue
New York, New York 10017
Attn: Heather Mutterperl

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 18th day of 2006, in the year 2006 before me the undersigned, a Notary Public in and for said State, personally appeared F. Jonathan Dracos, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ADRIENNE M. WANER
NOTARY PUBLIC, STATE OF NEW YORK
No. 01WA6110067
QUALIFIED IN KINGS COUNTY
MY COMMISSION EXPIRES MAY 24, 2008

Adrienne M. Wanner
Notary Public

NOTARY SEAL

EXHIBIT A

Land Description

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 35, 36, 37, 38, 39, 40, 41 and 42, together with Lot 15, less the East 18.21 feet of Lot 15, in Block 25 of CORAL GABLES SECTION K, according to the plat thereof as recorded in Plat Book 8, at Page 33 of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2006 and subsequent years.
2. Declaration of Restrictive Covenants recorded in Official Records Book 7973, Page 786, as amended by instrument recorded in Official Records Book 8772, Page 44.
3. Resolution No. 18744 (approving construction of the two bridges over and above and alley) recorded in Official Records Book 16340, Page 1326.
4. Rights of tenant(s) in possession, as tenants only.
5. Notice Regarding Liens for Improvements by Lessees recorded in Official Records Book 23590, Page 3698.
6. Assumption by RREEF America REIT II Corp. ZZZZ, a Maryland corporation, of Mortgage in favor of City National Bank of Florida in the original principal amount of \$11,000,000.00, dated April 29, 1994 and recorded in Official Records Book 16350, Page 267, as affected by Receipt of Future Advance and Modification of Note recorded in Official Records Book 17445, Page 4811, Official Records Book 18912, Page 3247, Official Records Book 19002, Page 4460, as modified by Modification Agreement recorded in Official Records Book 19256, Page 1391, as subsequently Assigned by instruments recorded in Official Records Book 19256, Page 1383 and Official Records Book 21332, Page 56, as Amended by Amended and Restated Mortgage and Assignment of Rents, Security Agreement and Fixture Filing in favor of Archon Financial, L.P., recorded in Official Records Book 22904, Page 4788, as affected by Notice of Future Advance recorded in Official Records Book 22904, Page 4782, and subsequently assign by instrument Assignment of Amended and Restated Mortgage Assignment of Rents, Security Agreement and Fixture Filing in Official Records Book 23934, Page 4458 and Assignment of Assignment of Leases and Rents in Official Record Book 23934, Page 4464 in favor of Wells Fargo Bank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2005-GG4 and assumed simultaneously herewith by Note and Mortgage Assumption Agreement with current principal amount of \$31,000,000.00 and recorded in Official Records.

EXHIBIT C
CERTIFICATE OF MERGER

100034361_4.DOC

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"BLUMBERG/ALHAMBRA PARTNERS", A FLORIDA GENERAL PARTNERSHIP, WITH AND INTO "BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP" UNDER THE NAME OF "BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP", A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE FIRST DAY OF DECEMBER, A.D. 2004, AT 12:39 O'CLOCK P.M.

3879239 8100M
040862341



Harriet Smith Windsor
Harriet Smith Windsor, Secretary of State
AUTHENTICATION: 3515379

DATE: 12-02-04

CERTIFICATE OF MERGER

BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP, a Delaware limited partnership (the "Surviving Partnership"), and Blumberg/Alhambra Partners, a Florida general partnership (the "Non-Surviving Partnership"), hereby state that and certify as follows, for the purposes of effecting a Merger between them, pursuant to Section 17-211 of the Delaware Revised Uniform Limited Partnership Act, Title 6 of the Delaware Code:

1. Attached hereto as Exhibit "A" is the Agreement and Plan of Merger (the "Plan") between the Non-Surviving Partnership and the Surviving Partnership;
2. The Plan has been approved and executed by the Surviving Partnership and the Non-Surviving Partnership in accordance with the applicable provisions of Chapter 620 of the Florida Statutes and Section 17-211 of the Delaware Revised Uniform Limited Partnership Act;
3. The name of the surviving Delaware limited partnership shall be "Blumberg Invest/Alhambra Limited Partnership";
4. The merger shall become effective on December 1, 2004;
5. The Plan is on file at the business address of Alhambra Investment, L.L.C., a Florida limited liability company ("Alhambra"), the general partner of the Surviving Partnership. The business address of Alhambra is 235 Alhambra Circle, Suite 1100, Coral Gables, Florida 33134-7400; and
6. A copy of the Plan will be furnished by the Surviving Partnership, on request and without cost, to any partner of the Surviving Partnership or any person holding an interest in the Non-Surviving Partnership.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK)

State of Delaware
Secretary of State
Division of Corporations
Delivered 12:45 PM 12/01/2004
FILED 12:39 PM 12/01/2004
SVF 040042341 - 3878239 FILE

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Merger as of November 30, 2004.


SUCCESSOR PARTNERSHIP:

BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP,
a Delaware limited partnership

By: Alhambra Investment, L.L.C.,
a Florida limited liability company, its general partner

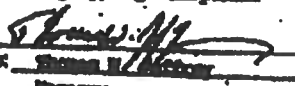
By: American Ventures Property Fund-I, Ltd.,
a Florida limited partnership, its managing member

By: AVRI Trust, a Maryland Real Estate Investment
Trust, its managing general partner

By: 
Name: Thomas H. McCarty
Title: Vice President

By: AVF Fund-I GP Limited Partnership, a Delaware
limited partnership, its administrative general partner

By: AVF Fund I-GP LLC, a Delaware limited
liability company, its general partner

By: 
Name: Thomas H. McCarty
Title: Manager

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]


NON-SERVIVING PARTNERSHIP:

MTJUNSHINGVALHAMERA PARTNERS, a Florida general partnership

By: **Albion Investment, L.L.C.,**
a Florida limited liability company, a general partner


By: **American Ventures Property Fund-I, Ltd.,**
a Florida limited partnership, its managing member

By: **AVRI Trust, a Maryland Real Estate Investment**
Trust, its managing general partner

By: 
Name: Thomas E. Jeffrey
Title: Vice President


By: **AVP Fund-I GP Limited Partnership, a Delaware**
limited partnership, its administrative general partner

By: **AVP Fund I-GP LLC, a Delaware limited**
liability company, its general partner

By: 
Name: Thomas E. Jeffrey
Title: Manager

By: **American Ventures Property Fund-I, Ltd.,**
a Florida limited partnership, a general partner

By: **AVRI Trust, a Maryland Real Estate Investment**
Trust, its managing general partner

By: 
Name: Thomas E. Jeffrey
Title: Vice President

By: **AVP Fund-I GP Limited Partnership, a Delaware**
limited partnership, its administrative general partner

By: **AVP Fund I-GP LLC, a Delaware limited**
liability company, its general partner


By: 
Name: Thomas E. Jeffrey
Title: Manager

EXHIBIT A

AGREEMENT AND PLAN OF MERGER

BETWEEN

BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP
(a Delaware limited partnership)

AND

BLUMBERG/ALHAMBRA PARTNERS
(a Florida general partnership)

Agreement and Plan of Merger dated November 20, 2004 between Blumberg Invest/Alhambra Limited Partnership, a Delaware limited partnership (the "Surviving Partnership"), and Blumberg/Alhambra Partners, a Florida general partnership (the "Non-Surviving Partnership").

AGREEMENT

In consideration of the mutual covenants set forth in this Agreement, the parties agree as follows:

1. In accordance with the provisions of this Agreement, the Delaware Revised Uniform Limited Partnership Act and the Florida Revised Uniform Partnership Act of 1995, at the Effective Time (as defined below), the Non-Surviving Partnership shall be merged with and into the Surviving Partnership (the "Merger"), the separate existence of the Non-Surviving Partnership shall cease, and the Surviving Partnership shall continue its existence pursuant to the laws of Delaware under its present name. The Non-Surviving Partnership and the Surviving Partnership are collectively referred to as the "Constituent Entities".
2. The Merger shall become effective December 1, 2004 (the "Effective Time").
3. The Surviving Partnership shall possess and retain every interest in all assets and property of every description. The rights, privileges, immunities, powers, franchises and authority, of a public as well as private nature of each of the Constituent Entities shall be vested in the Surviving Partnership without further act or deed. The title to and any interest in all real estate vested in either of the Constituent Entities shall not revert or in any way be impaired by reason of the Merger.
4. All obligations belonging to or due to each of the Constituent Entities shall be vested in the Surviving Partnership without further act or deed, and the Surviving Partnership shall be liable for all of the obligations of each of the Constituent Entities existing as of the Effective Time.

1. At the Effective Time, by virtue of the Merger and without any action on the part of the parties or otherwise:

(a) all outstanding units of partnership interests of the Non-Surviving Partnership shall be cancelled and all outstanding units of partnership interests of the Surviving Partnership shall remain;

(b) the issued and outstanding units of general partnership interests of the Non-Surviving Partnership held by Albanian Investment, L.L.C., a Florida Limited Liability company ("Albanian"), shall be converted into a 1.2153% general partnership interest in the Surviving Partnership, and Albanian shall be the general partner of the Surviving Partnership; and

(c) the issued and outstanding units of general partnership interests of the Non-Surviving Partnership held by American Ventures Property Fund-I, Ltd., a Florida Limited partnership ("AVP Fund"), shall be converted into a 98.7846% limited partnership interest in the Surviving Partnership, and AVP Fund shall be the limited partner of the Surviving Partnership.

6. The Certificate of Limited Partnership of the Surviving Partnership in effect immediately prior to the Effective Time shall continue without change and be the certificate of limited partnership of the Surviving Partnership.

7. Albanian shall be the general partner of the Surviving Partnership at the Effective Time. The business address of Albanian is 235 Albanian Circle, Suite 1100, Coral Gables, Florida 33134-7400.

8. This document may be executed in one or more counterparts, a complete set of which shall constitute one original.

SEE SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the undersigned have executed this Agreement as effective as of the date first written above.

SURVIVING PARTNERSHIP:

BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP,
a Delaware limited partnership

By: **Alhambra Investment, L.L.C.,**
a Florida limited liability company, its general partner


By: **American Ventures Property Fund-I, Ltd.,**
a Florida limited partnership, its managing member

By: **AVEI Trust, a Maryland Real Estate Investment**
Trust, its managing general partner

By: 
Name: Thomas E. Chacko
Title: Vice President

By: **AVF Fund-I GP Limited Partnership, a Delaware**
limited partnership, its administrative general partner

By: **AVF Fund I-GP LLC, a Delaware limited**
liability company, its general partner

By: 
Name: Thomas W. Chacko
Title: Manager

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]


NON-SERVING PARTNERSHIP

BLUMBERG/ALHAMBRA PARTNERS, a Florida general partnership

By: **Alhambra Investment, L.L.C.**,
a Florida limited liability company, a general partner


By: **American Ventures Property Fund-I, Ltd.**,
a Florida limited partnership, its managing member

By: **AVRI Trust**, a Maryland Real Estate Investment
Trust, its managing general partner

By: 
Name: Thomas H. Johnson
Title: Vice President

By: **AVP Fund-I GP Limited Partnership**, a Delaware
limited partnership, its administrative general partner

By: **AVP Fund I-GP LLC**, a Delaware limited
liability company, its general partner

By: 
Name: Thomas H. Johnson
Title: Manager

By: **American Ventures Property Fund-I, Ltd.**,
a Florida limited partnership, a general partner

By: **AVRI Trust**, a Maryland Real Estate Investment
Trust, its managing general partner

By:
Name: Thomas H. Johnson
Title: Vice President

By: **AVP Fund-I GP Limited Partnership**, a Delaware
limited partnership, its administrative general partner

By: **AVP Fund I-GP LLC**, a Delaware limited
liability company, its general partner

By:
Name: Thomas H. Johnson
Title: Manager

RREEF AMERICA REIT II CORP. ZZZZ: D11412905

Department ID Number: D11412905

Business Name: RREEF AMERICA REIT II CORP. ZZZZ

Principal Office:  2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

Resident Agent:  THE CORPORATION TRUST, INCORPORATED
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264

Status: INCORPORATED

Good Standing: THIS BUSINESS IS IN GOOD STANDING

Business Type: CORPORATION

Business Code: 03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration: 07/25/2006

State of Formation: MD

Stock Status: STOCK

Close Status: NO

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE INDENTURE, executed this 29th day of April, 1994, by and between BLUMBERG/ALHAMBRA PARTNERS, a Florida General Partnership, hereinafter called the "Mortgagor," which term as used in every instance shall include the Mortgagor's heirs, executors, administrators, successors, legal representatives and assigns, either voluntary by act of the parties or involuntary by operation of law and shall denote the singular and/or plural, the masculine and/or feminine and natural and/or artificial persons, whenever and wherever the context so requires or admits, and CITY NATIONAL BANK OF FLORIDA, a national banking corporation, hereinafter called the "Mortgagee," which term as used in every instance shall include the Mortgagee's successors, legal representatives and assigns, including all subsequent assignees, either voluntary or by act of the parties or involuntary by operation of law.

WITNESSETH:

DOCSTPMTG 38,500.00 INTNG 22,000.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

THAT for divers good and valuable considerations, and to secure the payment of the aggregate sum of money named in the Promissory Note of even date herewith, hereinafter mentioned, together with interest thereon or so much thereof as may be advanced, and all other sums of money secured hereby as hereinafter provided, the Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the mortgagee, in fee simple, the following described real estate of which the Mortgagor is now seized and possessed, and in actual possession situate in the County of Dade, State of Florida, legally described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 35, 36, 37, 38, 39, 40, 41, and 42, together with Lot 15, less the East 18.21 feet of Lot 15, all in Block 25, of CORAL GABLES SECTION "K", according to the Plat thereof, as recorded in Plat Book 8, Page 33, of the Public Records of Dade County, Florida.

TOGETHER WITH the following property and rights (the Premises, together with such property and rights, being hereinafter collectively called "Mortgaged Property" or "Property"):

a. All right, title and interest of Mortgagor in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises, and in and to the appurtenances thereto;

b. All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature

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whatsoever now or hereafter located in any building or upon the premises, or any part thereof, and used or usable in connection with any present or future occupancy of said building and now owned or hereafter acquired by Mortgagor; and,

c. Any and all awards of payments, including interest thereon, and the right to receive the same, which may be made with respect to the Premises as a result of the exercise of the right of eminent domain, the alteration of the grade of any street, any other injury to, or decrease in the value of, the Premises, or proceeds of insurance awards, to the extent of all amounts which may be secured by this Mortgage at the date of receipt of any such award or payment by Mortgagee, and of the reasonable attorneys' fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment; and Mortgagor agrees to execute and deliver, from time to time, such further instruments as may be requested by Mortgagee to confirm such assignment to Mortgagee of any such award or payment.

TO HAVE AND TO HOLD the above described property unto the Mortgagee, its successors and assigns forever.

The Mortgagor hereby covenants with the Mortgagee that the Mortgagor is indefeasibly seized with the absolute and fee simple title to said property, and has full power and lawful authority to sell, convey transfer and mortgage the same; that it shall be lawful at any time hereafter for the Mortgagee to peaceably and quietly enter upon, have, hold and enjoy said property, and every part thereof; that this mortgage is and will remain a valid and enforceable lien on the mortgaged property that said property is free and discharged from all liens, encumbrances and claims of any kind, including taxes and assessments; and that the Mortgagor hereby fully warrants unto the Mortgagee the title to said property and will defend the same against the lawful claims and demands of all persons whomsoever.

NOW, THEREFORE, the condition of this Mortgage is such that if the Mortgagor shall well and truly pay unto the Mortgagee the indebtedness evidenced by that certain Promissory Note (hereinafter sometimes called "Note" or "Mortgage Note") of even date herewith, made by the Mortgagor and payable to the Mortgagee in the principal sum of \$11,000,000.00 together with interest as set forth therein, and shall perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants contained and set forth in this Mortgage and in the Promissory Note secured hereby, then this Mortgage and the estate hereby created shall cease and be null and void.

AND the Mortgagor does hereby covenant and agree:

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1. To perform, comply with and abide by each and every of the stipulations, agreements, conditions and covenants contained and set forth on said promissory note and this mortgage deed.
2. To permit, commit or suffer no waste; to comply with or cause to be complied with, all statutes, ordinances and requirements of any governmental or other authority relating to the mortgaged property; and to do or permit to be done to said premises nothing that will alter or change the use and character of said property or in any way impair or weaken the security of this Mortgage. And in case of the refusal, neglect or inability of the Mortgagor to repair and maintain said property, the Mortgagee may, at its option, make such repairs or cause the same to be made and advance monies in that behalf.
3. That Mortgagor will promptly pay and discharge any and all license fees or similar charges, together with any penalties and interest thereon, which may be imposed by the jurisdiction in which the Premises are situated for the use of vaults, chutes, areas and other space beyond the lot line and under or abutting the public sidewalks in front of or adjoining the premises; that Mortgagor will promptly cure any violation of law and comply with any order of said jurisdiction in respect of the adjoining the Premises; that if Mortgagor shall default in making such payment and obtaining such discharge or in curing any such violation Mortgagee may make such payment, together with penalties and interest thereon, and obtain such discharge and cure any such violation, and the amount of such payment and the expenses incurred by Mortgagee in obtaining such discharge and curing any violation shall thereupon be secured by this Mortgage and become a lien on the Mortgaged Property; and that Mortgagor will repay the amount of such payment and such expenses to Mortgagee, together with interest thereon at the delinquent Mortgage Note rate, within fifteen (15) days after demand for said payment is made by Mortgagee to Mortgagor.
4. The Mortgagor, immediately upon obtaining knowledge of the institution of any proceedings for the condemnation of the Premises or any portion thereof, will notify the Mortgagee of the pendency of such proceedings. The Mortgagee may participate in any such proceedings and the Mortgagor, from time to time, will deliver to the Mortgagee all instruments requested by it to permit such participation.
5. That, notwithstanding any taking by eminent domain, alteration of the grade of any street or other injury to or decrease in value of the Mortgaged Property by any public or quasi-public authority or corporation, Mortgagor shall continue to pay interest as provided in the Mortgage Note until any such award or payment shall have been actually received by Mortgagee and any reduction in the principal sum resulting from the application by Mortgagee of such award or payment, as hereinafter set forth, shall be deemed to take effect only on

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the date of such receipt; that said award or payment may be applied, in such proportions and priority as Mortgagee in Mortgagee's sole discretion may elect, to the payment of principal whether or not then due and payable, or any sums secured by this Mortgage and/or to payment to Mortgagor, on such terms as Mortgagee may specify, to be used for the sole purpose of altering, restoring or rebuilding any part of the Mortgaged Property which may have been altered, damaged or destroyed as a result of any such taking, alteration of grade, or other injury to the Mortgaged Property; and that, if prior to the receipt by Mortgagee of such award or payment, to the extent of the Mortgage debt remaining unsatisfied, the property shall be sold in judicial proceedings, the Mortgagee shall be entitled to receive such award to the extent of the debt remaining unsatisfied after such sale of the Mortgaged Property through judicial proceedings, with legal interest thereon, whether or not a deficiency judgment on this Mortgage shall have been sought or recovered or denied, and of the reasonable attorney's fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

6. The Mortgagor will, at the cost of the Mortgagor and without expense to the Mortgagee, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assigns, notices of assignments, transfers and assurances as the Mortgagee shall from time to time require, for the better assuring conveying, assigning, transferring and confirming unto the Mortgagee the property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which the Mortgagor may be or may hereafter become bound to convey or assign to the Mortgagee, or for carrying out the intention or facilitating the performance of the terms of this Mortgage or for filing, registering or recording this Mortgage and on demand will execute and deliver, and hereby authorizes the Mortgagee to execute in the name of the Mortgagor to the extent it may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments, to evidence more effectively the lien hereof upon the mixed or personal property.

7. a. The Mortgagor forthwith upon the execution and delivery of this Mortgage and thereafter, from time to time, will cause this Mortgage and any security instrument creating a lien or evidencing the lien hereof upon the mixed or personal property and each instrument of further assurance to be filed, registered or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully protect the lien hereof upon, and the interest of the Mortgagee in, the Mortgaged property.

b. The Mortgagor will pay all filing, registration or recording fees and all expenses incident to the preparation, execution and acknowledgment of this Mortgage, any mortgage supplemental hereto, any security instrument with respect to the chattels, and any instrument of further assurance, and all

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federal, state, county and municipal stamp taxes and other taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Note, this Mortgage, any mortgage supplemental hereto, any security instrument with respect to the chattels or any instrument of further assurance.

8. If the Mortgagor is a corporation, the execution and delivery of this Mortgage has been duly authorized by the Board of Directors of such corporation; and that, if required by the Certificate of Incorporation of such corporation, the execution and delivery of this Mortgage has been duly consented to by the stockholders of such corporation. The Mortgagor will do all things necessary to preserve and keep in full force and effect its existence, franchises, rights and privileges as business or stock corporation under the laws of the State of its incorporation and will comply with all regulations, rules, ordinances, statutes, orders and decrees of any governmental authority or court applicable to the Mortgagor or the Mortgaged Property or any part thereof.

9. The Mortgagor, from time to time, when the same shall become due, will pay and discharge all taxes of every kind and nature (including real and personal property taxes), all general and special assessments, levies, permits, inspection and license fees, all water and sewer rents and charges, and all other public charges whether of a like or different nature, imposed upon or assessed against it or the Mortgaged Property or any part thereof or upon the revenues, rents, issues, income and profits of the Mortgaged Property or arising in respect of the occupancy, use or possession thereof. The Mortgagor will upon the request of the Mortgagee, deliver to the Mortgagee receipts evidencing the payment of all such taxes, assessments, levies, fees, rents and other public charges imposed upon or assessed against it or the Mortgaged Property or the revenues, rents, issues, income or profits thereof.

10. The Mortgagor will pay from time to time when the same shall become due, all claims and demands of mechanics, materialmen, laborers, and others which, if unpaid, might result in or permit the creation of a lien on the Mortgaged Property, whether paramount or subordinate to this Mortgage, or any part thereof, or on the revenues, rents, issues, income and profits arising therefrom and in general will do or cause to be done everything necessary so that the first lien of this Mortgage shall be preserved, at the cost of the Mortgagor, without expense to the Mortgagee.

11. That the Mortgagor will keep all real, mixed and personal property now or hereafter encumbered by the lien of this Mortgage insured, as may be required from time to time by the Mortgagee, against loss by fire, windstorm and other hazards, casualties and contingencies and war risks, if

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available, including during the course of any construction and/or development work, builders' all risk completed value, non-reporting form insurance for such periods and for not less than their full insurable value in such amounts as may be required by the Mortgagee and to pay promptly when due all premiums for such insurance. The amounts of insurance required by Mortgagee shall be the minimum amounts for which said insurance shall be written and it shall be incumbent upon the Mortgagor to maintain such additional insurance as may be necessary to meet and comply fully with all co-insurance requirements contained in said policies to the end that said Mortgagor is not a co-insurer thereunder. Insurance shall be written by a company or companies approved by the Mortgagee and all policies and renewals thereof shall be held by the Mortgagee. All detailed designations by the Mortgagor which are accepted by the Mortgagee relating to insurance, now existing or hereafter made, shall be in writing and shall be a part of this Mortgage Agreement as fully as though set forth verbatim herein, and shall govern both parties hereto and their successors and assigns. No lien upon any of said policies of insurance or upon refund or return premium which may be payable on the cancellation or termination thereof shall be given to other than the Mortgagee, except by proper endorsement affixed to such policy and approved by the Mortgagee. Each policy of insurance shall have affixed thereto a Standard New York Mortgagee clause without contribution, making all loss or losses under such policy payable to the Mortgagee as its interest may appear. In the event any sum or sums of money become payable thereunder, in excess of \$100,000.00, the Mortgagee shall have the option to receive and apply the same on account of the indebtedness hereby secured, or to permit the Mortgagor to receive it and use it, or any part thereof, without thereby waiving or impairing any equity, lien or right under and by virtue of this Mortgage. In the event of loss or physical damage to the Mortgaged Property, the Mortgagor shall give immediate notice thereof by mail to the Mortgagee, and the Mortgagee may make proof of loss if the same is not made promptly by Mortgagor. In the event of foreclosure of this Mortgage or other transfer of title to the Mortgaged Property in extinguishment of the indebtedness secured hereby, all right, title and interest of the Mortgagor in and to any insurance policies then in force shall pass to the Purchaser.

12. a. The Mortgagor shall not transfer, or agree to transfer, in any manner, either voluntarily or involuntarily, directly or indirectly by operation of law or otherwise, all or any portion of the Mortgaged Property, or any interest therein, without in any such case, the prior written consent of Mortgagee. Mortgagee may grant or deny such consent in its sole discretion and, if consent should be given, any such transfer shall be subject to this Mortgage and the other documents, and any such transferee shall assume all of Mortgagor's obligations hereunder and thereunder and agree to be bound by all provisions and perform all obligations contained herein and therein,

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Mortgagor covenanting and agreeing that the rights and obligations of Mortgagee hereunder and thereunder shall in no way be altered, diminished or otherwise affected thereby. Consent to one such transfer shall not be deemed a waiver of the right to require consent to future or successive transfers. As used in this Paragraph 12, "transfer" shall include without limitation (i) any sale, assignment, lease or conveyance of the Mortgaged Property or any part thereof, or any interest therein, except leases for occupancy subordinate to this Mortgage; (ii) if the Mortgagor should at any time be a partnership, the sale, assignment or conveyance of any general partnership interest in Mortgagor, which would render American Ventures Property Funds I, Inc., the owner and holder of less than a Fifty (50%) Percent general partnership participation in Mortgagor or the sale or transfer of more than fifty Percent (50%) of the voting stock partnership interests in any general partner of Mortgagor; (iii) if the Mortgagor should at any time be a corporation, any sale, assignment or conveyance of more than fifty (50%) percent of the voting stock thereof; and (iv) if the Mortgagor should be a land trust, conveyance of all or any part of the beneficial interest therein, and if the beneficiary thereof should at any time be a partnership, the sale, assignment or conveyance of any general Partnership interest in such beneficiary, or the sale of more than fifty percent (50%) of the voting stock or partnership interests in any general partner of such beneficiary, or if the beneficiary thereof should at any time be a corporation, the sale, assignment or conveyance of more than fifty (50%) percent of the voting stock of said beneficiary.

b. The Mortgagor shall not encumber, or agree to encumber in any manner, either voluntarily or involuntarily, directly or indirectly, by operation of law or otherwise, all or any portion of the Mortgaged Property, or any interest therein, without, in any such case, the prior written consent of the Mortgagee. The Mortgagee may grant or deny such consent in its sole discretion and, if consent should be given, any such encumbrance shall not be deemed to be a waiver of the right to require consent to future or successive encumbrances. As used herein, "encumber" shall include, without limitation, the placing or permitting the placing of any mortgage assignment of rents or other security device, including, but not limited to, a wrap around mortgage, on the Mortgaged Property.

13. The Mortgagee may, at its option and without waiving its right to accelerate the indebtedness hereby secured and to foreclose the same, pay either before or after delinquency any or all of those certain obligations required by the terms hereof to be paid by the Mortgagor for the protection of the mortgage security or for the collection of the indebtedness hereby secured. All sums so advanced or paid by the Mortgagee shall be charged into the mortgage account and every payment so made shall bear interest from the date thereof at the delinquent rate specified in said mortgage note and become an integral part

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thereof, subject in all respects to the terms, conditions and covenants of the aforesaid promissory note and this Mortgage, as fully and to the same extent as though a part of the original indebtedness evidenced by said note and secured by this Mortgage.

14. That the abstract(s), if any, of title covering the Mortgaged Property shall at all times, during the life of this Mortgage, remain in the possession of the Mortgagee and in the event of the foreclosure of this Mortgage or other transfer of title to the Mortgaged Property in extinguishment of the indebtedness secured hereby all right, title, and interest of the Mortgagor in and to any such abstract(s) of title shall pass to the purchaser or grantee.

15. To pay all and singular the costs, charges and expenses including attorneys' fees and abstract costs, reasonably incurred or paid at any time by the Mortgagee because of the failure of the Mortgagor to perform comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this Mortgage, or either.

16. That in order to accelerate the maturity of the indebtedness hereby secured because of the failure of the Mortgagor to pay any tax assessment, liability, obligation or encumbrance upon said property as herein provided, it shall not be necessary nor requisite that the Mortgagee shall first pay the same.

17. That any failure by Mortgagee to insist upon the strict performance by Mortgagor of any of the terms and provisions hereof shall not be deemed to be a waiver of any of the terms and provisions hereof, and Mortgagee, notwithstanding any such failure, shall have the right thereafter to insist upon the strict performance by Mortgagor of any and all of the terms and provisions of this Mortgage to be performed by Mortgagor. That Mortgagee may release, regardless of consideration, any part of the security held for the indebtedness secured by this Mortgage without, as to the remainder of the security, in any way impairing or affecting the lien of this Mortgage or the priority of such lien over any subordinate lien, and that the Mortgagee may resort, for the payment of the indebtedness secured by this Mortgage, to any other security therefor held by the Mortgagee in such order and manner as Mortgagee may elect.

18. That if the Mortgagor shall fail, neglect or refuse for a period of fifteen (15) days fully and promptly to pay the amounts required to be paid by the Note hereby secured or the interest therein specified or any of the sums of money herein referred to or hereby secured, or, subject to the provisions of Paragraph 39 of this Mortgage, otherwise duly, fully and promptly to perform, execute, comply with and abide by each, every or any of the covenants, conditions or stipulations of

this Mortgage the Promissory Note hereby secured then and in either or any of such events, without notice or demand, the said aggregate sum mentioned in said Promissory Note, less previous payments if any, and any and all sums mentioned herein or secured hereby shall become due and payable forthwith or thereafter at the continuing option of the Mortgagee as fully and completely as if said aggregate sums were originally stipulated to be paid at such time, anything in said Promissory Note or herein to the contrary notwithstanding, and the Mortgagee shall be entitled thereupon or thereafter, without notice or demand, to institute suit at law or in equity to enforce the rights of the Mortgagee hereunder or under said Promissory Note. In the event of any default or breach on the part of the Mortgagor hereunder or under said Promissory Note, the Mortgagee shall have the continuing option to enforce payment of all sums secured hereby by action at law or by suit in equity to foreclose this Mortgage, either or both, concurrently or otherwise, and one action or suit shall not abate or be a bar to or waiver of the Mortgagee's right to institute or maintain the other, provided said Mortgagee shall have only one (1) payment and satisfaction of said indebtedness.

19. That in the event that Mortgagor shall (1) consent to the appointment of a receiver, trustee, or liquidator of all or a substantial part of Mortgagor's assets, or (2) be adjudicated a bankrupt, or admit in writing its inability to pay its debts as they become due or (3) make a general assignment for the benefit of creditors or (4) file a petition or answer seeking reorganization or arrangement with creditors, or to take advantage of any insolvency law or (5) file an answer admitting the material allegations of a petition filed against the Mortgagor in any bankruptcy, reorganization or insolvency proceeding, or (6) action shall be taken by the Mortgagor for the purpose of effecting any of the foregoing or (7) any order, judgment or decree shall be entered upon an application of a creditor or Mortgagor by a court of competent jurisdiction approving a petition seeking appointment of a receiver or trustee of all or a substantial part of the Mortgagor's assets and such order, judgment or decree shall continue unstayed and in effect for any period of thirty (30) consecutive days, the Mortgagee may declare the Note hereby secured forthwith due and payable, whereupon the principal and the interest accrued on the note and all other sums hereby secured shall become forthwith due and payable as if all of the said sums of money were originally stipulated to be paid on such day; and thereupon the Mortgagee without notice or demand may prosecute a suit at law and/or in equity as if all monies secured hereby had matured prior to its institution.

20. If foreclosure proceedings should be instituted against the property covered by this Mortgage upon any other lien or claim whether alleged to be superior or junior to the lien of this Mortgage which has not been dismissed or transferred to

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security or satisfied within sixty (60) days of filing, the Mortgagee may, at its option, immediately upon institution of such suit or during the pendency thereof, declare this Mortgage and the indebtedness secured hereby due and payable forthwith and may at its option proceed to foreclose this mortgage.

21. It is further covenanted and agreed by said parties that in the event of a suit being instituted to foreclose this Mortgage, the Mortgagee shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver of all and singular the Mortgaged Property, and all rents, income, profits, issues and revenues thereof, from whatsoever source derived; and thereupon it is hereby expressly covenanted and agreed that the court shall forthwith appoint such receiver with the usual powers and duties of receivers in like cases; and said appointment shall be made by the court as a matter of strict right to the Mortgagee, and without reference to the adequacy or inadequacy of the value of the property hereby mortgaged, or to the solvency or insolvency of the Mortgagor or any other party defendant to such suit. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as aforesaid and hereby expressly consents that such appointment shall be made as an admitted equity and as a matter of absolute right to the Mortgagee and that the same may be done without notice to the Mortgagor.

22. During the continuance of any such event of default, the Mortgagee personally, or by its agents or attorneys, may enter into and upon all or any part of the Premises, and each and every part thereof, and may exclude the Mortgagor, its agents and servants wholly therefrom; and having and holding the same, may use, operate, manage and control the Premises and conduct the business thereof, either personally or by its superintendents, managers, agents, servants, attorneys or receivers; and upon every such entry, the Mortgagee at the expense of the Mortgaged Property or the Mortgagor from time to time either by purchase, repairs or construction, may maintain and restore the Mortgaged Property, whereof it shall become possessed as aforesaid, may complete the construction or development of the improvements and, in the course of such completion may make such changes in the contemplated improvements as it may deem desirable and may insure the same; and likewise, from time to time at the expense of the Mortgaged Property or the Mortgagor, the Mortgagee may make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto and thereon as to it may seem advisable; and in every such case the Mortgagee shall have the right to manage and operate the Mortgaged Property and to carry on the business thereof and exercise all rights and powers of the Mortgagor with respect thereto either in the name of the Mortgagor or otherwise as it shall deem best; and the Mortgagee shall be entitled to collect

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and receive all earnings, revenues, rents, issues, profits and income of the Mortgaged Property and every part thereof, all of which shall for all purposes constitute property of the Mortgagor and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements and amounts necessary to pay for taxes, assessments, insurance and prior or other proper charges upon the Mortgaged Property or any part thereof, as well as just and reasonable compensation for the services of the Mortgagee and for all attorneys, agents, clerks, servants and others employed by it properly engaged and employed, the Mortgagee shall apply the monies arising as aforesaid, first to the payment of the principal of the Note and the interest thereon, when and as the same shall become payable and second, to the payment of any other sums required to be paid by the Mortgagor under this Mortgage.

23. In case of proceedings by or against the Mortgagor in insolvency or bankruptcy or any proceedings for its reorganization or involving the liquidation of its assets then, and in such case, the Mortgagee shall be entitled to prove the whole amount of principal and interest due upon the Note to the full amount thereof and all other payments, charges and costs due under this Mortgage, without deducting therefrom any proceeds obtained from the sale of the whole or any part of the Mortgaged Property; provided, however, that in no case shall the Mortgagee receive a greater amount than such principal and interest and such other payments, charges and costs from the aggregate amount of the proceeds of the sale of the mortgaged property and the distribution from the estate of the Mortgagor.

24. That the Mortgagee shall have the right from time to time, to take action to recover any sums, whether interest, principal or any installment of either, or any other sums required to be paid under the terms of this Mortgage, as the same become due, without regard to whether or not the principal sum secured, or any other sums secured, by the Note and Mortgage, shall be due and without prejudice to the right of action, for a default or defaults by Mortgagor existing at the time such earlier action was commenced. No remedy conferred or reserved to the Mortgagee herein or in the Mortgage Note is intended to be exclusive of any other remedy or remedies, and each and every such remedy shall be cumulative, and shall be in addition to every other remedy given to the Mortgagee now or hereafter existing at law or in equity or by statute. No delay or omission of the Mortgagee to exercise any right or power accruing upon any event of default herein, or in the Mortgage Note, shall impair any such default or an acquiescence therein; and every power and remedy given by the Mortgage herein or in the Mortgage Note to the Mortgagee, may be exercised from time to time as often as may be deemed expedient by the Mortgagee. Nothing in this Mortgage or in the Note shall affect the

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obligation of the Mortgagor to pay the principal of, and interest on, the Note in the manner and at the time and place therein respectively expressed.

25. The Mortgagor will not, at any time, insist upon or plead, or in any manner whatever, claim or take any benefit or advantage of, any stay or extension of moratorium law, any exemption from execution or sale of the mortgaged property or any part thereof, wherever enacted, now or at any time hereafter in force, which may affect the covenants and terms of performance of this Mortgage, nor claim, take or insist upon any benefit or advantage of any law now or hereafter in force providing for the valuation or appraisal of the Mortgaged Property, or any part thereof, prior to any sale or sales thereof which may be made pursuant to any provision herein, or pursuant to the decree, judgment or order of any court of competent jurisdiction; nor, after any such sale or sales, claim or exercise any right under any statute heretofore or hereafter enacted, by any governmental authority or otherwise, to redeem the property so sold or any part thereof, and the Mortgagor hereby expressly waives all benefit or advantage of any such law or laws, and covenants not to hinder, delay or impede the execution of any power herein granted or delegated to the Mortgagee, but to suffer and permit the execution of every power as though no such law or laws had been made or enacted. The Mortgagor for itself and all who claim under it, waives, to the extent that it lawfully may, all right to have the mortgaged property marshalled upon any foreclosure hereof.

26. To the extent of the indebtedness of the Mortgagor to the Mortgagee described herein or secured hereby, the Mortgagee is hereby subrogated to the lien or liens and to the rights of the owners and holders thereof, of each and every mortgage, lien or other encumbrance on the land described herein which is paid and/or satisfied, in whole or in part, out of the proceeds of the loan described herein secured hereby, and the respective liens of said mortgages, liens or encumbrances, shall be and the same and each of them hereby is preserved and shall pass to and be held by the Mortgagee herein as security for the indebtedness to the Mortgagee herein described or hereby secured, to the same extent that it would have been preserved and would have been passed to and been held by the Mortgagee had it been duly and regularly assigned, transferred set over and delivered unto the Mortgagee by separate deed of assignment, notwithstanding the fact that the same may be satisfied and cancelled of record, it being the intention of the parties hereto that the same will be satisfied and cancelled of record by the holders thereof at or about the time of the recording of this Mortgage.

27. In the event any one or more of the provisions contained in this Mortgage or in the Mortgage Note shall, for any reason, be held to be inapplicable, invalid, illegal or unenforceable in any respect, such inapplicability, invalidity,

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illegality or unenforceability shall, at the option of the Mortgagee, not affect any other provision of this Mortgage, but this Mortgage shall be construed as if such applicable, invalid, illegal or unenforceable provision had never been contained herein or therein.

28. All notices hereunder shall be in writing and shall be deemed to have been sufficiently given or served for all purposes when presented personally or sent by telegraph (notice sent by telegraph shall be deemed given when such telegraph is received by the other party) or by registered or certified mail with return receipt requested to any party hereto at its address listed below or at such other address of which written notification has been given to the other party, as provided herein:

TO THE MORTGAGEE: CITY NATIONAL BANK OF FLORIDA
25 West Flagler Street
Miami, Florida 33130
Attention William E. Shockett, Esq.

TO THE MORTGAGOR: BLUMBERG/ALHAMBRA PARTNERS
c/o Philip Blumberg
American Ventures Realty Advisors
1443 South Miami Avenue
Miami, Florida 33130-4316

WITH A COPY TO: JOSEPH B. REISMAN, ESQ.
Rosenberg, Reisman & Stein
Suite 2000
One S. E. Third Avenue
Miami, Florida 33131

29. All of the grants, covenants, terms, provisions and conditions herein shall run with the land and shall apply to, bind and inure to the benefit of the successors and assigns of the Mortgagor and successors and assigns of the Mortgagee.

30. That, if required by the Mortgagee, the said Mortgagor will pay unto the Mortgagee on the first day of each and every consecutive month, a sum equal to one-twelfth (1/12th) of the annual amount necessary to pay all taxes and assessments against the said Mortgaged Premises, said monthly sum to be estimated solely by the Mortgagee and calculated to be an amount not less than the amount of taxes assessed against said Mortgaged Premises for the previous year, and if further required by the Mortgagee to pay all insurance premiums in a manner and form as provided herein for the payment of taxes and assessments. All such sums paid to the Mortgagee under this paragraph shall be applied by the Mortgagee to the payment of such taxes and assessments.

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31. That the Mortgagor will, on the request of the Mortgagee, furnish a written statement of the amount owing on the obligation which this mortgage secures and therein state whether or not Mortgagor claims any defenses or offsets thereto. The Mortgagee agrees that it will, on request of the Mortgagor furnish a written statement of the amount owing on the obligation which this Mortgage secures and therein state whether or not Mortgagor is current in its payments and whether Mortgagee has knowledge of any defaults hereunder specifying therein the nature of such defaults, if any.

32. The Mortgagor covenants that in the event the ownership of said property or any part thereof becomes vested in a person other than the Mortgagor, the mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this Mortgage, and the debt secured hereby in the same manner as with the mortgagor and may forbear to sue or may extend time for payment of the debt secured thereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured.

33. That this Mortgage cannot be changed orally.

34. That it is the intent hereof to secure payment of the Note whether the full amount thereof shall have been advanced to the Mortgagor at the date hereof or at a later date, and the mortgagee may, at the sole option of the Mortgagee, from time to time make future advances to the Mortgagor, which advances shall be secured by this Mortgage, provided, however, that the total principal sum secured hereby and remaining unpaid including any such advances, shall not at any time exceed TWENTY TWO MILLION AND NO/100 (\$22,000,000.00) DOLLARS (or such other maximum amount as may from time to time be permitted by law). All such future advances shall be made within the time limit authorized by Florida law for making valid future advances with interest and all indebtedness hereby. All provisions of this Mortgage shall apply to any future advances made pursuant to the provisions of this paragraph. Nothing herein contained shall limit the amount secured by this Mortgage, if such amount is increased by advances made by the Mortgagee as herein elsewhere provided and authorized for the protection of the security of the Mortgagee.

35. If from any circumstances whatever, fulfillment of any provision of this Mortgage or the Note secured by it at the time performance of said provision shall be due, shall involve transcending the limit of validity prescribed by the usury statutes of Florida, or any other law of Florida then ipso facto the obligation to be fulfilled shall be reduced to the limit of such validity.

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36. The Mortgagor agrees to pay all real and personal property taxes assessed against the demised premises and to present to the Mortgagee receipts evidencing said payments on or before December 31st of the year for which such taxes are assessed. A failure to comply with the terms of this paragraph shall be a default in this Mortgage and the Mortgagee shall thereafter have the right to accelerate the payment of the unpaid principal indebtedness and to enforce this Mortgage according to the terms hereof.

37. From and after the occurrence of a default under this Mortgage and the Note which it secures, or the maturity thereof, whether normal maturity or accelerated maturity, both the unpaid principal balance and accrued interest, on the Note, shall bear interest at the highest lawful rate, but in no event greater than twenty-five (25%) percent.

38. In the event any law is passed in the State of Florida which would impose upon the Mortgagee an obligation to pay any tax other than the intangible personal property tax paid at the time of the recordation of this Mortgage, then and in such event, the Mortgagor immediately upon demand will reimburse the Mortgagee for the amount of such tax paid by Mortgagee. If the Mortgagor is prohibited by law from making such reimbursement to the Mortgagee, or if the payment of such reimbursement by the Mortgagor would result in the violation of any statute of the State of Florida, the Mortgagee, at its option, shall have the right to declare the unpaid principal indebtedness plus accrued interest immediately due and payable.

39. In the event the Mortgagor shall fail to perform any covenant or condition of this Mortgage, which does not require the payment of money, within a reasonable period of time after written notice and demand from the Mortgagee, Mortgagor's failure to commence to proceed promptly and diligently thereafter to cure such failure, shall constitute an event of default hereunder.

40. This Mortgage shall be construed and governed by the laws of the State of Florida.

41. In addition to the lien on and security interest in the realty and improvements created hereby, this Mortgage shall, to the extent applicable, constitute a security agreement with respect to all personal property secured hereby; and the Mortgagor hereby agrees to execute and deliver on demand and hereby irrevocably authorizes and appoints the Mortgagee, the attorney-in-fact of the Mortgagor, jointly or severally, to execute in the name of the Mortgagor, deliver and, if appropriate, to file with the appropriate filing officer or office such security agreements, financing statements and comparable instruments as the Mortgagee may require in order to impose, perfect or more effectively evidence the lienor security

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interest hereby created. In addition to any other rights and remedies provided herein or by law, the Mortgagee shall be entitled to pursue any and all remedies of a secured party under the Uniform Commercial Code and other applicable statutes of the place or places where the Mortgaged Property is located, it being hereby agreed that ten (10) days' notice as to the time and place of any sale shall be reasonable.

42. The Mortgagor shall faithfully and fully comply with and abide by each and every term, covenant, and condition of any superior mortgage or mortgages and never permit the same to go into default. A default or delinquency under any superior mortgage or mortgages shall automatically and immediately constitute a default under this mortgage. The Mortgagee is hereby expressly authorized at the option of the Mortgagee, to advance all sums necessary to keep any superior mortgage or mortgages in good standing, and all sums so advanced together with interest thereon at the default rate set forth in the Note shall be determined additional monies owed by the Mortgagor to the Mortgagee, shall be payable on demand of the Mortgage, and secured by the lien of this Mortgage.

43. That no extension of the time or modification of the terms of payment of the Promissory Note and no release of any part or parts of the Mortgaged Property by the Mortgagee shall release, relieve or discharge the Mortgagor from the payment of any sums hereby secured but in such event the Mortgagor shall nevertheless be liable to pay such sums according to the terms of such extension or modification unless specifically released and discharged in writing by the Mortgagee. Any acceptance by the Mortgagee of late or part payment of any installment of principal or interest, or both, or of late or part performance of any covenant or delay by the Mortgagee for any period of time in exercising the option to mature the entire debt secured hereby shall not operate as a waiver or forfeiture of the right to exercise such option to mature the entire debt secured hereby, except as to any obligation or covenant, full payment or performance of which shall have then been accepted by the Mortgagee. THE MORTGAGOR ACKNOWLEDGES THAT THE FOREGOING MAY RESULT IN A MODIFICATION OF THE COMMON LAW RULES OF WAIVER AND ESTOPPEL. THE MORTGAGOR AFFIRMATIVELY STATES THAT SUCH MODIFICATION IS INTENDED, IT BEING IN THE BEST INTEREST OF THE MORTGAGOR TO PERMIT THE MORTGAGEE FLEXIBILITY IN RESPONDING TO VARIOUS SITUATIONS. As an example, it is to be the Mortgagor's benefit that the Mortgagee not be obligated to accelerate the obligations of the Mortgagor secured hereby where the Mortgagor fails to make a payment when it is due; rather the Mortgagee may permit said late payment without prejudicing the Mortgagee's rights hereunder.

44. Mortgagor shall furnish to the Mortgagee within ninety (90) days after the last day of each fiscal year, its balance sheets, as at such last day, and the related statements of

operations and changes in financial position for the year then ended, and semi-annual statements of income and expenses from the operation of the Property and in form reasonably satisfactory to the Mortgagee. Such financial statement and statement of income and expenses shall be prepared in conformity with generally accepted accounting principles consistently applied and shall fairly present its financial position at the end of such period and the results of its operations for the period then ended and shall be certified to be true and correct to the best of his or her knowledge by the financial officer of a general partner of Mortgagor.

45. A. Hazardous Waste. "Hazardous Waste" shall mean and include those elements or compounds which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order or decree regulating, relating to or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material as now or at any time in effect.

B. Representations and Warranties: Mortgagor specifically represents and warrants that the use and operation of the Mortgaged Property comply with all applicable environmental laws, rules and regulations, including, without limitation, the Federal Resource Conservation and Recovery Act and the Comprehensive Environmental Response Compensation and Liability Act of 1980 and all amendments and supplements thereto and Mortgagor shall continue to comply therewith at all times. Specifically, and without limiting the generality of the foregoing, there are not now and there shall not in the future be any Hazardous Waste located or stored in, upon or at the Mortgaged Property, and there are not now nor shall there be at any time any releases or discharges from the Mortgaged Property.

C. Indemnification:

1. Mortgagor hereby agrees to indemnify Mortgagee and hold Mortgagee harmless from and against any and all losses, liabilities, including strict liability, damages, injuries, expenses, including attorneys' fees for attorneys of Mortgagee's choice, costs of any settlement or judgment and claims of any and every kind whatsoever paid, incurred or suffered by, or asserted against, Mortgagee by a person or entity or governmental agency for, with respect to, or as a direct or indirect result of, the presence on or under, or the escape, seepage, leakage, spillage, discharge, emission or release from the Mortgaged property of any hazardous waste (including, without limitation, any losses, liabilities, including strict liability, damages, injuries, expenses, including attorney's fees for attorneys of Mortgagee's choice, costs of any

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settlement or judgments or claims asserted or arising under the Comprehensive Environmental Response, Compensation and Liability Act, any federal, state or local "Superfund" or "Superlien" laws, and any and all other statutes, laws, ordinances, codes, rules, regulations, orders or decrees regulating, with respect to or imposing liability, including strict liability, substances or standards of conduct concerning any hazardous waste), regardless of whether within Mortgagor's control.

2. The aforesaid indemnification and hold harmless agreement shall benefit Mortgagee from the date hereof and shall continue notwithstanding payment, release or discharge of this Mortgage or the Indebtedness, and, without limiting the generality of the foregoing, such obligations shall continue for the benefit of Mortgagee and any subsidiary of Mortgagee during and following any possession of the Mortgaged Property thereby or any ownership of the Mortgaged Property thereby, whether arising by foreclosure or deed in lieu of foreclosure or otherwise, such indemnification and hold harmless agreement to continue forever.

D. Notice of Environmental Complaint. If Mortgagor shall receive any notice of: (i) the happening of any material event involving the spill, release, leak, seepage, discharge or cleanup of any Hazardous Waste on the Land or in connection with Mortgagor's operations thereon; or (ii) any complaint, order, citation or material notice with regard to air emissions, water discharges or any other environmental, health or safety matter affecting Mortgagor (an "Environmental Complaint") from any person or entity, then Mortgagor immediately shall notify Mortgagee orally and in writing of said notice.

E. Mortgagee's Reserved Rights. In the event of receipt of an Environmental Complaint, Mortgagee shall have the right, but not the obligation (and without limitation of Mortgagee's rights under this Mortgage) to enter onto the Mortgaged Property or to take such other actions as it shall deem necessary or advisable to clean up, remove, resolve or minimize the impact of, or otherwise deal with, any such Hazardous Waste or Environmental Complaint following receipt of any notice from any person or entity having jurisdiction asserting the existence of any Hazardous Waste or an Environmental Complaint pertaining to the Mortgaged Property or any part thereof which if, true, could result in an order suit or other action against Mortgagor and/or which, in Mortgagee's sole opinion, could jeopardize its security under this Mortgage. All reasonable costs and expenses incurred by Mortgagee in the exercise of any such rights shall be secured by this Mortgage and shall be payable by Mortgagor upon demand.

F. Environmental Audits. If Mortgagee shall have reason to believe that Hazardous Waste has been discharged on the Mortgaged Property, Mortgagee shall have the right, in its sole

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the contrary in the Note, this Mortgage, or any of the other documents securing payment thereof or otherwise relating hereto, no such provision shall require the payment or permit the collection of interest in excess of the maximum permitted by law. In determining the maximum rate allowed, Mortgagee may take advantage of any state or federal law, rule or regulation in effect from time to time which may govern the maximum rate of interest which may be charged. If any excess of interest in such respect is provided for, or shall be adjudicated to be so provided for, in the Note, this Mortgage, or in any of the other documents securing payment thereof or otherwise relating hereto, then in such event: (a) the provisions of this paragraph shall govern and control; (b) neither Mortgagor nor its heirs, personal representatives, successors or assigns or any other party liable for the payment thereof, shall be obligated to pay the amount of such interest to the extent that it is in excess of the maximum amount permitted by law; (c) any such excess which may have been collected shall be either applied as a credit against the then unpaid principal amount of the Note or refunded to Mortgagor; and (d) the effective rate of interest shall be automatically reduced to the maximum lawful contract rate allowed under the applicable usury laws.

49. Mortgagee shall have the right to set off and charge against any bank account of Mortgagor with Mortgagee for interest and principal due and payable, as provided in the Note, along with additional monies which may accrue pursuant to the terms hereof, as the same becomes due.

50. American With Disabilities Act: Mortgagor covenants and agrees that, during the term of the loan evidenced by the Note, the Mortgaged Property is and will be in full compliance with the Americans With Disabilities Act ("ADA") of July 26, 1990, 42 U.S.C. Section 12191, et. seq. as amended from time to time, and the regulations promulgated pursuant thereto. Mortgagor shall be solely responsible for all ADA compliance costs, including without limitation, attorneys' fees and litigation costs, which responsibility shall survive the repayment of the loan evidenced by the Note and foreclosure of the Mortgaged Property.

51. Mortgagor shall be personally liable for the payment and performance of all obligations of Mortgagor hereunder and under the Loan Documents to the full extent but only to the extent, of the security for the payment thereof, same being all properties, rights, estates and interests (hereinafter referred to as the "Collateral") described in this Mortgage and the Loan Documents as defined in the Note, securing repayment of the Note, and including, without limitation, the rents, income and profits from the Collateral. Accordingly, if a breach or default occurs in the timely repayment and performance of Mortgagor's obligations under the Loan Documents, (i) no attachment, execution, writ or other process shall be sought and

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no judicial proceedings shall be initiated, by or on behalf of Bank against Mortgagor as a result of such breach or default, for the collection of any such amount unless such attachment, execution, writ of judicial proceedings shall be necessary to enforce any of the Bank's rights, remedies or recourses, against or with reference to the Collateral, and (ii) in the event that any suit is brought for the repayment of the Promissory Note and/or interest thereon whether before or after maturity, by acceleration, by passage of time or otherwise, or the performance of any other obligation under the Loan Documents, any judgment obtained in or as a result of such suit shall be enforceable solely against the Collateral (including, without limitation, rents, income and profits from the Collateral). It is expressly understood and agreed, however, that nothing contained in this paragraph shall in any manner or way constitute or be deemed a release of the debt and by the Mortgage or otherwise affect or impair the enforceability of the liens, mortgages, assignments, rights and security interests created by the Mortgage and Loan Documents. Further, except as stated in this paragraph, nothing in this paragraph shall preclude Bank, or any other holder hereof from foreclosing its Mortgage lien and from bringing suit against Mortgagor or any other party now or hereafter liable hereunder or under the Loan Documents, or from enforcing any judgment obtained in or as a result of such suit, against the Collateral (including, without limitation, rents, income and profits from the Collateral), or from enforcing any of its other rights and remedies at law or in equity. Notwithstanding the foregoing provisions of this paragraph or any other provision in the Loan Documents, Mortgagor shall be fully liable for all of Mortgagor's liabilities and obligations hereunder or under any Loan Document arising from (a) fraud or misrepresentation by Mortgagor in connection with this Mortgage and the obligations under each of the Loan Documents; (b) failure to pay taxes, assessments, charges for labor or material or other charges that can create liens on any portion of the Property encumbered by the Mortgage; (c) the misapplication of (i) proceeds of insurance covering any portion of the Project located on the property encumbered by the lien of the Mortgage ("Project"), or (ii) proceeds of the sale or condemnation of any portion of the Project, or (iii) rentals received by or on behalf of Mortgagor subsequent to the date on which the Bank gives written notice of an Event of Default; (d) intentional or wanton waste of the Project; (e) the return of, or reimbursement for, all Personal Property taken from the Property by or on behalf of Mortgagor except to the extent permitted by the Loan Documents; (f) all court costs and all attorneys' fees incurred by Bank due to any act or omission of Mortgagor intended to impair any security for (i) the payment of Mortgagor's obligations hereunder or (ii) the performance and discharge of Mortgagor's obligations under the Loan Documents; (g) the application or enforcement of any law, governmental standard or regulation applicable to Mortgagor or the property as a result of actions that occur from and after the date of

OFF. REC. 1635000288

this Mortgage with respect to any Hazardous Materials and/or any laws relating thereto, excluding, however, any contamination by Hazardous Materials occurring after the date Bank takes possession of the Property following an Event of Default hereunder, without implying Bank has any obligation to do so; and (h) compliance with all the terms and conditions of any legislation regarding accessibility for the handicapped, whether state or federal.

52. MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ANY AND ALL RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION (INCLUDING BUT NOT LIMITED TO, ANY CLAIMS, CROSS CLAIMS OR THIRD PARTY CLAIMS ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS NOTE, THE OTHER LOAN DOCUMENTS OR THE TRANSACTIONS CONTEMPLATED HEREIN. MORTGAGOR HEREBY CERTIFIES THAT NO REPRESENTATIVE OR AGENT OF THE MORTGAGEE NOR THE MORTGAGEE'S COUNSEL HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT THE MORTGAGEE WOULD NOT, IN THE EVENT OF SUCH LITIGATION, SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION. MORTGAGOR ACKNOWLEDGES THAT THE MORTGAGEE HAS BEEN INDUCED TO ENTER INTO THIS LOAN, INCLUDING THIS MORTGAGE, BY, INTER ALIA, THE PROVISIONS OF THIS PARAGRAPH.

IN WITNESS WHEREOF, this Mortgage has been executed as of the day and year first above written.

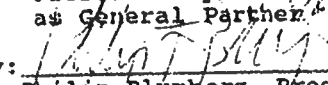
Signed, sealed and delivered
in the presence of:


Name: William E. Shoultz

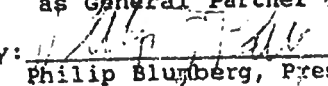
Name: J.B. REISMAN

J.B. REISMAN

BLUMBERG/ALHAMBRA PARTNERS, a
Florida General Partnership, INC.
By: AMERICAN VENTURES PROPERTY
FUND-I, LTD., a Florida
Limited Partnership
By: AVRA-GPI, INC., a
Florida corporation,
as General Partner

By: 
Philip Blumberg, President

By: ALHAMBRA PROPERTY FUND, INC.
a Florida Limited Partnership
By: ALHAMBRA PROPERTY FUND
GP, INC., a Florida
corporation
as General Partner

By: 
Philip Blumberg, President

OFF. REC. 1635000289

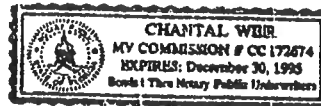
STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 29th day of April, 1994, by PHILIP BLUMBERG, as President of AVRA-GPI, INC., a Florida corporation, as General Partner of AMERICAN VENTURES PROPERTY FUND-I, LTD., a Florida Limited Partnership, a Partner of BLUMBERG/ALHAMBRA PARTNERS, a Florida General Partnership; and as President of ALHAMBRA PROPERTY FUND GP, INC., a Florida corporation, as General Partner of ALHAMBRA PROPERTY FUND, LTD., a Florida Limited Partnership, a Partner of BLUMBERG/ALHAMBRA PARTNERS, a Florida General Partnership. He is personally known to me or has produced A Florida Driver's License as identification and who did ~~(not)~~ take an oath.

Chantal Weir
Name: CHANTAL WEIR 00172614
Notary Public, State of Florida

My commission expires:

This Instrument Was Prepared By:
WILLIAM E. SHOCKETT, ESQ.
25 West Flagler Street
Miami, Florida 33130



REDOCL02

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY ROVIN,
Clerk of Circuit & County
Courts



CFN 2004R1114335
OR Bk 22904 Pgs 4782 - 4787 (6pgs)
RECORDED 12/14/2004 14:53:25
MTG DOC TAX 49,263.55
INTANG TAX 28,150.40
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:

Edward J. McNamara, Esq.
Kroll, McNamara, Evans & Delehanty, LLP
29 South Main Street
West Hartford, CT 06107

RECEIPT OF FUTURE ADVANCE

NOTE TO CLERK: This Receipt of Future Advance evidences a future advance loan in the amount of \$14,075,201.16 and secures a Future Advance Note of even date in the same amount executed by Mortgagor as described herein to Mortgagee as described herein (the "Future Advance Note"). Documentary stamp tax in the amount of \$49,263.55 and intangible tax in the amount of \$28,150.60 payable on the Future Advance Note have been paid and the receipt of same is affixed hereto. The Future Advance Note is made under that certain Mortgage and Security Agreement made by Blumberg/Alhambra Partners, a Florida general partnership, in favor of City National Bank of Florida dated April 29, 1994, and recorded as Document No. 94R216864 in O.R. Book 16350, Page 0267 of the Public Records of Miami-Dade County, Florida (the "Records"), as modified by a Receipt of Future Advance and Modification of Note, Mortgage and Collateral Assignment of Leases, Rents, Deposits and Licenses Agreement dated December 4, 1996, and recorded as Document No. 96R549877 in O.R. Book 17445, Page 4811 of the Records, as further modified by a Receipt of Future Advance and Modification of Note, Mortgage and Collateral Assignment of Leases, Rents, Deposits and Licenses Agreement dated December 20, 1999, and recorded as Document No. 99R643107 in O.R. Book 18912, Page 3247 of the Records, as further modified by a Receipt of Future Advance and Modification of Note, Mortgage and Collateral Assignment of Leases, Rents, Deposits and Licenses Agreement dated February 22, 2000, and recorded as Document No. 00R095908 in O.R. Book 19002, Page 4460 of the Records, as assigned to Monumental Life Insurance Company by an Assignment of Notes, Mortgage and Loan Documents dated August 21, 2000, and recorded as Document No. 00R414721 in O.R. Book 19256, Page 1383 of the Records, as further modified by a Modification of Mortgage and Security Agreement, Collateral Assignment of Leases, Rents, Deposits and Licenses and Notice of Future Advance dated August 25, 2000, recorded as Document No. 00R414723 in O.R. Book 19256, Page 1391 of the Records, as further assigned to Transamerica Life Insurance Company by an Assignment of Mortgage Loan Documents dated as of May 1, 2003, and recorded as Document No. 2003R0388438, in O.R. Book 21332, Page 0056 of the Records (collectively, the "Mortgage"), which Mortgage has been assigned by the holder thereof to Mortgagee described herein by that certain Assignment of Notes, Mortgage and Loan Documents dated December 1, 2004, and recorded in the Records prior to this Receipt of Future Advance. Documentary stamp and intangible tax in the amounts required by law on all of the obligations secured by the Mortgage prior to the date hereof (the "Existing Debt") have been previously paid upon recordation of the various instruments comprising the

Archon Financial, L.P.
Receipt of Future Advance
255 Alhambra Circle, Coral Gables FL

6

Mortgage as set forth above. The obligor/mortgagor under this Receipt of Future Advance is the successor by merger to the obligor/mortgagor under the Mortgage and pursuant to State of Florida Department of Revenue Technical Assistance Advisement 03M-001 and Sections 201.09 and 199.145, Florida Statutes, no new documentary stamp or intangible tax is due upon the recordation hereof with respect to the Existing Debt.

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Archon Financial, L.P.
Receipt of Future Advance
255 Alhambra Circle, Coral Gables FL

THIS RECEIPT OF FUTURE ADVANCE (the "**Receipt**") is executed as of December 10, 2004 by **BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP**, a Delaware limited partnership, successor by merger to Blumberg/Alhambra Partners, a Florida general partnership, and having its principal place of business at Investcorp International Inc., 280 Park Avenue, 36th Floor, New York, New York 10017, Attention: Jonathan Dracos ("**Mortgagor**"), in favor of **ARCHON FINANCIAL, L.P.** a Delaware limited partnership, having its principal place of business at 600 East Las Colinas Blvd., Suite 450, Irving, Texas 75039 (the "**Mortgagee**").

WITNESSETH:

WHEREAS, Mortgagee is the holder of that certain Mortgage and Security Agreement made by Blumberg/Alhambra Partners, a Florida general partnership in favor of City National Bank of Florida dated April 29, 1994, and recorded as Document No. 94R216864 in O.R. Book 16350, Page 0267 of the Public Records of Miami-Dade County, Florida (the "**Records**"), as modified by a Receipt of Future Advance and Modification of Note, Mortgage and Collateral Assignment of Leases, Rents, Deposits and Licenses Agreement dated December 4, 1996, and recorded as Document No. 96R549877 in O.R. Book 17445, Page 4811 of the Records, as further modified by a Receipt of Future Advance and Modification of Note, Mortgage and Collateral Assignment of Leases, Rents, Deposits and Licenses Agreement dated December 20, 1999, and recorded as Document No. 99R643107 in O.R. Book 18912, Page 3247 of the Records, as further modified by a Receipt of Future Advance and Modification of Note, Mortgage and Collateral Assignment of Leases, Rents, Deposits and Licenses Agreement dated February 22, 2000, and recorded as Document No. 00R095908 in O.R. Book 19002, Page 4460 of the Records, as assigned to Monumental Life Insurance Company by an Assignment of Notes, Mortgage and Loan Documents dated August 21, 2000, and recorded as Document No. 00R414721 in O.R. Book 19256, Page 1383 of the Records, as further modified by a Modification of Mortgage and Security Agreement, Collateral Assignment of Leases, Rents, Deposits and Licenses and Notice of Future Advance dated August 25, 2000, recorded as Document No. 00R414723 in O.R. Book 19256, Page 1391 of the Records, as further assigned to Transamerica Life Insurance Company by an Assignment of Mortgage Loan Documents dated as of May 1, 2003, and recorded as Document No. 2003R0388438, in O.R. Book 21332, Page 0056 of the Records (collectively, the "**Mortgage**"), which Mortgage was assigned to Mortgagee by that certain Assignment of Notes, Mortgage and Loan Documents dated December 1, 2004, and recorded in the Records prior to this Receipt, and which Mortgage was given to secure (i) that certain Promissory Note dated April 29, 1994, executed by Blumberg/Alhambra Partners, in favor of City National Bank of Florida, in the original principal amount of \$11,000,000; (ii) that certain Future Advance Promissory Note dated December 4, 1996, executed by Blumberg/Alhambra Partners, in favor of City National Bank of Florida, in the original principal amount of \$3,065,000; (iii) that certain Future Advance Promissory Note dated December 20, 1999, executed by Blumberg/Alhambra Partners, in favor of City National Bank of Florida, in the original principal amount of \$2,100,000; (iv) that certain Future Advance Promissory Note dated February 22, 2000, executed by Blumberg/Alhambra Partners, in favor of City National Bank of Florida, in the original principal amount of \$2,900,000; and (v) that certain Consolidated, Amended and Restated Renewal Secured Promissory Note dated August 25, 2000, executed by Blumberg/Alhambra Partners, in favor of Monumental Life Insurance Company, in the original principal amount of \$19,000,000 (collectively, the "**Original Note**"), which Original Note has a current outstanding principal balance of \$16,924,798.84 and which Mortgage encumbers that certain real property more particularly described therein (the "**Property**"); and

Archon Financial, L.P.
Receipt of Future Advance
255 Alhambra Circle, Coral Gables FL

WHEREAS, the Mortgage contains a future advance clause (the "Future Advance Clause") which provides that the Mortgage may secure future advances up to a total maximum amount outstanding of \$38,000,000; and

WHEREAS, Mortgagor and Mortgagee wish to avail themselves of the opportunity for additional advances as provided by the Future Advance Clause,

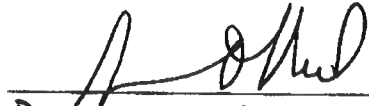
NOW, THEREFORE, in consideration of Mortgagee lending additional sums to Mortgagor, and in consideration of the foregoing premises, the receipt and sufficiency whereof is hereby acknowledged, the parties hereby agree as follows:

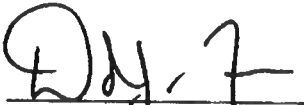
1. The foregoing recitals are true and correct and incorporated herein.
2. Mortgagor hereby acknowledges receipt of the additional sum of **Fourteen Million Seventy-Five Thousand Two Hundred One and 16/100 Dollars (\$14,075,201.16)** from Mortgagee as an additional loan pursuant to the Future Advance Clause of the Mortgage and evidenced by that certain future advance promissory note (the "Future Advance Note") executed by Mortgagor in favor of Mortgagee simultaneously herewith in the original principal amount of **Fourteen Million Seventy-Five Thousand Two Hundred One and 16/100 Dollars (\$14,075,201.16)**.
3. Mortgagor certifies that Mortgagor is the owner of the Property and that the Mortgage secures payment of the additional loan acknowledged herein, as well as all other indebtedness secured by the Mortgage; and that the Mortgage and this Receipt are binding upon Mortgagor, its successors, assigns, heirs and legal representatives and constitutes a first lien upon the Property; and that Mortgagor agrees to pay all indebtedness secured by the Mortgage at the time and in the manner contemplated therein and in the Original Note and the Future Advance Note; and further agrees to perform, comply with, and abide by each and every stipulation, agreement, covenant, and condition of the Mortgage, the Original Note and the Future Advance Note, as well as any other documents which wholly or partially secure or guarantee payment of the Original Note and the Future Advance Note (the "Other Security Documents").
4. Except as modified hereby and by the Future Advance Note, the terms and conditions of the making of the loan as evidenced by the Future Advance Note shall be governed by the same terms and conditions presently applicable to the loan which was originally secured by the Mortgage, as if the loan evidenced by the Future Advance Note were part of the original loan.
5. The Original Note, the Future Advance Note, the Mortgage and the Other Security Documents are in full force and effect and are valid and enforceable obligations and agreements of Mortgagor in accordance with the terms and provisions thereof. Mortgagor hereby waives, discharges and releases forever any and all existing claims, defenses and rights of set-off that Mortgagor may have against Mortgagee or which may affect the enforceability by Mortgagee of its security and its various rights and remedies under the Original Note, the Future Advance Note, the Mortgage and Other Security Documents.
6. Mortgagor acknowledges and agrees that the aggregate amount of the principal outstanding under the terms of the Mortgage, including the additional loan acknowledged herein, is **Thirty-One Million and no/100 Dollars (\$31,000,000)**.

Archon Financial, L.P.
Receipt of Future Advance
255 Alhambra Circle, Coral Gables FL

IN WITNESS WHEREOF, Mortgagor has executed this Receipt as of the day and year first above written.

Witnessed By:


Printed name: Sean O'Neill



Printed name: David J. Furman

MORTGAGOR:

BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP,
a Delaware limited partnership

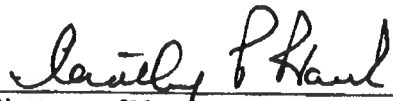
By: Investcorp Alhambra 255 GP, LLC,
a Delaware limited liability company,
its General Partner

By: IA Invest, Inc.,
a Delaware corporation,
its Managing Member

By: 
Name: F. Jonathan Dracos
Title: Vice President

STATE OF ~~FLORIDA~~ ^{New York})
COUNTY OF ~~FLORIDA~~ ^{New York}) ss.

The foregoing instrument was acknowledged before me this 8th day of December 2004, by F. Jonathan Dracos as Vice President of IA Invest, Inc., a Delaware corporation, the Managing Member of Investcorp Alhambra 255 GP, LLC, a Delaware limited liability company, the General Partner of Blumberg Invest/Alhambra Limited Partnership, a Delaware limited partnership, on behalf of said limited partnership. He/She is either personally known to me or has produced _____ as identification.


Signature of Notary
Printed Name of Notary: IANTHY P. PAWL
Notary Public, State of New York
Commission No. 24-4967506
Qualified in Kings County
Commission Expires June 4, 2006

Signature and acknowledgment page to Receipt of Future Advance

Archon Financial, L.P.
Receipt of Future Advance
255 Alhambra Circle, Coral Gables FL

EXHIBIT A

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 35, 36, 37, 38, 39, 40, 41 and 42,
TOGETHER WITH Lot 15, less the East 18.21 feet of Lot 15, in Block 25, of
CORAL GABLES SECTION K, according to the plat thereof as recorded in Plat
Book 8, at Page 33, of the Public Records of Miami – Dade County, Florida.**

[Home](#) > [Resources](#) > [Data Tools](#) > [BankFind Suite](#) > Find Institutions by Name & Location[Help](#)[BankFind Suite Home](#)[Back to Search Results](#)

City National Bank of Florida



Institution Details

Data as of 06/21/2022

**FDIC Insured**
Since 08/12/1970**FDIC Cert #**
20234**Established**
08/12/1970**Bank Charter Class**
National Banks, member of the
Federal Reserve Systems (FRS)**Primary Federal Regulator**
Comptroller of the Currency**Secondary Federal Regulator**
CFPB**Main Office Address**
25 W Flagler St
Miami, FL 33130**Primary Website**
www.citynational.com**Locations**
33 domestic locations: 1 state and 0
territories.
0 in foreign locations.**Financial Information**
[Create financial reports for this
institution](#)**Consumer Assistance**
HelpWithMyBank.gov**Contact the FDIC**
[City National Bank of Florida](#)

Get additional detailed information by selecting from the following:

Locations**History****Institution Profile****Other Names****33 Branch Offices**

Hide ^

Results

25 ▾

Page #



1

2



Go

UNINUM	Branch Number	Name	Address	City	County	State	Service
--------	---------------	------	---------	------	--------	-------	---------

13915	Main Office	City National Bank Of Florida	25 W Flagler St Miami, FL 33130	Miami	Miami- Dade	FL	Full Ser Brick Mort
9793	1	Hallandale Branch	1995 East Hallandale Beach Boulevard Hallandale, FL 33009	Hallandale	Broward	FL	Full Ser Brick . Mort
11634	2	Coral Gables Branch	2855 S Le Jeune Road Coral Gables, FL 33134	Coral Gables	Miami- Dade	FL	Full Ser Brick . Mort
15230	3	Galloway Banking Center	6975 Sw 87th Avenue Miami, FL 33173	Miami	Miami- Dade	FL	Full Ser Brick . Mort
10657	4	Miami Beach Branch	300 71st St Miami Beach, FL 33141	Miami Beach	Miami- Dade	FL	Full Ser Brick . Mort
250541	8	41st Street Branch	475 Arthur Godfrey Road Miami Beach, FL 33140	Miami Beach	Miami- Dade	FL	Full Ser Brick . Mort
			1450 Brickell				

250543	10	Brickell Branch	Avenue Suite 100 Miami, FL 33131	Miami	Miami-Dade	FL	Full Ser Brick . Mort
250544	11	Aventura Branch	2999 N.E. 191 Street Ste 100 Aventura, FL 33180	Aventura	Miami-Dade	FL	Full Ser Brick . Mort
250545	12	South Beach Branch	446 Collins Avenue Miami Beach, FL 33139	Miami Beach	Miami-Dade	FL	Full Ser Brick . Mort
250546	13	Las Olas Branch	450 East Las Olas Boulevard Fort Lauderdale, FL 33301	Fort Lauderdale	Broward	FL	Full Ser Brick . Mort
250549	16	Boca Del Mar	7000 West Palmetto Park Road Suite 100 Boca Raton, FL 33433	Boca Raton	Palm Beach	FL	Full Ser Brick . Mort
250550	17	Boca Raton Branch	641 South Federal Highway Boca Raton, FL 33432	Boca Raton	Palm Beach	FL	Full Ser Brick . Mort

363583	18	Pinecrest Branch	11075 South Dixie Highway Miami, FL 33156	Miami	Miami-Dade	FL	Full Ser Brick . Mort
432110	21	Delray Beach Branch	1120 South Federal Highway Delray Beach, FL 33483	Delray Beach	Palm Beach	FL	Full Ser Brick . Mort
475465	22	Central Florida Branch	390 North Orange Avenue Orlando, FL 32801	Orlando	Orange	FL	Full Ser Brick . Mort
495409	25	Yough Circle Branch	1845 Hollywood Boulevard Hollywood, FL 33020	Hollywood	Broward	FL	Full Ser Brick . Mort
498644	26	Winter Park Branch	972-A Orange Avenue Winter Park, FL 32789	Winter Park	Orange	FL	Full Ser Brick . Mort
505872	27	Pompano Beach Branch	10 North Federal Highway Pompano Beach, FL 33062	Pompano Beach	Broward	FL	Full Ser Brick . Mort
			13780 Sw				

505894	28	Kendall Branch	88th Street Miami, FL 33186	Miami	Miami-Dade	FL	Full Ser Brick . Mort
516681	29	Coral Springs Branch	9750 West Atlantic Blvd Coral Springs, FL 33071	Coral Springs	Broward	FL	Full Ser Brick . Mort
531797	31	South Miami Branch	6388 South Dixie Hwy Miami, FL 33143	Miami	Miami-Dade	FL	Full Ser Brick . Mort
14848	32	Miami Tower Br	100 Se 2nd Street 32nd Floor Miami, FL 33131	Miami	Miami-Dade	FL	Limited S - Adminis
252916	33	19th Street Drive-In	1920 S.W. 27th Avenue Miami, FL 33145	Miami	Miami-Dade	FL	Limited S - Dri Thru/Det Facil
17074	34	Downtown Banking Center Branch	100 Se 2nd Street Miami, FL 33131	Miami	Miami-Dade	FL	Full Ser Brick . Mort
257516	35	Bird Road Branch	8311 S.W. 40th Street Miami, FL 33155	Miami	Miami-Dade	FL	Full Ser Brick . Mort

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Danielle DeVito-Hurley, Esq.
Gunster, Yoakley & Stewart, P.A.
450 East Las Olas Blvd., Suite 1400
Fort Lauderdale, FL 33301

MEMORANDUM OF LEASE

This Memorandum of Lease dated as of ~~March~~ ^{April} 28th, 2020 is made and entered into by and between **REEF AMERICA REIT II CORP. ZZZZ**, having an address at 222 South Riverside Plaza, Floor 26, Chicago, IL 60606 ("Landlord") and **TD BANK, N.A.**, having an address at 1701 Route 70 East, Cherry Hill, Jersey 08034 ("Tenant").

W I T N E S S E T H :

1. For good and valuable consideration, Landlord has leased to Tenant, and Tenant has hired from Landlord, Suites Nos. 100, 1200, 1250 and 1260 (collectively, the "Premises"), which are located in the office building known as "255 Alhambra Circle" and located at 255 Alhambra Circle, Coral Gables, FL, as more particularly described on **Exhibit "A"** attached hereto (the "Building"), on the terms, conditions and covenants contained in that certain unrecorded lease dated as of December 1, 2009 executed between Landlord and Tenant, as amended (the "Lease").
2. All undefined capitalized terms herein shall have the meanings ascribed to such terms in the Lease.
3. The terms, conditions and covenants of the Lease are incorporated herein by reference as though fully set forth herein.
4. The Turnover Date is March 10, 2020.
5. The Lease is for a term of one hundred and twenty-two (122) months commencing on the Expansion Date. Tenant has the option to extend the term of the Lease for two five (5) year terms, each in accordance with the terms and conditions contained in the Lease.
6. This Memorandum of Lease does not supersede, modify, amend or otherwise change the terms of the Lease; however, this Memorandum of Lease supersedes and replaces that certain memorandum of lease dated December 1, 2019 between Landlord and Tenant recorded in Official Records Book 31749, Page 3377 of the Public Records of Miami-Dade County Florida. This Memorandum of Lease shall not be used in interpreting the provisions of the Lease and is not intended to vary the terms and conditions of the Lease.

In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the Lease shall control.

7. This Memorandum of Lease may be executed in counterparts, each of which shall be deemed an original and all of which taken together shall constitute but one and the same instrument.

[THE REMAINDER OF THIS PAGE IS BLANK; SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be executed as of the date first written above.

WITNESSES:

LANDLORD:

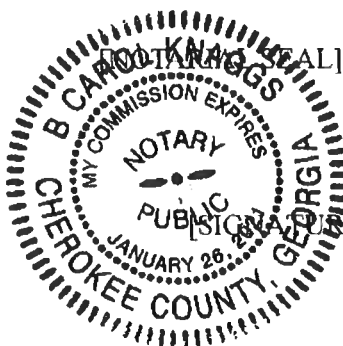
RREEF AMERICA REIT II CORP. ZZZZ,
a Maryland corporation

Jane Benefield
Print Name: Jane Benefield
Mark Knaggs
Print Name: MARK KNAGGS

By: B.S. Bodin
Print Name: B.S. Bodin
Title: VP

Georgia
STATE OF ~~FLORIDA~~)
) ss:
COUNTY OF Cherokee)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2020, by B.S. Bodin, as Vice President of RREEF AMERICA REIT II CORP. ZZZZ, a Maryland corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



B. Carol Knaggs
Print Name: B. Carol Knaggs
Notary Public, State of ~~Florida~~ Georgia
Commission #: _____
My Commission Expires: January 26, 2021

THE PAGES CONTINUED ON NEXT PAGE]

WITNESSES:

C Walters
 Print Name: Christina Walters

Andrew Summick
 Print Name: Andrew Summick

TENANT:

TD Bank, N.A.,
 a national banking association

By: Stephanie G. Brown
 Print Name: Stephanie G. Brown
 Title: Head of Retail Real Estate

STATE OF New Jersey)
) ss:
 COUNTY OF Burlington)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of April, 2020, by Stephanie G. Brown as Head of Retail Real Estate of TD Bank, N.A., a national banking association, on behalf of the national banking association who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL.]

Wendy Byrne
 Print Name: Wendy Byrne
 Notary Public, State of New Jersey
 Commission #: 500,2393
 My Commission Expires: 4/7/2025

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TD Bank USA, National Association



Institution Details

Data as of 06/21/2022

**FDIC Insured**
Since 10/13/1994**FDIC Cert #**
33947**Established**
10/13/1994**Bank Charter Class**
National Banks, member of the
Federal Reserve Systems (FRS)**Primary Federal Regulator**
Comptroller of the Currency**Secondary Federal Regulator**
CFPB**Main Office Address**
2035 Limestone Road
Wilmington, DE 19808**Primary Website**
www.td.com/us/en/personal-banki...**Locations**
1 domestic location: 1 state and 0
territories.
0 in foreign locations.**Financial Information**
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HelpWithMyBank.gov**Contact the FDIC**
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55116	Main Office	Td Bank Usa, National Association	2035 Limestone Road Wilmington, DE 19808	Wilmington	New Castle	DE	Full Br n
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