



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/24/2022

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	\$51,338,000	\$54,040,000	\$54,040,000
Building Value	\$35,397,000	\$37,971,096	\$38,560,000
XF Value	\$0	\$0	\$0
Market Value	\$86,735,000	\$92,011,096	\$92,600,000
Assessed Value	\$86,735,000	\$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).				

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,735,000	\$92,011,096	\$92,600,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,735,000	\$92,011,096	\$92,600,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,735,000	\$92,011,096	\$92,600,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$86,735,000	\$92,011,096	\$92,600,000

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

Version:

CITY'S

EXHIBIT 1



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/24/2022

Property Information

Folio: 03-4108-040-0020

Property Address: 800 DOUGLAS RD

Roll Year 2021 Land, Building and Extra-Feature Details

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

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

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

Patio - Brick, Tile, Flagstone	1985	16,200	
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1985	52	
Elevator - Passenger, Automatic - 2500 lb Hi-rise	1985	62	
Light Standard - 10-30 ft High - 2 Fixtures	1985	6	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1985	24	
Chill Water A/C (Aprox 300 sqft/Ton)	1985	440	
Paving - Asphalt	1983	10,437	
Paving - Asphalt	1983	60,000	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1977	15	
Vault Door	1977	1	
Vault - File Storage	1977	150	
Elevator - Passenger	1976	2	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1973	15	
Paving - Asphalt	1972	2,400	
Vault - File Storage	1971	2,995	
Vault Door	1971	1	
Patio - Brick, Tile, Flagstone	1971	204	
Concrete Louver Fence	1971	1,180	
Elevator - Passenger	1971	2	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1971	125	
Paving - Asphalt	1969	10,000	
Cent A/C - Comm (Aprox 300 sqft/Ton)	1966	36	
Elevator - Passenger	1924	3	
Loading Dock/ Platform	1924	1,000	
Paving - Concrete	1924	3,713	

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Version:

- 1) 800 Douglas Rd – Please note that the title search for this property revealed over 500 instruments, so I only searched the records since the most recent deed. In the event the owner does not come into compliance, please note that another search must be conducted before the City proceeds to demolish the structure.

<u>Owner (Property Appraiser address)</u> Banyan Street/GAP Douglas Entrance Owner, LLC c/o Banyan St Capital LLC 777 Brickell Ave, Ste 1100 Miami, FL 33131-2867	<u>Owner (Registered Agent address)</u> Banyan Street/GAP Douglas Entrance Owner, LLC c/o Lorri Dunne Registered Agent 80 SW 8th St, Ste 2200 Miami, FL 33130-3004
<u>Mortgagee (Mortgage address)</u> 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 c/o CT Investment Management Co., LLC Special Servicer 345 Park Ave New York, NY 10154-0004	<u>Second Mortgagee (FDIC Main address)</u> <u>First Mortgagee (FDIC Main Address)</u> 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 101 N. Phillips Ave Sioux Falls, SD 57104-6738

CITY'S

EXHIBIT 2



The City of Coral Gables

Building and Zoning Department
ISO Class 1

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

November 17, 2011

Wilmington Trust Co. (TRS)
150 N. Wacker Drive, Suite #800
Chicago, IL 60606

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

PROPERTY FOLIO: # 03-4108-040-0020
ADDRESS: 800 Douglas Road, Coral Gables, FL

Dear Property Owner/Manager:

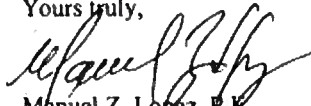
This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

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

The expiration date of this approval, as stated in said Code, is 10 years from 2011. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

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

Yours truly,


Manuel Z. Lopez, P.E.
Building Official

CITY'S

EXHIBIT

4

40 YEARS OLD OR OLDER BUILDING RECERTIFICATION FOR
PROPERTY LOCATED AT:
800 Douglas Road, Coral Gables, Fl

STRUCTURAL RECERTIFICATION REPORT

INSPECTION COMMENCED
DATE: 6/20/2011

INSPECTION MADE BY: **Mohamed W. Fahmy**
SIGNATURE: *M. W. Fahmy* 11/15/2011

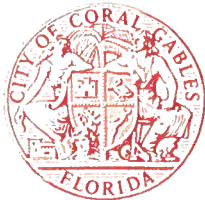
INSPECTION COMPLETED
DATE: 9/12/2011

PRINT NAME: **Mohamed W. Fahmy, Ph.D., P.E.**
TITLE: **President of National Consulting Engineers, Inc.**
ADDRESS: **7255 SW 126th Street,
Pinecrest, FL. 33156.**

1. DESCRIPTION OF STRUCTURE:

- a. NAME OF TITLE: **WILMINGTON TRUST CO**
- b. STREET ADDRESS: **800 Douglas Road, Coral Gables, FL.**
- 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: **TRANSWESTERN DOUGLAS LLC**
- e. OWNER'S MAILING ADDRESS: **PO BOX 06019 CHICAGO IL.**
- f. FOLIO NUMBER OF BUILDING: **#03-4108-040-0020**
- g. BUILDING CODE OCCUPANCY CLASSIFICATION: **Office Building**
- h. PRESENT USE: **Offices, Banquet Hall**
- i. GENERAL DESCRIPTION, TYPE OF CONSTRUCTION, SIZE, NUMBER OF STORIES, AND SPECIAL FEATURES. ALSO ADDITIONAL COMMENTS:
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 tall that hosts the water cooler. 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 a slope roof. The roof is built of wood trusses and wood rafters in some areas. Stairs are built of reinforced concrete.

National Consulting Engineers, Inc. 7255 SW 126 Street, Pinecrest, FL. 33156
Tel: (305) 321-7041 Fax: (305) 238-2362 email: NationalENG@AOL.com



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

5

Track Another Package +

Tracking Number: 70203160000110223172

Remove X

Your item has been delivered to the original sender at 9:58 am on March 1, 2021 in MIAMI, FL 33134.

 **Delivered, To Original Sender**

March 1, 2021 at 9:58 am
MIAMI, FL 33134

Feedback

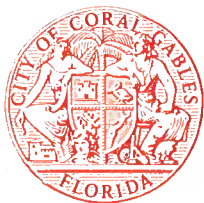
Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

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



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.

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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.

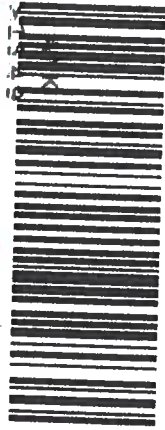
The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

THE CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549

CERTIFIED MAIL®



7020 3160 0001 1022 3172



U.S. POSTAGE >> PITNEY BOWES
ZIP 33331 \$004.11⁰
02 1W
0001404521 FEB 11 2021

2.25

CM

BANYAN ST GAP DOOR LLC

INX1E 331 FE 1 0002/23/21 LLC

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33114154949 *1787-04704-23-21

0013132867 0039



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

Manuel Z. Lopez, P.E.
Building Official

Track Another Package +

Tracking Number: 70203160000110218093

Remove X

Your item was delivered to the front desk, reception area, or mail room at 2:07 pm on May 17, 2021 in MIAMI, FL 33130.

 **Delivered, Front Desk/Reception/Mail Room**

May 17, 2021 at 2:07 pm
MIAMI, FL 33130

Feedback

Get Updates ▾

Text & Email Updates	▾
Tracking History	▾
Product Information	▾

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BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2946

vs.

Return receipt number:

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867
Respondent.

7020 3160 0001 1022 0003

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

Date: August 31, 2021

Re: Property Address: 800 Douglas Rd., Coral Gables, Fl. 33134-3125, Legal Description: Blocks 1-2-3-4 & lot K & that PT Ponce De Leon Park Cir & Galiano Ct. & Calabria Ct. closed per Ord., Revised pl of Douglas Sec Plat Book 34, page 32 and Folio #: 03-4108-040-0020 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on September 13, 2021, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric

utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

c: Banyan Street/GAP Douglas Entrance Owner, LLC, c/o Lorri Dunne, Registered Agent, 80 SW 8th St, Ste 2200, Miami, FL 33130-3004; 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, c/o CT Investment Management Co., LLC, Special Servicer 345 Park Ave, New York, NY 10154-0004; 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, 101 N. Phillips Ave, Sioux Falls, SD 57104-6738

Track Another Package +

Tracking Number: 70203160000110220003

Remove X

Your item was delivered to the front desk, reception area, or mail room at 10:30 am on September 4, 2021 in MIAMI, FL 33131.

USPS Tracking Plus® Available ∨

 **Delivered, Front Desk/Reception/Mail Room**

September 4, 2021 at 10:30 am
MIAMI, FL 33131

Feedback

Get Updates ∨

Text & Email Updates	∨
Tracking History	∨
USPS Tracking Plus®	∨
Product Information	∨

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FAQs

Feedback

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2946

vs.

Return receipt number:

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867
Respondent.

7020 3160 0001 1022 0003

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

Date: August 31, 2021

Re: Property Address: 800 Douglas Rd., Coral Gables, Fl. 33134-3125, Legal Description: Blocks 1-2-3-4 & lot K & that PT Ponce De Leon Park Cir & Galiano Ct. & Calabria Ct. closed per Ord., Revised pl of Douglas Sec Plat Book 34, page 32 and Folio #: 03-4108-040-0020 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on September 13, 2021, at 2:00 p.m.

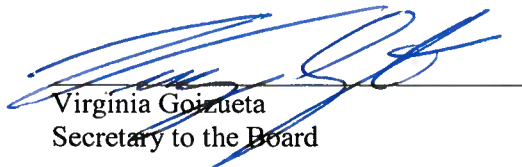
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to , Secretary to Virginia Goizueta the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric

utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

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

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

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

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

c : Banyan Street/GAP Douglas Entrance Owner, LLC, c/o Lorri Dunne, Registered Agent, 80 SW 8th St, Ste 2200, Miami, FL 33130-3004; 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, c/o CT Investment Management Co., LLC, Special Servicer 345 Park Ave, New York, NY 10154-0004; 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, 101 N. Phillips Ave, Sioux Falls, SD 57104-6738

REGISTERED MAIL



12-01-19190-7872 *1787-0167-10-27

RETURN TO SENDER
UNABLE TO FORWARD

0001/10/21 133 DE 1 SIX NINE FOUR 0001 1022 0003

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867

US POSTAGE & FINANCIAL SERVICES
ZIP 330 ZIP 330
\$004.28

[Handwritten signature]

3313132867 0003

800



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2946

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 800 Douglas Rd ON August 31, 2021 AT 11:13 AM AND WAS ALSO
POSTED AT CITY HALL.

JOSE IGLESIAS

Employee's Printed Name

[Signature]

Employee's Signature

STATE OF FLORIDA)

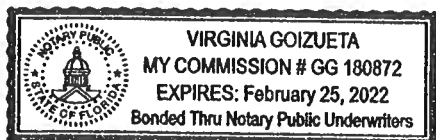
ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 31 day of August, in the year 2021, by

JOSE IGLESIAS who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

800
NORTH TOWER





Goizueta, Virginia

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Tuesday, August 31, 2021 12:12 PM
To: Goizueta, Virginia
Cc: Vivian Doria Ferino
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011
Attachments: [Untitled].pdf
Categories: Green category

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

Good morning, Virginia

Hope all is well. We just found this taped to our door and it is the first time I see this letter. As you know, we had our permit expeditor submit the documentation in person, but it was not accepted as we understand your guidelines have changed for submittal, therefore we have continued to work with electrical and structural engineers in order to submit the adequate documentation and pay the required fees.

I would like to understand if this letter is an issue for our submittal of the inspections and what are the steps to be taken as we are formally requesting extensions to perform repairs. Also, what are the requirements of this hearing?

Please let me know soonest and I thank you in advance for your prompt attention to this.

Thanks,
JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

From: Johanna Bernacett
Sent: Wednesday, August 18, 2021 11:11 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Sonia Gonzalez <thepermitshop@gmail.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

Thank you, Virginia.

We will work on this asap and I will reach out to you if I should need anything else.

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Wednesday, August 18, 2021 10:37 AM
To: Johanna Bernacett <jbernacett@banyanstreet.com>
Cc: Sonia Gonzalez <thepermitshop@gmail.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

I have just met with Sonia,

Although the property is all under one folio each building requires a submittal packet.

1. Provide a location plan with each submittal showing the location of the specific building. The location map must include the parking lots.
2. Provide the 4 forms for each submittal as per my previous e-mail.
3. Submit reports even though repairs are required. Submit the sample engineer letter attached for the building that requires repairs.

Thank you

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

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Wednesday, August 18, 2021 10:14 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Sonia Gonzalez <thepermitshop@gmail.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

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

Thank you for getting back to me Virginia as I understand you are quite busy.

We have one folio number, but two buildings are part of the recertification. One building is set to be certified by structural and electrical engineers. However, the other one require repairs. What do we need to do or submit now to the city in order to be compliant with with you while we work on the repairs.

Thanks,
JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Wednesday, August 18, 2021 10:09 AM
To: Johanna Bernacett <jbernacett@banyanstreet.com>
Cc: Sonia Gonzalez <thepermitshop@gmail.com>
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

- ☐ Can Structural and Electrical submit the required cover letter, reports etc separately?

You must submit the entire packet at the same time:

1. CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY
2. CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY
3. MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION
4. MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

Please note if the report indicates repairs are required; please submit regardless.

- ☐ What are the required fees and when do these need to be paid? In person or can it be done on-line?

As indicated on the first letter dated February 8, 2021. The Recertification review fee is \$500 plus an additional fees of \$2.45 per document submitted (add an additional page for the review signatures). Fees will be collected upon review submittal. Fees can be paid on-line or in person once the reports have been submitted. I will be providing you with a RC number.

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

From: Johanna Bernacett <jbernacett@banyanstreet.com>

Sent: Thursday, July 15, 2021 3:52 PM

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

Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

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

Good afternoon, Virginia

Hope all is well. I called you today but was told it was best to email you. We are diligently working on the required certifications of the two buildings. We have engaged both electrical and structural engineers to complete the required process for the recertifications, but I have some questions:

- ☐ Can Structural and Electrical submit the required cover letter, reports etc separately?
- ☐ What are the required fees and when do these need to be paid? In person or can it be done on-line?

We are working with the engineers to coordinate submittal to the city next week and we will also be requesting an extension for the repairs.

I thank you in advance for your time.

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

From: Johanna Bernacett

Sent: Wednesday, June 9, 2021 12:06 PM

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

Cc: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>; Lopez, Manuel <mlopez@coralgables.com>

Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

Thank you for your prompt response, Virginia.

We will be in touch soon.

Have a great day.

Thanks,
JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET CAPITAL

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Wednesday, June 9, 2021 12:03 PM
To: Johanna Bernacett <jbernacett@banyanstreet.com>
Cc: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

Good morning,

The final letter will be mailed today.

The Construction Regulation Board will not be hearing 2021 cases until August 2021. If the report requires repairs; please submit it to the City. We can grant additional time to make the repairs.

Virginia Goizueta

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

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Wednesday, June 9, 2021 11:39 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

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

Good morning, Virginia

Hope this email finds you well. We have engaged with the engineers whom is working on a full report with required repairs. We understand the deadline of today and we expect such report from engineer to be submitted today or tomorrow, as well as requesting an extension to complete the repairs.

We are working diligently on getting this priced and corrected as well as completing the other items.

I just want to understand from you if this email will be suffice until such report is submitted to your department or advise otherwise.

I thank you in advance for working with us through this recertification.

Best,
JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Tuesday, May 25, 2021 2:05 PM
To: Johanna Bernacett <jbernacett@banyanstreet.com>
Cc: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>; Lopez, Manuel <mlopez@coralgables.com>
Subject: RE: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011

Good afternoon,

We are not granting extensions until the final notice is mailed in June 2021.

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

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Tuesday, May 25, 2021 1:22 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: Douglas Entrance - Folio @ 03-4108-040-0020: 10 year recertification form 40 Year Certification in 2011
Importance: High

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

Good afternoon, Virginia

Hope this email finds you well and thank you for taking my call yesterday. As I mentioned to you, yesterday I received the attached letter dated 5/10. Unfortunately, we did not receive previous letters.

I understand the deadline for such inspections, reports, forms and payments is June 9th. However, this requires engaging structural and electrical engineers to complete inspections reports, plus several other forms to be completed.

We have already hired the engineers and they are in the process of completing inspections this week.

I am asking for an extension of the June 9th date as the engineers are requesting more to complete the proper inspections, reports and all necessary forms.

Would you be able to grant an extension for the submittal due June 9th and if so, until what date. I also understand that if repairs are required, we may ask for an extension of such as well.

I look forward to hearing from you.

Best,
JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

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

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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 2
West Annex
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.

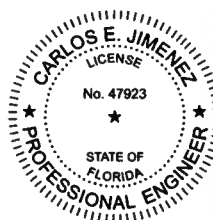
Repairs should not exceed 180 days. If more time is needed, a determination on the acceptance of continued occupancy will again be evaluated.

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 16:26:25-04'00'

K:\Jobs\3127700.QJ\DOCS\Douglas Entrance 40 YR Certification Building 1 Status_CEJ_20210909.docx

September 13, 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.
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

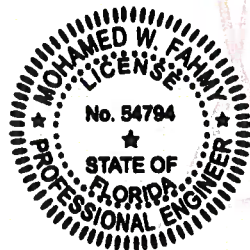
Our firm is in the process of completing the 40-Yr Certification – Structural for the above-mentioned property and building.

In an effort to satisfy the requirements for the building certification to its fullest extent, we hereby, on behalf of the owner, request a 3-month extension to complete this certification.

We anticipate completion in the next 2 months. Repairs as noted in the report are required to satisfy the recertification requirements, but I attest that the building is safe for its intend use and occupancy.

We thank you in advance for your cooperation on this and please feel free to contact (305) 321-2041.us at if you have any questions.

Sincerely.



Digitally
signed by
Mohamed W
Fahmy
Date:
2021.09.13
14:33:23

Mohamed W. Fahmy, Ph.D., P.E. -04'00'
Florida Registration License No 54794
Special Inspector License Number: 6998918



The City of Coral Gables

Development Services Department

CITY HALL 405 BELMORE WAY

CORAL GABLES, FLORIDA 33134

September 15, 2021

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

7020 3160 0001 1022 3868

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867

ADDRESS: 800 DOUGLAS RD (BUILDING #1 & PARKING LOT -Puerta Del Sol)

PROPERTY FOLIO: 03-4108-040-0020

Dear Property Owner:

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

The Professional that completed the Structural Report is:

Mohamed W. Fahmy, Ph.D., P.E.

PE # 54794

7255 SW 126 Street

Pinecrest, Fl. 33156

(305) 321-7041

The professional that completed the Electrical Report is:

Carlos E. Jimenez P.E.

PE # 47923

2600 Douglas Rd, Suite 1100

Coral Gables, Fl. 33134

(305) 529-1515

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

A letter from Carlos E. Jimenez P.E. from BR+A Consulting Engineers dated 9/13/21 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 120 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

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

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

Sincerely,

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

Manuel Z. Lopez P.E.
Deputy Building Official

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

USPS Tracking®

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Your item has been delivered to the original sender at 9:20 am on September 24, 2021 in CORAL GABLES, FL 33114.

USPS Tracking Plus® Available  **Delivered, To Original Sender**

September 24, 2021 at 9:20 am
CORAL GABLES, FL 33114

Feedback

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

FAQs

Feedback



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

September 15, 2021

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

7020 3160 0001 1022 3868

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867

ADDRESS: 800 DOUGLAS RD (BUILDING #1 & PARKING LOT -Puerta Del Sol)

PROPERTY FOLIO: 03-4108-040-0020

Dear Property Owner:

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

The Professional that completed the Structural Report is:

Mohamed W. Fahmy, Ph.D., P.E.

PE # 54794

7255 SW 126 Street

Pinecrest, Fl. 33156

(305) 321-7041

The professional that completed the Electrical Report is:

Carlos E. Jimenez P.E.

PE # 47923

2600 Douglas Rd, Suite 1100

Coral Gables, Fl. 33134

(305) 529-1515

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

A letter from Carlos E. Jimenez P.E. from BR+A Consulting Engineers dated 9/13/21 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 120 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

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

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

Sincerely,

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

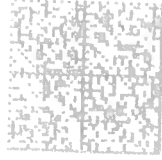
Manuel Z. Lopez P.E.
Deputy Building Official

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

THE CITY OF CORAL GABLES;
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1529



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U.S. POSTAGE PITNEY BOWES

ZIP 33331 \$004.28⁰
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Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33

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THE UNIVERSITY OF CHICAGO

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The City of Coral Gables

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

September 15, 2021

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

7020 3160 0001 1022 3875

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867

ADDRESS: 800 DOUGLAS RD (BUILDING #2-WEST BUILDING)

PROPERTY FOLIO: 03-4108-040-0020

Dear Property Owner:

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

The Professional that completed the Structural Report is:

Mohamed W. Fahmy, Ph.D., P.E.

PE # 54794

7255 SW 126 Street

Pinecrest, Fl. 33156

(305) 321-7041

The professional that completed the Electrical Report is:

Carlos E. Jimenez P.E.

PE # 47923

2600 Douglas Rd, Suite 1100

Coral Gables, Fl. 33134

(305) 529-1515

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

A letter from Carlos E. Jimenez P.E. from BR+A Consulting Engineers dated 9/9/21 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 120 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

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Sincerely,



Manuel Z. Lopez P.E.
Deputy Building Official

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

Track Another Package +

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Remove X

Your item has been delivered to the original sender at 9:20 am on September 24, 2021 in CORAL GABLES, FL 33114.

USPS Tracking Plus® Available ∨

✓ Delivered, To Original Sender

September 24, 2021 at 9:20 am
CORAL GABLES, FL 33114

Feedback

Get Updates ∨

Text & Email Updates



Tracking History



USPS Tracking Plus®



Product Information



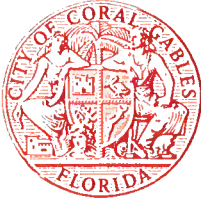
See Less ^

Can't find what you're looking for?

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

FAQs

Feedback



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

September 15, 2021

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

7020 3160 0001 1022 3875

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867

ADDRESS: 800 DOUGLAS RD (BUILDING #2-WEST BUILDING)

PROPERTY FOLIO: 03-4108-040-0020

Dear Property Owner:

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

The Professional that completed the Structural Report is:

Mohamed W. Fahmy, Ph.D., P.E.

PE # 54794

7255 SW 126 Street

Pinecrest, Fl. 33156

(305) 321-7041

The professional that completed the Electrical Report is:

Carlos E. Jimenez P.E.

PE # 47923

2600 Douglas Rd, Suite 1100

Coral Gables, Fl. 33134

(305) 529-1515

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

A letter from Carlos E. Jimenez P.E. from BR+A Consulting Engineers dated 9/9/21 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

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

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

Sincerely,

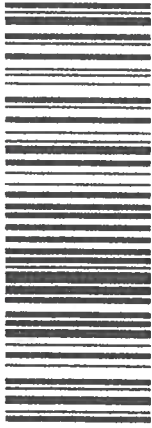
A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", with a stylized flourish at the end.

Manuel Z. Lopez P.E.
Deputy Building Official

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

THE CITY OF CORAL GABLES:
DEVELOPMENT SERVICES DEPARTMENT
405 BILTMORE WAY
P.O. BOX 141549
CORAL GABLES, FLORIDA 33114-1549

CERTIFIED MAIL®



7020 3160 0001 LC

US POSTAGE PITNEY BOWES
ZIP 33331 \$004.28⁰
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Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 331 NIXIE



331 DE 1 6009/22/21

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 33114154949 *0806-10646-17-44
331318226674000

**BR+A CONSULTING ENGINEERS**

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

September 16, 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 2
West Annex
Folio # 34-1080-0400-20
800 Douglas Rd.
Coral Gables, Florida

Dear Mr. Lopez:

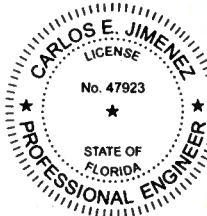
In response to the City's request for clarification of the letter/report dated September 9, 2021 by Carlos Jimenez PE, The building does not pose an immediate threat to life and it is suitable for recertification.

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: 2021.09.16
15:00:41-04'00'

K:\Jobs\3127700.QJ\DOCS\800 Douglas Rd (West Annex Bldg) 50 Yr ReCertification Rev 20210916.docx

Goizueta, Virginia

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Friday, October 8, 2021 4:53 PM
To: Goizueta, Virginia; Vivian Doria Ferino
Subject: RE: 800 Douglas Rd-Building #2

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

Enjoy your time off, Virginia.

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Friday, October 8, 2021 3:16 PM
To: Johanna Bernacett <jbernacett@banyanstreet.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: 800 Douglas Rd-Building #2

I will be out of the office until Thursday, October 14, 2021.

Virginia Goizueta

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

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Friday, October 8, 2021 3:08 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: 800 Douglas Rd-Building #2

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

Thanks, we will coordinate dropping it off.

Have a great weekend.

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Friday, October 8, 2021 12:52 PM
To: Johanna Bernacett <jbernacett@banyanstreet.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: 800 Douglas Rd-Building #2

Good afternoon,

We will need the original report; we are no longer accepting the reports with wet-seal via the internet.

Thank you

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

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Tuesday, October 5, 2021 12:26 PM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: 800 Douglas Rd-Building #2

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

Good afternoon, Virginia

Hope this email finds you well. Attached please find the updated structural report for Building #2.

Should you need anything else, please let me know.

Thanks,
JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Thursday, September 16, 2021 10:27 AM
To: Johanna Bernacett <jbernacett@banyanstreet.com>; Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Subject: RE: 800 Douglas Rd-Building #2

This is the electrical report; please look at the structural report.

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

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Thursday, September 16, 2021 10:00 AM
To: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>; Goizueta, Virginia <vgoizueta@coralgables.com>
Subject: RE: 800 Douglas Rd-Building #2
Importance: High

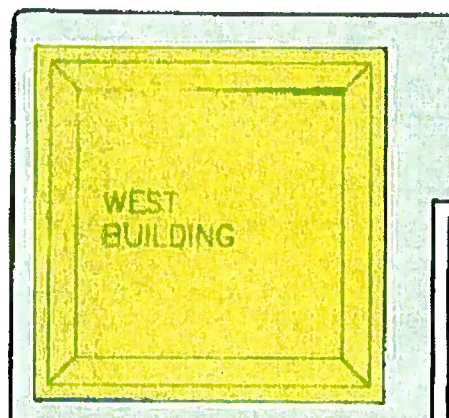
CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Virginia,

While we are waiting for the updated letter from Electrical Engineer for building 2 (West), we reviewed his report submitted and found no deficiencies.

Building # 2 West - No deficiencies on attached report submitted.

Letter (screenshot below) to be revised for correct submittal to mention no deficiencies as stated in his report.



Ref: Douglas Entrance
40 YR Certification Building 2
West Annex
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, although not suitable for recertification, it does not pose an immediate threat to life and safety. Repairs should be completed.

Repairs should not exceed 180 days. If more time is needed, a determination will be made.

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

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941

Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

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

From: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Sent: Thursday, September 16, 2021 9:34 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Johanna Bernacett <jbernacett@banyanstreet.com>
Subject: RE: 800 Dougla Rd-Building #2

It seems he copied the same letter he prepared for the La Puerta Del Sol Building as you can see there are no deficiencies noted in the reports.

We can ask him to revise the letter if necessary.

Thank you.

VIVIAN DORIA FERINO
REGIONAL SENIOR PROPERTY MANAGER

8750 NW 36th Street, Suite 620
Doral, Florida 33178
Office: 305.592.3258
Cellular: 305.281.7603

vdoriaferino@banyanstreet.com
banyanstreet.com

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

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Thursday, September 16, 2021 9:32 AM
To: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>; Johanna Bernacett <jbernacett@banyanstreet.com>
Subject: RE: 800 Dougla Rd-Building #2

Good morning,

In the letter from Carlos Jimenez PE dated 9/9/21, see attached, he is requesting additional time to make repairs in Building #2. Additionally, the plan reviewers found notes in the report which indicated repairs were needed. Please ask the engineer to review the report and re-submit a new one if errors were made.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department
405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134
Office: 305-460-5250

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

From: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>
Sent: Thursday, September 16, 2021 9:16 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>; Johanna Bernacett <jbernacett@banyanstreet.com>
Subject: RE: 800 Dougla Rd-Building #2

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

Good morning, Virginia and thank you for these.

However, the West Building (Building #2) showed no deficiencies per the reports.

Also, the structural engineer, Mohamed Fahmy, was the one that issued the 9/13 letter for the La Puerta Del Sol building (Building #1), as that's the only one that requires structural repairs. We are working with the electrical engineer to meet the lighting requirements for the parking lot of LaPuerta Del Sol as well.

Do these letter need to be updated to reflect these corrections? We can provide you the reports electronically should you wish to reference them as well. Please let us know.

Thank you again.

VIVIAN DORIA FERINO
REGIONAL SENIOR PROPERTY MANAGER

8750 NW 36th Street, Suite 620
Doral, Florida 33178
Office: 305.592.3258
Cellular: 305.281.7603

vdoriaferino@banyanstreet.com
banyanstreet.com

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

From: Goizueta, Virginia <vgoizueta@coralgables.com>
Sent: Thursday, September 16, 2021 8:54 AM
To: Vivian Doria Ferino <vdoriaferino@banyanstreet.com>; Johanna Bernacett <jbernacett@banyanstreet.com>
Subject: 800 Dougla Rd-Building #2

Good morning,

Attached please find the extension letter for Building #2; it will also be posted.

Virginia Goizueta
Building Service Coordinator

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

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

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Writer's Direct Dial Number: (305) 376-6027
Writer's E-Mail Address: lkahn@gunster.com

December 10, 2021

VIA ELECTRONIC MAIL

Mr. Manny Z. Lopez, P.E.
Building Official
City of Coral Gables
405 Biltmore Way
Coral Gables, Florida 33134

Re: Folio No. 03-4108-040-0020 / La Puerta del Sol / Request for Extension to Comply with Recertification

Dear Mr. Lopez:

On behalf of Banyan Street/Gap Douglas Entity Owner, LLC, the owner (the "Owner") of the property located at 800 Douglas Road (the "Property"), I hereby request an extension of time to comply with the recertification of the La Puerta del Sol Building on the Property. As you may recall, the Property consists of two buildings requiring recertification (the "West Building" and the "La Puerta del Sol Building") and upon receiving notice of the required recertification, the Owner proceeded to have both buildings recertified. The Recertification Report for the West Building was submitted on September 13, 2021; however, the repairs required in order to recertify the La Puerta del Sol Building were not completed by the recertification deadline and an extension to comply by December 13, 2021 was granted. You may also recall that the Property's structural engineer previously submitted a letter, dated September 13, 2021, attesting that the La Puerta del Sol Building was safe for occupancy, despite the required repairs.

Since the extension was granted, the Owner has engaged an engineering firm to provide more specific and refined drawings from which bids could be placed. This was a labor-intensive process which took a significant amount of time and culminated in a pre-bid meeting for the repairs on December 3, 2021. Bids for the repairs are due December 17, 2021 and a general contractor will be under contract by the end of the year. The Owner intends to apply for building permit in the coming weeks. Although the Owner has worked diligently towards recertification, an additional 90 days will be required in order to procure the permits and complete the work. The Owner is confident that it will continue to show significant progress towards recertification, if granted an additional extension.

If you have any questions or require additional information, please contact my me at 305-376-6027, or LKahn@gunster.com. Thank you for your assistance with this request.

Sincerely,

A handwritten signature in blue ink that reads "Lauren L. Kahn". The signature is written in a cursive, flowing style.

Lauren L. Kahn, Esq.

Goizueta, Virginia

From: Goizueta, Virginia
Sent: Monday, December 13, 2021 1:16 PM
To: Kahn, Lauren
Cc: Suarez, Cristina; Lopez, Manuel
Subject: RE: Folio No. 03-4108-040-0020 / La Puerta del Sol / Request for Extension to Comply with Recertification

Good afternoon,

The Deputy Building official, Manuel Z. Lopez P.E., has granted an extension to provide a revised Building Recertification report for the structures identified below. The new deadline is March 14, 2022.

RC-21-08-8585 BUILDING RECERTIFICATION (YEAR BUILT 1971) BUILDING-1 (ONE) & SURFACE PARKING LOT.

RC-21-09-6282 BUILDING RECERTIFICATION (YEAR BUILT 1971) BUILDING-2 (TWO) WEST BUILDING

Thank you

Virginia Goizueta

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

From: Kahn, Lauren <LKahn@gunster.com>
Sent: Friday, December 10, 2021 4:56 PM
To: Lopez, Manuel <mlopez@coralgables.com>
Cc: Goizueta, Virginia <vgoizueta@coralgables.com>; Suarez, Cristina <csuarez@coralgables.com>
Subject: Folio No. 03-4108-040-0020 / La Puerta del Sol / Request for Extension to Comply with Recertification

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

Hi Manny,

I hope you are doing well. Please find attached a request for an extension to comply with recertification for the above-referenced property. Have a nice weekend!

Lauren



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

Lauren L. Kahn | Attorney
Brickell World Plaza
600 Brickell Avenue, Suite #3500

Goizueta, Virginia

From: Johanna Bernacett <jbernacett@banyanstreet.com>
Sent: Monday, April 4, 2022 11:38 AM
To: Sonia Gonzalez; Goizueta, Virginia
Cc: lethel alvarez; Alberto Bagdadi
Subject: RE: Project:Light Posts for 800 Douglas Rd Permit #ELEC-21-12-0113

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

Thank you, all.

JOHANNA BERNACETT
PROPERTY MANAGER

800 Douglas Road, Suite 370
Coral Gables, Florida 33134
Office: 305.444.1941
Cell: 305.467.3828

jbernacett@banyanstreet.com
banyanstreet.com

BANYAN STREET
CAPITAL

From: Sonia Gonzalez <thepermitshop@gmail.com>
Sent: Monday, April 4, 2022 9:19 AM
To: Goizueta, Virginia <vgoizueta@coralgables.com>
Cc: lethel alvarez <lethel@abcoelectricinc.us>; Alberto Bagdadi <alberto@abcoelectricinc.us>; Johanna Bernacett <jbernacett@banyanstreet.com>; Sonia Gonzalez <thepermitshop@gmail.com>
Subject: Re: Project:Light Posts for 800 Douglas Rd Permit #ELEC-21-12-0113

Thank you.

On Mon, Apr 4, 2022 at 8:18 AM Goizueta, Virginia <vgoizueta@coralgables.com> wrote:

Good morning the plans are in structural; Paul Guth is the structural reviewer. I am unable to give you a timeframe as his review depends on the projects in his queue.

Virginia Goizueta
Building Service Coordinator
City of Coral Gables
Development Services Department

405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

Office: 305-460-5250

From: Sonia Gonzalez <thepermitshop@gmail.com>

Sent: Saturday, April 2, 2022 12:12 PM

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

Cc: lethel alvarez <lethel@abcoelectricinc.us>; Alberto Bagdadi <alberto@abcoelectricinc.us>; Johanna Bernacett <jbernacett@banyanstreet.com>; Sonia Gonzalez <thepermitshop@gmail.com>

Subject: Project:Light Posts for 800 Douglas Rd Permit #ELEC-21-12-0113

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

Hi Virginia,

I am following up on a Project:Light Posts for 800 Douglas Rd Permit #ELEC-21-12-0113. We submitted corrections on March 15, 2022. It was for Structural and an Electrical page was changed so it will need to return to Electrical. The system says that it is in Review, but nothing else. I want to make sure that it is not stuck somewhere. Can you please give me an approximate timeframe? My client is trying to do the work, but is waiting on this permit.

Thank you,

Sonia

--

Sonia Gonzalez

President 

305-796-0141 Cellular

954-967-9018 Fax

thepermitshop@gmail.com

www.thepermitshop.net

The Permit Shop

4100 North 58th Avenue #109

Hollywood, FL 33021

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

--
Sonia Gonzalez

President 

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4100 North 58th Avenue #109

Hollywood, FL 33021

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 21-2946

vs.

Return receipt number:

Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan St Capital LLC
777 Brickell Ave, Ste 1100
Miami, FL 33131-2867
Respondent.

7021 1970 0000 4016 2095

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

Date: June 29, 2022

Re: Property Address: 800 Douglas Rd., Coral Gables, Fl. 33134-3125, Legal Description: Blocks 1-2-3-4 & lot K & that PT Ponce De Leon Park Cir & Galiano Ct. & Calabria Ct. closed per Ord., Revised pl of Douglas Sec Plat Book 34, page 32 and Folio #: 03-4108-040-0020 ("Property").

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

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Florida, Coral Gables, Florida 33134, on July 11, 2022, at 2:00 p.m.

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

CITY'S

EXHIBIT

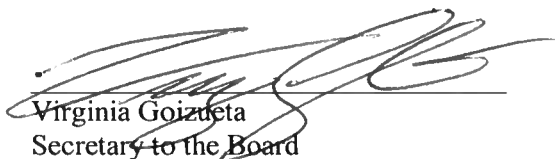
6

vgoizueta@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

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

Please govern yourself accordingly.



Virginia Goizueta
Secretary to the Board

ADA NOTICES

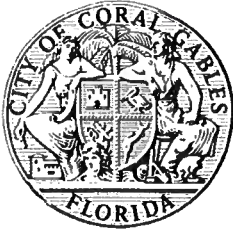
Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City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

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

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

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

c: Banyan Street/GAP Douglas Entrance Owner, LLC, c/o Lorri Dunne, Registered Agent, 80 SW 8th St, Ste 2200, Miami, FL 33130-3004; 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, c/o CT Investment Management Co., LLC, Special Servicer 345 Park Ave, New York, NY 10154-0004; 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, 101 N. Phillips Ave, Sioux Falls, SD 57104-6738



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 21-2946

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

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 800 Douglas Rd. , ON June 29, 2022 AT 11:56 AM AND WAS
ALSO POSTED AT CITY HALL.

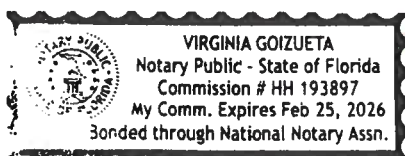
JOSE IGLESIAS
Employee's Printed Name

[Signature]
Employee's Signature

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

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

My Commission Expires:



[Signature]
Notary Public

CITY'S

EXHIBIT

7



CITY'S

EXHIBIT

8



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

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

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

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

SPECIAL WARRANTY DEED

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

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

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

CITY'S

EXHIBIT 9

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: 
Name: **J. Matthew Haley**
Title: **Managing Director**

WITNESSES:

Catherine Newton
Witness

Catherine Minton
Print Name


Print Name _____
Witness John Hart

Witness
Lorraine Heart
Print Name

STATE OF ILLINOIS) SS
COUNTY OF COOK) SS

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




Name: Scott 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