



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/21/2021

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



Assessment Information			
Year	2021	2020	2019
Land Value	\$54,040,000	\$54,040,000	\$54,040,000
Building Value	\$37,260,000	\$37,971,096	\$38,560,000
XF Value	\$0	\$0	\$0
Market Value	\$91,300,000	\$92,011,096	\$92,600,000
Assessed Value	\$91,300,000	\$92,011,096	\$92,600,000

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	
8 54 41 6.20 AC M/L	
REV PL OF DOUGLAS SEC PB 34-32	
BLKS 1-2-3-4 & LOT K & THAT PT	
PONCE DE LEON PARK CIR & GALIANO	
CT & CALABRIA CT CLOSED PER ORD	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,300,000	\$92,011,096	\$92,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,300,000	\$92,011,096	\$92,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,300,000	\$92,011,096	\$92,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$91,300,000	\$92,011,096	\$92,600,000

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

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/disclaim>

Version:

City's Exhibit #1

800 Douglas Rd – This is not a condo. However, if the owner does not respond, the City will have to serve any lienholders.

<u>Assoc. (PA and Sunbiz principal and mailing address)</u> COLONNADE DOUGLAS OWNER LLC 1400 CENTREPARK BLVD, STE 810 WEST PALM BEACH, FL 33401-7412	<u>Assoc. (RA address)</u> COLONNADE DOUGLAS OWNER LLC C/O MCDONALD HOPKINS LLC REGISTERED AGENT 501 S. FLAGLER DR., STE. 200 WEST PALM BEACH, FL 33401-5965
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AB-08-02-0224	** 2 OF 6 ** RE-ROOF W/ALTUSA BARREL CLAY TILE (35/65 BLEND)-\$38,400[BILL EARL(95-	800 DOUGLAS RD	WILMINGTON TRU CO	2/11/2008	final
AB-08-02-0227	** 3 OF 6 ** RE-ROOF W/ALTUSA BARREL CLAY TILE (35/65 BLEND)-\$9,977[BILL EARL(954-	800 DOUGLAS RD	WILMINGTON TRU CO	2/11/2008	final
AB-08-02-0228	** 6 OF 6 ** RE-ROOF W/ALTUSA BARREL CLAY TILE (35/65 BLEND)-\$14,966[BILL EARL(95-	800 DOUGLAS RD	WILMINGTON TRU CO	2/11/2008	final
AB-08-02-0373	** 5 OF 6 ** RE-ROOF W/ALTUSA BARREL CLAY TILE (35/65 BLEND)-\$473,927[BILL EARL(9-	800 DOUGLAS RD	WILMINGTON TRU CO	2/11/2008	final
AB-08-02-0374	** 4 OF 6 ** RE-ROOF W/ALTUSA BARREL CLAY TILE (35/65 BLEND)-\$186,000[BILL EARL(9-	800 DOUGLAS RD	WILMINGTON TRU CO	2/11/2008	final
AB-08-10-1004	HISTORIC DOUGLAS ENTRANCE "PUERTA DEL SOL BLDG." *REV TO PERMIT (ELIMINATE WIN	800 DOUGLAS RD	ZITMAN & ASSOCIATES IN	10/17/2008	final
AB-09-06-2639	RE-SUBMITTAL INSTALL ANTENNA STAND @ ROOF \$12300	800 DOUGLAS RD	PRITTS INC	6/16/2009	final
AB-09-09-1517	INSTALL (4) NEW IMPACT WINDOWS WHITE FRAME & CLEAR GLASS \$10000	800 DOUGLAS RD	THE PERMIT SHOP	9/1/2009	final
AB-13-05-1549	ANTENNAS (6) \$10,000	800 DOUGLAS RD	ENGLISH	5/28/2013	final
AB-15-06-4808	***HISTORICAL*** WINDOWS & DOORS \$75,000	800 DOUGLAS RD	ARMAND AZULAY INC	6/8/2015	final
AB-15-09-4263	NEW AWNINGS (7) \$14,500	800 DOUGLAS RD	MIAMI AWNING	9/15/2015	final
AB-16-08-6307	*COMM* HISTORIC DOUGLAS ENTRANCE *REV#2 (RESPONSE TO ZONING/ HIST) FINAL W/	800 DOUGLAS RD	THE PERMIT SHOP	8/12/2016	final
AB-16-10-6499	DOUGLAS ENTRANCE* HISTORIC* REV#3 NEW PAVERS & TURF \$38,810	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	10/17/2016	final
AB-16-10-6895	COMMERCIAL *HISTORIC *REV#4 & REV#5 (BIKE RACKS, BUS STOP BENCH) *DOUGLAS ENT	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	10/24/2016	final
AB-16-11-7567	COMMERCIAL *HISTORIC DOUGLAS ENTRANCE* CANVAS AWNING RECOVERS: BALCONY @	800 DOUGLAS RD	MIAMI AWNING CO	11/22/2016	final
AB-17-04-1068	COMMERCIAL * HISTORIC* REMOVE AND REPLACE EXISTING WIRELESS ANTENNAS \$18,804	800 DOUGLAS RD	A&E PROCESSING	4/3/2017	final
AB-17-07-1652	DOUGLAS ENTRANCE (UNIT 145) *HISTORIC COMPLEX *PRELIMINARY *STORE FRONT REN	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	7/17/2017	canceled
AB-18-02-2288	COMMERCIAL *HISTORIC *TAKEOVER *INSTALL ANTENNA (2) AT EXISTING VERIZON ROOF	800 DOUGLAS RD	SILVIO J MOREIRA	2/14/2018	final
AB-19-01-3269	DOUGLAS ENTRANCE *HISTORIC *INSTALLATION OF (3) LAMP POSTS (GALIANO ST SIDE) \$4	800 DOUGLAS RD	DEUTERONOMY TWENTY	1/15/2019	final
AB-19-01-3540	*COMMERCIAL *HISTORIC * FINAL *NEW CANVAS AWNINGS(9)/ COLOR: OUTDURA BLACK	800 DOUGLAS RD	MIAMI AWNING COMPAN	1/22/2019	final
AB-19-06-4505	DOUGLAS ENTRANCE -NORTH TOWER *HISTORIC *REV PER PERF DATE 9/30/19 (REMOVAL	800 DOUGLAS RD	ADVANCED MULTI SIGN C	6/3/2019	final
AB-19-07-4390	COMMERCIAL *FINAL EXTERIOR REPAIR (REMOVE WALL TILES, FLOORING, PATCH CONCRE	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	7/8/2019	final
AB-19-09-3762	CANCELLED *COMMERCIAL *HISTORIC *NEW CANVAS AWNING(1)/ COLOR: OUTDURA BLA	800 DOUGLAS RD	MIAMI AWNING COMPAN	9/11/2019	canceled
AB-19-09-4458	COMMERCIAL *HISTORIC *40 TON A/C CHANGE OUT \$61,110	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	9/25/2019	final
AB-19-12-4174	COMMERCIAL *HISTORIC *REVISION TO PERMIT -(1 ADDITIONAL WINDOW GRILL TO MA	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	12/12/2019	final
AR-20-07-6451	ART IN PUBLIC PLACES FEE PRIVATE PROVIDER MTCI INSPECTIONS ONLY *** *HISTORIC* I	800 DOUGLAS RD	STELLAR GROUP INC	8/18/2020	final
BL-07-12-0088	COMMERCIAL INTERIOR ALTERATIONS @806 DOUGLAS ENTRANCE SUITE 570(COLLINS CAF	800 DOUGLAS RD	GCA INC	2/22/2008	final
BL-08-02-0471	RE ROOF \$9,977 CLAY FOREVER ALTUSA BARREL CLAY TILE (EXTREME SLOPE AREA)	800 DOUGLAS RD	PRITTS INC	2/13/2008	final
BL-08-02-0473	RE ROOF \$186,000 CLAY FOREVER ALTUSA BARREL CLAY TILE (NORTH TOWER AREA)	800 DOUGLAS RD	PRITTS INC	2/13/2008	final
BL-08-02-0475	RE ROOF \$14,966 CLAY FOREVER ALTUSA BARREL CLAY TILE (CHIMNEY TOWERS)	800 DOUGLAS RD	PRITTS INC	2/13/2008	final
BL-08-02-0477	RE ROOF \$473,927 CLAY FOREVER ALTUSA BARREL CLAY TILE (BALLROOM & PUERTA DEL SC	800 DOUGLAS RD	PRITTS INC	2/13/2008	final
BL-08-02-0541	RE ROOF \$230,000 FLAT ROOF (ANNEX BUILDING)	800 DOUGLAS RD	PRITTS INC	2/13/2008	final
BL-08-02-0710	COMM INTER ALTER(LOBBY AREAS) NORTH & SOUTH TOWERS, EXECUTIVE & ANNEX BUILD	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/8/2008	final
BL-08-04-1218	EMERGENCY REPAIR - WATER DAMAGE ON WOOD FLOOR, REMOVE WOOD FLOOR & INSP	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/29/2008	final
BL-08-11-1235	HISTORICAL 800 DOUGLAS ENTRANCE PUERTA DEL SOL BLDG. 36 IMPACT WINDOWS & 16	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/16/2010	final
BL-08-12-0750	REMOVE & REINSTALL WINDOW TO FACILITATE REMOVAL OF MEDICAL EQUIPMENT \$15,0	800 DOUGLAS RD	MCU CONSTRUCTION LLC	12/9/2008	final
BL-09-02-2196	COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES) \$75,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/10/2009	final
BL-09-06-2743	CANCELLED - INSTALL ANTENNA STAND @ ROOF \$12300	800 DOUGLAS RD	PRITTS INC	8/16/2010	final
BL-09-09-1607	INSTALL (4) NEW IMPACT WINDOWS WHITE FRAME & CLEAR GLASS \$10,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/12/2009	final
BL-09-10-2335	COMM INTER ALTER RESTROOMS 2ND FLR \$25,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	11/20/2009	final
BL-10-02-2580	COMMERCIAL INTERIOR ALTERATIONS @ SUITE #530 -NORTH TOWER (CES) \$24,500	800 DOUGLAS RD	PERILLO CONSTRUCTION	3/2/2010	final
BL-10-04-4723	COMM INTER ALTER @ SUITE 200 (AECOM DESIGN OFFICE) \$5,000	800 DOUGLAS RD	KALEX CONSTRUCTION IN	7/7/2010	final
BL-11-06-6030	COMMERCIAL INTERIOR ALTERATIONS (TRANS WESTERN DOUGLAS ENTRANCE LLC) STE#52	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/8/2011	final
BL-12-04-8569	COMMERCIAL INTERIOR ALTERATIONS (1,929 SF) @ STE #185 (EXECUTIVE TOWER GYM) \$	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/19/2012	final
BL-12-05-8488	COMMERCIAL INTERIOR ALTERATIONS (AECOM OFFICE RENOVATIONS) STE #200 \$23000	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/9/2013	final
BL-13-08-0164	*** CANCELLED - CHANGE OF CONTRACTOR TO BL14063389 ***ANTENNA REPLACEMENTS-	800 DOUGLAS RD	WILL A ENGLISH	10/30/2013	canceled
BL-13-10-0594	*** CANCELLED - CHANGE OF CONTRACTOR TO BL14042826 ***** SPECIAL INSPECTOR -	800 DOUGLAS RD	FLORIDA LEMARK CORP	10/31/2013	canceled
BL-14-02-2437	COMMERCIAL INTERIOR ALTERATIONS STE#930 \$60,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/24/2014	final
BL-14-04-2826	*** SPECIAL INSPECTOR - MOHAMED W. FAHMY PH. D. , P.E. ***STRUCTURAL REPAIRS OF	800 DOUGLAS RD	ARMAND AZULAY INC	4/16/2014	final
BL-14-06-3389	*** CHANGE OF CONTRACTOR FROM BL13080164 ***ANTENNA REPLACEMENTS-VERIZON	800 DOUGLAS RD	MPI INDUSTRIES LLC	6/19/2014	final
BL-14-11-4076	SPECIAL INSPECTOR MOHAMED FAHMY P.E. ***CONCRETE REPAIRS OF SPALLING & CONC	800 DOUGLAS RD	ARMAND AZULAY INC	12/2/2014	final
BL-14-11-4172	DF & F-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) \$52,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	1/30/2015	final
BL-14-11-4798	INTERIOR DEMOLITION SUITE 530 & 540 \$40,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	1/8/2015	final
BL-14-11-4799	LOG IN INCORRECT	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
BL-14-11-4801	LOG IN INCORRECT	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
BL-14-11-4802	LOG IN INCORRECT	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
BL-14-11-4804	INTERIOR DEMOLITION SUITE 450 \$35,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	1/8/2015	final
BL-14-11-4805	INTERIOR DEMOLITION SUITE 770 \$38,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	1/8/2015	final
BL-15-02-0985	COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR LOBBY RENOVATION) \$75,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	3/26/2015	final
BL-15-04-5460	COMM INTER ALTER @ SUITE 147 \$75,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/28/2015	final

BL-15-04-5463	CANCELLED***COMMERCIAL INTERIOR RENOVATIONS @ SUITE 370 - \$60,000	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
BL-15-04-5538	COMMERCIAL INTERIOR RENOVATIONS (5TH FLOOR) COMMON AREAS & RESTROOMS \$3	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/28/2015	final
BL-15-07-5282	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL OFFICE SUITE 125) \$10,102	800 DOUGLAS RD	HG CONSTRUCTION DEVE	7/30/2015	final
BL-15-09-4759	NEW AWNINGS (7) \$14,500	800 DOUGLAS RD	MIAMI AWNING	11/10/2015	final
BL-15-10-4334	INTERIOR DEMOLITION (LA PUERTA DEL SOL) GROUND FLOOR, SECOND FLOOR, THIRD FLC	800 DOUGLAS RD	HITT CONTRACTING INC	10/26/2015	final
BL-16-01-2746	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 (\$392,146.00)	800 DOUGLAS RD	DPR CONSTRUCTION	3/21/2016	final
BL-16-04-5766	COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER \$50,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/14/2016	final
BL-16-04-5768	COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER \$50,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/14/2016	final
BL-16-04-5770	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER \$50,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/14/2016	final
BL-16-04-5969	COMM INTER ALTER SUITE 450 NORTH TOWER \$300,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/6/2016	final
BL-16-04-6333	*** SPECIAL INSPECTOR - (E.O.R.) * MOHAMED W. FAHMY Ph. D. P.E. *** CONCRETE/REIN	800 DOUGLAS RD	ARMAND AZULAY INC	5/9/2016	final
BL-16-05-6242	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 835 \$40,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/13/2016	final
BL-16-05-7217	COMMERCIAL INTERIOR ALTERATIONS @ STE 220 \$100,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	11/14/2016	final
BL-16-05-7219	COMMERCIAL INTERIOR ALTERATIONS STE #230 \$30,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	8/11/2016	final
BL-16-06-7645	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 250 (INK GLOBAL) \$100,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	8/11/2016	final
BL-16-06-8108	COMMERCIAL INTERIOR ALTERATIONS # 825 \$65,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	8/11/2016	final
BL-16-10-7369	NEW PAVERS & TURF PATIOS \$38,810	800 DOUGLAS RD	SOFLA LANDSCAPING INC	3/14/2017	final
BL-16-11-7492	*** SPECIAL INSPECTOR - MOHAMED W. FAHMY PH.D. P.E. *** STRUCTURAL DEFICIENCIES	800 DOUGLAS RD	RESTORE CONSTRUCTION	12/9/2016	final
BL-17-03-1023	COMM INTER ALTER SUITE N450 \$35,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/24/2017	final
BL-17-03-2171	COMMERCIAL INTERIOR ALTERATIONS @ 11TH FLOOR (MAS TECH, INC) \$125,000	800 DOUGLAS RD	AMICON CONSTRUCTION	5/25/2017	final
BL-17-03-2188	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR (MASTEC, INC) \$150,000	800 DOUGLAS RD	AMICON CONSTRUCTION	6/29/2017	final
BL-17-03-2197	COMMERCIAL INTERIOR ALTERATIONS (MASTEC, INC) 10TH FLOOR \$435,000	800 DOUGLAS RD	AMICON CONSTRUCTION	5/25/2017	final
BL-17-03-2202	*** SPECIAL INSPECTOR (E.O.R.) WILLIAN CAYCEDO P.E. *** COMMERCIAL INTERIOR AL	800 DOUGLAS RD	AMICON CONSTRUCTION	6/2/2017	final
BL-17-04-1874	* HISTORIC* REMOVE AND REPLACE EXISTING WIRELESS ANTENNAS ON SOUTH TOWER RC	800 DOUGLAS RD	J CROMPTON ELECTRICAL	9/26/2017	final
BL-17-04-1973	COMM INTERIOR ALTERATIONS SUITES 770, 780, & 790 \$150,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/2/2017	final
BL-17-05-1608	COMMERCIAL INTERIOR RENOVATIONS @ COMMON 3RD FLOOR \$44,800	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/16/2017	final
BL-17-06-1490	COMM INTERIOR DEMO ONLY (UNIVERSITY OF ST AUGUSTINE) \$15,000	800 DOUGLAS RD	STELLAR GROUP INC	10/5/2017	canceled
BL-17-08-1521	*** PRIVATE PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY) *** CC	800 DOUGLAS RD	STELLAR GROUP INC	2/26/2018	final
BL-17-09-1343	PRIVATE PROVIDER MTCI INSPECTIONS ONLY *** *HISTORIC* EXTERIOR FACADE IMPROV	800 DOUGLAS RD	STELLAR GROUP INC	3/16/2018	final
BL-17-09-1563	COMMERCIAL INTERIOR ALTERATION (SOMEONE'S SON) \$100,000	800 DOUGLAS RD	TRI MANAGEMENT GROU	7/26/2018	final
BL-18-01-2092	COMMERCIAL INTERIOR ALTERATIONS (STUDIO DADO INC) @ STE#130 FORMALLY KNOW	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/9/2018	final
BL-18-01-2190	INTR. ALTERATIONS ONLY (UNIT 125) - C.G. EXEC. PHYSICIANS - \$100,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/10/2018	final
BL-18-02-2999	INSTALL ANTENNA (2) AT EXISTING VERIZON ROOFTOP ANTENNA LOCATIONS, REPLACE PO'	800 DOUGLAS RD	SILVIO J MOREIRA	8/9/2018	final
BL-18-03-3258	COMM INTERIOR ALTERATIONS SUITE 300 (LA PUERTA DEL SOL) \$350,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/15/2018	final
BL-18-05-3976	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL SUITE 180) \$70,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/30/2018	final
BL-18-07-3062	COMMERCIAL INTERIOR ALTERATIONS STE#180 \$101,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/25/2018	final
BL-18-07-4175	COMMERCIAL INTERIOR ALTERATIONS (9TH FLOOR COMMON AREAS) \$65,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/25/2018	final
BL-19-03-5404	COMM INTERIOR ALTERATION SUITE 930 \$130,000	800 DOUGLAS RD	SFC ASSOCIATES INC	5/17/2019	final
BL-19-03-6168	*NEW CANVAS AWNINGS (9) / COLOR: OUTDURA BLACK \$36,800	800 DOUGLAS RD	MIAMI AWNING COMPAN	5/16/2019	final
BL-19-06-4918	DOUGLAS ENTRANCE - NORTH TOWER *HISTORIC *ILLUMINATED SIGNS(2) - FACING SW 8T	800 DOUGLAS RD	ADVANCED MULTI SIGN C	10/17/2019	final
BL-19-07-5669	COMMERCIAL *FINAL EXTERIOR REPAIR (REMOVE WALL TILES, FLOORING, PATCH CONCRE	800 DOUGLAS RD	FOREMAN CONSTRUCTIO	8/13/2019	final
BL-19-12-4429	*HISTORIC* STAINED (BROWN) DECORATIVE WOODEN WINDOW GRILL AND TRIM TO MA	800 DOUGLAS RD	THE MIACON GROUP	2/13/2020	final
BL-21-01-5972	COMMERCIAL - INTERIOR ALTERATIONS STE#350 (CORDERO & ASSOCIATES) \$743,000	800 DOUGLAS RD	EXECUTIVE CONSTRUCTIC	4/13/2021	final
BL-21-05-7235	*COMMERCIAL*HISTORIC*INTERIOR ALTERATIONS @ 806 DOUGLAS @ (SUITE 300 & SUIT	800 DOUGLAS RD	THE MIACON GROUP	8/5/2021	final
CE-08-04-1393	T20372 SEC 3-209 (CUV) ZC NO USE OF ANY PROPERTY SHALL COMMENCE OR SHALL BE M	800 DOUGLAS RD	WILMINGTON TRUST CO	4/24/2008	final
CE-08-07-1738	WT00327 54-29 TRA CITY OWNER TO MAINTAIN PREMISES FREE OF LITER	800 DOUGLAS RD	WILMINGTON TRU CO	7/31/2008	final
CE-08-08-0313	WT00337 DMP 105-84 CITY MAINTAINING 2 CONTAINERS WITHOUT NECESSARY APPROVAL REMOVE CONTAINERS	800 DOUGLAS RD	WILMINGTON TRU CO	8/5/2008	final
CE-10-07-4039	WT6281 SEC 105-27 CC (GRA) MUST REMOVE STICKER FROM 40 MPH SIGN. E-MAIL WARNING SENT 6/28/10.	800 DOUGLAS RD	MIAMI DADE COUNTY TR	7/8/2010	final
CE-10-09-3315	CASE #11326 - MITIGATION REQUEST	800 DOUGLAS RD	WILMINGTON TRUST CO	9/1/2010	final
CE-10-12-3209	CASE #11326 - PAYING MITIGATED AMOUNT OF \$5,000	800 DOUGLAS RD	TRANSWESTERN DOUGLA	12/1/2010	final
CE-11-02-4765	WT4675 SEC 54-153 CITY CODE (DAY) TRASH ON R/W 3 DAYS PRIOR TO SCHEDULED P/U (OVIDIO RODRIGUEZ NORTH TOWER 2I	800 DOUGLAS RD	WILMINGTON TRUST CO	2/8/2011	final

CE-11-02-4768	WT4676 SEC 54-154 CITY CODE (DOP) TRASH ON R/W ABUTTING 115 CALABRIA AVE PROHIBITED. MUST REMOVE	800 DOUGLAS RD	WILMINGTON TRUST CO	2/8/2011	final
CE-14-02-2029	RAPID LIEN SEARCH	800 DOUGLAS RD	RAPID LIENS	2/21/2014	final
CE-15-02-1443	LIEN SEARCH	800 DOUGLAS RD	RAPID LIENS	3/9/2015	final
CE-19-12-4574	LIEN SEARCH	800 DOUGLAS RD	SKYLINE*	12/20/2019	final
DR-09-05-1723	APPLICANT PROPOSES TO INSTALL A RADIO ANTENNA STAND ON THE ROOF TOP ALONG W	800 DOUGLAS RD	WILMINGTON TRUST CO	5/1/2009	final
DR-16-09-5816	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* ANNEX BUILDING AT DOUGLAS ENTRANCE. DRC LEVEL 1 APPLICATION FOR CONDITIONAL U	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	9/14/2016	canceled
EL-08-02-0308	INSTALL DIRECTV DISH \$850 NORTH TOWER	800 DOUGLAS RD	ABRAHAM ANTENNAS INC	2/15/2008	final
EL-08-04-1503	LOW VOLTAGE TELEPHONE & DATA LINES	800 DOUGLAS RD	ABC COMMUNICATION	4/29/2008	final
EL-08-05-0631	LIGHT FIXTURES, ROUGH WIRING & DATA LINES	800 DOUGLAS RD	INDUSTRIAL ELECTRICAL S	5/13/2008	final
EL-08-07-1140	INSTALL FIXTURE LIGHTS, ROUGH WIRE OUTLETS	800 DOUGLAS RD	ANAMIK ELECTRIC CORP	7/22/2008	final
EL-09-06-2493	INSTALL BALLAST, ROUGH WIRE OUTLETS, TELEPHONE LOW VOLTAGE SYSTEM UNIT 150	800 DOUGLAS RD	INDUSTRIAL ELECTRICAL S	6/15/2009	final
EL-09-06-2569	INSTALL (36) DATA CABLES FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE A	800 DOUGLAS RD	MICROFON INC	6/15/2009	final
EL-09-06-2731	INSTALL FIRE ALARM FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES)	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/24/2009	final
EL-10-03-3160	9 ROUGH IN OUTLETS - UNIT 530	800 DOUGLAS RD	INDUSTRIAL ELECTRICAL S	3/4/2010	final
EL-10-03-3773	REMOVE AND REINSTALL FIRE ALARM DEVICES	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	3/16/2010	final
EL-10-03-4232	LOW VOLT DATA AND TELEPHONES	800 DOUGLAS RD	PAC SYSTEMS INC	3/24/2010	final
EL-10-07-4027	CANCELLED - INSTALL BURGLAR ALARM \$300 UNIT 111	800 DOUGLAS RD	BROADVIEW SECURITY IN	7/12/2010	final
EL-10-10-4067	INSTALLATION OF RADIO CABINETS TO EXISTING COMMUNICATION SITE (BLDG # 806) 10	800 DOUGLAS RD	WILL BERFORCE A ENGLIS	10/13/2010	final
EL-10-10-5537	BURGLAR ALARM SYSTEM WITH CAMARAS \$ 900- SUITE 825	800 DOUGLAS RD	ADT SECURITY SERVICES	11/9/2010	final
EL-11-06-6759	E EXIT SIGNS	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
EL-11-08-7203	FIRE ALARM ALTERATIONS 5TH FLOOR	800 DOUGLAS RD	E TECH ELECTRIC INC	8/29/2011	final
EL-12-04-8647	45 LIGHT SOCKETS; 11 ROUGH IN OUTLETS; 7 COMMERCIAL OUTLETS; 125 AMP SUBFEED .	800 DOUGLAS RD	ANAMIK ELECTRIC CORP	6/29/2012	final
EL-12-08-0143	COMMERCIAL INTERIOR ALTERATIONS (1,929 SF) @ STE #185 (EXECUTIVE TOWER GYM) \$	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	8/8/2012	final
EL-12-08-1107	2 OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	12/19/2013	final
EL-12-08-1823	LOW VOLT DATA FOR THE SECOND FLOOR (POLLACK AND ROSEN LAW OFFICES)	800 DOUGLAS RD	COPE ELECTRIC INC	8/30/2012	final
EL-12-09-1156	LOW VOLT FOR TV	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	9/21/2012	final
EL-13-08-1706	ANTENNAS (6) \$10,000	800 DOUGLAS RD	ENGLISH	10/31/2013	final
EL-14-01-2398	COMMERCIAL INTERIOR ALTERATIONS (AECON OFFICE RENOVATIONS) STE #200 ACCESS C	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	1/21/2014	final
EL-14-02-2571	27 LIGHT SOCKETS; 25 ROUGH IN OUTLETS STE-930	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	4/29/2014	final
EL-14-05-2748	COMMERCIAL INTERIOR ALTERATIONS STE#930 \$60,000	800 DOUGLAS RD	TALK 2 ME COMMUNICAT	5/12/2014	final
EL-14-06-2261	FIRE ALARM SYSTEM STE#930	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/4/2014	final
EL-14-11-4234	DF & F-ELECTRICAL-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) 10 LIGHT SOCKETS AND 10 ROUGH IN OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	2/3/2015	final
EL-14-12-3131	INTERIOR DEMOLITION SUITE 450 (ELECTRICAL)	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	1/10/2015	final
EL-14-12-3237	INTERIOR DEMOLITION SUITE 530 & 540 (ELECTRICAL)	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	1/10/2015	final
EL-14-12-3238	INTERIOR DEMOLITION SUITE 770 (ELECTRICAL)	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	1/10/2015	final
EL-15-01-0809	DATA CABLING @ #340 & #375 \$5000	800 DOUGLAS RD	CUSTOM CALL CENTERS II	1/21/2015	final
EL-15-02-0466	DF & F-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) VOICE DATA LOW VOLT	800 DOUGLAS RD	B&I ELECTRIC CONTRACT	2/13/2015	final
EL-15-02-0685	DF & F-COMM INTER ALTER@ SUITE #850 (WORLDS BEST BRANDS) FIRE ALARM PERMIT	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	2/17/2015	final
EL-15-02-1016	COMMERCIAL INTERIOR ALTERATIONS (GROUND FLOOR LOBBY RENOVATION) 22 LIGHT SOCKETS AND 10 ROUGH IN OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	5/21/2015	final
EL-15-04-5536	COMM INTER ALTER @ SUITE 147 \$75,000 16 SOCKETS, 5 OUTLETS, 1 DEDICATED	800 DOUGLAS RD	LAR KEN ELECTRIC INC	6/23/2015	final
EL-15-04-5542	CANCELLED***COMM INTER ALTER @ SUITE 370 \$60,000 3 OUTLETS, 45 SOCKETS	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
EL-15-05-4359	COMMERCIAL INTERIOR RENOVATIONS (5TH FLOOR) COMMON AREAS & RESTROOMS 54 LIGHT SOCKETS AND 2 ROUGH IN OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	8/27/2015	final
EL-15-06-4577	CANCELLED INSTALLATION OF AN ACCESS CONTROL SYSTEM LOW VOLT PERMIT	800 DOUGLAS RD	QUALITY WIRING		canceled
EL-15-07-5227	COMMERCIAL INTERIOR ALTERATIONS (FIRE ALARM 5TH FLOOR)LOW VOLT FOR FIRE ALA	800 DOUGLAS RD	FIRE ALARM SYSTEMS & S	7/21/2015	final
EL-15-07-5399	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL OFFICE SUITE 125)	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	8/27/2015	final
EL-15-09-3691	LOW VOLTAGE FOR DATA	800 DOUGLAS RD	VICON ELECTRIC INC	9/8/2015	final
EL-15-09-4515	ACCESS CONTROL SYSTEM CONSISTING OF (4) DOORS FIRE ALARM LOW VOLT PERMIT	800 DOUGLAS RD	INTEGRATED SECURITY SY	9/23/2015	final
EL-15-09-4588	COMM INTER ALTER @ SUITE 147 \$75,000	800 DOUGLAS RD	FIRE ALARM SYSTEMS & S	9/23/2015	final

EL-15-10-4874	INTERIOR DEMOLITION (LA PUERTA DEL SOL) ELECTRICAL DEMO ONLY - OK TO CLOSE SEE BL16046333	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
EL-15-11-6238	SERVICE DISCONNECTS FOR ELEVATORS AND MULTIPLE MINI SPLITS	800 DOUGLAS RD	AUSTEN ELECTRIC INC	11/30/2015	final
EL-16-02-1899	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 30 LIGHT SOCKETS; 10 ROUGH OUTLETS AND 7 COMMERCIAL OUTLETS	800 DOUGLAS RD	ADVANCED ELECTRICAL S	3/31/2016	final
EL-16-03-6893	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 3LOW VOLT ELECTRICAL PERMIT FOR FIR	800 DOUGLAS RD	SIEMENS INDUSTRY INC	4/15/2016	final
EL-16-03-6925	LOW VOLTAGE DATA "EMC SQUARE" STE #600	800 DOUGLAS RD	RELIABLE CABLE COMPAN	3/29/2016	final
EL-16-04-6695	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER 40 LIGHTS AND 8 OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	5/20/2016	final
EL-16-04-6719	COMM INTER ALTER SUITE 450 NORTH TOWER 85 LIGHTS; 120 FEET OF TRACK LIGHTS; 147 OUTLETS AND 4 COMMERCIAL OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	5/10/2016	final
EL-16-04-6723	COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER 40 LIGHTS AND 8 OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	5/20/2016	final
EL-16-04-6784	COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER 40 LIGHT S AND 8 OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	5/20/2016	final
EL-16-04-6889	LOW VOLTAGE - CCTV	800 DOUGLAS RD	STANLEY CONVERGENT SE	4/25/2016	final
EL-16-04-6916	LOW VOLT FOR ACCESS CONTROL	800 DOUGLAS RD	STANLEY CONVERGENT SE	4/25/2016	final
EL-16-05-6635	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 LOW VOLT ELECTRICAL FOR FIRE ALARM	800 DOUGLAS RD	FIRE ALARM SYSTEMS & S	6/30/2016	final
EL-16-05-6680	LOW VOLTAGE FOR VOICE, DATA, TV, AUDIO, VIDEO	800 DOUGLAS RD	COPE ELECTRIC INC	5/21/2016	final
EL-16-05-7043	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/8/2016	final
EL-16-05-7046	LOW VOLT FOR FIRE ALARM 7TH FLOOR	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/3/2016	final
EL-16-05-7093	COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER LOW VOLT FOR FIRE ALARM REMOVAL	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/3/2016	final
EL-16-05-7117	COMM INTER ALTER SUITE 835 22 LIGHTS; 26 OUTLETS AND 5 COMMERCIAL OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	7/20/2016	final
EL-16-05-7192	COMM INTER ALTER SUITE 450 NORTH TOWER LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/3/2016	final
EL-16-06-6509	COMM INTER ALTER STE #230 31 LIGHTS; 25 OUTLETS AND 4 COMMERCIAL OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	10/11/2016	final
EL-16-06-6593	COMM INTER ALTER STE 220 48 LIGHTS; 27 OUTLETS AND 4 COMMERCIAL OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	11/16/2016	final
EL-16-06-6878	FIRE ALARM LOW VOLT FIRE ALARM UP GRADE FOR 12 FLOORS	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/13/2016	final
EL-16-07-6439	FIRE ALARM SYSTEM UPGRADE PARKING GARAGE \$35,000	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/13/2016	final
EL-16-07-6639	COMM INTER ALTER @ SUITE 250 (INK GLOBAL) 72 LIGHTS; 50 ROUGH OUTLETS AND 14 COMMERCIAL OUTLETS	800 DOUGLAS RD	EVOLUTION ELECTRICAL C	8/17/2016	final
EL-16-07-6641	60 LIGHTS; 30 OUTLETS 9 COMMERCIAL OUTLETS	800 DOUGLAS RD	WISDOM ELECTRIC INC	8/16/2016	final
EL-16-08-6181	FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	8/16/2016	final
EL-16-08-6769	INSTALL TWO DOOR ACCESS CONTROL SYSTEM LOW VOLT PERMIT FOR ACCESS CONTROL	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	8/30/2016	final
EL-16-08-7004	LOW VOLTAGE PHONE & DATA OUTLETS	800 DOUGLAS RD	SAFETY SYSTEMS SPECIAL	8/30/2016	final
EL-16-09-5120	COMMERCIAL INTERIOR ALTERATIONS # 825 LOW VOLT PERMIT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	9/6/2016	final
EL-16-09-5594	COMMERCIAL INTERIOR ALTERATIONS @ SUITE 250 (INK GLOBAL) \$100,000	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	9/19/2016	final
EL-16-09-5867	LOW VOLTAGE DATA/ VOICE CABLES @ SUITE 250 (INK GLOBAL)	800 DOUGLAS RD	AMT COMMUNICATIONS	9/15/2016	final
EL-16-10-6443	COMMERCIAL INTERIOR ALTERATIONS STE #230 LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	11/15/2016	final
EL-16-11-7276	COMMERCIAL INTERIOR ALTERATIONS @ STE 220 LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	11/28/2016	final
EL-17-03-2220	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR (MAS TEC, INC) 120 LIGHTS; 30 OUTLETS;17 COMMERCIAL OUTLETS; 45 KVA TRANSFORMER; 100 AMP SEF	800 DOUGLAS RD	FISK ELECTRIC COMPANY	6/14/2017	final
EL-17-03-2279	COMMERCIAL INTERIOR ALTERATIONS @ 11TH FLOOR (MAS TECH, INC) 154 LIGHTS; 120 OUTLETS AND 17 COMMERCIAL OUTLETS	800 DOUGLAS RD	FISK ELECTRIC COMPANY	6/14/2017	final
EL-17-03-2281	COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC) 10TH FLOOR 148 LIGHTS; 170 OUTLETS AND19 COMMERCIAL OUTLETS	800 DOUGLAS RD	FISK ELECTRIC COMPANY	6/14/2017	final
EL-17-03-2283	COMMERCIAL INTERIOR ALTERATIONS @ 12TH FLOOR (MAS TECH INC.) 203 LIGHTS; 100 OUTLETS AND 23 COMMERCIAL OUTLETS	800 DOUGLAS RD	FISK ELECTRIC COMPANY	6/14/2017	final
EL-17-03-2812	COMM INTER ALTER SUITE N450 53 LIGHTS; 17 OUTLETS AND 3 COMMERCIAL OUTLETS	800 DOUGLAS RD	PELEGRINO ELECTRICAL C	4/27/2017	final
EL-17-04-1915	* HISTORIC* REMOVE AND REPLACE EXISTING WIRELESS ANTENNAS ON SOUTH TOWER RC LOW VOLT FOR ANTENNAS	800 DOUGLAS RD	A&E PROCESSING	9/17/2019	final

EL-17-04-2023	COMM INTERIOR ALTERATIONS SUITES 770, 780, & 790 127 LIGHTS; 60 OUTLETS AND 17 COMMERCIAL OUTLETS	800 DOUGLAS RD	PELEGRINO ELECTRICAL C	6/9/2017	final
EL-17-05-1708	COMMERCIAL INTERIOR RENOVATIONS @ COMMON 3RD FLOOR 52 LIGHTS AND 9 OUTLETS	800 DOUGLAS RD	PELEGRINO ELECTRICAL C	8/2/2017	final
EL-17-05-2396	COMM INTER ALTER SUITE N450 LOW VOLT DATA	800 DOUGLAS RD	COPE ELECTRIC INC	5/26/2017	final
EL-17-06-1549	CANCELLED - COMM INTERIOR DEMO ONLY (UNIVERSITY OF ST AUGUSTINE) ELECTRICAL	800 DOUGLAS RD	STELLAR GROUP INC		canceled
EL-17-06-1851	COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC) 10TH FLOOR \$435,000	800 DOUGLAS RD	REZONATE INDUSTRIES IN	7/26/2017	final
EL-17-06-1906	LOW VOLTAGE DATA & VOICE CABLING COMMERCIAL INTERIOR ALTERATIONS @ 11TH FLOOR (MAS TECH, INC) \$125,000	800 DOUGLAS RD	BLUE WAVE COMMUNICA	6/20/2017	final
EL-17-06-1910	LOW VOLTAGE DATA & VOICE CABLING *** SPECIAL INSPECTOR (E.O.R.) WILLIAN CAYCEDO P.E. *** COMMERCIAL INTERIOR AL	800 DOUGLAS RD	BLUE WAVE COMMUNICA	6/20/2017	final
EL-17-06-1912	LOW VOLTAGE DATA & VOICE CABLING COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC) 10TH FLOOR \$435,000	800 DOUGLAS RD	BLUE WAVE COMMUNICA	6/20/2017	final
EL-17-06-1913	LOW VOLTAGE DATA & VOICE CABLING COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR (MAS TEC, INC) \$	800 DOUGLAS RD	BLUE WAVE COMMUNICA	6/26/2017	final
EL-17-06-2630	COMMERCIAL INTERIOR RENOVATIONS @ COMMON 3RD FLOOR LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	7/18/2017	final
EL-17-07-1404	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR (MAS TEC, INC) LOW VOLT FOR ACCESS CONTROL	800 DOUGLAS RD	REZONATE INDUSTRIES IN	8/29/2017	final
EL-17-08-1780	COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR (MAS TEC, INC) LOW VOLT FOR FIRA ALARM	800 DOUGLAS RD	FISK ELECTRIC COMPANY	8/24/2017	final
EL-17-08-1781	COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC) 10TH FLOOR LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	FISK ELECTRIC COMPANY	8/24/2017	final
EL-17-08-1783	COMMERCIAL INTERIOR ALTERATIONS @ 11TH FLOOR (MAS TECH, INC) LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	FISK ELECTRIC COMPANY	8/24/2017	final
EL-17-08-1784	*** SPECIAL INSPECTOR (E.O.R.) WILLIAN CAYCEDO P.E. *** COMMERCIAL INTERIOR AL LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	FISK ELECTRIC COMPANY	8/24/2017	final
EL-17-08-1863	COMM INTERIOR ALTERATIONS SUITES 770, 780, & 790 LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	CITIZEN PROTECTION INC	9/1/2017	final
EL-17-08-2310	*** PRIVATOR PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY) *** C	800 DOUGLAS RD	KENDALL ELECTRIC INC	2/28/2018	final
EL-17-08-2390	COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC) 10TH FLOOR LOW VOLT INSTALLATION OF RACKS FO THE SYSTEM	800 DOUGLAS RD	BLUE WAVE COMMUNICA	8/29/2017	final
EL-17-09-1465	24 NEW PLANTER LIGHTS	800 DOUGLAS RD	KENDALL ELECTRIC INC	12/12/2018	final
EL-17-09-1578	COMMERCIAL INTERIOR ALTERATION (SOMEONE'S SON) 50 LIGHTS; 10 OUTLETS; 12 COMMERCIAL OUTLETS AND REPLACE A PANEL	800 DOUGLAS RD	RAVEN ELECTRIC INC	10/12/2018	final
EL-17-11-1663	*** SPECIAL INSPECTOR (E.O.R.) WILLIAN CAYCEDO P.E. *** COMMERCIAL INTERIOR AL LOW VOLT FOR ACCESS CONTROL AND CCTV	800 DOUGLAS RD	REZONATE INDUSTRIES IN	11/14/2017	final
EL-18-01-2272	INTR. ALTERATIONS ONLY - C.G. EXEC. PHYSICIANS @ STE#160 @ 40 LIGHTS; 57 OUTLETS AND 7 COMMERCIAL OUTLETS	800 DOUGLAS RD	LAR KEN ELECTRIC INC	4/11/2018	final
EL-18-01-2395	COMMERCIAL INTERIOR ALTERATIONS (STUDIO DADO INC.) @ STE#160 40 OUTLETS; 70 LIGHTS AND 6 COMMERCIAL OUTLETS	800 DOUGLAS RD	LAR KEN ELECTRIC INC	4/10/2018	final
EL-18-03-2999	INSTALL ANTENNA (2) AT EXISTING VERIZON ROOFTOP ANTENNA LOCATIONS, REPLACE PO LOW VOLT PERMIT	800 DOUGLAS RD	SILVIO J MOREIRA	8/27/2019	final
EL-18-03-4028	INSTALL EMERGENCY GENERATOR MANUAL TRANSFER SWITCH AT GROUND FLOOR AND RU	800 DOUGLAS RD	J CROMPTON ELECTRICAL	5/24/2018	final
EL-18-03-4116	COMM INTERIOR ALTERATIONS SUITE 300 (LA PUERTA DEL SOL) 110 LIGHTS; 53 OUTLETS AND 13 COMMERCIAL OUTLETS	800 DOUGLAS RD	LAR KEN ELECTRIC INC	5/17/2018	final
EL-18-04-3482	COMMERCIAL INTERIOR ALTERATIONS (STUDIO DADO INC.) @ STE#160 LOW VOLT FOR DATA AND VOICE	800 DOUGLAS RD	BLUE WAVE COMMUNICA	4/19/2018	final
EL-18-04-3528	INTR. ALTERATIONS ONLY (UNIT 125) - C.G. EXEC. PHYSICIANS - LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	4/20/2018	final
EL-18-04-3529	COMMERCIAL INTERIOR ALTERATIONS (STUDIO DADO INC.) @ STE#160 LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	4/20/2018	final
EL-18-04-3978	COMMERCIAL INTERIOR ALTERATIONS @ 11TH FLOOR (MAS TECH, INC) \$125,000	800 DOUGLAS RD	REZONATE INDUSTRIES IN	4/25/2018	final
EL-18-04-3992	INTR. ALTERATIONS ONLY (UNIT 125) - C.G. EXEC. PHYSICIANS - \$100,000	800 DOUGLAS RD	CARIBE ELECTRICAL CONT	4/25/2018	final
EL-18-05-2817	LOW VOLT PERMIT FOR FIRE ALARM	800 DOUGLAS RD	KENDALL ELECTRIC INC	5/4/2018	final
EL-18-05-3291	INSTALL (2) ARM GATES AND CARD READERS @ 9TH FLOOR GARAGE \$2,400	800 DOUGLAS RD	CITIZEN PROTECTION INC		canceled
EL-18-05-3331	INSTALL (2) ARM GATES AND CARD READERS @ 9TH FLOOR GARAGE \$2,400	800 DOUGLAS RD	CITIZEN PROTECTION INC	5/15/2018	final
EL-18-05-4157	FIRST AND SECOND FLOOR CAMERAS IN HALLWAYS COMMON AREAS	800 DOUGLAS RD	JOHNSON CONTROL SECL	5/25/2018	final
EL-18-05-4191	LOW VOLTAGE - DATA CABLES	800 DOUGLAS RD	CARIBE ELECTRICAL CONT	5/31/2018	final
EL-18-05-4329	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL SUITE 170) ELECTRICAL	800 DOUGLAS RD	PELEGRINO ELECTRICAL C	8/3/2018	final
EL-18-05-4438	LOW VOLT PERMIT	800 DOUGLAS RD	OMTEL COMM INC	6/5/2018	final
EL-18-06-2772	COMMERCIAL INTERIOR ALTERATIONS (STUDIO DADO INC.) @ STE#160	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/12/2018	final

EL-18-06-2780	*** PRIVATOR PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY) FIRE	800 DOUGLAS RD	JOHNSON CONTROL SECL	6/7/2018	final
EL-18-06-3635	PRIVATE PROVIDER MTCI INSPECTIONS ONLY *** TEMP FOR TEST	800 DOUGLAS RD	KENDALL ELECTRIC INC	6/15/2018	final
EL-18-06-3879	LOW VOLT FOR BURGLAR ALARM COMMERCIAL	800 DOUGLAS RD	JOHNSON CONTROL SECL	6/20/2018	final
EL-18-06-4146	*** PRIVATOR PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY)*** U	800 DOUGLAS RD	METRO ELECTRIC SERVICE	7/5/2018	final
EL-18-07-2865	COMM INTERIOR ALTERATIONS SUITE 300 (LA PUERTA DEL SOL) \$350,000	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	7/17/2018	final
EL-18-07-2866	INTERCONNECT TWO EXISTING FIRE ALARM PANELS \$7,561	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/10/2018	final
EL-18-07-3703	ELECTRICAL FOR THE MOTOR (110 AMP)	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/24/2018	final
EL-18-08-2750	COMMERCIAL INTERIOR ALTERATIONS STE#180 60 LIGHTS; 40 OUTLETS AND 6 COMMERCIAL OUTLETS	800 DOUGLAS RD	LAR KEN ELECTRIC INC	10/5/2018	final
EL-18-08-3547	CANCELLED SECURITY SYSTEM \$5000	800 DOUGLAS RD	SECURITY TECHNOLOGIES		canceled
EL-18-08-3577	LOW VOLTAGE - SECURITY SYSTEM \$5000	800 DOUGLAS RD	SECURITY TECHNOLOGIES	8/16/2018	final
EL-18-08-3845	COMMERCIAL INTERIOR ALTERATIONS (9TH FLOOR COMMON AREAS) 40 LIGHTS AND 10 OUTLETS	800 DOUGLAS RD	PELEGRINO ELECTRICAL C	10/3/2018	final
EL-18-10-2729	AUDIO, VISUAL AND SECURITY	800 DOUGLAS RD	BLUE WAVE COMMUNICA	10/5/2018	final
EL-18-10-2777	CREATED IN ERROR	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
EL-18-10-2849	COMMERCIAL INTERIOR ALTERATIONS STE#180 LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	10/10/2018	final
EL-18-10-3186	RELOCATE (2) ARM GATES AND CARD READERS @ 10TH FLOOR GARAGE \$2,400	800 DOUGLAS RD	CITIZEN PROTECTION INC	10/19/2018	final
EL-18-10-3503	COMMERCIAL INTERIOR ALTERATIONS STE#180 \$101,000	800 DOUGLAS RD	AVI INTEGRATORS INC DE		canceled
EL-18-10-3649	COMMERCIAL INTERIOR ALTERATIONS (9TH FLOOR COMMON AREAS) LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	11/8/2018	final
EL-18-10-4016	FIRE ALARM - ACCESS CONTROL @ SUITE # 790 \$18,587	800 DOUGLAS RD	JOHNSON CONTROL SECL	1/24/2019	final
EL-18-11-2556	FIRE ALARM (REMOVE AND REPLACE DEVICES)	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	1/23/2019	final
EL-19-01-3095	ACCESS CONTROL & CCTV SYSTEMS FOR SUITE 770 & 825 LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	SECURITY PRO SYSTEMS I	3/6/2019	final
EL-19-01-3800	*HISTORIC *INSTALLATION OF (3) LAMP POSTS (GALIANO ST SIDE OF DOUGLAS ENTRANCE	800 DOUGLAS RD	LAR KEN ELECTRIC INC	4/9/2019	final
EL-19-01-3842	INSTALLATION OF FIRE ALARM RELAY FOR 770 & 825 \$3,800	800 DOUGLAS RD	CITIZEN PROTECTION INC	2/12/2019	final
EL-19-02-3092	FIRE ALARM SYSTEM \$1,875	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	2/14/2019	final
EL-19-02-4386	ACCESS CONTROL, INTERCOM & ALARM \$4,650	800 DOUGLAS RD	SECURITY 101	5/3/2019	final
EL-19-03-5128	FIRE ALARM PERMIT	800 DOUGLAS RD	CITIZEN PROTECTION INC	3/22/2019	final
EL-19-04-4696	COMM INTERIOR ALTERATION SUITE 930 44 LIGHT 32 OUTLETS AND 2 COMMERCIAL OUTI	800 DOUGLAS RD	ABCO ELECTRIC	6/24/2019	final
EL-19-05-4584	CCTV AND BURGLAR ALARM \$2,488.91	800 DOUGLAS RD	AVI INTEGRATORS	5/3/2019	final
EL-19-05-4775	ACCESS CONTROL WEST BUILDING (UNIVERSITY OF AUGUSTINE)	800 DOUGLAS RD	JOHNSON CONTROL SECL	5/30/2019	final
EL-19-06-4980	DOUGLAS ENTRANCE -NORTH TOWER *HISTORIC *ILLUMINATED SIGNS(2) - FACING SW 8T	800 DOUGLAS RD	ADVANCED MULTI SIGN C	10/21/2019	final
EL-19-06-5872	LOW VOLT FOR FIRE ALARM	800 S DOUGLAS RD	ABCO ELECTRIC	7/25/2019	final
EL-19-08-4996	FIRE ALARM SYSTEM -1ST FLOOR LOW VOLT FOR FIRE ALARM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	10/1/2019	final
EL-19-08-5972	LOW VOLTAGE FOR DATA CABLING SUITE 930	800 DOUGLAS RD	BLUE WAVE COMMUNICA	9/4/2019	final
EL-19-10-5088	COMMERCIAL *HISTORIC *40 TON A/C CHANGE OUT \$61,110	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	12/30/2019	final
EL-19-12-4769	ACCESS CONTROL - RELOCATE MAGLOCK \$1,800 ***SUITE 940***	800 DOUGLAS RD	EG TELECOMMUNICATIOI	1/2/2020	final
EL-20-08-6232	FIRE ALARM CONTROL PANEL	800 DOUGLAS RD	CITIZEN PROTECTION INC	8/20/2020	final
EL-20-09-5829	ACCESS CONTROL INSTALLATION ON 4TH FLOOR SUITE 400	800 DOUGLAS RD	CF ALARM INDUSTRY INC	9/30/2020	final
EL-21-01-6026	COMMERCIAL - INTERIOR ALTERATIONS STE#350 (CORDERO & ASSOCIATES) \$743,000	800 DOUGLAS RD	ABCO ELECTRIC	4/14/2021	final
EL-21-04-7252	**ELECTRICAL LOW VOLTAGE** INTERCOM COMMERCIAL - INTERIOR ALTERATIONS STE#350 (CORDERO & ASSOCIATES) \$743,000	800 DOUGLAS RD	CF ALARM INDUSTRY INC	4/15/2021	final
EL-21-04-7282	ACCESS CONTROL SYSTEM** FD-21-04-7253 COMMERCIAL - INTERIOR ALTERATIONS STE#350 (CORDERO & ASSOCIATES) \$743,000	800 DOUGLAS RD	CF ALARM INDUSTRY INC	4/15/2021	final
EL-21-05-7307	*COMMERCIAL*HISTORIC*INTERIOR BUILD OUT (@806 SUITE 300 & 350) \$120,000	800 DOUGLAS RD	MAGD TECH ELECTRIC CO	9/14/2021	final
EL-21-05-7822	COMMERCIAL - INTERIOR ALTERATIONS STE#350 LOW VOLTAGE DATA	800 DOUGLAS RD	WELL ELECTRIC TECHNOL	5/27/2021	final
EL-21-05-8180	FIRE ALARM SYSTEM \$1,700 FD-21-05-8081	800 DOUGLAS RD	CITIZEN PROTECTION INC	6/2/2021	final
EL-21-06-8524	FIRE ALARM SYSTEM \$4,165.00 (WEST TOWER) ***GALIANO AND 8 ST.***	800 DOUGLAS RD	ADT COMMERCIAL LLC	7/13/2021	final
EL-21-09-6045	COMMERCIAL *RELOCATE EXISTING FIRE ALARM DEVICES, NEW CONVENTIONAL SMOKE DI FD-21-08-8593 (@806 SUITE 300 & 350)	800 DOUGLAS RD	MAGD TECH ELECTRIC CO	9/14/2021	final
EX-09-09-2161	PERMIT EXTENSION FOR # BL-08-02-0541	800 DOUGLAS RD	PRITTS INC	12/29/2009	final
EX-12-01-6985	PERMIT EXTENSION OF ZN 11046129	800 DOUGLAS RD	CITY CONSTRUCTION GRO	1/27/2012	final
EX-14-10-2634	PERMIT RENEWAL BL-08-11-1235	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/10/2014	final

EX-15-03-5142	PERMIT RENEWAL BL-08-11-1235	800 DOUGLAS RD	PERILLO CONSTRUCTION	3/26/2015	final
EX-15-10-4738	PERMIT EXTENSION FOR BL-08-11-1235	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/8/2015	final
EX-16-09-5811	PERMIT EXTENSION TO BL-08-11-1235	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/14/2016	final
EX-16-11-7421	INSTALL (11) MINI SPLITS AC UNITS 11 TONS, GENERAL REPAIRS IN MACHINE ROOM \$4,98	800 DOUGLAS RD	AUSTEN AIR CONDITIONI	11/28/2016	final
EX-17-07-1780	**PERMIT EXTENSION FOR ME-15-11-6113**	800 DOUGLAS RD	AUSTEN AIR CONDITIONI	7/21/2017	final
	INSTALL (11) MINI SPLITS AC UNITS 11 TONS, GENERAL REPAIRS IN MACHINE ROOM \$4,98				
EX-18-02-2563	EXTENTION FOR BL-08-11-1235	800 DOUGLAS RD	PERILLO CONSTRUCTION	2/20/2018	final
EX-18-05-2741	EXTENSION FOR BL-17-03-2197****COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC	800 DOUGLAS RD	AMICON CONSTRUCTION	5/1/2018	final
EX-18-05-3292	CANCELLED - CREATED IN ERROR	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
EX-18-07-2700	EXTENSION FOR BL-17-05-1608****COMMERCIAL INTERIOR RENOVATIONS @ COMMON	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/3/2018	final
EX-18-10-3108	EXTENSION FOR BL-17-03-2188 / COMMERCIAL INTERIOR ALTERATIONS @ 1ST FLOOR (M	800 DOUGLAS RD	AMICON CONSTRUCTION	10/12/2018	final
EX-19-01-2992	PERMIT RENEWAL TO EL-18-03-4028 NORTH TOWER	800 DOUGLAS RD	J CROMPTON ELECTRICAL	1/18/2019	final
EX-19-02-4020	PERMIT EXTENSION FOR BL-08-11-1235 **** HISTORICAL 800 DOUGLAS ENTRANCE PUER	800 DOUGLAS RD	PERILLO CONSTRUCTION	2/20/2019	final
EX-19-06-5917	EXTENSION FOR BL-17-04-1874 * HISTORIC* REMOVE AND REPLACE EXISTING WIRELESS A	800 DOUGLAS RD	J CROMPTON ELECTRICAL	6/27/2019	final
EX-20-02-5124	PERMIT EXTENSION BL-17-08-1521 *** PRIVATE PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY) *** CC	800 DOUGLAS RD	STELLAR GROUP INC	3/13/2020	final
EX-20-02-5125	PERMIT EXTENSION BL-17-09-1343 PRIVATE PROVIDER MTCI INSPECTIONS ONLY *** *HISTORIC* EXTERIOR FACADE IMPROV	800 DOUGLAS RD	STELLAR GROUP INC	3/13/2020	final
EX-21-06-7682	FIRE ALARM SYSTEM -1ST FLOOR \$55,275	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/9/2021	final
EX-21-08-7286	RENEWAL FOR BL-19-12-4429 *HISTORIC* STAINED (BROWN) DECORATIVE WOODEN WINDOW GRILL AND TRIM TO MA	800 DOUGLAS RD	THE MIACON GROUP	8/5/2021	final
EX-22-02-7471	RENEWAL FOR BL-19-12-4429 *HISTORIC* STAINED (BROWN) DECORATIVE WOODEN WINDOW GRILL AND TRIM TO MA	800 DOUGLAS RD	THE MIACON GROUP	3/1/2022	final
EX-22-07-8749	*EXTENSION FOR BL-19-12-4429** - APPROVED 6 MONTHS	800 DOUGLAS RD	THE MIACON GROUP	8/8/2022	final
EX-22-09-6813	APPROVED FOR *** 60 DAYS *** BY DEV. SERVICES DIRECTOR S. CABRERA	800 DOUGLAS RD	STELLAR GROUP INC	9/30/2022	final
FD-07-06-0073	EMC CORAL GABLES, SUITE 600 - ACCESS CONTROL, ELECTRIC STRIKES	800 DOUGLAS RD	INTEGRATED SECURITY SY	6/22/2007	final
FD-07-06-0074	EMC CORAL GABLES, SUITE 600 - ACCESS CONTROL, MAGNETIC LOCKS	800 DOUGLAS RD	INTEGRATED SECURITY SY	6/22/2007	final
FD-07-06-0076	EMC CORAL GABLES, SUITE 600 - RELAY FOR ACCESS CONTROL, RELAY ONLY	800 DOUGLAS RD	INTEGRATED SECURITY SY	6/22/2007	final
FD-07-11-0005	SUITE 600	800 DOUGLAS RD	SOLUTIONS INC.	11/5/2007	final
FD-09-02-2485	2ND FLOOR	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	2/26/2009	final
FD-09-06-2538	SUITE 150- SOUTH FLORIDA EYE ASSOCIATES	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/15/2009	final
FD-09-06-2571	SUITE 150 - SOUTH FLORIDA EYE ASSOCIATES	800 DOUGLAS RD	ALPHA FIRE SPRINKLER C	6/15/2009	final
FD-10-03-3739	SUITE #530	800 DOUGLAS RD	COMPREHENSIVE FIRE AL		canceled
FD-10-03-4035	SUITE #530 (NORTH TOWER) - C.E.S.	800 DOUGLAS RD	ALPHA FIRE SPRINKLER C	3/18/2010	final
FD-10-03-4507	SUITE #530 -NORTH TOWER - CES	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	3/25/2010	final
	NOTE: ORIGINAL PERMIT #FD10-03-3739, CANCELLED - ISSUED INCORRECTLY AS SPRINKLE				
FD-10-03-4711	SMOKE TEST - SUITE #530 -NORTH TOWER, C.E.S.	800 DOUGLAS RD	PERILLO CONSTRUCTION	3/30/2010	final
FD-10-05-4219	MAILROOM	800 DOUGLAS RD	GENERAL FIRE SPRINKLER	5/17/2010	final
FD-12-07-0491	SUITE #185 - EXECUTIVE TOWER GYM	800 DOUGLAS RD	ALPHA FIRE SPRINKLER C	7/11/2012	final
FD-14-01-2327	COMMERCIAL INTERIOR ALTERATIONS (AECON OFFICE RENOVATIONS) STE #200 FIRE ALARM ** ACCESS CONTROL ** PERMIT 1-16-14	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	1/16/2014	final
FD-14-05-2447	COMMERCIAL INTERIOR ALTERATIONS STE#930 \$60,000 FIRE SPRINKLER PERMIT 5-6-14	800 DOUGLAS RD	ALPHA FIRE SPRINKLER C	5/6/2014	final
FD-14-06-2225	COMMERCIAL INTERIOR ALTERATIONS STE#930 \$60,000 FIRE ALARM PERMIT 6-4-14	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/5/2014	final
FD-15-01-1349	RELOCATION OF 4 SPRINKLER HEADS	800 DOUGLAS RD	ALPHA FIRE SPRINKLER C	2/3/2015	final
FD-15-02-0654	RELOCATE AND REINSTALL FIRE ALARM \$3250	800 DOUGLAS RD	PERILLO CONSTRUCTION	2/17/2015	final
FD-15-05-5487	CANCELLED INSTALLATION OF AN ACCESS CONTROL SYSTEM \$3,000	800 DOUGLAS RD	QUALITY WIRING		canceled
FD-15-06-5772	RELOCATE 2 SPRINKLER HEADS (GROUND FLOOR LOBBY RENOVATION) \$2,550	800 DOUGLAS RD	ALPHA FIRE SPRINKLER C	6/26/2015	final
FD-15-07-5174	FIRE ALARM 5TH FLOOR	800 DOUGLAS RD	FIRE ALARM SYSTEMS & S	7/21/2015	final
FD-15-07-5509	FIRE SPRINKLER @ SUITE 147	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/23/2015	final
FD-15-08-5404	FIRE SPRINKLER SYSTEM (5TH FLOOR) COMMON AREAS & RESTROOMS	800 DOUGLAS RD	ALPHA FIRE SPRINKLER C	8/31/2015	final
FD-15-09-4345	ACCESS CONTROL SYSTEM CONSISTING OF (4) DOORS #850	800 DOUGLAS RD	INTEGRATED SECURITY SY	9/23/2015	final
FD-15-09-4564	FIRE ALARM SUITE 147	800 DOUGLAS RD	FIRE ALARM SYSTEMS & S	9/23/2015	final
FD-15-10-5804	FIRE ALARM (7TH FLOOR) THIS PROJECT ACTUAL LOCATION IS 806 DOUGLAS ROAD	800 DOUGLAS RD	FIRE ALARM SYSTEMS & S	11/4/2015	final
FD-16-03-6794	**COMMERCIAL** ADD / RELOCATE FIRE SPRINKLER HEADS "EMC SQUARE" \$4,000	800 DOUGLAS RD	SUMMERS FIRE SPRINKLE	3/28/2016	final
FD-16-03-6879	RELOCATE EXISTING ACCESS CONTROL CARD READER & ADD 2 ADDITIONAL CARD READERS	800 DOUGLAS RD	SIEMENS INDUSTRY INC	4/11/2016	final
FD-16-04-6888	ACCESS CONTROL	800 DOUGLAS RD	STANLEY CONVERGENT SE	4/25/2016	final
FD-16-05-6618	FIRE ALARM SYSTEM "EMC SQUARE" STE #600	800 DOUGLAS RD	FIRE ALARM SYSTEMS & S	6/21/2016	final

FD-16-05-6976	CANCELLED - CREATED IN ERROR	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
FD-16-05-6977	FIRE ALARM 7TH FLOOR COMMON AREA NORTH TOWER	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/3/2016	final
FD-16-05-6978	FIRE ALARM SYSTEM 4TH FLOOR LOBBY AREA NORTH TOWER	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/3/2016	final
FD-16-05-7097	RELOCATE SPRINKLER HEADS ON THE 4TH FLOOR CORRIDOR	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	5/23/2016	final
FD-16-05-7098	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER \$50,000	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	5/23/2016	final
FD-16-05-7100	RELOCATE SPRINKLER HEADS ON THE 7TH FLOOR CORRIDOR	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	5/23/2016	final
FD-16-05-7163	REMOVE AND RE-INSTALL SMOKE DETECTORS, SPEAKERS AND STROBES FOR COMM INTER	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/3/2016	final
FD-16-05-7382	RELOCATE OF FIRE ALARM SYSTEM COMMON AREAS 8TH FLOOR NORTH TOWER \$2,750	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/8/2016	final
FD-16-05-7652	FIRE SPRINKLER SUITE 450	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	6/2/2016	final
FD-16-05-7667	FIRE ALARM SYSTEM UPGRADE NORTH TOWER \$38,000	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/13/2016	final
FD-16-07-6327	FIRE ALARM SYSTEM UPGRADE PARKING GARAGE \$35,000	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/13/2016	final
FD-16-07-7123	FIRE SPRINKLER SUITE 835	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	7/27/2016	final
FD-16-08-6144	FIRE ALARM SYSTEM @ SUITE 835	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	9/23/2016	final
FD-16-08-6763	INSTALL TWO DOOR ACCESS CONTROL SYSTEM (NO RELAY ON THIS PERMIT) SUITE 940	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	8/30/2016	final
FD-16-08-6986	FIRESPRINKLER SYSTEM # 825	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	8/30/2016	final
FD-16-08-7266	FIRE ALARM SYSTEM SUITE 825	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	9/6/2016	final
FD-16-09-5545	FIRE ALRM - COMMERCIAL INTERIOR ALTERATIONS @ SUITE 250 (INK GLOBAL) \$100,000	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	9/19/2016	final
FD-16-10-6430	FIRE ALARM SYSTEM STE #230 \$5,900	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	11/15/2016	final
FD-16-11-7129	REMOVE AND RE-INSTALL FIRE ALARM DEVICES @ STE 220 \$5,900	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	11/28/2016	final
FD-17-05-1101	FIRE SPRINKLER SUITE 450	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	5/5/2017	final
FD-17-06-2165	FIRST FLOOR NORTH TOWER FIRE SPRINKLERS (RELOCATION)	800 DOUGLAS RD	LUCTO FIRE SPRINKLER CO	6/30/2017	final
FD-17-06-2167	10TH FLOOR - NORTH TOWER FIRE SPRINKLER (RELOCATION)	800 DOUGLAS RD	LUCTO FIRE SPRINKLER CO	6/30/2017	final
FD-17-06-2270	COMM INTERIOR ALTERATIONS SUITES 770, 780, & 790 \$150,000	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	6/28/2017	final
FD-17-06-2538	REMOVE AND INSTALL TWO NAC DEVICES IN THE PH-1 BATHROOM	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	7/18/2017	final
FD-17-06-2640	ACCESS CONTROL SYSTEM 10TH FLOOR	800 DOUGLAS RD	REZONATE INDUSTRIES INC	8/22/2017	final
FD-17-07-1326	LOW VOLTAGE - ACCESS CONTROL	800 DOUGLAS RD	REZONATE INDUSTRIES INC	8/29/2017	final
FD-17-07-2488	FIRE SPRINKLERS @ COMMON 3RD FLOOR \$44,800	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	8/1/2017	final
FD-17-08-1746	FIRE ALARM	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/1/2017	final
FD-17-08-1758	FIRE ALARM (TAKE OVER #2) *** SPECIAL INSPECTOR (E.O.R.) WILLIAM CAYCEDO P.E. ***	800 DOUGLAS RD	FISK ELECTRIC COMPANY	11/8/2017	final
FD-17-08-1760	FIRE ALARM (TAKE OVER #2) @ 11TH FLOOR (MAS TECH, INC) \$125,000	800 DOUGLAS RD	FISK ELECTRIC COMPANY	11/8/2017	final
FD-17-08-1761	FIRE ALARM 1ST FLOOR (MAS TEC, INC) \$150,000	800 DOUGLAS RD	FISK ELECTRIC COMPANY	11/9/2017	final
FD-17-08-1762	FIRE ALARM (MAS TEC, INC) 10TH FLOOR	800 DOUGLAS RD	FISK ELECTRIC COMPANY	8/24/2017	final
FD-17-10-1087	FIRE HYDRANT FLOW TEST - - FLOW HYDRANT #02-16 GALIANO ST AND CALABRIA AVE AND	800 DOUGLAS RD	WIGINTON FIRE SYSTEMS	10/30/2017	final
FD-17-11-1653	*** SPECIAL INSPECTOR (E.O.R.) WILLIAM CAYCEDO P.E. *** COMMERCIAL INTERIOR AL	800 DOUGLAS RD	REZONATE INDUSTRIES INC	11/20/2017	final
FD-17-11-2414	FIRE SPRINKLERS (RELOCATION) \$8,073 12TH FLOOR	800 DOUGLAS RD	LUCTO FIRE SPRINKLER CO	12/6/2017	final
FD-18-03-3985	FIRE SPRINKLER SYSYTEM (UNIVERSITY OF ST AUGUSTINE)	800 DOUGLAS RD	WIGINTON FIRE SYSTEMS	5/1/2018	final
FD-18-04-3468	FIRE ALARM SYSTEM (UNIT 125) - C.G. EXEC. PHYSICIANS	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	4/20/2018	final
FD-18-04-3469	FIRE ALARM SYSTEM (STUDIO DADO INC.) @ STE#160	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	4/20/2018	final
FD-18-04-3947	EXPEDITED REVIEW ONLY, FD PERMIT IS FD-18-04-4113 ACCESS CONTROL - CCTV	800 DOUGLAS RD	AMICON CONSTRUCTION	4/26/2018	final
FD-18-04-4113	ACCESS CONTROL - CCTV 11TH FLOOR	800 DOUGLAS RD	REZONATE INDUSTRIES INC	5/29/2018	final
FD-18-04-4159	FIRE ALARM	800 DOUGLAS RD	KENDALL	5/4/2018	final
FD-18-05-2735	FIRE SPRINKLER SYSTEM 11TH FLOOR	800 DOUGLAS RD	LUCTO FIRE SPRINKLER CO	5/2/2018	final
FD-18-05-2758	PUBLIC SAFETY RADIO DIST, ANTENNA SYSTEM (BDA)	800 DOUGLAS RD	METRO ELECTRIC SERVICE	7/5/2018	final
FD-18-05-4359	ACCESS CONTROL SYSTEM - FREE EGRESS	800 DOUGLAS RD	JOHNSON CONTROL SECL	6/7/2018	final
FD-18-05-4463	CANCELLED REF RV-18-07-2848 / ACCESS CONTROL SYSTEM STE#160	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	6/12/2018	canceled
FD-18-07-2838	INTERCONNECT TWO EXISTING FIRE ALARM PANELS \$7,561	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/11/2018	final
FD-18-07-2850	FIRE ALARM SYSTEM SUITE 300 (LA PUERTA DEL SOL) \$15,550	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	7/17/2018	final
FD-18-10-2801	FIRE ALRM RE INSTALL AND RE LOCATE \$8378.00 COMMERCIAL INTERIOR ALTERATIONS STE#180 \$101,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/10/2018	final
FD-18-10-2856	FIRE SPRINKLERS (9TH FLOOR COMMON AREAS)	800 DOUGLAS RD	ALPHA FIRE SPRINKLER CO	10/25/2018	final
FD-18-10-3482	CANCELLED *TAKE OVER***ACCESS CONTROL, ALARM SYSTEM & INTERCOM	800 DOUGLAS RD	SECURITY 101		canceled
FD-18-10-3623	REMOVE AND REINSTALL FIRE ALARM DEVICES AS PER PLAN (9TH FLOOR COMMON AREAS	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	11/8/2018	final

FD-18-10-3947	***TAKEOVER**FIRE ALARM - ACCESS CONTROL @ SUITE # 790 \$18,587	800 DOUGLAS RD	JOHNSON CONTROL SECU	1/24/2019	final
FD-18-10-4146	CANCELLED - CREATED IN ERROR	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
FD-19-01-3018	ACCESS CONTROL & CCTV SYSTEMS FOR SUITE 770 & 825 \$19,745	800 DOUGLAS RD	SECURITY PRO SYSTEMS I	3/6/2019	final
FD-19-01-3821	INSTALLATION OF FIRE ALARM RELAY FOR 770 & 825 \$3,800	800 DOUGLAS RD	CITIZEN PROTECTION INC	2/22/2019	final
FD-19-01-4024	FIRE ALARM SYSTEM \$1,875	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	2/14/2019	final
FD-19-02-4287	ACCESS CONTROL, INTERCOM & ALARM \$4,650	800 DOUGLAS RD	SECURITY 101	5/3/2019	final
FD-19-03-5001	INSTALLATION OF FIRE ALARM RELAY **SUITE 790** \$2,400	800 DOUGLAS RD	CITIZEN PROTECTION INC	3/22/2019	final
FD-19-05-4489	LIQUOR LICENSE REVIEW OF SEATING ARRANGEMENT FOR RESTAURANT BL-17-09-1563 - (SOMEONE'S SON)	800 DOUGLAS RD	SHARP		pending
FD-19-05-4726	ACCESS CONTROL WEST BUILDING (UNIVERSITY OF AUGUSTINE)	800 DOUGLAS RD	JOHNSON CONTROL SECU	5/17/2019	final
FD-19-06-5833	FIRE ALARM \$13,000	800 S DOUGLAS RD	ABCO ELECTRIC	7/25/2019	final
FD-19-07-4408	FIRE SPRINKLER INSTALLATION **SUITE 930** \$4,633.00	800 DOUGLAS RD	LUCTO FIRE SPRINKLER C	7/17/2019	final
FD-19-08-4890	FIRE ALARM SYSTEM -1ST FLOOR \$55,275	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	10/1/2019	final
FD-19-12-4742	ACCESS CONTROL - RELOCATE MAGLOCK \$1,800 ***SUITE 940***	800 DOUGLAS RD	EG TELECOMMUNICATIO	1/15/2020	final
FD-20-08-6143	FIRE ALARM CONTROL PANEL \$1,430	800 DOUGLAS RD	CITIZEN PROTECTION INC	8/20/2020	issued
FD-20-09-5816	ACCESS CONTROL INSTALLATION ON 4TH FLOOR SUITE 400	800 DOUGLAS RD	CF ALARM INDUSTRY INC	12/10/2020	final
FD-21-04-7253	ACCESS CONTROL SYSTEM** COMMERCIAL - INTERIOR ALTERATIONS STE#350 (CORDERO & ASSOCIATES) \$743,000	800 DOUGLAS RD	CF ALARM INDUSTRY INC	5/6/2021	final
FD-21-04-7858	COMMERCIAL - RELOCATED (65) HEADS \$10,200	800 DOUGLAS RD	S & L FIRE PROTECTION	5/5/2021	final
FD-21-05-8081	FIRE ALARM SYSTEM \$1,700	800 DOUGLAS RD	CITIZEN PROTECTION INC	6/23/2021	final
FD-21-06-8346	FIRE ALARM SYSTEM \$4,165.00 (WEST TOWER)	800 DOUGLAS RD	ADT COMMERCIAL LLC	7/8/2021	final
FD-21-08-7707	**COMMERCIAL RELOCATE 6 SPRINKLERS HEAD*** *COMMERCIAL*HISTORIC*INTERIOR ALTERATIONS @ 806 DOUGLAS @ (SUITE 300 & SUIT	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	9/16/2021	final
FD-21-08-8593	COMMERCIAL *RELOCATE EXISTING FIRE ALARM DEVICES, NEW CONVENTIONAL SMOKE DI	800 DOUGLAS RD	MAGD TECH ELECTRIC CO	9/15/2021	final
HI-09-01-1908	REPLACEMENT OF WINDOWS & DOORS	800 DOUGLAS RD	THE PERMIT SHOP	7/23/2013	final
HI-09-07-3013		800 DOUGLAS RD	WILMINGTON TRUST CO	5/4/2010	final
HI-09-10-2760	WINDOWS	800 DOUGLAS RD	PERRILO CONSTRUCTION	5/19/2010	final
HI-09-11-1679	RENOVATIONS OF 2ND FLOOR RESTROOMS	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/20/2010	final
ME-08-04-0521	REPLACE 2 CHILLERS (580 TONS TOTAL) \$442,000	800 DOUGLAS RD	DEBONAIR MECHANICAL	4/9/2008	final
ME-08-05-0599	CANCELLED - DUCTWORK SUITE 570	800 DOUGLAS RD	AIRTROL AIR COND CO IN	9/22/2009	final
ME-08-05-1612	SMOKE EVACUATION INSPECTION FOR COMMERCIAL INTERIOR ALTERATIONS @806 DOU	800 DOUGLAS RD	AIRTROL AIR COND CO IN	5/30/2008	final
ME-09-06-2855	INSTALL A/C DUCT WORK FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES)	800 DOUGLAS RD	GS A/C EQUIPMENT	6/30/2009	final
ME-10-03-3276	DUCTWORK ONLY SUITE 530 NORTH TOWER	800 DOUGLAS RD	BROPHY AIR INC	3/5/2010	final
ME-10-03-4723	SMOKE EVACUATION INSPECTION FOR THE COMMERCIAL INTERIOR ALTERATIONS @ SUIT	800 DOUGLAS RD	BROPHY AIR INC	3/30/2010	final
ME-10-09-4242	CANCELLED - EXACT CHANGEOUT OF AN EXSITING 30 TON A/C UNIT \$7,000	800 DOUGLAS RD	BLEAU AIR CONDITIONIN	9/13/2010	final
ME-10-10-5304	EXACT CHANGEOUT OF AN EXISTING 30 TON A/C UNIT ON ROOF \$7,000	800 DOUGLAS RD	BLEAU AIR CONDITIONIN	10/22/2010	final
ME-10-10-5306	EXACT CHANGEOUT OF AN EXISTING 30 TON A/C UNIT ON ROOF \$7,000	800 DOUGLAS RD	BLEAU AIR CONDITIONIN	10/22/2010	final
ME-11-07-6112	COMMERCIAL INTERIOR ALTERATIONS (TRANS WESTERN DOUGLAS ENTRANCE LLC) STE#52	800 DOUGLAS RD	GS A/C EQUIPMENT	7/13/2011	final
ME-12-04-8668	RELOCATE EXISTING AIR HANDLERS TO NEW LOCATION (HORIZONTAL) AND ADD NEW DUC	800 DOUGLAS RD	GS MECHANICAL INC	7/23/2012	final
ME-12-08-1322	CANCELLED	800 DOUGLAS RD	WILMINGTON TRUST CO		canceled
ME-14-05-3292	RELOCATING 4 SUPPLY GRILLES AND 4 RETURN AIR GRILLES.	800 DOUGLAS RD	BROPHY AIR INC	5/19/2014	final
ME-14-11-4367	RELOCATE TWO SUPPLY GRILLS	800 DOUGLAS RD	BROPHY AIR INC	2/2/2015	final
ME-15-05-4974	REWORK 4 SUPPLY DUCTS FROM THE EXISTING MAIN.	800 DOUGLAS RD	BROPHY AIR INC	8/25/2015	final
ME-15-05-5477	CANCELLED***CONNECT NEW DUCT DROPS TO THE EXISTING LOW PRESSURE DUCTWORK	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
ME-15-05-5479	DEMO DUCTWORK AND REWORK PER PLAN.	800 DOUGLAS RD	BROPHY AIR INC	8/5/2015	final
ME-15-05-5582	DEMO MECHANICAL	800 DOUGLAS RD	BROPHY AIR INC	5/26/2015	final
ME-15-11-6113	INSTALL (11) MINI SPLITS AC UNITS 11 TONS, GENERAL REPAIRS IN MACHINE ROOM \$4,98	800 DOUGLAS RD	AUSTEN AIR CONDITIONI	11/30/2015	final
ME-16-02-2060	INSTALL ONE NEW A/C UNIT AND REWORK SOME DUCTWORK PER PLAN.	800 DOUGLAS RD	TURNKEY INTERNATIONAL	3/29/2016	final
ME-16-04-6749	COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER. RAISE CEILING IN COMMON	800 DOUGLAS RD	GS MECHANICAL INC	5/18/2016	final
ME-16-04-6880	COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER /// INSTALL LINNEAR DIF	800 DOUGLAS RD	GS MECHANICAL INC	5/23/2016	final
ME-16-04-7020	COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER/// INSTALL 4 LINEAR DIF	800 DOUGLAS RD	GS MECHANICAL INC	5/18/2016	final
ME-16-04-7110	INSTALL NEW DUCTWORK AND DROPS TO EXISTING VAV'S IN SPACE AND PERFORM SMO	800 DOUGLAS RD	BROPHY AIR INC	5/16/2016	final
ME-16-06-6638	***CANCELLED***	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
ME-16-06-6655	INSTALL NEW DUCTWORK TO EXISTING A/C UNITS, ONE NEW EXHAUST FAN.	800 DOUGLAS RD	BROPHY AIR INC	10/12/2016	final
ME-16-06-6808	INST NEW DUCT DROPS FROM EXISTING A/C SYSTEM.	800 DOUGLAS RD	BROPHY AIR INC	7/11/2016	final

ME-16-06-7124	INSTALL NEW DUCTWORK TO EXISTING SYSTEM.	800 DOUGLAS RD	COPASETIC MECHANICAL	11/15/2016	final
ME-16-07-6715	INSTALL NEW DUCTWORK TO EXISTING VAV'S . RELOCATE ONE VAV.	800 DOUGLAS RD	BROPHY AIR INC	8/15/2016	final
ME-16-07-7146	INSTALL NEW DUCTWORK TO EXISTING A/C UNITS FOR ENTIRE SPACE.	800 DOUGLAS RD	BROPHY AIR INC	9/16/2016	final
ME-16-09-6135	INSTALL ONE NEW 1.5 TON SPLIT SYSTEM TO THE IT ROOM.	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/21/2016	final
ME-17-04-1014	REWORK DUCTWORK ON THE 11TH FLOOR .	800 DOUGLAS RD	ARRAS AIR CONDITIONIN	4/12/2018	final
ME-17-04-1113	INSTALL NEW VAVS, 2 NEW AIR HANDLERS AND DUCTWORK THROUGHOUT THE SPACE.	800 DOUGLAS RD	ARRAS AIR CONDITIONIN	8/1/2017	final
ME-17-04-1127	REWORK DUCTWORK, SOME VAV'S AND ADD ONE 1.5 TON WATER COOLED UNIT.	800 DOUGLAS RD	ARRAS AIR CONDITIONIN	1/4/2018	final
ME-17-04-1132	REWORK DUCTWORK TO EXISTING UNITS, INSTALL NEW INLINE EXHAUST FAN.	800 DOUGLAS RD	ARRAS AIR CONDITIONIN	8/1/2017	final
ME-17-04-1165	REWORK DUCTWORK	800 DOUGLAS RD	COPASETIC MECHANICAL	5/3/2017	final
ME-17-04-2291	REWORK ALL DUCTWORK THROUGHOUT THE SPACES	800 DOUGLAS RD	BROPHY AIR INC	6/7/2017	final
ME-17-07-1724	COMMERCIAL INTERIOR RENOVATIONS @ COMMON 3RD FLOOR \$44,800	800 DOUGLAS RD	GS MECHANICAL INC	7/19/2017	final
ME-17-08-1251	EXACT REPLACEMENT OF WATER COOLED CHILLER \$ 89,550	800 DOUGLAS RD	DEBONAIR MECHANICAL	8/18/2017	final
ME-17-08-2205	*** PRIVATOR PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY) ***	800 DOUGLAS RD	COOL BREEZE A/C CORP	3/1/2018	final
ME-17-08-2678	COMMERCIAL INTERIOR ALTERATIONS (SMOKE EVAC TEST) 10TH FLOOR \$750	800 DOUGLAS RD	ARRAS AIR CONDITIONIN	8/31/2017	final
ME-17-10-1121	INSTALL ONE NEW 5 TON SPLIT SWYSTEM TO OFFICE REMODEL AND DUCTWORK.	800 DOUGLAS RD	COPASETIC MECHANICAL	11/13/2018	final
ME-18-01-2414	MINOR DUCTWORK CHANGES AND REPAIR.	800 DOUGLAS RD	COPASETIC MECHANICAL	4/16/2018	final
ME-18-02-1823	demo all mechanical ductwork and install new ductwork to existing air handlers.	800 DOUGLAS RD	COPASETIC MECHANICAL	4/12/2018	final
ME-18-03-3226	*****cancelled*****	800 DOUGLAS RD	AMICON CONSTRUCTION		canceled
ME-18-03-4357	DUCT WORK, GRILLES AND BATHROOM EXHAUST FANS	800 DOUGLAS RD	COPASETIC MECHANICAL	5/26/2018	final
ME-18-05-3873	SMOKE EVACUATION INSPECTION @ 11TH FLOOR (MAS TECH, INC)	800 DOUGLAS RD	AMICON CONSTRUCTION	5/24/2018	final
ME-18-08-3747	COMMERCIAL INTERIOR ALTERATIONS STE#180 \$101,000	800 DOUGLAS RD	COPASETIC MECHANICAL	10/18/2018	final
ME-18-08-4174	INSTALL NEW LINEAL DIFFUSERS AS PER APPROVED PLAN	800 DOUGLAS RD	RCI AIR CONDITIONING C	10/1/2018	final
ME-19-04-4742	RELOCATE SUPPLY AND RETURN GRILLES	800 DOUGLAS RD	VIKING AIR MECHANICAL	7/19/2019	final
ME-19-10-4519	COMMERCIAL *HISTORIC *40 TON A/C CHANGE OUT \$61,110	800 DOUGLAS RD	AIRSTRON INC	12/5/2019	final
ME-21-01-6215	COMMERCIAL - INTERIOR ALTERATIONS STE#350 (CORDERO & ASSOCIATES) \$743,000	800 DOUGLAS RD	AIRTECH AIR CONDITION	4/20/2021	final
ME-21-05-7385	*COMMERCIAL*HISTORIC*INTERIOR BUILD OUT (SUITE 300) \$120,000	800 DOUGLAS RD	VIKING AIR MECHANICAL	9/3/2021	final
PL-08-05-0220	FLOOR DRAIN, LAVATORIES, URINAL & WATER CLOSETS \$3,000	800 DOUGLAS RD	ARIES PLUMBING SERVI	5/5/2008	final
PL-08-09-1243	INSTALL WATER SERVICE CONNECTION & BACK FLOW PREVENTOR \$8,600	800 DOUGLAS RD	ARIES PLUMBING SERVI	10/1/2008	final
PL-09-05-1834	INSTALL (5) SINKS ROUGH/SET FOR THE COMM INTER ALTER SUITE 150 (SOUTH FLORIDA E	800 DOUGLAS RD	ARIES PLUMBING SERVI	6/11/2009	final
PL-12-04-8704	PLUMBING WORK FOR COMM INTER ALTER @ STE #185 (EXECUTIVE TOWER GYM)	800 DOUGLAS RD	ARIES PLUMBING SERVI	7/16/2012	final
PL-15-01-0254	INTERIOR DEMOLITION SUITE 450	800 DOUGLAS RD	ARIES PLUMBING SERVI	1/9/2015	final
PL-15-01-0257	INTERIOR DEMOLITION SUITE 770	800 DOUGLAS RD	ARIES PLUMBING SERVI	1/9/2015	final
PL-15-01-0258	INTERIOR DEMOLITION SUITE 530 & 540 \$40,000	800 DOUGLAS RD	ARIES PLUMBING SERVI	1/9/2015	final
PL-15-02-1278	REPLACING EXISTING SINK AND FAUCET FOR --- DF & F-COMM INTER ALTER@ SUITE #85C	800 DOUGLAS RD	ARIES PLUMBING SERVI	2/26/2015	final
PL-15-04-5597	PLUMBING WORK FOR COMM INTER ALTER @ SUITE 147	800 DOUGLAS RD	ARIES PLUMBING SERVI	8/26/2015	final
PL-15-05-4442	*** CANCELLED ***	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PL-15-06-6109	CANCELLED***PLUMBING WORK FOR COMM INTER ALTER @ SUITE 370	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
PL-15-07-5356	COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL OFFICE SUITE 125) ONLY	800 DOUGLAS RD	ARIES PLUMBING SERVI	8/26/2015	final
PL-15-10-4795	PLUMBING WORK FOR INTERIOR DEMOLITION ONLY (LA PUERTA DEL SOL) GROUND FLOO	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PL-16-04-6921	PLUMBING WORK FOR COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH TOWER	800 DOUGLAS RD	STAR PLUMBING	1/30/2017	final
PL-16-04-7215	PLUMBING WORK FOR COMM INTER ALTER SUITE 450 NORTH TOWER	800 DOUGLAS RD	STAR PLUMBING	5/13/2016	final
PL-16-05-6692	PLUMBING WORK FOR COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH TOWER	800 DOUGLAS RD	STAR PLUMBING	1/30/2017	final
PL-16-05-6693	***CANCELLED***	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
PL-16-05-6694	PLUMBING WORK FOR COMM INTER ALTER COMMON AREA 7TH FL NORTH TOWER	800 DOUGLAS RD	STAR PLUMBING	1/30/2017	final
PL-16-06-6218	PLUMBING WORK FOR COMM INTER ALTER SUITE 835	800 DOUGLAS RD	STAR PLUMBING	7/29/2016	final
PL-16-06-6647	PLUMBING WORK FOR COMM INTER ALTER STE #230	800 DOUGLAS RD	STAR PLUMBING	8/22/2016	final
PL-16-06-6958	PLUMBING WORK FOR COMM INTER ALTER STE 220	800 DOUGLAS RD	STAR PLUMBING	11/18/2016	final
PL-16-07-6667	PLUMBING WORK FOR COMM INTER ALTERATION ***UNIT 825*** BREAK ROOM	800 DOUGLAS RD	STAR PLUMBING	8/22/2016	final
PL-16-07-6700	PLUMBING WORK FOR COMM INTER ALTER @ SUITE 250 (INK GLOBAL)	800 DOUGLAS RD	STAR PLUMBING	8/22/2016	final
PL-16-09-6315	RESET PLUMBING FIXTURES ONLY (WATER CLOSET, SINKS, FAUCETS..) \$2,000	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	9/27/2016	final
PL-16-11-7287	REPAIR/ REPLACE EXISTING LAWN SPRINKLER \$ 2,200	800 DOUGLAS RD	BRIGHTVIEW LANDSCAPE	11/17/2016	final
PL-17-03-2473	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC) 10TH FLOO	800 DOUGLAS RD	RINGEMANN PLUMBING	6/26/2017	final
PL-17-03-2477	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ 12TH FLOOR (MAS TECH	800 DOUGLAS RD	RINGEMANN PLUMBING	6/26/2017	final
PL-17-03-2480	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ 11TH FLOOR (MAS TECH	800 DOUGLAS RD	RINGEMANN PLUMBING	6/26/2017	final
PL-17-04-2117	PLUMBING WORK FOR COMM INTERIOR ALTERATIONS @ SUITES 770, 780, & 790 (BREAK ROOM #781 & LOUNGE #790)	800 DOUGLAS RD	STAR PLUMBING	6/15/2017	final
PL-17-06-1602	CANCELLED - PLUMBING WORK FOR COMM INTERIOR DEMO ONLY (UNIVERSITY OF ST AU	800 DOUGLAS RD	STELLAR GROUP INC		canceled
PL-17-06-1778	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ MASTEC, INC. (CAFE PANTRY & DINING AREA- 1ST FLOOR EMPLOYEE LOUNGE)	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	7/5/2017	final

PL-17-11-1757	*** cancel ***	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PL-18-01-1800	*** PRIVATOR PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY) ***P	800 DOUGLAS RD	PINNACLE PLUMBING	2/27/2018	final
PL-18-02-1753	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS (STUDIO DADO INC.) @ SU	800 DOUGLAS RD	STAR PLUMBING	4/11/2018	final
PL-18-03-4318	PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS @ C.G. EXEC. PHYSICIANS	800 DOUGLAS RD	STAR PLUMBING	4/11/2018	final
PL-18-04-3467	PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS @ SUITE 300 (LA PUERTA DEL SO	800 DOUGLAS RD	STAR PLUMBING	6/11/2018	final
PL-18-06-2894	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATION (SOMEONE'S SON)	800 DOUGLAS RD	1A FLORIDA PLUMBING II	11/28/2018	final
PL-18-07-2617	CANCELLED *SITE DRAINAGE RE PIPING \$	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PL-18-07-3723	PLUMBING WORK FOR COMMERCIAL INTERIOR DEMOLITION (LA PUERTA DEL SOL SUITE 1	800 DOUGLAS RD	STAR PLUMBING	10/5/2018	final
PL-18-08-2821	PLUMBING WORK FOR COMMERCIAL INTERIOR ALTERATIONS @ SUITE 180	800 DOUGLAS RD	STAR PLUMBING	10/10/2018	final
PL-18-08-3224	PLUMBING WORK FOR COMM. INTERIOR ALTERATIONS { SANITARY RE-ROUGH @ CRAWL	800 DOUGLAS RD	STAR PLUMBING	12/13/2018	final
PL-18-09-3283	***CANCELLED***	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PL-18-10-2824	PLUMBING WORK*** COMMERCIAL INTERIOR ALTERATIONS (9TH FLOOR COMMON AREA	800 DOUGLAS RD	STAR PLUMBING	1/18/2019	final
PL-19-04-4675	PLUMBING WORK FOR COMM. INTERIOR ALTERATION @ SUITE # 930	800 DOUGLAS RD	RINGEMANN PLUMBING :	5/28/2019	final
PL-21-03-8078	PLUMBING FOR **COMMERCIAL - INTERIOR ALTERATIONS STE#350 (CORDERO & ASSOCIA	800 DOUGLAS RD	SILVER PALM PLUMBING	4/20/2021	final
PL-21-06-8388	*** PRIVATE PROVIDER - MTCI PRIVATE PROVIDER SERVICES (INSPECTIONS ONLY) *** CC	800 DOUGLAS RD	AFFORDABLE IRRIGATION	7/8/2021	final
PS-14-11-4092	TREE REMOVAL 3- ORCHID TREES TOBE REPLACED W 3- BULNESIA, 2- ROYAL PALMS (DEAD)	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	3/10/2015	final
PS-17-06-1562	TREE REMOVAL/REPLACEMENT - Approve to remove dead Live oak. Tree will be replaced	800 DOUGLAS RD	OWNER		approved
PS-18-07-3044	TREE REMOVAL (APP & PLAN ATTACHED) Approved to remove Live oak struck by lightning	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	7/20/2018	final
PS-19-04-4461	TREE REMOVAL (APP & PLAN ATTACHED) Approved to remove 1 dead Live oak and replac	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	4/11/2019	final
PU-10-08-4052	REQ CERT COPY OF PERMITS 04070292 05020254 04040509 CRM INV 011127	800 DOUGLAS RD	GREENBERG TRAUIG	8/13/2010	final
PU-11-04-5498	REQ COPY OF PERMIT BL08020710 IMAGE 9 CRM INV 013060	800 DOUGLAS RD	US CONSTRUCTION CORF	4/12/2011	final
PU-11-11-5937	REQ COPY OF PERMITS 05020254 00050402 CRM INV 014854	800 DOUGLAS RD	SOTOLONGO SALMAN HE	11/22/2011	final
PU-15-01-0327	REQ CERT COPY OF BL13080164	800 DOUGLAS RD	CROMPTON CONSTRUCTI	1/12/2015	final
PU-15-03-3697	REQ CERT COPY OF PERMIT BL14114172	800 DOUGLAS RD	PERILLO CONSTRUCTION	3/3/2015	final
PU-15-05-5012	REQ COPY OF RECORDS FOR PERMIT 28712	800 DOUGLAS RD	CHEN MOORE AND ASSO	5/13/2015	final
PU-16-05-6529	REQUEST FOR DUPLICATE SET OF PLANS FOR BL16045969 (33 PAGES)	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/11/2016	final
PU-16-06-6741	REQUEST FOR DUPLICATE COPY OF RV-16-06-6471 (15 PAGES)	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/9/2016	final
PU-16-06-7032	REQUEST FOR DUPLICATE SET OF PERMIT BL-16-05-6242 (29 PAGES) 24 X 36	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/14/2016	final
PU-16-07-7143	REQUEST FOR DUPLICATE COPY OF RV-16-01-2196 14 PAGES IN 24 X	800 DOUGLAS RD	THE PERMIT SHOP	7/20/2016	final
PU-16-08-6641	REQUEST FOR VARIOUS PLANS BY SAME CONTRACTOR FOR REVISION AND SHOP DRAWING BL16068101, BL16068105, BL16057219, BL16068108, BL16067645 164 PAGES IN TOTAL , 24 X 36 PERILLO CONSTRUCTION	800 DOUGLAS RD	PERILLO CONSTRUCTION	8/25/2016	final
PU-16-11-7441	REQUEST FOR DUPLICATE CERTIFIED COPY COMMERCIAL INTERIOR ALTERATIONS @ STE 220 \$100,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	11/21/2016	final
PU-17-02-0595	REQUEST FOR DUPLICATE SET OF RV16127316 BY PERILLO CONSTRUCTION	800 DOUGLAS RD	THE PERMIT SHOP	2/21/2017	final
PU-17-06-2619	REQUEST FOR DUPLICATE SET OF CERTIFIED PLANS COMMERCIAL INTERIOR RENOVATIONS @ COMMON 3RD FLOOR \$44,800	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/29/2017	final
PU-17-10-1705	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* REQUEUST FOR SECTION D FOR UPCOMING PROJECT - AUTHORIZATION CONFIRMED - ON CD	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PU-18-02-3039	REQUEST FOR ORIGINAL PLANS - ON CD	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PU-18-03-3423	*OK TO CLOSE/CANCEL PER SURAMY CABRERA* OPY OF CD 800 DOUGLAS ENTRACE	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
PU-18-04-3121	REQUEST BY CONTRACTOR FOR DUPLICATE CERTIFIED SET OF PLANS COMMERCIAL INTERIOR ALTERATIONS (STUDIO DADO INC.) @ STE#160 @ \$30,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/11/2018	final
PU-18-04-3123	INTR. ALTERATIONS ONLY - C.G. EXEC. PHYSICIANS - \$100,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/11/2018	final
PU-21-12-6434		800 DOUGLAS RD	COMPREHENSIVE FIRE AL	12/28/2021	final
PW-08-04-1175	OBSTRUCTION OF R.O.W W/CRANE	800 DOUGLAS RD	GENERAL CRANE	6/3/2008	final
PW-08-12-1377	OBSTRUCTION OF ROW	800 DOUGLAS RD	MCU CONSTRUCTION LLC	12/18/2008	final
PW-14-09-2243	REMOVE & REPLACE EXISTING SIDEWALK	800 DOUGLAS RD	LEVEL 3 TELECOMMUNIC	9/19/2014	final
PW-16-09-6027	DIRECTIONAL BORE1-2" HDPE CONDUIT WITH COAXIAL CABLE FOR CATV *PERMIT REQUEST HAS BEEN DISCARDED...NO ACTION HSA TAKEN PLACE FOR OVER 180 D	800 S DOUGLAS RD	COMCAST		canceled
PW-18-03-3496	CRANE ON ROW RESUBMITTAL 3-19-18	800 S DOUGLAS RD	HARRISON CRANE SERVIC	3/28/2018	final
PW-18-05-3927	CRANE ON ROW RENEWAL OF PW18033496	800 S DOUGLAS RD	HARRISON CRANE SERVIC	5/22/2018	final
PW-19-01-3893	DIRECTIONAL BORE 170' INSTALL 1-2" HDPE CONDUIT & PULL FIBERT OPTIC CABLE	800 S DOUGLAS RD	COMCAST	3/8/2019	canceled

PW-19-05-5388	SIDEWALK REPLACEMENT	800 S DOUGLAS RD	MIGUEL LOPEZ	5/28/2019	final
PW-19-12-4740	MOT-DIRECTIONAL BORE 31' INSTALL 1-2" HDPE CONDUIT, PULL 1-FOC.*PERMIT REQUEST HAS I	800 S DOUGLAS RD	COMCAST		canceled
PW-19-12-4778	SEWER CAPACITY LETTER	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	1/2/2020	final
RC-16-07-7608	BUILDING RECERTIFICATION (1976) (BUILDING #2 ONLY) CONSTRUCTION REGULATION BOARD CASE #16-5525 UNSAFE STRUCTURES FEE	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	7/27/2016	final
RC-21-08-8585	***CANCELLED TRANSFERED TO RECT-23-05-0160***BUILDING RECERTIFICATION (YEAR B	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	9/14/2021	canceled
RC-21-09-6282	***CANCELLED SEE RECT-25-01-0451 ***BUILDING RECERTIFICATION (YEAR BUILT 1971) B	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	9/14/2021	canceled
RR-09-08-1851	RE-REVIEW FEE FOR STRUCTURAL	800 DOUGLAS RD	WILMINGTON TRUST CO	9/9/2009	final
RR-10-01-3181	RE-REVIEW FEE FOR HISTORICAL	800 DOUGLAS RD	ZITMAN & ASSOCIATES IN	1/25/2010	final
RR-10-01-3184	RE-REVIEW FEE FOR STRUCTURAL	800 DOUGLAS RD	ZITMAN & ASSOCIATES IN	1/25/2010	final
RR-10-03-3569	RE-REVIEW FEE FOR HISTORICAL	800 DOUGLAS RD	ZITMAN & ASSOCIATES IN	3/10/2010	final
RR-10-03-4370	RE-REVIEW FEE FOR BUILDING	800 DOUGLAS RD	ZITMAN & ASSOCIATES IN	3/24/2010	final
RV-08-05-0571	ROOF REVISION (INSTALL INSULATION AND INSTALL WOOD DECK OVER INSULATION PRIOR	800 DOUGLAS RD	PRITTS INC	5/9/2008	final
RV-08-05-0573	ROOF REVISION (INSTALLING WOOD DECK OVER CONCRETE DECK PRIOR TO INSTALLATIO	800 DOUGLAS RD	PRITTS INC	5/9/2008	final
RV-08-05-1327	SUPPLEMENT TO ELECTRICAL, ROUGH WIRING, TELEPHONE & COMMUNICATIONS, IN LOB	800 DOUGLAS RD	INDUSTRIAL ELECTRICAL S	5/27/2008	final
RV-08-06-0417	EMERGENCY REPAIR - WATER DAMAGE ON WOOD FLOOR, REMOVE WOOD FLOOR & INSP	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/13/2008	final
RV-09-06-2754	COMM INTER ALTER SUITE 150 (SOUTH FLORIDA EYE ASSOCIATES) \$75,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/29/2009	final
RV-09-11-2387	STRUCTURAL REVISION	800 DOUGLAS RD	PERILLO CONSTRUCTION	11/20/2009	final
RV-10-03-4830	REVISION (MECHANICAL)	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/1/2010	final
RV-12-08-0825	MECH/PLUM REVISION	800 DOUGLAS RD	PERILLO CONSTRUCTION	8/16/2012	final
RV-14-04-2342	REVISION (MECHANICAL)	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/30/2014	final
RV-14-05-2209	STRUCTURAL REVISION	800 DOUGLAS RD	FLORIDA LEMARK CORP	5/9/2014	final
RV-15-05-4627	REVISION- ARCHITECTURAL PAGES	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/22/2015	final
RV-15-12-5431	PLUMBING REVISION	800 DOUGLAS RD	PERILLO CONSTRUCTION	12/16/2015	final
RV-16-01-2196	REVISION- CHANGE IN WINDOW TYPE & CHANGE IN ENGINEER	800 DOUGLAS RD	PERILLO CONSTRUCTION	2/12/2016	final
RV-16-05-6398	REVISION-CHANGE IN TYPE OF WINDOWS ON 1ST FLOOR	800 DOUGLAS RD	PERILLO CONSTRUCTION	12/28/2016	final
RV-16-06-6471	*REVISION* ELECTRICAL & INTERIOR REVISIONS - COMM INTER ALTER SUITE 450 NORTH 1	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/9/2016	final
RV-16-09-6118	REVISION (MECHANICAL)	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/21/2016	final
RV-16-10-6656	REVISION- ARCHITECTURAL,MECHANICAL,ELECTRICAL,PLUMBING PAGES	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/26/2016	final
RV-16-11-7597	REVISION (PLUMBING, MECHANICAL)	800 DOUGLAS RD	PERILLO CONSTRUCTION	12/8/2016	final
RV-16-11-7599	REVISION (MECHANICAL)	800 DOUGLAS RD	PERILLO CONSTRUCTION	12/1/2016	final
RV-16-12-7313	CANCELLED *** REVISION* STRUCTURAL DOORS COMMERCIAL INTERIOR ALTERATIONS STE #230 \$30,000	800 DOUGLAS RD	PERILLO CONSTRUCTION		canceled
RV-16-12-7316	*REVISION* STRUCTURAL DOORS COMMERCIAL INTERIOR ALTERATIONS @ STE 220 \$100,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	1/18/2017	final
RV-17-08-1538	REVISIN (BUILDING, ELECTRICAL, PLUMBING) 1ST FLOOR	800 DOUGLAS RD	AMICON CONSTRUCTION	10/20/2017	final
RV-17-08-1774	REVISION (ARCHITECTURAL, ELECTRICAL) - MAS TEC, INC - 10TH FLOOR	800 DOUGLAS RD	AMICON CONSTRUCTION	8/28/2017	final
RV-17-09-1022	REVISION FOR FIRE ALARM FD-17-08-1762 (MAS TEC, INC) 10TH FLOOR	800 DOUGLAS RD	FISK ELECTRIC COMPANY	9/5/2017	final
RV-17-11-1451	PLUMBING REVISION	800 DOUGLAS RD	AMICON CONSTRUCTION	11/14/2017	final
RV-18-02-3080	MEP REVISION	800 DOUGLAS RD	AMICON CONSTRUCTION	3/7/2018	final
RV-18-03-3544	REVISION FOR FD-17-08-1758 FIRE ALARM (TAKE OVER #2) *** SPECIAL INSPECTOR (E.O.R.) WILLIAN CAYCEDO P.E. ***	800 DOUGLAS RD	FISK ELECTRIC COMPANY	3/26/2018	final
RV-18-04-3332	REVISION (STRUCTURAL)	800 DOUGLAS RD	STELLAR GROUP INC	5/1/2018	final
RV-18-05-2854	REVISION ARCHITECTURAL,MECHANICAL,ELECTRICAL, & PLUMBING PAGES	800 DOUGLAS RD	AMICON CONSTRUCTION	5/25/2018	final
RV-18-05-3632	REVISION- DEMOLITION, ARCHITECTURAL,MECHANICAL,& ELECTRICAL PAGES	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/18/2018	final
RV-18-06-4045	REVISION (LOCATION ON THE PLANS) 10 TH FLOOR	800 DOUGLAS RD	CITIZEN PROTECTION INC	7/9/2018	final
RV-18-06-4105	CANCELLED - CREATED IN DUPLICATE	800 DOUGLAS RD	AMICON CONSTRUCTION		canceled
RV-18-06-4268	*TAKEOVER* REVISION TO FIRE ALARM FD-18-04-4159	800 DOUGLAS RD	KENDALL ELECTRIC INC	7/16/2018	final
RV-18-07-2848	REVISION TO REMOVE FIRE ACCESS CONTROL FROM SCOPE OF WORK (STUDIO DADO IN	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	7/13/2018	final
RV-18-07-4109	REVISION-ARCHITECTURAL, ELECTRICAL, MECHANICAL PAGES	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/6/2018	final
RV-18-08-3234	REVISION TO FD-17-08-1760 - FIRE ALARM @ 11TH FLOOR (MAS TECH, INC)	800 DOUGLAS RD	FISK ELECTRIC COMPANY	8/13/2018	final
RV-18-10-2779	REVISION - ELECTRICAL	800 DOUGLAS RD	AMICON CONSTRUCTION	10/5/2018	final
RV-18-12-2702	REVISION- ARCHITECTURAL, MECHANICAL	800 DOUGLAS RD	PERILLO CONSTRUCTION	12/20/2018	final
RV-19-02-4392	ELECTRICAL REVISION	800 DOUGLAS RD	J CROMPTON ELECTRICAL	5/13/2019	final
RV-19-05-5989	*** CANELED *** REVISION SUBMITTED IN ERROR *** STRUCTURAL REVISION	800 DOUGLAS RD	STELLAR GROUP INC		canceled
RV-19-10-4528	HISTORICAL -REDUCTION IN SCOPE OF WORK- SOME WINDOWS NOT BEING REPLACED	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/14/2019	final

RV-20-01-4348	REVISION TO FD-19-06-5833 *SUITE 930	800 DOUGLAS RD	SFC ASSOCIATES INC	1/14/2020	final
RV-20-02-5630	REVISION - ADDED 1 WINDOW GRILL	800 DOUGLAS RD	THE MIACON GROUP	8/5/2021	final
RV-20-07-6375	REVISION TO FD-19-08-4890	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	8/31/2020	final
RV-21-05-7978	*** CANCELLED - INCORRECT LOG -IN *** REPLACED BY FD21058081 ****	800 DOUGLAS RD	EXECUTIVE CONSTRUCTIO		canceled
RV-21-09-6162	REVISION TO MASTER - ELECTRICAL *COMMERCIAL*HISTORIC*INTERIOR ALTERATIONS @ 806 DOUGLAS @ (SUITE 300 & SUIT	800 DOUGLAS RD	THE MIACON GROUP	9/14/2021	final
RV-21-10-7400	*REVISION TO FIRE, MECHANICAL, ELECTRICAL	800 DOUGLAS RD	THE MIACON GROUP	11/2/2021	final
RV-22-01-6471	REVISION (AS BUILT) FIRE ALARM SYSTEM -1ST FLOOR \$55,275	800 DOUGLAS RD	COMPREHENSIVE FIRE AL	1/18/2022	final
SD-18-06-3718	SHOP DRAWINGS - WINDOWS *HISTORIC* EXTERIOR FACADE IMPROVEMENTS TO DOUGLAS ENTRANCE- ANNEX BUILDING	800 DOUGLAS RD	STELLAR GROUP INC		canceled
SD-18-06-4222	*HISTORIC* SHOP DRAWINGS (2ND FLOOR WINDOWS)	800 DOUGLAS RD	STELLAR GROUP INC	7/30/2018	final
SD-18-09-2102	**PERMIT DISCARDED - SIGNATURES EXP.** *HISTORIC* SHOP DRAWINGS STOREFRONT	800 DOUGLAS RD	STELLAR GROUP INC		canceled
SD-18-09-2103	*HISTORIC* SHOP DRAWINGS STAIR & STAIR RAILINGS	800 DOUGLAS RD	STELLAR GROUP INC	2/17/2020	final
SD-18-09-3223	CANCELLED *** REVISION TO SHOP DRAWINGS SD18064222 WINDOWS & DOORS	800 DOUGLAS RD	STELLAR GROUP INC		canceled
UP-15-11-6114	UPFRONT FEE ME-15-11-6113, INSTALL (1 TON) MINI SPLIT AC UNIT, GENERAL REPAIRS IN	800 DOUGLAS RD	AUSTEN AIR CONDITIONI	11/20/2015	final
UP-16-01-2747	**UPFRONT FEE** INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 (\$392,146.00)	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	1/27/2016	final
UP-16-04-5767	UPFRONT FEE FOR BL16045766 COMM INTER ALTER COMMON AREAS 4TH FLOOR NORTH	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/11/2016	final
UP-16-04-5771	UPFRONT FEE FOR BL16045770 COMM INTER ALTER COMMON AREAS 8TH FLOOR NORTH	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/11/2016	final
UP-16-04-5970	UPFRONT FEE FOR BL16045969 COMM INTER ALTER SUITE 450 NORTH TOWER \$300,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/11/2016	final
UP-16-04-6336	*UPFRONT FEE* CONCRETE/REINFORCING COLUMNS & BEAMS (RESTORATION WORK) \$80	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	4/13/2016	final
UP-16-04-6887	INTERIOR BUILD-OUT. "EMC SQUARE" STE #600 (\$392,146.00)	800 DOUGLAS RD	DPR CONSTRUCTION		pending
UP-16-05-6243	UPFRONT FEE FOR BL160546242 COMM INTER ALTER SUITE 835 \$40,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	10/3/2016	final
UP-16-05-7218	UPFRONT FEE FOR BL16057217 COMM INTER ALTER STE 220 \$	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/2/2016	final
UP-16-05-7220	UPFRONT FEE FOR BL16057219 COMM INTER ALTER STE #230 \$	800 DOUGLAS RD	PERILLO CONSTRUCTION	6/2/2016	final
UP-16-06-7647	COMM INTER ALTER @ SUITE 250 (INK GLOBAL) \$	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/13/2016	final
UP-16-06-8109	UPFRONT FEE FOR BL16068108 COMM INTER ALTER # 825 \$65,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/13/2016	final
UP-16-11-7493	STRUCTURAL DEFICIENCIES REPAIRS \$59,185.86	800 DOUGLAS RD	RESTORE CONSTRUCTION	11/21/2016	final
UP-17-03-1024	UPFRONT FEE FOR BL17031023 COMM INTER ALTER SUITE N450 \$35,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	3/15/2017	final
UP-17-03-2172	*** UPFRONT FEE FOR BL17032171 ***COMMERCIAL INTERIOR ALTERATIONS @ 11TH FL	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	3/23/2017	final
UP-17-03-2189	*** UPFRONT FEE FOR BL17032188 *** COMMERCIAL INTERIOR ALTERATIONS @ 1ST FL	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	3/23/2017	final
UP-17-03-2198	*** UPFRONT FFE FOR BL17032197 *** COMMERCIAL INTERIOR ALTERATIONS (MAS TEC,	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	3/23/2017	final
UP-17-03-2203	*** UPFRONT FEE FOR BL17032202 *** COMMERCIAL INTERIOR ALTERATIONS @ 12TH FL	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	3/23/2017	final
UP-17-04-1974	UPFRONT FEE FOR BL17041973 COMM INTERIOR ALTERATIONS SUITES 770, 780, & 790 \$	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	4/18/2017	final
UP-17-05-1609	*** UPFRONT FEE FOR BL17051608 *** COMMERCIAL INTERIOR RENOVATIONS @ COMM	800 DOUGLAS RD	PERILLO CONSTRUCTION	5/11/2017	final
UP-17-06-1491	UPFRONT FEE FOR BL17061490 COMM INTERIOR DEMO ONLY (UNIVERSITY OF ST AUGUS'	800 DOUGLAS RD	STELLAR GROUP INC	6/9/2017	final
UP-17-06-1850	COMMERCIAL INTERIOR ALTERATIONS (MAS TEC, INC) 10TH FLOOR \$435,000	800 DOUGLAS RD	AMICON CONSTRUCTION		pending
UP-17-08-1252	UPFRONT FEE FOR ME-17-08-1251, EXACT REPLACEMENT OF WATER COOLED CHILLER \$ 8	800 DOUGLAS RD	DEBONAIR MECHANICAL	8/3/2017	final
UP-17-08-1523	UPFRONT FEE FOR BL17081521 **HISTORICAL** COMM INTERIOR BUILDOUT (UNIVERSIT	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	2/7/2018	final
UP-18-01-2093	*** UPFRONT FEES FOR BL18012092 *** COMMERCIAL INTERIOR ALTERATIONS (STUDIO	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	4/3/2018	final
UP-18-01-2191	*UPFRONT FEE * BL18012190 - INTR. ALTERATIONS ONLY - C.G. EXEC. PHYSICIANS - \$100,C	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	1/19/2018	final
UP-18-03-3259	UPFRONT FEE FOR BL18033258 COMM INTERIOR ALTERATIONS SUITE 300 (LA PUERTA DE	800 DOUGLAS RD	PERILLO CONSTRUCTION	4/3/2018	final
UP-18-05-3293	UPFRONT FEE EL-18-05-3291 INSTALL (2) ARM GATES AND CARD READERS @ 9TH FLOOR GARAGE \$2,400	800 DOUGLAS RD	CITIZEN PROTECTION INC	5/10/2018	final
UP-18-07-3064	*** UPFRONT FEE FOR BL18073062 *** COMMERCIAL INTERIOR ALTERATIONS STE#180 \$	800 DOUGLAS RD	PERILLO CONSTRUCTION	7/30/2018	final
UP-18-07-4176	UPFRONT FEE BL-18-07-4175 COMMERCIAL INTERIOR ALTERATIONS (9TH FLOOR COMMON AREAS) \$65,000	800 DOUGLAS RD	PERILLO CONSTRUCTION	9/25/2018	final
UP-19-03-5405	UPFRONT FEE FOR BL19035404 COMM INTERIOR ALTERATION SUITE 930 \$100000	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	5/15/2019	final
UP-19-07-5175	UPFRONT FEE FOR BL19075174 COMM INTERIOR ALTERATIONS 7TH FLOOR SOUTH TOWE	800 DOUGLAS RD	BANYAN ST GAP DOUGLA	8/28/2019	final
UP-20-01-4350	EXPEDITED FIRE REVIEW FEE FOR RV20014348 *REVISION TO FD-19-06-5833 *SUITE 930	800 DOUGLAS RD	SFC ASSOCIATES INC	1/9/2020	final
UP-21-01-6079	*** CANCELLED - NOT REQUIRED BL21015972	800 DOUGLAS RD	BANYAN ST GAP DOUGLA		canceled
ZN-10-02-2623	ROOF OFF DUMPSTER (COMM INTER ALTER RESTROOMS 2ND FLR)	800 DOUGLAS RD	WASTE SERVICES USA	2/2/2010	final
ZN-11-04-6129	REPLACE TILE IN EXISTING BATHROOM ON THE 11TH & 12TH FLOOR \$80,000	800 DOUGLAS RD	CITY CONSTRUCTION GRO	4/28/2011	final
ZN-11-04-7186	DUMPSTER \$450	800 DOUGLAS RD	WASTE SERVICES USA	4/29/2011	final
ZN-14-01-2148	DUMPSTER	800 DOUGLAS RD	WASTE MANAGEMENT IN	1/16/2014	final
ZN-15-02-1119	CAULKING OF WINDOWS & JOINTS, PRESSURE WASHING & APPLICATION OF CLEAR PENET	800 DOUGLAS RD	WESTERN WATERPROOFI	3/11/2015	final

ZN-15-08-4620	DUMPSTER	800 DOUGLAS RD	SOUTHERN WASTE SYSTEM	8/14/2015	final
ZN-16-11-7868	*HISTORIC* CANVAS AWNING RECOVERS: BALCONY @ NORTH ENTRANCE/ @ TERRACE RO	800 DOUGLAS RD	MIAMI AWNING CO	12/8/2016	final
ZV-14-02-2649	ZONING VERIFICATION LETTER	800 DOUGLAS RD	THE PLANNING & ZONING		pending

ATEL-22-03-0023	Antennas/Telecommunications	Private Property	Finalized	03/01/2022	11/06/2023	05/08/2023	AT EXISTING ROOFTOP CELL COMMUNICATION SITE MODIFY 3 ANTENNAS, INSTALL NON ELECTRICAL SUPPORT DEVICES	800 DOUGLAS RD	
BLDB-21-12-0239	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	12/21/2021	12/12/2023	06/15/2023	Interior alteration for suite 180. Expansion into adjacent suite	800 DOUGLAS RD	180
BLDB-22-01-0353	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/26/2022	07/24/2023	01/25/2023	INTERIOR RENOVATION SUITE 840	800 DOUGLAS RD	
BLDB-22-01-0354	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/26/2022	07/24/2023	01/25/2023	INTERIOR ALTERATIONS @ SUITE 860 (BANYAN STREET CAPITAL)	800 DOUGLAS RD	
BLDB-22-04-0570	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Expired	04/04/2022	09/15/2025		INTERIOR RENOVATIONS SUITE 805, 707 (INTER-MIAMI CF)	800 DOUGLAS RD	
BLDB-22-06-0847	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	06/27/2022	01/19/2026	07/23/2025	Interior Renovation of Salehi Boyer Suite 460	800 DOUGLAS RD	
BLDB-22-07-0860	FBC Building (Commercial)	Repair Only	Issued	07/06/2022	12/23/2025		*** HISTORICAL *** La Puerta Del Sol exterior repairs	800 DOUGLAS RD	
BLDB-22-07-0894	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	07/20/2022	05/17/2023	11/18/2022	REPLACE MASTER BATHROOM FLOOR TILE AND SHOWER TILE, REPLACING SHOWER PAN	888 DOUGLAS RD	Unit: 814
BLDB-22-09-1088	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	09/27/2022	08/13/2024	02/15/2024	Interior Renovation South Tower of Douglas Entrance @ 806 Douglas RD Suite 650	806 DOUGLAS RD	650
BLDB-22-11-1204	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Expired	11/08/2022	03/26/2025		Interior renovation to NORTH Tower 6th Floor -Common Areas, Elevator Lobby, Bathrooms,	800 DOUGLAS RD	
BLDB-22-11-1206	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	11/08/2022		04/30/2025	*OK TO CLOSE/CANCEL NO ACTIVITY IN OVER 180 DAYS* INTERIOR REMODEL OF 8TH FLOOR COMMON AREA SOUTH TOWER BUILDING 806	800 DOUGLAS RD	
BLDB-22-11-1207	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	11/08/2022		04/30/2025	*OK TO CLOSE/CANCEL NO ACTIVITY IN OVER 180 DAYS* INTERIOR REMODEL OF 9TH FLOOR COMMON ARE SOUTH TOWER BUILDING 805	800 DOUGLAS RD	
BLDB-22-11-1209	FBC Building (Commercial)	Fence/Gate/Wall/Retaining Wall	Cancelled	11/08/2022		04/18/2025	*OK TO CLOSE/CANCEL NO ACTIVITY IN OVER 180 DAYS* HISTORIC REPLACEMENT OF EXISTING FENCE TO BLOCK SIGHT OF HVAC EQUIPMENT @ LA PUERTA DEL SOL	800 DOUGLAS RD	
BLDB-23-01-1351	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/17/2023	11/17/2025	05/20/2025	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING	800 DOUGLAS RD	
BLDB-23-04-1613	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	04/14/2023	03/31/2025	10/02/2024	Interior Alteration for suite 130, Studio Dado Expansion	800 DOUGLAS RD	130
BLDB-23-05-1681	FBC Building (Commercial)	Addition/ Exterior Renovations	Cancelled	05/08/2023		05/09/2023	PERMIT TYPE CREATED IN ERROR APPLY AND RESUBMIT AS COMMERCIAL FBC Building - Interior Build-Out/ Interior Alteration/Remodel THIS PERMIT WILL BE CANCELLED. Interior renovations for faculty offices of University of St Augustine Health Sciences	800 DOUGLAS RD	
BLDB-23-05-1685	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	05/08/2023	01/22/2025	07/26/2024	Interior renovations for faculty offices of University of St Augustine Health Sciences	800 DOUGLAS RD	200
BLDB-23-07-1816	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	07/05/2023	12/03/2024	06/06/2024	Phase Two - Relocation of the ADL Demonstration Lab - University of St. Augustine	800 DOUGLAS RD	200
BLDB-23-07-1848	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	07/18/2023	05/01/2024	11/03/2023	Partial interior demolition (partition walls)	800 DOUGLAS RD	520
BLDB-23-08-1945	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	08/24/2023	07/03/2024	01/05/2024	Install new demising wall with door access to connect added SF to existing Suite 300.	800 DOUGLAS RD	
BLDB-23-09-1978	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	09/06/2023	03/18/2026		Business Name: DOMINION BUILDERS LLC. Adding CAT II safety glass to conference room and new office.	800 DOUGLAS RD	790
BLDB-23-09-2002	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	09/15/2023		09/18/2023	PERMIT CREATED IN ERROR SEE -ELEC-23-09-1699 ---ELECTRICAL UPGRADES TO EXISTING TENANT SPACE.	800 DOUGLAS RD	
BLDB-23-11-2188	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	11/28/2023	04/16/2025	10/18/2024	Interior renovation for spec office space, level 5, North Tower' (New ceiling, lighting, paint and flooring)*" OFFICE USE ONLY ***	800 DOUGLAS RD	530, 540
BLDB-24-06-2607	FBC Building (Commercial)	Interior Flooring	Finalized	06/07/2024	06/16/2025	12/17/2024	Unit 1108 - We need to replace damaged laminate flooring in the master bedroom and bedroom #2 and add soundproofing, we also want to replace the existing tiles and install new ceramic tiles throughout the entire unit.	800 DOUGLAS RD	1108
BLDB-24-06-2651	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	06/25/2024	01/19/2026		interior renovation & REMODELING (Suite 400) located at 805 Douglas rd. OBM INTERNATIONAL LTD	800 DOUGLAS RD	400
BLDB-24-09-2840	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	09/04/2024	10/20/2025	04/22/2025	INTERIOR RENOVATION OF 3,480 S/F ON THE 8th FLOOR. NEW PARTITION WALLS, CEILING, FINISHES, ELECTRICAL & MECHANICAL WORK TO BE MODIFIED FOR LAYOUT.	800 DOUGLAS RD	
BLDB 24 11 3001	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finalized	11/05/2024	02/16/2026	08/20/2025	Interior renovation for spec office space, Suite 500 - 540. Construction of demising wall	800 DOUGLAS RD	500-540
BLDB-24-12-3089	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Denied	12/09/2024			Office space #500- put up walls for private offices	800 DOUGLAS RD	
BLDB-25-01-3156	FBC Building (Commercial)	Addition/ Exterior Renovations	Cancelled	01/17/2025		01/21/2025	***PERMIT WILL BE CANCELLED, APPLIED INCORRECTLY. PLEASE APPLY UNDER THE SUB-RECORDS TAB OF THE MASTER PERMIT** Commercial Interior Build Out/Alteration/Remodel	800 DOUGLAS RD	
BLDB-25-01-3159	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	01/20/2025	02/23/2026		Interior alteration to suite 1200 - INTERIOR BUILDING ELEMENTS WITHIN THE PREMISES ARE BEING RENOVATED TO CURRENT CODE COMPLIANCE AND REQUIREMENTS. - COLSON HICKS EDSON - Penthouse Floor	806 DOUGLAS RD	1200
BLDB-25-01-3173	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	01/27/2025	04/06/2026		6TH FLOOR INTERIOR RENOVATION NEW PARTITION WALLS NEW CEILING NEW FINISHES ELECTRICAL AND MECHANICAL WORK. Business name: Crusier Mitchell Law	800 DOUGLAS RD	
BLDB-25-03-3303	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	03/21/2025	11/26/2025		SUITE 140 - DEMO WALLS, CEILING, FLOORING, PLUMBING, BAR, RESTROOMS, ETC., OF OLD TRU BARISTAS RESTAURANT SPACE.	800 DOUGLAS RD	
BLDB-25-03-3319	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	03/27/2025	04/02/2026		Interior DEMOLITION ONLY to the 7th and 8th floor	800 DOUGLAS RD	

BLDB-25-06-3455	FBC Building (Commercial)	Roofing	Final	06/09/2025	02/02/2026	08/06/2025	Silicone Roof Coating	800 DOUGLAS RD	
BLDB-25-09-3617	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Denied	08/22/2025			Restaurant interior alteration 804 Douglas Rd. Suite 140 Miami FL	800 DOUGLAS RD	
BLDB-25-09-3663	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	In Review	09/10/2025			This is a buildout of a suite located at 806 Douglas RD Suite 900 South Tower Coral Gables, FL 33134. Removal of walls and building of new offices.	800 DOUGLAS RD	
BLDB-25-09-3664	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	In Review	09/10/2025			This is a buildout at 804 Douglas RD suite 650 executive tower Coral Gables FL 33134	800 DOUGLAS RD	
BLDB-25-09-3703	FBC Building (Commercial)	Signs	In Review	09/30/2025			Install a set of reverse illuminated channel letters attached to 1/4" Aluminum backer panels projection mounted behind letters painted to match building color. Wireways to be mounted behind letters and painted to match wall color. Sign hooked up to the building's existing power source	800 DOUGLAS RD	
BLDB-25-10-3719	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Denied	10/02/2025			Replace flooring, replace tile flooring on restrooms, upgrade all lighting in common areas, paint, wallpaper, and wrap elevator doors.	800 DOUGLAS RD	
BLDB-25-10-3736	FBC Building (Commercial)	Roofing	Denied	10/14/2025			Partial Roof Replacement Area: 34 squares	800 DOUGLAS RD	
CHON-24-07-0556	Change of Contractor	Building	Final	07/11/2024		07/17/2024	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING	800 DOUGLAS RD	
CHON-24-09-0595	Change of Contractor	Building	Final	09/16/2024		10/22/2024	9/10/24: Change of Contractor to close out inspections. INTERIOR RENOVATIONS SUITE 805, 707 (INTER-MIAMI CF)	800 DOUGLAS RD	
ELEC-21-12-0113	Electrical Commercial	Other	Final	12/09/2021	06/12/2023	12/14/2022	Replace 3 Parking Light Posts Fixture (Luminaire) with 18" Diameter Concrete Base	800 DOUGLAS RD	
ELEC-22-01-0175	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Final	01/25/2022	02/20/2023	08/24/2022	Interior alteration for suite 180. Expansion into adjacent suite	800 DOUGLAS RD	
ELEC-22-02-0214	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Final	02/08/2022	06/12/2023	12/13/2022	INTERIOR RENOVATION SUITE 840	800 DOUGLAS RD	
ELEC-22-02-0230	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Final	02/15/2022	06/12/2023	12/13/2022	INTERIOR ALTERATIONS @ SUITE 850 (BANYAN STREET CAPITAL)	800 DOUGLAS RD	
ELEC-22-03-0258	Electrical Commercial	Low Voltage	Final	03/01/2022	06/19/2023	12/19/2022	AT EXISTING ROOFTOP CELL COMMUNICATION SITE MODIFY 3 ANTENNAS, INSTALL NON ELECTRICAL SUPPORT DEVICES	800 DOUGLAS RD	
ELEC-22-04-0349	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Final	04/05/2022	08/14/2023	02/14/2023	***PRIVATE PROVIDER-MTC PRIVATE PROVIDER SERVICES LLC** INTERIOR ALTERATION, ENLARGE LEARNING STUDIO (336 SF) (UNIVERSITY OF ST. AUGUSTINE) MTCI REVIEW AND INSPECTIONS	800 DOUGLAS RD	
ELEC-22-06-0546	Electrical Commercial	Low Voltage	Final	06/17/2022	05/29/2023	11/29/2022	LOW-VOLTAGE ACCESS CONTROL (FIRE22060136)	800 DOUGLAS RD	
ELEC-22-07-0585	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Submitted	07/01/2022			INTERIOR RENOVATIONS SUITE 805, 707	800 DOUGLAS RD	
ELEC-22-07-0631	Electrical Commercial	Low Voltage	Final	07/18/2022	06/07/2023	12/09/2022	ADD SPEAKER TO EXISTING FIRE ALARM SYSTEM (UNIV. OF ST. AUGUSTINE, Suite#149, NORTH TOWER, WEST BUILDING.)	800 DOUGLAS RD	
ELEC-22-07-0635	Electrical Commercial	Low Voltage	Expired	07/20/2022	01/18/2023		Low Voltage Data	800 DOUGLAS RD	
ELEC-22-07-0640	Electrical Commercial	Low Voltage	Cancelled	07/26/2022		08/12/2022	*** CANCELLED, DUPLICATED***Add a new relay module to release the access control doors.	800 DOUGLAS RD	
ELEC-22-08-0661	Electrical Commercial	Low Voltage	Final	08/02/2022	02/20/2023	08/22/2022	Add a new relay module to release the access control door (STE# 830)	800 DOUGLAS RD	
ELEC-22-10-0810	Electrical Commercial	Low Voltage	Final	10/17/2022	04/25/2023	10/27/2022	ADD NEW INITIATING AND NAC DEVICES IN SUITE 180 DUE TO INTERIOR RENOVATION.	800 DOUGLAS RD	
ELEC-22-11-0896	Electrical Commercial	Low Voltage	Final	11/23/2022	05/29/2023	12/02/2022	add a new ceiling strobe device, relocate one ceiling speaker strobe, two ceiling mounted strobe only and one smoke detector	800 DOUGLAS RD	
ELEC-22-11-0899	Electrical Commercial	Low Voltage	Final	11/25/2022	05/29/2023	12/02/2022	Relocate two ceiling speaker strobe, one ceiling mounted strobe only, and two smoke detector	800 DOUGLAS RD	
ELEC-23-08-1643	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Final	08/18/2023	05/28/2024	11/29/2023	Interior Renovation South Tower of Douglas Entrance @ 806 Douglas RD Suite 650	806 DOUGLAS RD	650
ELEC-23-09-1699	Electrical Commercial	Other	Final	09/06/2023	08/12/2024	02/13/2024	ELECTRICAL UPGRADES TO EXISTING TENANT SPACE.	800 DOUGLAS RD	750
ELEC-23-09-1710	Electrical Commercial	Other	Cancelled	09/08/2023		09/18/2023	PERMIT CREATED IN ERROR SEE -ELEC-23-09-1699 *****ELECTRICAL UPGRADES TO EXISTING TENANT SPACE.	800 DOUGLAS RD	750
ELEC-23-09-1751	Electrical Commercial	Other	Final	09/26/2023	11/04/2024	05/08/2024	Electrical Work Interior Renovations	800 DOUGLAS RD	200
ELEC-23-10-1827	Electrical Commercial	Other	Final	10/17/2023	04/22/2024	10/25/2023	Electrical work for interior demo Partial Interior Demolition	800 DOUGLAS RD	520
ELEC-23-10-1849	Electrical Commercial	Low Voltage - Fire Alarm	Final	10/23/2023	05/13/2024	11/15/2023	Relocate 6 smoke detectors, 8 wall mounted strobes lights and 4 wall mounted audio visual	806 DOUGLAS RD	650
ELEC-23-10-1866	Electrical Commercial	Other	Expired	10/26/2023	04/30/2024		Replace elevator disconnects	800 DOUGLAS RD	149

ELEC-23-11-1907	Electrical Commercial	Other	Finalized	11/07/2023	06/18/2024	12/21/2023	Electrical Work - Suite 500 Interior Renovations	800 DOUGLAS RD	
ELEC-23-11-1955	Electrical Commercial	Low Voltage	Finalized	11/21/2023	01/07/2025	07/11/2024	CCTV	800 DOUGLAS RD	200
ELEC-23-11-1974	Electrical Commercial	Low Voltage	Denied	11/29/2023			Low voltage data cabling for conference rooms - sub contract under ELEC-23-09-1699 issued 10/21/23	800 DOUGLAS RD	
ELEC-23-12-1983	Electrical Commercial	Low Voltage	Finalized	12/05/2023	06/12/2024	12/15/2023	Low Voltage Data Cabling	800 DOUGLAS RD	
ELEC-23-12-1985	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	12/05/2023	06/17/2024	12/19/2023	*SUITE 500* Relocate 2 smoke detectors, 2 speakers strobe lights, on a ceiling mount strobe and add two relay modules to control smoke detector	800 DOUGLAS RD	
ELEC-23-12-2009	Electrical Commercial	Other	Finalized	12/14/2023	10/15/2024	04/18/2024	Electrical Work - Suite 130 Interior Renovations	800 DOUGLAS RD	
ELEC-23-12-2019	Electrical Commercial	Low Voltage	Finalized	12/20/2023	10/07/2024	04/10/2024	Interior Alteration for suite 130, Studio Dado Expansion	800 DOUGLAS RD	
ELEC-24-01-2056	Electrical Commercial	Other	Finalized	01/08/2024	11/04/2024	05/06/2024	Electrical Work Interior Renovations	800 DOUGLAS RD	200
ELEC-24-01-2091	Electrical Commercial	Low Voltage	Finalized	01/19/2024	11/05/2024	05/09/2024	165 Free Wire Data Drops	800 DOUGLAS RD	200
ELEC-24-02-2163	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	02/13/2024	11/13/2024	05/17/2024	Relocate 12 ceiling mounted speaker strobes, 8 ceiling mounted strobes, 7 smoke detectors, add 7 new smoke detectors and 3 new relay modules	800 DOUGLAS RD	200
ELEC-24-02-2180	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	02/20/2024	10/15/2024	05/13/2024	RELOCATE EXISTING FIRE ALARM DEVICES. INSTALL NEW FIRE ALARM DEVICES.	800 DOUGLAS RD	130
ELEC-24-02-2190	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	02/22/2024	11/13/2024	05/17/2024	CARD ACCESS SYSTEM ELECTRICAL PERMIT FOR FIRE -23-11-0770	800 DOUGLAS RD	200
ELEC-24-02-2191	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	02/23/2024	10/08/2024	04/15/2024	Open electrical permit under FIRE-24-01-0841	800 DOUGLAS RD	203
ELEC-24-02-2194	Electrical Commercial	Low Voltage	Finalized	02/26/2024	11/05/2025	05/09/2025	CCTV FOR UNIVERSITY OF ST AUGUSTINE HEALTH SCIENCES	800 DOUGLAS RD	
ELEC-24-03-2312	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	03/29/2024	03/03/2025	09/04/2024	Electrical Work, *****Unit:530, 540***** Interior Renovation	800 DOUGLAS RD	530, 540
ELEC-24-04-2345	Electrical Commercial	Other	Finalized	04/08/2024	11/06/2024	05/10/2024	6 Low Voltage Data Drops	800 DOUGLAS RD	200
ELEC-24-05-2458	Electrical Commercial	Low Voltage	Cancelled	05/16/2024		05/21/2024	This permit will be cancelled. All sub permits must be applied under the master permit. If this permit is for fire alarm you must apply for fire alarm first and then get it issue before you can apply for an electrical sub permit.	800 DOUGLAS RD	
ELEC-24-06-2567	Electrical Commercial	Other	Cancelled	06/19/2024		06/21/2024	CANCELLED - Created incorrectly - Need to apply for the sub-permit under sub-records in the master permit - CANCELLED - Created incorrectly - Need to apply for the sub-permit under sub-records in the master permit - Remodeling Work	800 DOUGLAS RD	
ELEC-24-06-2589	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	06/27/2024	01/13/2025	08/20/2024	Interior renovation for spec office space, level 5, North Tower (Low Voltage - Fire Alarm)	800 DOUGLAS RD	530, 540
ELEC-24-07-2680	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	07/29/2024	10/14/2025	04/17/2025	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING new lights, switches, receptacles, panel	800 DOUGLAS RD	
ELEC-24-09-2816	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	09/05/2024	02/10/2026	08/14/2025	Business Name: DOMINION BUILDERS LLC. Adding CAT II safety glasses to conference room and new office.	800 DOUGLAS RD	790
ELEC-25-01-3135	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/14/2025	09/29/2025	04/01/2025	INTERIOR RENOVATION OF 3,480 S/F ON THE 8th FLOOR. 3 new outlets 2 floor outlets 2 lights	800 DOUGLAS RD	
ELEC-25-01-3137	Electrical Commercial	Low Voltage	Cancelled	01/14/2025		01/14/2025	master permit BLDB-24-09-2840 8TH Floor low voltage new data & communications outlets *** THIS PERMIT WILL BE CANCELLED BECAUSE FOR SUB PERMIT YOU MUST APPLY UNDER THE MASTER PERMIT BLDB-24-09-2840 AND UNDER SUB RECORDS YOU WILL FIND THE OPTION FOR Electrical Commercial Low Voltage ***	800 DOUGLAS RD	
ELEC-25-01-3138	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/14/2025	02/03/2026	08/07/2025	Interior renovation to NORTH Tower 6th Floor -Common Areas, Elevator Lobby, Bathrooms, new lights, receptacles and circuits	800 DOUGLAS RD	6th floor
ELEC-25-01-3142	Electrical Commercial	Low Voltage	Finalized	01/15/2025	09/29/2025	04/01/2025	INTERIOR RENOVATION OF 3,480 S/F ON THE 8th FLOOR. new data & communications outlets	800 DOUGLAS RD	
ELEC-25-01-3146	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/16/2025	08/11/2025	02/12/2025	Interior Renovation of Salehi Boyer Suite 460 10 switches, 38 lights, 28 receptacles 2 double switches	800 DOUGLAS RD	460
ELEC-25-02-3189	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	02/03/2025	10/20/2025	04/23/2025	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING	800 DOUGLAS RD	
ELEC-25-02-3200	Electrical Commercial	Low Voltage	Finalized	02/05/2025	08/11/2025	02/12/2025	empty conduit 6 outlets at suite 460 remove existing low voltage wires at ceiling	800 DOUGLAS RD	
ELEC-25-03-3355	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	03/24/2025	10/13/2025	04/15/2025	Remove, relocated & install lights fixture, existing emergency circuit, switch & common duplex receptacles , Suite 500 - 540.	800 DOUGLAS RD	500, 540
ELEC-25-03-3358	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	03/25/2025	09/30/2025	04/03/2025	Add a ceiling strobe to the existing fire alarm system for suite 373	804 DOUGLAS RD	373

ELEC-25-04-3412	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	04/14/2025	11/03/2025	05/07/2025	Interior Renovation of Salehi Boyer Suite 460	800 DOUGLAS RD	460
ELEC-25-05-3561	Electrical Commercial	Low Voltage - Fire Alarm	Finalized	05/27/2025	12/08/2025	06/10/2025	Interior renovation to NORTH Tower 6th Floor -Common Areas, Elevator Lobby, Bathrooms,	800 DOUGLAS RD	
ELEC-25-07-3671	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	07/01/2025	01/12/2026		RELOCATE OUTLETS, SWITCH AND LIGHTS.	800 DOUGLAS RD	140
ELEC-25-07-3712	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	07/16/2025	01/19/2026		***SUITE 400*** RELOCATE OUTLETS, SWITCH AND LIGHTS	800 DOUGLAS RD	400
ELEC-25-07-3754	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	07/31/2025	04/01/2026		NEW OULETS AND LIGHTS AS DESCRIBED IN APPROVED PLANS	806 DOUGLAS RD	1200
ELEC-25-07-3756	Electrical Commercial	Low Voltage	Issued	07/31/2025	03/23/2026		Interior alteration to suite 1200 - INTERIOR BUILDING ELEMENTS WITHIN THE PREMISES ARE BEING RENOVATED TO CURRENT CODE COMPLIANCE AND REQUIREMENTS. - COLSON HICKS EIDSON - Pentho use Floor DATA CABLING / CCTV / SPEAKERS	806 DOUGLAS RD	1200
ELEC-25-08-3773	Electrical Commercial	Low Voltage	Approved/Pay Fees	08/06/2025			PLACE EMPTY CONDUIT	806 DOUGLAS RD	1200
ELEC-25-08-3854	Electrical Commercial	Low Voltage - Fire Alarm	Issued	08/30/2025	03/16/2026		low voltage access control - single maglock door suite 640	800 DOUGLAS RD	
ELEC-25-09-3879	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	09/05/2025	03/23/2026		NEW FINISHES ELECTRICAL	800 DOUGLAS RD	
FIRE-22-03-0062	Fire	Fire Alarm	Cancelled	03/30/2022		12/27/2023	SUB PERMIT FOR BLDB-21-12-0259 "Interior alteration for suite 180. Expansion into adjacent suite "DUPLICATE PERMIT CREATED, REFER TO FIRE-22-08-0213"	800 DOUGLAS RD	
FIRE-22-05-0096	Fire	Fire Sprinkler	Finalized	05/03/2022	07/24/2023	01/24/2023	turn down approx. (7) fire sprinkler heads in new ceiling (UNIV. OF ST. AUGUSTINE, Suite#149, NORTH TOWER, WEST BUILDING.)	800 DOUGLAS RD	
FIRE-22-06-0136	Fire	Access Control	Finalized	06/21/2022	07/17/2023	04/03/2023	ACCESS CONTROL	800 DOUGLAS RD	
FIRE-22-07-0165	Fire	Fire Alarm	Finalized	07/19/2022	08/08/2023	02/09/2023	Add a new relay module to release the access control door, STE# 830	800 DOUGLAS RD	
FIRE-22-08-0207	Fire	Fire Sprinkler	Finalized	08/28/2022	06/07/2023	12/09/2022	fire sprinkler work(17 heads) STE# 840	800 DOUGLAS RD	840
FIRE-22-08-0208	Fire	Fire Sprinkler	Finalized	08/28/2022	06/07/2023	12/09/2022	fire sprinkler job(14) heads.	800 DOUGLAS RD	850
FIRE-22-08-0213	Fire	Fire Alarm	Finalized	08/30/2022	09/05/2023	03/08/2023	ADD NEW INITIATING AND NAC DEVICES IN SUITE 180 DUE TO INTERIOR RENOVATION.	800 DOUGLAS RD	
FIRE-22-09-0218	Fire	Fire Alarm	Finalized	09/07/2022	07/11/2023	01/12/2023	Add a speaker to an existing fire alarm system at UNIV. OF ST. AUGUSTINE, Suite#149, NORTH TOWER, WEST BUILDING. MTCI - PRIVATE PROVIDER- PLAN REVIEW AND INSPECTION "REFER TO SUB-PERMIT#ELEC-22-07-0631"	800 DOUGLAS RD	
FIRE-22-09-0224	Fire	Fire Alarm	Finalized	09/13/2022	06/05/2023	12/07/2022	add a new ceiling strobe device, relocate one ceiling speaker strobe, two ceiling mounted strobe only and one smoke detector	800 DOUGLAS RD	
FIRE-22-09-0225	Fire	Fire Alarm	Finalized	09/13/2022	06/05/2023	12/07/2022	Relocate two ceiling speaker strobe, one ceiling mounted strobe only, and two smoke detector	800 DOUGLAS RD	
FIRE-23-09-0638	Fire	Fire Sprinkler	Finalized	09/06/2023		11/13/2023	Interior Renovation South Tower of Douglas Entrance @ 806 Douglas RD Suite 650 Fire Sprinkler Relocating Two Heads	806 DOUGLAS RD	650
FIRE-23-09-0650	Fire	Fire Alarm	Finalized	09/12/2023		11/21/2023	Relocate 6 smoke detectors, 8 wall mounted strobes lights and 4 wall mounted audio visual	806 DOUGLAS RD	650
FIRE-23-09-0653	Fire	Access Control	Issued	09/13/2023			Installation Access Control System	806 DOUGLAS RD	300
FIRE-23-11-0765	Fire	Fire Alarm	Finalized	11/17/2023		12/21/2023	"SUITE 500" Relocate 2 smoke detectors, 2 speakers strobe lights, one ceiling mount strobe and add two relay modules to control smoke detector	800 DOUGLAS RD	
FIRE-23-11-0766	Fire	Fire Sprinkler	Finalized	11/17/2023		12/15/2023	"SUITE 500"Install/relocate fire sprinklers to accommodate new wall and ceiling layout.	800 DOUGLAS RD	
FIRE-23-11-0770	Fire	Access Control	Finalized	11/21/2023		07/11/2024	CARD ACCESS SYSTEM	800 DOUGLAS RD	200
FIRE-23-11-0774	Fire	Fire Sprinkler	Finalized	11/22/2023		05/09/2024	Relocate fire sprinklers to accommodate new ceiling and partition layout	800 DOUGLAS RD	200
FIRE-23-12-0818	Fire	Fire Alarm	Finalized	12/19/2023		03/17/2024	Relocate 12 ceiling mounted speaker strobes, 8 ceiling mounted strobes, 7 smoke detectors, add 7 new smoke detectors and 3 new relay modules	800 DOUGLAS RD	200
FIRE-24-01-0841	Fire	Fire Alarm	Finalized	01/17/2024		05/23/2024	INSTALL NEW DEVICES IN AN EXISTING FIRE ALARM SYSTEM.	800 DOUGLAS RD	203
FIRE-24-01-0851	Fire	Fire Alarm	Finalized	01/24/2024		04/15/2024	RELOCATE EXISTING FIRE ALARM DEVICES. INSTALL NEW FIRE ALARM DEVICES.	800 DOUGLAS RD	130
FIRE-24-03-0922	Fire	Fire Sprinkler	Finalized	03/18/2024		08/28/2024	Relocate fire sprinklers to accommodate new ceiling layout	800 DOUGLAS RD	530, 540
FIRE-24-05-1050	Fire	Fire Alarm	Finalized	05/24/2024		10/03/2024	Interior renovation for spec office space, level 5, North Tower (New ceiling, lighting, paint and flooring.)	800 DOUGLAS RD	530, 540

FIRE-24-10-1242	Fire	Fire Sprinkler	Cancelled	10/07/2024		10/08/2024	PERMIT CREATED IN ERROR AND WILL BE CANCELLED. APPLY UNDER MASTER PERMIT BLDG-23-01-1351 / SUB RECORDS/ FIRE SPRINKLER TAB. **Fire Sprinkler Relocation on 6th floor	800 DOUGLAS RD	
FIRE-24-10-1245	Fire	Fire Sprinkler	Finalized	10/08/2024		12/06/2024	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING	800 DOUGLAS RD	
FIRE-25-01-1337	Fire	Fire Sprinkler	Cancelled	01/07/2025		01/08/2025	**PERMIT CREATED IN ERROR AND WILL BE CANCELLED. APPLY UNDER MASTER PERMIT / SUB RECORD, FIRE SPRINKLER. **Sprinkler relocation to new offices	800 DOUGLAS RD	
FIRE-25-01-1340	Fire	Fire Sprinkler	Finalized	01/10/2025		01/28/2025	Interior Renovation of Salehi Boyer Suite 460	800 DOUGLAS RD	
FIRE-25-01-1341	Fire	Fire Alarm	Finalized	01/10/2025		05/06/2025	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING	800 DOUGLAS RD	
FIRE-25-02-1387	Fire	Fire Sprinkler	Issued	02/07/2025			suite 600 - FIRE SPRINKLER RELOCATION IN COMMON AREAS	800 DOUGLAS RD	
FIRE-25-02-1407	Fire	Fire Alarm	Finalized	02/17/2025		04/22/2025	Add a ceiling strobe to the existing fire alarm system for suite 373	804 DOUGLAS RD	373
FIRE-25-03-1459	Fire	Fire Sprinkler	Finalized	03/26/2025		03/27/2025	INTERIOR RENOVATION OF 3,480 S/F ON THE 8th FLOOR. NEW PARTITION WALLS, CEILING, FINISHES, ELECTRICAL & MECHANICAL WORK TO BE MODIFIED FOR LAYOUT.	800 DOUGLAS RD	
FIRE-25-03-1463	Fire	Fire Alarm	Finalized	03/28/2025		06/04/2025	Interior Renovation of Salehi Boyer Suite 460	800 DOUGLAS RD	460
FIRE-25-04-1471	Fire	Fire Sprinkler Repair	Cancelled	04/07/2025		04/10/2025	**PERMIT CREATED IN ERROR AND WILL BE CANCELLED. APPLY UNDER MASTER PERMIT/ SUB RECORD/ FIRE SPRINKLER**Relocate fire sprinklers **SUITE 500-540	800 DOUGLAS RD	500-540
FIRE-25-04-1480	Fire	Fire Sprinkler	Finalized	04/10/2025		07/18/2025	Interior renovation for spec office space, Suite 500 - 540. Construction of demising wall	800 DOUGLAS RD	500-540
FIRE-25-04-1508	Fire	Fire Alarm	Finalized	04/23/2025		06/12/2025	Interior renovation to NORTH Tower 6th Floor-Common Areas, Elevator Lobby, Bathrooms,	800 DOUGLAS RD	
FIRE-25-07-1604	Fire	Fire Sprinkler	Denied	07/08/2025			SUITE 140 - DEMO WALLS, CEILING, FLOORING, PLUMBING, BAR, RESTROOMS, ETC., OF OLD TRU BARISTAS RESTAURANT SPACE.	800 DOUGLAS RD	
FIRE-25-07-1635	Fire	Access Control	Issued	07/31/2025			low voltage access control - single maglock door	800 DOUGLAS RD	
FIRE-25-08-1661	Fire	Fire Sprinkler	Issued	08/14/2025			Interior alteration to suite 1200 - INTERIOR BUILDING ELEMENTS WITHIN THE PREMISES ARE BEING RENOVATED TO CURRENT CODE COMPLIANCE AND REQUIREMENTS. - COLSON HICKS EIDSON - Penthouse Floor	806 DOUGLAS RD	1200
FIRE-25-09-1693	Fire	Fire Alarm	Denied	09/04/2025			Interior alteration to suite 1200 - INTERIOR BUILDING ELEMENTS WITHIN THE PREMISES ARE BEING RENOVATED TO CURRENT CODE COMPLIANCE AND REQUIREMENTS. - COLSON HICKS EIDSON - Penthouse Floor	806 DOUGLAS RD	1200
FIRE-25-09-1713	Fire	Access Control	Denied	09/18/2025			Access Control for suite 1200 - COLSON HICKS EIDSON - Penthouse Floor	806 DOUGLAS RD	1200
FIRE-25-09-1724	Fire	Fire Sprinkler	Issued	09/24/2025			6TH FLOOR INTERIOR RENOVATION NEW PARTITION WALLS NEW CEILING NEW FINISHES ELECTRICAL AND MECHANICAL WORK. Business name: Crusier Mitchell Law	800 DOUGLAS RD	
MECB-22-02-0119	Mechanical Commercial	New Construction	Cancelled	02/07/2022		11/15/2023	CANCELLED- SEE MECB-22-06-0315 ***Interior alteration for suite 180. Expansion into adjacent suite	800 DOUGLAS RD	
MECB-22-06-0315	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	06/27/2022	02/07/2023	08/11/2022	Interior build out/duct work.	800 DOUGLAS RD	
MECB-22-09-0386	Mechanical Commercial	Other	Finalized	09/12/2022	06/12/2023	12/13/2022	Relocate Supply and Return Grille by new layout. Relocate Thermostat Ductwork is existing	800 DOUGLAS RD	
MECB-22-10-0397	Mechanical Commercial	New Construction	Finalized	10/07/2022	08/14/2023	02/14/2023	**PRIVATE PROVIDER-MTC PRIVATE PROVIDER SERVICES LLC** INTERIOR ALTERATION, ENLARGE LEARNING STUDIO (336 SF) (UNIVERSITY OF ST. AUGUSTINE) MTCI REVIEW AND INSPECTIONS	800 DOUGLAS RD	
MECB-22-10-0400	Mechanical Commercial	Other	Finalized	10/10/2022	06/12/2023	12/13/2022	Relocate, supply and return grill by new layout. And relocate Thermostat. SUITE 850 Ductwork is existing. Job Location is at Suite # 840 at 800 Douglas Rd, Suite	800 DOUGLAS RD	850
MECB-23-08-0660	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	08/18/2023	07/15/2024	01/16/2024	Interior Renovation South Tower of Douglas Entrance @ 800 Douglas Rd Suite 650	806 DOUGLAS RD	650
MECB-23-11-0750	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	11/01/2023	11/06/2024	05/10/2024	Interior renovations for faculty offices of University of St Augustine Health Sciences	800 DOUGLAS RD	200
MECB-23-11-0757	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	11/06/2023	06/17/2024	12/18/2023	Install new demising wall with door access to connect added SF to existing Suite 500.	800 DOUGLAS RD	
MECB-23-12-0779	Mechanical Commercial	Other	Expired	12/06/2023	06/12/2024		12K BTU Mini-Split Installation	800 DOUGLAS RD	
MECB-23-12-0787	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	12/15/2023	10/15/2024	04/18/2024	Interior Alteration for suite 130, Studio Dedo Expansion	800 DOUGLAS RD	
MECB-24-05-0935	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	05/07/2024	03/03/2025	09/04/2024	Interior renovation for spec office space, level 5, North Tower (New ceiling, lighting, paint and flooring.)	800 DOUGLAS RD	530, 540
MECB-24-07-1010	Mechanical Commercial	New Construction	Finalized	07/30/2024	08/25/2025	02/26/2025	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING	800 DOUGLAS RD	

MECB-25-01-1134	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/08/2025	07/28/2025	01/27/2025	INTERIOR RENOVATION OF 3,480 S/F ON THE 8th FLOOR. NEW PARTITION WALLS, CEILING FINISHES, ELECTRICAL & MECHANICAL WORK TO BE MODIFIED FOR LAYOUT.	800 DOUGLAS RD	
MECB-25-01-1135	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/08/2025	08/25/2025	02/26/2025	Interior renovation to NORTH Tower 6th Floor -BUILDING 806	800 DOUGLAS RD	
MECB-25-01-1135	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/22/2025	07/30/2025	01/31/2025	Interior Renovation of Salehi Boyer Suite 460	800 DOUGLAS RD	
MECB-25-03-1219	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	03/25/2025	10/13/2025	04/15/2025	Interior renovation for spec office space, Suite 500 - 540. Construction of demising wall	800 DOUGLAS RD	
MECB-25-08-1379	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	08/15/2025	03/16/2026		Interior alteration to suite 1200 - INTERIOR BUILDING ELEMENTS WITHIN THE PREMISES ARE BEING RENOVATED TO CURRENT CODE COMPLIANCE AND REQUIREMENTS. - COLSON HICKS EIDSON - Penthouse Floor	806 DOUGLAS RD	1200
MECB-25-08-1398	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	08/29/2025	03/31/2026		6TH FLOOR INTERIOR RENOVATION NEW PARTITION WALLS NEW CEILING NEW FINISHES ELECTRICAL AND MECHANICAL WORK. Business name: Crusier Mitchell Law	800 DOUGLAS RD	
MECB-25-09-1429	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	09/30/2025		10/03/2025	Cancelled - Revisions are created under the Master permit in Permit Revision - Business Name: DOMINION BUILDERS - No mechanical work performed	800 DOUGLAS RD	790
PAFF-22-02-0025	Permit by Affidavit	Building	Finalized	02/28/2022	01/01/2024	07/03/2023	***PRIVATE PROVIDER-MTC PRIVATE PROVIDER SERVICES LLC** INTERIOR ALTERATION, ENLARGE LEARNING STUDIO (336 SF) MTCI REVIEW AND INSPECTIONS UNIV. OF ST. AUGUSTINE, Suite#149, NORTH TOWER, WEST BUILDING.	800 DOUGLAS RD	
PAFF-23-01-0104	Permit by Affidavit	Building	Finalized	01/12/2023	08/01/2023	02/02/2023	***PRIVATE PROVIDER-MTC PRIVATE PROVIDER SERVICES LLC** REVISION TO ELECTRICAL DRAWING.-MASTER PERMIT-PAFF-22-02-0025, INTERIOR ALTERATION, ENLARGE LEARNING STUDIO (336 SF) MTCI REVIEW AND INSPECTIONS UNIV. OF ST. AUGUSTINE, Suite#149, NORTH TOWER, WEST BUILDING.	800 DOUGLAS RD	
PEXT-24-08-1128	Permit Extension/ Renewal	Electrical	Cancelled	08/21/2024		01/07/2025	PERMIT CANCELLED, NO ACTION TAKEN, NEW PERMIT EXTENSION PEXT-25-01-1513 FILED 5 MONTHS LATER,*****CCTV FOR UNIVERSITY OF ST AUGUSTINE HEALTH SCIENCES	800 DOUGLAS RD	
PEXT-24-08-1136	Permit Extension/ Renewal	Building	Finalized	08/21/2024		08/26/2024	***08/26/2024***Business Name: DOMINION BUILDERS LLC. Adding CAT II safety glass to conference room and new office.	800 DOUGLAS RD	790
PEXT-24-09-1199	Permit Extension/ Renewal	Electrical	Approved/Pay Fees	09/11/2024			*****10/01/2024*****Replace elevator disconnects	800 DOUGLAS RD	149
PEXT-24-12-1457	Permit Extension/ Renewal	Building	Finalized	12/04/2024		02/12/2025	**01/22/2025**** HISTORICAL *** La Puerta Del Sol exterior repairs	800 DOUGLAS RD	
PEXT25-01-1513	Permit Extension/ Renewal	Electrical	Finalized	01/06/2025		01/09/2025	***01/08/2025***CCTV FOR UNIVERSITY OF ST AUGUSTINE HEALTH SCIENCES	800 DOUGLAS RD	
PLUB-22-04-0137	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	04/04/2022	07/10/2023	01/10/2023	INTERIOR RENOVATION SUITE 840	800 DOUGLAS RD	
PLUB-22-04-0140	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	04/06/2022	07/10/2023	01/10/2023	INTERIOR ALTERATIONS @ SUITE 850 (BANYAN STREET CAPTIAL)	800 DOUGLAS RD	
PLUB-22-09-0332	Plumbing Commercial	Cap Water/Sewer Demolition	Cancelled	09/05/2022		02/13/2023	***CANCEL***	800 DOUGLAS RD	
PLUB-22-09-0333	Plumbing Commercial	Cap Water/Sewer Demolition	Cancelled	09/05/2022		01/21/2023	cancel	800 DOUGLAS RD	
PLUB-22-10-0357	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	10/11/2022		01/13/2025	CANCELLED - SEE PLUB-25-01-1068 - Interior Renovation of Salehi Boyer Suite 460	800 DOUGLAS RD	
PLUB-23-08-0622	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	08/21/2023	05/28/2024	11/30/2023	Interior Renovation South Tower of Douglas Entrance @ 806 Douglas RD Suite 650	806 DOUGLAS RD	650
PLUB-23-11-0708	Plumbing Commercial	Other	Finalized	11/29/2023	11/06/2024	05/10/2024	- Installation of new water and drainage lines for the following: - Mother's Room: 1 sink and 1 water heater - Gender Neutral Restroom: 1 sink, 1 toilet, 1 water heater, and 1 floor drain - Juice Bar: 1 sink and 1 water heater - Faculty Kitchen Lounge: 1 sink, 1 water heater, and 1 automatic drain pump	800 DOUGLAS RD	200
PLUB-23-12-0720	Plumbing Commercial	Cap Water/Sewer Demolition	Finalized	12/06/2023	06/10/2024	12/13/2023	Demolition: Cap water and drainage lines located in the lounge area.	800 DOUGLAS RD	
PLUB-24-01-0737	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	01/10/2024	09/30/2024	04/01/2024	Interior Alteration for suite 130, Studio Dado Expansion	800 DOUGLAS RD	
PLUB-24-01-0744	Plumbing Commercial	Other	Finalized	01/13/2024	11/04/2024	05/07/2024	Installation of new water and drainage lines for 1 sink, 1 water heater, and 1 laundry box. Disconnect existing sink, dishwasher and washer machine. Cap as required. Remove the pretend bathroom from the first floor and reinstall it on the second floor.	800 DOUGLAS RD	200
PLUB-24-08-0967	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finalized	08/29/2024	09/22/2025	03/25/2025	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING	800 DOUGLAS RD	
PLUB-25-01-1068	Plumbing Commercial	Other	Finalized	01/09/2025		02/12/2025	Hooking up sink & running water lin to refrigerator	800 DOUGLAS RD	
PLUB-25-01-1069	Plumbing Commercial	Other	Issued	01/09/2025	03/02/2026		Reinstalling toilets and urinals in common area	800 DOUGLAS RD	
PLUB-25-09-1306	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	09/04/2025		09/24/2025	CANCELLED, APPLIED INCORRECTLY UNDER THE WRONG MASTER PERMIT—Reinstalling toilets & urinal in common area 6th floor	806 DOUGLAS RD	1200
PLUB-25-09-1323	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Issued	09/24/2025	04/07/2026		Reinstalling toilet & urinal in common area	800 DOUGLAS RD	
PRNW-23-01-0175	Permit Renewal	Building	Finalized	01/22/2023		01/30/2023	Interior alteration for suite 180. Expansion into adjacent suite- Renewal	800 DOUGLAS RD	180

PWKS-23-08-1938	Public Works Permit	Sewer Allocation Letter/ Calculations/ Agreement	Finalized	08/21/2023	08/21/2023	MDC Sewer Allocation Letter Section 2, for the permit number: CITY - BLDB-23-05-1685 / County - M2023016137 (Project Address: 800 S. Douglas Rd #200)	800 DOUGLAS RD	
PWKS-23-12-2257	Public Works Permit	Sewer Allocation Letter/ Calculations/ Agreement	Finalized	12/14/2023	12/20/2023	Interior renovation for spec office space, level 3, North Tower (New ceiling, lighting, paint and flooring.)	800 DOUGLAS RD	
PWKS-25-01-3185	Public Works Permit	Sewer Allocation Letter/ Calculations/ Agreement	Finalized	01/07/2025	01/28/2025		800 DOUGLAS RD	
PWKS-25-01-3199	Public Works Permit	Sewer Allocation Letter/ Calculations/ Agreement	Finalized	01/15/2025	01/28/2025	address: 804 Douglas rd #120	800 DOUGLAS RD	
RECT-23-05-0160	Building Recertification	Recertification	Denied	05/29/2023		BUILDING RECERTIFICATION (YEAR BUILT 1971) BUILDING-1 (ONE) & SURFACE PARKING LOT. transferred from RC-21-08-8585 Case #21-2946	800 DOUGLAS RD	
RECT-25-01-0451	Building Recertification	Recertification	Denied	01/17/2025		BUILDING RECERTIFICATION (YEAR BUILT 1971) BUILDING-2 (TWO) WEST BUILDING-SEE RC-21-09-6282 PAPER	800 DOUGLAS RD	
REVR-22-09-0180	Revision to Permit	Commercial	Finalized	09/07/2022	01/13/2023	REVISION (MECHANICAL & PLUMBING) SUITE 840	800 DOUGLAS RD	
REVR-22-09-0181	Revision to Permit	Commercial	Finalized	09/07/2022	10/18/2022	Interior Alterations @ Suite 850 (Banyan Street Capital) Revision sur t o field condition	800 DOUGLAS RD	
REVR-22-09-0196	Revision to Permit	Residential	Finalized	09/19/2022	11/16/2022	REVISION FOR EQUIPMENT USED FOR ACCESS CONTROL	800 DOUGLAS RD	
REVR-22-11-0364	Revision to Permit	Commercial	Finalized	11/28/2022	01/24/2023	INTERIOR ALTERATIONS @ SUITE 850 (BANYAN STREET CAPITAL) SUITE NUMBER CHANGE TO 860	800 DOUGLAS RD	
REVR-22-12-0384	Revision to Permit	Commercial	Finalized	12/05/2022	01/31/2023	REVISION TO ELECTRICAL, REMOVAL OF TREE LIGHTING **MASTER PERMIT - BL-17-09-1343**	800 DOUGLAS RD	
REVR-23-01-0456	Revision to Permit	Commercial	Cancelled	01/04/2023	01/12/2023	Cancelled see PAFF-23-01-0104****REVISION TO ELECTRICAL DRAWING. MASTER PERMIT-PAFF-22-02-0025.**PRIVATE PROVIDER-MTC PRIVATE PROVIDER SERVICES LLC** INTERIOR ALTERATION, ENLARGE LEARNING STUDIO (336 SF) MTCI REVIEW AND INSPECTIONS UNIV. OF ST. AUGUSTINE, Suite#149, NORTH TOWER, WEST BUILDING.	800 DOUGLAS RD	
REVR-23-05-0896	Revision to Permit	Commercial	Finalized	05/31/2023	06/14/2023	**PRIVATE PROVIDER-MTC PRIVATE PROVIDER SERVICES, LLC** INTERIOR ALTERATION, ENLARGE LEARNING STUDIO (336 SF) MTCI REVIEW AND INSPECTIONS UNIV. OF ST. AUGUSTINE, Suite#149, NORTH TOWER, WEST BUILDING. Revision of drawings to comply with life safety/fire inspection.	800 DOUGLAS RD	
REVR-23-10-1392	Revision to Permit	Commercial	Finalized	10/17/2023	07/29/2024	Renovation to Master: BLDB-23-05-1685	800 DOUGLAS RD	200
REVR-23-12-1663	Revision to Permit	Residential	Finalized	12/20/2023	01/29/2024	MATCHING REFLECTED CEILING PLAN DRAWINGS TO WHAT IS EXISTING ON SITE.	800 DOUGLAS RD	750
REVR-24-02-1862	Revision to Permit	Commercial	Finalized	02/16/2024	06/07/2024	*** REVISION #2 ***Phase Two - Relocation of the ADL Demonstration Lab - University of St. Augustine	800 DOUGLAS RD	200
REVR-24-03-1961	Revision to Permit	Commercial	Finalized	03/12/2024	07/29/2024	Updating Mechanical, Electrical, and Plumbing details as per inspection comments.	800 DOUGLAS RD	200
REVR-24-05-2195	Revision to Permit	Commercial	Finalized	05/07/2024	09/06/2024	Review *** as build (rev1) ***	800 DOUGLAS RD	203
REVR-24-05-2232	Revision to Permit	Commercial	Finalized	05/13/2024	09/06/2024	Relocate 12 ceiling mounted speaker strobes, 8 ceiling mounted strobes, 7 smoke detectors, add 7 new smoke detectors and 3 new relay modules	800 DOUGLAS RD	200
REVR-24-06-2319	Revision to Permit	Commercial	Finalized	06/03/2024	09/06/2024	CARD ACCESS SYSTEM	800 DOUGLAS RD	200
REVR-24-06-2401	Revision to Permit	Commercial	Finalized	06/24/2024	09/30/2025	Revised an office space layout/glazing	800 DOUGLAS RD	790
REVR-24-06-2432	Revision to Permit	Commercial	Finalized	06/28/2024	08/16/2024	REMODELING WORK	800 DOUGLAS RD	790
REVR-24-07-2335	Revision to Permit	Commercial	Finalized	07/25/2024	08/20/2024	update two smoke detector address as show on PF-02 drawing	800 DOUGLAS RD	530, 540
REVR-24-11-3051	Revision to Permit	Commercial	Finalized	11/18/2024	12/23/2024	*** REVISION - ELECTRICAL, MECHANICAL, FIRE *** Interior renovation to NORTH Tower 6th Floor- BUILDING 806	800 DOUGLAS RD	
REVR-24-11-3099	Revision to Permit	Commercial	Finalized	11/29/2024	04/30/2025	INTERIOR ALTERATION - Adding additional walls and door for mechanical room.	800 DOUGLAS RD	
REVR-24-12-3100	Revision to Permit	Commercial	Finalized	12/02/2024	02/13/2025	Interior Renovation of Salehi Boyer Suite 460 Change the layout of a few walls.	800 DOUGLAS RD	
REVR-25-01-3203	Revision to Permit	Commercial	Issued	01/09/2025		CCTV FOR UNIVERSITY OF ST AUGUSTINE HEALTH SCIENCES	800 DOUGLAS RD	
REVR-25-02-3322	Revision to Permit	Commercial	Finalized	02/11/2025	04/30/2025	INTERIOR ALTERATION - SPEC SUITE ON 6TH FLOOR OF BUILDING** * REVISION *** Additional walls, mechanical plumbing, electrical changes	800 DOUGLAS RD	
REVR-25-02-3334	Revision to Permit	Commercial	Finalized	02/14/2025	04/30/2025	HVAC/Mechanical adjustment	800 DOUGLAS RD	
REVR-25-02-3376	Revision to Permit	Commercial	Finalized	02/25/2025	03/20/2025	door opening clearance	800 DOUGLAS RD	
REVR-25-03-3408	Revision to Permit	Commercial	Finalized	03/05/2025	07/30/2025	Interior Renovation of Salehi Boyer Suite for fire devices and glass panel walls	800 DOUGLAS RD	
REVR-25-03-3505	Revision to Permit	Commercial	Finalized	03/25/2025	05/06/2025	ADDING SECURITY AND DOOR ACCESS FOR ADA	800 DOUGLAS RD	
REVR-25-05-3715	Revision to Permit	Commercial	Finalized	05/13/2025	05/23/2025	Per fire inspector request: Removed all furniture from architectural pages and code and egress/life and safety pages.	800 DOUGLAS RD	
REVR-25-05-3750	Revision to Permit	Commercial	Finalized	05/22/2025	07/01/2025	Interior renovation - relocating fire sprinklers. As-built	800 DOUGLAS RD	500-540
REVR-25-08-4152	Revision to Permit	Commercial	Issued	08/29/2025		Electrical Revision. Replacement of decorative light fixtures, relocation of switches and outlets in the lobby area, meeting rooms, and kitchen area.	800 DOUGLAS RD	400
REVR-25-09-4260	Revision to Permit	Commercial	Approved/Pay Fees	09/23/2025		low voltage access control - single maglock door	800 DOUGLAS RD	
REVR-25-10-4317	Revision to Permit	Commercial	Denied	10/07/2025		Business Name: DOMINION BUILDERS LLC. Adding CAT II safety glasses to conference room and new office.	800 DOUGLAS RD	790



The City of Coral Gables

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

2/8/2021

VIA CERTIFIED MAIL

BANYAN ST GAP DOUGLAS ENT OWN LLC
C/O BANYAN ST CAPITAL LLC
777 BRICKELL AVE STE 1100
MIAMI, FL 33131

7020 3160 0001 1022 3172

RE: 800 DOUGLAS RD
FOLIO # 341080400020

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 YEAR. 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; no additional documents or photographs are necessary. 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 #4



The City of Coral Gables

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

7020 3160 0001 1021 8093

5/10/2021

BANYAN ST GAP DOUGLAS ENT OWN LLC
C/O BANYAN ST CAPITAL LLC
80 SW 8TH ST SUITE 2200
MIAMI, FL. 33130

RE: 800 DOUGLAS RD

FOLIO # 341080400020

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

Dear Property Owner:

In a certified letter dated 3/22/2021, 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).

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 3:20pm 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.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No.21-2946
RECT-23-05-0160 & RECT-25-01-0451

vs.

COLONNADE DOUGLAS OWNER LLC
1400 CENTREPARK BLVD, STE 810
WEST PALM BEACH, FL 33401-7412
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 2450 0001 8406 2014

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

Re: 800 Douglas Rd, Coral Gables, FL 33134, (Building 1 & 2) REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K & THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3 TH N169.29FT W323.36FT S 44 DEG W 235.45FT E 487.09FT TO POB AKA DOUGLAS ENT TO CORAL GABLES COC 25454-4361 03 2007 4, and 03-4108-040-0020 ("Property").

On July 20, 2022, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$264,250.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on October 20, 2025, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not**

City's Exhibit #5

limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

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

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

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.

CC: COLONNADE DOUGLAS OWNER LLC
C/O MCDONALD HOPKINS LLC, REGISTERED AGENT
501 S. FLAGLER DR., STE. 200
WEST PALM BEACH, FL 33401-5965
7020 2450 0001 8406 2021



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 800 Douglas Rd, ON 10/10/25 AT 3:05 pm.

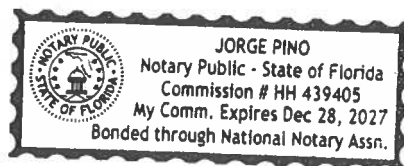
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me by means of ___ physical presence or ___ online
notarization, this 10 day of Oct, in the year 2025, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #6

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

CITY OF CORAL GABLES,
Petitioner,

Case No.21-2946

RECT-23-05-0160 & RECT-25-01-0451

vs.

Certified Mail Return Receipt & Via USPS Regular Mail

COLONNADE DOUGLAS OWNER LLC

7020 2450 0001 8406 2014

1400 CENTREPARK BLVD, STE 810

WEST PALM BEACH, FL 33401-7412

Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

Re: 800 Douglas Rd, Coral Gables, FL 33134, (Building 1 & 2) REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K & THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3 TH N169.29FT W323.36FT S 44 DEG W 235.45FT E 487.09FT TO POB AKA DOUGLAS ENT TO CORAL GABLES COC 25454-4361 03 2007 4, and 03-4108-040-0020 ("Property").

On July 20, 2022, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$264,250.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on **October 20, 2025, at 2:00 p.m.** The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not

Oct 10, 2025

City's Exhibit #7



Oct 10, 2025





Oct 10, 2025



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

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

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

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

SPECIAL WARRANTY DEED

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

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

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

City's Exhibit #8

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

GRANTOR:

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

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

WITNESSES:

Catherine Minton
Witness

Catherine Minton
Print Name

[Signature]
Witness

Lorraine Heart
Print Name

STATE OF ILLINOIS)
)
COUNTY OF COOK)
)

SS
SS

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



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

(Seal of Notary)

My commission expires: 11-19-2017

Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

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

PARCEL I:

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

LESS AND EXCEPT

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

ALSO DESCRIBED AS FOLLOWS:

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

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

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

LESS AND EXCEPT

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

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

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

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

PARCEL II:

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

Exhibit B to Special Warranty Deed

Permitted Exceptions

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

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



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

Detail by Entity Name

Foreign Limited Liability Company

BANYAN STREET/GAP DOUGLAS ENTRANCE OWNER, LLC

Filing Information

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

Principal Address

80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Changed: 04/20/2015

Mailing Address

80 SW 8th Street
Suite 2200
MIAMI, FL 33130

Changed: 04/20/2015

Registered Agent Name & Address

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

Address Changed: 04/20/2015

Authorized Person(s) Detail

Name & Address

Title M

BANYAN STREET/GAP DOUGLAS ENTRANCE HOLDING

80 SW 8th Street

Suite 2200

MIAMI, FL 33130

Title President

Touzet, Rodolfo P

80 SW 8th Street

Suite 2200

MIAMI, FL 33130

Title VP

White, K. Taylor

80 SW 8th Street

Suite 2200

MIAMI, FL 33130

Title VP

Dunne, Lorri

80 SW 8th Street

Suite 2200

MIAMI, FL 33130

Annual Reports

Report Year	Filed Date
2019	02/07/2019
2020	01/24/2020
2021	01/13/2021

Document Images[01/13/2021 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/24/2020 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/07/2019 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/23/2018 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/09/2017 -- ANNUAL REPORT](#)[View image in PDF format](#)[10/26/2016 -- AMENDED ANNUAL REPORT](#)[View image in PDF format](#)[02/26/2016 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/20/2015 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/27/2014 -- Foreign Limited](#)[View image in PDF format](#)

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Florida Department of State, Division of Corporations



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

Detail by Entity Name

Foreign Limited Liability Company
BANYAN STREET CAPITAL, LLC

Filing Information

Document Number	M15000002592
FEI/EIN Number	90-0715031
Date Filed	04/10/2015
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/22/2017

Principal Address

80 SW 8TH ST SUITE 2200
MIAMI, FL 33130

Changed: 02/22/2017

Mailing Address

80 SW 8TH ST SUITE 2200
MIAMI, FL 33130

Changed: 02/22/2017

Registered Agent Name & Address

WHITE, K TAYLOR
80 SW 8TH ST SUITE 2200
MIAMI, FL 33130

Name Changed: 02/22/2017

Address Changed: 02/22/2017

Authorized Person(s) Detail

Name & Address

Title MBR

BANYAN STREET COMPANIES LLC
80 SW 8TH ST SUITE 2200
MIAMI, FL 33130

Annual Reports

Report Year	Filed Date
2019	04/16/2019
2020	06/28/2020
2021	04/30/2021

Document Images

04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/28/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
04/27/2018 -- ANNUAL REPORT	View image in PDF format
02/22/2017 -- REINSTATEMENT	View image in PDF format
04/10/2015 -- Foreign Limited	View image in PDF format

BANYAN STREET/GAP DOUGLAS ENTRANCE OWNER, LLC, as Mortgagor

("Borrower")

TO

PARLEX 2 FINANCE, LLC, as Mortgagee

("Lender")

**MORTGAGE AND
SECURITY AGREEMENT**

Dated: As of May 16, 2014
Location: Douglas Entrance
Douglas Road and SW 8th Street
City: Coral Gables
State: Florida

**UPON RECORDATION
RETURN TO:**
Schulte Roth & Zabel LLP
919 Third Avenue
New York, New York 10022
Attention: Julian M. Wise, Esq.
Reference: 052688.0107

MORTGAGE AND SECURITY AGREEMENT

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

RECITALS:

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

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

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

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

ARTICLE 1

GRANTS OF SECURITY

Section 1.1 Property Mortgaged. Borrower does hereby irrevocably mortgage, grant, bargain, sell, pledge, assign, warrant, transfer and convey to Lender, with power of sale for the benefit and security of Lender, all of the real, personal, tangible and intangible property, rights, interests and estates now owned, or hereafter acquired by Borrower (collectively, the "**Property**") including, without limitation, the following:

(a) Land. The real property described in Exhibit A attached hereto and made a part hereof. (the "**Land**");

(b) Additional Land. All additional lands, estates and development rights hereafter acquired by Borrower for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise, be expressly made subject to the lien of this Security Instrument;

(c) Improvements. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "**Improvements**");

(d) Intentionally Omitted.

(e) Easements. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, permits, licenses, rights of way and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Borrower of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto.

(f) Equipment. All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as hereinafter defined), now owned or hereafter acquired by Borrower, which is used at or in connection with the Improvements or the Land or is located thereon or therein (including, but not limited to, all machinery, equipment, heating, ventilation or air conditioning equipment, garbage equipment and apparatus, incinerators, boilers, furnaces, motors, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by Borrower and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon or affixed thereto (collectively, the "**Equipment**"). Notwithstanding the

foregoing, Equipment shall not include any property belonging to the property manager or tenants under leases except to the extent that Borrower shall have any right or interest therein;

(g) Fixtures. All Equipment now owned, or the ownership of which is hereafter acquired, by Borrower which is so related to the Land and Improvements forming part of the Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including, without limitation, all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Borrower's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "**Fixtures**"). Notwithstanding the foregoing, "Fixtures" shall not include any property which tenants are entitled to remove pursuant to leases, except to the extent that Borrower shall have any right or interest therein;

(h) Personal Property. All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable, franchises, licenses, certificates and permits, and all other personal property of any kind or character whatsoever as defined in and subject to the provisions of the Uniform Commercial Code, whether tangible or intangible, other than Fixtures, which are now or hereafter owned by Borrower, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (collectively, the "**Personal Property**"), and the right, title and interest of Borrower in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (as amended from time to time, the "**Uniform Commercial Code**"), superior in lien to the lien of this Security Instrument and all proceeds and products of the above;

(i) Leases and Rents. All leases (including, without limitation, ground leases, subleases or subsubleases), lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter

entered into (collectively, the "**Leases**"), whether before or after the filing by or against Borrower of any petition for relief under 11 U.S.C. §101 et seq., as the same may be amended from time to time (the "**Bankruptcy Code**") and all right, title and interest of Borrower, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, rent equivalents, tenant termination and contraction fees, moneys payable as damages or in lieu of rent or rent equivalents, additional rents, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses), income, fees, receivables, deposits (including, without limitation, security, utility and other deposits) accounts and receipts from the Land and the Improvements whether paid or accruing before or after the filing by or against Borrower of any petition for relief under the Bankruptcy Code (collectively, the "**Rents**") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt and the performance of the Other Obligations;

(j) Condemnation Awards. All Awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to all or any portion of the Property, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Property including, without limitation, any award or awards, or settlements or payments, hereafter made resulting from (i) condemnation proceedings or the taking of all or any portion of the Improvements, the Equipment, the Fixtures, the Leases or the Personal Property, or any part thereof, under the power of eminent domain; or (ii) the alteration of grade or the location or the discontinuance of any street adjoining the Property or any portion thereof; and Borrower hereby agrees to execute and deliver from time to time such further instruments as may be requested by Lender to confirm such assignment to Lender of any such award, damage, payment or other compensation;

(k) Insurance Proceeds. All Insurance Proceeds in respect of the Property under any Policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any Policies, judgments, or settlements made in lieu thereof, in connection with a Casualty to the Property;

(l) Tax Certiorari. All refunds, rebates or credits in connection with any reduction in Taxes or Other Charges charged against the Property, including, without limitation, as a result of tax certiorari or any applications or proceedings for reduction;

(m) Conversion. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including, without limitation, Insurance Proceeds and Awards, into cash or liquidation claims;

(n) Rights. The right, in the name and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Lender in the Property;

(o) Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation,

construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Borrower therein and thereunder, including, without limitation, the right, upon the happening of any default hereunder, to receive and collect any sums payable to Borrower thereunder;

(p) Intellectual Property. All intellectual property, including without limitation, all tradenames, trademarks, servicemarks, logos, copyrights, websites, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

(q) Accounts. All reserves, escrows and deposit accounts maintained by Borrower with respect to the Property, including, without limitation, all accounts now or hereafter established or maintained pursuant to the Loan Agreement, Clearing Account Agreement, Cash Management Agreement or any other Loan Documents, any other account maintained by Borrower, or any account in which moneys, proceeds, receivables or other items of deposit are held for the benefit of Borrower; together with all deposits or wire transfers made to such accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof;

(r) Interest Rate Cap Agreement. The Interest Rate Cap Agreement and any replacements, amendments or supplements thereto, including, but not limited to, all "accounts", "chattel paper", "general intangibles" and "investment property" (as such terms are defined in the Uniform Commercial Code as from time to time in effect) constituting or relating to the foregoing, and all claims of Borrower for breach by the counterparty thereunder of any covenant, agreement, representation or warranty contained in the Interest Rate Cap Agreement; and all products and proceeds of any of the foregoing; and

(s) Other Rights. All other or greater rights and interests of every nature in the Real Property (as hereinafter defined) and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by Borrower (including, without limitation, any and all other rights of Borrower in and to the items set forth in Subsections (a) through (r) above).

AND without limiting any of the other provisions of this Security Instrument, to the extent permitted by applicable law, Borrower expressly grants to Lender, as secured party, a security interest in the portion of the Property which is or may be subject to the provisions of the Uniform Commercial Code which are applicable to secured transactions; it being understood and agreed that the Improvements and Fixtures are part and parcel of the Land (the Land, the Improvements and the Fixtures collectively referred to as the "**Real Property**") appropriated to the use thereof and, whether affixed or annexed to the Real Property or not, shall for the purposes of this Security Instrument be deemed conclusively to be real estate and mortgaged hereby.

Section 1.2 Assignment of Rents. Borrower hereby absolutely and unconditionally assigns to Lender all of Borrower's right, title and interest in and to all current and future Leases and Rents; it being intended by Borrower that this assignment constitutes a

present, absolute assignment and not an assignment for additional security only. Nevertheless, subject to the terms of the Assignment of Leases, the Cash Management Agreement and Section 7.1(h) of this Security Instrument, Lender grants to Borrower a revocable license to collect, receive, use and enjoy the Rents and Borrower shall hold the Rents, or a portion thereof sufficient to discharge all current sums due on the Debt, for use in the payment of such sums.

Section 1.3 Security Agreement. This Security Instrument is both a real property mortgage and a "security agreement" within the meaning of the Uniform Commercial Code of the State of Florida, or under the Uniform Commercial Code in force in any other state to the extent the same is applicable to the security interest granted herein (in either case, as applicable, the "UCC"). The Property includes both real and personal property and all other rights and interests, whether tangible or intangible in nature, of Borrower in the Property including all accounts established by Lender pursuant to the Loan Agreement, the Clearing Account Agreement or Cash Management Agreement. By executing and delivering this Security Instrument, Borrower hereby grants to Lender, as security for the Obligations (hereinafter defined), a security interest in the Fixtures, the Equipment, the Personal Property and the other property constituting the Property to the full extent that the Fixtures, the Equipment, the Personal Property and such other property now owned, or hereafter acquired, to the full extent that all of Borrower's right, title and interest in and to the Fixtures, the Equipment, the Personal Property and the other property may be subject to the UCC (said portion of the Property so subject to the UCC being called the "Collateral"). If an Event of Default shall occur and be continuing, Lender, in addition to any other rights and remedies which it may have, shall have and may exercise immediately and without demand, any and all rights and remedies granted to a secured party upon default under the UCC, including, without limiting the generality of the foregoing, the right to take possession of the Collateral or any part thereof, and to take such other measures as Lender may deem necessary for the care, protection and preservation of the Collateral. Upon request or demand of Lender after the occurrence and during the continuance of an Event of Default, Borrower shall, at its expense, assemble the Collateral and make it available to Lender at a convenient place (at the Land if tangible property) reasonably acceptable to Lender. Borrower shall pay to Lender on demand any and all actual out-of-pocket expenses, including reasonable legal expenses and attorneys' fees and costs, incurred or paid by Lender in protecting its interest in the Collateral and in enforcing its rights hereunder with respect to the Collateral after the occurrence and during the continuance of an Event of Default. Any notice of sale, disposition or other intended action by Lender with respect to the Collateral sent to Borrower in accordance with the provisions hereof at least ten (10) Business Days prior to such action, shall, except as otherwise provided by applicable law, constitute reasonable notice to Borrower. The proceeds of any disposition of the Collateral, or any part thereof, may, except as otherwise required by applicable law, be applied by Lender to the payment of the Debt in such priority and proportions as Lender in its discretion shall deem proper. Borrower's (debtor's) principal place of business is as set forth on the first page hereof and the address of Lender (secured party) is as set forth on the first page hereof.

Section 1.4 Fixture Filing. Certain of the Property is or will become "fixtures" (as that term is defined in the UCC) on the Land, and this Security Instrument, upon being filed for record in the real estate records of the city or county wherein such fixtures are situated, shall operate also as a financing statement (naming Borrower as the Debtor with an address as set forth on the first page hereof and an organizational identification number of

5485103, and Lender as the Secured Party with an address as set forth on the first page hereof) filed as a fixture filing in accordance with the applicable provisions of said UCC upon such of the Property that is or may become fixtures.

Section 1.5 Pledges of Monies Held. Borrower hereby pledges to Lender any and all monies now or hereafter held by Lender or on behalf of Lender in connection with the Loan, including, without limitation, any sums deposited in the Clearing Account, the Cash Management Account, the Reserve Funds and Net Proceeds, as additional security for the Obligations until expended or applied as provided in this Security Instrument.

CONDITIONS TO GRANT

TO HAVE AND TO HOLD the above granted and described Property unto and to the use and benefit of Lender and its successors and assigns, forever;

WITH POWER OF SALE, to secure Borrower's payment to Lender of the Debt and performance of the Other Obligations at the time and in the manner provided in the Note, the Loan Agreement and this Security Instrument;

PROVIDED, HOWEVER, these presents are upon the express condition that, if Borrower shall well and truly (a) pay to Lender the Debt at the time and in the manner provided in the Note, the Loan Agreement, this Security Instrument and the other Loan Documents, (b) perform the Other Obligations as set forth in the Loan Agreement, this Security Instrument and the other Loan Documents, and (c) abide by and comply with each and every covenant and condition set forth herein and in the Note, the Loan Agreement, this Security Instrument and the other Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Borrower's obligation to indemnify and hold harmless Lender pursuant to the provisions hereof shall survive any such payment or release.

ARTICLE 2

DEBT AND OBLIGATIONS SECURED

Section 2.1 Debt. This Security Instrument and the grants, assignments and transfers made in Article 1 hereof are given for the purpose of securing the Debt.

Section 2.2 Other Obligations. This Security Instrument and the grants, assignments and transfers made in Article 1 hereof are also given for the purpose of securing the Other Obligations.

ARTICLE 3

BORROWER COVENANTS

Borrower covenants and agrees that:

Section 3.1 Payment of Debt. Borrower will pay the Debt at the time and in the manner provided in the Loan Agreement, the Note and this Security Instrument.

Section 3.2 Incorporation by Reference. All the covenants, conditions and agreements contained in (a) the Loan Agreement, (b) the Note and (c) all and any of the other Loan Documents, are hereby made a part of this Security Instrument to the same extent and with the same force as if fully set forth herein.

Section 3.3 Maintenance of Property. Borrower shall cause the Property to be maintained in a good and safe condition and repair. The Improvements, the Fixtures, the Equipment and the Personal Property shall not be removed, demolished or materially altered (except for normal replacement of the Fixtures, the Equipment or the Personal Property, tenant finish and refurbishment of the Improvements) without the consent of Lender or as otherwise permitted pursuant to the Loan Agreement. Borrower shall promptly repair, replace or rebuild any part of the Property which may be destroyed by any Casualty or become damaged, worn or dilapidated or which may be affected by any Condemnation, and shall complete and pay for any structure at any time in the process of construction or repair on the Land.

Section 3.4 Waste. Borrower shall not commit or suffer any waste of the Property or make any change in the use of the Property which will in any way materially increase the risk of fire or other hazard arising out of the operation of the Property, or take any action that might invalidate or allow the cancellation of any Policy, or do or permit to be done thereon anything that may in any way materially impair the value of the Property or the security of this Security Instrument. Borrower will not, without the prior written consent of Lender, permit any drilling or exploration for or extraction, removal, or production of any minerals from the surface or the subsurface of the Land, regardless of the depth thereof or the method of mining or extraction thereof.

Section 3.5 Payment for Labor and Materials.

(a) Subject to Section 3.5(b) below, Borrower (i) will promptly pay when due all bills and costs for labor, materials, and specifically fabricated materials ("**Labor and Material Costs**") incurred in connection with the Property, (ii) never permit to exist beyond the due date thereof in respect of the Property, or any part thereof, any Lien or security interest, even though inferior to the Liens and security interests created hereby and by the other Loan Documents, and (iii) never permit to be created or exist in respect of the Property or any part thereof any other or additional Lien or security interest other than the Liens or security interests created hereby and by the other Loan Documents except for the Permitted Encumbrances.

(b) After prior written notice to Lender, Borrower, at its own expense, may contest by appropriate legal proceeding, promptly initiated and conducted in good faith and with due diligence, the amount or validity or application in whole or in part of any of the Labor and Material Costs, provided that (i) no Event of Default has occurred and is continuing under the Loan Agreement, the Note, this Security Instrument or any of the other Loan Documents, (ii) Borrower is permitted to do so under the provisions of any other mortgage, deed of trust or deed to secure debt affecting the Property, (iii) such proceeding shall suspend the collection of the Labor and Material Costs from Borrower and from the Property or Borrower shall have paid all of the Labor and Material Costs under protest, (iv) such proceeding shall be permitted under and be conducted in accordance with the provisions of any other instrument to which Borrower is subject and shall not constitute a default thereunder, (v) neither the Property nor any part

thereof nor interest therein will be in danger of being sold, forfeited, terminated, canceled or lost, and (vi) Borrower shall have furnished the security as may be required in the proceeding, or as may be reasonably requested by Lender, to insure the payment of any contested Labor and Material Costs, together with all interest and penalties thereon.

Section 3.6 Performance of Other Agreements. Borrower shall observe and perform each and every term, covenant and provision to be observed or performed by Borrower pursuant to the Loan Agreement, any other Loan Document and any other agreement or recorded instrument affecting or pertaining to the Property and any amendments, modifications or changes thereto.

Section 3.7 Change of Name, Identity or Structure. Borrower shall not change Borrower's name, identity (including its trade name or names) or, if not an individual, Borrower's corporate, partnership or other structure without notifying Lender of such change in writing at least thirty (30) days prior to the effective date of such change and, in the case of a change in Borrower's structure, without first obtaining the prior written consent of Lender. Borrower shall execute and deliver to Lender, prior to or contemporaneously with the effective date of any such change, any financing statement or financing statement change required by Lender to establish or maintain the validity, perfection and priority of the security interests granted herein. At the request of Lender from time to time, Borrower shall execute a certificate in form reasonably satisfactory to Lender listing the trade names under which Borrower is operating or intends to operate the Property, and representing and warranting that Borrower does business under no other trade name with respect to the Property.

ARTICLE 4

OBLIGATIONS AND RELIANCES

Section 4.1 Relationship of Borrower and Lender. The relationship between Borrower and Lender is solely that of debtor and creditor, and Lender has no fiduciary or other special relationship with Borrower, and no term or condition of the Loan Agreement, the Note, this Security Instrument or any other Loan Document shall be construed so as to deem the relationship between Borrower and Lender to be other than that of debtor and creditor.

Section 4.2 No Reliance on Lender. The general partners, members, principals and (if Borrower is a trust) beneficial owners of Borrower, as applicable, are experienced in the ownership and operation of properties similar to the Property, and Borrower and Lender are relying solely upon such expertise and business plan in connection with the ownership and operation of the Property. Borrower is not relying on Lender's expertise, business acumen or advice in connection with the Property.

Section 4.3 No Lender Obligations.

(a) Notwithstanding the provisions of Subsections 1.1(h) and (n) or Section 1.2 hereof, Lender is not undertaking the performance of (i) any obligations under the Leases, or (ii) any obligations with respect to any other agreements, contracts, certificates, instruments, franchises, permits, trademarks, licenses or other documents.

(b) By accepting or approving anything required to be observed, performed or fulfilled or to be given to Lender pursuant to this Security Instrument, the Loan Agreement, the Note or the other Loan Documents, including, without limitation, any Officer's Certificate, balance sheet, statement of profit and loss or other financial statement, survey, appraisal, or Policy, Lender shall not be deemed to have warranted, consented to, or affirmed the sufficiency, the legality or effectiveness of same, and such acceptance or approval thereof shall not constitute any warranty or affirmation with respect thereto by Lender.

Section 4.4 Reliance. Borrower recognizes and acknowledges that in accepting the Loan Agreement, the Note, this Security Instrument and the other Loan Documents, Lender is expressly and primarily relying on the truth and accuracy of the warranties and representations set forth in Section 4.1 of the Loan Agreement without any obligation to investigate the Property and notwithstanding any investigation of the Property by Lender; that such reliance existed on the part of Lender prior to the date hereof, that the warranties and representations are a material inducement to Lender in making the Loan; and that Lender would not be willing to make the Loan and accept this Security Instrument in the absence of the warranties and representations as set forth in Section 4.1 of the Loan Agreement.

ARTICLE 5

FURTHER ASSURANCES

Section 5.1 Recording of Security Instrument, etc. Borrower forthwith upon the execution and delivery of this Security Instrument and thereafter, from time to time, will cause this Security Instrument and any of the other Loan Documents creating a Lien or security interest or evidencing the Lien hereof upon the 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 to fully protect and perfect the Lien or security interest hereof upon, and the interest of Lender in, the Property. Borrower will pay all taxes, filing, registration or recording fees, and all expenses incident to the preparation, execution, acknowledgment and/or recording of the Note, this Security Instrument, the other Loan Documents, any note, deed of trust or mortgage supplemental hereto, any other security instrument with respect to the Property and any instrument of further assurance, and any modification or amendment of the foregoing documents, and all federal, state, county and municipal taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of this Security Instrument, any deed of trust or mortgage supplemental hereto, any other security instrument with respect to the Property or any instrument of further assurance, and any modification or amendment of the foregoing documents, except where prohibited by law so to do.

Section 5.2 Further Acts, etc. Borrower will, at the cost of Borrower, and without expense to Lender, do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, deeds of trust, mortgages, assignments, notices of assignments, transfers and assurances as Lender shall, from time to time, reasonably require for the better assuring, conveying, assigning, transferring, and confirming unto Lender the property and rights hereby mortgaged, deeded, granted, bargained, sold, conveyed, confirmed, pledged, assigned, warranted and transferred or intended now or hereafter so to be, or which Borrower may be or may

hereafter become bound to convey or assign to Lender, or for carrying out the intention or facilitating the performance of the terms of this Security Instrument or for filing, registering or recording this Security Instrument, or for complying with all Legal Requirements. Borrower, on demand, will execute and deliver, and in the event it shall fail to so execute and deliver, hereby authorizes Lender to execute in the name of Borrower or without the signature of Borrower to the extent Lender may lawfully do so, one or more financing statements to evidence more effectively the security interest of Lender in the Property. Borrower grants to Lender an irrevocable power of attorney coupled with an interest for the purpose of exercising and perfecting any and all rights and remedies available to Lender at law and in equity, including, without limitation, such rights and remedies available to Lender pursuant to this Section 5.2.

Section 5.3 Changes in Tax, Debt, Credit and Documentary Stamp Laws.

(a) If any Change in Law deducts the Debt from the value of the Property for the purpose of taxation or imposes a tax, either directly or indirectly, on the Debt or Lender's interest in the Property (other than Excluded Taxes), Borrower will pay the tax (other than Excluded Taxes), with interest and penalties thereon, if any to the extent (A) Lender reasonably determines that such amounts are allocable to the Loan and (B) Lender is generally asserting the right to receive such compensation from other similarly situated borrowers of loans from Lender. If Lender is advised by counsel chosen by it that the payment of tax by Borrower would be unlawful or taxable to Lender, unenforceable or provide the basis for a defense of usury, then Lender shall have the option, by written notice of not less than one hundred twenty (120) days, to declare the Debt immediately due and payable provided that these shall be no Spread Maintenance Premium payable in connection therewith.

(b) Borrower will not claim or demand or be entitled to any credit or credits on account of the Debt for any part of the Taxes or Other Charges assessed against the Property, or any part thereof, and no deduction shall otherwise be made or claimed from the assessed value of the Property, or any part thereof, for real estate tax purposes by reason of this Security Instrument or the Debt. If such claim, credit or deduction shall be required by law then unless Borrower elects to compensate Lender for any such additional cost within ten (10) Business Days upon receipt of written notice from Lender, Lender shall have the option, by written notice of not less than one hundred twenty (120) days, to declare the Debt immediately due and payable, provided that these shall be no Spread Maintenance Premium payable in connection therewith.

(c) If at any time the United States of America, any State thereof or any subdivision of any such State shall require revenue or other stamps to be affixed to the Note, this Security Instrument, or any of the other Loan Documents, or shall impose any other tax or charge on the same, Borrower will pay for the same, with interest and penalties thereon, if any.

Section 5.4 Severing of Mortgage. This Security Instrument and the Note may, at any time until the same shall be fully paid and satisfied, at the sole election of Lender, be severed into two or more notes and two or more security instruments as set forth in, and subject to the terms and conditions of Article 9 of the Loan Agreement.

Section 5.5 Replacement Documents. Upon receipt of an affidavit of an officer of Lender as to the loss, theft, destruction or mutilation of the Note or any other Loan Document which is not of public record, and, in the case of any such mutilation, upon surrender and cancellation of such Note or a replacement of such other Loan Document, Borrower will issue, in lieu thereof, a replacement Note or other Loan Document, dated the date of such lost, stolen, destroyed or mutilated Note or other Loan Document in the same principal amount thereof and otherwise of like tenor.

ARTICLE 6

DUE ON SALE/TRANSFER

Section 6.1 Lender Reliance. Borrower acknowledges that Lender has examined and relied on the experience of Borrower and its general partners, members, principals and (if Borrower is a trust) beneficial owners in owning and operating properties such as the Property in agreeing to make the Loan, and will continue to rely on Borrower's ownership of the Property as a means of maintaining the value of the Property as security for the repayment of the Debt and the performance of the Other Obligations. Borrower acknowledges that Lender has a valid interest in maintaining the value of the Property so as to ensure that, should Borrower default in the repayment of the Debt or the performance of the Other Obligations then, during a continuance of an Event of Default, Lender can recover the Debt by a sale of the Property, in each case, in accordance with the terms hereof and the Loan Agreement.

Section 6.2 No Sale/Transfer. Neither Borrower nor any Restricted Party shall Transfer the Property or any part thereof or any direct or indirect interest therein, or permit or suffer the Property or any part thereof or any direct or indirect interest therein to be Transferred, other than Permitted Transfers or otherwise as expressly permitted pursuant to the terms of the Loan Agreement.

ARTICLE 7

RIGHTS AND REMEDIES UPON DEFAULT

Section 7.1 Remedies. Upon the occurrence and during the continuance of any Event of Default, Borrower agrees that Lender may take such action, without notice or demand (except as otherwise expressly specified herein or in the Loan Agreement), to the fullest extent permitted by law, as it deems advisable to protect and enforce its rights against Borrower and in and to the Property, including, but not limited to, the following actions, each of which may be pursued concurrently or otherwise, at such time and in such order as Lender may determine, in its sole discretion, without impairing or otherwise affecting the other rights and remedies of Lender:

- (a) declare the entire unpaid Debt to be immediately due and payable;
- (b) institute proceedings, judicial or otherwise, for the complete foreclosure, in accordance with Florida law, of this Security Instrument under any applicable

provision of law, in which case the Property, or any interest therein, may be sold for cash or upon credit in one or more parcels or in several interests or portions and in any order or manner;

(c) with or without entry, to the extent permitted and pursuant to the procedures provided by applicable law, institute proceedings for the partial foreclosure of this Security Instrument for the portion of the Debt then due and payable, subject to the continuing Lien and security interest of this Security Instrument for the balance of the Debt and the Other Obligations not then due, unimpaired and without loss of priority;

(d) sell for cash or upon credit the Property or any part thereof and all estate, claim, demand, right, title and interest of Borrower therein and rights of redemption thereof, pursuant to power of sale or otherwise, at one or more sales, as an entirety or in parcels, at such time and place, upon such terms and after such notice thereof as may be required or permitted by law; and, without limiting the foregoing:

(i) in connection with any sale or sales hereunder, Lender shall be entitled to elect to treat any of the Property which consists of (x) a right in action, or (y) property that can be severed from the Real Property covered hereby, or (z) any improvements (without causing structural damage thereto), as if the same were personal property, and dispose of the same in accordance with applicable law, separate and apart from the sale of the Real Property. Where the Property consists of Real Property, Personal Property, Equipment or Fixtures, whether or not such Personal Property or Equipment is located on or within the Real Property, Lender shall be entitled to elect to exercise its rights and remedies against any or all of the Real Property, Personal Property, Equipment and Fixtures in such order and manner as is now or hereafter permitted by applicable law;

(ii) Lender shall be entitled to elect to proceed against any or all of the Real Property, Personal Property, Equipment and Fixtures in any manner permitted under applicable law; and if Lender so elects pursuant to applicable law, the power of sale herein granted shall be exercisable with respect to all or any of the Real Property, Personal Property, Equipment and Fixtures covered hereby, as designated by Lender;

(iii) should Lender elect to sell any portion of the Property which is Real Property or which is Personal Property, Equipment or Fixtures that the Lender has elected under applicable law to sell together with Real Property in accordance with the laws governing a sale of the Real Property, Lender shall give such notice of the occurrence of an Event of Default, if any, and its election to sell such Property as may then be required by law. Thereafter, upon the giving of such notice of sale and the expiration of any required time period as may then be required by law, subject to the terms hereof and of the other Loan Documents, and without the necessity of any demand on Borrower or Lender at the time and place specified in the notice of sale, shall sell such Real Property or part thereof at public auction to the highest bidder for cash in lawful money of the United States. Lender may from time to time postpone any sale hereunder by public announcement thereof at the time and place noticed for any such sale; and

(iv) if the Property consists of several lots, parcels or items of property, Lender shall, subject to applicable law, (A) designate the order in which such lots,

parcels or items shall be offered for sale or sold, or (B) elect to sell such lots, parcels or items through a single sale, or through two or more successive sales, or in any other manner Lender designates in Lender's sole discretion. Any Person, including Borrower or Lender, may purchase at any sale hereunder. Should Lender desire that more than one sale or other disposition of the Property be conducted, Lender shall, subject to applicable law, cause such sales or dispositions to be conducted simultaneously, or successively, on the same day, or at such different days or times and in such order as Lender may designate, and no such sale shall terminate or otherwise affect the lien of this Security Instrument on any part of the Property not sold until all the Obligations have been satisfied in full. In the event Lender elects to dispose of the Property through more than one sale, except as otherwise provided by applicable law, Borrower agrees to pay the costs and expenses actually incurred by Lender of each such sale and of any judicial proceedings wherein such sale may be made;

(e) institute an action, suit or proceeding in equity for the specific performance of any covenant, condition or agreement contained herein, in the Note, in the Loan Agreement or in the other Loan Documents;

(f) recover judgment on the Note either before, during or after any proceedings for the enforcement of this Security Instrument or the other Loan Documents;

(g) apply for the appointment of a receiver, trustee, liquidator or conservator of the Property, without notice and without regard for the adequacy of the security for the Debt and without regard for the solvency of Borrower, any guarantor or indemnitor with respect to the Loan or any Person otherwise liable for the payment of the Debt or any part thereof;

(h) the license granted to Borrower under Section 1.2 hereof shall automatically be revoked and Lender may enter into or upon the Property, either personally or by its agents, nominees or attorneys, and dispossess Borrower and its agents and servants therefrom, without liability for trespass, damages or otherwise, and exclude Borrower and its agents or servants wholly therefrom, and take possession of all books, records and accounts relating thereto and Borrower agrees to surrender possession of the Property and of such books, records and accounts to Lender upon demand, and thereupon Lender may (i) use, operate, manage, control, insure, maintain, repair, restore and otherwise deal with all and every part of the Property and conduct the business thereat, (ii) complete any construction on the Property in such manner and form as Lender deems advisable, (iii) make alterations, additions, renewals, replacements and improvements to or on the Property, (iv) exercise all rights and powers of Borrower with respect to the Property, whether in the name of Borrower or otherwise, including, without limitation, the right to make, cancel, enforce or modify Leases, obtain and evict tenants, and demand, sue for, collect and receive all Rents of the Property and every part thereof, (v) require Borrower to pay monthly in advance to Lender, or any receiver appointed to collect the Rents, the fair and reasonable rental value for the use and occupation of such part of the Property as may be occupied by Borrower, (vi) require Borrower to vacate and surrender possession of the Property to Lender or to such receiver and, in default thereof, Borrower may be evicted by summary proceedings or otherwise, and (vii) apply the receipts from the Property to the payment of the Debt and the performance of the Other Obligations, in such order, priority and proportions as Lender shall deem appropriate in its sole discretion after deducting therefrom all expenses

(including reasonable attorneys' fees and costs) incurred in connection with the aforesaid operations and all amounts necessary to pay the Taxes, Other Charges, Insurance Premiums and other expenses in connection with the Property, as well as just and reasonable compensation for the services of Lender, its counsel, agents and employees;

(i) exercise any and all rights and remedies granted to a secured party upon default under the Uniform Commercial Code, including, without limiting the generality of the foregoing: (i) the right to take possession of the Fixtures, the Equipment and/or the Personal Property or any part thereof, and to take such other measures as Lender may deem necessary for the care, protection and preservation of the Fixtures, the Equipment and/or the Personal Property; and (ii) request Borrower at its expense to assemble the Fixtures, the Equipment and/or the Personal Property and make it available to Lender at a convenient place acceptable to Lender. Any notice of sale, disposition or other intended action by Lender with respect to the Fixtures, the Equipment and/or the Personal Property sent to Borrower in accordance with the provisions hereof at least ten (10) days prior to such action, shall constitute commercially reasonable notice to Borrower;

(j) apply any sums then deposited or held in escrow or otherwise by or on behalf of Lender in accordance with the terms of the Loan Agreement, this Security Instrument or any other Loan Document to the payment of the following items in any order in its sole discretion:

- (i) Taxes and Other Charges;
- (ii) Insurance Premiums;
- (iii) Interest on the unpaid principal balance of the Note;
- (iv) Amortization of the unpaid principal balance of the Note;

and/or

(v) All other sums payable pursuant to the Note, the Loan Agreement, this Security Instrument and the other Loan Documents, including, without limitation, the Spread Maintenance Fee, if applicable, and advances made by Lender pursuant to the terms of this Security Instrument.

(k) pursue such other remedies as Lender may have under applicable law; or

(l) apply the undisbursed balance of any Net Proceeds Deficiency deposit, together with interest thereon, to the payment of the Debt in such order, priority and proportions as Lender shall deem to be appropriate in its sole and absolute discretion.

In the event of a sale, by foreclosure, power of sale or otherwise, of less than all of the Property, this Security Instrument shall continue as a Lien and security interest on the remaining portion of the Property unimpaired and without loss of priority.

Section 7.2 Application of Proceeds. The purchase money, proceeds and avails of any disposition of the Property, or any part thereof, or any other sums collected by Lender pursuant to the Note, this Security Instrument or the other Loan Documents, may be applied by Lender to the payment of the Debt in such priority and proportions as Lender in its discretion shall deem proper.

Section 7.3 Right to Cure Defaults. Upon the occurrence and during the continuance of any Default or Event of Default, Lender may, but without any obligation to do so and without notice to or demand on Borrower (except as specifically required herein or in the Loan Agreement) and without releasing Borrower from any Other Obligations hereunder, make any payment or do any act required of Borrower hereunder or in the other Loan Documents with respect to any Other Obligations which payment or action on the part of Lender shall be in such manner and to such extent as Lender may deem necessary to protect the security hereof. Lender is authorized to enter upon the Property for such purposes, or appear in, defend, or bring any action or proceeding to protect its interest in the Property or to foreclose this Security Instrument or to collect the Debt, and the cost and expense thereof (including reasonable attorneys' fees and expenses to the extent permitted by law), with interest as provided in this Section 7.3, shall constitute a portion of the Debt and shall be due and payable to Lender upon demand. All such costs and expenses incurred by Lender in remedying any Default or Event of Default or in appearing in, defending, or bringing any such action or proceeding, as hereinabove provided, shall bear interest at the Default Rate, for the period beginning on the first day after notice from Lender that such cost or expense was incurred and continuing until the date of payment to Lender. All such costs and expenses incurred by Lender, together with interest thereon calculated at the Default Rate, shall be deemed to constitute a portion of the Debt and to be secured by this Security Instrument and the other Loan Documents and shall be immediately due and payable upon demand by Lender therefor.

Section 7.4 Actions and Proceedings. Lender has the right to appear in and defend any action or proceeding brought with respect to the Property and to bring any action or proceeding, in the name and on behalf of Borrower, which Lender, in its sole and absolute discretion, decides should be brought to protect its interest in the Property.

Section 7.5 Recovery of Sums Required To Be Paid. Lender shall have the right, from time to time, to take action to recover any sum or sums which constitute a part of the Debt as the same become due, without regard to whether or not the balance of the Debt shall be due, and without prejudice to the right of Lender thereafter to bring an action of foreclosure, or any other action, for any Event of Default by Borrower existing at the time such earlier action was commenced.

Section 7.6 Other Rights, etc.

(a) The failure of Lender to insist upon strict performance of any term hereof shall not be deemed to be a waiver of any term of this Security Instrument. Borrower shall not be relieved of Borrower's obligations hereunder by reason of (i) the failure of Lender to comply with any request of Borrower or any guarantor or indemnitor with respect to the Loan to take any action to foreclose this Security Instrument or otherwise enforce any of the provisions hereof or of the Note or the other Loan Documents, (ii) the release, regardless of consideration,

of the whole or any part of the Property, or of any Person liable for the Obligations or any portion thereof, or (iii) any agreement or stipulation by Lender extending the time of payment or otherwise modifying or supplementing the terms of the Note, this Security Instrument or the other Loan Documents.

(b) It is agreed that the risk of loss or damage to the Property is on Borrower, and Lender shall have no liability whatsoever for any decline in value of the Property, for failure to maintain the Policies, or for failure to determine whether insurance in force is adequate as to the amount of risks insured. Possession by Lender shall not be deemed an election of judicial relief if any such possession is requested or obtained with respect to any Property or collateral not in Lender's possession.

(c) Upon the occurrence and during the continuance of an Event of Default, Lender may resort for the payment of the Debt and the performance of the Other Obligations to any other security held by Lender in such order and manner as Lender, in its discretion, may elect. Lender may take action to recover the Debt, or any portion thereof, or to enforce the Other Obligations or any covenant hereof without prejudice to the right of Lender thereafter to foreclose this Security Instrument. The rights of Lender under this Security Instrument shall be separate, distinct and cumulative and none shall be given effect to the exclusion of the others. No act of Lender shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision. Lender shall not be limited exclusively to the rights and remedies herein stated but shall be entitled to every right and remedy now or hereafter afforded at law or in equity.

Section 7.7 Right to Release Any Portion of the Property. Upon the occurrence and during the continuance of an Event of Default, Lender may release any portion of the Property for such consideration as Lender may require without, as to the remainder of the Property, in any way impairing or affecting the Lien or priority of this Security Instrument, or improving the position of any subordinate lienholder with respect thereto, except to the extent that the Debt shall have been reduced by the actual monetary consideration, if any, received by Lender for such release, and Lender may accept by assignment, pledge or otherwise any other property in place thereof as Lender may require without being accountable for so doing to any other lienholder. This Security Instrument shall continue as a Lien and security interest in the remaining portion of the Property.

Section 7.8 Violation of Laws. If the Property is not in full compliance with any Legal Requirement, Lender may impose additional requirements upon Borrower in connection herewith including, without limitation, monetary reserves or financial equivalents.

Section 7.9 Recourse and Choice of Remedies. Notwithstanding any other provision of this Security Instrument or the Loan Agreement, including, without limitation, Section 9.4 of the Loan Agreement, but subject to Section 3.1 of the Loan Agreement, Lender and other Indemnified Parties (as hereinafter defined) are entitled to enforce the obligations of Borrower and any guarantor or indemnitor with respect to the Loan contained in Section 8.1 herein without first resorting to or exhausting any security or collateral and without first having recourse to the Note or any of the Property, through foreclosure, exercise of a power of sale or acceptance of a deed in lieu of foreclosure or otherwise, and in the event Lender commences a

foreclosure action against the Property or exercises its power of sale pursuant to this Security Instrument, Lender is entitled to pursue a deficiency judgment with respect to such obligations against Borrower with respect to the Loan. Subject to the terms of the Loan Agreement, the liability of Borrower and any guarantor or indemnitor with respect to the Loan pursuant to Section 8.1 hereof is not limited to the original principal amount of the Note. Notwithstanding the foregoing, nothing herein shall inhibit or prevent Lender from foreclosing or exercising its power of sale pursuant to this Security Instrument or exercising any other rights and remedies pursuant to the Loan Agreement, the Note, this Security Instrument and the other Loan Documents, whether simultaneously with foreclosure proceedings or in any other sequence. A separate action or actions may be brought and prosecuted against Borrower pursuant to Section 8.1 hereof whether or not an action is brought against any other Person and whether or not any other Person is joined in the action or actions. In addition, Lender shall have the right but not the obligation to join and participate in, as a party if it so elects, any administrative or judicial proceedings or actions initiated in connection with any matter addressed in Article 7 or Article 8 herein.

Section 7.10 Right of Entry. Upon reasonable notice to Borrower (which may be given verbally), Lender and its agents shall have the right to enter and inspect the Property at reasonable hours, subject to the rights of Tenants under their respective leases and, if any event, in a manner to minimize any disturbance to Tenants.

Section 7.11 Lender Not Obligated; Cumulative Rights. Nothing in this instrument shall be construed as obligating Lender to take any action or incur any liability with respect to the Property, and all options given to Lender are for its benefit and shall and may be exercised in such order and in such combination as Lender in its sole discretion may from time to time decide. Each remedy is distinct and cumulative to all other rights and remedies under this Instrument and the Loan Documents or afforded by law or equity, and may be exercised concurrently, independently or successively, in any order whatsoever.

ARTICLE 8

MORTGAGE TAX INDEMNIFICATION

Section 8.1 Mortgage and/or Intangible Tax. Borrower shall, at its sole cost and expense, protect, defend, indemnify, release and hold harmless the Indemnified Parties from and against any and all Losses imposed upon, incurred by or asserted against any Indemnified Parties and directly or indirectly arising out of or in any way relating to any tax on the making and/or recording of this Security Instrument, the Note or any of the other Loan Documents, but excluding any income, franchise or other similar taxes.

ARTICLE 9

WAIVERS

Section 9.1 Waiver of Counterclaim. To the extent permitted by applicable law, Borrower hereby waives the right to assert a counterclaim, other than a mandatory or compulsory counterclaim, in any action or proceeding brought against it by Lender arising out of

or in any way connected with this Security Instrument, the Loan Agreement, the Note, any of the other Loan Documents, or the Obligations.

Section 9.2 Marshalling and Other Matters. To the extent permitted by applicable law, Borrower hereby waives the benefit of all appraisal, valuation, stay, extension, reinstatement and redemption laws now or hereafter in force and all rights of marshalling in the event of any sale hereunder of the Property or any part thereof or any interest therein. Further, to the extent permitted by applicable law, Borrower hereby expressly waives any and all rights of redemption from sale under any order or decree of foreclosure of this Security Instrument on behalf of Borrower, and on behalf of each and every Person acquiring any interest in or title to the Property subsequent to the date of this Security Instrument.

Section 9.3 Waiver of Notice. TO THE EXTENT PERMITTED BY APPLICABLE LAW, BORROWER SHALL NOT BE ENTITLED TO ANY NOTICES OF ANY NATURE WHATSOEVER FROM LENDER EXCEPT WITH RESPECT TO MATTERS FOR WHICH THIS SECURITY INSTRUMENT OR THE OTHER LOAN DOCUMENTS SPECIFICALLY AND EXPRESSLY PROVIDE FOR THE GIVING OF NOTICE BY LENDER TO BORROWER AND EXCEPT WITH RESPECT TO MATTERS FOR WHICH LENDER IS REQUIRED BY APPLICABLE LAW TO GIVE NOTICE, AND BORROWER HEREBY EXPRESSLY WAIVES THE RIGHT TO RECEIVE ANY NOTICE FROM LENDER WITH RESPECT TO ANY MATTER FOR WHICH THIS SECURITY INSTRUMENT DOES NOT SPECIFICALLY AND EXPRESSLY PROVIDE FOR THE GIVING OF NOTICE BY LENDER TO BORROWER.

Section 9.4 Waiver of Statute of Limitations. To the extent permitted by applicable law, Borrower hereby expressly waives and releases its right to plead any statute of limitations as a defense to payment of the Debt or performance of the Other Obligations.

Section 9.5 Waiver of Jury Trial. BORROWER HEREBY AGREES NOT TO ELECT A TRIAL BY JURY OF ANY ISSUE TRIABLE OF RIGHT BY JURY, AND FOREVER WAIVES ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST WITH REGARD TO THE NOTE, THIS SECURITY INSTRUMENT OR THE OTHER LOAN DOCUMENTS, OR ANY CLAIM, COUNTERCLAIM OR OTHER ACTION ARISING IN CONNECTION THEREWITH. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY BORROWER, AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE. LENDER IS HEREBY AUTHORIZED TO FILE A COPY OF THIS PARAGRAPH IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER BY BORROWER.

ARTICLE 10

EXCULPATION

The provisions of Section 3.1 of the Loan Agreement are hereby incorporated by reference into this Security Instrument to the same extent and with the same force as if fully set forth herein.

ARTICLE 11

NOTICES

All notices or other written communications hereunder shall be delivered in accordance with Section 10.6 of the Loan Agreement.

ARTICLE 12

APPLICABLE LAW

Section 12.1 Governing Law; Jurisdiction; Service of Process. WITH RESPECT TO MATTERS RELATING TO THE ATTACHMENT, CREATION, PERFECTION AND PROCEDURES RELATING TO THE ENFORCEMENT OF THE LIENS CREATED PURSUANT TO THIS SECURITY INSTRUMENT, THIS SECURITY INSTRUMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF FLORIDA (WITHOUT REGARD TO CONFLICT OF LAW PROVISIONS THEREOF). ALL PROVISIONS OF THE LOAN AGREEMENT INCORPORATED HEREIN BY REFERENCE SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW YORK.

Section 12.2 Provisions Subject to Applicable Law. All rights, powers and remedies provided in this Security Instrument may be exercised only to the extent that the exercise thereof does not violate any applicable provisions of law and are intended to be limited to the extent necessary so that they will not render this Security Instrument invalid, unenforceable or not entitled to be recorded, registered or filed under the provisions of any applicable law. If any term of this Security Instrument or any application thereof shall be invalid or unenforceable, the remainder of this Security Instrument and any other application of the term shall not be affected thereby.

ARTICLE 13

DEFINITIONS

All capitalized terms not defined herein shall have the respective meanings set forth in the Loan Agreement. Unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, words used in this Security Instrument may be used interchangeably in the singular or plural form and the word "Borrower" shall mean "each Borrower and any subsequent owner or owners of the Property or any part thereof or any interest therein," the word "Lender" shall mean "Lender and any subsequent holder of the Note," the word "Note" shall mean "the Note and any other evidence of indebtedness secured by this Security Instrument," the word "Property" shall include any portion of the Property and any interest therein, and the phrases "attorneys' fees", "legal fees" and "counsel fees" shall include

any and all attorneys', paralegal and law clerk fees and disbursements, including, but not limited to, fees and disbursements at the pre-trial, trial and appellate levels incurred or paid by Lender in protecting its interest in the Property, the Leases and the Rents and enforcing its rights hereunder. Whenever the context may require, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms and the singular form of nouns and pronouns shall include the plural and vice versa.

ARTICLE 14

MISCELLANEOUS PROVISIONS

Section 14.1 No Oral Change. This Security Instrument, and any provisions hereof, may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of Borrower or Lender, but only by an agreement in writing signed by the party(ies) against whom enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

Section 14.2 Successors and Assigns. This Security Instrument shall be binding upon and shall inure to the benefit of Borrower and Lender and their respective successors and permitted assigns, as set forth in the Loan Agreement. Lender shall have the right to assign or transfer its rights under this Security Instrument in connection with any assignment of the Loan and the Loan Documents. Any assignee or transferee of Lender shall be entitled to all the benefits afforded to Lender under this Security Instrument. Borrower shall not have the right to assign or transfer its rights or obligations under this Security Instrument without the prior written consent of Lender, as provided in the Loan Agreement, and any attempted assignment without such consent shall be null and void.

Section 14.3 Inapplicable Provisions. If any term, covenant or condition of the Loan Agreement, the Note or this Security Instrument is held to be invalid, illegal or unenforceable in any respect, the Loan Agreement, the Note and this Security Instrument shall be construed without such provision.

Section 14.4 Headings, etc. The headings and captions of the various Sections of this Security Instrument are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

Section 14.5 Subrogation. If any or all of the proceeds of the Note have been used to extinguish, extend or renew any indebtedness heretofore existing against the Property, then, to the extent of the funds so used, Lender shall be subrogated to all of the rights, claims, liens, titles, and interests existing against the Property heretofore held by, or in favor of, the holder of such indebtedness and such former rights, claims, liens, titles, and interests, if any, are not waived but rather are continued in full force and effect in favor of Lender and are merged with the lien and security interest created herein as cumulative security for the payment of the Debt, the performance and discharge of Borrower's obligations hereunder, under the Loan Agreement, the Note and the other Loan Documents and the performance and discharge of the Other Obligations.

Section 14.6 Entire Agreement. The Note, the Loan Agreement, this Security Instrument and the other Loan Documents constitute the entire understanding and agreement between Borrower and Lender with respect to the transactions arising in connection with the Obligations and supersede all prior written or oral understandings and agreements between Borrower and Lender with respect thereto. Borrower hereby acknowledges that, except as incorporated in writing in the Note, the Loan Agreement, this Security Instrument and the other Loan Documents, there are not, and were not, and no Persons are or were authorized by Lender to make, any representations, understandings, stipulations, agreements or promises, oral or written, with respect to the transaction which is the subject of the Note, the Loan Agreement, this Security Instrument and the other Loan Documents.

Section 14.7 Limitation on Lender's Responsibility. No provision of this Security Instrument shall operate to place any obligation or liability for the control, care, management or repair of the Property upon Lender, nor shall it operate to make Lender responsible or liable for any waste committed on the Property by the tenants or any other Person, or for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any tenant, licensee, employee or stranger. Nothing herein contained shall be construed as constituting Lender a "mortgagee in possession."

Section 14.8 Principles of Construction. In the event of any inconsistencies between the terms and conditions of this Security Instrument and the terms and conditions of the Loan Agreement, the terms and conditions of the Loan Agreement shall control and be binding:

Section 14.9 Severability. In case any one or more of the provisions of this Security Instrument, the Note, the Assignment of Leases, the Loan Agreement, any of the other Loan Documents, or any other agreement now or hereafter executed in connection with any one or more of the foregoing is held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof or thereof. Each of the provisions of every such agreement, document or instrument shall be enforceable by Lender to the fullest extent now or hereafter permitted by law.

Section 14.10 No Partnership or Joint Venture. No provision of this Security Instrument or any of the other Loan Documents shall constitute a partnership, joint venture, tenancy in common or joint tenancy between Borrower and Lender, it being intended that the only relationship created by this Security Instrument, the Loan Agreement, the Note and the other Loan Documents shall be that of debtor and creditor.

Section 14.11 No Merger. So long as the Obligations owed to Lender secured hereby remain unpaid and undischarged and unless Lender otherwise consents in writing, the fee, leasehold, subleasehold and sub-subleasehold estates in and to the Property will not merge but will always remain separate and distinct, notwithstanding the union of such estates (without implying Borrower's consent to such union) either in Borrower, Lender, any tenant or any third party by purchase or otherwise, in the event this Security Instrument is originally placed on a leasehold estate and Borrower later obtains fee title to the Property, such fee title will be subject and subordinate to this Security Instrument.

ARTICLE 15

STATE-SPECIFIC PROVISIONS

Section 15.1 Principles of Construction. In the event of any inconsistencies between the terms and conditions of this Article 15 and the terms and conditions of this Security Instrument, the terms and conditions of this Article 15 shall control and be binding.

Section 15.2 Florida Provisions. Notwithstanding anything to the contrary elsewhere in this Security Instrument:

(a) **Maximum Debt Secured; Future Advances.** In addition to all other indebtedness secured by the lien of this Security Instrument, this Security Instrument shall secure and constitute a first lien on the Property for all future advances made by Lender pursuant to the Loan Agreement any purpose prior to the twentieth anniversary of the date hereof to the same extent as if such future advances were made on the date of the execution of this Security Instrument. Any such advances may be made (i) at the option of Lender, or (ii) in accordance with the Loan Agreement. The total amount of the principal indebtedness that may be secured by this Security Instrument may increase or decrease from time to time, but the total unpaid principal balance of such indebtedness secured at any one time by this Security Instrument shall not exceed a maximum principal amount of \$86,800,000.00, plus interest thereon and any disbursements made by Lender pursuant to the terms of this Security Instrument. It is the intent of Borrower and Lender that this provision comply with and be in conformity with Florida Statutes § 697.04. Borrower will not file a notice limiting the maximum amount which may be secured by this Security Instrument pursuant to Section 697.04(1)(b) of the Florida Statutes.

[No Further Text on this Page; Signature Page Follows]

IN WITNESS WHEREOF, this Security Instrument has been executed by Borrower as of the day and year first above written.

WITNESSES:

BORROWER:

**BANYAN STREET/GAP DOUGLAS
ENTRANCE OWNER, LLC,**
a Delaware limited liability company

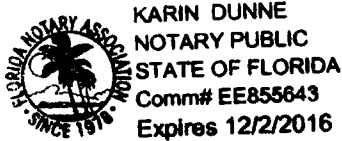
Karin Dunne
Name: LORRI DUNNE
Karen Smyack
Name: KAREN M. SMYACK

By: [Signature]
Name: Rodolfo Prio Touzet
Title: President

ACKNOWLEDGEMENT

STATE OF Florida)
) SS:
COUNTY OF Miami-Dade)

The foregoing instrument was sworn to and acknowledged before me this 13 day of May, 2014, by Rodolfo Prio Touzet, the President of Banyan Street/Gap Douglas Entrance Owner, LLC, a Delaware limited liability company, who is personally known to me or produced a driver's license as identification.



Karin Dunne
Print Name: Karin Dunne
Notary Public
No. EE855643
My Commission Expires 12/2/16

EXHIBIT A**LEGAL DESCRIPTION****PARCEL I:**

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

LESS AND EXCEPT

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

ALSO DESCRIBED AS FOLLOWS:

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

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

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

LESS AND EXCEPT

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

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

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

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

PARCEL II:

FOR THE BENEFIT OF PARCEL I, THOSE CERTAIN EASEMENTS AS CREATED BY THAT DECLARATION OF COVENANTS AND EASEMENTS RECORDED NOVEMBER 17, 2000 IN OFFICIAL RECORDS BOOK 19369, AT PAGE 1858; AND RERECORDED IN OFFICIAL RECORDS BOOK 19571, AT PAGE 1238; AS AFFECTED BY AMENDMENT TO DECLARATION FILED NOVEMBER 7, 2001 IN OFFICIAL RECORDS BOOK 200041 PAGE 4378, FOR INGRESS, EGRESS, PARKING AND SIGNAGE, AS APPLICABLE, OVER, UNDER AND ACROSS THE LANDS DESCRIBED IN SAID EASEMENTS.

301811NCT
**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Wells Fargo Bank, National Association, as
Participation Custodial Agent
Attn: CMBS/BXMT-2017FL1
1055 10th Avenue S.E.
Minneapolis, MN 55414

PARLEX 2 FINANCE, LLC, as assignor,

(“Assignor”)

TO

**WELLS FARGO BANK, NATIONAL ASSOCIATION,
as Participation Custodial Agent,
for the benefit of the Participation A-1 Holder and the Participation A-2 Holder in
accordance with their respective rights under the Participation Agreement and Future
Funding Indemnification Agreement, as assignee**

(“Assignee”)

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

Dated: As of December 21, 2017

Location: Douglas Entrance
Douglas Road and SW 8th Street
Coral Gables
Florida

County: Miami- Dade County

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

Know all persons by these presents that, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Parlex 2 Finance, LLC, a Delaware limited liability company, having an office at c/o Blackstone Mortgage Trust, Inc., 345 Park Ave., New York, NY 10154 (“Assignor”) does, effective as of December 21, 2017, hereby assign, transfer and set over unto WELLS FARGO BANK, NATIONAL ASSOCIATION, as Participation Custodial Agent, for the benefit of the Participation A-1 Holder and the Participation A-2 Holder in accordance with their respective rights under the Participation Agreement and Future Funding Indemnification Agreement, having an address at, c/o CT Investment Management Co., LLC, as Special Servicer, 345 Park Avenue, New York, NY 10154 (“Assignee”), without recourse, any and all rights of Assignor in and to the security instruments executed by certain obligors set forth on Schedule 1 attached hereto and incorporated herein by reference (collectively, the “Security Instruments”), which Security Instruments affect certain real property more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The purpose of this instrument (this “Assignment”) is to assign the Security Instruments executed by such obligors to Assignee and to release any and all interest Assignor may have in and to the Security Instruments, except any indemnification provisions set forth in the Security Instruments or otherwise agreed in writing between Assignor and Assignee which by their terms would continue to benefit Assignor but only to the extent such rights of Assignor to indemnification arise from events occurring prior to the date hereof and such rights of Assignor are fully subordinated to the interest of Assignee to the extent that there are any claims against Assignee to which such indemnification provisions set forth in the Security Instruments would apply.

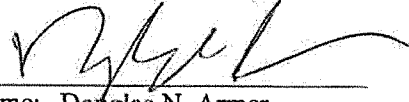
Assignor hereby warrants and represents to Assignee that:

(a) Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Security Instruments to any person or entity other than Assignee (other than to 42-16 CLO L Sell, LLC (“42-16 Seller”), which in turn assigned, conveyed, pledged and endorsed its right, title and interest in the Assignment of Mortgage and Security Agreement (it being understood that for administrative convenience (and without eliminating or otherwise limiting 42-16 Seller’s right, title and interest in the Assignment of Mortgage and Security Agreement during the period immediately preceding its assignment thereof to Assignee), Assignor is executing this Assignment directly in favor of Assignee, in each case pursuant to that certain Omnibus Assignment and Assumption, dated as of the date hereof, by and between Assignor, Assignee and 42-16 Seller)); and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

This Assignment may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, but all of which taken together shall constitute but one and the same instrument.

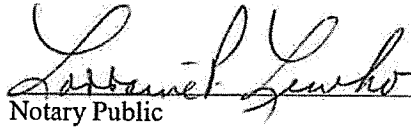
PARLEX 2 FINANCE, LLC,
a Delaware limited liability company

By: 
Name: Douglas N. Armer
Title: Managing Director, Head of Capital
Markets and Treasurer

STATE OF NEW YORK

COUNTY OF NEW YORK

On the 14th day of December in the year 2017 before me, the undersigned, personally appeared Douglas N. Armer, Managing Director, Head of Capital Markets and Treasurer of PARLEX 2 FINANCE, LLC, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument as Managing Director, Head of Capital Markets and Treasurer.


Notary Public

My commission expires: _____
LORRAINE P. LEWKO
Notary Public, State of New York
No. 01LE4515687
Qualified in Kings County
Commission Expires February 24, 2018

[AFFIX NOTARIAL SEAL]

SCHEDULE 1 TO ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

1. Mortgage and Security Agreement, Assignment of Leases and Fixture Filing, dated as of May 16, 2014 made by Banyan Street/GAP Douglas Entrance Owner, LLC, for the benefit of Parlex 2 Finance, LLC, as beneficiary, and recorded on May 23, 2014, with the County Registrar-Recorder for Miami-Dade County, Florida in official Records Book 29164 at page 511, as may be further assigned, amended, restated, supplemented, replaced or otherwise modified from time to time.

EXHIBIT ALEGAL DESCRIPTION

PARCEL I:

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

LESS AND EXCEPT

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

ALSO DESCRIBED AS FOLLOWS:

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

ALL THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST THAT IS BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE OF THE SAID SECTION 8, ON THE EAST BY THE EAST LINE OF THE SAID SECTION 8, ON THE SOUTH BY THE CENTER LINE OF AVENUE CALABRIA AND ON THE WEST BY THE CENTER LINE OF GALIANO STREET (REFERENCE HEREIN TO AVENUE CALABRIA AND GALIANO STREET ARE AS SAID STREET AND AVENUE ARE SHOWN ON THE REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES, PLAT BOOK 34, AT PAGE 32); AND ALSO THOSE CERTAIN RIGHTS OF WAY CLOSED BY ORDINANCE NO. 992 PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, FLORIDA ON NOVEMBER 13,

1956.

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FOR THE BENEFIT OF PARCEL I, THOSE CERTAIN EASEMENTS AS CREATED BY THAT DECLARATION OF COVENANTS AND EASEMENTS RECORDED NOVEMBER 17, 2000 IN OFFICIAL RECORDS BOOK 19369, AT PAGE 1858; AND RERECORDED IN OFFICIAL RECORDS BOOK 19571, AT PAGE 1238; AS AFFECTED BY AMENDMENT TO DECLARATION FILED NOVEMBER 7, 2001 IN OFFICIAL RECORDS BOOK 200041 PAGE 4378, FOR INGRESS, EGRESS, PARKING AND SIGNAGE, AS APPLICABLE, OVER, UNDER AND ACROSS THE LANDS DESCRIBED IN SAID EASEMENTS.

[Home](#) > [Resources](#) > [Data Tools](#) > [BankFind Suite](#) > Find Institutions by Name & Location

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Wells Fargo Bank, National Association

↓

Institution Details

Data as of 08/20/2021



FDIC Insured
Since 01/01/1934

FDIC Cert #
3511

Established
01/01/1870

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
101 N. Phillips Avenue
Sioux Falls, SD 57104

Primary Website
www.wellsfargo.com

Locations
4,989 domestic locations: 40 states and 0 territories.
30 in foreign locations.

Financial Information
[Create financial reports for this institution](#)

Consumer Assistance
HelpWithMyBank.gov

Contact the FDIC
[Wells Fargo Bank, National Association](#)

Get additional detailed information by selecting from the following:

[Locations](#)

[History](#)

[Institution Profile](#)

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5,019 Branch Offices

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Results

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3

4

5

201

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Page #

Go

UNINUM	Branch Number	Name	Address	City	County	State
2239	Main Office	Wells Fargo Bank, National Association	101 N. Phillips Avenue Sioux Falls, SD 57104	Sioux Falls	Minnehaha	SD
199319	13	Arcata Branch	1103 G Street Arcata, CA 95521	Arcata	Humboldt	CA
199325	19	Bakersfield Downtown Branch	1300 22nd Street Bakersfield, CA 93301	Bakersfield	Kern	CA
199333	28	Wilshire Crescent Branch	9354 Wilshire Boulevard Beverly Hills, CA 90212	Beverly Hills	Los Angeles	CA
199335	30	Burbank Branch	900 North San Fernando Boulevard Burbank, CA 91504	Burbank	Los Angeles	CA
199341	36	City Of Commerce	5701 South Eastern Avenue	City Of	Los	CA

199341	36	Commerce Branch	City Of Commerce, CA 90040	Commerce	Angeles	CA
199342	37	Colusa Branch	501 Market Street Colusa, CA 95932	Colusa	Colusa	CA
199348	44	Serramonte Branch	135 Serramonte Center Daly City, CA 94015	Daly City	San Mateo	CA
199351	47	Eureka Branch	605 G Street Eureka, CA 95501	Eureka	Humboldt	CA
199353	49	Gold River Branch	2010 Gold Field Drive Rancho Cordova, CA 95670	Rancho Cordova	Sacramento	CA
199358	54	Fashion Fair Branch	710 East Shaw Avenue Fresno, CA 93710	Fresno	Fresno	CA
199361	58	Garden Grove Branch	12952 Harbor Boulevard Garden Grove, CA 92840	Garden Grove	Orange	CA

199365	62	Goleta Branch	195 North Fairview Avenue Goleta, CA 93117	Goleta	Santa Barbara	CA
199366	63	Hanford Branch	200 West 7th Street Hanford, CA 93230	Hanford	Kings	CA
199369	66	Southland Branch	950 Southland Drive Hayward, CA 94545	Hayward	Alameda	CA
199375	72	Inglewood Branch	400 South Market Street Inglewood, CA 90301	Inglewood	Los Angeles	CA
199379	76	La Habra Branch	1190 South Beach Boulevard La Habra, CA 90631	La Habra	Orange	CA
199381	78	La Mirada Branch	15056 Rosecrans Avenue La Mirada, CA 90638	La Mirada	Los Angeles	CA
199382	80	Lemoore	301 West D Street			CA

199383	80	Branch	Lemoore, CA 93245	Lemoore	Kings	CA
199387	85	Long Beach Main Branch	111 West Ocean Boulevard Long Beach, CA 90802	Long Beach	Los Angeles	CA
199390	88	Atwater Branch	3250 Glendale Boulevard Los Angeles, CA 90039	Los Angeles	Los Angeles	CA
199394	92	Beverly- Fairfax Branch	137 North Fairfax Avenue Los Angeles, CA 90036	Los Angeles	Los Angeles	CA
199400	99	Larchmont Village Branch	245 North Larchmont Boulevard Los Angeles, CA 90004	Los Angeles	Los Angeles	CA
199403	102	Monterey Park Branch	2101 South Atlantic Boulevard Monterey Park, CA 91754	Monterey Park	Los Angeles	CA

199405	104	Chatsworth Branch	10250 Mason Avenue Chatsworth, CA 91311	Chatsworth	Los Angeles	CA
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September 3, 2021

Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Ref: Douglas Entrance
40 YR Certification Building 1
Folio # 03-4108-040-0020
La Puerta Del Sol Building
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

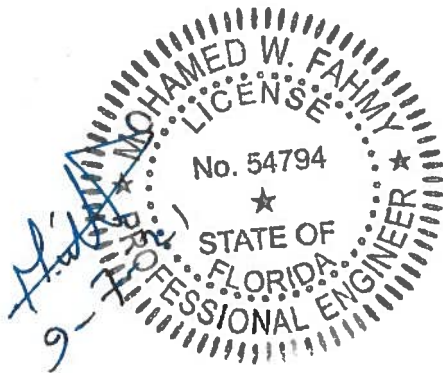
Our firm is in the process of completing the 40-Year Certification – Structural for the above-mentioned property.

To satisfy the requirements for the building recertification to its fullest extent, we hereby, on behalf of the owner, request a three-month extension to complete this certification.

We anticipate completion in the next two months.

We thank you in advance for your cooperation on this and please feel free to contact us if you have any questions at (305) 321 7041.

Very truly yours,



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

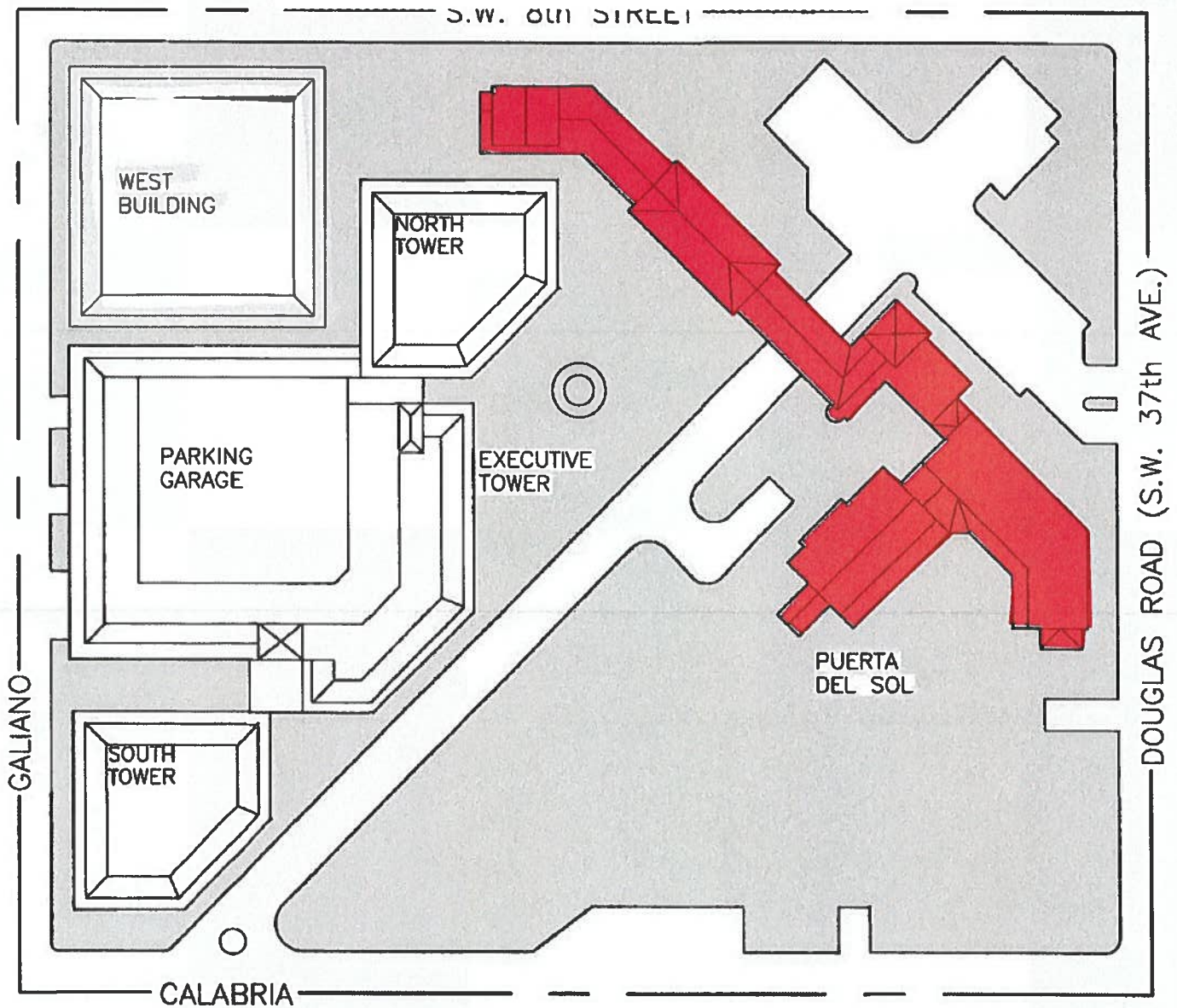
City's Exhibit #9

SITE PLAN

Puerta Del Sol - Building 1

**800 Douglas Road, Coral
Gables, Florida 33134**

id
insight
design
2930 Northeast
2nd Court
Miami, Florida
33137
305.545.4964



N.T.S.

February 12th, 2013

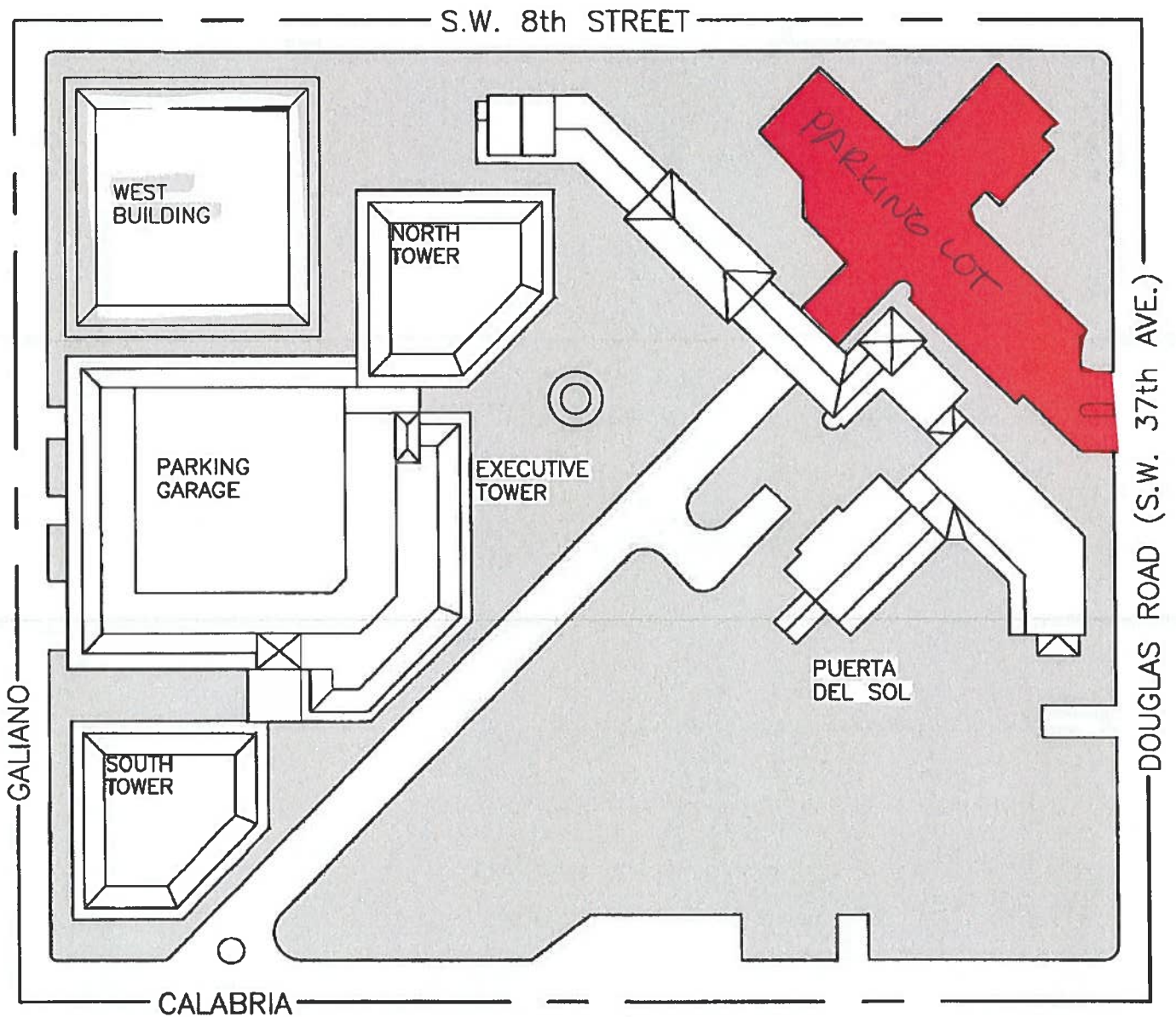
Douglas Entrance

Key Plan



Parking Lot

id
insight
design
2930 Northeast
2nd Court
Miami, Florida
33137
305.545.4964



N.T.S.

February 12th, 2013

Douglas Entrance

Key Plan





REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION

COMMENCED

Date: 05/28/2021

INSPECTION COMPLETED

Date: _____

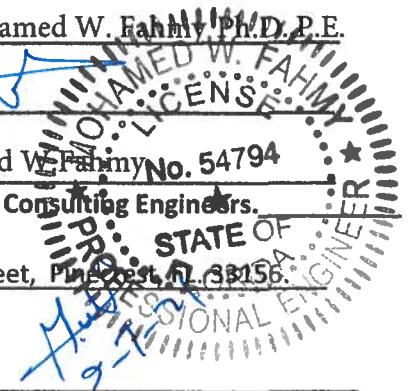
INSPECTION MADE BY: Mohamed W. Fahmy, Ph.D., P.E.

SIGNATURE: _____

PRINT NAME: Mohamed W. Fahmy

TITLE: President of National Consulting Engineers.

ADDRESS: 7255 SW 126th Street, Pinecrest, FL 33156.



1. DESCRIPTION OF STRUCTURE

a. Name on Title: Banyan Street/GAP Douglas Entrance Owner, LLC

b. Street Address: 800 Douglas Road, Coral Gables, FL 33134. La Puerta del Sol Building

c. Legal Description: 8 54 41 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2- 3-4 & LOT K & THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3

d. Owner's Name: Banyan Street/GAP Douglas Entrance Owner, LLC

e. Owner's Mailing Address: 80 SW 8th Street, Suite 2200, Miami , FL 33130

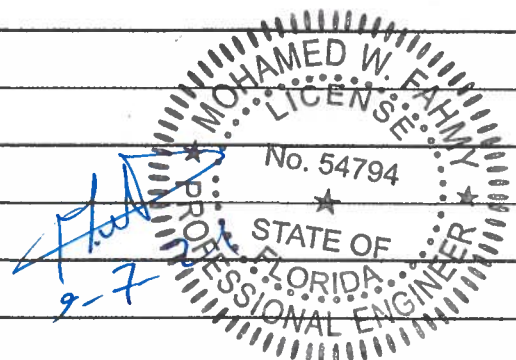
f. Folio Number of Property on which Building is Located: #03-4108-040-0020

g. Building Code Occupancy Classification: Commercial

h. Present Use:

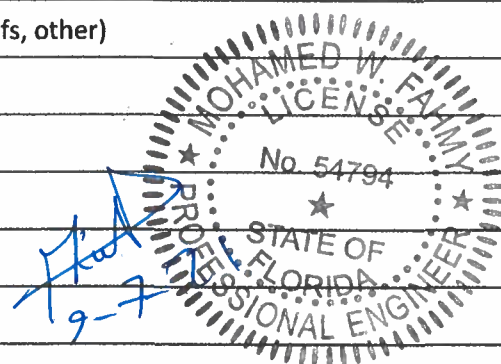
i. General Description: The building has two buildings. The first building is. La Puerta Del Building that consists of three stories (majority of the building area) and two stories in some areas with architectural arch joining the North and South wings. There is a tower that is 4-story height. The exterior walls are built using concrete masonry unit. The first floor is built of concrete on grade. The second and the third floors are built of wood joists. The roof is built of wood trusses. Stairs are built of reinforced concrete.

Addition Comments:



j. Additions to original structure:
N/A

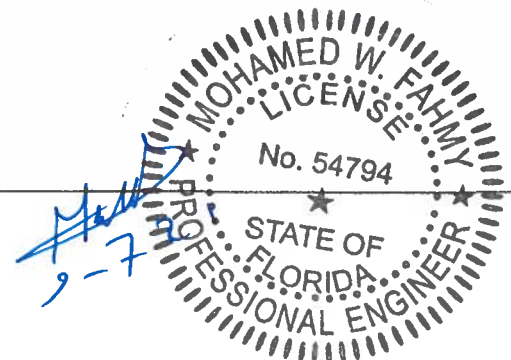
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging Good for age of the building
2. Settlement Fair
3. Deflections Good for age of the building
4. Expansion Good for age of the building
5. Contraction Good for age of the building
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
N/A
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Ball Room, Suite 119, Suite 140, Suite 240, and Suite 245. (See attached deficiencies and pictures.)
i
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.
Several crack sizes (See attached deficiencies and pictures.)



e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
(See attached deficiencies and pictures.)
f. Previous patching or repairs
There are few areas next to windows and exterior doors and on exterior walls that have been patched.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Present loading is commercial loading for all the building, except for Cathedral room which is used to host weddings.

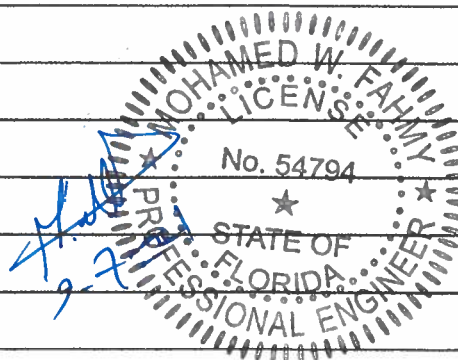
3. INSPECTIONS
a. Date of notice of required inspection 3/22/2021
b. Date(s) of actual inspection 5/28/2021
c. Name and qualifications of individual submitting report: Mohamed W. Fahmy
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
N/A
e. Structural repair-note appropriate line: Repair is required.
1. None required
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA
a. (See attachment) sheet written data
b. (See attachment) photographs
c. N/A drawings or sketches



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

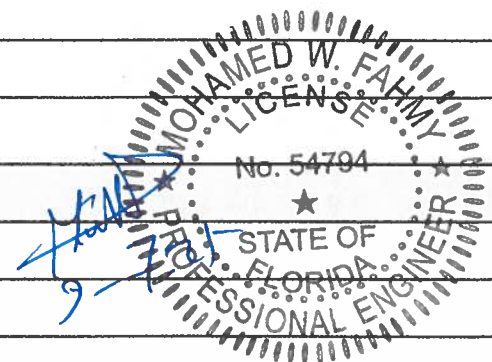
a. Concrete masonry units	Fair
b. Clay tile or terra cotta units	Fair
c. Reinforced concrete tie columns	Good for age of building
d. Reinforced concrete tie beams	Good for age of building
e. Lintel	Good
f. Other type bond beams	Good
g. Masonry finishes -exterior	
1. Stucco	Good for age of building with some areas need repair.
2. Veneer	N/A
3. Paint only	N/A
4. Other (describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier	N/A
2. Furring and plaster	Good
3. Paneling	N/A
4. Paint only	N/A
5. Other (describe)	N/A
i. Cracks See attachment.	
1. Location – note beams, columns, other	(See attachment)(
2. Description	
j. Spalling	
1. Location – note beams, columns, other	(See attachment)
2. Description	
k. Rebar corrosion-check appropriate line	
1. None visible	See attachment for exposed rebars.
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required	Repairs are required in Suites 119, 140, 340, and 245,
I. Samples chipped out for examination in spall areas:	
1. No	Na sample was examined.
2. Yes – describe color, texture, aggregate, general quality	

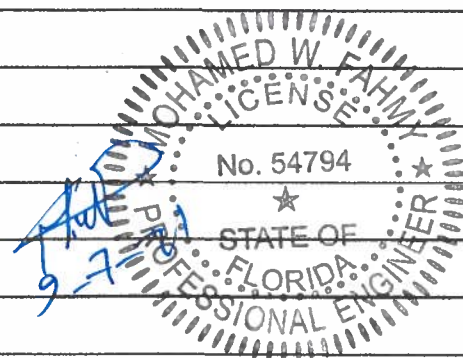
6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Roof are sloped and are built using wood trusses (Good condition). Roofing type is clay (Good condition). Roof deck is plywood (Good condition).
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Fair
3. Note types of drains and scuppers and condition:
Good for age of the building.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Good condition for age of building, except for areas that require repairs.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
There were signs of water intrusion (see attachment).

7. STEEL FRAMING SYSTEM
a. Description
N/A



b. Exposed Steel- describe condition of paint and degree of corrosion
Railings, and metal stair: good paint and mild corrosion.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
See attachment
d. Elevator sheave beams and connections, and machine floor beams – note condition:
Fair

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system
Reinforced concrete is used at the stairs in some areas and as concrete freaming..
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking (See attachment)
c. General condition
(See attachment)
d. Rebar corrosion – check appropriate line
1. None visible
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No
2. Yes, describe color, texture, aggregate, general quality:

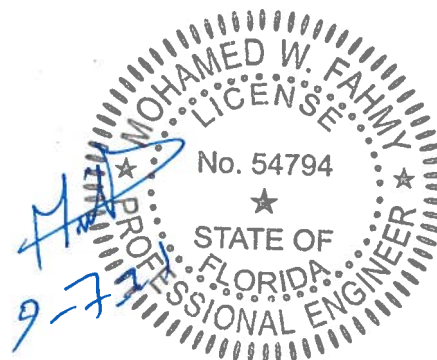


9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	Windows are made of wood frames and glass or new aluminum frames with glass. Mullions are also made of wood or aluminum. Windows include several types, single hung, double hung, casement.
b. Anchorage- type and condition of fasteners and latches	Tapcons are used to connect the window frames to concrete filled cells, lintels, and sills. Anchors are in fair conditions
c. Sealant – type of condition of perimeter sealant and at mullions:	Mainly good, except in the ballroom.
d. Interiors seals – type and condition at operable vents	Mainly good, except in the ballroom.
e. General condition:	Mainly good, except in the ballroom and couple of broken windows.

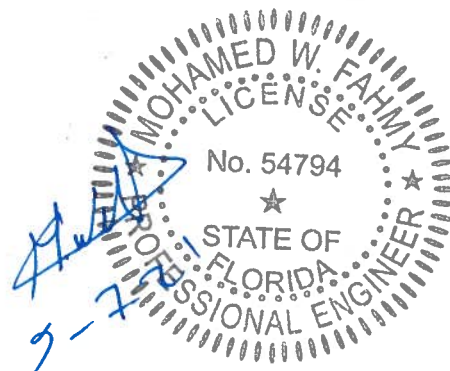
10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	Woods joints have been used to construct the floors. Trusses have been used to construct the roofs.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	Most of joints that are exposed are found to be in good conditions. We had an access to inspect several trusses that their joints are in good conditions.
c. Joints – note if well fitted and still closed:	Good for age of building
d. Drainage – note accumulations of moisture	Good for age of bulding
e. Ventilation – note any concealed spaces not ventilated:	Good for age of building
f. Note any concealed spaces opened for inspection:	N/A

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



Attachments



INSPECTION LOG

JOB: 800 Douglas Road, Coral Gables, FL 33134. La Puerta del Sol Building

DATE: 05-28-2021

Areas Require Repairs:

A. Ballroom:

- Window frame in the ball room has rotten wood frame.
- There is a window with broken glass.
- On the ballroom: all the doors that lead to the balcony are not in good condition. Rotten. wood frames need to be replaced or strengthened. Two of the doors are loose and can be opened.
- Cracks in the bollard behind windows next to the main stair that leads to the ballroom from landing to the floor. The bollard may fall and needs to be repaired.
- Curved stair that lead to the ball room to the ground floor from outside has several steps with cracked and spalled area around the picket.
- The same stair has outside significant cracks on the outside.

B. Suite 140

There are several locations where the expose rebar and also we have some spall concrete beam.

C. Suite 119

there are two area with expose rebars

D. Suite 240

They have several concrete damage expose concrete, spall concrete.

E. Suite 245

It has some exposed rebars and also the wood jambs need to have steel angle to be connected to the header.

F. Suite 315

The railing from the second level to the third level they need to add epoxy to the first post.

G. Main Building

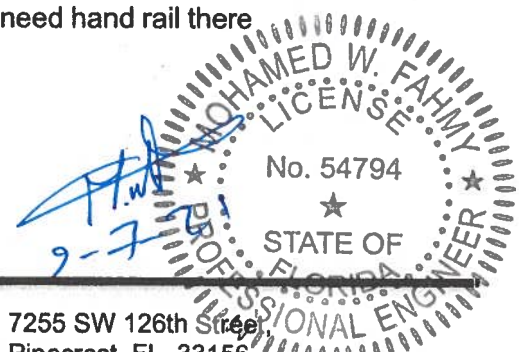
- On the entrance, there are areas with three risers so we need hand rail there
- In the threes room there is a leak from a bath room

H. Suite 330

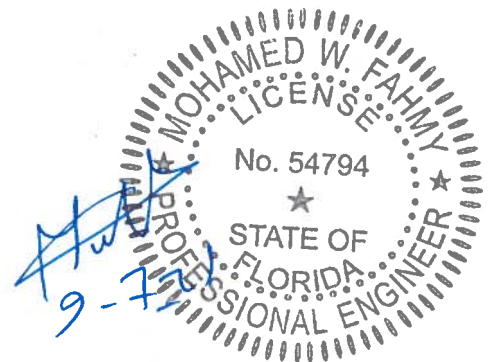
- Stair that goes to the =third floor has weak railing

I. Suite 210

- there are several areas on the ceiling with water leaks



P i c t u r e s

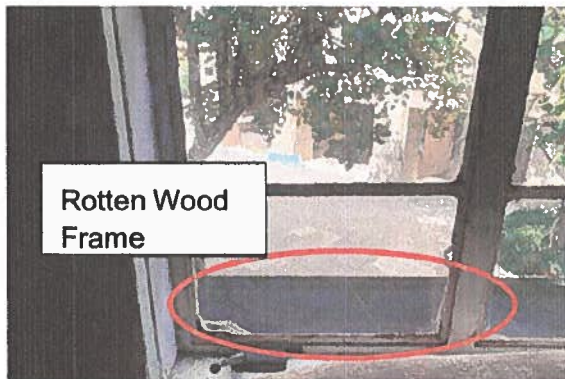




Picture #1



Picture #2



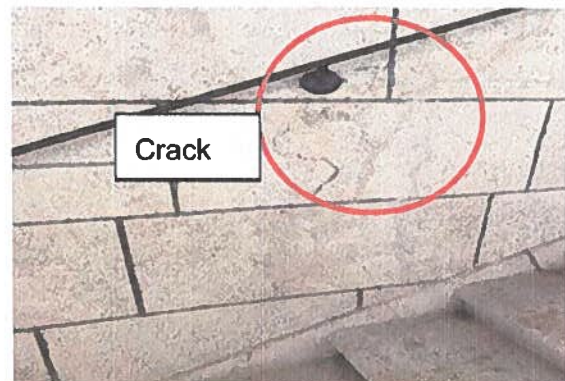
Picture #3



Picture #4



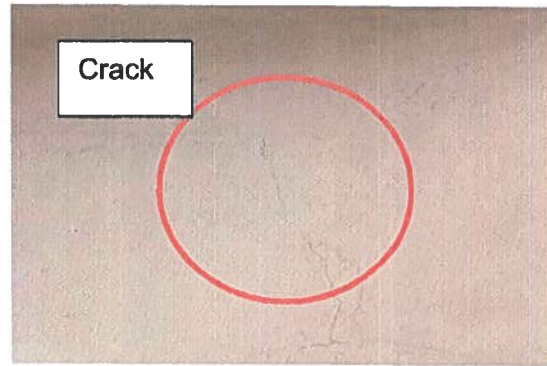
Picture #5



Picture #6



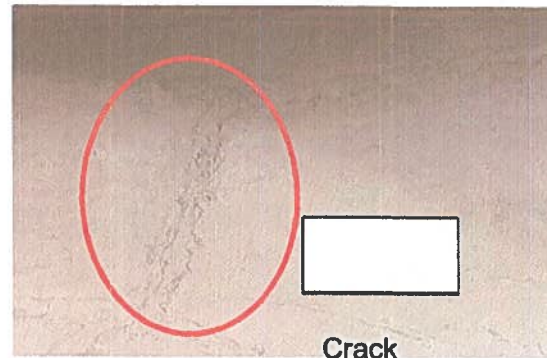
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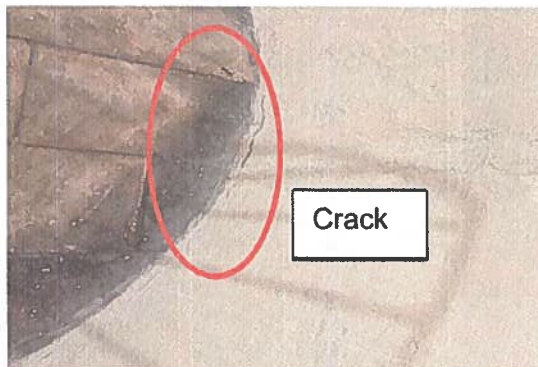
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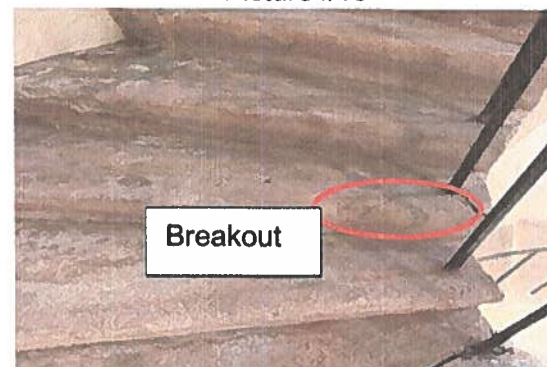
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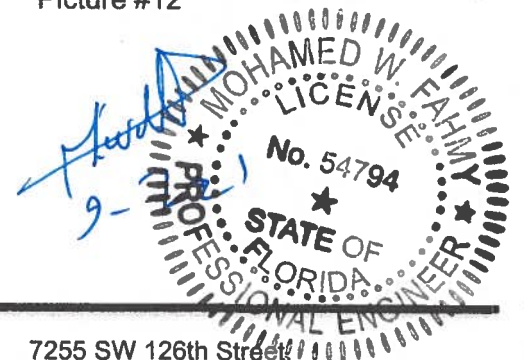
Picture #10



Picture #11

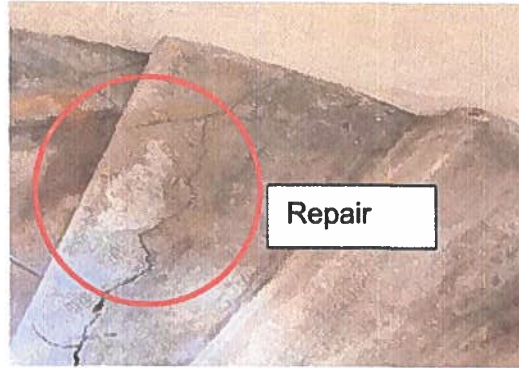


Picture #12

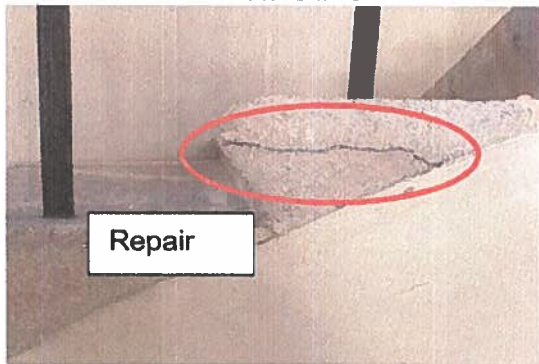




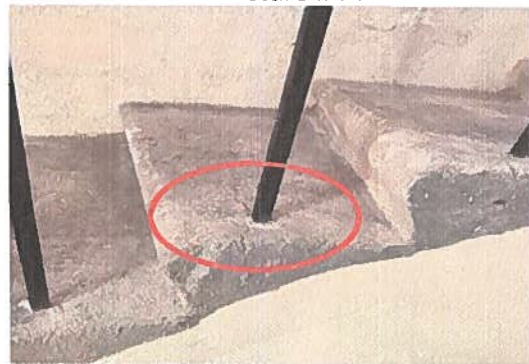
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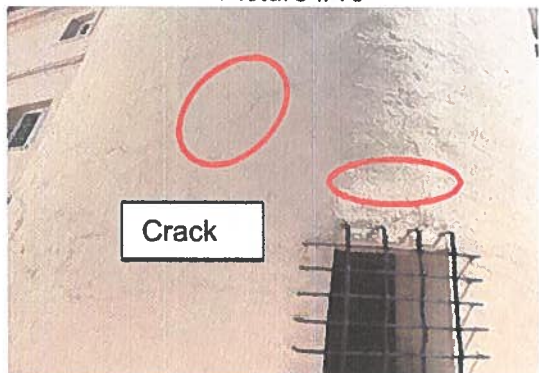
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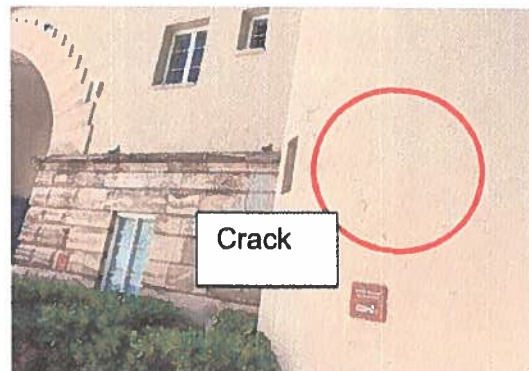
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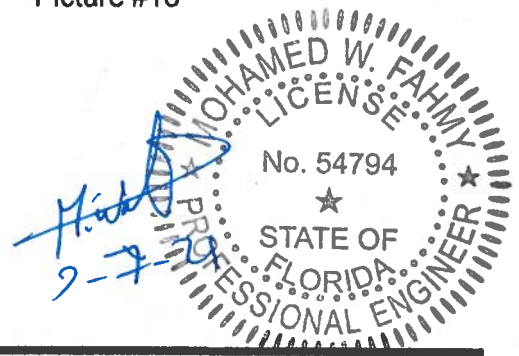
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Picture #17

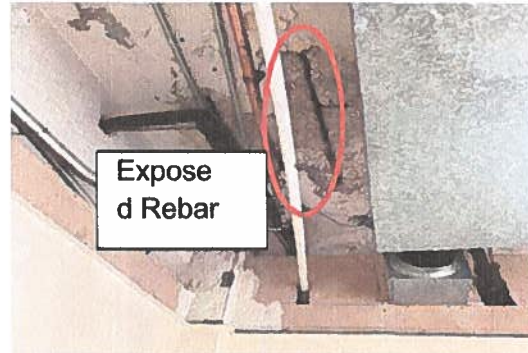


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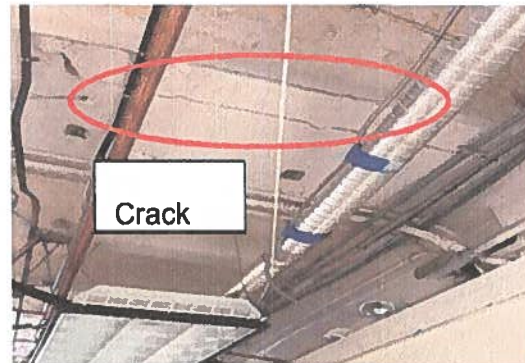
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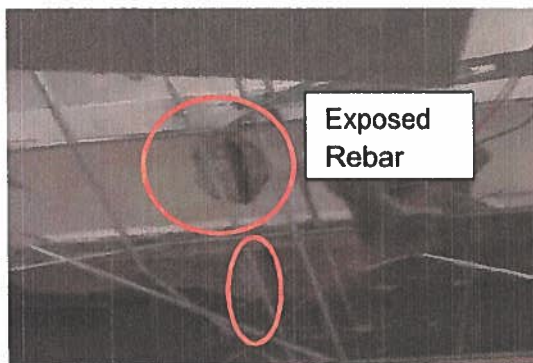
Picture #20



Picture #21



Picture #22



Picture #23



Picture #24

Mohamed W. Fahmy
9-7-24
MOHAMED W. FAHMY
LICENSE
No. 54794
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



Picture #25



Picture #26



Picture #27



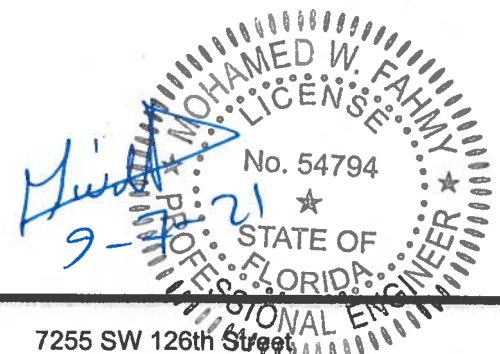
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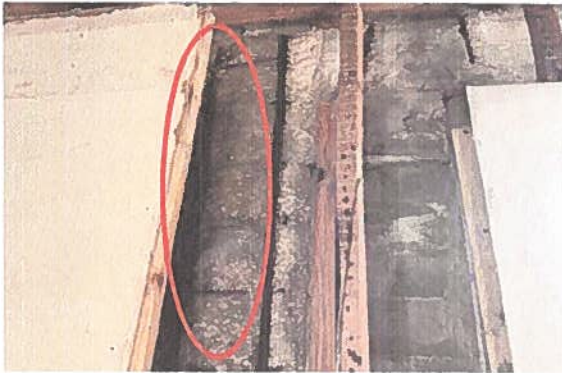


Picture #29



Picture #30





Picture #31



Picture #32



Picture #33



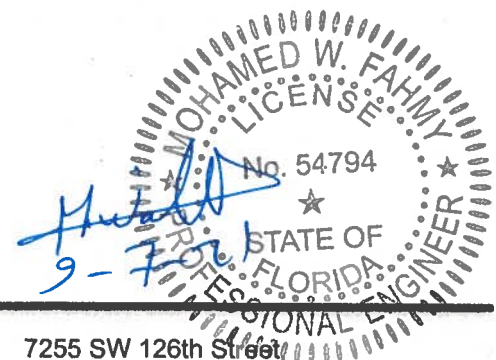
Picture #34



Picture #35

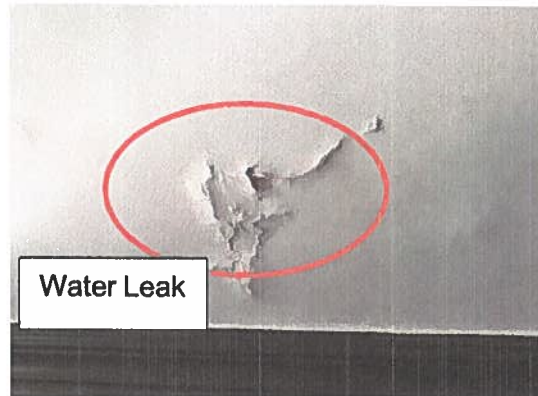


Picture #36

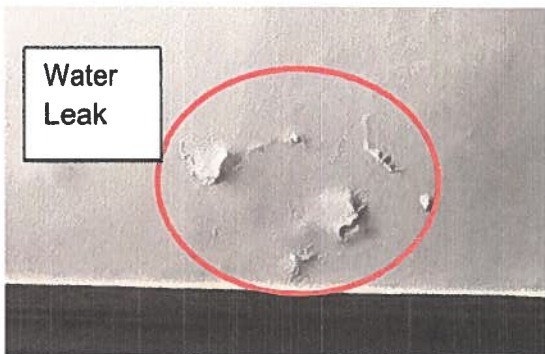




Picture #37



Picture #38



Picture #39



Picture 40



Picture #41



Picture #42

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

DATE: 05/28/2021

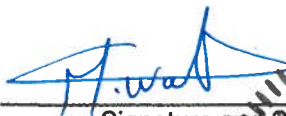
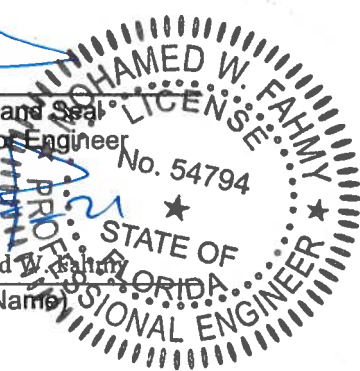
Re: Case No. FYear: 2021

Property Address: 800 Douglas Road, Coral Gables, FL 33134. Bldg. No.: 1, Sq. Ft.: 948,568 Building

Description: 85441 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD.

I am a Florida registered professional engineer or architect with an active license. On May 28, 2021, 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 the 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

Mohamed W. Fahmy
(Print Name)

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

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

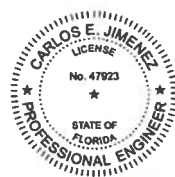
Date: 9/9/2021

RE: Case No.: _____

Property Address: 800 Douglas Rd, Coral Gables, FL 33134

Building Description: Office Building / Educational Building

1. I am a Florida registered professional engineer or architect with an active license.
2. On July 7th, 20 21, at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 2.35 foot candle per SF, Minimum 0.23 foot candle per SF, Minimum to Maximum ratio 10.22 : 1, 0.9 foot candle average per SF.
4. The level of illumination provided in the parking lot (s) does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:04:46-04'00'



Signature and Seal
of Architect or Engineer

**BR+A CONSULTING ENGINEERS**

2600 Douglas Road,
Suite 1100
Coral Gables, FL 33134
305.529.1515
brplusa.com

September 9, 2021

Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Ref: Douglas Entrance
40 YR Certification Building 1
La Puerta del Sol North and South Wing
Folio # 34-1080-0400-20
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

In response to the City's request for clarification of the letter/report dated September 9, 2021 by Carlos Jimenez PE, The building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed.

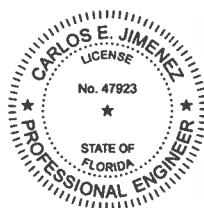
Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

We thank you in advance for your cooperation on this and please feel free to contact us if you have any questions.

Very truly yours,

BR+A CONSULTING ENGINEERS, LLC

Carlos Jimenez, PE
Principal



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:24:34-04'00'

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Digitally signed by Carlos Jimenez
DN: E=cljimenez@brplusa.com, CN=Carlos Jimenez, O="Bard, Rao + Athanas Consulting Engineers, LLC", L=Brighton, S=Massachusetts, C=US
Reason: I am approving this document
Date: 2021.09.09 16:12:27-04'00'

NORTH WING BUILDING**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES****1. ELECTRIC SERVICE****Service #1:**

1. Size: Amperage (800) Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

Comments: House Panel missing panel directory
240V, 3ph system with high leg at Phase "B". No deficiencies were observed in this service.

Service #2:

1. Size: Amperage (100) Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

ELEVATOR MAIN**Comments:**

240V, 3ph system with high leg at Phase "B". No deficiencies were observed in this service.

3. METER AND ELECTRIC ROOM

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

Comments:

Electrical room was found to be in good condition and appropriate electrical equipment clearances

4. GUTTERS

LOCATION: N/A Good (x) Requires Repair ()

Comments: No gutters were observed

6. TAPS AND FILL

Good (x) Requires Repair ()

COMMENTS: They appear to be in good condition

7. ELECTRICAL PANELS

1. Panel MDP2-1: LOCATION: North Wing Main Elec. Room 1st Floor

Good (X) Needs Repair ()

2. Panel P2/HA: LOCATION: North Wing Main Elec. Room 1st Floor

Good (X) Needs Repair ()

3. Panel P2/31: LOCATION: Third Floor Backroom Food Preparation Area

Good (X) Needs Repair ()

4. Panel P2/32: LOCATION: Main Ballroom Electrical Room

Good (X) Needs Repair ()

5. Panel # House Panel: LOCATION: North Wing Main Elec. Room 1st Floor

Good () Needs Repair (x)

Comments:

House panel cover missing. Requires replacement.

8. BRANCH CIRCUITS:

1. Identified: Yes () Must be identified (x)
2. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments: Multiple j-boxes with exposed wiring and lack of covers. Multiple panels missing labeled panel directories indicating load served.

6. GROUNDING OF SERVICE:

Good (x) Repairs Required ()

Comments: Grounding for appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection.

No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good () Repairs Required (X)

Comments:

Unsupported or improperly supported raceways need to be fixed.

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

10. TYPES OF WIRING METHODS:

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

COMMENTS: Unsupported or improperly supported raceways need to be fixed.

11. FEEDER CONDUCTORS:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.

12. EMERGENCY LIGHTING:

Good (x) Repairs Required ()

Comments:

Emergency lighting units need to be verified for proper operation.

13. BUILDING EGRESS ILLUMINATION:

Good (x) Repairs Required ()

Comments:

All building lights on egress were functioning, and observed in good conditions. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

A Fire Alarm Terminal Cabinet is located in the building (North Wing) and it is fed from the Main Fire Alarm Control Panel located in the room adjacent to the Main Electrical Room. All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments: Smoke detectors are visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good () Repairs Required (x)

Comments:

Inoperative exit sign needs to be replaced.

17. EMERGENCY GENERATOR:

N/A Good () Repairs Required ()

Comments:

There is no emergency generator in the property. Not applicable.

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

Require Additional				
Good	(	x	)	Repairs Required ()
Comments: Parking garages shared by both building north and south wings. No visible or exposed damaged conductors and conduits were observed.				

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

Require Additional				
Good	(		)	Repairs Required (x)
Comments: Minimum lighting levels in open parking lot deficient.				

20. SWIMMING POOL WIRING:

	Good	(		)	Repairs Required ()
Comments:					
There is no swimming pool in this property. Not applicable.					

21. WIRING TO MECHANICAL EQUIPMENT:

	Good	(	x	)	Repairs Required ()
Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.					

22. GENERAL ADDITIONAL COMMENTS:

No additional comments are required.

SOUTH WING BUILDING

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

1. ELECTRIC SERVICE

Service #1

1. Size: Amperage () Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

Comments:

Service #1 feeds the MDP-1 which includes multiple Mains as follows:

Main 1 of 3: 200A, 3ph Fused

Main 2 of 3: 200A, 3ph Fused

Main 3 of 3: 200A, 3ph Fused

Service #2

1. Size: Amperage (1200) Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

COMMENTS: Service #2 feeds panel MDP-2

Service #3

4. Size: Amperage (100) Fuses (x) Breakers ()

5. Phase: Three Phase (x) Single Phase ()

6. Condition: Good (x) Fair () Needs Repair ()

COMMENTS: Elevator D.S. is a heavy rated switch and feeds the elevator

2. METER AND ELECTRIC ROOM

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

Comments:

3. GUTTERS

Location: South Wing Main Electrical Room

Good (x) Requires Repair ()

4. TAPS AND FILL

Taps and Fill: Good () Not Applicable (x)

Comments: No taps were found.

4. ELECTRICAL PANELS

1. Panel House Panel Location: Main Elec. Room 1st Floor

 Good (x) Needs Repair ()

2. Panel MDP#1 Location: Main Elec. Room 1st Floor

 Good (x) Needs Repair ()

3. Panel MDP#2 Location: Elec Room 2nd Floor

 Good (x) Needs Repair ()

4. Panel A, B, & C Location: Throughout building

 Good (x) Needs Repair ()

5. Panel #()

 Good () Needs Repair ()

Comments:

Even though, all electrical panels are old, and some of them aged, they appear to be in good condition with no visible damage or code violation. However, it is recommended that the existing electrical distribution system composed of several distribution panels and satellite panels be upgraded in the future for a more reliable system

5. BRANCH CIRCUITS:

3. Identified: Yes () Must be identified (x)

4. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments:

House panel missing load directory identifying branch circuit loads served.

6. GROUNDING SERVICE:

Good (x) Repairs Required ()

Comments:

Grounding appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (x) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection. No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good (x) Repairs Required ()

Comments:

Service conduits penetrate wall and enter FPL Vault back to back with the Main Electrical Room. No deficiencies were observed

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed

10. TYPES OF WIRING METHODS:

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

COMMENTS: Wiring methods were observed appear to generally be in good condition.

11. FEEDER CONDUCTORS:

Good	(x)	Repairs Required	()
------	-------	------------------	-----

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed

12. EMERGENCY LIGHTING:

Good	(x)	Repairs Required	()
------	-------	------------------	-----

Comments: The building is provided with emergency light units (bug eye wall units) in all means of egress.

13. BUILDING EGRESS ILLUMINATION:

Good	(x)	Repairs Required	()
------	-------	------------------	-----

Comments: All building on egress were functioning and observed in good condition. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

Main Fire Alarm Control Panel is located in room adjacent to Main Electrical Room in this building.
A fire Alarm Terminal Cabinet is located in the North Wing Building. All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments:

Smoke detectors are located in all corridors and critical areas. Smoke detectors were visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good (x) Repairs Required ()

Comments: All exit lights in mean of egress were observed fully functioning and in good condtion.

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments: There is no emergency generator in the property. Not applicable.

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

Require Additional

Good (x) Repairs Required ()

Comments: Parking garage is shared by both building north and south wings. No visible or exposed damaged conductors and conduits were observed.

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

Require Additional

Good () Repairs Required (x)

Comments:

Minimum lighting levels in open parking lot deficient.

20. SWIMMING POOL WIRING:

Good () Repairs Required ()

Comments: There is no swimming pool in this property. Not applicable.

21. WIRING TO MECHANICAL EQUIPMENT:

Good (x) Repairs Required ()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

22. ADDITIONAL COMMENTS:

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem



City of Coral Gables
Development Services

OFFICE SET



RC-21-08-8585

800 DOUGLAS RD #

Folio #: 03-4108-040-0020

Permit Description: BUILDING

RECERTIFICATION (YEAR BUILT 1971)

BUILDING-1 (ONE) & SURFACE PARKING LOT.

EL _____

ME _____

PL _____

Section	Approved	
	By	Date
☒ BUILDING		
☐ CONCURRENCY		
☒ ELECTRICAL		
☐ FEMA		
☐ FIRE		
☐ HANDICAP		
☐ HISTORICAL		
☐ LANDSCAPE		
☐ MECHANICAL		
☐ PLUMBING		
☐ PUBLIC WORKS		
☐ STRUCTURAL		
☐ ZONING		
☐		
☐ OWNER BUILDER		

R
R

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of or results from these plans.

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

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

**Special Inspector required
for the following:**

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

RC-21-09-6282



September 3, 2021

To: Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Re: Douglas Entrance
40 YR Certification Building 2 Folio# 03-4108-040-0020
West Building
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez,

Our firm completed the 40-Year Certification - Structural for the above-mentioned property. The enclosed report of the required structural inspections was completed on May 28, 2021.

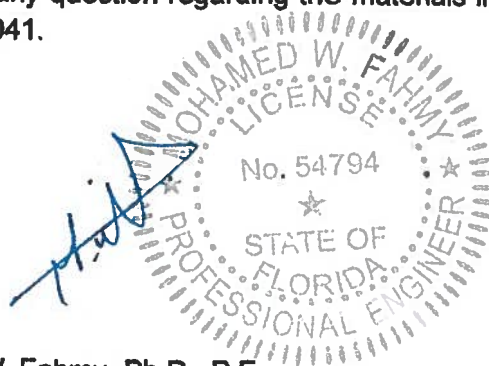
I hereby certify that the building, as it related to structural elements, is safe for its intended occupancy and use.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee 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 careful evaluation of observed conditions, to the extent reasonably possible.

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

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

Sincerely;



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

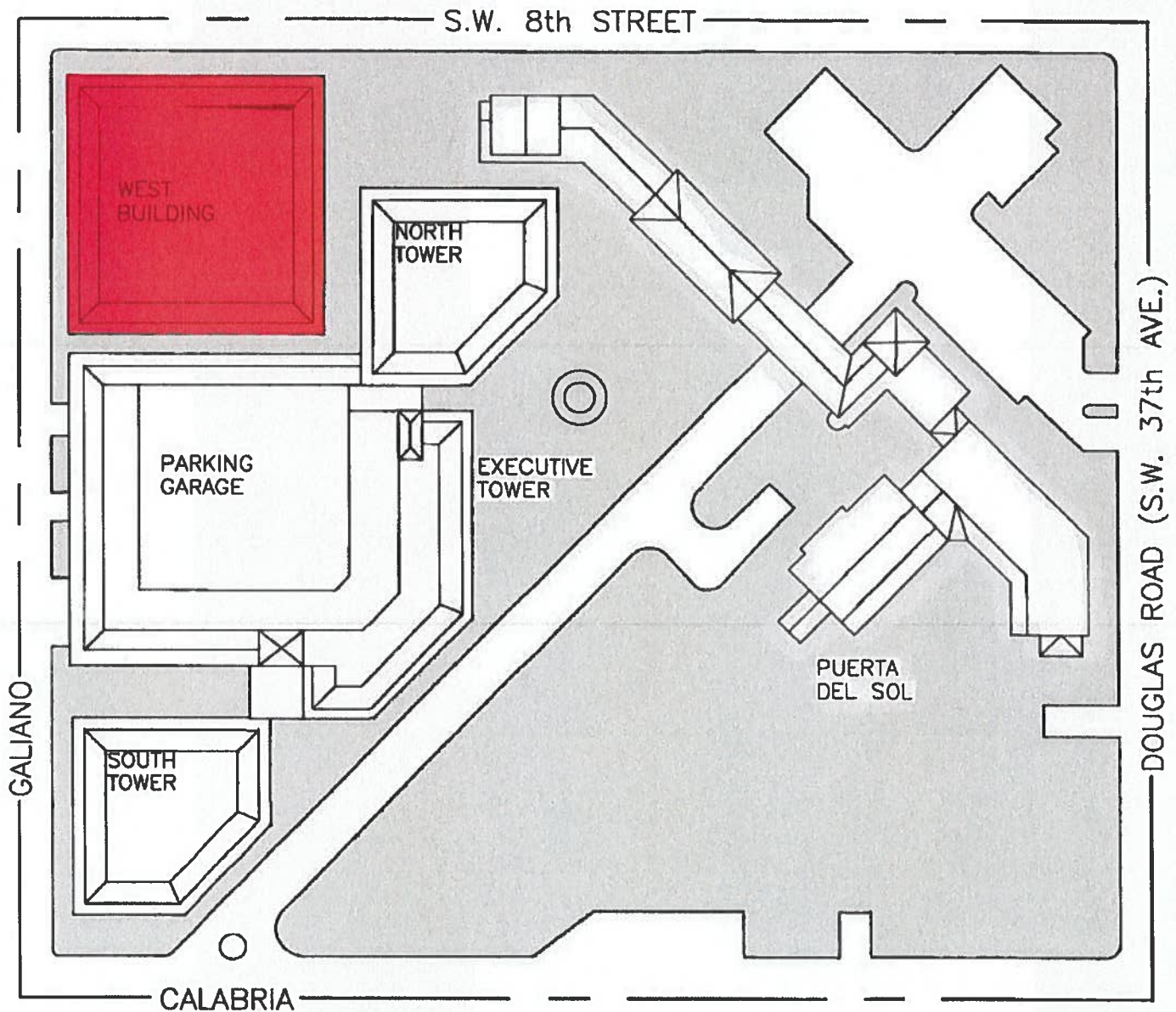
SITE PLAN

West Building - Building 2

800 Douglas Road, Coral
Gables, Florida 33134



2930 Northeast
2nd Court
Miami, Florida
33137
305.545.4364



N.T.S.

February 12th, 2013

Douglas Entrance

Key Plan





**BUILDING & NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

INSPECTION COMMENCED

Date: 05/28/2021

INSPECTION COMPLETED

Date: 05/28/2021

No deficiencies
has been found.

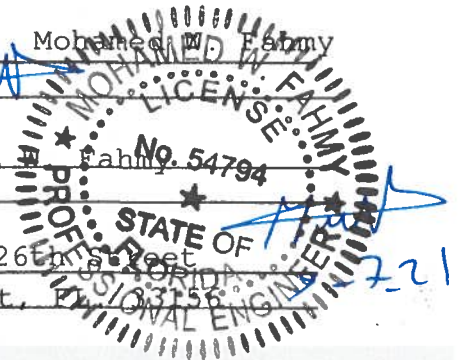
INSPECTION MADE BY: Mohamed W. Fahmy

SIGNATURE: [Signature]

PRINT NAME: Mohamed W. Fahmy

TITLE: President

ADDRESS: 7255 SW 126th St
Pinecrest, FL 33156

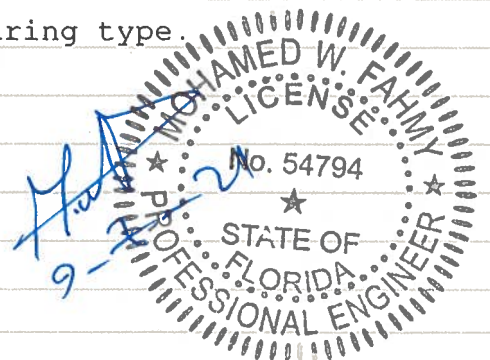


1. DESCRIPTION OF STRUCTURE

- a. Name on Title: Banyan Street/GAP Douglas Entrance Owner, LLC
- b. Street Address: 800 Douglas Road, Coral Gables, FL 33134. West Building fka Annex
- c. Legal Description: 85441 6.20 AC M/L REV PL Of DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE
LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD.
- d. Owner's Name: Banyan ST Gap Douglas Ent Own LLC
- e. Owner's Mailing Address: 80 SW 8TH ST SUITE 2200, Miami , FL.33130
- f. Folio Number of Property on which Building is Located: 03-4108-040-0020
- g. Building Code Occupancy Classification: Commercial
- h. Present Use:
- i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:

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



Additions to original structure:

2. PRESENT CONDITION OF STRUCTURE

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

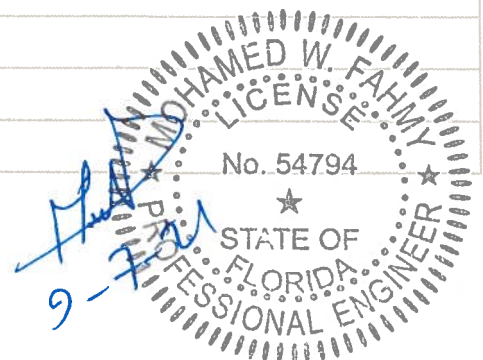
1. Bulging Good
2. Settlement Good
3. Defections Good
4. Expansion Good
5. Contraction Good

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

N/A

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

N/A



d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.

All reported cracks in our initial inspection are Medium or fine and have been repaired.

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

f. Previous patching or repairs

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

Office Building.

3. INSPECTIONS

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

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

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

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

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance) f

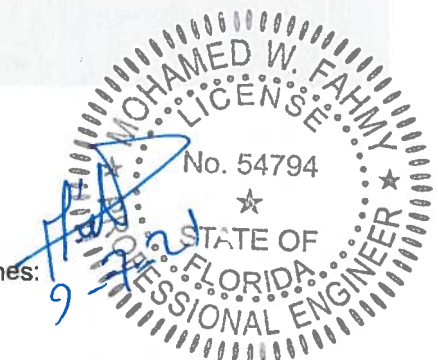
All damages in exterior walls, basement slab, concrete beams have been repaired. New steel beams that support the A/C equipment have been replaced. New two steel guard rail at 42" height have been installed.

4. SUPPORTING DATA

a. _____ sheet written data

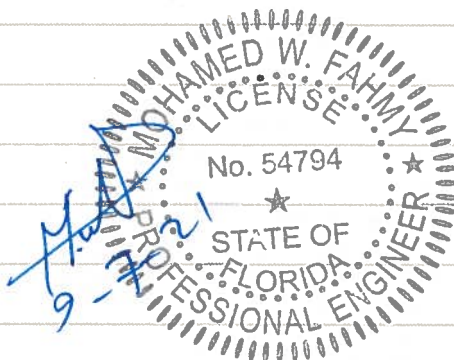
b. _____ See Pictures _____ photographs

c. _____ drawings or sketches:



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

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



I. Samples chipped out for examination in spall areas:

1. No. (x)

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

6. FLOOR AND ROOF SYSTEM

a. Roof:

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

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

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

b. Floor system(s)

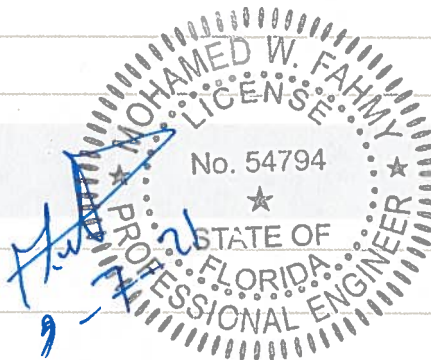
1. Describe (type of system framing, material, spans, condition) Concrete slab on pre-cast concrete joists. Good.

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

7. STEEL FRAMING SYSTEM

a. Description

N/A



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

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

c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection All minor cracks on exterior walls and basement floor have been repaired.

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

8. CONCRETE FRAMING SYSTEM

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

b. Cracking

1. Not significant X

2. Location and description of members affected and type cracking

c. General condition X

d. Rebar corrosion - check appropriate line:

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

2. Location and description of members affected and type cracking

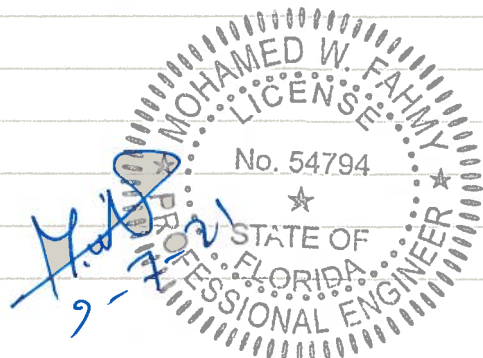
3. Significant but patching will suffice for Slab on Basement and wall basement.

4. Significant - structural repairs required (describe)

e. Samples chipped out in spall areas:

1. No. (X)

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



9. WINDOWS

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

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

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

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

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

10. WOOD FRAMING

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

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

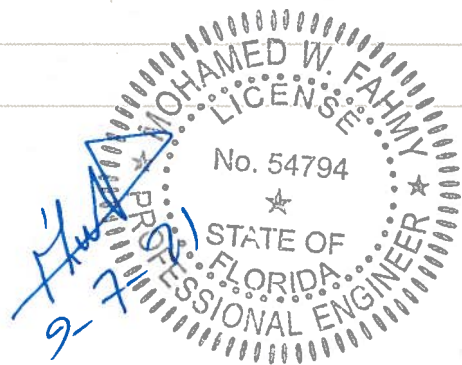
c. Joints – note if well fitted and still closed: Not Available

d. Drainage – note accumulations of moisture: Not Available

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

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

SD:rs:vc:mb:js:rtc1:2/11/2010:40yrtrackingsystem



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

DATE: 05/28/2021

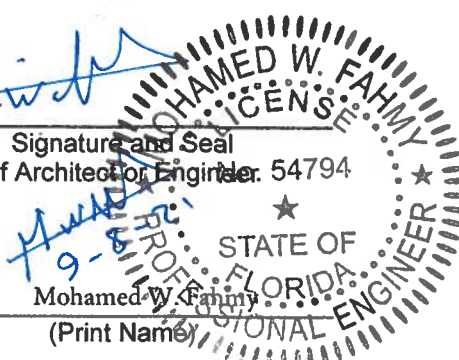
Re: Case No. FYear: 2021

Property Address: 800 Douglas Road, Coral Gables, FL 33134. West (Annex) Building Bldg. No.: 2, Sq. Ft.: _____ Building
Description: 85441 6.20 AC M/L REV PL Of DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON PARK CIR &
GALIANO CT & CALABRIA CT CLOSED PER ORD.

I am a Florida registered professional engineer or architect with an active license. On May 28, 2021, 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 the 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. 54794


Mohamed W. Fahmy
(Print Name)



DEPARTMENT OF REGULATORY
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 7/6/21

INSPECTION COMPLETED

Date: 7/6/21

INSPECTION MADE BY: BR+A Consulting Engineers

SIGNATURE: 

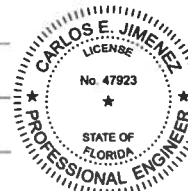
PRINT NAME: Carlos Jimenez, PE

TITLE: Principal/Electrical Engineer

ADDRESS: 2600 Douglas Rd, Suite 1100
Coral Gables, FL 33134

DESCRIPTION OF STRUCTURE

- a. Name on Title: BANYAN ST GAP DOUGLAS ENT OWN LLC
- b. Street Address: 800 Douglas Rd, Coral Gables, FL 33134
- c. Legal Description: 8 54 41 6.20 A/C M/L REV PL OF DOUGLAS SEC PB 32-34 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3
- d. Owner's Name: BANYAN ST GAP DOUGLAS ENT OWN LLC
- e. Owner's Mailing Address: 777 BRICKELL AVE STE 1100, MIAMI, FL 33131
- f. Folio Number of Property on which Building is Located: 03-4108-040-0020 -- BLDG 2
- g. Building Code Occupancy Classification: 1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
- h. Present Use: OFFICE / EDUCATIONAL BUILDING
- i. General Description, Type of Construction, Size, Number of Stories, and Special
Features CONCRETE BLOCK STRUCTURE, TWO (2) STORIES
- j. Additional Comments:



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", t=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:09:25-04'00'

WEST/ANNEX BUILDING**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL
SYSTEMS OF FORTY (40) YEAR STRUCTURES****1. ELECTRIC SERVICE**
Service #1:

1. Size: Amperage (800) Fuses () Breakers (x)
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

Comments: 800A, 277/480V with enclosed circuit breaker main.
 No deficiencies were observed in this service.

Service #2:

1. Size: Amperage (600) Fuses () Breakers (x)
2. Phase: Three Phase (x) Single Phase ()
3. Condition: Good (x) Fair () Needs Repair ()

ELEVATOR MAIN

Comments: 600A, 277/480V with enclosed circuit breaker main.
 No deficiencies were observed in this service.

3. METER AND ELECTRIC ROOM

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

Comments:

Electrical room was found to be in good condition and appropriate electrical equipment clearances

4. GUTTERS

LOCATION: N/A Good (x) Requires Repair ()

Comments: No gutters were observed

6. TAPS AND FILL

Good (x) Requires Repair ()

COMMENTS: They appear to be in good condition

7. ELECTRICAL PANELS

1. Panel ADP2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

2. Panel AMH2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

3. Panel AH2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

4. Panel AL2D: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

5. Panel AL2C: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

6. Panel AL2B: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

7. Panel AL2A: LOCATION: Level 02 Elec. Room

Good (X) Needs Repair ()

8. Panel ADP1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

9. Panel AH1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

10. Panel AEH1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

11. Panel AEL1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

12. Panel AMH1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1D: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1C: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1B: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

13. Panel AL1A: LOCATION: Level 01 Elec. Room

Good (X) Needs Repair ()

Comments:

All panels were in good condition with no visible damages or code violation at the time of the inspection

8. BRANCH CIRCUITS:

1. Identified: Yes (x) Must be identified ()
2. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments: Branch circuits were adequately identified in each panel.

6. GROUNDING OF SERVICE:

Good (x) Repairs Required ()

Comments: Grounding for appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection.

No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good (X) Repairs Required ()

Comments:

All conduits and raceways appeared to be adequately installed and supported.

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

10. TYPES OF WIRING METHODS:

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

COMMENTS:

11. FEEDER CONDUCTORS:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.

12. EMERGENCY LIGHTING:

Good (x) Repairs Required ()

Comments:

Standard lighting connected to emergency generator circuits appeared to be functioning correctly.

13. BUILDING EGRESS ILLUMINATION:

Good (x) Repairs Required ()

Comments:

All building lights on egress were functioning, and observed in good conditions. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments:

Smoke detectors are visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good (x) Repairs Required ()

Comments:

Exit signs were observed to be fully functioning and in good condition.

17. EMERGENCY GENERATOR:

Good (x) Repairs Required ()

Comments:

100 kW, 277/480V generator located outside the building, with integral 150A breaker.

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

Not Applicable (☒) Repairs Required ()

Comments:	Parking garage shared by other buildings within property not covered in this report.

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

Not Applicable (☒) Repairs Required (☒)

Comments:	Parking garage shared by other buildings within property not covered in this report.

20. SWIMMING POOL WIRING:

Good () Repairs Required ()

Comments:	
There is no swimming pool in this property. Not applicable.	

21. WIRING TO MECHANICAL EQUIPMENT:

Good (☒) Repairs Required ()

Comments:	Conductors and Cables appear to be in good condition. No deficiencies were observed.

22. GENERAL ADDITIONAL COMMENTS:

No additional comments are required.



City of Coral Gables
Development Services

OFFICE SET



RC-21-09-6282

800 DOUGLAS RD # WEST BUILDING

Folio #: 03-4108-040-0020

Permit Description: BUILDING
RECERTIFICATION (YEAR BUILT 1971)
BUILDING-2 (TWO) WEST BUILDING

EL _____
ME _____
PL _____

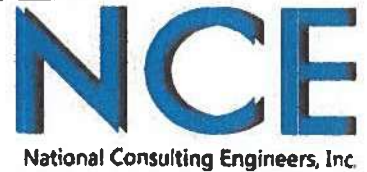
Section	Approved	
	By	Date
☒ BUILDING	<i>[Signature]</i>	12/13/20
☐ CONCURRENCY		
☒ ELECTRICAL		
☐ FEMA		
☐ FIRE		
☐ HANDICAP		
☐ HISTORICAL		
☐ LANDSCAPE		
☐ MECHANICAL		
☐ PLUMBING		
☐ PUBLIC WORKS		
☐ STRUCTURAL		
☐ ZONING		
☐		
☐ OWNER BUILDER		

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

**Special Inspector required
for the following:**

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



September 3, 2021

Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Ref: Douglas Entrance
40 YR Certification Building 1
Folio # 03-4108-040-0020
La Puerta Del Sol Building
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

Our firm is in the process of completing the 40-Year Certification – Structural for the above-mentioned property.

To satisfy the requirements for the building recertification to its fullest extent, we hereby, on behalf of the owner, request a three-month extension to complete this certification.

We anticipate completion in the next two months.

We thank you in advance for your cooperation on this and please feel free to contact us if you have any questions at (305) 321 7041.

Very truly yours,



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

CITY'S

EXHIBIT

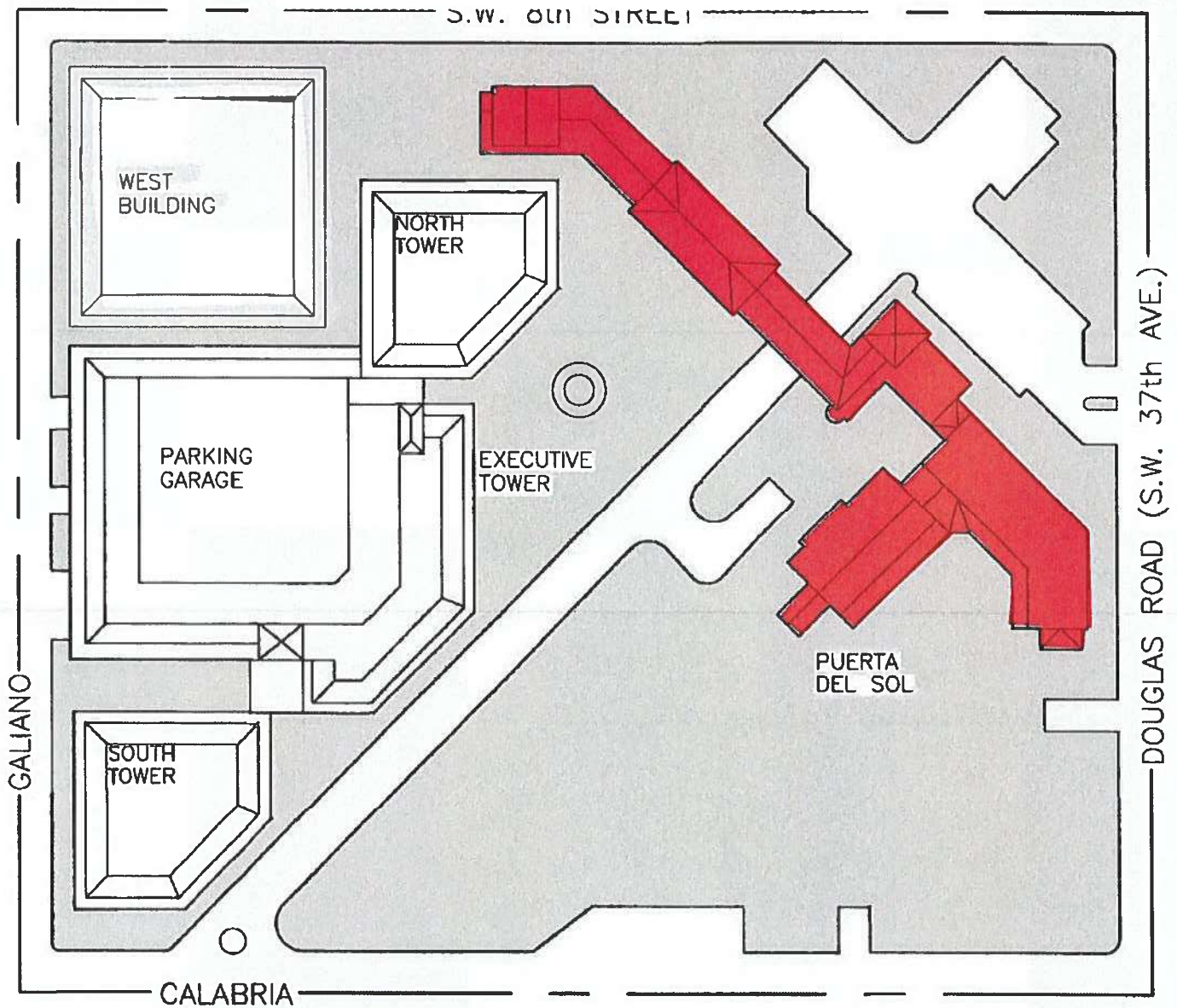
10

SITE PLAN

Puerta Del Sol - Building 1

**800 Douglas Road, Coral
Gables, Florida 33134**

id
insight
design
2930 Northeast
2nd Court
Miami, Florida
33137
305.545.4964



N.T.S.

February 12th, 2013

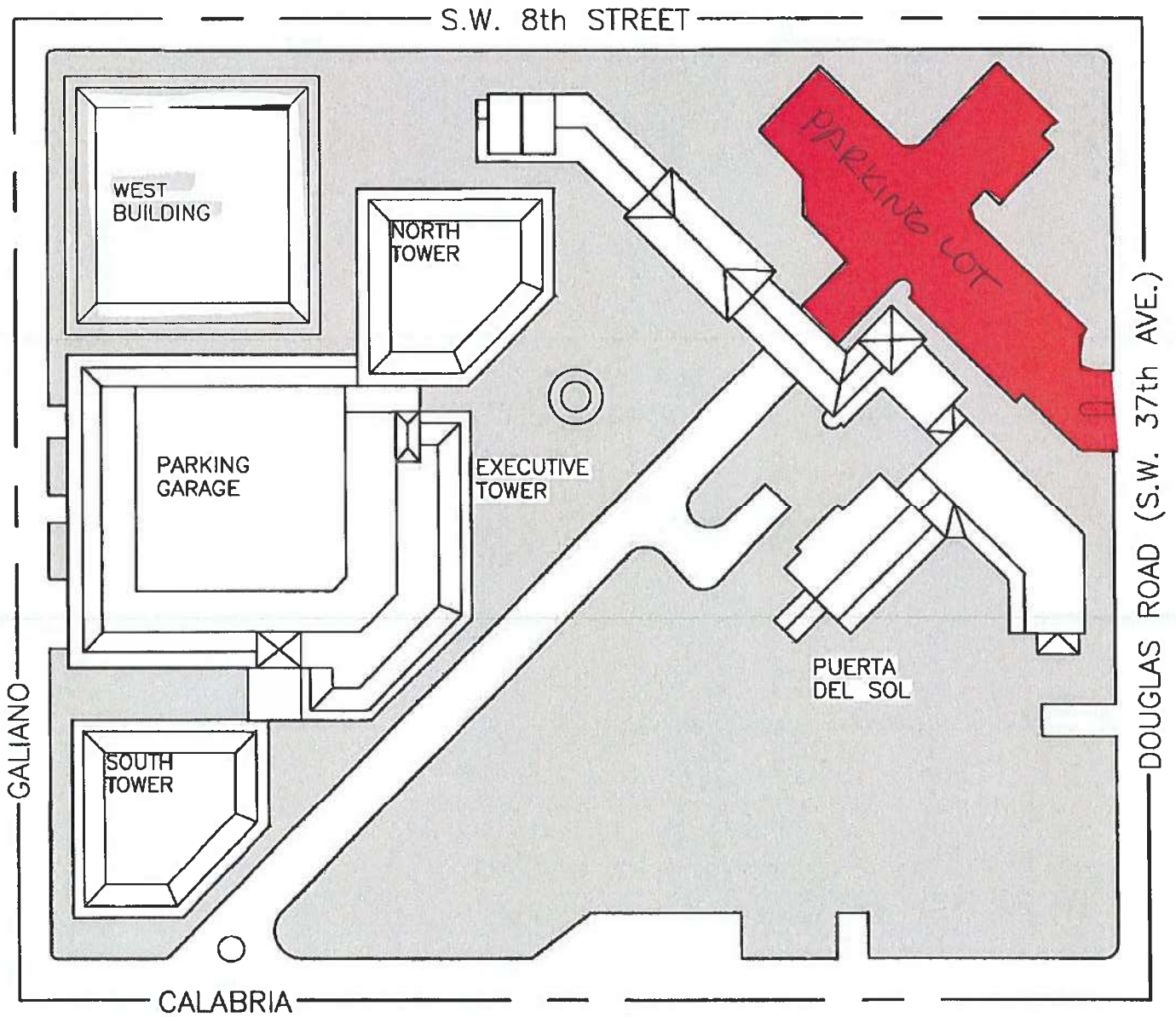
Douglas Entrance

Key Plan



Parking Lot

id
insight
design
2930 Northeast
2nd Court
Miami, Florida
33137
305.545.4964



N.T.S.

February 12th, 2013

Douglas Entrance

Key Plan





REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION

COMMENCED

Date: 05/28/2021

INSPECTION COMPLETED

Date: _____

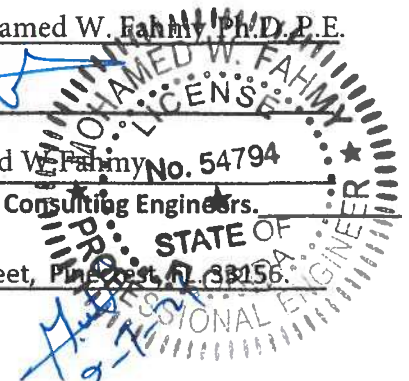
INSPECTION MADE BY: Mohamed W. Fahmy, Ph.D., P.E.

SIGNATURE: _____

PRINT NAME: Mohamed W. Fahmy, No. 54794

TITLE: President of National Consulting Engineers.

ADDRESS: 7255 SW 126th Street, Pinecrest, FL 33156.



1. DESCRIPTION OF STRUCTURE

a. Name on Title: Banyan Street/GAP Douglas Entrance Owner, LLC

b. Street Address: 800 Douglas Road, Coral Gables, FL 33134. La Puerta del Sol Building

c. Legal Description: 8 54 41 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2- 3-4 & LOT K & THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD #992 LESS BEG SE COR OF BLK 3

d. Owner's Name: Banyan Street/GAP Douglas Entrance Owner, LLC

e. Owner's Mailing Address: 80 SW 8th Street, Suite 2200, Miami, FL 33130

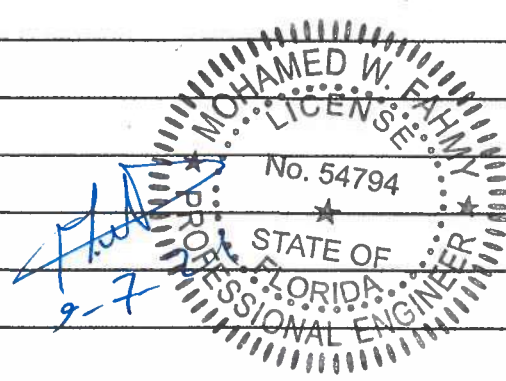
f. Folio Number of Property on which Building is Located: #03-4108-040-0020

g. Building Code Occupancy Classification: Commercial

h. Present Use:

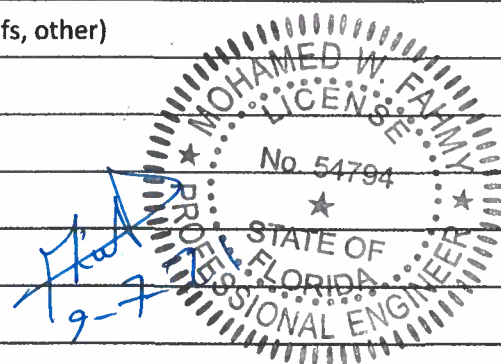
i. General Description: The building has two buildings. The first building is. La Puerta Del Building that consists of three stories (majority of the building area) and two stories in some areas with architectural arch joining the North and South wings. There is a tower that is 4-story height. The exterior walls are built using concrete masonry unit. The first floor is built of concrete on grade. The second and the third floors are built of wood joists. The roof is built of wood trusses. Stairs are built of reinforced concrete.

Addition Comments:



j. Additions to original structure:
N/A

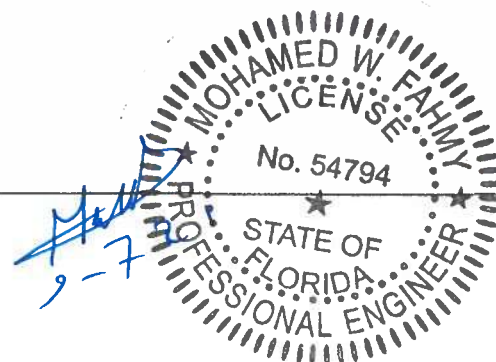
2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging Good for age of the building
2. Settlement Fair
3. Deflections Good for age of the building
4. Expansion Good for age of the building
5. Contraction Good for age of the building
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
N/A
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Ball Room, Suite 119, Suite 140, Suite 240, and Suite 245. (See attached deficiencies and pictures.)
i
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.
Several crack sizes (See attached deficiencies and pictures.)



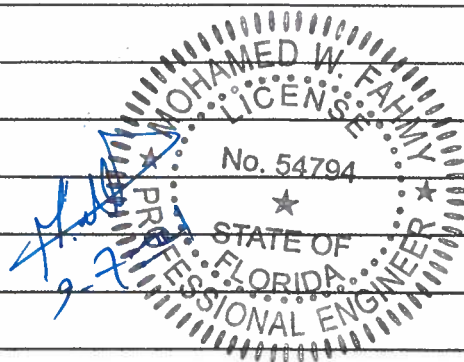
e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
(See attached deficiencies and pictures.)
f. Previous patching or repairs
There are few areas next to windows and exterior doors and on exterior walls that have been patched.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Present loading is commercial loading for all the building, except for Cathedral room which is used to host weddings.

3. INSPECTIONS
a. Date of notice of required inspection 3/22/2021
b. Date(s) of actual inspection 5/28/2021
c. Name and qualifications of individual submitting report: Mohamed W. Fahmy
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
N/A
e. Structural repair-note appropriate line: Repair is required.
1. None required
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA
a. (See attachment) sheet written data
b. (See attachment) photographs
c. N/A drawings or sketches



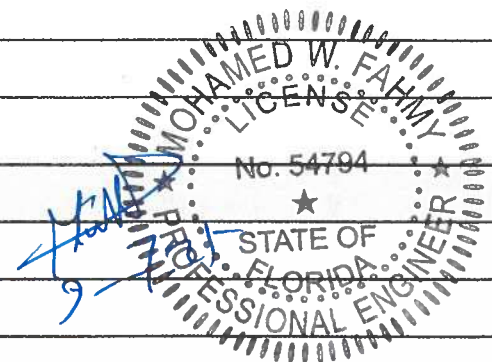
5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:	
a. Concrete masonry units	Fair
b. Clay tile or terra cotta units	Fair
c. Reinforced concrete tie columns	Good for age of building
d. Reinforced concrete tie beams	Good for age of building
e. Lintel	Good
f. Other type bond beams	Good
g. Masonry finishes -exterior	
1. Stucco	Good for age of building with some areas need repair.
2. Veneer	N/A
3. Paint only	N/A
4. Other (describe)	N/A
h. Masonry finishes - interior	
1. Vapor barrier	N/A
2. Furring and plaster	Good
3. Paneling	N/A
4. Paint only	N/A
5. Other (describe)	N/A
i. Cracks See attachment.	
1. Location – note beams, columns, other	(See attachment)(
2. Description	
j. Spalling	
1. Location – note beams, columns, other	(See attachment)
2. Description	
k. Rebar corrosion-check appropriate line	
1. None visible	See attachment for exposed rebars.
2. Minor-patching will suffice	
3. Significant-but patching will suffice	



4. Significant-structural repairs required	Repairs are required in Suites 119, 140, 340, and 245,
I. Samples chipped out for examination in spall areas:	
1. No	Na sample was examined.
2. Yes – describe color, texture, aggregate, general quality	

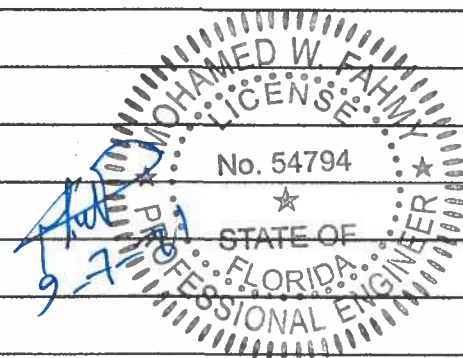
6. FLOOR AND ROOF SYSTEM
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
Roof are sloped and are built using wood trusses (Good condition). Roofing type is clay (Good condition). Roof deck is plywood (Good condition).
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Fair
3. Note types of drains and scuppers and condition:
Good for age of the building.
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Good condition for age of building, except for areas that require repairs.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
There were signs of water intrusion (see attachment).

7. STEEL FRAMING SYSTEM
a. Description
N/A



b. Exposed Steel- describe condition of paint and degree of corrosion
Railings, and metal stair: good paint and mild corrosion.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
See attachment
d. Elevator sheave beams and connections, and machine floor beams – note condition:
Fair

8. CONCRETE FRAMING SYSTEM
a. Full description of structural system
Reinforced concrete is used at the stairs in some areas and as concrete freaming..
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking (See attachment)
c. General condition
(See attachment)
d. Rebar corrosion – check appropriate line
1. None visible
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No
2. Yes, describe color, texture, aggregate, general quality:

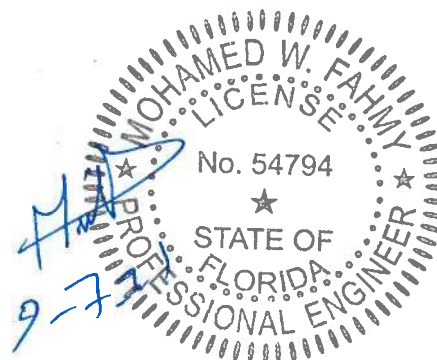


9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	Windows are made of wood frames and glass or new aluminum frames with glass. Mullions are also made of wood or aluminum. Windows include several types, single hung, double hung, casement.
b. Anchorage- type and condition of fasteners and latches	Tapcons are used to connect the window frames to concrete filled cells, lintels, and sills. Anchors are in fair conditions
c. Sealant – type of condition of perimeter sealant and at mullions:	Mainly good, except in the ballroom.
d. Interiors seals – type and condition at operable vents	Mainly good, except in the ballroom.
e. General condition:	Mainly good, except in the ballroom and couple of broken windows.

10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses:	Woods joints have been used to construct the floors. Trusses have been used to construct the roofs.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:	Most of joints that are exposed are found to be in good conditions. We had an access to inspect several trusses that their joints are in good conditions.
c. Joints – note if well fitted and still closed:	Good for age of building
d. Drainage – note accumulations of moisture	Good for age of bulding
e. Ventilation – note any concealed spaces not ventilated:	Good for age of building
f. Note any concealed spaces opened for inspection:	N/A

js:lm:jg:rtc:10/13/2015:40yearrecertificationsystem

BORA Approved – Revised September 17, 2015/RER-10/13/2015



Attachments



INSPECTION LOG

JOB: 800 Douglas Road, Coral Gables, FL 33134. La Puerta del Sol Building

DATE: 05-28-2021

Areas Require Repairs:

A. Ballroom:

- Window frame in the ball room has rotten wood frame.
- There is a window with broken glass.
- On the ballroom: all the doors that lead to the balcony are not in good condition. Rotten wood frames need to be replaced or strengthened. Two of the doors are loose and can be opened.
- Cracks in the bollard behind windows next to the main stair that leads to the ballroom from landing to the floor. The bollard may fall and needs to be repaired.
- Curved stair that lead to the ball room to the ground floor from outside has several steps with cracked and spalled area around the picket.
- The same stair has outside significant cracks on the outside.

B. Suite 140

There are several locations where the expose rebar and also we have some spall concrete beam.

C. Suite 119

there are two area with expose rebars

D. Suite 240

They have several concrete damage expose concrete, spall concrete.

E. Suite 245

It has some exposed rebars and also the wood jambs need to have steel angle to be connected to the header.

F. Suite 315

The railing from the second level to the third level they need to add epoxy to the first post.

G. Main Building

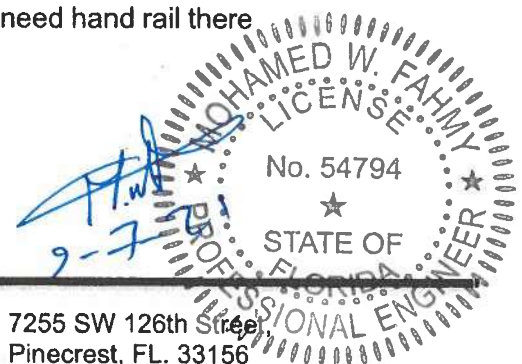
- On the entrance, there are areas with three risers so we need hand rail there
- In the threes room there is a leak from a bath room

H. Suite 330

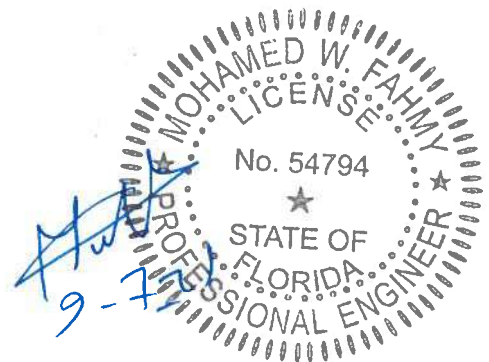
- Stair that goes to the =third floor has weak railing

I. Suite 210

- there are several areas on the ceiling with water leaks



P i c t u r e s

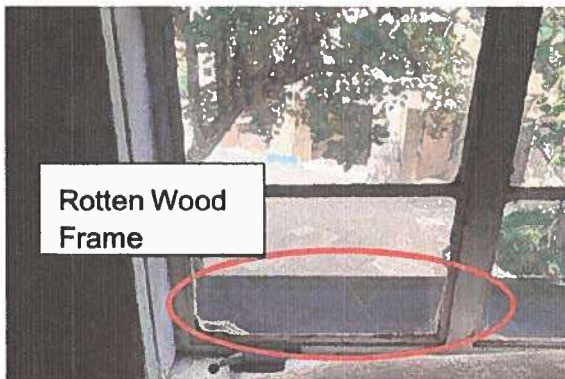




Picture #1



Picture #2



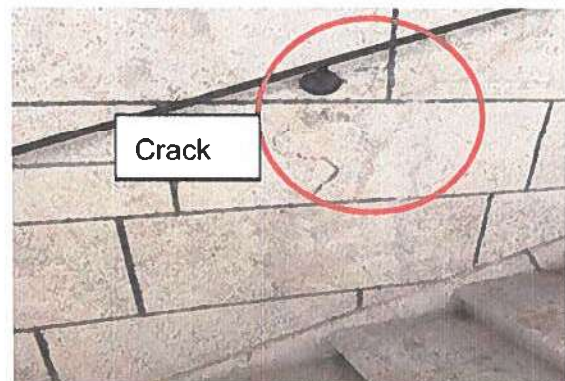
Picture #3



Picture #4

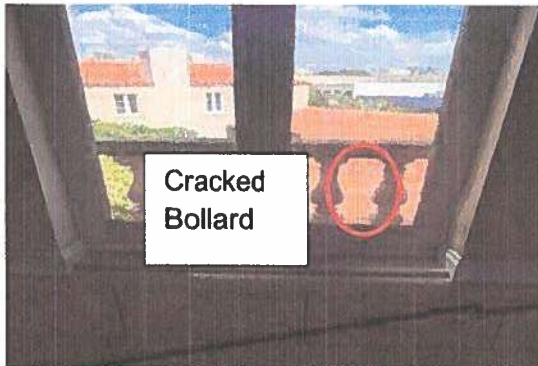


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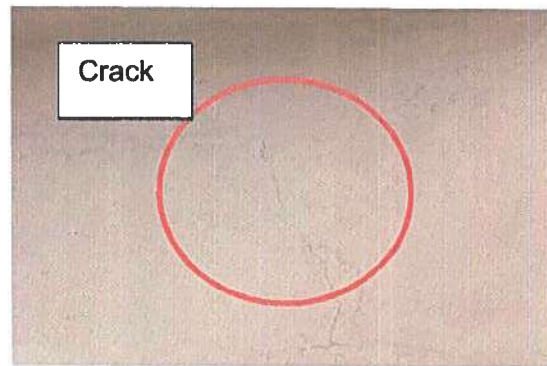


Picture #6





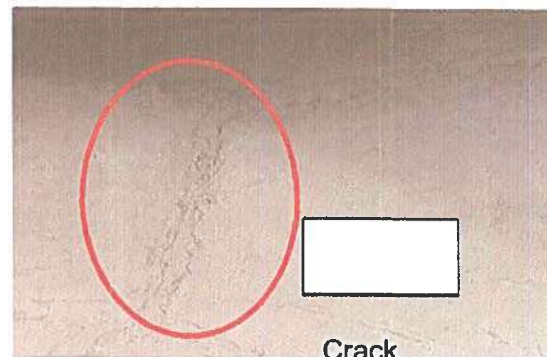
Picture #7



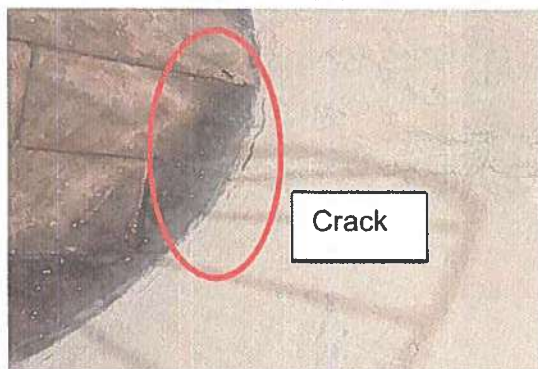
Picture #8



Picture #9



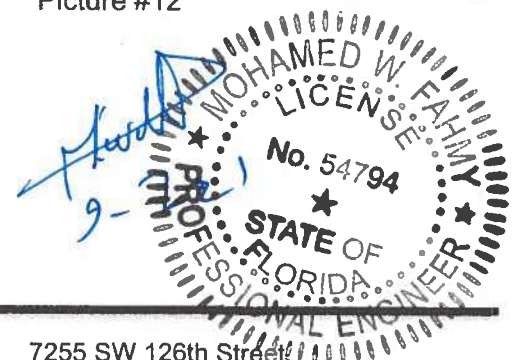
Crack
Picture #10



Picture #11



Picture #12

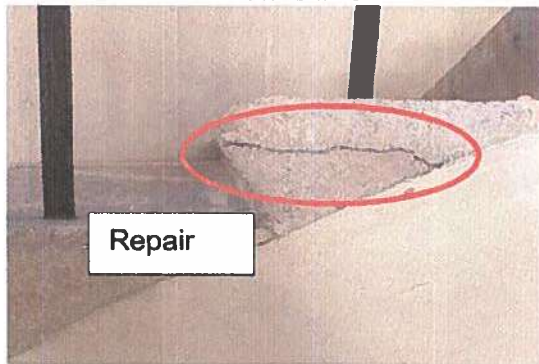




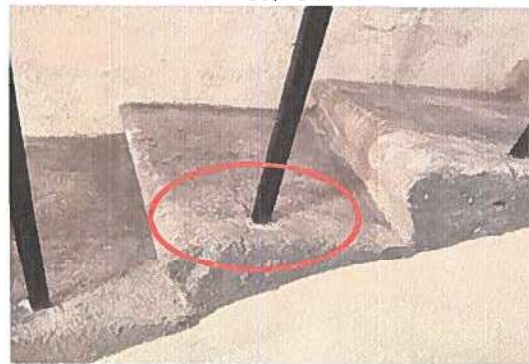
Picture #13



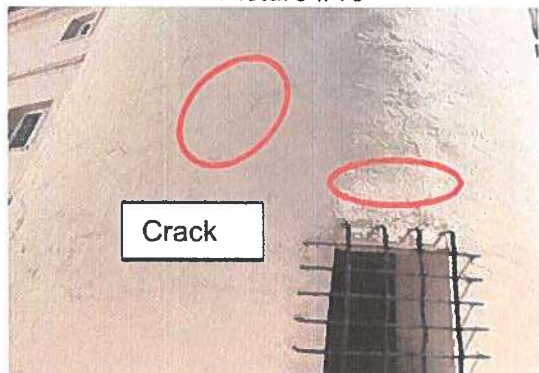
Picture #14



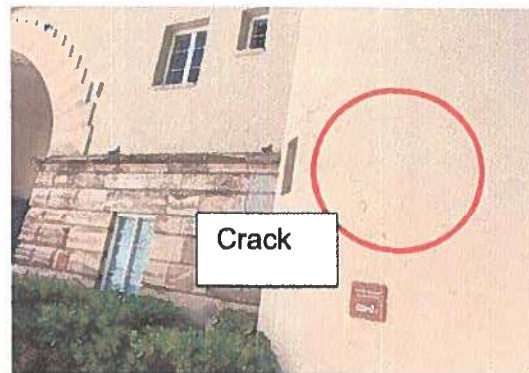
Picture #15



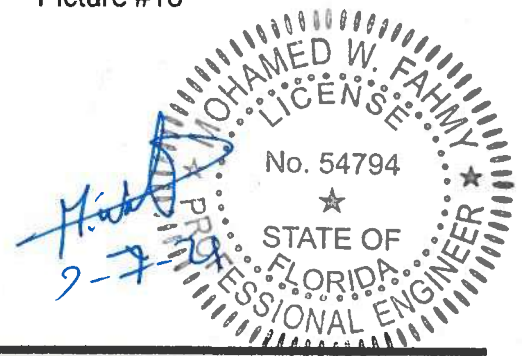
Picture #16



Picture #17

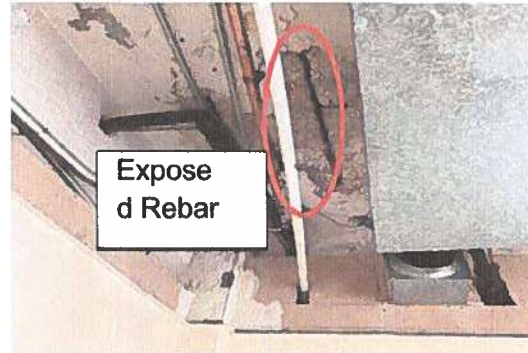


Picture #18





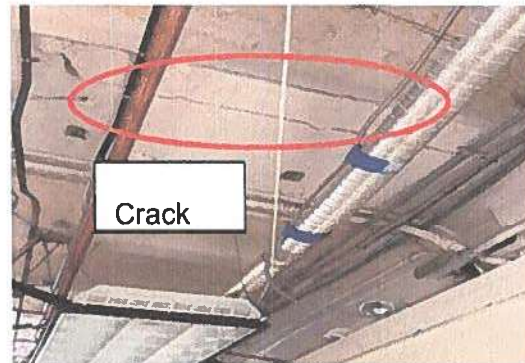
Picture #19



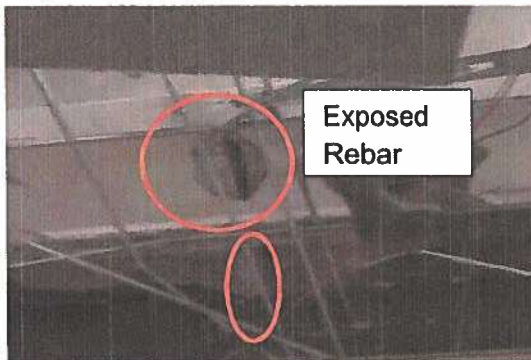
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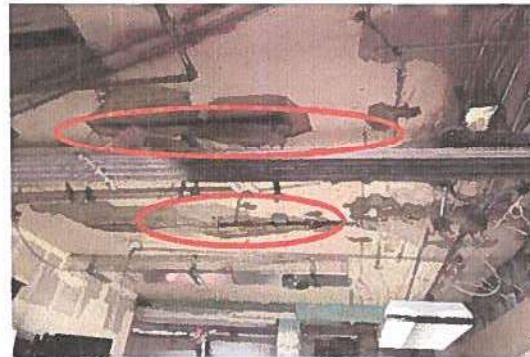
Picture #21



Picture #22



Picture #23



Picture #24





Picture #25



Picture #26



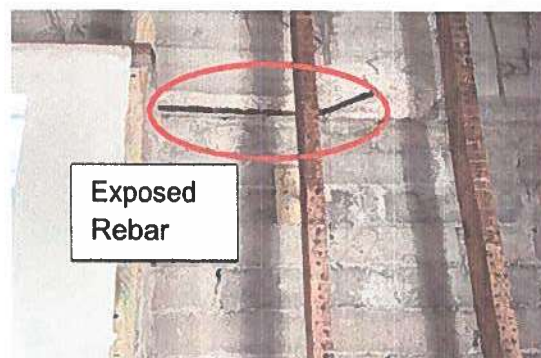
Picture #27



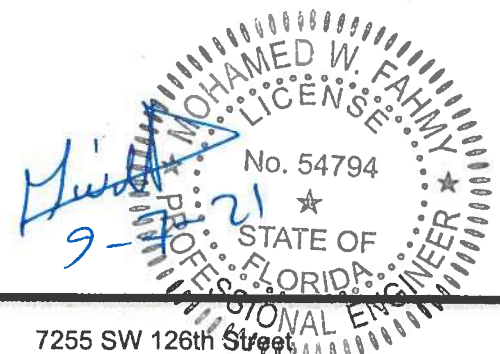
Picture #28

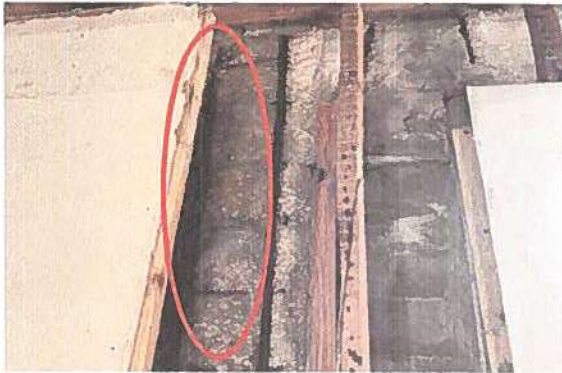


Picture #29



Picture #30

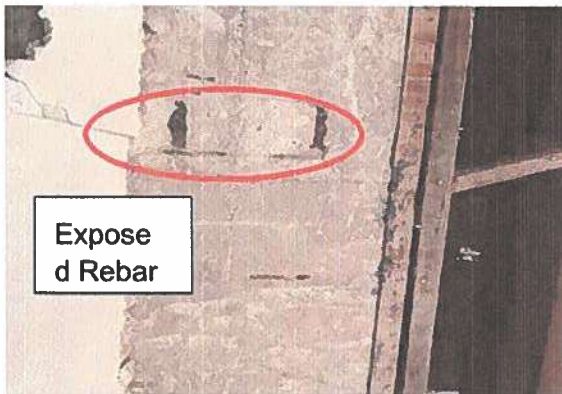




Picture #31



Picture #32



Picture #33



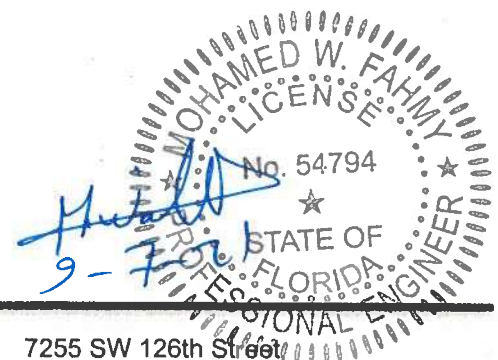
Picture #34



Picture #35

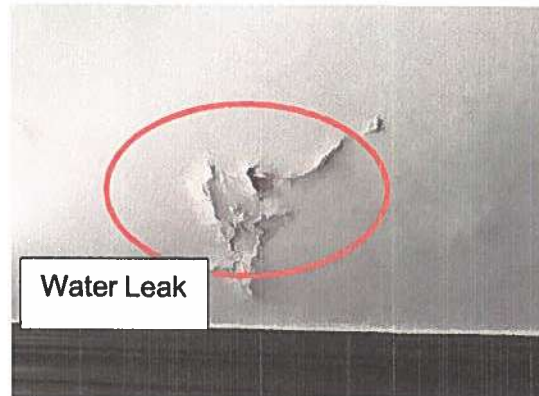


Picture #36

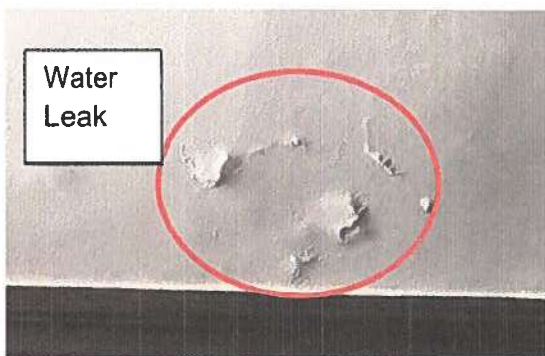




Picture #37



Picture #38



Picture #39



Picture 40



Picture #41



Picture #42



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

DATE: 05/28/2021

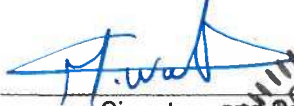
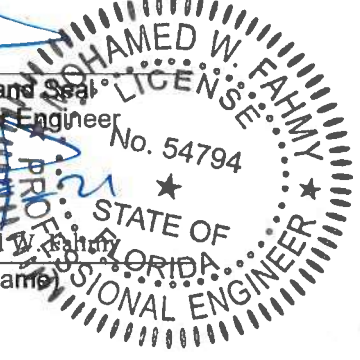
Re: Case No. FYear: 2021

Property Address: 800 Douglas Road, Coral Gables, FL 33134. Bldg. No.: 1, Sq. Ft.: 948,568 Building

Description: 85441 6.20 AC M/L REV PL OF DOUGLAS SEC PB 34-32 BLKS 1-2-3-4 & LOT K THAT PT PONCE DE LEON PARK CIR & GALIANO CT & CALABRIA CT CLOSED PER ORD.

I am a Florida registered professional engineer or architect with an active license. On May 28, 2021, 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 the 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

Mohamed W. Fahmy
(Print Name)

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

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

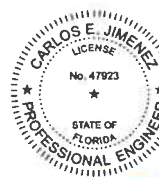
Date: 9/9/2021

RE: Case No.: _____

Property Address: 800 Douglas Rd, Coral Gables, FL 33134

Building Description: Office Building / Educational Building

1. I am a Florida registered professional engineer or architect with an active license.
2. On July 7th, 20 21, at 9:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 2.35 foot candle per SF, Minimum 0.23 foot candle per SF, Minimum to Maximum ratio 10.22 : 1, 0.9 foot candle average per SF.
4. The level of illumination provided in the parking lot (s) does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:04:46-04'00'

Signature and Seal
of Architect or Engineer

**BR+A CONSULTING ENGINEERS**

2600 Douglas Road,
Suite 1100
Coral Gables, FL 33134
305.529.1515
brplusa.com

September 9, 2021

Mr. Manny Z. Lopez, PE
Building Official
City of Coral Gables
Development Services Department
405 Biltmore Way
Coral Gables, FL 33134

Ref: Douglas Entrance
40 YR Certification Building 1
La Puerta del Sol North and South Wing
Folio # 34-1080-0400-20
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

In response to the City's request for clarification of the letter/report dated September 9, 2021 by Carlos Jimenez PE, The building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed.

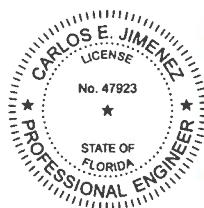
Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

We thank you in advance for your cooperation on this and please feel free to contact us if you have any questions.

Very truly yours,

BR+A CONSULTING ENGINEERS, LLC

Carlos Jimenez, PE
Principal



Digitally signed by Carlos Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:24:34-04'00'

K:\Jobs\3127700.QJ\DOCS\Douglas Entrance 40 YR Certification Building 1 Status_C EJ_20210909.docx



Digitally signed by Carlos
Jimenez
DN: E=cjimenez@brplusa.com,
CN=Carlos Jimenez, O="Bard,
Rao + Athanas Consulting
Engineers, LLC", L=Brighton,
S=Massachusetts, C=US
Reason: I am approving this
document
Date: 2021.09.09 16:12:27 -04'00'

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

Service #1:

Comments:	House Panel missing panel directory 240V, 3ph system with high leg at Phase "B". No deficiencies were observed in this service.
-----------	--

ELEVATOR MAIN

240V, 3ph system with high leg at Phase "B". No deficiencies were observed in this service.

Electrical room was found to be in good condition and appropriate electrical equipment clearances

LOCATION: N/A Good (x) Requires Repair ()

Comments: No gutters were observed

6. TAPS AND FILL

Good (x) Requires Repair ()

COMMENTS: They appear to be in good condition

7. ELECTRICAL PANELS

1. Panel MDP2-1: LOCATION: North Wing Main Elec. Room 1st Floor

Good (X) Needs Repair ()

2. Panel P2/HA: LOCATION: North Wing Main Elec. Room 1st Floor

Good (X) Needs Repair ()

3. Panel P2/31: LOCATION: Third Floor Backroom Food Preparation Area

Good (X) Needs Repair ()

4. Panel P2/32: LOCATION: Main Ballroom Electrical Room

Good (X) Needs Repair ()

5. Panel # House Panel: LOCATION: North Wing Main Elec. Room 1st Floor

Good () Needs Repair (x)

Comments:

House panel cover missing. Requires replacement.

8. BRANCH CIRCUITS:

1. Identified: Yes () Must be identified (x)
2. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments: Multiple j-boxes with exposed wiring and lack of covers. Multiple panels missing labeled panel directories indicating load served.

6. GROUNDING OF SERVICE:

Good (x) Repairs Required ()

Comments: Grounding for appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection.

No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good () Repairs Required (X)

Comments:

Unsupported or improperly supported raceways need to be fixed.

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

10. TYPES OF WIRING METHODS:

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

COMMENTS: Unsupported or improperly supported raceways need to be fixed.

11. FEEDER CONDUCTORS:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.

12. EMERGENCY LIGHTING:

Good (x) Repairs Required ()

Comments:

Emergency lighting units need to be verified for proper operation.

13. BUILDING EGRESS ILLUMINATION:

Good (x) Repairs Required ()

Comments:

All building lights on egress were functioning, and observed in good conditions. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

A Fire Alarm Terminal Cabinet is located in the building (North Wing) and it is fed from the Main Fire Alarm Control Panel located in the room adjacent to the Main Electrical Room. All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments:

Smoke detectors are visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good () Repairs Required (x)

Comments:

Inoperative exit sign needs to be replaced.

17. EMERGENCY GENERATOR:

N/A Good () Repairs Required ()

Comments:

There is no emergency generator in the property. Not applicable.

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

Require Additional				
Good	(	x	)	Repairs Required ()
Comments: Parking garages shared by both building north and south wings. No visible or exposed damaged conductors and conduits were observed.				

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

Require Additional				
Good	(		)	Repairs Required (x)
Comments: Minimum lighting levels in open parking lot deficient.				

20. SWIMMING POOL WIRING:

	Good	(		)	Repairs Required ()
Comments:					
There is no swimming pool in this property. Not applicable.					

21. WIRING TO MECHANICAL EQUIPMENT:

	Good	(	x	)	Repairs Required ()
Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed.					

22. GENERAL ADDITIONAL COMMENTS:

No additional comments are required.

SOUTH WING BUILDING

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

1. ELECTRIC SERVICE

Service #1

1. Size: Amperage () Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

Comments:

Service #1 feeds the MDP-1 which includes multiple Mains as follows:

Main 1 of 3: 200A, 3ph Fused

Main 2 of 3: 200A, 3ph Fused

Main 3 of 3: 200A, 3ph Fused

Service #2

1. Size: Amperage (1200) Fuses (x) Breakers ()

2. Phase: Three Phase (x) Single Phase ()

3. Condition: Good (x) Fair () Needs Repair ()

COMMENTS: Service #2 feeds panel MDP-2

Service #3

4. Size: Amperage (100) Fuses (x) Breakers ()

5. Phase: Three Phase (x) Single Phase ()

6. Condition: Good (x) Fair () Needs Repair ()

COMMENTS: Elevator D.S. is a heavy rated switch and feeds the elevator

2. METER AND ELECTRIC ROOM

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

Comments:

3. GUTTERS

Location: South Wing Main Electrical Room

Good (x) Requires Repair ()

4. TAPS AND FILL

Taps and Fill: Good () Not Applicable (x)

Comments: No taps were found.

4. ELECTRICAL PANELS

1. Panel House Panel Location: Main Elec. Room 1st Floor

 Good (x) Needs Repair ()

2. Panel MDP#1 Location: Main Elec. Room 1st Floor

 Good (x) Needs Repair ()

3. Panel MDP#2 Location: Elec Room 2nd Floor

 Good (x) Needs Repair ()

4. Panel A, B, & C Location: Throughout building

 Good (x) Needs Repair ()

5. Panel #()

 Good () Needs Repair ()

Comments:

Even though, all electrical panels are old, and some of them aged, they appear to be in good condition with no visible damage or code violation. However, it is recommended that the existing electrical distribution system composed of several distribution panels and satellite panels be upgraded in the future for a more reliable system

5. BRANCH CIRCUITS:

3. Identified: Yes () Must be identified (x)

4. Conductors: Good (x) Deteriorated () Must be replaced ()

Comments:

House panel missing load directory identifying branch circuit loads served.

6. GROUNDING SERVICE:

Good (x) Repairs Required ()

Comments:

Grounding appears to be in good condition.

7. GROUNDING OF EQUIPMENT:

Good (x) Repairs Required ()

Comments:

Equipment grounding appears to be in good condition and properly installed at the time of inspection. No deficiencies were observed.

8. SERVICE CONDUITS/RACEWAYS:

Good (x) Repairs Required ()

Comments:

Service conduits penetrate wall and enter FPL Vault back to back with the Main Electrical Room. No deficiencies were observed

9. SERVICE CONDUCTOR AND CABLES:

Good (x) Repairs Required ()

Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed

10. TYPES OF WIRING METHODS:

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

COMMENTS: Wiring methods were observed appear to generally be in good condition.

11. FEEDER CONDUCTORS:

Good	(x)	Repairs Required	()
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Comments: Conductors and Cables appear to be in good condition. No deficiencies were observed

12. EMERGENCY LIGHTING:

Good	(x)	Repairs Required	()
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Comments: The building is provided with emergency light units (bug eye wall units) in all means of egress.

13. BUILDING EGRESS ILLUMINATION:

Good	(x)	Repairs Required	()
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Comments: All building on egress were functioning and observed in good condition. Level of illumination appears to be appropriate in conjunction with the emergency lights.

14. FIRE ALARM SYSTEM:

Good (x) Repairs Required ()

Comments:

Main Fire Alarm Control Panel is located in room adjacent to Main Electrical Room in this building.
A fire Alarm Terminal Cabinet is located in the North Wing Building. All fire alarm devices observed were found to be fully functioning and tested recently by the fire marshal inspector.

15. SMOKE DETECTORS:

Good (x) Repairs Required ()

Comments:

Smoke detectors are located in all corridors and critical areas. Smoke detectors were visually observed and generally appear to be in good condition.

16. EXIT LIGHTS:

Good (x) Repairs Required ()

Comments: All exit lights in mean of egress were observed fully functioning and in good condtion.

17. EMERGENCY GENERATOR:

Good () Repairs Required ()

Comments:

There is no emergency generator in the property. Not applicable.

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

Require Additional

Good (x) Repairs Required ()

Comments: Parking garage is shared by both building north and south wings. No visible or exposed damaged conductors and conduits were observed.

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

Require Additional

Good () Repairs Required (x)

Comments:

Minimum lighting levels in open parking lot deficient.

20. SWIMMING POOL WIRING:

Good () Repairs Required ()

Comments: There is no swimming pool in this property. Not applicable.

21. WIRING TO MECHANICAL EQUIPMENT:

Good (x) Repairs Required ()

Comments:

Conductors and Cables appear to be in good condition. No deficiencies were observed.

22. ADDITIONAL COMMENTS:

SD:rs:vc:mb:js:jg:rtc1:10/12/2015:40yrtrackingsystem



City of Coral Gables
Development Services

OFFICE SET



RC-21-08-8585

800 DOUGLAS RD #

Folio #: **03-4108-040-0020**

Permit Description: BUILDING

RECERTIFICATION (YEAR BUILT 1971)

BUILDING-1 (ONE) & SURFACE PARKING LOT

EL _____

ME _____

PL _____

Section	Approved	
	By	Date
☒ BUILDING		
☐ CONCURRENCY		
☒ ELECTRICAL		
☐ FEMA		
☐ FIRE		
☐ HANDICAP		
☐ HISTORICAL		
☐ LANDSCAPE		
☐ MECHANICAL		
☐ PLUMBING		
☐ PUBLIC WORKS		
☐ STRUCTURAL		
☐ ZONING		
☐		
☐ OWNER BUILDER		

R
R

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.

THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

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

Special Inspector required for the following:

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