



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/20/2022

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	11709-0971	Sales which are qualified
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The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

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 (Maryland 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>Owner (Sunbiz principal and mailing address)</u> RREEF AMERICA REIT II CORP ZZZZ 222 South Riverside Plaza, FL 34 Chicago, IL 60606-6886
<u>Owner (Sunbiz Registered Agent address)</u> RREEF AMERICA REIT II CORP ZZZZ c/o C T Corporation System Registered Agent 1200 S. Pine Island Rd Plantation, FL 33324-4413	<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



[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)
Permits and Inspections: Search Results [Logon](#) [Help](#) [Contact](#)

 [New Permit Search](#)

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
CE-12-06-9968	06/28/2012	1010 DOUGLAS RD	CODE ENF LIEN SEARCH	LIEN SEARCH	final	06/28/2012	06/28/2012	0.00
CE-11-09-7335	09/29/2011	1010 DOUGLAS RD	CODE ENF WARNING PROCESS	CLO NOTICE	final	09/29/2011	09/29/2011	0.00

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

City’s Exhibit #3

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Permit# BLDB-22-10-1163)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Permit# ELEC-23-01-0985)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Permit# ELEC-23-02-1123)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Permit# FIRE-23-03-0389)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Permit# ELEC-23-03-1139)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Permit# MECB-23-02-0498)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Permit# FIRE-23-02-0388)

255 ALHAMBRA CIR STE#630 Coral Gables, FL 33134-741 (Address, Permit# REVR-23-02-0614)

255 ALHAMBRA CIR STE#630 Coral Gables, FL 33134-741 (Address)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IELE-035274-2023)

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

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IELEC-035667-2023)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Code Case# NOVI-22-04-0159)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IBLD-031665-2023)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IELE-032264-2023)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IFIRE-032536-2023)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IFIRE-032677-2023)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IELE-032371-2023)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# IELEC-033244-2023)

255 ALHAMBRA CIR Coral Gables, FL 33134-741 (Address, Inspection# ICODE-034797-2023)



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

Tracking Number:

Remove X

70203160000110221048

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

SCOTTSDALE, AZ 85261

January 19, 2022, 8:26 am

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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 blue ink, appearing to read "Manuel Z. Lopez".

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

Tracking Number:

Remove X

70212720000149592131

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

SCOTTSDALE, AZ 85261

April 11, 2022, 2:14 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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 blue ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.

Building Official

Tracking Number:

Remove X

7021197000040161593

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

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

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

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

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

From: buenos dias, <castegroup@aol.com>
Sent: Friday, January 27, 2023 12:04 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Castegroup@aol.com;
northgablesbuilding@aol.com
Cc: Vazquez, Hector <hvazquez@coralgables.com>; joenycastellanos@ymail.com
Subject: Re: RECT-22-05-0052 (5200 SW 8 ST Coral Gables, FL 33134-2300)

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

Good afternoon, Virginia.

We re-submitted the full electrical report 2 month ago and it is still showing as under review. Is there any way you can take a look to see if everything is ok.

Permit # **RECT-22-05-0052**

Thank you.

-----Original Message-----

From: Goizueta, Virginia <vgoizueta@coralgables.com>
To: Castegroup@aol.com <Castegroup@aol.com>; northgablesbuilding@aol.com
<northgablesbuilding@aol.com>
Cc: Vazquez, Hector <hvazquez@coralgables.com>
Sent: Tue, Nov 1, 2022 11:02 am
Subject: RECT-22-05-0052 (5200 SW 8 ST Coral Gables, FL 33134-2300)

Good morning,

The electrical official has rejected the Recertification report for the following:

#1-Infrared report is incomplete. Refer to Miami Dade County requirements, link provided.

<https://www.miamidade.gov/permits/library/structural-recertification.pdf>.

#2-Provide the minimum foot candle reading in the Parking lot illumination form

Thank you

Virginia Goizueta

Building Service Coordinator
City of Coral Gables
Development Services Department
427 Biltmore Way, 1st floor
Coral Gables, Florida 33134
Office: 305-460-5250

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.

From: Caste Group Investments <castegroup@aol.com>

Sent: Tuesday, May 3, 2022 9:52 AM

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

Subject: Re: RECT-22-05-0052 (5200 SW 8 ST Coral Gables, FL 33134-2300)

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

Good morning,

We have received and paid the fee.

Thank you for your help and attention to this matter.

Regards,
Mario Castellanos

-----Original Message-----

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

To: Castegroup@aol.com <Castegroup@aol.com>

Sent: Tue, May 3, 2022 9:20 am

Subject: RECT-22-05-0052 (5200 SW 8 ST Coral Gables, FL 33134-2300)

Good morning,

We have received the Building Recertification Report.

I've created an invoice; you should be receiving a payment request via e-mail. Please pay via the web, so we can process the submittal.

Thank you

Virginia Goizueta

Building Service Coordinator

City of Coral Gables

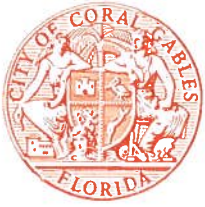
Development Services Department

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

Office: 305-460-5250

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.



The City of Coral Gables

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

7/18/2022

*Sent via first class and
certified mail,
return receipt number:*

7021 1970 0000 4016 0077

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

ADDRESS: 255 Alhambra Circle
PROPERTY FOLIO: 03-4108-006-1920

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:
Mohamed W. Fahmy
PE54794
15321 S. Dixie Hwy, Suite 201
Palmetto Bay, Fl. 33157

The professional that completed the Electrical Report is:
Jacqueline P. James, PHD., P.E.
PE66579
15321 S. Dixie Hwy, Ste 201
Palmetto Bay, Fl. 33157
305-255-2999

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

The report from Mohamed W. Fahmy from dated 6/30/2022 has been submitted indicating the building, although not suitable for recertification, "can continue to be occupied while

recertification and repairs are ongoing”and does not “recomend that the building be vacated”.

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property (“Emergency Action”). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

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

Manuel Z. Lopez P.E.
Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Construction Regulation Board File

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 23-5372

vs.

Return receipt number:

RREEF America REIT II CORP ZZZZ
C/O RREEF
875 N. Michigan Ave, FL 41
Chicago, IL 60611-1803
Respondent.

7022 2410 0002 9151 5113

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

Date: February 24, 2023

Re: 255 Alhambra Cir. Coral Gables, Fl. 33134, LOTS 1 THRU 14 & LOT 15 LESS E18.21FT & LOTS 35 THRU 42 BLK 25, CORAL GABLES SEC K PB 8-33, and Folio: 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 March 13, 2023, 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 TTA/EPropertyTax - Dept 207
P.O. BOX 4900
Scottsdale, AZ 85261-4900

7022 2410 0002 9151 5120

RREEF AMERICA REIT II CORP ZZZZ
c/o The Corporation Trust, Inc.
Registered Agent
2405 York RD, STE 201
Lutherville-Timonium, MD 21093-2252

7022 2410 0002 9151 5137

RREEF AMERICA REIT II CORP ZZZZ
222 South Riverside Plaza, FL 34
Chicago, IL 60606-6886

7022 2410 0002 9151 5144

RREEF AMERICA REIT II CORP ZZZZ
c/o C T Corporation System
Registered Agent
1200 S. Pine Island Rd
Plantation, FL 33324-4413

7022 2410 0002 9151 5151

City National Bank of Florida
25 Flagler St
Miami, FL 33130-1785

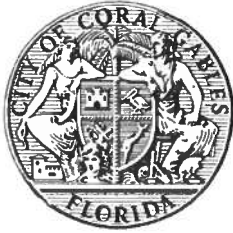
7022 2410 0002 9151 5168

TD Bank, N.A.
1701 Route 70 E.
Cherry Hill, New Jersey 08003-2390

7021 1970 0000 4015 7107

TD Bank, N.A.
2035 Limestone Rd
Wilmington, DE 19808-5529

7022 2410 0002 9151 5311



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Pending Building Recertification

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 255 ALHAMBRA CIR., ON February 24, 2023 AT 11:55 AM.

JOSE IGLESIAS

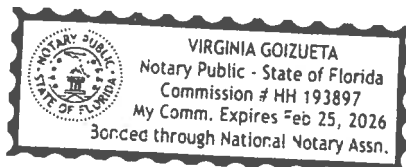
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 24th day of February, in the year 2023, by
Jose Iglesias who is personally known to me.

My Commission Expires:



[Signature]
Virginia Goizueta
Notary Public

City's Exhibit #7



City's Exhibit #8



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



CFN 20060868796
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

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:

Ilanca 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 13th day of April, in the year 2006 before me the undersigned, a Notary Public in and for said State, personally appeared J. Jonathan Dracas, 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

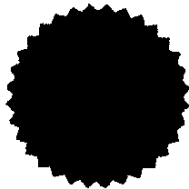
The First State

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 12:49 PM 12/01/2004
FILED 12:39 PM 12/01/2004
SRV 040062341 - 3879239 FILE

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


SUCCESSOR PARTNERSHIP:

REIMBERG 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. Jeffrey
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. Jeffrey
Title: Manager

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]


NON-SURVIVING PARTNERSHIP:

DEJUMBERG/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 W. 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 W. 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 W. 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

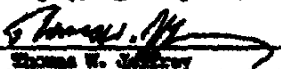
By: 
Name: Thomas W. Jeffrey
Title: Manager

EXHIBIT A

AGREEMENT AND PLAN OF MERGER

BETWEEN

BLUMBERG INVESTALHAMORA LIMITED PARTNERSHIP
(a Delaware limited partnership)

AND

BLUMBERG/ALHAMORA PARTNERS
(a Florida general partnership)

Agreement and Plan of Merger dated November 20, 2004 between Blumberg Invest/Alhamora Limited Partnership, a Delaware limited partnership (the "Surviving Partnership"), and Blumberg/Alhamora 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.

5. 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 Alhambra Investment, L.L.C., a Florida Limited Liability company ("Alhambra"), shall be converted into a 1.2353% general partnership interest in the Surviving Partnership, and Alhambra 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 98.7645% 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. Alhambra shall be the general partner of the Surviving Partnership at the Effective Time. The business address of Alhambra is 255 Alhambra 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.

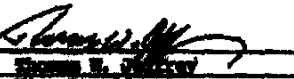
SURVIVING PARTNERSHIP:

ELIMINATING 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: AVXI Trust, a Maryland Real Estate Investment
Trust, its managing general partner

By: 
Name: Thomas W. Chaffey
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 W. Chaffey
Title: Manager

SIGNATURES CONTINUE ON THE FOLLOWING PAGE.]


NON-SURVIVING 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 W. Johnson
Title: Vice President

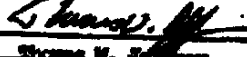
By: **AVP Fund-I GP Limited Partnership**, a Delaware
limited partnership, its administrative general partner

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

By: 
Name: Thomas W. 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 W. 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 W. 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



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

Detail by Entity Name

Foreign Profit Corporation

RREEF AMERICA REIT II CORP. ZZZZ

Filing Information

Document Number	F06000004951
FEI/EIN Number	20-5256099
Date Filed	07/26/2006
State	MD
Status	ACTIVE

Principal Address

222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Changed: 05/20/2020

Mailing Address

222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Changed: 05/20/2020

Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title VP

Ehli, John P.
875 Third Avenue
New York, NY 10022-6225

Title VP

Miller, James W.
101 California Street
24th Flr.
San Francisco, CA 94111

Title Director

Angelo, Bernard J.
Road, Suite 120
Melville, NY 11747-2350

Title VP

Ellsworth, Timothy E.
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title VP

Bodin, Scott B
3414 Peachtree Road, Suite 95
Atlanta, GA 30326

Title Vice President & Treasurer

Cappelletti, Joseph S.
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title Director, President

Henderson, W. Todd
875 Third Avenue
New York, NY 10022-6225

Title VP

Lenhert, Joshua
101 California Street, 24th Flr
34th Floor
San Francisco, CA 94111

Title VP

Crane, David
321 Summer Street

Boston, MA 02210

Title Secretary

Guerin, Portia J.
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title VP

Martin-Hess, Megan A.
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title Vice President & Assistant Treasurer

Mehra, Vikram
875 Third Avenue
34th Floor
New York, NY 10022-6225

Title VP

Leske, Timothy
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title VP

George, Stephen J.
101 California Street
24th Flr.
San Francisco, CA 94111

Title VP

Lee, Janice
875 Third Avenue
New York, NY 10022-6225

Title VP

O'Meara, Norton F.
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title VP

Strange, Kristin
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title VP

Swiderski, William
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title VP

Toney, James E.
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Title Assistant Secretary

Lew, Vanessa
222 South Riverside Plaza
34th Floor
Chicago, IL 60606

Annual Reports

Report Year	Filed Date
2021	04/28/2021
2021	06/24/2021
2022	04/12/2022

Document Images

04/12/2022 -- ANNUAL REPORT	View image in PDF format
06/29/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
06/24/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
05/20/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
04/09/2018 -- ANNUAL REPORT	View image in PDF format
05/26/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2017 -- ANNUAL REPORT	View image in PDF format
04/05/2016 -- ANNUAL REPORT	View image in PDF format
04/02/2015 -- ANNUAL REPORT	View image in PDF format

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[01/15/2010 -- ANNUAL REPORT](#)

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[View image in PDF format](#)

[02/26/2007 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/26/2006 -- Foreign Profit](#)

[View image in PDF format](#)

94K2 16864 1994 MAY 04 13:07

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE INDENTURE, executed this 24th 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:

DDCSTPMTG 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

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this Mortgage¹² 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 or 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 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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discretion, to require Mortgagor to perform periodically to Mortgagee's satisfaction (but not more frequently than annually unless an Environmental Complaint shall be then outstanding), at Mortgagor's expense, an environmental audit and, if deemed necessary by Mortgagee, an environmental risk assessment of: (a) the Mortgaged Property; (b) hazardous waste management practices and/or (c) Hazardous Waste disposal sites used by Mortgagor. Said audit and/or risk assessment must be by an environmental consultant satisfactory to Mortgagee. Should Mortgagor fail to perform any such environmental audit or risk assessment within thirty (30) days after Mortgagee's request, Mortgagee shall have the right to retain an environmental consultant to perform such environmental audit or risk assessment. All costs and expenses incurred by Mortgagee in the exercise of such rights shall be secured by this Mortgage and shall be payable by Mortgagor upon demand.

G. Breach. Any breach of any warranty, representation or agreement contained in this Section shall be an Event of Default and shall entitle Mortgagee to exercise any and all remedies provided in this instrument, or otherwise permitted by law.

46. Notwithstanding any term or provision hereof to the contrary, if at any time and for any reason the Mortgagee, in its reasonable discretion, determines that the value of the Property may have declined or be less than Mortgagee previously anticipated, within sixty (60) days from Mortgagee's written request to Borrower herefor, Borrower shall provide to Mortgagee, at borrower's sole cost and expense, a current appraisal of the Property to be ordered by the Mortgagee from an appraiser designated by Mortgagee and in form and content as required by Mortgagee. Borrower shall cooperate fully with any such appraiser and provide all such documents and information as such appraiser may request in connection with such appraiser's performance and preparation of such appraisal. Borrower's failure to promptly and fully comply with Mortgagee's requirements under this paragraph shall without further notice, constitute an Event of Default under this Agreement and the other loan documents.

47. The Mortgagor expressly represents to the Mortgagee that there is no, nor will there be in the future, asbestos insulation in the improvements to the real property encumbered by this Mortgage. The Mortgagor agrees to indemnify, defend and hold the Mortgagee harmless from and against any loss, cost or expense incurred by the Mortgagee, including without limitation attorneys' fees at both trial and appellate levels, incurred by the Mortgagee as a result of such present or future existence of asbestos insulation.

48. It is the intention of the parties hereto to comply with the usury laws of applicable governmental authority(ies); accordingly, it is agreed that, notwithstanding any provision to

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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

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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:

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
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
Philip Blumberg, President

Name: William E. Shoups

Name: J.B. REISMAN

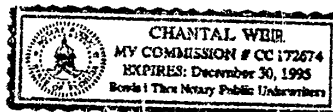
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REC.STATE OF FLORIDA
COUNTY OF DADE

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 CC 172614
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 RUVIN,
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

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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

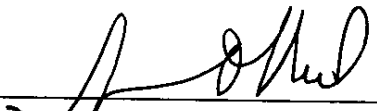
IN WITNESS WHEREOF, Mortgagor has executed this Receipt as of the day and year first above written.

Witnessed By:

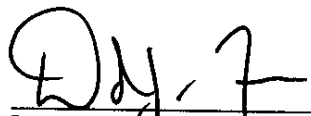
MORTGAGOR:

BLUMBERG INVEST/ALHAMBRA LIMITED PARTNERSHIP,


a Delaware limited partnership


Printed name: Sean O'Neill

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


Printed name: David J. Furman


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. PRAWL
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.**

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 ^

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 **RREEF 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:

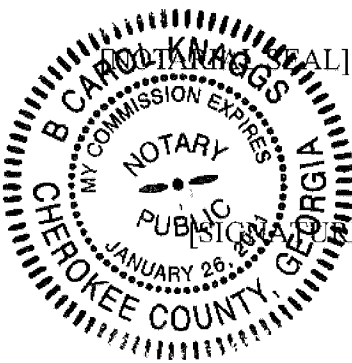
RREEF AMERICA REIT II CORP. ZZZZ,
a Maryland corporation

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

By: TSS Bodin
Print Name: TSS Bodin
Title: VP

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


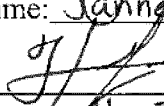
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of April, 2020, by B.S. Bodin, as Vice President of RREEF AMERICA REIT II CORP. ZZZZ, a Maryland corporation, on behalf of the corporation, who is personally known to me or who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

RREEF AMERICA REIT II CORP. ZZZZ,
a Maryland corporation



Print Name: Jannessa Dooley

Print Name: Hector Sikes

By: 
Print Name: David F. Crane
Title: Vice President

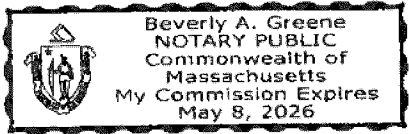
Massachusetts
STATE OF ~~FLORIDA~~)
COUNTY OF Suffolk) ss:

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 30th day of April, 2020, by David F. Crane, 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.

[NOTARIAL SEAL]


Print Name: Beverly A. Greene
Notary Public, State of ~~Florida~~ MASS.
Commission #: _____
My Commission Expires: May 8, 2026

[SIGNATURE PAGES CONTINUED ON NEXT PAGE]



WITNESSES:

C Walters
 Print Name: Christina Walters

AS P
 Print Name: Andrew Summit

TENANT:

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

By: [Signature]
 Print Name: Stephanie Gross 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 10th day of April, 2020, by Stephanie Gross Brown as
Head of Retail Real Estate 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 #: 500,2398
 My Commission Expires: 4/7/2025



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.

[< BankFind Suite Home](#)

Back to Search Results

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
[Create financial reports for this
institution](#)

Consumer Assistance
[HelpWithMyBank.gov](#)

Contact the FDIC
[TD Bank USA, National Association](#)

Get additional detailed information by selecting from the following:

Locations

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Other Names

1 Branch Office

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Results

25 ▾

◀

1

▶

Page #

Go

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

55116	Main Office	Td Bank Usa, National Association	2035 Limestone Road Wilmington, DE 19808	Wilmington	New Castle	DE	Full Bri A
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RECT-22-06-0074

1972

49

255 ALHAMBRA CIR

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamiade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

70203160000110221048

JURISDICTION NAME:

City of Coral Gables

LICENSEE NAME: Mohamed W. Fahmy Ph.D., P.E.

TITLE: Mohamed W. Fahmy

ADDRESS: 15321 S. Dixie Hwy - Suite 201

Palmetto Bay, FL 33157

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title: RREEF AMERICA REIT II CORP ZZZZ

b. Building Street Address: 255 ALHAMBRA CIRCLE

Bldg. #:

c. Legal Description: CORAL GABLES SEC K PB 8-33 LOTS 1 THRU 14 & LOT 15

Attached: ☒

d. Owner's Name: RREEF AMERICA REIT II CORP ZZZZ

e. Owner's Mailing Address: PO BOX 4900, SCOTTSDALE, AZ 85261

f. Folio Number of Property on which Building is Located: 03-4108-006-1920

g. Building Code Occupancy Classification: Commercial

h. Present Use: Office renting and retailer in 1st floor

i. General Description of building (overall description, structural systems, special features):

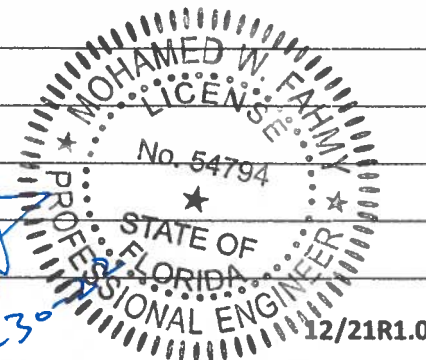
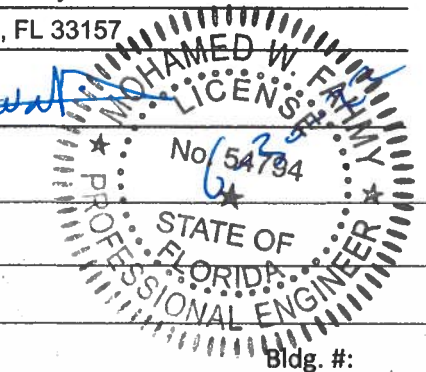
j. Number of Stories:

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No):

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments:

City's Exhibit #10



n. Additions to original structure:

o. Total Actual Building Area of all floors:

S.F. 228,188

2. INSPECTIONS

a. Date of Notice of Required Inspection: 1/3/2022

b. Date(s) of actual inspection: 4/14/2022

c. Name, license number, discipline of practice, and qualifications of licensee submitting report:

Mohamed W. Fahmy structure Florida registration# PE# 54794 SI# 6998918

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

N/A

e. Are Any Structural Repairs Required? (YES/NO): No

1. If required, describe, and indicate acceptance:

N/A

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

1. Explanation/Conditions:

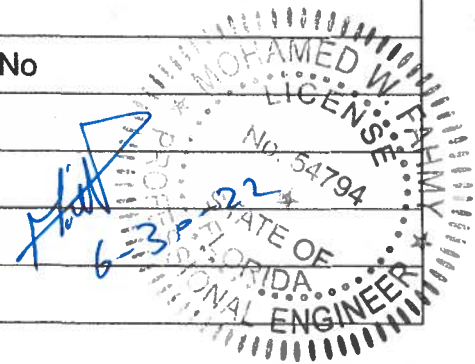
There is no repairs required

g. Is it recommended that the building be vacated? (YES/NO): No

h. Has the property record been researched for violations or unsafe cases? (YES/NO): No

1. Explanation/Comments:

N/A



3. SUPPORTING DATA

- a. _____ Additional sheets of written data
- b. _____ Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. N/A Test reports

4. FOUNDATION

a. Describe the building foundation:

Foundation consist of isolated and combined concrete foundation

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

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

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

PROVIDE PHOTO

We didn't find any cracks or separation on the walls

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

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

1. Describe:

N/A

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

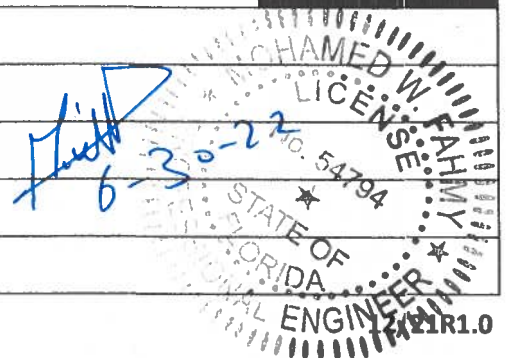
1. Bulging: Good

2. Settlement: Good

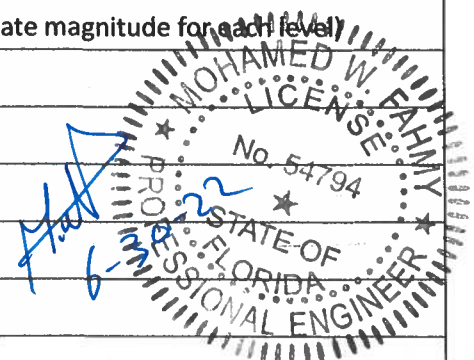
3. Deflections: Good

4. Expansion: Good

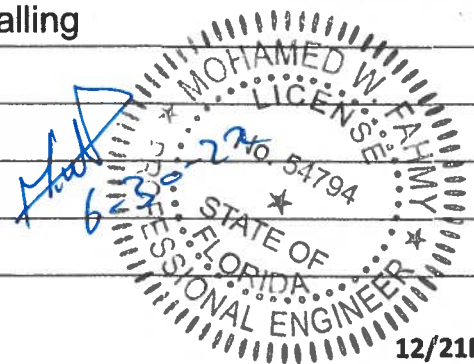
5. Contraction: Good



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
N/A	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
d. Cracks: Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm.	PROVIDE PHOTO
We didn't find any type of cracks	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
N/A	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Commercial for office use and retailer	
h. Signs of overloading? (Yes/No): No	
1. Describe:	
N/A	



6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units:	Good	
b. Clay tile or terra cotta units:	N/A	
c. Reinforced concrete tie columns:	Good	
d. Reinforced concrete tie beams:	Good	
e. Lintel:	Good	
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco:	Good	
2. Veneer:	Good	
3. Paint only:	Good	
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO
1. Vapor barrier:	Good	
2. Furring and plaster:	Good	
3. Paneling:	Good	
4. Paint only:	Good	
5. Other (describe):		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other):	We didn't find any cracks	
2. Description:		
N/A		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other):	We didn't find any spalling	
2. Description:		
N/A		

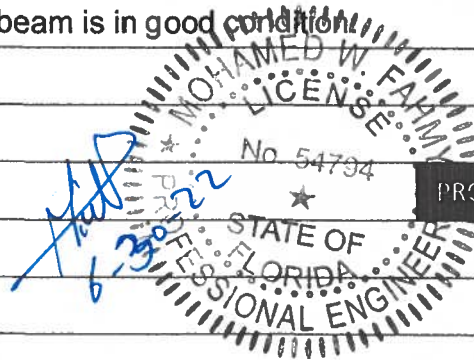


k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: <input checked="" type="checkbox"/>	
2. Minor (patching will suffice):	N/A
3. Significant (but patching will suffice):	N/A
4. Significant (structural repairs required)	N/A
l. Samples chipped out for examination in spalled areas (Yes/No):	
1. Yes – describe color, texture, aggregate, general quality:	
N/A	

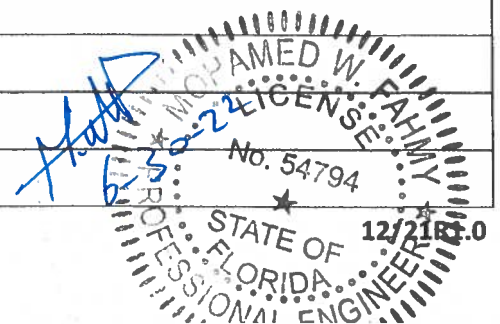
7. FLOOR AND ROOF SYSTEM

a. Roof (Must provide)

1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Roof consist of pre-cast concrete joist with concrete topping. Roof shape in a rectangular type. Generally roof in a good shape.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
All water tanc, cooling , bowers, A/C equipment and tie down anchors for exterior wall maintenance and cleaning one on good conditions .	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Super good condition	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
6 feet hight that is made CMU and tie columns and tie beam is in good condition	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
Not available	



6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Roofing material . Good condition	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
N/A	
8. Note any expansion joints and condition:	PROVIDE PHOTO
N/A	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
This is an office building with no balconies . there are some areas that are open are in good condition	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Stait	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	



8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

On 2nd floor , the steel beam with light guise metal to support external canopy on roof steel foam to support cooling tower ,and A/C unite . Good condition

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO

c. Steel connections: describe type and condition:

PROVIDE PHOTO

Good condition

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):

PROVIDE PHOTO

N/A

f. Elevator sheave beams and connections, and machine floor beams: note condition:

PROVIDE PHOTO

Good condition

9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

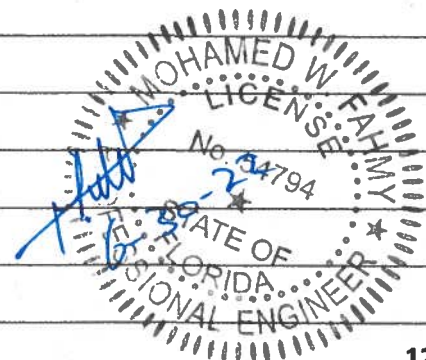
Pre-cast concrete joists on concrete beam, concrete beam on concrete columns

b. Cracking

1. Significant or Not significant: Not significant

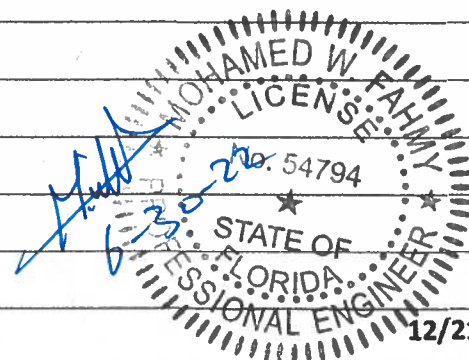
2. Location and description of members affected and type cracking:

N/A

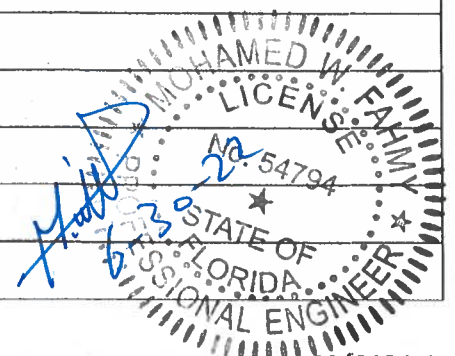


c. General condition	
Good condition	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
N/A	
3. Significant but patching will suffice:	PROVIDE PHOTO
N/A	
4. Significant: structural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

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Steel /Aluminum mullion store front type with fixed windows	
2. Anchorage: type and condition of fasteners and latches:	
Good	

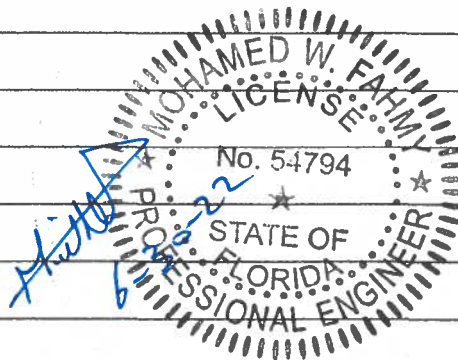


3. Sealant: type and condition of perimeter sealant and at mullions:	
Rubber and silicon sealant. The building is in continuous replacement of old seal and with new area	
4. Interiors seals: type and condition at operable vents:	
N/A	
5. General condition:	
The management is replaying portion of the store front system every year	
6. Describe any repairs needed:	
N/A	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): Yes	
1. Previous Inspection Date:	Not known to us
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
Aluminum store front with vertical and horizontal mullions use of rubber sealant. Some systems were been replaced.	
3. Describe Condition of System:	
Fair , to good condition (Existing one)	
c. Exterior Doors	
PROVIDE PHOTO	
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Aluminum doors with glass panels	
2. Anchorage: type and condition of fasteners and latches:	
Good	
3. Sealant: type and condition of sealant:	
Rubber and silicon . Good	



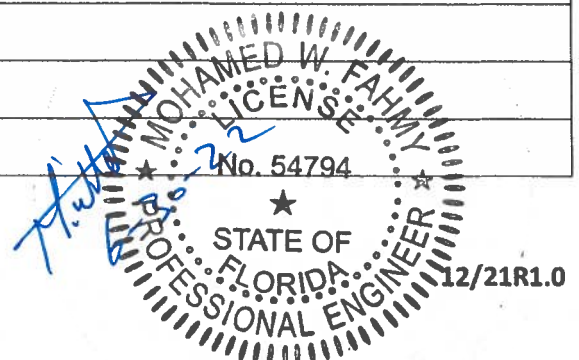
4. General condition:
Good
5. Describe any repairs needed:
Not required

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
Not applicable	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
Not applicable	
2. Floors:	
Not applicable	
3. Roof member, roof trusses:	
Not applicable	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
Not applicable	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
Not applicable	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
Not applicable	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
Not applicable	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
Not applicable	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
Not applicable	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
Store front type from 2nd to roof	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
Concrete anchors from steel /aluminum to concrete steel anchors from steel to steel.	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
Conditions are good	



13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

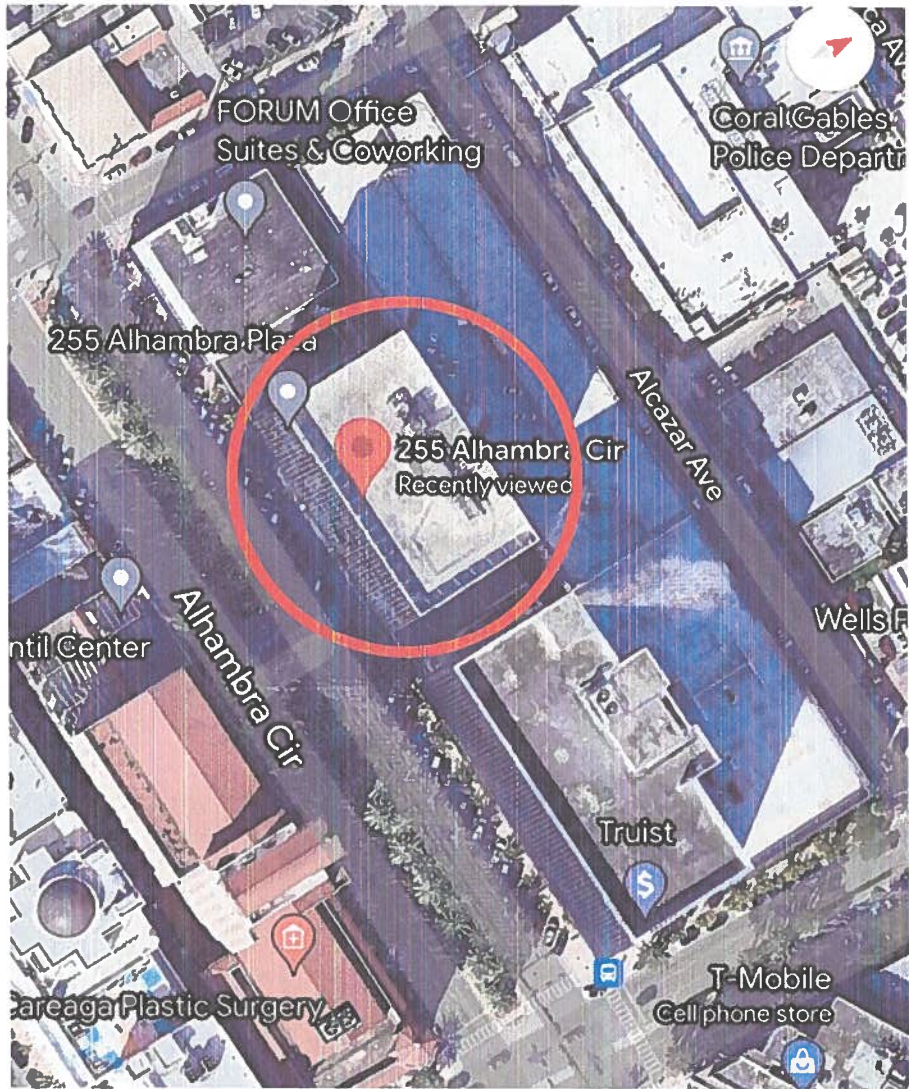
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

Interior decorative canopy.

b. Indicate condition of the special feature, its supports, and connections:

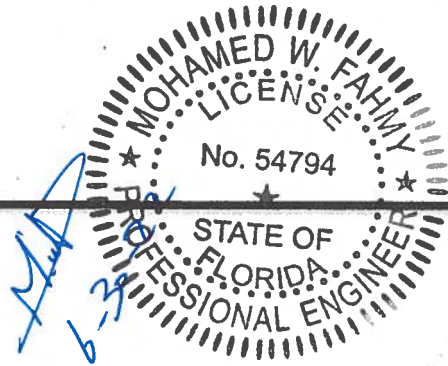
Good

**Reset Form**



Picture #1 Arial picture

JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579

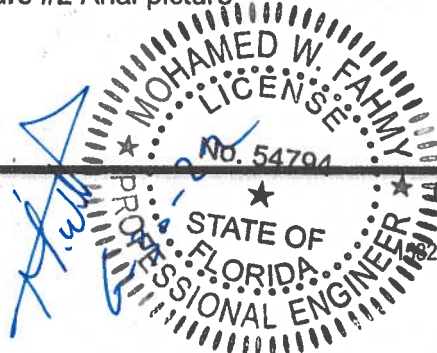


LEONARD LA FOREST
AR 0014784
15321 S. DIXIE HIGHWAY, Suite 201
Miami, FL., 33157.
Phone: (305)519-6754



Picture #2 Arial picture

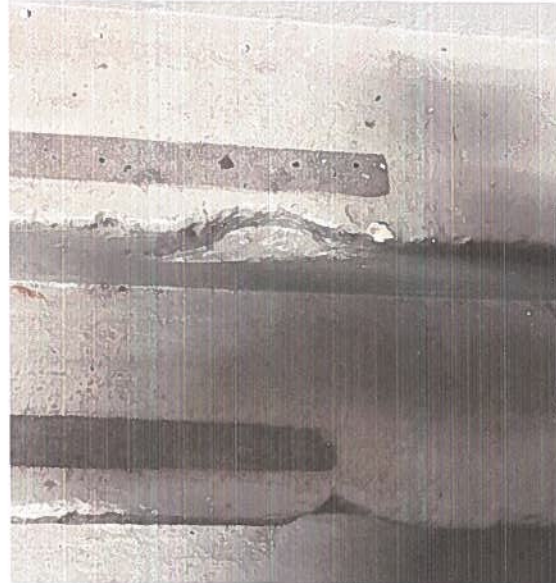
JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579



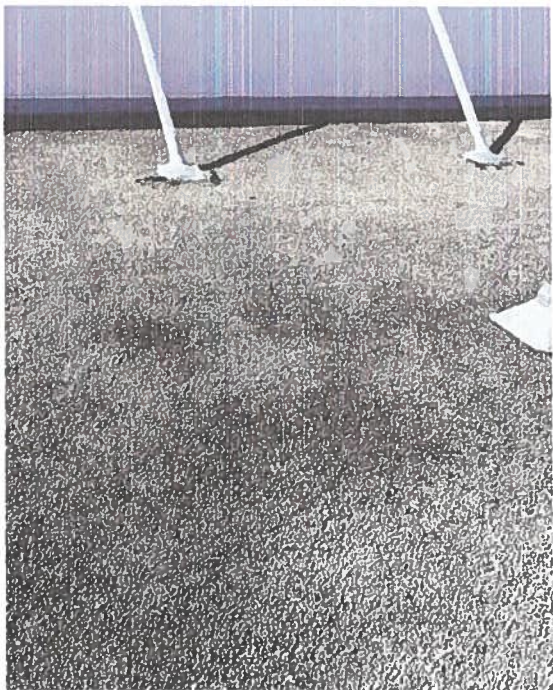
LEONARD LA FOREST
AR 0014784
21 S. DIXIE HIGHWAY, Suite 201
Miami, FL., 33157.
Phone: (305)519-6754



Picture #3



Picture #4

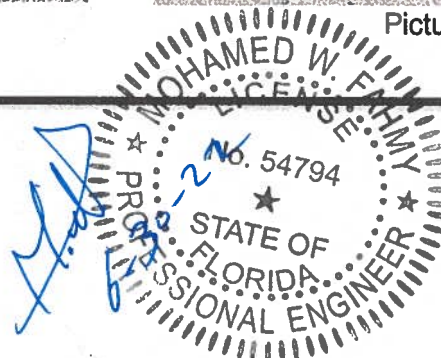


Picture #5

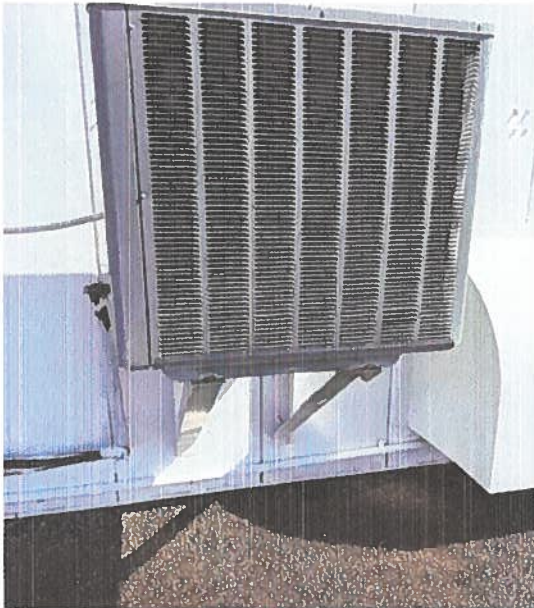


Picture #6

JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579



LEONARD LA FOREST
AR 0014784
15321 S. DIXIE HIGHWAY, Suite 201
Miami, FL., 33157.
Phone: (305)519-6754



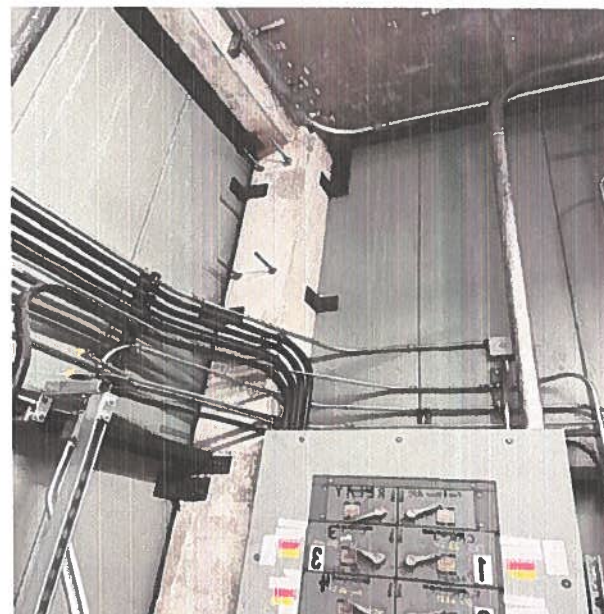
Picture #7



Picture #8

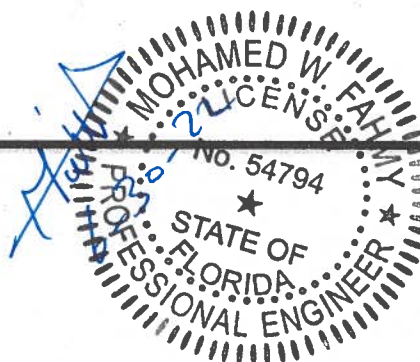


Picture #9



Picture #10

JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579



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AR 0014784
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Miami, FL., 33157.
Phone: (305)519-6754



Picture #11



Picture #12

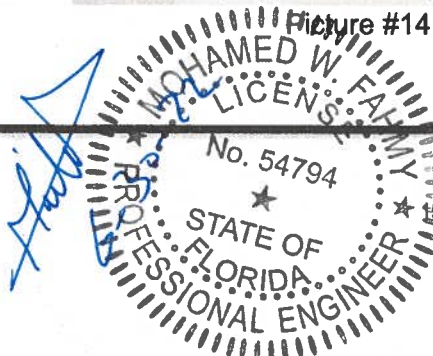


Picture #13



Picture #14

JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579



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AR 0014784
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Miami, FL., 33157.
Phone: (305)519-6754



Picture #15



Picture #16

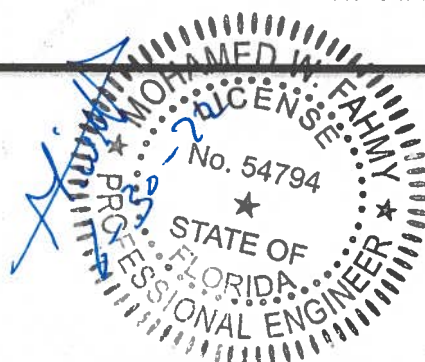


Picture #17



Picture #18

JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579



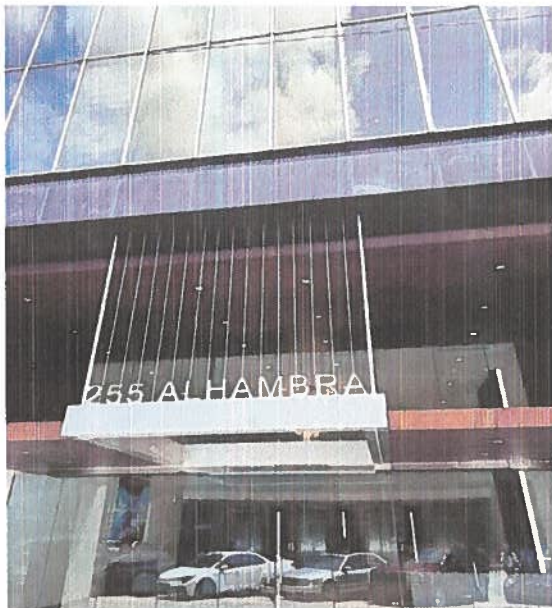
LEONARD LA FOREST
AR 0014784
15321 S. DIXIE HIGHWAY, Suite 201
Miami, FL., 33157.
Phone: (305)519-6754



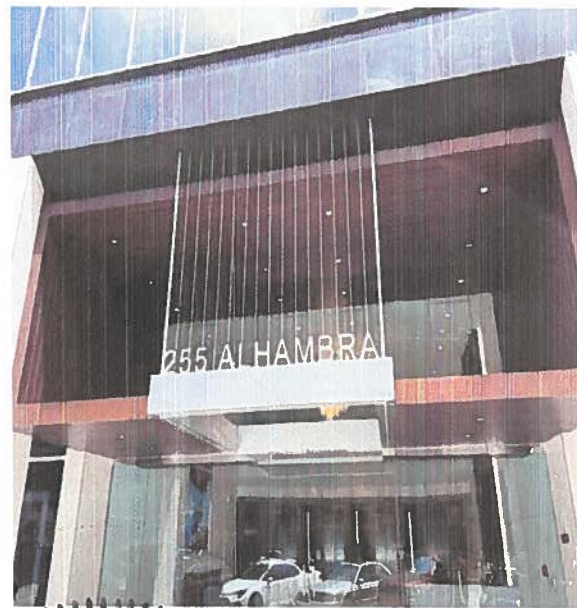
Picture #19



Picture #20

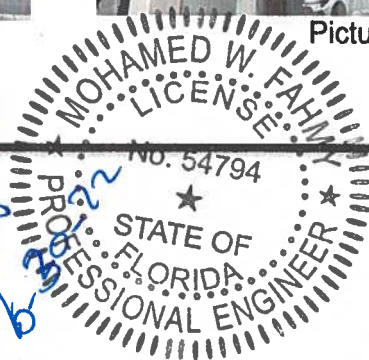


Picture #21



Picture #22

JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579



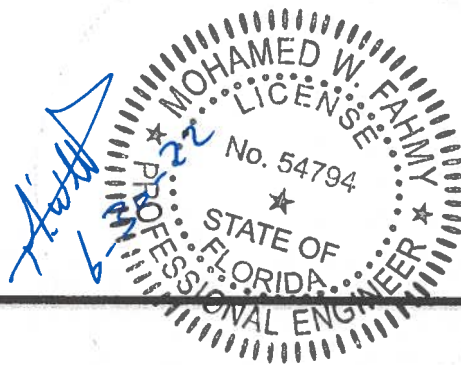
LEONARD LA FOREST
AR 0014784
15321 S. DIXIE HIGHWAY, Suite 201
Miami, FL., 33157.
Phone: (305)519-6754



Picture #23



Picture #24



JACQUELINE P. JAMES-LYTTLE,
P.H.D, P.E.
LICENSED ENGINEER
LICENSE # 66579

LEONARD LA FOREST
AR 0014784
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Miami, FL., 33157.
Phone: (305)519-6754



Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

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

Date: 06/29/2022

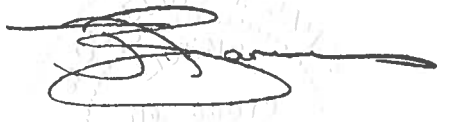
Case No. _____ FYear 50

Property Address: 255 ALHAMBRA CIRCLE, CG, FL, 33134, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 03-4108-006-1920

Building Description: COMMERCIAL OFFICE BUILDING + PARKING GARAGE

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 22, JUNE 24 at 10 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 12 foot candle
Minimum 1.01 foot candle
Maximum to Minimum Ratio 11.88 : 1, foot candle
4. The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



Signature and Seal of Professional

JACQUELINE P. JAMES, PH.D., P.E.

Print Name Engineer or Architect



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear 50
Property Address: 255 ALHAMBRA CIRCLE, Bldg. No.: CORAL GABLES, Sq. Ft.: FL, 33134
Building Description: COMMERCIAL OFFICE BUILDING + PARKING GARAGE

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

On 06/24 2022, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):



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



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



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

Signature and Seal of Architect or Engineer

JACQUELINE P. JAMES, PH.D., P.E.

Print Name

06/30/2022

Date



GFD GROUP MIAMI, LLC
15321 SOUTH DIXIE HIGHWAY, SUITE 201
PALMETTO BAY, FLORIDA 33157
305-255-2999 | INFO@GFDmiami.com

JACQUELINE P. JAMES, Ph.D., P.E.
LEONARD J. LA FOREST, R.A., I.D.
ANGELICA ALCANTARA
LAMA HATEM

DOROTA M. LOPEZ, M.Arch., C.G.C.
MOHAMED FAHMY, Ph.D., P.E.
GRACE RODRIGUEZ
ANDREA BLANCO

June 30, 2022

Mr. Manuel Z. Lopez, P.E., Deputy Building Official
C/O The City of Coral Gables, Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

Re: Fifty (50)-Year Re-Certification
255 Alhambra Circle, Coral Gables, FL 33134 – [Office Building + Garage]
Folio #: 03-4108-006-1920

Dear Mr. Lopez:

Our firm has been retained by **RREEF AMERICA REIT II CORP. ZZZZ** to complete the Fifty (50)-Year Re-Certification of the subject property, as required by the City of Coral Gables.

Please be advised that the previously filed report of the required electrical inspections was completed on or about June 29, 2022; and, our firm has found the electrical system of/at the subject property to be in good condition and safe for its present and continued use and occupancy, absent a few minor deficiencies reflected on the report (which the client is aware of and is in the process of curing). Moreover, we have also determined that the parking lot illumination follows the standards established in Section 8C-3 of Miami-Dade County Code.

As a routine matter and to avoid possible misunderstanding(s), please be advised that no part of this report should be construed directly or indirectly as a guarantee of/for any portion of the structure. To the best of my knowledge and belief, this report represents an accurate appraisal of the present condition of the building based upon the careful evaluation of observed conditions, to the extent reasonably possible.

It is, thus, our recommendation that this building be granted re-certification for continued use under its present occupancy.

Should you have any questions and/or need any additional information, please do not hesitate to contact our office.

Very truly yours,

JACQUELINE P. JAMES, Ph.D., P.E.
Florida Registration License No. 66579



MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: JACQUELINE P. JAMES, PH.D., P.E.

TITLE: PROFESSIONAL ENGINEER

JURISDICTION NAME:

ADDRESS: 15321 S. DIXIE HWY, STE. 201

PALMETTO BAY, FL 331578

CITY OF CORAL GABLES

SIGNATURE:

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

1. DESCRIPTION OF BUILDING

a. Name on Title: RREEF AMERICA REIT II CORP ZZZZ

b. Building Street Address: 255 ALHAMBRA CIRCLE

Bldg. #:

c. Legal Description: CORAL GABLES SEC K PB 8-33 LOTS 1 THRU 14 & LOT 15

Attached: ☒

d. Owner's Name: RREEF AMERICA REIT II CORP ZZZZ

e. Owner's Mailing Address: PO BOX 4900, SCOTTSDALE, AZ 85261

f. Folio Number of Property on which Building is Located: 03-4108-006-1920

g. Building Code Occupancy Classification: COMMERCIAL

h. Present Use: OFFICE BUILDING + PARKING GARAGE

i. General Description of building (overall description, structural systems, special features):

OFFICE BUILDING + PARKING GARAGE

j. Number of Stories: 10+

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☐

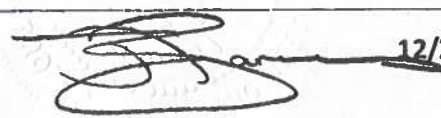
m. Additional Comments:

N/A

2. INSPECTIONS	
a. Date of Notice of Required Inspection: 1/3/22	
b. Date(s) of actual inspection: 4/14/22	
c. Name and qualifications of licensee submitting report:	
JACQUELINE P. JAMES, P.E. NO. 66579	
d. Are Any Electrical Repairs Required? (YES/NO): Yes	
1. If required, describe, and indicate acceptance:	
MINOR ELECTRICAL REPAIRS REQUIRED, AS NOTED BELOW. SUCH REPAIRS, HOWEVER, DO NOT AFFECT OCCUPANCY AND/OR USE OF PROPERTY.	
e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes	
1. Explanation/Conditions:	
MINOR ELECTRICAL REPAIRS REQUIRED, AS NOTED BELOW. SUCH REPAIRS, HOWEVER, DO NOT AFFECT OCCUPANCY AND/OR USE OF PROPERTY.	

3. ELECTRICAL SERVICE				PROVIDE PHOTO	
a. Size:	Voltage (480)	Amperage (2k)	Type: Fuses ()	Breakers (<input checked="" type="checkbox"/>)	
b. Phase:	Three-Phase (<input checked="" type="radio"/>)	Single Phase (<input type="radio"/>)			
c. Condition:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Repair (<input type="radio"/>)		
Comments:					
Refer to Photos 3a & 3b.					

4. METERING EQUIPMENT				PROVIDE PHOTO	
1. Clearances:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Correction (<input type="radio"/>)		
Comments:					
Refer to Photo 4a.					



5. ELECTRIC ROOMS

PROVIDE PHOTO

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

Comments:

Refer to Photo 5a.

6. GUTTERS

PROVIDE PHOTO

1. Location: Good (☒) Needs Repair (☐)2. Taps and Fill: Good (☒) Needs Repair (☐)

Comments:

Refer to Photos 5a & 5b.

7. ELECTRICAL PANELS

PROVIDE PHOTO

1. Panel # () Location: SEE ATTACHED LIST

Good (☐) Needs Repair (☐)

2. Panel # () Location:

Good (☐) Needs Repair (☐)

3. Panel # () Location:

Good (☐) Needs Repair (☐)

4. Panel # () Location:

Good (☐) Needs Repair (☐)

5. Panel # () Location:

Good (☐) Needs Repair (☐)

Comments:

8. BRANCH CIRCUITS	PROVIDE PHOTO
1. Identified: Yes (<input checked="" type="radio"/>) Must be Identified (<input type="radio"/>)	
2. Conductors: Good (<input checked="" type="radio"/>) Deteriorated (<input type="radio"/>) Must be Replaced (<input type="radio"/>)	
Comments:	
Refer to Photos 8a & 8b.	

9. GROUNDING OF SERVICE	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
Refer to Photos 9a & 9b.	

10. GROUNDING OF EQUIPMENT	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
Refer to Photo 10a.	

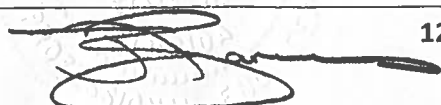
Handwritten signature and official stamp of the BORA Agency, No. 33579.

11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
Refer to Photo 11a.	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input type="radio"/>) Needs Repair (<input checked="" type="radio"/>)	
Comments:	
Refer to Photos 12a through 12i.	

13.WIRE AND CABLES	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	

14.BUSWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
Refer to Photo 14a.	



A handwritten signature in black ink is written over a circular official stamp. The stamp contains the text 'BOULDER COUNTY' and 'ELECTRIC' around the perimeter, with 'No. 44879' in the center.

15.THERMOGRAPHY INSPECTION RESULTS

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments:

16.OTHER CONDUCTORS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO

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

a. Other Wiring (Specify):

Comments:

18.EMERGENCY LIGHTING

PROVIDE PHOTO

Good (☒)Needs Repair (☐)N/A (☐)

Comments:

Refer to Photo 18a.

19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
Refer to Photo 19a.	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
Refer to Photos 20a & 20b.	

21. SMOKE DETECTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
Refer to Photo 21a.	

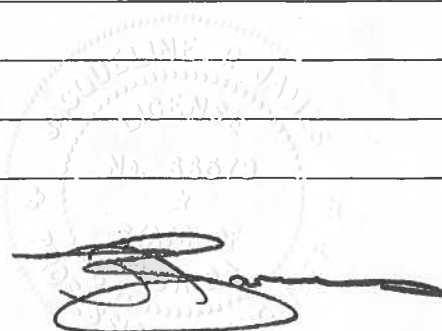
22. EXIT LIGHTS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
Refer to Photo 18a.	

23.EMERGENCY GENERATOR	PROVIDE PHOTO		
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
Refer to Photos 23a & 23b.			

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO		
Good (<input checked="" type="radio"/>)	Requires Additional Illumination(<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO		
Good (<input checked="" type="radio"/>)	Requires Additional Illumination(<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			

26.SWIMMING POOL WIRING	PROVIDE PHOTO		
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input checked="" type="radio"/>)	
Comments:			



A circular stamp with the text "BORA" and "No. 33329" is visible. Overlaid on the stamp is a handwritten signature.

27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good (☐)Needs Repair (☒)N/A (☐)

Comments:

Refer to 12 Series Photos.

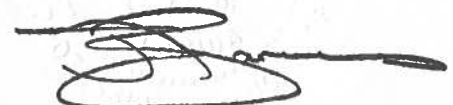
28.ADDITIONAL COMMENTS

NONE - N/A

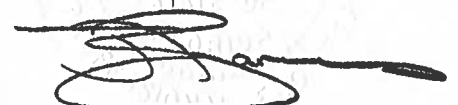
Reset Form

7. ELECTRICAL PANELS

1 . Panel #	Main SWBD	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
2 . Panel #	MDDH	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
3 . Panel #	LP1F	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
4 . Panel #	EMHV	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
5 . Panel #	EMLV	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
6 . Panel #	FA	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
7 . Panel #	RP1F	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
8 . Panel #	RP1FA	) Location:	Main electrical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
9 . Panel #	LP2F	) Location:	Mechanical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
10 . Panel #	RP2F	) Location:	Mechanical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
11 . Panel #	RP2FA	) Location:	Mechanical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
12 . Panel #	LC	) Location:	Mechanical room	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
13 . Panel #	DH3	) Location:	3rd FL Electrical Rm.	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
14 . Panel #	LP3F	) Location:	3rd FL Electrical Rm.	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
15 . Panel #	RP3F	) Location:	3rd FL Electrical Rm.	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
16 . Panel #	DH4	) Location:	4Th FL Electrical Rm.	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)

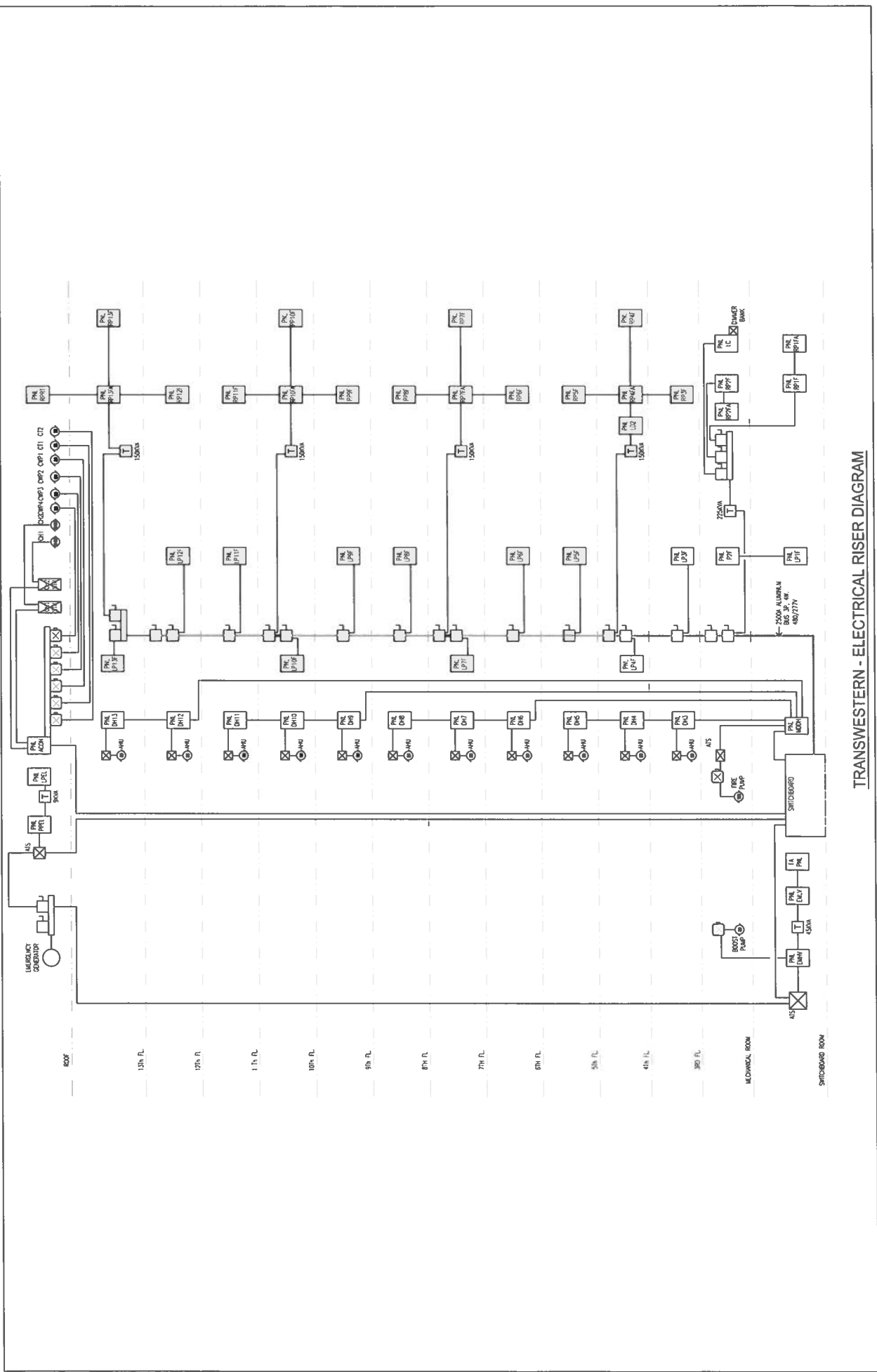


17 . Panel #	LP4F	) Location:	4Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
18 . Panel #	RP4F	) Location:	4Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
19 . Panel #	RP4FA	) Location:	4Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
20 . Panel #	DH5	) Location:	5Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
21 . Panel #	LP5F	) Location:	5Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
22 . Panel #	RP5F	) Location:	5Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
23 . Panel #	DH6	) Location:	6Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
24 . Panel #	LP6F	) Location:	6Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
25 . Panel #	RP6F	) Location:	6Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
26 . Panel #	DH7	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
27 . Panel #	LP7F	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
28 . Panel #	RP7F	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
29 . Panel #	RP7FA	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
30 . Panel #	DH8	) Location:	8Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
31 . Panel #	LP8F	) Location:	8Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
32 . Panel #	RP8F	) Location:	8Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
33 . Panel #	DH9	) Location:	9Th FL Electrical Rm.
		Good(<input checked="" type="checkbox"/>)	Needs Repair(<input type="checkbox"/>)
34 . Panel #	LP9F	) Location:	9Th FL Electrical Rm.



87 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
88 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
89 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
90 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
91 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
92 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
93 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
94 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
95 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
96 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
97 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
98 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
99 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
100 . Panel # ()	Location:	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)





TRANSWESTERN - ELECTRICAL RISER DIAGRAM

Transwestern - 50Yr Re-Certification - Photos - [05/06/2022]

3a



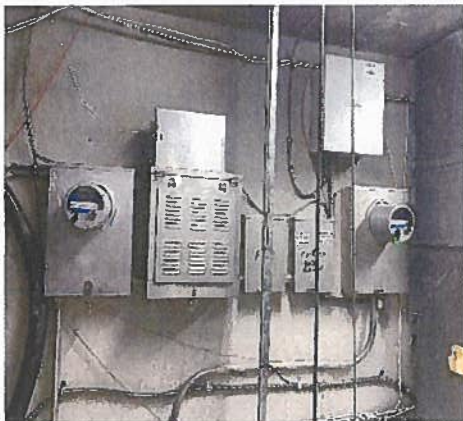
Main Service Nameplate

3b



Main Service Switch

4a



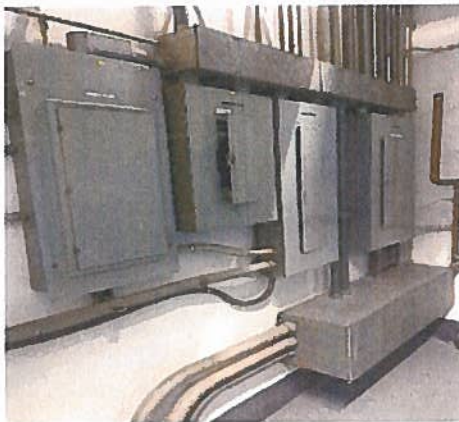
Meters

5a



Clearance - Typ.

6a



Gutters - Typ.

7a



Electrical Panels.

7b



Electrical Panels.

7c



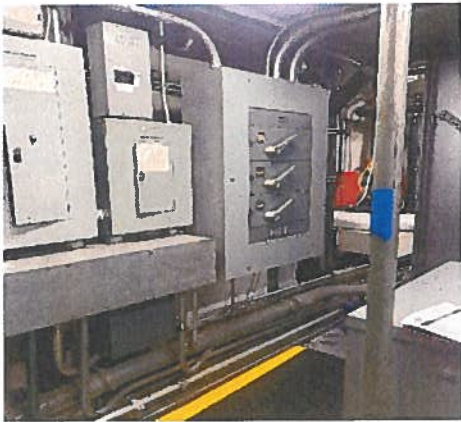
Electrical Panels.

7d



Electrical Panels.

7e



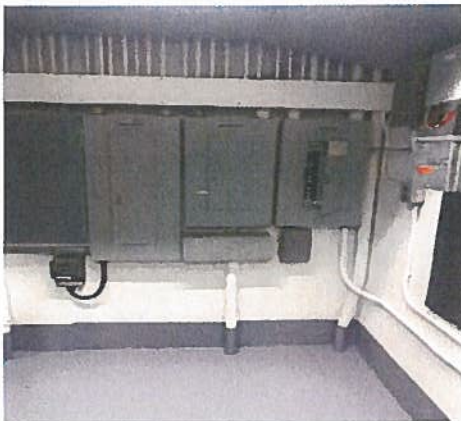
Electrical Panels.

7f



Electrical Panels.

7g



Electrical Panels.

7i



Electrical Panels.

8a



Branch Circuit ID. - Typ.

8b



Branch Circuit ID. - Typ.

9a



Grounding.

9b



Grounding.

10a



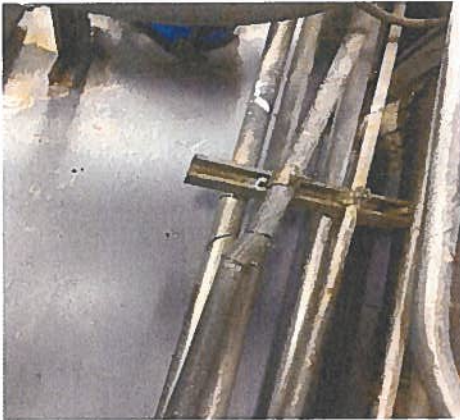
Grounding.

11a



Service Conduits.

12a



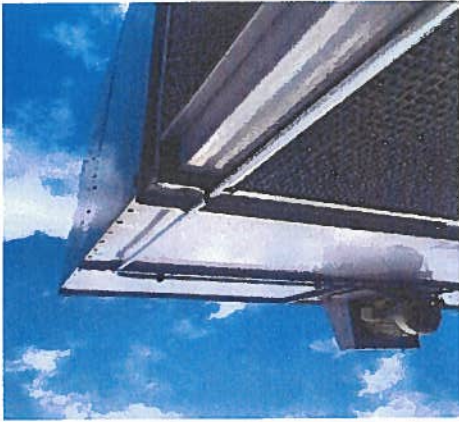
Repair Conduit.

12b



Provide Straps.

12c



Provide Straps.

12d



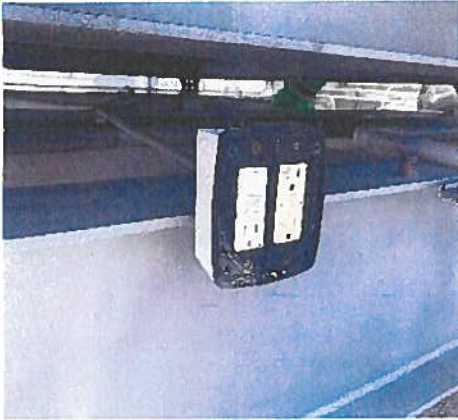
Repair Conduit.

12e



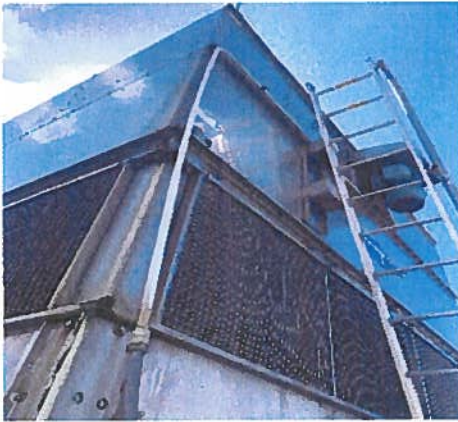
Repair Conduit.

12f



Repair Receptacle.

12g



Provide Straps.

12h



Repair Conduit (Parking Bldg.)

14a



Busways - Typ.

18a



Emergency / Exit Lights.

19a



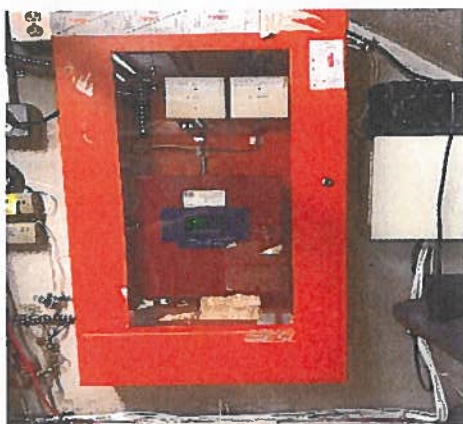
Egress Illumination.

20a



FA System.

20b



FA System.

21a



Smoke Detector.

23a



Emergency Generator.

23b



Emergency Generator.



City of Coral Gables
Development Services

Office Set

RECT-22-06-0074

255 ALHAMBRA CIR

Folio #: 0341080061920

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1972)

EL EC 22070583
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (MSL)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for _____

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/> CITY ARCHITECT		
<input type="checkbox"/> OWNER BUILDER		

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

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

R
R

1/10/23

- Revised Electrical Report,
- Illumination form,
- new Thermal Report.



GFD GROUP MIAMI, LLC
15321 SOUTH DIXIE HIGHWAY, SUITE 201
PALMETTO BAY, FLORIDA 33157
305-255-2999 | INFO@GFDmiami.com

JACQUELINE P. JAMES, PH.D., P.E.
LEONARD J. LA FOREST, R.A., I.D.
ANGELICA ALCANTARA
LAMA HATEM

DOROTA M. LOPEZ, M.ARCH., C.G.C.
MOHAMED FAHMY, PH.D., P.E.
GRACE RODRIGUEZ
ANDREA BLANCO

January 10, 2023

Mr. Manuel Z. Lopez, P.E., Deputy Building Official
C/O The City of Coral Gables, Development Services Department
405 Biltmore Way
Coral Gables, Florida 33134

Re: Fifty (50)-Year Re-Certification
255 Alhambra Circle, Coral Gables, FL 33134 – [Office Building + Garage]
Folio #: 03-4108-006-1920

Dear Mr. Lopez:

Our firm has been retained by **RREEF AMERICA REIT II CORP. ZZZZ** to complete the Fifty (50)-Year Re-Certification of the subject property, as required by the City of Coral Gables.

Please be advised that the previously filed report of the required electrical inspections was completed and/or finalized on or about July 21, 2022; and, our firm has found the electrical system of/at the subject property to be in good condition and safe for its present and continued use and occupancy. Moreover, we have also determined that the parking lot illumination follows the standards established in Section 8C-3 of Miami-Dade County Code.

As a routine matter and to avoid possible misunderstanding(s), please be advised that no part of this report should be construed directly or indirectly as a guarantee of/for any portion of the structure. To the best of my knowledge and belief, this report represents an accurate appraisal of the present condition of the building based upon the careful evaluation of observed conditions, to the extent reasonably possible.

It is, thus, our recommendation that this building be granted re-certification for continued use under its present occupancy.

Should you have any questions and/or need any additional information, please do not hesitate to contact our office.

Very truly yours,



Digitally signed by
Jacqueline P James
Date: 2023.01.18
14:58:41 -05'00'

JACQUELINE P. JAMES, PH.D., P.E
Florida Registration License No. 66579



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

Date: 06/29/2022

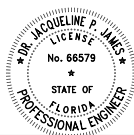
Case No. _____ FYear 50

Property Address: 255 ALHAMBRA CIRCLE, CG, FL, 33134, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 03-4108-006-1920

Building Description: COMMERCIAL OFFICE BUILDING + PARKING GARAGE

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 2022, JUNE 24 at 10 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 12 foot candle
Minimum 1.01 foot candle
Maximum to Minimum Ratio 11.88 : 1 _____, foot candle
4. The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



Signature and Seal of Professional

Digitally signed by
Jacqueline P James
Date: 2023.01.27
18:43:50 -05'00'

JACQUELINE P. JAMES, PH.D., P.E.

Print Name Engineer or Architect



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

CASE REFERENCE NUMBER:

LICENSEE NAME: JACQUELINE P. JAMES, PH.D., P.E.

TITLE: PROFESSIONAL ENGINEER

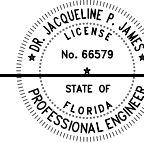
JURISDICTION NAME:

ADDRESS: 15321 S. DIXIE HWY, STE. 201

PALMETTO BAY, FL 331578

CITY OF CORAL GABLES

SIGNATURE:



Digitally signed by
Jacqueline P James

Date: 2023.01.18
14:59:18 -05'00'

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

1. DESCRIPTION OF BUILDING

a. Name on Title: RREEF AMERICA REIT II CORP ZZZZ

b. Building Street Address: 255 ALHAMBRA CIRCLE

Bldg. #:

c. Legal Description: CORAL GABLES SEC K PB 8-33 LOTS 1 THRU 14 & LOT 15

Attached: ☒

d. Owner's Name: RREEF AMERICA REIT II CORP ZZZZ

e. Owner's Mailing Address: PO BOX 4900, SCOTTSDALE, AZ 85261

f. Folio Number of Property on which Building is Located: 03-4108-006-1920

g. Building Code Occupancy Classification: COMMERCIAL

h. Present Use: OFFICE BUILDING + PARKING GARAGE

i. General Description of building (overall description, structural systems, special features):

OFFICE BUILDING + PARKING GARAGE

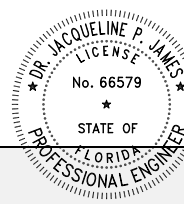
j. Number of Stories: 10+

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments:

N/A



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:00:54 -05'00'

2. INSPECTIONS

a. Date of Notice of Required Inspection: 1/3/22

b. Date(s) of actual inspection: 4/14/2022; 5/06/2022; 6/24/2022; 7/21/2022

c. Name and qualifications of licensee submitting report:

JACQUELINE P. JAMES, P.E. NO. 66579

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

1. If required, describe, and indicate acceptance:

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

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (480) Amperage (2k) Type: Fuses () Breakers (✓)

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

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

Comments:

Refer to Photos 3a & 3b.

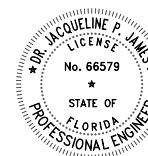
4. METERING EQUIPMENT

PROVIDE PHOTO

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

Comments:

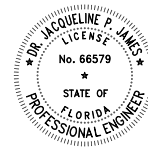
Refer to Photo 4a.



5. ELECTRIC ROOMS				PROVIDE PHOTO		
1. Clearances:	Good	(<input checked="" type="radio"/>)	Fair	(<input type="radio"/>)	Needs Correction	(<input type="radio"/>)
Comments:						
Refer to Photo 5a.						

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
2. Taps and Fill:	Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)
Comments:				
Refer to Photos 5a & 5b.				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # ()	Location: SEE ATTACHED LIST			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
2. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
3. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
4. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)
5. Panel # ()	Location:			
	Good	(<input type="radio"/>)	Needs Repair	(<input type="radio"/>)

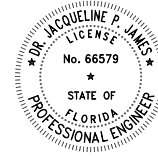


Comments:

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(<input checked="" type="radio"/>)	Must be Identified	(<input type="radio"/>)
2. Conductors:	Good	(<input checked="" type="radio"/>)	Deteriorated	(<input type="radio"/>)
			Must be Replaced	(<input type="radio"/>)
Comments:				
Refer to Photos 8a & 8b.				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
Refer to Photos 9a & 9b.		

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:		
Refer to Photo 10a.		

**11.SERVICE CONDUIT/RACEWAYS****PROVIDE PHOTO**Good (☒)Needs Repair (☐)

Comments:

Refer to Photo 11a.

12.GENERAL CONDUIT/RACEWAYS**PROVIDE PHOTO**Good (☒)Needs Repair (☐)

Comments:

Refer to Photos. 12a - 12d.

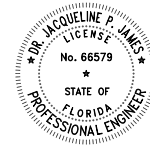
13.WIRE AND CABLES**PROVIDE PHOTO**Good (☒)Needs Repair (☐)

Comments:

14.BUSWAYS**PROVIDE PHOTO**Good (☒)Needs Repair (☐)

Comments:

Refer to Photo 14a.



15.THERMOGRAPHY INSPECTION RESULTS

PROVIDE PHOTO

(ADD SHEETS AS REQUIRED)

Comments: ATTACHED AND INCORPORATED HEREIN.

16.OTHER CONDUCTORS

PROVIDE PHOTO

Good (☒)

Needs Repair (☐)

Comments:

17.TYPES OF WIRING METHODS

PROVIDE PHOTO

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

a. Other Wiring (Specify):

Comments:

18.EMERGENCY LIGHTING

PROVIDE PHOTO

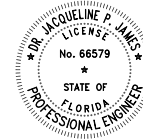
Good (☒)

Needs Repair (☐)

N/A (☐)

Comments:

Refer to Photo 18a.

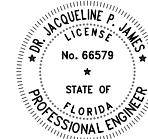


19.BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO		
Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					
Refer to Photo 19a.					

20.FIRE ALARM SYSTEM			PROVIDE PHOTO		
Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					
Refer to Photos 20a & 20b.					

21.SMOKE DETECTORS			PROVIDE PHOTO		
Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					
Refer to Photo 21a.					

22.EXIT LIGHTS			PROVIDE PHOTO		
Good	(<input checked="" type="radio"/>)	Needs Repair	(<input type="radio"/>)	N/A	(<input type="radio"/>)
Comments:					
Refer to Photo 18a.					

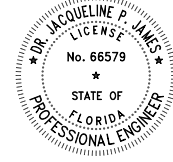


23.EMERGENCY GENERATOR	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
Refer to Photos 23a & 23b.	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Requires Additional Illumination(<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Requires Additional Illumination(<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	

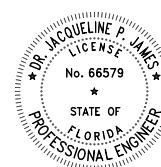
26.SWIMMING POOL WIRING	PROVIDE PHOTO
Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)	
Comments:	



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

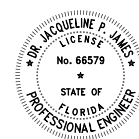
28.ADDITIONAL COMMENTS
NONE - N/A

Reset Form

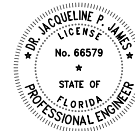


Digitally signed by
Jacqueline P James
Date: 2023.01.18
15:04:51 -05'00'

7. ELECTRICAL PANELS		
1 . Panel #	Main SWBD)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
2 . Panel #	MDDH)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
3 . Panel #	LP1F)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
4 . Panel #	EMHV)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
5 . Panel #	EMLV)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
6 . Panel #	FA)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
7 . Panel #	RP1F)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
8 . Panel #	RP1FA)	Location: Main electrical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
9 . Panel #	LP2F)	Location: Mechanical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
10 . Panel #	RP2F)	Location: Mechanical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
11 . Panel #	RP2FA)	Location: Mechanical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
12 . Panel #	LC)	Location: Mechanical room
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
13 . Panel #	DH3)	Location: 3rd FL Electrical Rm.
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
14 . Panel #	LP3F)	Location: 3rd FL Electrical Rm.
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
15 . Panel #	RP3F)	Location: 3rd FL Electrical Rm.
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
16 . Panel #	DH4)	Location: 4Th FL Electrical Rm.
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)

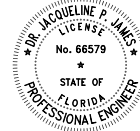


17 . Panel #	LP4F	) Location:	4Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
18 . Panel #	RP4F	) Location:	4Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
19 . Panel #	RP4FA	) Location:	4Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
20 . Panel #	DH5	) Location:	5Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
21 . Panel #	LP5F	) Location:	5Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
22 . Panel #	RP5F	) Location:	5Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
23 . Panel #	DH6	) Location:	6Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
24 . Panel #	LP6F	) Location:	6Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
25 . Panel #	RP6F	) Location:	6Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
26 . Panel #	DH7	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
27 . Panel #	LP7F	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
28 . Panel #	RP7F	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
29 . Panel #	RP7FA	) Location:	7Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
30 . Panel #	DH8	) Location:	8Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
31 . Panel #	LP8F	) Location:	8Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
32 . Panel #	RP8F	) Location:	8Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
33 . Panel #	DH9	) Location:	9Th FL Electrical Rm.
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
34 . Panel #	LP9F	) Location:	9Th FL Electrical Rm.



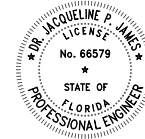
Digitally signed by
Jacqueline P James
Date: 2023.01.18
15:05:30 -05'00'

Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
35 . Panel #	RP9F)	Location: 9Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
36 . Panel #	DH10)	Location: 10Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
37 . Panel #	LP10F)	Location: 10Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
38 . Panel #	RP10F)	Location: 10Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
39 . Panel #	RP10FA)	Location: 10Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
40 . Panel #	DH11)	Location: 11Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
41 . Panel #	LP11F)	Location: 11Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
42 . Panel #	RP11F)	Location: 11Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
43 . Panel #	DH12)	Location: 12Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
44 . Panel #	LP12F)	Location: 12Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
45 . Panel #	RP12F)	Location: 12Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
46 . Panel #	DH13)	Location: 13Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
47 . Panel #	LP13F)	Location: 13Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
48 . Panel #	RP13F)	Location: 13Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
49 . Panel #	RP13FA)	Location: 13Th FL Electrical Rm.
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
50 . Panel #	PPEL)	Location: Roof Mechanical room
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		
51 . Panel #	LPEL)	Location: Roof Mechanical room
Good(<input checked="" type="radio"/>) Needs Repair(<input type="radio"/>)		

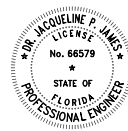


Digitally signed by
Jacqueline P James
Date: 2023.01.18
15:05:46 -05'00'

52 . Panel #	(ACON)	Location:	Roof Mechanical room
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
53 . Panel #	(RPRT)	Location:	Roof Mechanical room
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
54 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
55 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
56 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
57 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
58 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
59 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
60 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
61 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
62 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
63 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
64 . Panel #	()	Location:	
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65 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
66 . Panel #	()	Location:	
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67 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
68 . Panel #	()	Location:	
		Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
69 . Panel #	()	Location:	



	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
70 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
71 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
72 . Panel #()	Location:	
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73 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
74 . Panel #()	Location:	
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75 . Panel #()	Location:	
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76 . Panel #()	Location:	
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77 . Panel #()	Location:	
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79 . Panel #()	Location:	
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80 . Panel #()	Location:	
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81 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
82 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
83 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
84 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
85 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
86 . Panel #()	Location:	
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)



87 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
88 . Panel #	()	Location:
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89 . Panel #	()	Location:
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90 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
91 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
92 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
93 . Panel #	()	Location:
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94 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
95 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
96 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
97 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
98 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
99 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)
100 . Panel #	()	Location:
	Good(<input checked="" type="radio"/>)	Needs Repair(<input type="radio"/>)



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

Date: 06/29/2022

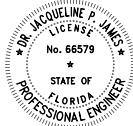
Case No. _____ FYear 50

Property Address: 255 ALHAMBRA CIRCLE, CG, FL, 33134, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 03-4108-006-1920

Building Description: COMMERCIAL OFFICE BUILDING + PARKING GARAGE

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 2022, JUNE 24 at 10 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 12 foot candle
Minimum 1.01 foot candle
Maximum to Minimum Ratio 11.88 : 1 _____, foot candle
4. The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

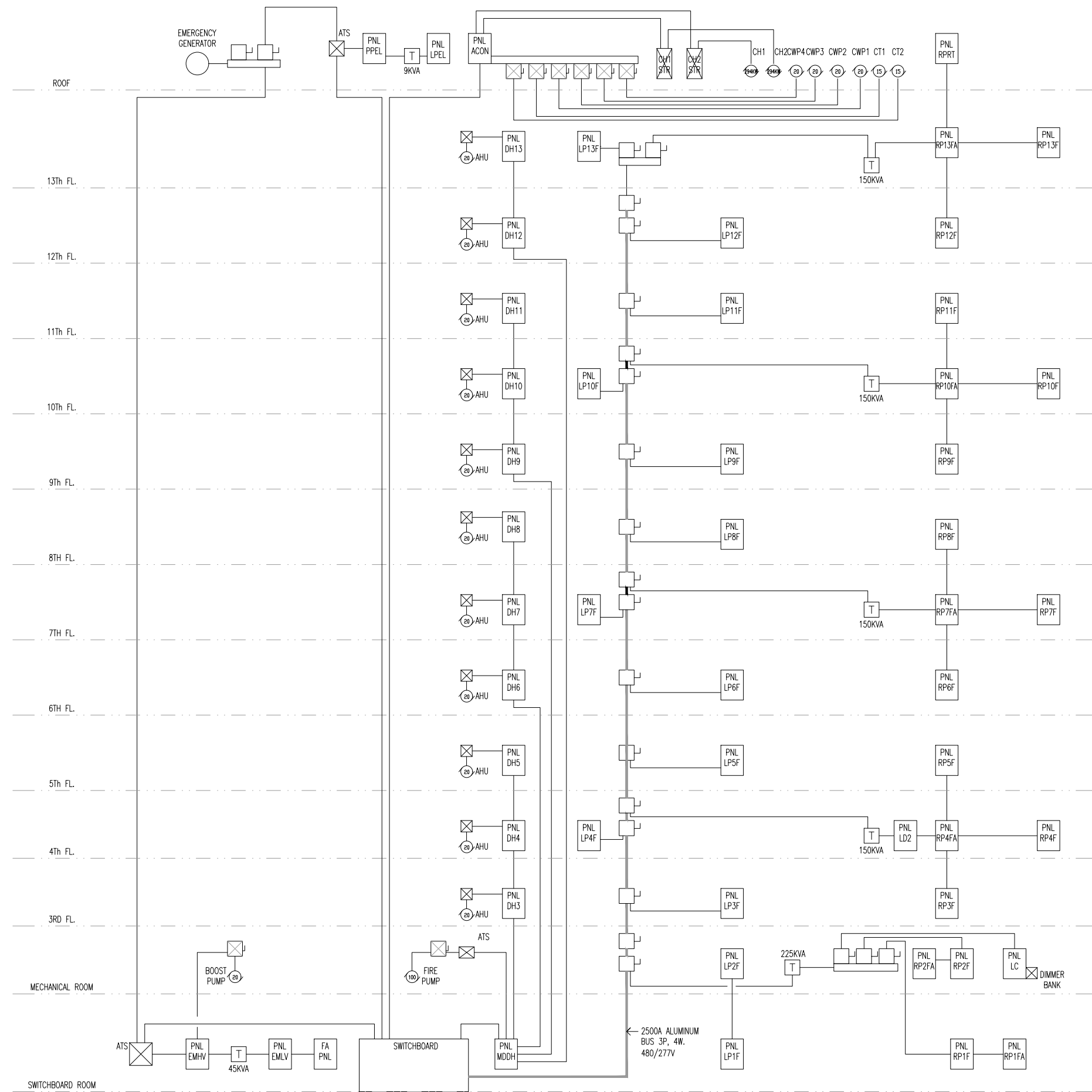


Digitally signed by Jacqueline P
James
Date: 2023.01.18 15:06:48 -05'00'

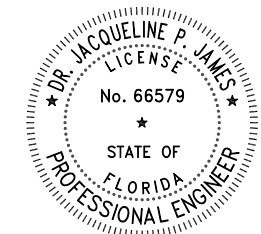
Signature and Seal of Professional

JACQUELINE P. JAMES, PH.D., P.E.

Print Name Engineer or Architect



TRANSWESTERN - ELECTRICAL RISER DIAGRAM

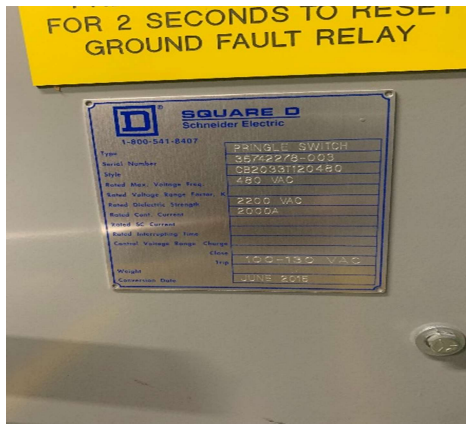


Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:07:12 -05'00'

Transwestern - Fifty (50)-Year Re-Certification - Photos

[5/6/2022; 7/21/2022]

3a



Main Service Nameplate

3b

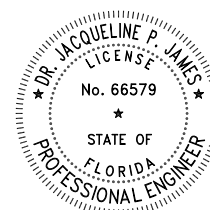


Main Service Switch

4a



Meters



Digitally signed
by Jacqueline P
James
Date:
2023.01.18
15:07:31 -05'00'

5a



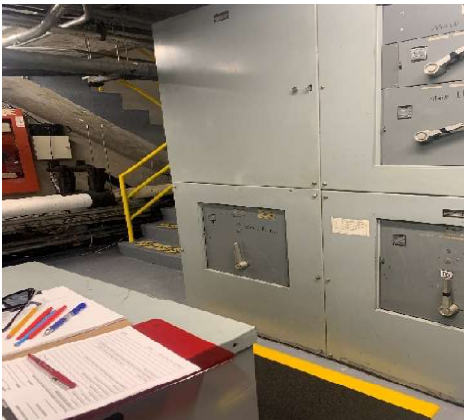
Clearance - Typ.

6a

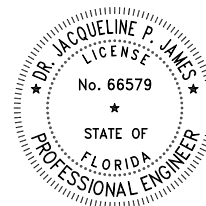


Gutters - Typ.

7a



Electrical panels.



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:07:48 -05'00'

7b



Electrical Panels.

7c

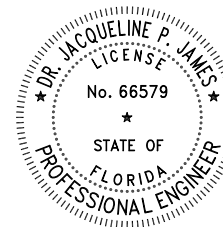


Electrical Panels.

7d



Electrical Panels.



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:08:20 -05'00'

7e



Electrical Panels.

7f

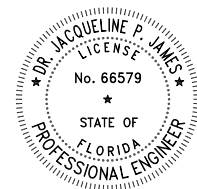


Electrical Panels.

7g

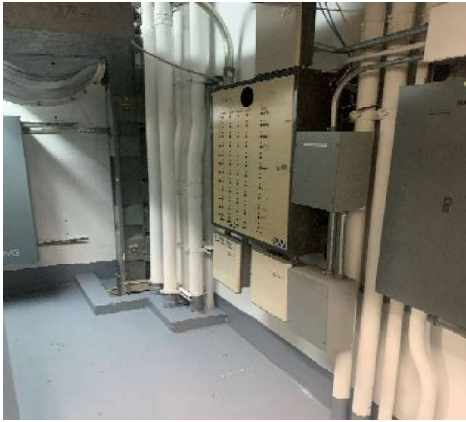


Electrical Panels.



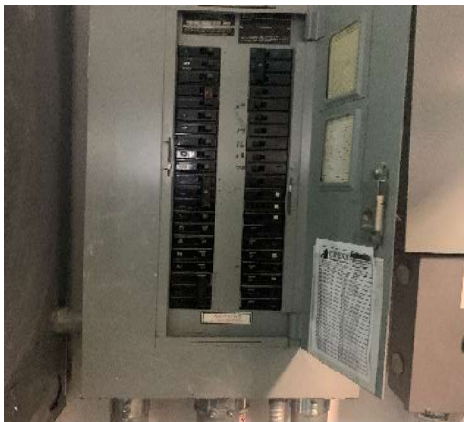
Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:08:39 -05'00'

7i



Electrical Panels.

8a

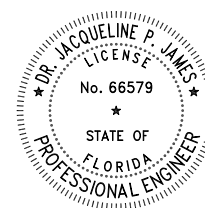


Branch Circuit ID. - Typ.

8b



Branch Circuit ID. - Typ.



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:08:54 -05'00'

9a



Grounding.

9b

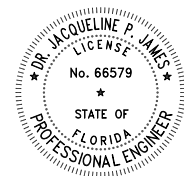


Grounding.

10a



Grounding.



Digitally signed by
Jacqueline P James
Date: 2023.01.18
15:09:11 -05'00'

11a



Service Conduits.

12a

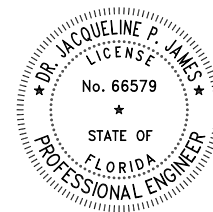


Conduit.

12b



Receptacle.



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:09:33 -05'00'

12c



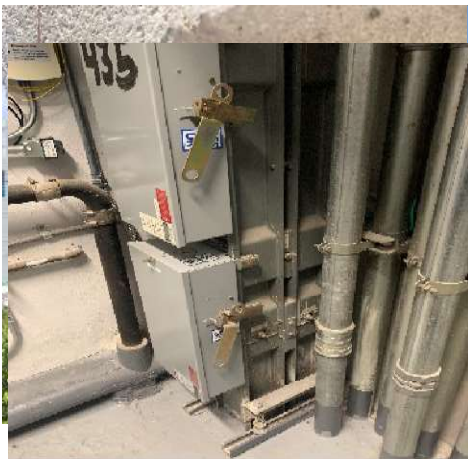
Conduit.

12d

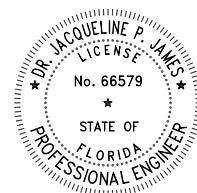


Conduit.

14a



Busways - Typ.



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:09:55 -05'00'

18a



Emergency/Exit Lights.

19a

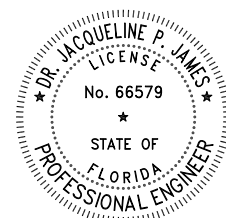


Egress Illumination.

20a



FA system.



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:10:18 -05'00'

20b



FA System.

21a

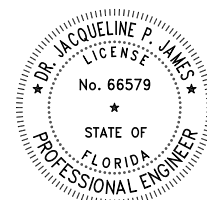


Smoke Detector.

23a



Emergency Generator.

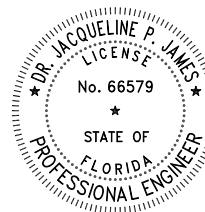


Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:10:44 -05'00'

23b



Emergency Generator.



Digitally signed
by Jacqueline P
James
Date: 2023.01.18
15:11:22 -05'00'

MILTON CUBAS

1302 N.E., 125 Street – North Miami – Florida 33161

Phone (305) 469-6270

E-mail: irinspections402@gmail.com

<https://infraredthermographyinspections.com/>

INFRARED THERMOGRAPHER INSPECTION REPORT.

Date: 10/27/2022.

This infrared inspection report provides documentation of thermal patterns detected in your equipment or system. It incorporates a subjective evaluation to aid in prioritizing repairs.

The purpose of this infrared inspection was to fulfill the Miami Dade County 40-year Building Recertification requirements.

This report meets the documentation requirements of the infraspction institute standard for infrared inspection of electrical Systems & Rotating Equipment, as well as standards and specifications published by other recognized standards organizations. For the equipment inspected, we have recorded a total of 138 thermogram(s) and/or daylight photograph(s) documenting conditions found during our inspection.

Thermal and visual exceptions documented in this inspection are as follows:

Electrical meter Room location is indicated in the Infrared Thermographer Inspection Report Florida Equipment list.

Job address: 255 Alhambra Cir, Coral Gables, FL 33134.

FOLIO NO 03-4108-006-1920

Underground Service: 2000 A 277/480 V 3 Ø

- | | | |
|--------------------------------------|--------------------------------------|-------------------------------------|
| (2) Chiller 1000 A 277/480 V 3Ø | (5) Panel 100 A 277/480 V 3Ø | (4) Disconnected 200 A 120/208 V 3Ø |
| (8) Disconnected 1200 A 277/480 V 3Ø | (10) Disconnected 400 A 120/208 V 3Ø | (7) Disconnected 100 A 120/208 V 3Ø |
| (5) Disconnected 2000 A 277/480 V 3Ø | (1) SG 600 A 120/208 V 3Ø | (1) Disconnected 60 A 120/208 V 3Ø |
| (6) Disconnected 200 A 277/480 V 3Ø | (2) SG 400 A 120/208 V 3Ø | (1) Disconnected 30 A 120/208 V 3Ø |
| (6) Disconnected 100 A 277/480 V 3Ø | (5) Panel 120/208 V 1 Ø | (1) Disconnected 500 A 120/208 V 3Ø |
| (4) Panel 277/480 V 3Ø | (1) Transformer Switch | (1) Panel 60 A 277/480 V 3 Ø |
| (4) 12"x12" Gutter Conn. | (4) Panel 3Ø. | (3) Disconnected 90 A 277/480 V 3Ø |
| (40) Panel 225 A 277/480 V 3Ø | (13) Panel 225 A 120/208 V 1 Ø | (2) SG 1200 A 277/480 V 3Ø |
| | (1) Panel 225 A 120/208 V 3 Ø | (1) Panel 120/208 V 3 Ø |

Repair recommendation:

ALL CONDITIONS NORMAL NO ANOMALIES.

Should you have any additional questions please contact me.

Sincerely,

Milton Cubas

Level II Certified Infrared Thermographer #14386



Milton
Cubas

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<https://infraredthermographyinspections.com/>



SOUTH ELEVATION.

255 Alhambra Cir, Coral Gables, FL 33134.



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GENERAL INFORMATION

Parameters	
Emissivity	0.95
Distance	1.00 m
Reflected temp.	38.0 °C
Atmospheric temp.	38.0 °C
Relative humidity	74.0 %
Ext. optics temp.	38.0 °C
Ext. optics trans.	1.00

Camera information	
Camera model	FLIR E5xt Wifi
Lens	FOL7
Camera serial	639136440
Range max.	250.0 °C
Range min.	-20.0 °C
Field of view	44.98



Milton
Cubas



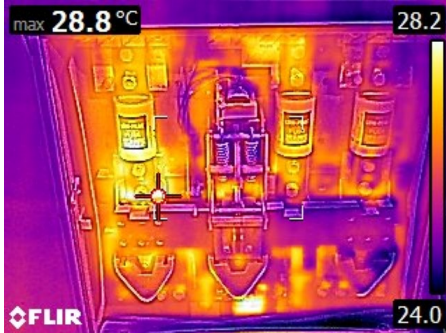
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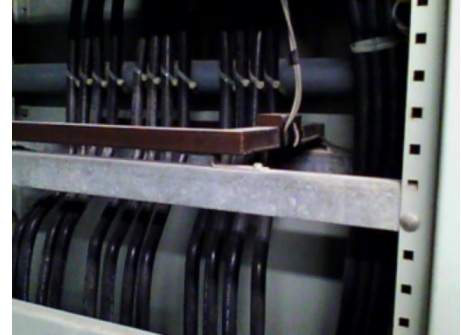
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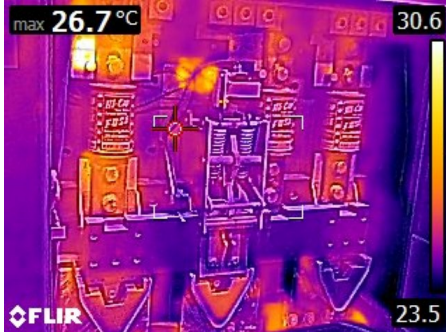
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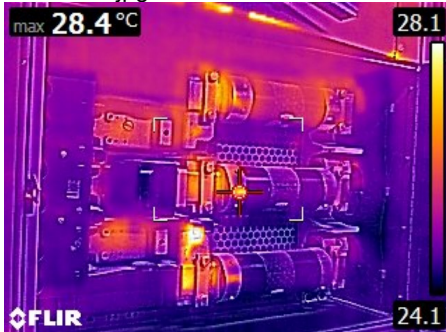
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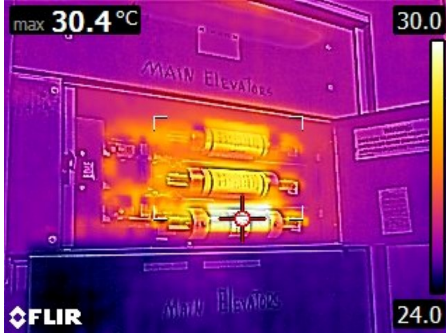
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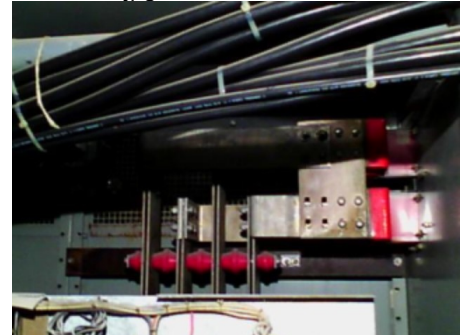
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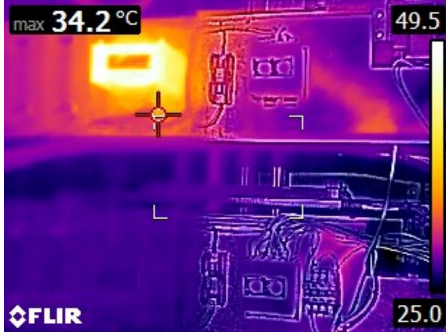
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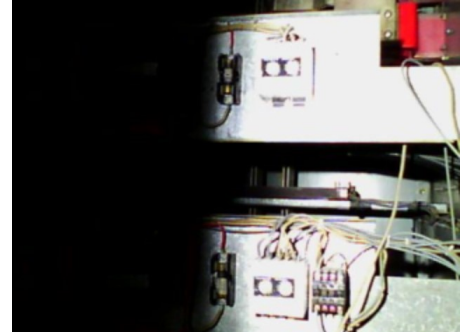
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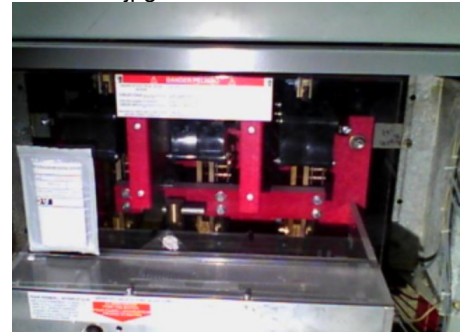
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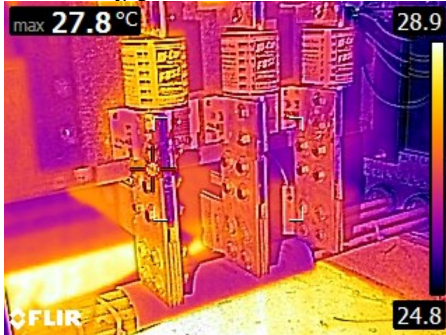
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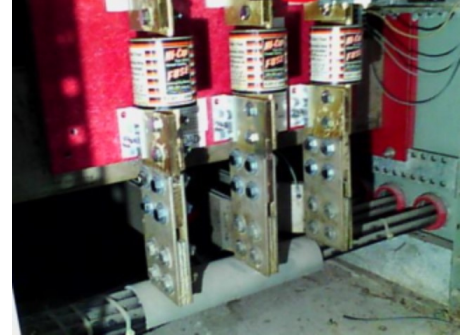
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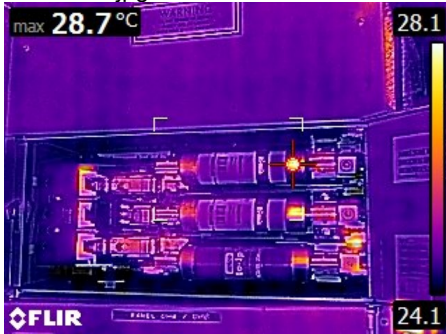
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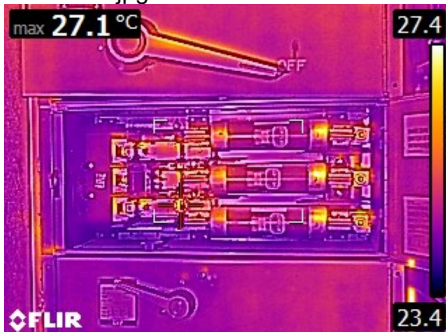
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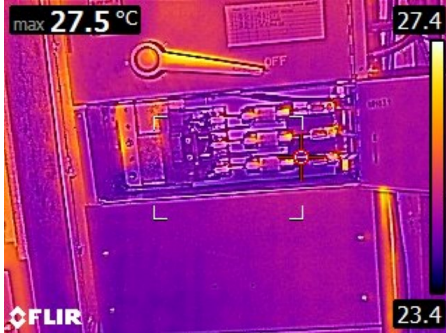
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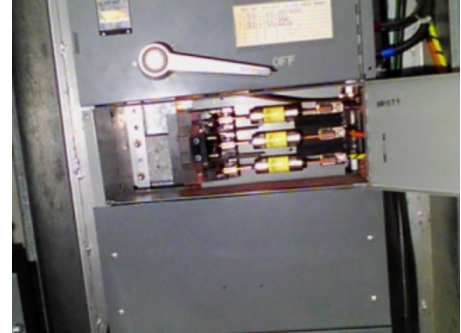
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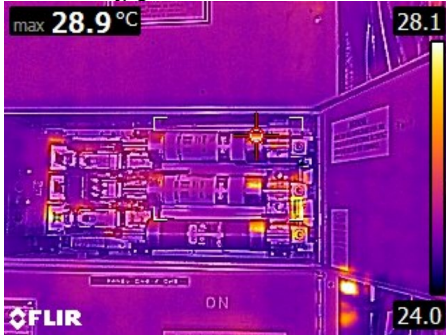
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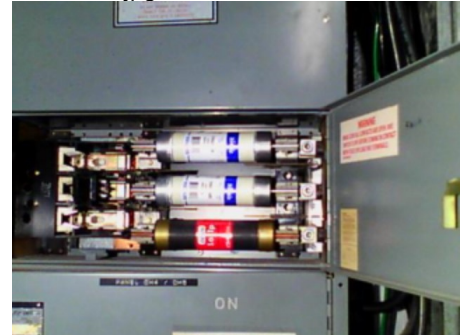
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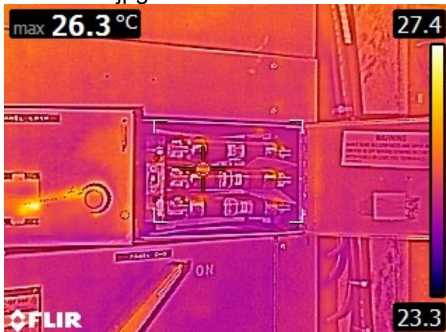
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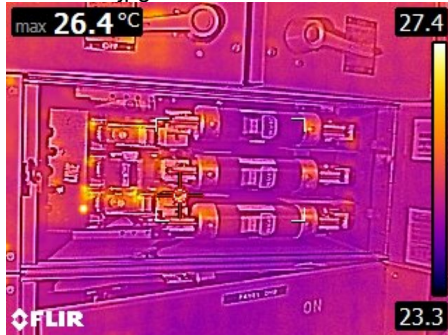
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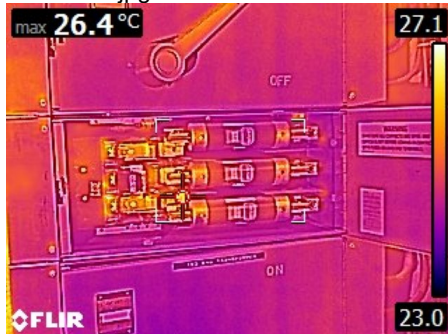
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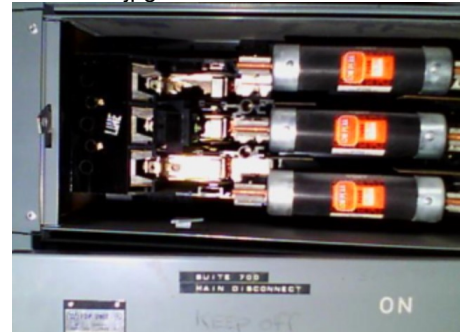
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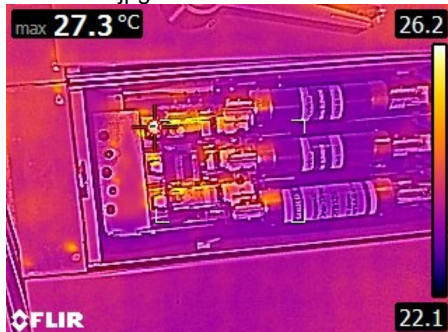
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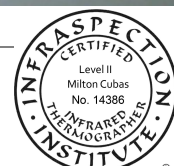
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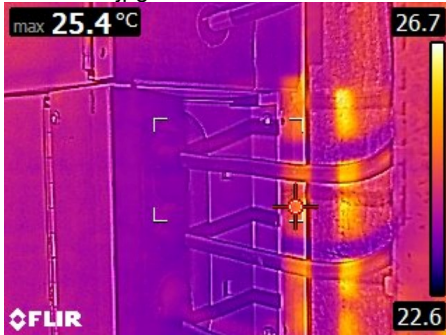
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FLIR2445.jpg 27/10/2022 11:19:34 a. m.



FLIR2445.jpg 27/10/2022 11:19:34 a. m.



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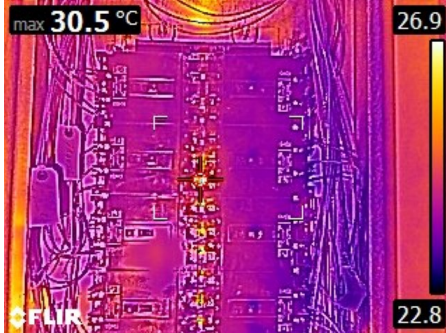
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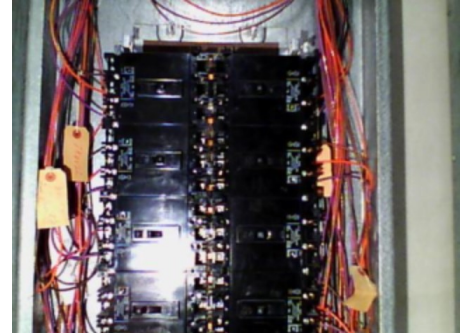
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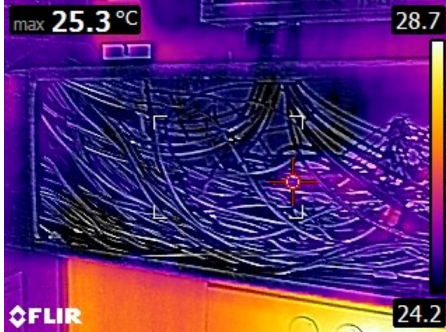
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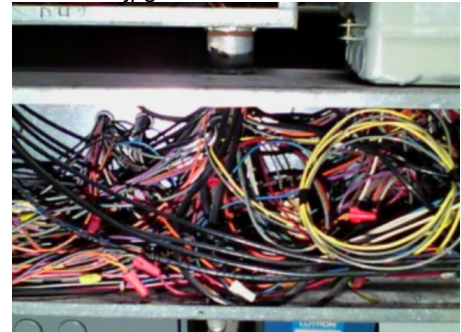
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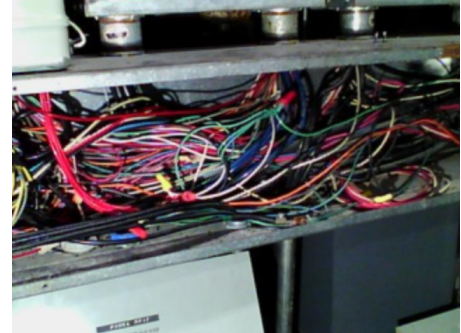
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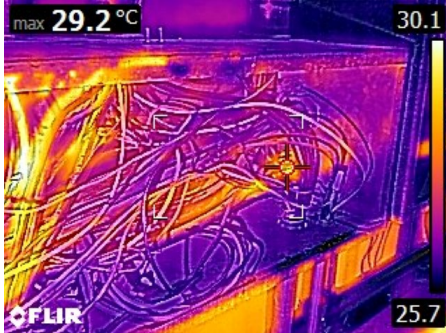
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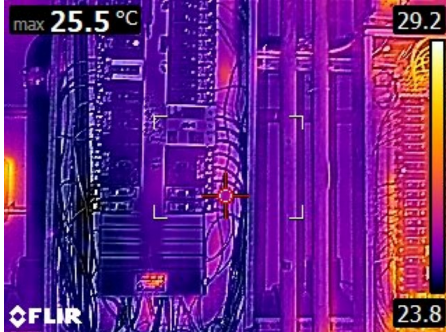
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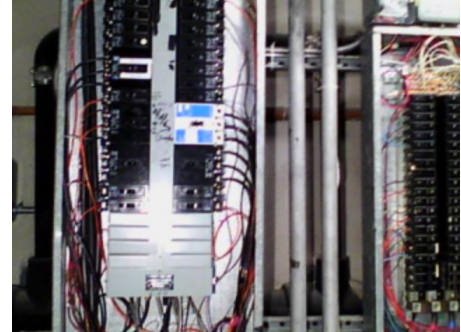
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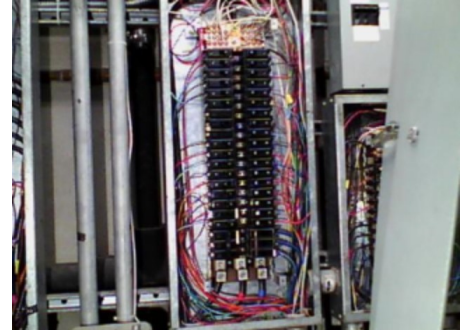
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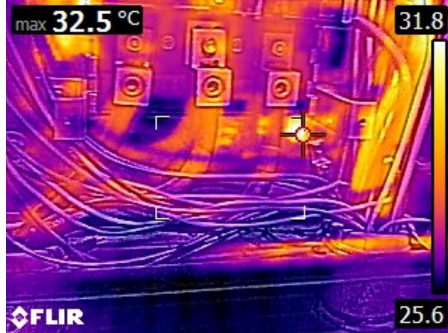
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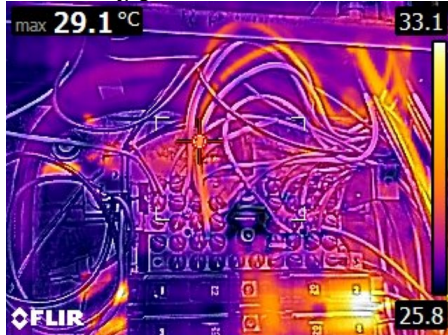
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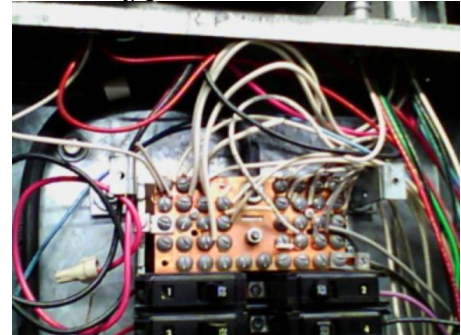
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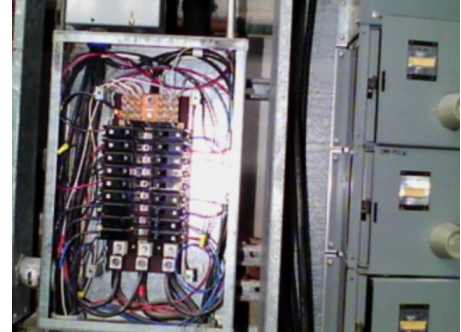
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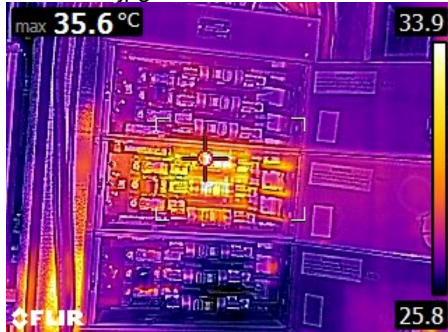
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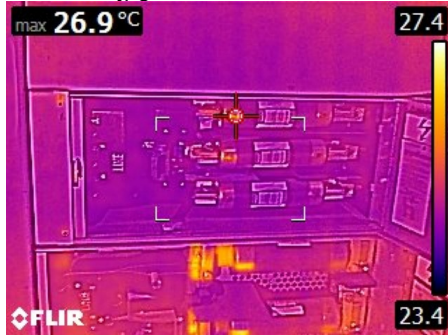
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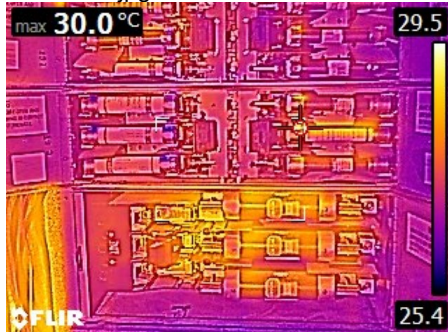
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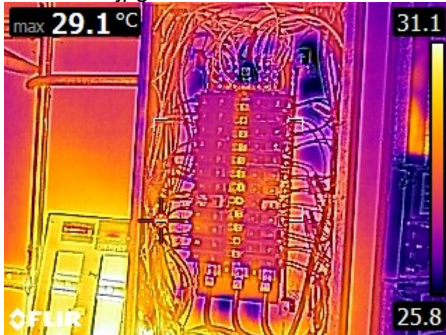
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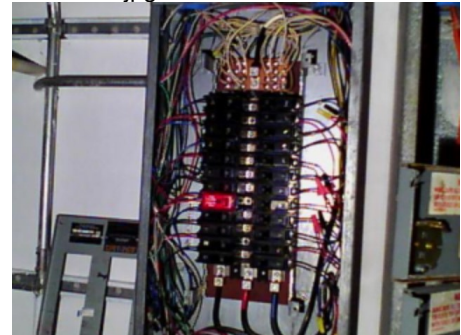
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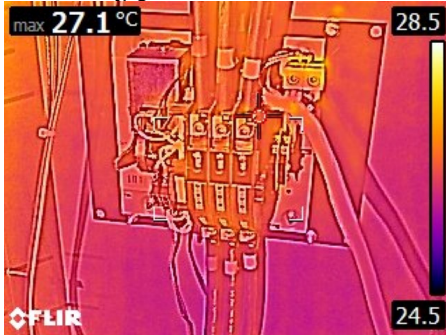
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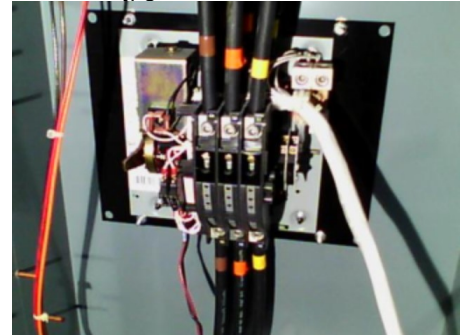
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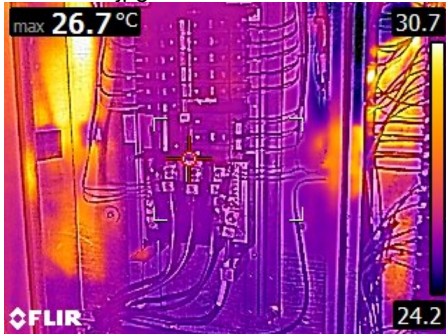
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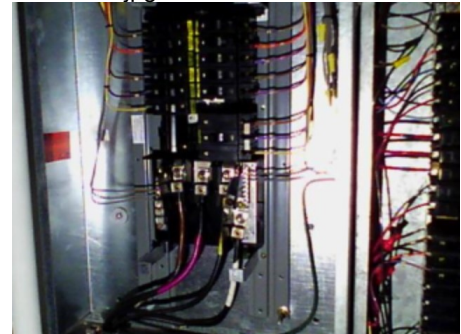
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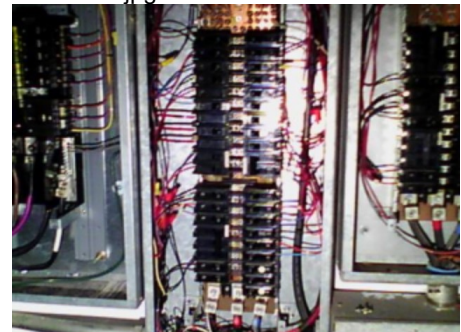
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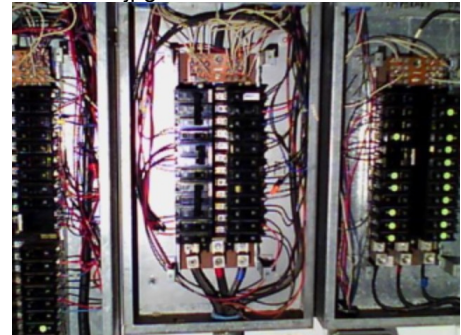
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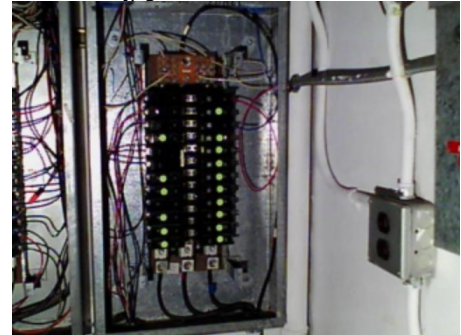
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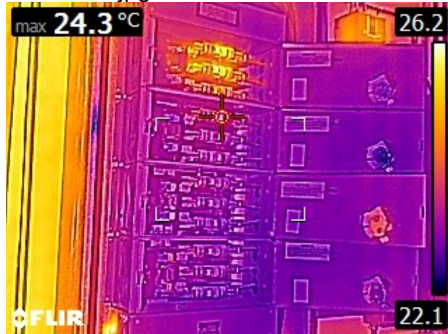
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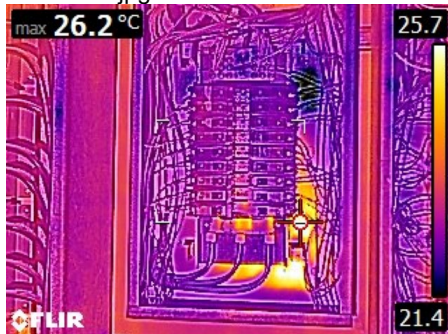
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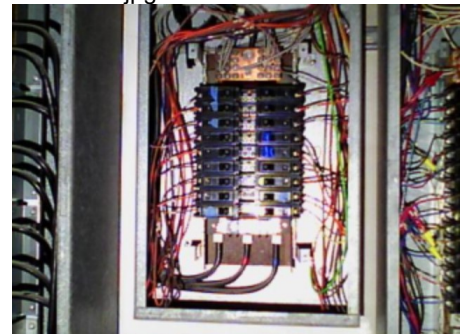
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FLIR2471.jpg 27/10/2022 11:57:34 a. m.



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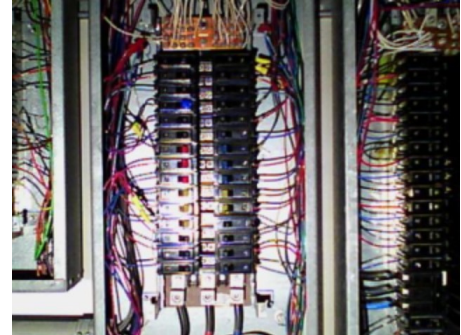
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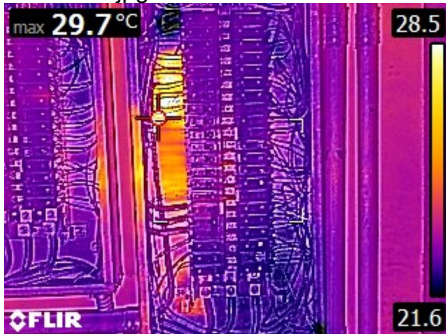
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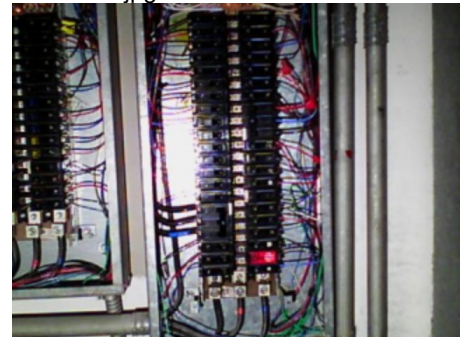
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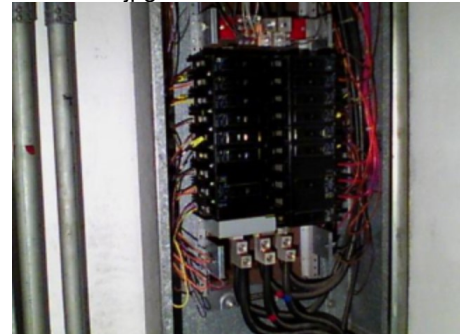
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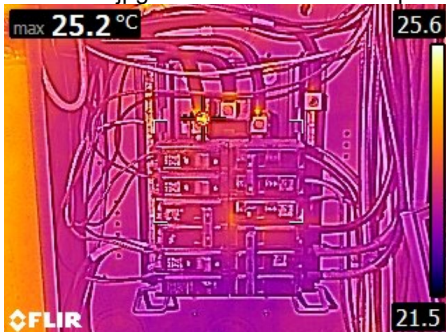
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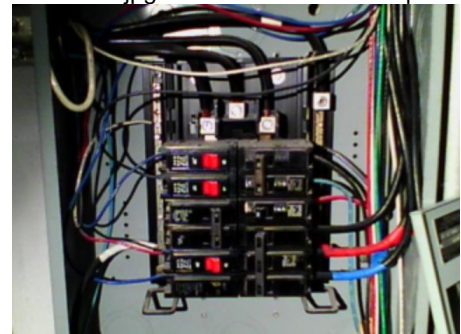
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FLIR2475.jpg 27/10/2022 12:03:06 p. m.



FLIR2475.jpg 27/10/2022 12:03:06 p. m.





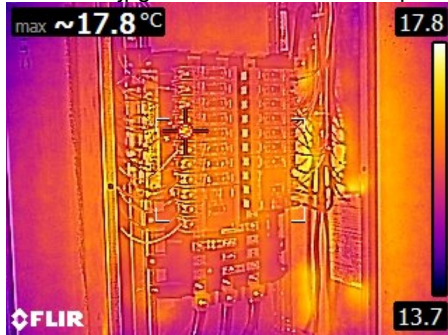
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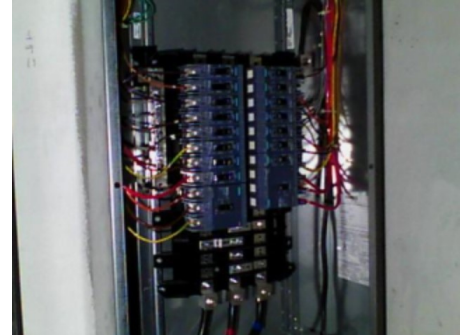
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FLIR2476.jpg 27/10/2022 12:09:09 p. m.



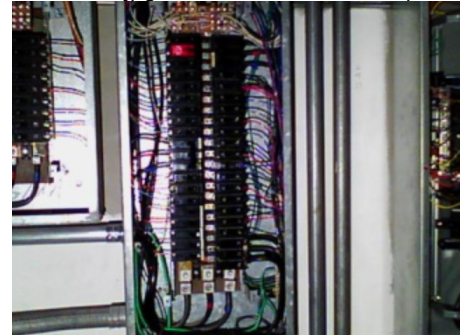
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FLIR2477.jpg 27/10/2022 12:09:22 p. m.



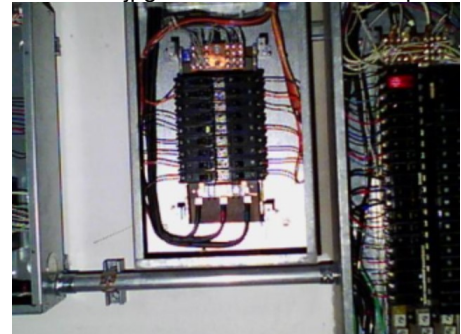
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FLIR2478.jpg 27/10/2022 12:09:31 p. m.



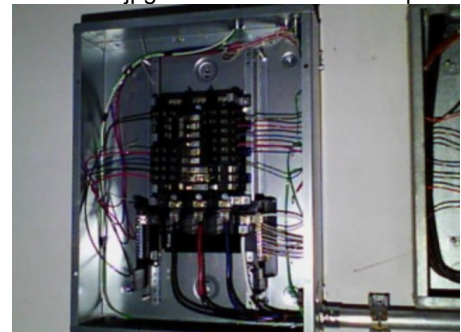
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FLIR2479.jpg 27/10/2022 12:09:41 p. m.



FLIR2479.jpg 27/10/2022 12:09:41 p. m.





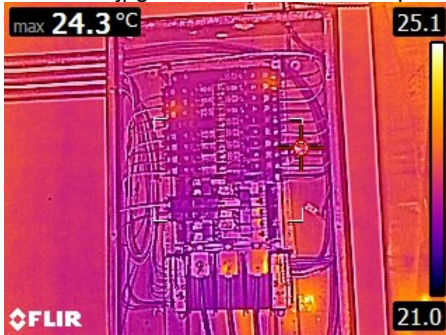
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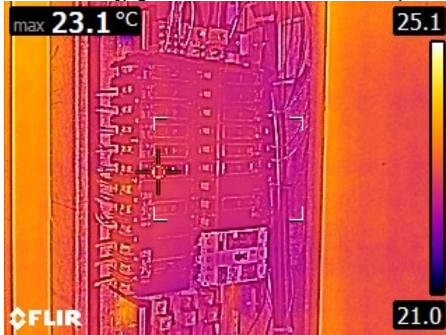
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FLIR2481.jpg 27/10/2022 12:18:14 p. m.



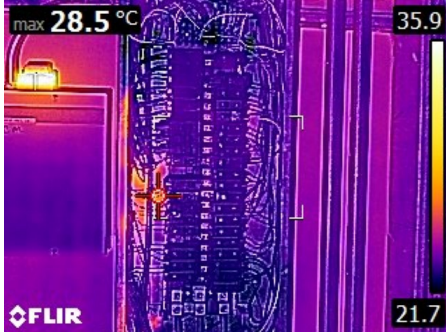
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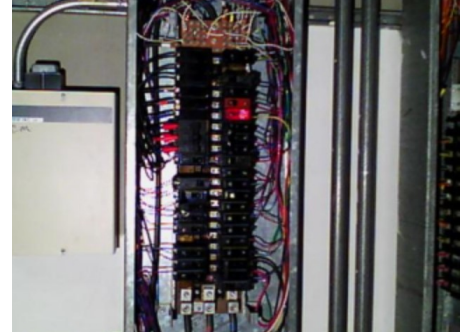
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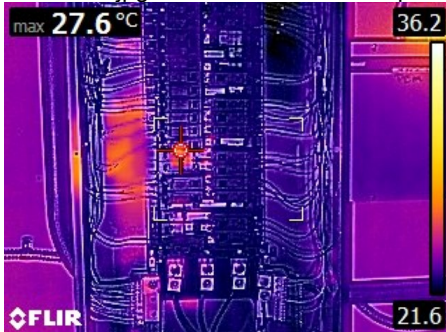
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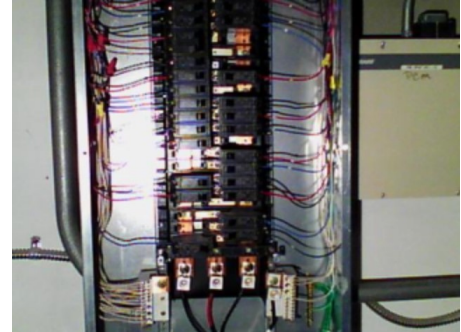
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FLIR2484.jpg 27/10/2022 12:19:14 p. m.



FLIR2484.jpg 27/10/2022 12:19:14 p. m.





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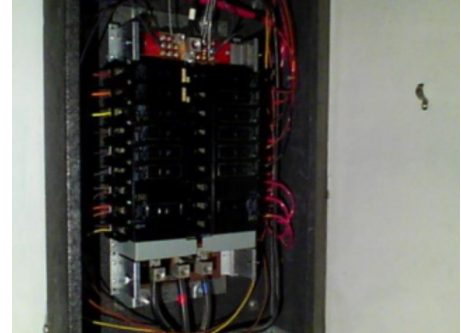
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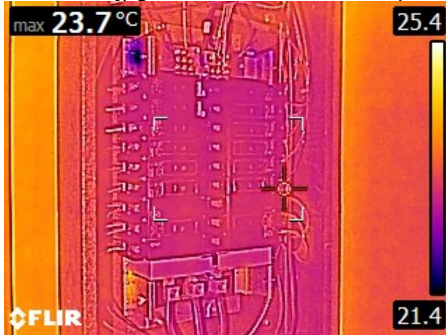
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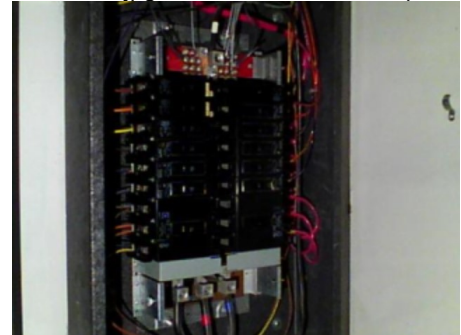
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FLIR2487.jpg 27/10/2022 12:23:44 p. m.



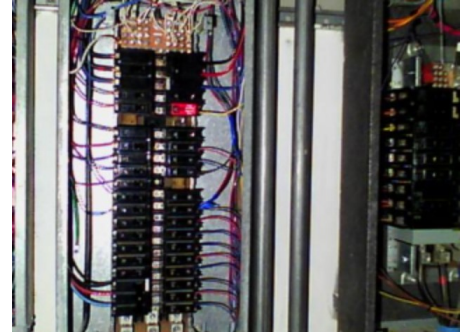
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FLIR2488.jpg 27/10/2022 12:24:01 p. m.



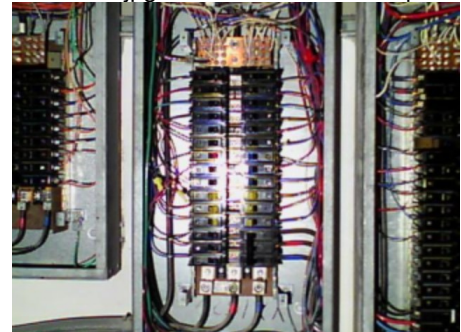
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FLIR2489.jpg 27/10/2022 12:24:11 p. m.



FLIR2489.jpg 27/10/2022 12:24:11 p. m.





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FLIR2490.jpg 27/10/2022 12:25:05 p. m.



FLIR2490.jpg 27/10/2022 12:25:05 p. m.



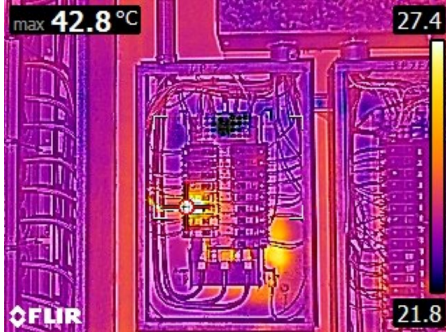
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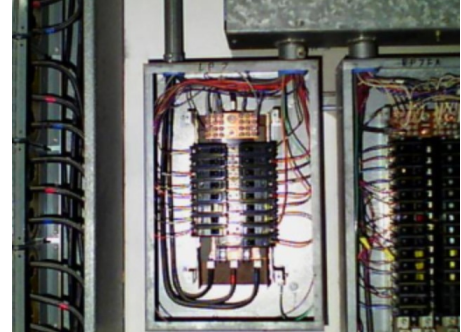
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FLIR2492.jpg 27/10/2022 12:26:37 p. m.



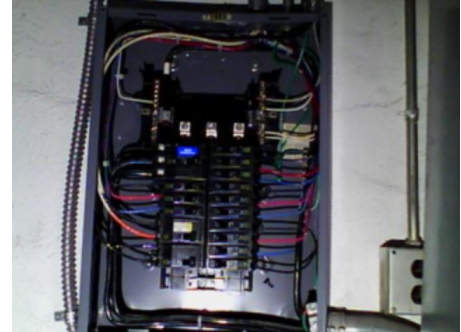
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FLIR2493.jpg 27/10/2022 12:34:15 p. m.



FLIR2493.jpg 27/10/2022 12:34:15 p. m.





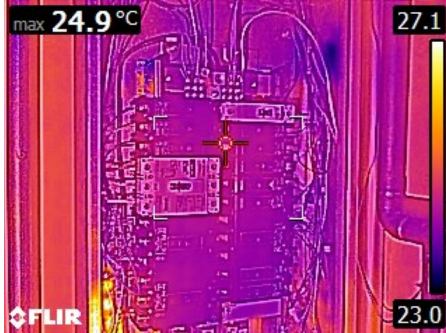
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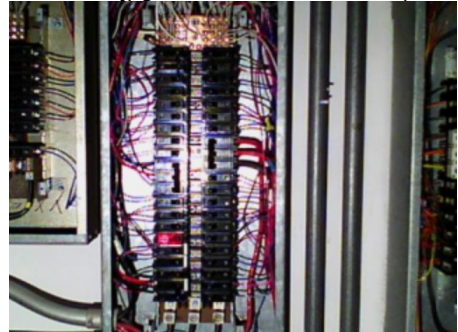
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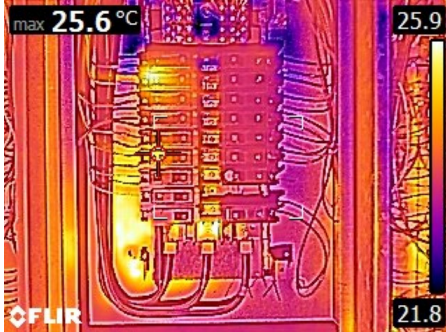
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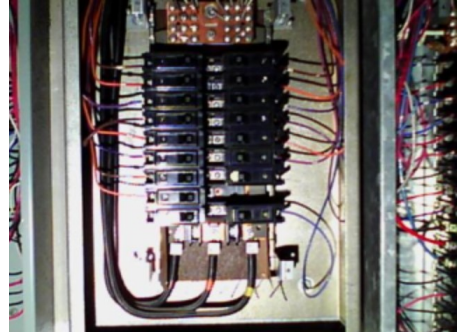
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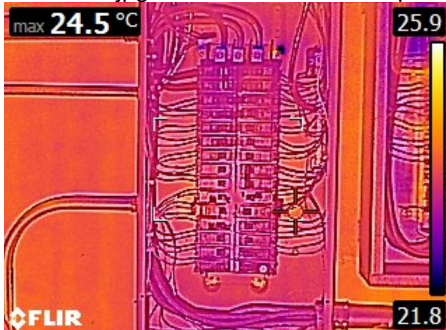
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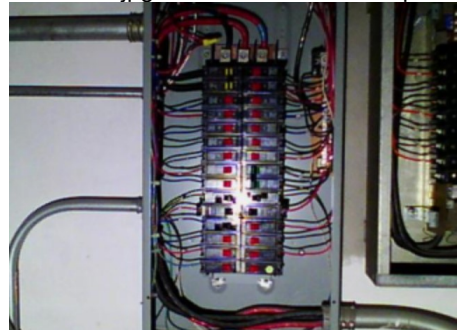
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FLIR2497.jpg 27/10/2022 12:34:54 p. m.



FLIR2497.jpg 27/10/2022 12:34:54 p. m.





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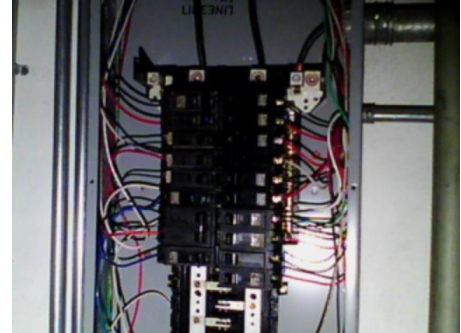
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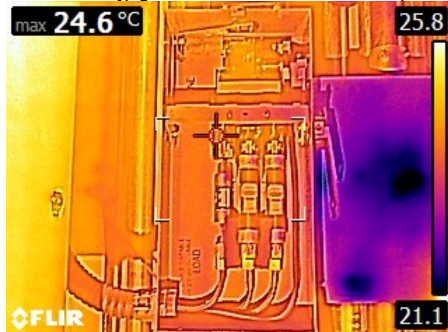
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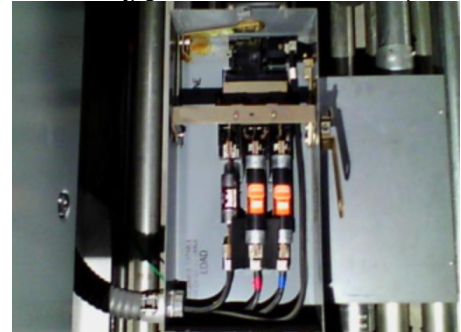
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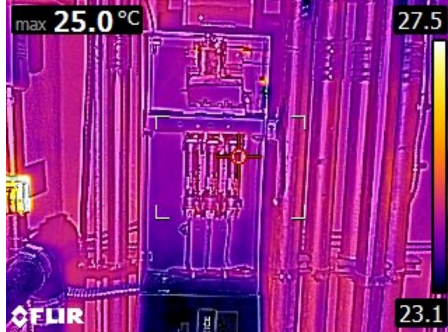
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FLIR2499.jpg 27/10/2022 12:35:37 p. m.



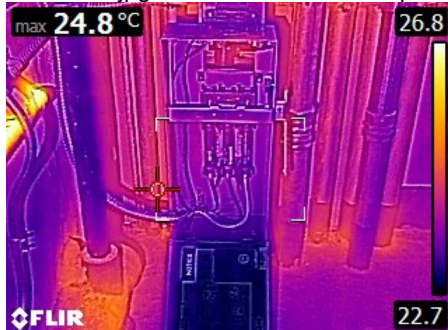
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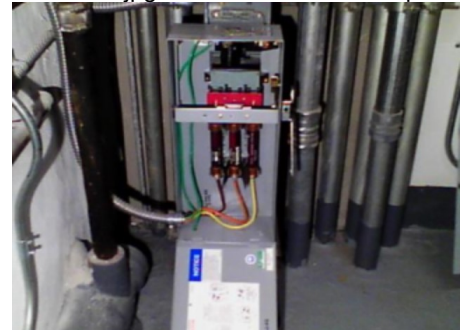
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FLIR2501.jpg 27/10/2022 12:36:27 p. m.



FLIR2501.jpg 27/10/2022 12:36:27 p. m.





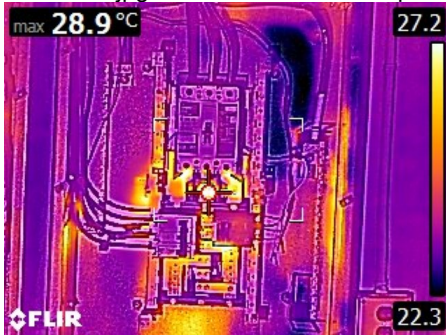
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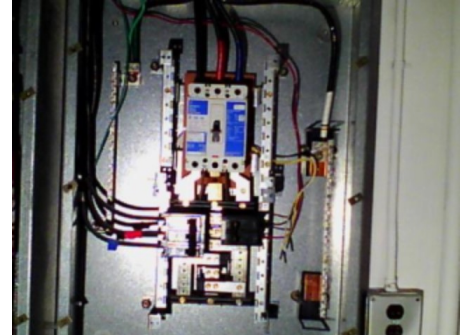
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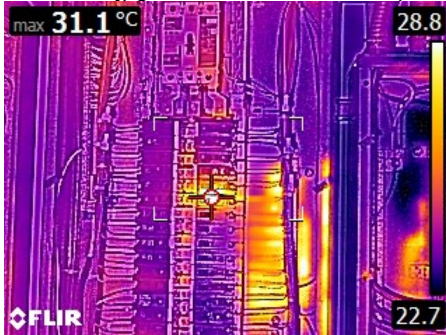
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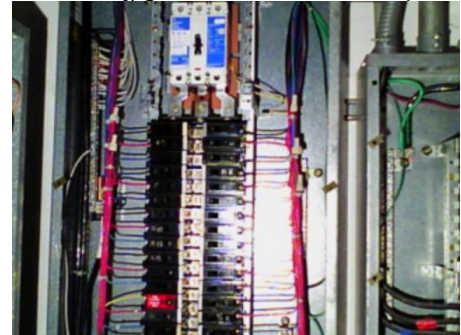
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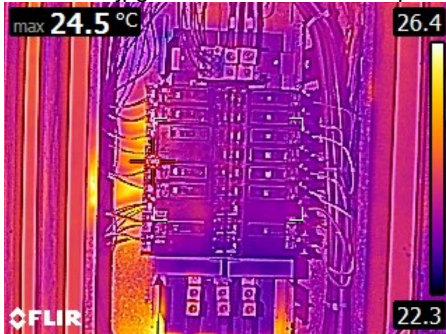
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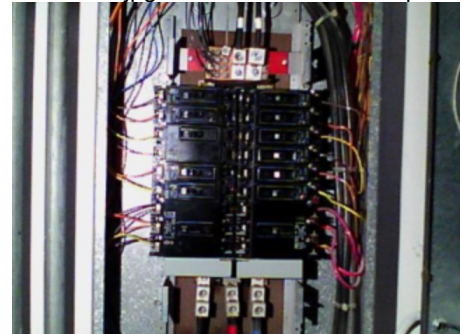
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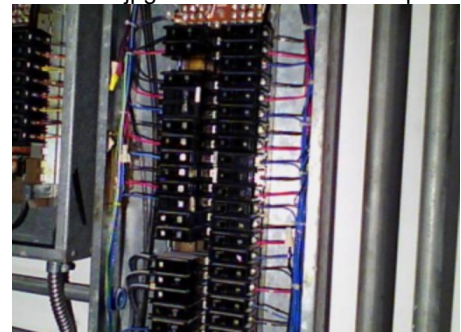
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FLIR2506.jpg 27/10/2022 12:47:23 p. m.



FLIR2506.jpg 27/10/2022 12:47:23 p. m.





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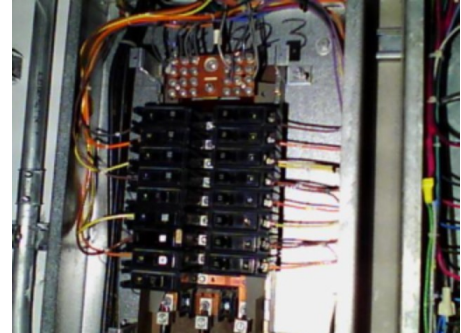
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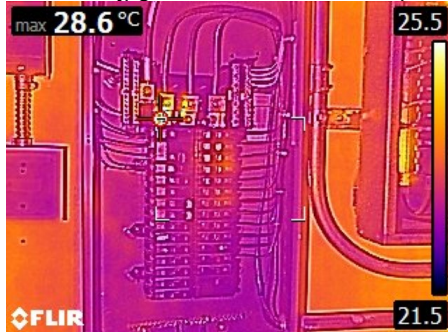
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FLIR2507.jpg 27/10/2022 12:47:37 p. m.



FLIR2508.jpg 27/10/2022 12:47:46 p. m.



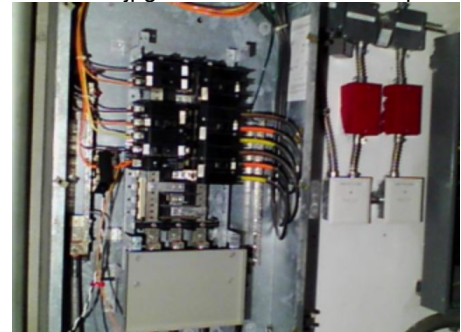
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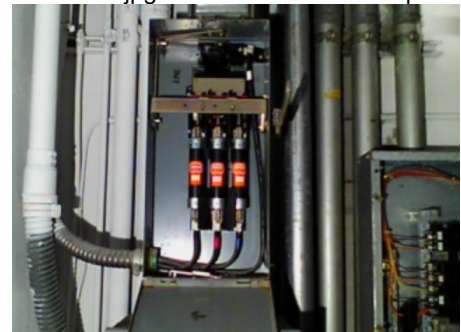
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FLIR2510.jpg 27/10/2022 12:48:49 p. m.



FLIR2510.jpg 27/10/2022 12:48:49 p. m.





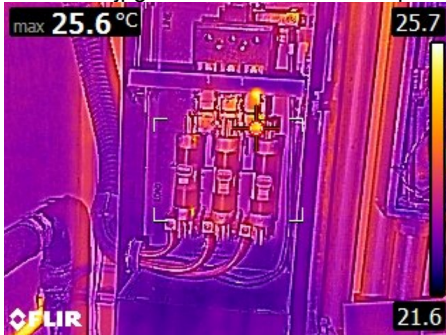
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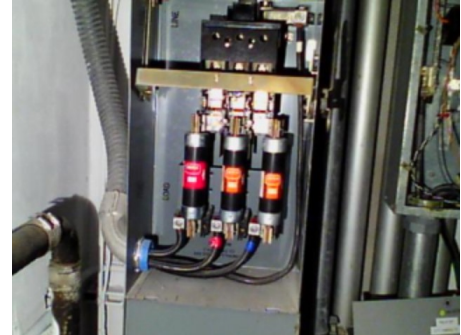
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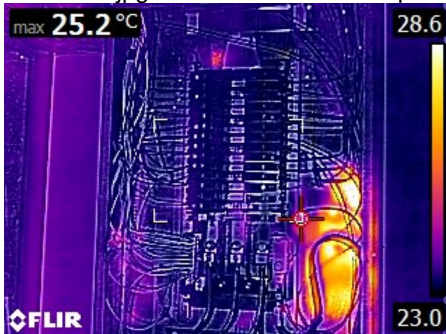
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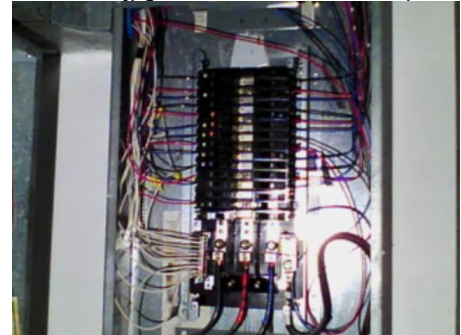
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FLIR2512.jpg 27/10/2022 12:53:42 p. m.



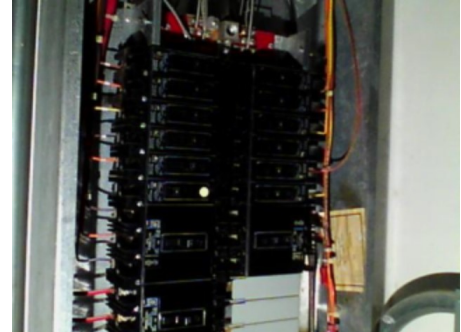
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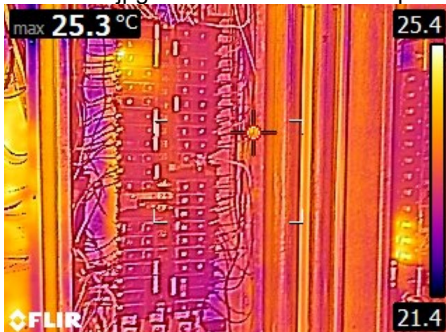
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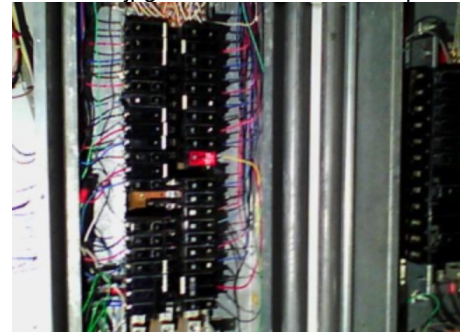
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FLIR2514.jpg 27/10/2022 12:54:16 p. m.



FLIR2514.jpg 27/10/2022 12:54:16 p. m.





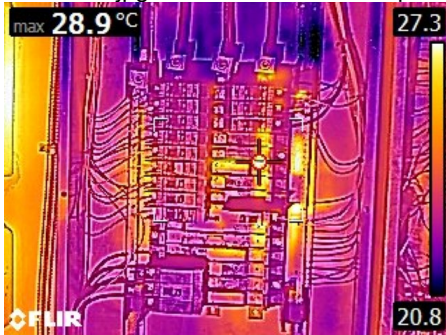
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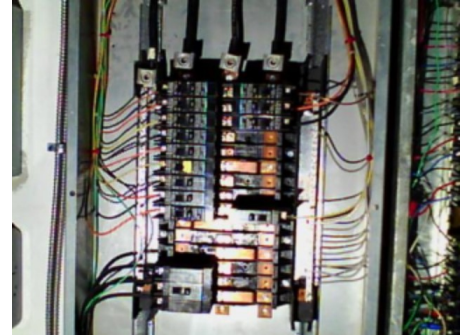
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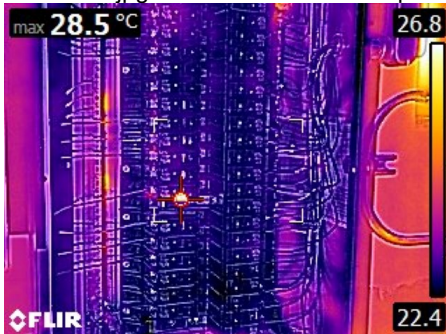
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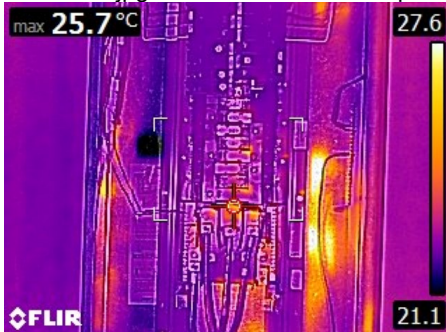
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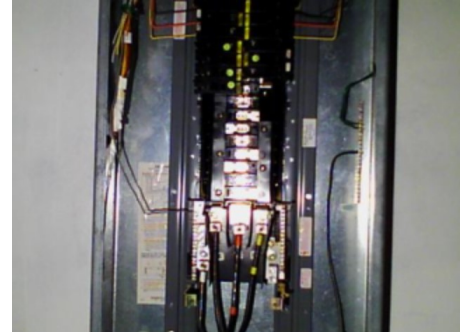
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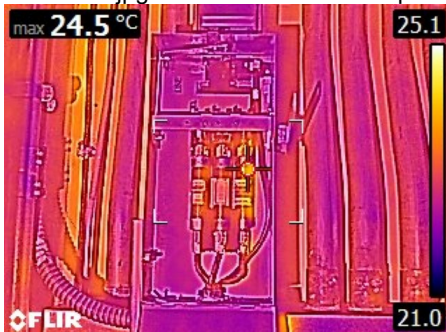
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FLIR2517.jpg 27/10/2022 12:55:02 p. m.



FLIR2518.jpg 27/10/2022 12:55:31 p. m.



FLIR2518.jpg 27/10/2022 12:55:31 p. m.





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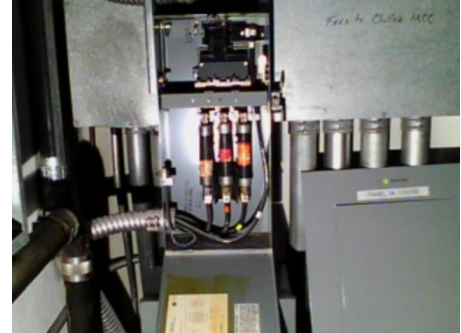
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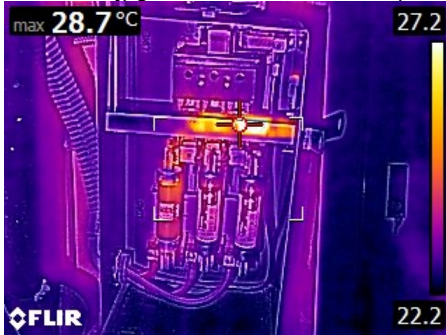
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FLIR2519.jpg 27/10/2022 12:56:01 p. m.



FLIR2520.jpg 27/10/2022 12:56:45 p. m.



FLIR2520.jpg 27/10/2022 12:56:45 p. m.



FLIR2521.jpg 27/10/2022 1:00:28 p. m.



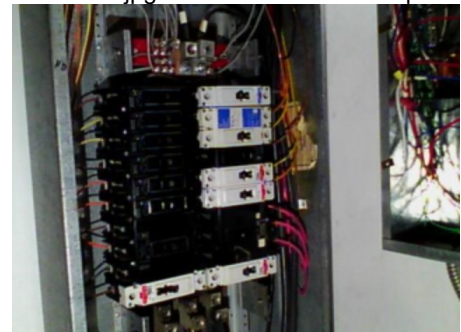
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FLIR2522.jpg 27/10/2022 1:00:37 p. m.





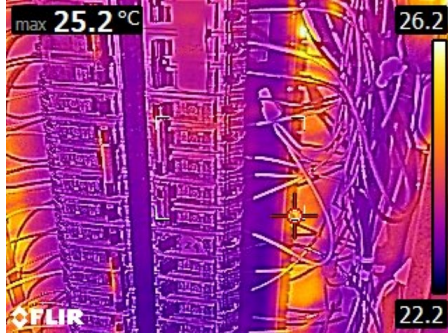
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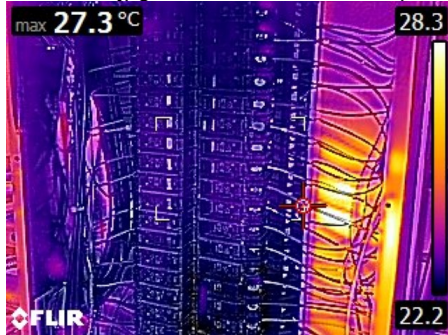
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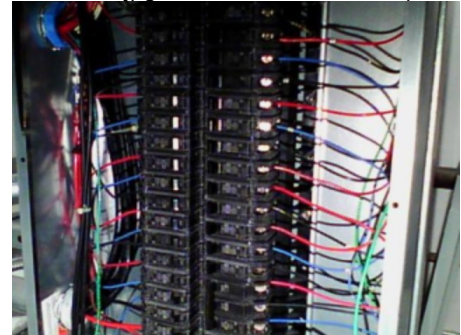
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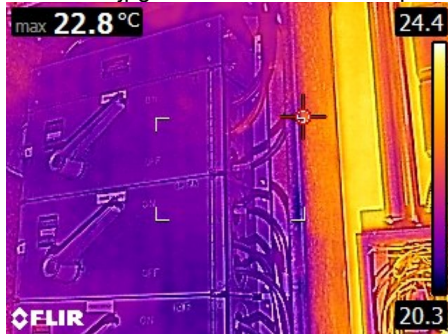
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FLIR2524.jpg 27/10/2022 1:01:16 p. m.



FLIR2525.jpg 27/10/2022 1:05:44 p. m.



FLIR2525.jpg 27/10/2022 1:05:44 p. m.



FLIR2526.jpg 27/10/2022 1:06:43 p. m.



FLIR2526.jpg 27/10/2022 1:06:43 p. m.





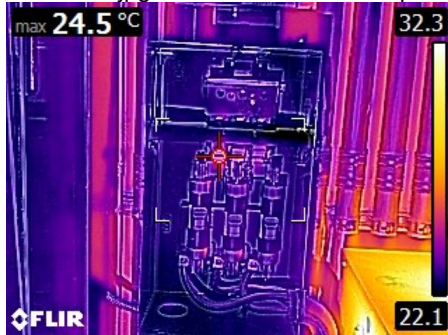
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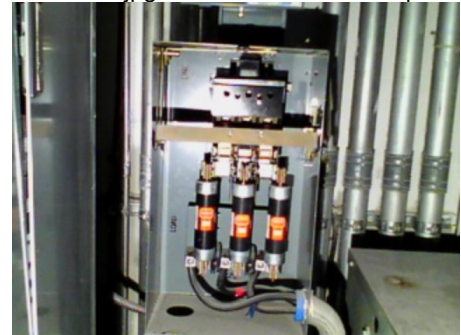
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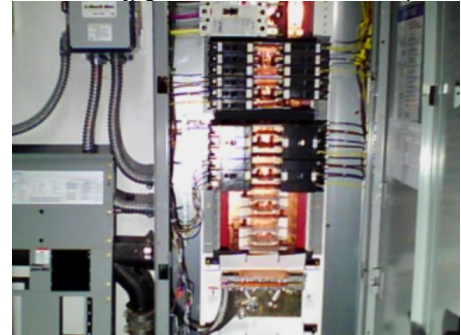
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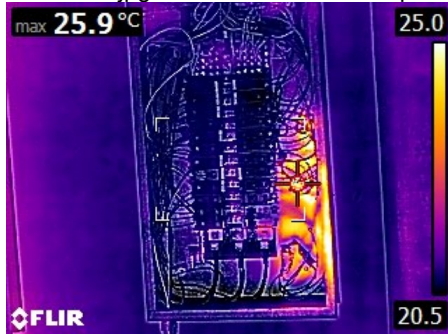
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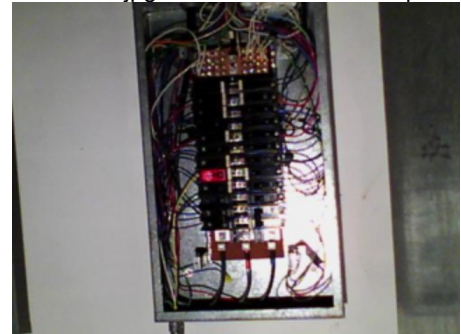
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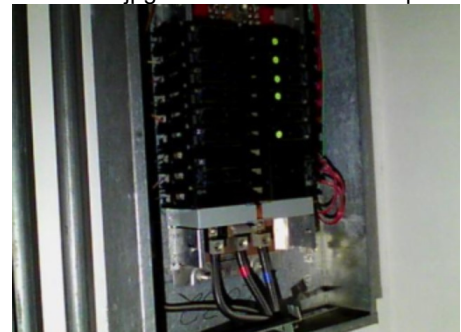
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FLIR2530.jpg 27/10/2022 1:12:12 p. m.



FLIR2530.jpg 27/10/2022 1:12:12 p. m.





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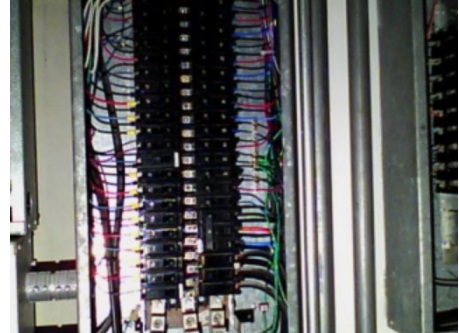
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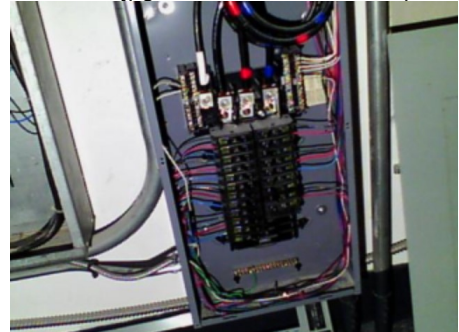
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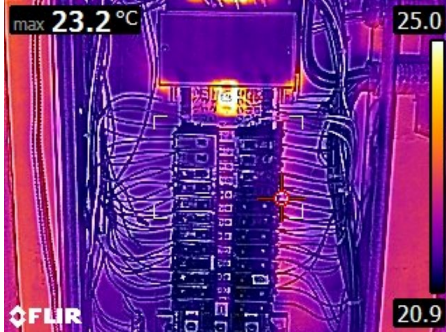
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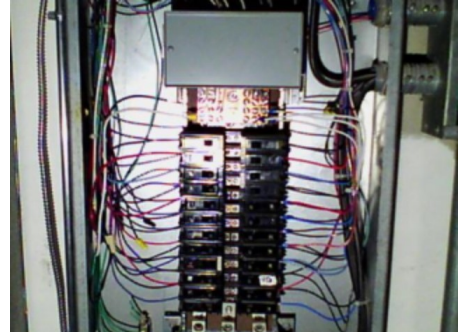
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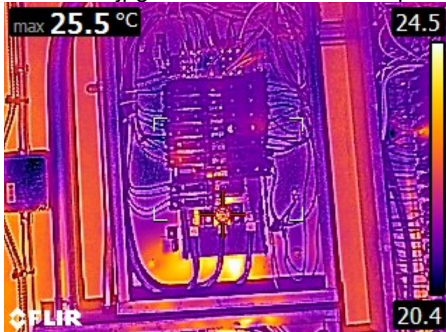
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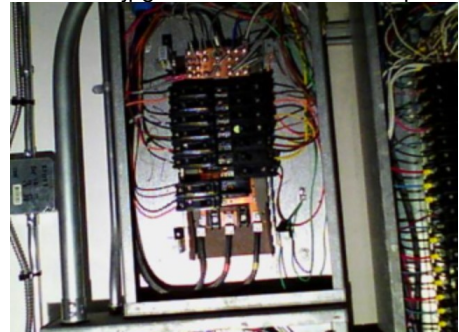
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FLIR2534.jpg 27/10/2022 1:12:47 p. m.



FLIR2534.jpg 27/10/2022 1:12:47 p. m.





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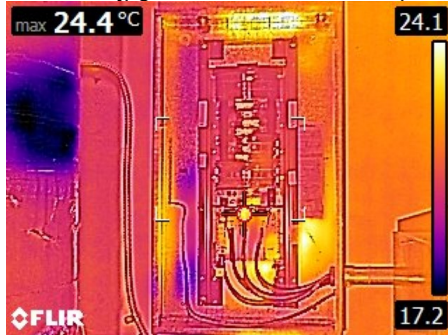
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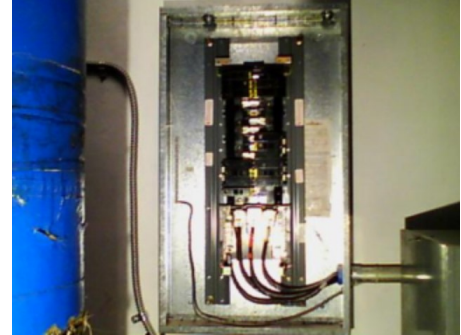
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FLIR2536.jpg 27/10/2022 1:14:20 p. m.



FLIR2536.jpg 27/10/2022 1:14:20 p. m.



FLIR2537.jpg 27/10/2022 1:14:35 p. m.



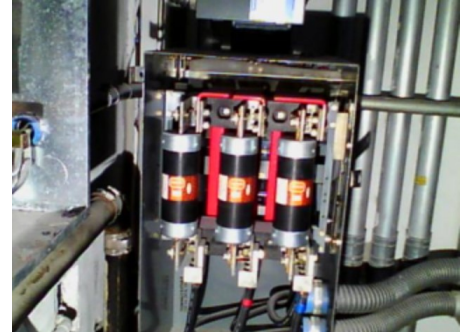
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FLIR2538.jpg 27/10/2022 1:14:55 p. m.



FLIR2538.jpg 27/10/2022 1:14:55 p. m.





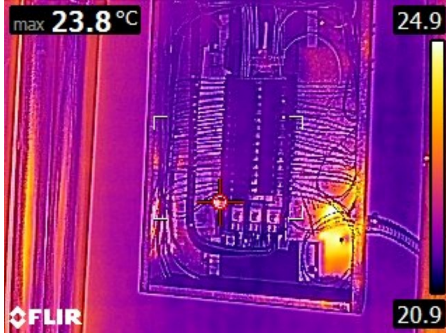
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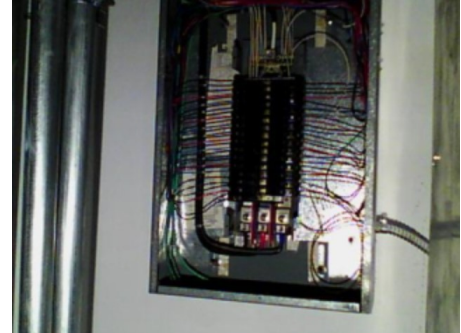
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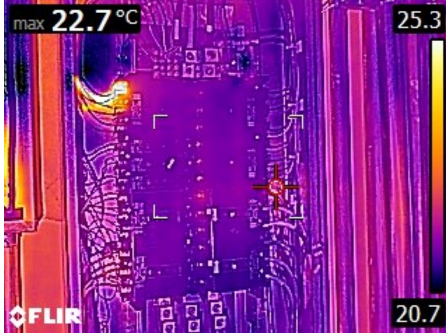
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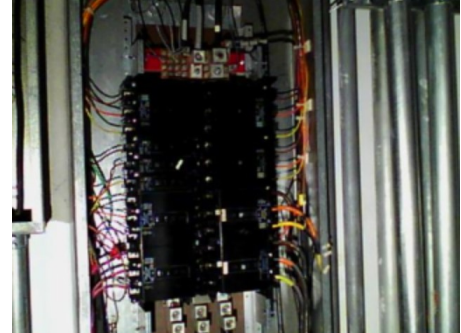
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FLIR2540.jpg 27/10/2022 1:19:02 p. m.



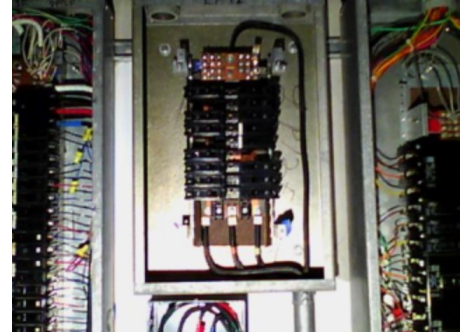
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FLIR2541.jpg 27/10/2022 1:19:09 p. m.



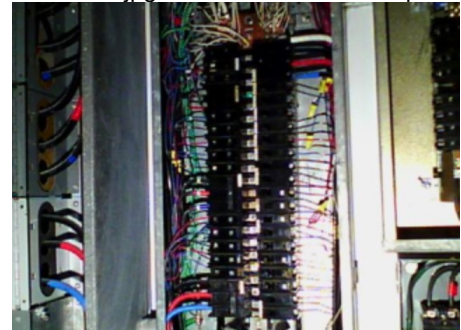
FLIR2541.jpg 27/10/2022 1:19:09 p. m.



FLIR2542.jpg 27/10/2022 1:19:16 p. m.



FLIR2542.jpg 27/10/2022 1:19:16 p. m.





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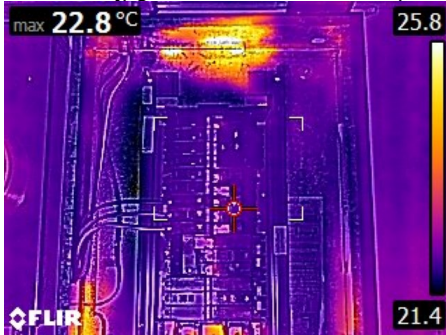
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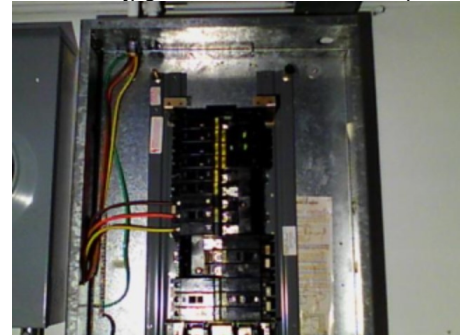
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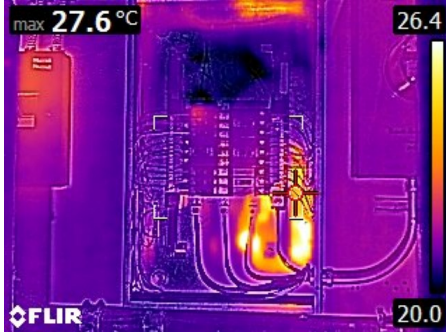
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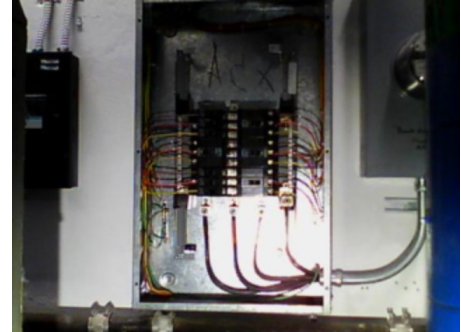
FLIR2544.jpg 27/10/2022 1:20:04 p. m.



FLIR2545.jpg 27/10/2022 1:20:43 p. m.



FLIR2545.jpg 27/10/2022 1:20:43 p. m.



FLIR2546.jpg 27/10/2022 1:21:22 p. m.



FLIR2546.jpg 27/10/2022 1:21:22 p. m.





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FLIR2547.jpg 27/10/2022 1:21:27 p. m.



FLIR2547.jpg 27/10/2022 1:21:27 p. m.



FLIR2548.jpg 27/10/2022 1:21:33 p. m.



FLIR2548.jpg 27/10/2022 1:21:33 p. m.



FLIR2549.jpg 27/10/2022 1:24:45 p. m.



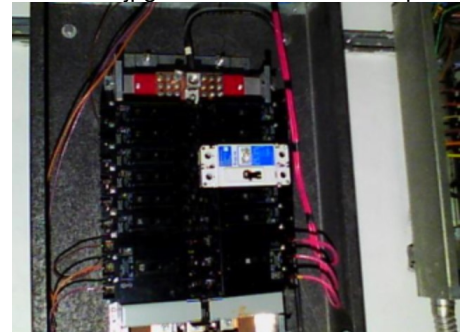
FLIR2549.jpg 27/10/2022 1:24:45 p. m.



FLIR2550.jpg 27/10/2022 1:24:54 p. m.



FLIR2550.jpg 27/10/2022 1:24:54 p. m.





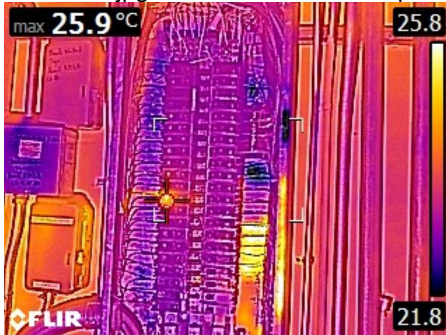
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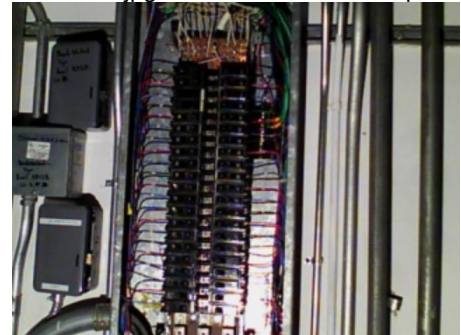
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FLIR2552.jpg 27/10/2022 1:25:13 p. m.



FLIR2553.jpg 27/10/2022 1:25:21 p. m.



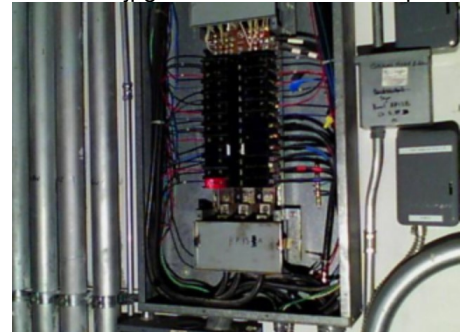
FLIR2553.jpg 27/10/2022 1:25:21 p. m.



FLIR2554.jpg 27/10/2022 1:25:30 p. m.



FLIR2554.jpg 27/10/2022 1:25:30 p. m.



FLIR2555.jpg 27/10/2022 1:25:37 p. m.



FLIR2555.jpg 27/10/2022 1:25:37 p. m.





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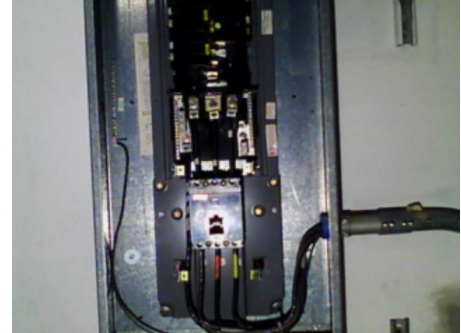
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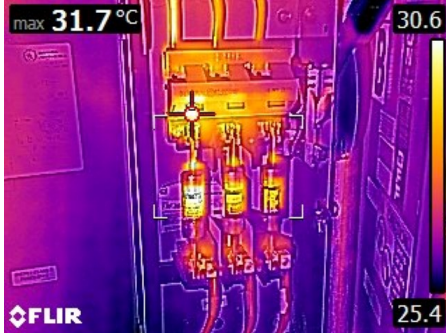
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FLIR2556.jpg 27/10/2022 1:26:03 p. m.



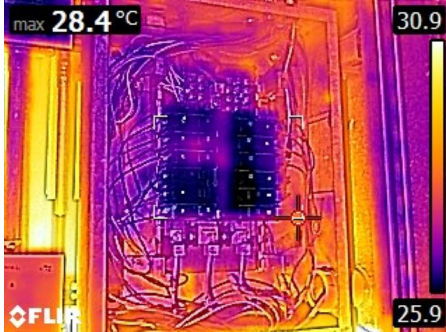
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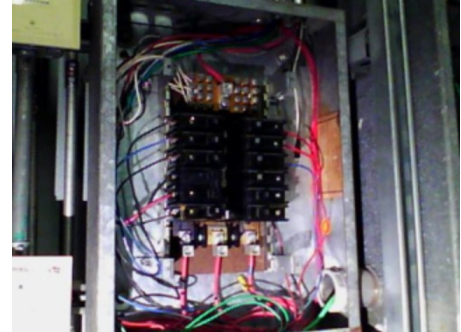
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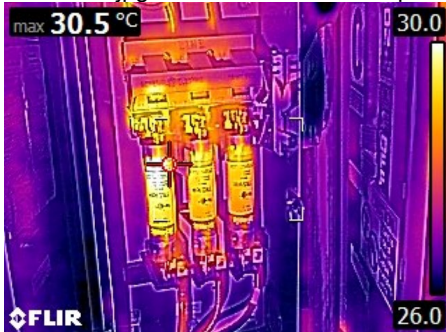
FLIR2558.jpg 27/10/2022 1:31:10 p. m.



FLIR2558.jpg 27/10/2022 1:31:10 p. m.



FLIR2559.jpg 27/10/2022 1:31:28 p. m.



FLIR2559.jpg 27/10/2022 1:31:28 p. m.





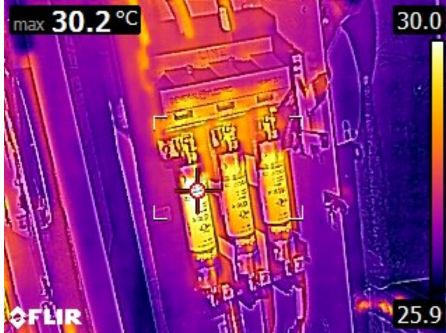
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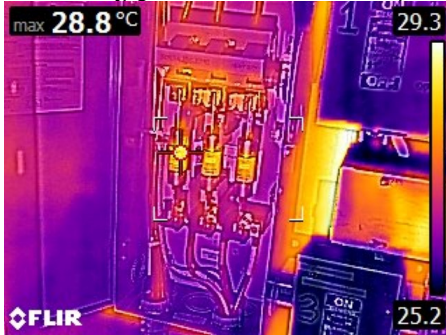
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FLIR2560.jpg 27/10/2022 1:31:57 p. m.



FLIR2561.jpg 27/10/2022 1:32:21 p. m.



FLIR2561.jpg 27/10/2022 1:32:21 p. m.



FLIR2562.jpg 27/10/2022 1:32:53 p. m.



FLIR2562.jpg 27/10/2022 1:32:53 p. m.



FLIR2563.jpg 27/10/2022 1:35:14 p. m.



FLIR2563.jpg 27/10/2022 1:35:14 p. m.





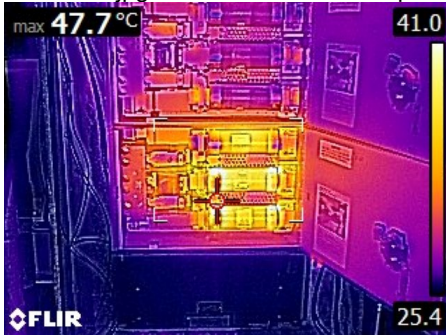
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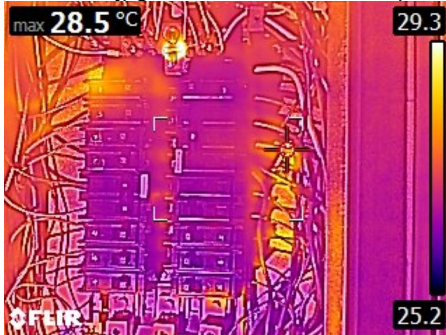
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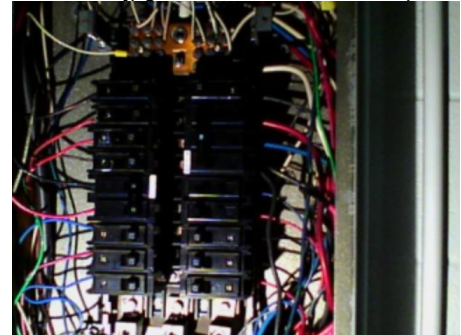
FLIR2564.jpg 27/10/2022 1:36:20 p. m.



FLIR2565.jpg 27/10/2022 1:36:34 p. m.



FLIR2565.jpg 27/10/2022 1:36:34 p. m.



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Infrared Thermographer Inspection Report Florida Equipment list

1302 N.E., 125 Street – North Miami – Florida 33161

Item	Location	Equipment	Image#	Comment
1	Electrical Meter Room (2 Floor)	Chiller 1000 A 277/480 V 3Ø (1/2)	FLIR2423.jpg	
2	Electrical Meter Room (2 Floor)	Chiller 1000 A 277/480 V 3Ø (2/2)	FLIR2424.jpg	
3	Electrical Meter Room (2 Floor)	Main Disconnected Elevator 1200A 277/480V 3Ø (1/3)	FLIR2425.jpg	
4	Electrical Meter Room (2 Floor)	Main Disconnected Elevator 1200A 277/480V 3Ø (2/3)	FLIR2426.jpg	
5	Electrical Meter Room (2 Floor)	Main Disconnected Elevator 1200A 277/480V 3Ø (3/3)	FLIR2427.jpg	
6	Electrical Meter Room (2 Floor)	Main Disconnected 2000 A 277/480 V 3Ø (1/5)	FLIR2428.jpg	
7	Electrical Meter Room (2 Floor)	Main Disconnected 2000 A 277/480 V 3Ø (2/5)	FLIR2429.jpg	
8	Electrical Meter Room (2 Floor)	Main Disconnected 2000 A 277/480 V 3Ø (3/5)	FLIR2430.jpg	
9	Electrical Meter Room (2 Floor)	Main Disconnected 2000 A 277/480 V 3Ø (4/5)	FLIR2431.jpg	
10	Electrical Meter Room (2 Floor)	Main Disconnected 2000 A 277/480 V 3Ø (5/5)	FLIR2432.jpg	
11	Electrical Meter Room (2 Floor)	Disconnected 1200 A 277/480 V 3Ø	FLIR2433.jpg	
12	Electrical Meter Room (2 Floor)	Disconnected 200 A 277/480 V 3Ø	FLIR2434.jpg	
13	Electrical Meter Room (2 Floor)	Disconnected 100 A 277/480 V 3Ø	FLIR2435.jpg	
14	Electrical Meter Room (2 Floor)	Disconnected 200 A 277/480 V 3Ø	FLIR2436.jpg	
15	Electrical Meter Room (2 Floor)	Disconnected 100 A 277/480 V 3Ø	FLIR2437.jpg	
16	Electrical Meter Room (2 Floor)	Disconnected 100 A 277/480 V 3Ø	FLIR2438.jpg	
17	Electrical Meter Room (2 Floor)	Disconnected 100 A 277/480 V 3Ø	FLIR2440.jpg	
18	Electrical Meter Room (2 Floor)	Disconnected 200 A 277/480 V 3Ø	FLIR2441.jpg	
19	Electrical Meter Room (2 Floor)	Disconnected 200 A 277/480 V 3Ø	FLIR2442.jpg	
20	Electrical Meter Room (2 Floor)	Disconnected 200 A 277/480 V 3Ø	FLIR2443.jpg	
21	Electrical Meter Room (2 Floor)	Disconnected 1200 A 277/480 V 3Ø (1/4)	FLIR2444.jpg	
22	Electrical Meter Room (2 Floor)	Disconnected 1200 A 277/480 V 3Ø (2/4)	FLIR2445.jpg	
23	Electrical Meter Room (2 Floor)	Disconnected 1200 A 277/480 V 3Ø (3/4)	FLIR2446.jpg	
24	Electrical Meter Room (2 Floor)	Disconnected 1200 A 277/480 V 3Ø (4/4)	FLIR2447.jpg	
25	Electrical Meter Room (2 Floor)	Panel 277/480 V 3Ø	FLIR2448.jpg	
26	Electrical Meter Room (2 Floor)	Panel 277/480 V 3Ø	FLIR2449.jpg	
27	Electrical Meter Room (2 Floor)	12"x12" Gutter Conn. (1/4)	FLIR2450.jpg	
28	Electrical Meter Room (2 Floor)	12"x12" Gutter Conn. (2/4)	FLIR2451.jpg	
29	Electrical Meter Room (2 Floor)	12"x12" Gutter Conn. (3/4)	FLIR2452.jpg	
30	Electrical Meter Room (2 Floor)	12"x12" Gutter Conn. (4/4)	FLIR2453.jpg	
31	Electrical Meter Room (2 Floor)	Panel 225 A 277/480 V 3Ø	FLIR2454.jpg	
32	Electrical Meter Room (2 Floor)	Panel 100 A 277/480 V 3Ø (1/3)	FLIR2455.jpg	
33	Electrical Meter Room (2 Floor)	Panel 100 A 277/480 V 3Ø (2/3)	FLIR2456.jpg	
34	Electrical Meter Room (2 Floor)	Panel 100 A 277/480 V 3Ø (3/3)	FLIR2457.jpg	
35	Electrical Meter Room (2 Floor)	Panel 277/480 V 3Ø	FLIR2458.jpg	
36	Electrical Meter Room (2 Floor)	Disconnected 400 A 120/208 V 3Ø	FLIR2459.jpg	
37	Electrical Meter Room (2 Floor)	SG 600 A 120/208 V 3Ø	FLIR2460.jpg	



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Infrared Thermographer Inspection Report Florida Equipment list

1302 N.E., 125 Street – North Miami – Florida 33161

Item	Location	Equipment	Image#	Comment
38	Electrical Meter Room (2 Floor)	SG 400 A 120/208 V 3Ø (1/2)	FLIR2461.jpg	
39	Electrical Meter Room (2 Floor)	SG 400 A 120/208 V 3Ø (2/2)	FLIR2462.jpg	
40	Mechanic Room	Disconnected 200 A 277/480 V 3Ø	FLIR2463.jpg	
41	Mechanic Room	Panel 120/208 V 1 Ø	FLIR2464.jpg	
42	Mechanic Room	Transformer Switch	FLIR2465.jpg	
43	Mechanic Room	Panel "RPNK" 3Ø	FLIR2466.jpg	
44	Mechanic Room	Panel "RP21" 3Ø	FLIR2467.jpg	
45	Mechanic Room	Panel "RP2A" 3Ø	FLIR2468.jpg	
46	Mechanic Room	Panel "Transformer" 3Ø	FLIR2469.jpg	
47	Electrical Meter Room (4 Floor)	Disconnected 400 A 120/208 V 3Ø	FLIR2470.jpg	
48	Electrical Meter Room (4 Floor)	Panel 120/208 V 1 Ø	FLIR2471.jpg	
49	Electrical Meter Room (4 Floor)	Panel 120/208 V 1 Ø	FLIR2472.jpg	
50	Electrical Meter Room (4 Floor)	Panel 120/208 V 1 Ø RP4F	FLIR2473.jpg	
51	Electrical Meter Room (4 Floor)	Panel 225 A 277/480 V 3 Ø "DH 4"	FLIR2474.jpg	
52	Electrical Meter Room (4 Floor)	Panel 120/208 V 1 Ø	FLIR2475.jpg	
53	Electrical Meter Room (5 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2476.jpg	
54	Electrical Meter Room (5 Floor)	Panel 225 A 277/480 V 3 Ø RP5F	FLIR2477.jpg	
55	Electrical Meter Room (5 Floor)	Panel 225 A 120/208 V 1 Ø LP5F	FLIR2478.jpg	
56	Electrical Meter Room (5 Floor)	Panel 225 A 277/480 V 3 Ø RP5F2	FLIR2479.jpg	
57	Electrical Meter Room (6 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2481.jpg	
58	Electrical Meter Room (6 Floor)	Panel 225 A 277/480 V 3 Ø "DH 6"	FLIR2482.jpg	
59	Electrical Meter Room (6 Floor)	Panel 225 A 120/208 V 1 Ø LP6F	FLIR2483.jpg	
60	Electrical Meter Room (6 Floor)	Panel 225 A 120/208 V 3 Ø	FLIR2484.jpg	
61	Electrical Meter Room (7 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2486.jpg	
62	Electrical Meter Room (7 Floor)	Panel 225 A 277/480 V 3 Ø "DH 7"	FLIR2487.jpg	
63	Electrical Meter Room (7 Floor)	Panel 225 A 120/208 V 1 Ø LP7F	FLIR2488.jpg	
64	Electrical Meter Room (7 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2489.jpg	
65	Electrical Meter Room (7 Floor)	Disconnected 400 A 120/208 V 3Ø	FLIR2490.jpg	
66	Electrical Meter Room (7 Floor)	Disconnected 200 A 120/208 V 3Ø	FLIR2491.jpg	
67	Electrical Meter Room (7 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2492.jpg	
68	Electrical Meter Room (7 Floor)	Panel 225 A 277/480 V 3 Ø "DH 7"	FLIR2493.jpg	
69	Electrical Meter Room (7 Floor)	Panel 225 A 120/208 V 1 Ø LP7F	FLIR2494.jpg	
70	Electrical Meter Room (7 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2495.jpg	
71	Electrical Meter Room (7 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2496.jpg	
72	Electrical Meter Room (7 Floor)	Disconnected 100 A 120/208 V 3Ø	FLIR2497.jpg	
73	Electrical Meter Room (7 Floor)	Disconnected 60 A 120/208 V 3Ø	FLIR2498.jpg	
74	Electrical Meter Room (7 Floor)	Disconnected 30 A 120/208 V 3Ø	FLIR2499.jpg	



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Infrared Thermographer Inspection Report Florida Equipment list

1302 N.E., 125 Street – North Miami – Florida 33161

Item	Location	Equipment	Image#	Comment
75	Electrical Meter Room (7 Floor)	Disconnected 100 A 120/208 V 3Ø	FLIR2500.jpg	
76	Electrical Meter Room (7 Floor)	Disconnected 200 A 120/208 V 3Ø	FLIR2501.jpg	
77	Electrical Meter Room (8 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2503.jpg	
78	Electrical Meter Room (8 Floor)	Panel 225 A 277/480 V 3 Ø “DH 8”	FLIR2504.jpg	
79	Electrical Meter Room (8 Floor)	Panel 225 A 120/208 V 1 Ø LP8F	FLIR2505.jpg	
80	Electrical Meter Room (8 Floor)	Panel 225 A 277/480 V 3 Ø RP8F	FLIR2506.jpg	
81	Electrical Meter Room (8 Floor)	Panel 225 A 120/208 V 1 Ø	FLIR2507.jpg	
82	Electrical Meter Room (8 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2508.jpg	
83	Electrical Meter Room (8 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2509.jpg	
84	Electrical Meter Room (8 Floor)	Disconnected 100 A 120/208 V 3Ø	FLIR2510.jpg	
85	Electrical Meter Room (8 Floor)	Disconnected 200 A 120/208 V 3Ø	FLIR2511.jpg	
86	Electrical Meter Room (9 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2512.jpg	
87	Electrical Meter Room (9 Floor)	Panel 225 A 277/480 V 3 Ø “DH 9”	FLIR2513.jpg	
88	Electrical Meter Room (9 Floor)	Panel 225 A 120/208 V 1 Ø LP9F	FLIR2514.jpg	
89	Electrical Meter Room (9 Floor)	Panel 225 A 277/480 V 3 Ø RP9F	FLIR2515.jpg	
90	Electrical Meter Room (9 Floor)	Panel 225 A 120/208 V 1 Ø	FLIR2516.jpg	
91	Electrical Meter Room (9 Floor)	Panel 225 A 277/480 V 3 Ø MDH9	FLIR2517.jpg	
92	Electrical Meter Room (9 Floor)	Disconnected 100 A 120/208 V 3Ø	FLIR2518.jpg	
93	Electrical Meter Room (9 Floor)	Disconnected 100 A 120/208 V 3Ø	FLIR2519.jpg	
94	Electrical Meter Room (9 Floor)	Disconnected 200 A 120/208 V 3Ø	FLIR2520.jpg	
95	Electrical Meter Room (10 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2521.jpg	
96	Electrical Meter Room (10 Floor)	Panel 225 A 277/480 V 3 Ø “DH10”	FLIR2522.jpg	
97	Electrical Meter Room (10 Floor)	Panel 225 A 120/208 V 1 Ø LP10F	FLIR2523.jpg	
98	Electrical Meter Room (10 Floor)	Panel 225 A 277/480 V 3 Ø RP10F	FLIR2524.jpg	
99	Electrical Meter Room (10 Floor)	Disconnected 400 A 120/208 V 3Ø	FLIR2525.jpg	
100	Electrical Meter Room (10 Floor)	Disconnected 100 A 120/208 V 3Ø	FLIR2526.jpg	
101	Electrical Meter Room (10 Floor)	Disconnected 100 A 277/480 V 3Ø	FLIR2527.jpg	
102	Electrical Meter Room (10 Floor)	Panel 100 A 277/480 V 3 Ø	FLIR2528.jpg	
103	Electrical Meter Room (11 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2529.jpg	
104	Electrical Meter Room (11 Floor)	Panel 225 A 277/480 V 3 Ø “DH11”	FLIR2530.jpg	
105	Electrical Meter Room (11 Floor)	Panel 225 A 120/208 V 1 Ø LP11F	FLIR2531.jpg	
106	Electrical Meter Room (11 Floor)	Panel 225 A 277/480 V 3 Ø RP11F	FLIR2532.jpg	
107	Electrical Meter Room (11 Floor)	Panel 225 A 120/208 V 1 Ø	FLIR2533.jpg	
108	Electrical Meter Room (11 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2534.jpg	
109	Electrical Meter Room (11 Floor)	Disconnected 400 A 120/208 V 3Ø	FLIR2535.jpg	
110	Electrical Meter Room (11 Floor)	Panel 100 A 277/480 V 3 Ø	FLIR2536.jpg	
111	Electrical Meter Room (11 Floor)	Disconnected 100 A 120/208 V 3Ø	FLIR2537.jpg	
112	Electrical Meter Room (11 Floor)	Disconnected 500 A 120/208 V 3Ø	FLIR2538.jpg	
113	Electrical Meter Room (12 Floor)	Panel 225 A 277/480 V 3 Ø	FLIR2539.jpg	
114	Electrical Meter Room (12 Floor)	Panel 225 A 277/480 V 3 Ø “DH12”	FLIR2540.jpg	
115	Electrical Meter Room (12 Floor)	Panel 225 A 120/208 V 1 Ø LP12F	FLIR2541.jpg	



Milton
Cubas

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