



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 9/4/2019

Property Information	
Folio:	03-4129-054-0001
Property Address:	90 EDGEWATER DR
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1969



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2019	2018	2017
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
GABLES WATERWAY TOWERS CONDO	
DESC	
SUNRISE HARBOUR REV PL PB 65-22	
W465FT OF E700FT OF TR 5	

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

90 Edgewater Drive

<b><u>Condominium Association (Sunbiz mailing and principal address)</u></b>	<b><u>Condominium Association (RA address)</u></b>
Gables Waterway Towers Association, Inc. 90 Edgewater Dr Coral Gables, FL 33133-6942	Gables Waterway Towers Association, Inc. c/o Gursky Ragan, PA Registered Agent 14 NE 1st Ave, Ste 703 Miami, FL 33132-2411



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Generated On : 9/13/2019

	Folio	Sub-Division	Owner	Address
1	03-4129-054-0010	GABLES WATERWAY TOWERS CONDO	JAIME FALS	90 EDGEWATER DR UNIT: 101 Coral Gables
2	03-4129-054-0020	GABLES WATERWAY TOWERS CONDO	CECILY NEWELL FLEMING	90 EDGEWATER DR UNIT: 201 Coral Gables
3	03-4129-054-0030	GABLES WATERWAY TOWERS CONDO	N STEVEN SHMALO BETH SHMALO	90 EDGEWATER DR UNIT: 301 Coral Gables
4	03-4129-054-0040	GABLES WATERWAY TOWERS CONDO	XAVIER MARTINEZ	90 EDGEWATER DR UNIT: 401 Coral Gables
5	03-4129-054-0050	GABLES WATERWAY TOWERS CONDO	IRODA PROPERTIES LLC	90 EDGEWATER DR UNIT: 501 Coral Gables
6	03-4129-054-0060	GABLES WATERWAY TOWERS CONDO	ROBERTO F HUGUES	90 EDGEWATER DR UNIT: 601 Coral Gables
7	03-4129-054-0070	GABLES WATERWAY TOWERS CONDO	JUAN ARIAS &W BERTHA	90 EDGEWATER DR UNIT: 701 Coral Gables
8	03-4129-054-0080	GABLES WATERWAY TOWERS CONDO	I RICHARD JACOBS TRS I RICHARD JACOBS LIVING TRUST	90 EDGEWATER DR UNIT: 801 Coral Gables
9	03-4129-054-0090	GABLES WATERWAY TOWERS CONDO	MICHAEL ALEXANDER MIRANDA TRS MICHAEL ALEXANDER MIRANDA REV TR	90 EDGEWATER DR UNIT: 901 Coral Gables
10	03-4129-054-0100	GABLES WATERWAY TOWERS CONDO	JAMES A KILL SR TRS	90 EDGEWATER DR UNIT: 1001 Coral Gables
11	03-4129-054-0110	GABLES WATERWAY TOWERS CONDO	LESLIE B STERNLIEB	90 EDGEWATER DR UNIT: 1101 Coral Gables
12	03-4129-054-0120	GABLES WATERWAY TOWERS CONDO	MICHAEL CRIDEN &W MICHELE	90 EDGEWATER DR UNIT: 1201 Coral Gables

13	03-4129-054-0130	GABLES WATERWAY TOWERS CONDO	JOSEPH G KAMINSKY &W REGGIE B	90 EDGEWATER DR UNIT PH01 Coral Gables
14	03-4129-054-0140	GABLES WATERWAY TOWERS CONDO	RENE M LUKACS	90 EDGEWATER DR UNIT 202 Coral Gables
15	03-4129-054-0150	GABLES WATERWAY TOWERS CONDO	ESTHER C SUAREZ MENDIZABEL AMBER PENA NOGUERAS	90 EDGEWATER DR UNIT 302 Coral Gables
16	03-4129-054-0160	GABLES WATERWAY TOWERS CONDO	JAVIER CHUECOS ANA CUEVAS	90 EDGEWATER DR UNIT 402 Coral Gables
17	03-4129-054-0170	GABLES WATERWAY TOWERS CONDO	PHILIP COWAN TRS EDGEWATER DRIVE TRUST	90 EDGEWATER DR UNIT 502 Coral Gables
18	03-4129-054-0180	GABLES WATERWAY TOWERS CONDO	ANTHONY MANCINI	90 EDGEWATER DR UNIT 602 Coral Gables
19	03-4129-054-0190	GABLES WATERWAY TOWERS CONDO	SPENCER B MEREDITH JR SUSAN M LUPIEN MEREDITH	90 EDGEWATER DR UNIT 702 Coral Gables
20	03-4129-054-0200	GABLES WATERWAY TOWERS CONDO	MARTIN GONZALEZ	90 EDGEWATER DR UNIT 802 Coral Gables
21	03-4129-054-0210	GABLES WATERWAY TOWERS CONDO	SHELLIE G FARBISH LIVING TRUST	90 EDGEWATER DR UNIT 902 Coral Gables
22	03-4129-054-0220	GABLES WATERWAY TOWERS CONDO	MARGARITA GONZALEZ	90 EDGEWATER DR UNIT 1002 Coral Gables
23	03-4129-054-0230	GABLES WATERWAY TOWERS CONDO	DOROTHY ANN SUTTON TRS DOROTHY ANN SUTTON REVOCABLE TR	90 EDGEWATER DR UNIT 1102 Coral Gables
24	03-4129-054-0240	GABLES WATERWAY TOWERS CONDO	MARGARET C KELLEY TRS MARGARET C KELLEY REVOCABLE TR	90 EDGEWATER DR UNIT 1202 Coral Gables
25	03-4129-054-0250	GABLES WATERWAY TOWERS CONDO	CGPH WATERWAY LLC	90 EDGEWATER DR UNIT PH02 Coral Gables
26	03-4129-054-0260	GABLES WATERWAY TOWERS CONDO	EILEEN DIAZ SILVEIRA	90 EDGEWATER DR UNIT 203 Coral Gables
27	03-4129-054-0270	GABLES WATERWAY TOWERS CONDO	DAVID S KENIN & MARLA KENIN STEIN	90 EDGEWATER DR UNIT 303 Coral Gables

28	03-4129-054-0280	GABLES WATERWAY TOWERS CONDO	PAUL KIORTSIS (GDN) B/F/O SOPHIA KIORTSIS	90 EDGEWATER DR UNIT 403 Coral Gables
29	03-4129-054-0290	GABLES WATERWAY TOWERS CONDO	THOMAS P CARLOS CHRISTOPHER THOMAS CARLOS	90 EDGEWATER DR UNIT 503 Coral Gables
30	03-4129-054-0300	GABLES WATERWAY TOWERS CONDO	AURELIO R GARCIA &W MARIA TERESA	90 EDGEWATER DR UNIT 603 Coral Gables
31	03-4129-054-0310	GABLES WATERWAY TOWERS CONDO	CHRISTINE GARCIA	90 EDGEWATER DR UNIT 703 Coral Gables
32	03-4129-054-0320	GABLES WATERWAY TOWERS CONDO	JO COR PROPERTY LLC	90 EDGEWATER DR UNIT 803 Coral Gables
33	03-4129-054-0330	GABLES WATERWAY TOWERS CONDO	GEORGE T MACCONNELL	90 EDGEWATER DR UNIT 903 Coral Gables
34	03-4129-054-0340	GABLES WATERWAY TOWERS CONDO	BARBARA H KEYES LE REM MICHAEL I KEYES	90 EDGEWATER DR UNIT 1003 Coral Gables
35	03-4129-054-0350	GABLES WATERWAY TOWERS CONDO	CYNTHIA GARBER DEES TRS	90 EDGEWATER DR UNIT 1103 Coral Gables
36	03-4129-054-0360	GABLES WATERWAY TOWERS CONDO	CHRISTINA MARIE VELIZ	90 EDGEWATER DR UNIT 1203 Coral Gables
37	03-4129-054-0370	GABLES WATERWAY TOWERS CONDO	RALPH P CIMITILE ISABEL CIMITILE	90 EDGEWATER DR UNIT PH03 Coral Gables
38	03-4129-054-0380	GABLES WATERWAY TOWERS CONDO	GREGORIO PENA JACQUELINE PENA	90 EDGEWATER DR UNIT 104 Coral Gables
39	03-4129-054-0390	GABLES WATERWAY TOWERS CONDO	MARINA ALONSO MENDOZA	90 EDGEWATER DR UNIT 204 Coral Gables
40	03-4129-054-0400	GABLES WATERWAY TOWERS CONDO	MIGUEL SOLARES &W OLGA SOLARES	90 EDGEWATER DR UNIT 304 Coral Gables
41	03-4129-054-0410	GABLES WATERWAY TOWERS CONDO	STEPHANIE PARNES	90 EDGEWATER DR UNIT 404 Coral Gables
42	03-4129-054-0420	GABLES WATERWAY TOWERS CONDO	DENISE D LOVELL	90 EDGEWATER DR UNIT 504 Coral Gables

43	03-4129-054-0430	GABLES WATERWAY TOWERS CONDO	RICCARDO FALANGA ROSSANA CIELO	90 EDGEWATER DR UNIT 604 Coral Gables
44	03-4129-054-0440	GABLES WATERWAY TOWERS CONDO	ANITA PROSPERI	90 EDGEWATER DR UNIT 704 Coral Gables
45	03-4129-054-0450	GABLES WATERWAY TOWERS CONDO	90 EDGEWATER UNIT 804 LLC	90 EDGEWATER DR UNIT 804 Coral Gables
46	03-4129-054-0460	GABLES WATERWAY TOWERS CONDO	BERNARD DANE STEIN (TRUST)	90 EDGEWATER DR UNIT 904 Coral Gables
47	03-4129-054-0470	GABLES WATERWAY TOWERS CONDO	SERGIO J GARCIA ELISA GARCIA	90 EDGEWATER DR UNIT 1004 Coral Gables
48	03-4129-054-0480	GABLES WATERWAY TOWERS CONDO	NORMA RYDER TRS NORMA RYDER FAMILY TRUST	90 EDGEWATER DR UNIT 1104 Coral Gables
49	03-4129-054-0490	GABLES WATERWAY TOWERS CONDO	JUDITH CAROLE MANSON BRINDLE TRS JUDITH CAROLE MANSON BRINDLE	90 EDGEWATER DR UNIT 1204 Coral Gables
50	03-4129-054-0500	GABLES WATERWAY TOWERS CONDO	BRENDA RUBIN MENDEZ	90 EDGEWATER DR UNIT PH04 Coral Gables
51	03-4129-054-0510	GABLES WATERWAY TOWERS CONDO	EUGENE R PAGE	90 EDGEWATER DR UNIT 105 Coral Gables
52	03-4129-054-0520	GABLES WATERWAY TOWERS CONDO	EDGEWATER 205 LLC	90 EDGEWATER DR UNIT 205 Coral Gables
53	03-4129-054-0530	GABLES WATERWAY TOWERS CONDO	JANET LUDWIG	90 EDGEWATER DR UNIT 305 Coral Gables
54	03-4129-054-0540	GABLES WATERWAY TOWERS CONDO	JUSTIN STONER MILLER	90 EDGEWATER DR UNIT 405 Coral Gables
55	03-4129-054-0550	GABLES WATERWAY TOWERS CONDO	NORMA KORPICS JOHN EDWARD KORPICS	90 EDGEWATER DR UNIT 505 Coral Gables
56	03-4129-054-0560	GABLES WATERWAY TOWERS CONDO	FERNANDO O BARZANA FERNANDO O BARZANA JR JTRS	90 EDGEWATER DR UNIT 605 Coral Gables
57	03-4129-054-0570	GABLES WATERWAY TOWERS CONDO	ANDRES IRIONDO	90 EDGEWATER DR UNIT 705 Coral Gables

58	03-4129-054-0580	GABLES WATERWAY TOWERS CONDO	GILBERTO L BARRIOS BAPTISTA &W MARY C BARRIOS	90 EDGEWATER DR UNIT: 805 Coral Gables
59	03-4129-054-0590	GABLES WATERWAY TOWERS CONDO	LARS E SEAGREN NIRVANA A FLORENCIO	90 EDGEWATER DR UNIT: 905 Coral Gables
60	03-4129-054-0600	GABLES WATERWAY TOWERS CONDO	MARIO A SUAREZ	90 EDGEWATER DR UNIT: 1005 Coral Gables
61	03-4129-054-0610	GABLES WATERWAY TOWERS CONDO	NATALIA I DIAZ	90 EDGEWATER DR UNIT: 1105 Coral Gables
62	03-4129-054-0620	GABLES WATERWAY TOWERS CONDO	JO WANDA PETERSON	90 EDGEWATER DR UNIT: 1205 Coral Gables
63	03-4129-054-0630	GABLES WATERWAY TOWERS CONDO	JIMMY DIAZ TRS JIMMY& NANCY DIAZ REVOCABLE TRUST	90 EDGEWATER DR UNIT: PH5 Coral Gables
64	03-4129-054-0640	GABLES WATERWAY TOWERS CONDO	ALEMAN & ASSOC INC	90 EDGEWATER DR UNIT: 106 Coral Gables
65	03-4129-054-0660	GABLES WATERWAY TOWERS CONDO	MARIA E CABRERA TRS MARIA E CABRERA REVOCABLE TRUST	90 EDGEWATER DR UNIT: 306 Coral Gables
66	03-4129-054-0670	GABLES WATERWAY TOWERS CONDO	LOIS JEAN KAHN	90 EDGEWATER DR UNIT: 406 Coral Gables
67	03-4129-054-0680	GABLES WATERWAY TOWERS CONDO	LINDSEY M IMMERGLUCK	90 EDGEWATER DR UNIT: 506 Coral Gables
68	03-4129-054-0690	GABLES WATERWAY TOWERS CONDO	ELI AND AVI LLC C/O FLORIDA LEGAL CHAMBERS PA	90 EDGEWATER DR UNIT: 606 Coral Gables
69	03-4129-054-0700	GABLES WATERWAY TOWERS CONDO	CATALINA & DULCE FLOR	90 EDGEWATER DR UNIT: 706 Coral Gables
70	03-4129-054-0710	GABLES WATERWAY TOWERS CONDO	EDUARDO SANCHEZ	90 EDGEWATER DR UNIT: 806 Coral Gables
71	03-4129-054-0720	GABLES WATERWAY TOWERS CONDO	DOUGLAS A RIGGAN	90 EDGEWATER DR UNIT: 906 Coral Gables
72	03-4129-054-0730	GABLES WATERWAY TOWERS CONDO	PERYGAT LLC	90 EDGEWATER DR UNIT: 1006 Coral Gables

73	03-4129-054-0740	GABLES WATERWAY TOWERS CONDO	VICENTE J BLANCO CAPOTE	90 EDGEWATER DR UNIT: 1106 Coral Gables
74	03-4129-054-0750	GABLES WATERWAY TOWERS CONDO	JOSE ANTONIO MOREIRAS	90 EDGEWATER DR UNIT: 1206 Coral Gables
75	03-4129-054-0760	GABLES WATERWAY TOWERS CONDO	DENNIS V CARVAJAL TRS	90 EDGEWATER DR UNIT: PH06 Coral Gables
76	03-4129-054-0770	GABLES WATERWAY TOWERS CONDO	JORGE E BOUZA	90 EDGEWATER DR UNIT: 107 Coral Gables
77	03-4129-054-0780	GABLES WATERWAY TOWERS CONDO	GARY A COSTALES	90 EDGEWATER DR UNIT: 207 Coral Gables
78	03-4129-054-0790	GABLES WATERWAY TOWERS CONDO	ANGELA RECIO (TR)	90 EDGEWATER DR UNIT: 307 Coral Gables
79	03-4129-054-0800	GABLES WATERWAY TOWERS CONDO	MICHAEL L LADIN	90 EDGEWATER DR UNIT: 407 Coral Gables
80	03-4129-054-0810	GABLES WATERWAY TOWERS CONDO	ENA CASARES LE REM MONICA CASARES SALAS	90 EDGEWATER DR UNIT: 507 Coral Gables
81	03-4129-054-0820	GABLES WATERWAY TOWERS CONDO	MARTIN E GONZALEZ	90 EDGEWATER DR UNIT: 607 Coral Gables
82	03-4129-054-0830	GABLES WATERWAY TOWERS CONDO	JUAN LAURENTINO GARCIA TRS JUAN LAURENTINO GARCIA LIVING TR	90 EDGEWATER DR UNIT: 707 Coral Gables
83	03-4129-054-0840	GABLES WATERWAY TOWERS CONDO	DAVID SIMMONS	90 EDGEWATER DR UNIT: 807 Coral Gables
84	03-4129-054-0850	GABLES WATERWAY TOWERS CONDO	ANDREIA SANTANA	90 EDGEWATER DR UNIT: 907 Coral Gables
85	03-4129-054-0860	GABLES WATERWAY TOWERS CONDO	SIGEN INVESTMENTS LLC	90 EDGEWATER DR UNIT: 1007 Coral Gables
86	03-4129-054-0870	GABLES WATERWAY TOWERS CONDO	HILARIE JOYCE RISTE REINER	90 EDGEWATER DR UNIT: 1107 Coral Gables
87	03-4129-054-0880	GABLES WATERWAY TOWERS CONDO	MERLE WEXLER	90 EDGEWATER DR UNIT: 1207 Coral Gables



88	03-4129-054-0890	GABLES WATERWAY TOWERS CONDO	GABLES HOLDINGS LLC	90 EDGEWATER DR UNIT PH07 Coral Gables
89	03-4129-054-0900	GABLES WATERWAY TOWERS CONDO	MARIA PATRICIA RAMOS	90 EDGEWATER DR UNIT 108 Coral Gables
90	03-4129-054-0910	GABLES WATERWAY TOWERS CONDO	ANA M RIVERO	90 EDGEWATER DR UNIT 206-08 Coral Gables
91	03-4129-054-0920	GABLES WATERWAY TOWERS CONDO	LISA VIGIL	90 EDGEWATER DR UNIT 308 Coral Gables
92	03-4129-054-0930	GABLES WATERWAY TOWERS CONDO	90 PROPERTIES LLC	90 EDGEWATER DR UNIT 408 Coral Gables
93	03-4129-054-0940	GABLES WATERWAY TOWERS CONDO	ROSA M VERGARA	90 EDGEWATER DR UNIT 508 Coral Gables
94	03-4129-054-0950	GABLES WATERWAY TOWERS CONDO	ISMAEL ROQUE VELASCO FAMILY LIMITED PARTNERSHIP	90 EDGEWATER DR UNIT 608 Coral Gables
95	03-4129-054-0960	GABLES WATERWAY TOWERS CONDO	FRANCES HASSUN	90 EDGEWATER DR UNIT 708 Coral Gables
96	03-4129-054-0970	GABLES WATERWAY TOWERS CONDO	RODNEY J KRYSZTOF JTRS CYNTHIA A KRYSZTOF JTRS	90 EDGEWATER DR UNIT 808 Coral Gables
97	03-4129-054-0980	GABLES WATERWAY TOWERS CONDO	PETER ROTHSTEIN	90 EDGEWATER DR UNIT 908 Coral Gables
98	03-4129-054-0990	GABLES WATERWAY TOWERS CONDO	BICH M NGUYEN	90 EDGEWATER DR UNIT 1008 Coral Gables
99	03-4129-054-1000	GABLES WATERWAY TOWERS CONDO	KATHRYN FRIED	90 EDGEWATER DR UNIT 1108 Coral Gables
100	03-4129-054-1010	GABLES WATERWAY TOWERS CONDO	GISELLE M HUGUES	90 EDGEWATER DR UNIT 1208 Coral Gables
101	03-4129-054-1020	GABLES WATERWAY TOWERS CONDO	ALINA M ALEMAN	90 EDGEWATER DR UNIT PH8 Coral Gables
102	03-4129-054-1030	GABLES WATERWAY TOWERS CONDO	ENRIQUE JAHN CHRISTIAN BLANDON DE JAHN	90 EDGEWATER DR UNIT 109 Coral Gables

103	03-4129-054-1040	GABLES WATERWAY TOWERS CONDO	SHEILA JOHNSON (TR)	90 EDGEWATER DR UNIT 209 Coral Gables
104	03-4129-054-1050	GABLES WATERWAY TOWERS CONDO	SONIA I RIVERA TRS SONIA I RIVERA TRUST	90 EDGEWATER DR UNIT 309 Coral Gables
105	03-4129-054-1060	GABLES WATERWAY TOWERS CONDO	MYLES J TRALINS &W JANET	90 EDGEWATER DR UNIT 409 Coral Gables
106	03-4129-054-1070	GABLES WATERWAY TOWERS CONDO	IRMA DIRUZZO	90 EDGEWATER DR UNIT 509 Coral Gables
107	03-4129-054-1080	GABLES WATERWAY TOWERS CONDO	JENNIFER COHEN	90 EDGEWATER DR UNIT 609 Coral Gables
108	03-4129-054-1090	GABLES WATERWAY TOWERS CONDO	DAVID SAMUEL HITT	90 EDGEWATER DR UNIT 709 Coral Gables
109	03-4129-054-1100	GABLES WATERWAY TOWERS CONDO	ANDREE ISABELLE FORMENT % PREMIER RESORT	90 EDGEWATER DR UNIT 809 Coral Gables
110	03-4129-054-1110	GABLES WATERWAY TOWERS CONDO	NESTOR S CUETO SILVIA L CUETO	90 EDGEWATER DR UNIT 909 Coral Gables
111	03-4129-054-1120	GABLES WATERWAY TOWERS CONDO	JORGE R LARRIEU MARGARITA LARRIEU	90 EDGEWATER DR UNIT 1009 Coral Gables
112	03-4129-054-1130	GABLES WATERWAY TOWERS CONDO	JOSE ALBERTO DIAZ RAQUEL G DIAZ	90 EDGEWATER DR UNIT 1109 Coral Gables
113	03-4129-054-1140	GABLES WATERWAY TOWERS CONDO	KRISTINA M BADO	90 EDGEWATER DR UNIT 1209 Coral Gables
114	03-4129-054-1150	GABLES WATERWAY TOWERS CONDO	JOSE LEONARDO SERRET	90 EDGEWATER DR UNIT PH9 Coral Gables
115	03-4129-054-1160	GABLES WATERWAY TOWERS CONDO	JOHN C PAULIS	90 EDGEWATER DR UNIT 110 Coral Gables
116	03-4129-054-1170	GABLES WATERWAY TOWERS CONDO	EDWARD LATOUR LOURDES LATOUR	90 EDGEWATER DR UNIT 210 Coral Gables
117	03-4129-054-1180	GABLES WATERWAY TOWERS CONDO	DAISY DELGADO TRS DAISY DELGADO REVOCABLE TR	90 EDGEWATER DR UNIT 310 Coral Gables

118	03-4129-054-1190	GABLES WATERWAY TOWERS CONDO	JOHN C LUKACS &W RENEE M	90 EDGEWATER DR UNIT: 410 Coral Gables
119	03-4129-054-1200	GABLES WATERWAY TOWERS CONDO	ARMANTINA FORNS	90 EDGEWATER DR UNIT: 510 Coral Gables
120	03-4129-054-1210	GABLES WATERWAY TOWERS CONDO	SERGIO OHNISHI	90 EDGEWATER DR UNIT: 610 Coral Gables
121	03-4129-054-1220	GABLES WATERWAY TOWERS CONDO	THELMA L STOCKTON	90 EDGEWATER DR UNIT: 710 Coral Gables
122	03-4129-054-1230	GABLES WATERWAY TOWERS CONDO	TODD T SCANLON	90 EDGEWATER DR UNIT: 810 Coral Gables
123	03-4129-054-1240	GABLES WATERWAY TOWERS CONDO	LUIS CABALLERO	90 EDGEWATER DR UNIT: 910 Coral Gables
124	03-4129-054-1250	GABLES WATERWAY TOWERS CONDO	C ELIZABETH RUSSO	90 EDGEWATER DR UNIT: 1010 Coral Gables
125	03-4129-054-1260	GABLES WATERWAY TOWERS CONDO	MIGNON P MEDRANO TRS MIGNON P MEDRANO REV LIV TR	90 EDGEWATER DR UNIT: 1110 Coral Gables
126	03-4129-054-1270	GABLES WATERWAY TOWERS CONDO	LOUISE ROSS JILL STONE JTRS	90 EDGEWATER DR UNIT: 1210 Coral Gables
127	03-4129-054-1280	GABLES WATERWAY TOWERS CONDO	NEIL FLAXMAN	90 EDGEWATER DR UNIT: PH10 Coral Gables
128	03-4129-054-1290	GABLES WATERWAY TOWERS CONDO	GREEN LIFE INVESTMENTS LLC	90 EDGEWATER DR UNIT: 111 Coral Gables
129	03-4129-054-1300	GABLES WATERWAY TOWERS CONDO	SUSANA GALVAN JTRS RAUL C GALVAN JTRS	90 EDGEWATER DR UNIT: 211 Coral Gables
130	03-4129-054-1310	GABLES WATERWAY TOWERS CONDO	JASON RICHARD FERNANDEZ	90 EDGEWATER DR UNIT: 311 Coral Gables
131	03-4129-054-1320	GABLES WATERWAY TOWERS CONDO	GUILLERMO O GONZALEZ ANA C GONZALEZ	90 EDGEWATER DR UNIT: 411 Coral Gables
132	03-4129-054-1330	GABLES WATERWAY TOWERS CONDO	MICHELE LEVIN	90 EDGEWATER DR UNIT: 511 Coral Gables

133	03-4129-054-1340	GABLES WATERWAY TOWERS CONDO	GARRY BRANDON MARLENE PICALLO BRANDON	90 EDGEWATER DR UNIT: 611 Coral Gables
134	03-4129-054-1350	GABLES WATERWAY TOWERS CONDO	RANDY VALDES & MARYVEL DE CASTRO	90 EDGEWATER DR UNIT: 711 Coral Gables
135	03-4129-054-1360	GABLES WATERWAY TOWERS CONDO	MARIA CAROLINA BRAVO	90 EDGEWATER DR UNIT: 811 Coral Gables
136	03-4129-054-1370	GABLES WATERWAY TOWERS CONDO	FRANK ESTEVEZ	90 EDGEWATER DR UNIT: 911 Coral Gables
137	03-4129-054-1380	GABLES WATERWAY TOWERS CONDO	NIBERTO L MORENO &W GILDA P LE REM GILDA P MORENO TRS	90 EDGEWATER DR UNIT: 1011 Coral Gables
138	03-4129-054-1390	GABLES WATERWAY TOWERS CONDO	CELINE AFTIMOS	90 EDGEWATER DR UNIT: 1111 Coral Gables
139	03-4129-054-1400	GABLES WATERWAY TOWERS CONDO	MONIQUE ESPINOSA	90 EDGEWATER DR UNIT: 1211 Coral Gables
140	03-4129-054-1410	GABLES WATERWAY TOWERS CONDO	JOSE IPARRAGUIRRE MARIA IPARRAGUIRRE	90 EDGEWATER DR UNIT: PH11 Coral Gables
141	03-4129-054-1420	GABLES WATERWAY TOWERS CONDO	RAFAEL P HERNANDEZ & EDWARD J HERNANDEZ &W ETAL JTRS	90 EDGEWATER DR UNIT: 112 Coral Gables
142	03-4129-054-1430	GABLES WATERWAY TOWERS CONDO	KRISTIN ZANOWSKI JOSE BARON	90 EDGEWATER DR UNIT: 212 Coral Gables
143	03-4129-054-1440	GABLES WATERWAY TOWERS CONDO	MARIA JOSEFA ARAUJO	90 EDGEWATER DR UNIT: 312 Coral Gables
144	03-4129-054-1450	GABLES WATERWAY TOWERS CONDO	RORI HUDSON RUIZ	90 EDGEWATER DR UNIT: 412 Coral Gables
145	03-4129-054-1460	GABLES WATERWAY TOWERS CONDO	MARIA C MALLOT TRS	90 EDGEWATER DR UNIT: 512 Coral Gables
146	03-4129-054-1470	GABLES WATERWAY TOWERS CONDO	ELAINE SEGRERA	90 EDGEWATER DR UNIT: 612 Coral Gables
147	03-4129-054-1480	GABLES WATERWAY TOWERS CONDO	FREDERICK PLATA	90 EDGEWATER DR UNIT: 712 Coral Gables

148	03-4129-054-1490	GABLES WATERWAY TOWERS CONDO	MARY C KARAKADZE	90 EDGEWATER DR UNIT 812 Coral Gables
149	03-4129-054-1500	GABLES WATERWAY TOWERS CONDO	JORGE L CUBAS	90 EDGEWATER DR UNIT 912 Coral Gables
150	03-4129-054-1510	GABLES WATERWAY TOWERS CONDO	ESTHER MORALES	90 EDGEWATER DR UNIT 1012 Coral Gables
151	03-4129-054-1520	GABLES WATERWAY TOWERS CONDO	MARIA D SARIOL	90 EDGEWATER DR UNIT 1112 Coral Gables
152	03-4129-054-1530	GABLES WATERWAY TOWERS CONDO	JORGE MIKEL RIOS	90 EDGEWATER DR UNIT 1212 Coral Gables
153	03-4129-054-1540	GABLES WATERWAY TOWERS CONDO	JEANELLE MARIA AGUERO	90 EDGEWATER DR UNIT PH12 Coral Gables
154	03-4129-054-1550	GABLES WATERWAY TOWERS CONDO	LAURA MARIA GONZALEZ	90 EDGEWATER DR UNIT 114 Coral Gables
155	03-4129-054-1560	GABLES WATERWAY TOWERS CONDO	FRANK ERIC ROSENBERG KARLA DE AZA	90 EDGEWATER DR UNIT 214 Coral Gables
156	03-4129-054-1570	GABLES WATERWAY TOWERS CONDO	GUILLERMO QUIRCH IV	90 EDGEWATER DR UNIT 314 Coral Gables
157	03-4129-054-1580	GABLES WATERWAY TOWERS CONDO	BERNARD DIEDERICH GINETTE DIEDERICH	90 EDGEWATER DR UNIT 414 Coral Gables
158	03-4129-054-1590	GABLES WATERWAY TOWERS CONDO	STEVEN CHAVOUSTIE &W MARTHA	90 EDGEWATER DR UNIT 514 Coral Gables
159	03-4129-054-1600	GABLES WATERWAY TOWERS CONDO	EDWIN M GINSBURG RITA K GINSBURG	90 EDGEWATER DR UNIT 614 Coral Gables
160	03-4129-054-1610	GABLES WATERWAY TOWERS CONDO	GABRIELLA ALTAMIRANO-DUQUE	90 EDGEWATER DR UNIT 714 Coral Gables
161	03-4129-054-1620	GABLES WATERWAY TOWERS CONDO	SANDRA C HEROS	90 EDGEWATER DR UNIT 814 Coral Gables
162	03-4129-054-1630	GABLES WATERWAY TOWERS CONDO	JORGE L CUBAS	90 EDGEWATER DR UNIT 914 Coral Gables

163	03-4129-054-1640	GABLES WATERWAY TOWERS CONDO	TATJANA A SUREV	90 EDGEWATER DR UNIT: 1014 Coral Gables
164	03-4129-054-1650	GABLES WATERWAY TOWERS CONDO	JENNY ZANZURI DANIELA A ZANZURI	90 EDGEWATER DR UNIT: 1114 Coral Gables
165	03-4129-054-1660	GABLES WATERWAY TOWERS CONDO	CARLOS BALANDRA MARIA DEL C BALANDRA	90 EDGEWATER DR UNIT: 1214 Coral Gables
166	03-4129-054-1670	GABLES WATERWAY TOWERS CONDO	BOGDAN M HOLY	90 EDGEWATER DR UNIT: PH14 Coral Gables
167	03-4129-054-1680	GABLES WATERWAY TOWERS CONDO	JOSE M MARTINEZ JR	90 EDGEWATER DR UNIT: 215 Coral Gables
168	03-4129-054-1690	GABLES WATERWAY TOWERS CONDO	NATALIE M VELIZ	90 EDGEWATER DR UNIT: 315 Coral Gables
169	03-4129-054-1700	GABLES WATERWAY TOWERS CONDO	WENDY LANE HENRY LESLEY TOBIN	90 EDGEWATER DR UNIT: 415 Coral Gables
170	03-4129-054-1710	GABLES WATERWAY TOWERS CONDO	ALFONSO CASSAB	90 EDGEWATER DR UNIT: 515 Coral Gables
171	03-4129-054-1720	GABLES WATERWAY TOWERS CONDO	GONZALO A DIAZ	90 EDGEWATER DR UNIT: 615 Coral Gables
172	03-4129-054-1730	GABLES WATERWAY TOWERS CONDO	STEVEN SOLOMON TRS STEVEN SOLOMON DECL TRS	90 EDGEWATER DR UNIT: 715 Coral Gables
173	03-4129-054-1740	GABLES WATERWAY TOWERS CONDO	ANITA B GOMBERG TRS ANITA B GOMBERG REVOCABLE TRUST	90 EDGEWATER DR UNIT: 815 Coral Gables
174	03-4129-054-1750	GABLES WATERWAY TOWERS CONDO	MICHAEL JONES JOAN BECKERER JONES	90 EDGEWATER DR UNIT: 915 Coral Gables
175	03-4129-054-1760	GABLES WATERWAY TOWERS CONDO	JOSE MAURICIO DA SILVEIRA MARIA A ESPINOSA	90 EDGEWATER DR UNIT: 1015 Coral Gables
176	03-4129-054-1770	GABLES WATERWAY TOWERS CONDO	SABRINA N INGELMO	90 EDGEWATER DR UNIT: 1115 Coral Gables
177	03-4129-054-1780	GABLES WATERWAY TOWERS CONDO	JENNIFER COHEN	90 EDGEWATER DR UNIT: 1215 Coral Gables

298	03-4129-054-3000	GABLES WATERWAY TOWERS CONDO	MARY MELISSA CAMPBELL	90 EDGEWATER DR UNIT: 625 Coral Gables
299	03-4129-054-3010	GABLES WATERWAY TOWERS CONDO	RAMON A REYES	90 EDGEWATER DR UNIT: 725 Coral Gables
300	03-4129-054-3020	GABLES WATERWAY TOWERS CONDO	ROBERT I GASMAN & W SHERYL A	90 EDGEWATER DR UNIT: 825 Coral Gables
301	03-4129-054-3030	GABLES WATERWAY TOWERS CONDO	BEATRICE M GOLD	90 EDGEWATER DR UNIT: 925 Coral Gables
302	03-4129-054-3040	GABLES WATERWAY TOWERS CONDO	ALEXANDRA K LINTON	90 EDGEWATER DR UNIT: 1025 Coral Gables
303	03-4129-054-3050	GABLES WATERWAY TOWERS CONDO	ANTOINETTE INFANTE	90 EDGEWATER DR UNIT: 1125 Coral Gables
304	03-4129-054-3060	GABLES WATERWAY TOWERS CONDO	JENNIFER L COHEN	90 EDGEWATER DR UNIT: 1225 Coral Gables
305	03-4129-054-3070	GABLES WATERWAY TOWERS CONDO	RAFAEL FRANCISCO BARRIOS MARIA CRISTINA C DE BARRIOS	90 EDGEWATER DR UNIT: PH25 Coral Gables
306	03-4129-054-3080	GABLES WATERWAY TOWERS CONDO	CARMINA M AGUILERA TR	90 EDGEWATER DR UNIT: 226 Coral Gables
307	03-4129-054-3090	GABLES WATERWAY TOWERS CONDO	JOHN T MESTEPEY WENDY K MESTEPEY	90 EDGEWATER DR UNIT: 326 Coral Gables
308	03-4129-054-3100	GABLES WATERWAY TOWERS CONDO	MONICA AND ARIELLA MIDOLO TRS MONICA CALABRESE	90 EDGEWATER DR UNIT: 426 Coral Gables
309	03-4129-054-3110	GABLES WATERWAY TOWERS CONDO	JOSE M BLANCO JR	90 EDGEWATER DR UNIT: 526 Coral Gables
310	03-4129-054-3120	GABLES WATERWAY TOWERS CONDO	JANE G REILLY	90 EDGEWATER DR UNIT: 626 Coral Gables
311	03-4129-054-3130	GABLES WATERWAY TOWERS CONDO	MARIA C GALVEZ	90 EDGEWATER DR UNIT: 726 Coral Gables
312	03-4129-054-3140	GABLES WATERWAY TOWERS CONDO	ALVARO SMITH	90 EDGEWATER DR UNIT: 826 Coral Gables

313	03-4129-054-3150	GABLES WATERWAY TOWERS CONDO	OTTO J REICH LOURDES M REICH	90 EDGEWATER DR UNIT 926 Coral Gables
314	03-4129-054-3160	GABLES WATERWAY TOWERS CONDO	MARIANNE M FERNANDEZ	90 EDGEWATER DR UNIT 1026 Coral Gables
315	03-4129-054-3170	GABLES WATERWAY TOWERS CONDO	OFELIA V CONDRON TR	90 EDGEWATER DR UNIT 1126 Coral Gables
316	03-4129-054-3180	GABLES WATERWAY TOWERS CONDO	KENNETH P GILBERT	90 EDGEWATER DR UNIT 1226 Coral Gables
317	03-4129-054-3190	GABLES WATERWAY TOWERS CONDO	AARON S GLASSER (TRUST)	90 EDGEWATER DR UNIT PH26 Coral Gables
318	03-4129-054-3200	GABLES WATERWAY TOWERS CONDO	GENEROSA RAMS	90 EDGEWATER DR UNIT 227 Coral Gables
319	03-4129-054-3210	GABLES WATERWAY TOWERS CONDO	BEATRIZ P DRIELTS TRS ADAM AND BEATRIZ DRIELTS	90 EDGEWATER DR UNIT 327 Coral Gables
320	03-4129-054-3220	GABLES WATERWAY TOWERS CONDO	GILBERTO BARRIOS BAPTISTA MARY COROMOTO MEDINA DE BARRIOS	90 EDGEWATER DR UNIT 427 Coral Gables
321	03-4129-054-3230	GABLES WATERWAY TOWERS CONDO	DAG E SEAGREN	90 EDGEWATER DR UNIT 527 Coral Gables
322	03-4129-054-3240	GABLES WATERWAY TOWERS CONDO	ROGER SHATANOF & W BARBARA	90 EDGEWATER DR UNIT 627 Coral Gables
323	03-4129-054-3250	GABLES WATERWAY TOWERS CONDO	BAGON LLC	90 EDGEWATER DR UNIT 727 Coral Gables
324	03-4129-054-3260	GABLES WATERWAY TOWERS CONDO	MICHEL J RELAVE & W DEBRA	90 EDGEWATER DR UNIT 827 Coral Gables
325	03-4129-054-3270	GABLES WATERWAY TOWERS CONDO	JOSEPH SHEETO SARAH SHEETO	90 EDGEWATER DR UNIT 927 Coral Gables
326	03-4129-054-3280	GABLES WATERWAY TOWERS CONDO	ADAM J DRIELTS TRS BEATRIZ DRIELTS TRS	90 EDGEWATER DR UNIT 1027 Coral Gables
327	03-4129-054-3290	GABLES WATERWAY TOWERS CONDO	JOSUE R BASTERRA EVA I GARZA	90 EDGEWATER DR UNIT 1127 Coral Gables



328	03-4129-054-3300	GABLES WATERWAY TOWERS CONDO	STEPHANIE RAKOFSKY TR	90 EDGEWATER DR UNIT 1227 Coral Gables
329	03-4129-054-3310	GABLES WATERWAY TOWERS CONDO	ERIC P JONES & CAROL G JONES ERIC P JONES TR	90 EDGEWATER DR UNIT PH27 Coral Gables
330	03-4129-054-3320	GABLES WATERWAY TOWERS CONDO	PIONEER DEVELOPMENT OF SOUTH FLORIDA INC	90 EDGEWATER DR UNIT D1 Coral Gables
331	03-4129-054-3330	GABLES WATERWAY TOWERS CONDO	BPI LEASING INC	90 EDGEWATER DR UNIT D2 Coral Gables
332	03-4129-054-3340	GABLES WATERWAY TOWERS CONDO	B P I LEASING INC	90 EDGEWATER DR UNIT D3 Coral Gables
333	03-4129-054-3350	GABLES WATERWAY TOWERS CONDO	B P I LEASING INC	90 EDGEWATER DR UNIT D4 Coral Gables
334	03-4129-054-3360	GABLES WATERWAY TOWERS CONDO	RINA V HERNANDEZ	90 EDGEWATER DR UNIT D5 Coral Gables
335	03-4129-054-3370	GABLES WATERWAY TOWERS CONDO	ERIC P & CAROL G JONES (CO-TRS)	90 EDGEWATER DR UNIT D6 Coral Gables
336	03-4129-054-3380	GABLES WATERWAY TOWERS CONDO	CARLOS M CENTURION LORRAINE S CENTURION	90 EDGEWATER DR UNIT D7 Coral Gables
337	03-4129-054-3390	GABLES WATERWAY TOWERS CONDO	NORMA RYDER TRS NORMA RYDER FAMILY TR	90 EDGEWATER DR UNIT D8 Coral Gables
338	03-4129-054-3400	GABLES WATERWAY TOWERS CONDO	KPDC LLC	90 EDGEWATER DR UNIT D9 Coral Gables
339	03-4129-054-3410	GABLES WATERWAY TOWERS CONDO	ORLANDO RODRIGUEZ RAMS	90 EDGEWATER DR UNIT D10 Coral Gables
340	03-4129-054-3420	GABLES WATERWAY TOWERS CONDO	ANTONIO A RODRIGUEZ & W MARISEL	90 EDGEWATER DR UNIT D11 Coral Gables
341	03-4129-054-3430	GABLES WATERWAY TOWERS CONDO	MYRON D GINSBERG TRS	90 EDGEWATER DR UNIT D12 Coral Gables
342	03-4129-054-3440	GABLES WATERWAY TOWERS CONDO	STEVEN CHAVOUSTIE & W MARTHA	90 EDGEWATER DR UNIT D13 Coral Gables
343	03-4129-054-3450	GABLES WATERWAY TOWERS CONDO	JIMMY DIAZ	90 EDGEWATER DR UNIT D14 Coral Gables
344	03-4129-054-3460	GABLES WATERWAY TOWERS CONDO	BARBARA ANN WISH TR	90 EDGEWATER DR UNIT D15 Coral Gables

345	03-4129-054-3470	GABLES WATERWAY TOWERS CONDO	MANUEL FUENTES LISA FUENTES	90 EDGEWATER DR UNIT D16 Coral Gables
346	03-4129-054-3480	GABLES WATERWAY TOWERS CONDO	JAMES R LOWE &W KIMBERLEY P	90 EDGEWATER DR UNIT D17 Coral Gables
347	03-4129-054-3490	GABLES WATERWAY TOWERS CONDO	ENRIQUE J SUAREZ TRS SUAREZ FAMILY TRUST	90 EDGEWATER DR UNIT D18 Coral Gables
348	03-4129-054-3500	GABLES WATERWAY TOWERS CONDO	RICHARD D MORALES &W MARIA DE J	90 EDGEWATER DR UNIT D19 Coral Gables
349	03-4129-054-3510	GABLES WATERWAY TOWERS CONDO	ROBERT METZLER TRS	90 EDGEWATER DR UNIT D20 Coral Gables
350	03-4129-054-3520	GABLES WATERWAY TOWERS CONDO	ST JULIEN ROSEMOND JR &W ELAINE	90 EDGEWATER DR UNIT D21 Coral Gables
351	03-4129-054-3530	GABLES WATERWAY TOWERS CONDO	JOE KAMINSKY &W REGGIE	90 EDGEWATER DR UNIT D22 Coral Gables
352	03-4129-054-3540	GABLES WATERWAY TOWERS CONDO	GATOR GUMS REAL ESTATE INVESTMENTS LLC	90 EDGEWATER DR UNIT D23 Coral Gables
353	03-4129-054-3550	GABLES WATERWAY TOWERS CONDO	ISAAC K FISHER	90 EDGEWATER DR UNIT D24 Coral Gables
354	03-4129-054-3560	GABLES WATERWAY TOWERS CONDO	PLP25 LLC	90 EDGEWATER DR UNIT D25 Coral Gables
355	03-4129-054-3570	GABLES WATERWAY TOWERS CONDO	DANIEL NASSAR MERCEDES ROMERO	90 EDGEWATER DR UNIT D26 Coral Gables
356	03-4129-054-3580	GABLES WATERWAY TOWERS CONDO	HAYDEE VALDES LE REM ERNESTO R VALDES	90 EDGEWATER DR UNIT D27 Coral Gables

178	03-4129-054-1790	GABLES WATERWAY TOWERS CONDO	JEANIE CHRISTINE FUNG	90 EDGEWATER DR UNIT PH15 Coral Gables
179	03-4129-054-1800	GABLES WATERWAY TOWERS CONDO	MARJORIE WILKOFF	90 EDGEWATER DR UNIT 116 Coral Gables
180	03-4129-054-1810	GABLES WATERWAY TOWERS CONDO	B P I LEASING INC	90 EDGEWATER DR UNIT 216 Coral Gables
181	03-4129-054-1820	GABLES WATERWAY TOWERS CONDO	LUIS H NAVAS MARIA D NAVAS	90 EDGEWATER DR UNIT 316 Coral Gables
182	03-4129-054-1830	GABLES WATERWAY TOWERS CONDO	ANA MARIA QUINTANA	90 EDGEWATER DR UNIT 416 Coral Gables
183	03-4129-054-1840	GABLES WATERWAY TOWERS CONDO	NATHAN STEVEN SHMALO BETH SHMALO	90 EDGEWATER DR UNIT 516 Coral Gables
184	03-4129-054-1850	GABLES WATERWAY TOWERS CONDO	RICARDO GONZALEZ	90 EDGEWATER DR UNIT 616 Coral Gables
185	03-4129-054-1860	GABLES WATERWAY TOWERS CONDO	RINA V HERNANDEZ	90 EDGEWATER DR UNIT 716 Coral Gables
186	03-4129-054-1870	GABLES WATERWAY TOWERS CONDO	KATHY MARIE DELANEY TR	90 EDGEWATER DR UNIT 816 Coral Gables
187	03-4129-054-1880	GABLES WATERWAY TOWERS CONDO	EDGEWATER 916 LLC	90 EDGEWATER DR UNIT 916 Coral Gables
188	03-4129-054-1890	GABLES WATERWAY TOWERS CONDO	ENRIQUE J SUAREZ TRS SUAREZ FAMILY TRUST	90 EDGEWATER DR UNIT 1016 Coral Gables
189	03-4129-054-1900	GABLES WATERWAY TOWERS CONDO	RINA HERNANDEZ	90 EDGEWATER DR UNIT 1116 Coral Gables
190	03-4129-054-1910	GABLES WATERWAY TOWERS CONDO	LETICIA R VALDES	90 EDGEWATER DR UNIT 1216 Coral Gables
191	03-4129-054-1920	GABLES WATERWAY TOWERS CONDO	EMILY J CRONIN	90 EDGEWATER DR UNIT PH16 Coral Gables
192	03-4129-054-1930	GABLES WATERWAY TOWERS CONDO	LUISA VICTORIA BORGES GABLES WATERWAY TOWERS CONDO	90 EDGEWATER DR UNIT 117 Coral Gables

193	03-4129-054-1950	GABLES WATERWAY TOWERS CONDO	ROSELYNE FREEMAN TRS ROSELYNE FREEMAN DECL OF TR	90 EDGEWATER DR UNIT: 317 Coral Gables
194	03-4129-054-1960	GABLES WATERWAY TOWERS CONDO	LISA M SUTTON	90 EDGEWATER DR UNIT: 417 Coral Gables
195	03-4129-054-1970	GABLES WATERWAY TOWERS CONDO	HEIDI M HARUM	90 EDGEWATER DR UNIT: 517 Coral Gables
196	03-4129-054-1980	GABLES WATERWAY TOWERS CONDO	617 PROPERTIES LLC	90 EDGEWATER DR UNIT: 617 Coral Gables
197	03-4129-054-1990	GABLES WATERWAY TOWERS CONDO	JEAN BAPTISTE TAYON	90 EDGEWATER DR UNIT: 717 Coral Gables
198	03-4129-054-2000	GABLES WATERWAY TOWERS CONDO	SPENCER BARRETT MEREDITH JR SUSAN LUPIEN MEREDITH	90 EDGEWATER DR UNIT: 817 Coral Gables
199	03-4129-054-2010	GABLES WATERWAY TOWERS CONDO	BVW 1004 LLC	90 EDGEWATER DR UNIT: 917 Coral Gables
200	03-4129-054-2020	GABLES WATERWAY TOWERS CONDO	ALEXANDRA K LINTON	90 EDGEWATER DR UNIT: 1017 Coral Gables
201	03-4129-054-2030	GABLES WATERWAY TOWERS CONDO	JOCELYN & LEONARD SIMKOVITZ	90 EDGEWATER DR UNIT: 1117 Coral Gables
202	03-4129-054-2040	GABLES WATERWAY TOWERS CONDO	JORGE L RAMIREZ	90 EDGEWATER DR UNIT: 1217 Coral Gables
203	03-4129-054-2050	GABLES WATERWAY TOWERS CONDO	AUGUSTO BIANCHI & W VIOLET	90 EDGEWATER DR UNIT: PH17 Coral Gables
204	03-4129-054-2060	GABLES WATERWAY TOWERS CONDO	BETTE ROESER	90 EDGEWATER DR UNIT: 118 Coral Gables
205	03-4129-054-2070	GABLES WATERWAY TOWERS CONDO	KIDLANDIA LLC	90 EDGEWATER DR UNIT: 218 Coral Gables
206	03-4129-054-2080	GABLES WATERWAY TOWERS CONDO	YALE M & JUDITH FIEDLER LE REM JOSH FIEDLER	90 EDGEWATER DR UNIT: 318 Coral Gables
207	03-4129-054-2090	GABLES WATERWAY TOWERS CONDO	THERESIA NOWOTNICK TRS	90 EDGEWATER DR UNIT: 418 Coral Gables

208	03-4129-054-2100	GABLES WATERWAY TOWERS CONDO	BEVERLY GORDON	90 EDGEWATER DR UNIT 518 Coral Gables
209	03-4129-054-2110	GABLES WATERWAY TOWERS CONDO	BARBARA ANN WISH TR BARBARA ANN WISH (BEN)	90 EDGEWATER DR UNIT 618 Coral Gables
210	03-4129-054-2120	GABLES WATERWAY TOWERS CONDO	718 EDGEWATER 2013 LLC C/O AGI REGISTERED AGENTS INC	90 EDGEWATER DR UNIT 718 Coral Gables
211	03-4129-054-2130	GABLES WATERWAY TOWERS CONDO	JOSEPH KAMINSKY &W REGGIE	90 EDGEWATER DR UNIT 818 Coral Gables
212	03-4129-054-2140	GABLES WATERWAY TOWERS CONDO	THOMAS HENKE SHANNON HENKE	90 EDGEWATER DR UNIT 918 Coral Gables
213	03-4129-054-2150	GABLES WATERWAY TOWERS CONDO	RICHARD L RICHARDS	90 EDGEWATER DR UNIT 1018 Coral Gables
214	03-4129-054-2160	GABLES WATERWAY TOWERS CONDO	MYRON D GINSBERG TRS	90 EDGEWATER DR UNIT 1118 Coral Gables
215	03-4129-054-2170	GABLES WATERWAY TOWERS CONDO	MICHAEL J WARD SUSAN E WARD	90 EDGEWATER DR UNIT 1218 Coral Gables
216	03-4129-054-2180	GABLES WATERWAY TOWERS CONDO	KINGWELL INVESTMENTS LLC	90 EDGEWATER DR UNIT PH18 Coral Gables
217	03-4129-054-2190	GABLES WATERWAY TOWERS CONDO	NELSON FERNANDEZ JR NEIDA FERNANDEZ	90 EDGEWATER DR UNIT 119 Coral Gables
218	03-4129-054-2200	GABLES WATERWAY TOWERS CONDO	SONIA MEDRANO JTRS PIEDAD MEDRANO JTRS	90 EDGEWATER DR UNIT 219 Coral Gables
219	03-4129-054-2210	GABLES WATERWAY TOWERS CONDO	SIXTO FERRO	90 EDGEWATER DR UNIT 319 Coral Gables
220	03-4129-054-2220	GABLES WATERWAY TOWERS CONDO	ISABEL COBB	90 EDGEWATER DR UNIT 419 Coral Gables
221	03-4129-054-2230	GABLES WATERWAY TOWERS CONDO	JENNIFER CUMMINGS	90 EDGEWATER DR UNIT 519 Coral Gables
222	03-4129-054-2240	GABLES WATERWAY TOWERS CONDO	DIANE L SOBOL TR	90 EDGEWATER DR UNIT 619 Coral Gables

223	03-4129-054-2250	GABLES WATERWAY TOWERS CONDO	ROBERTO E PEREZ ABREU	90 EDGEWATER DR UNIT: 719 Coral Gables
224	03-4129-054-2260	GABLES WATERWAY TOWERS CONDO	MID BEACH INVESTMENTS 819 LLC	90 EDGEWATER DR UNIT: 819 Coral Gables
225	03-4129-054-2270	GABLES WATERWAY TOWERS CONDO	GABLES HOLDINGS LLC	90 EDGEWATER DR UNIT: 919 Coral Gables
226	03-4129-054-2280	GABLES WATERWAY TOWERS CONDO	ARMANDO L HASSUN JR	90 EDGEWATER DR UNIT: 1019 Coral Gables
227	03-4129-054-2290	GABLES WATERWAY TOWERS CONDO	SALOME BERREBI	90 EDGEWATER DR UNIT: 1119 Coral Gables
228	03-4129-054-2300	GABLES WATERWAY TOWERS CONDO	JENNIFER L COHEN	90 EDGEWATER DR UNIT: 1219 Coral Gables
229	03-4129-054-2310	GABLES WATERWAY TOWERS CONDO	MONICA NICOLE ROSELL	90 EDGEWATER DR UNIT: PH19 Coral Gables
230	03-4129-054-2320	GABLES WATERWAY TOWERS CONDO	RAUL MARTINEZ DE CASTRO (TR)	90 EDGEWATER DR UNIT: 120 Coral Gables
231	03-4129-054-2330	GABLES WATERWAY TOWERS CONDO	EMILY ESCOFFERY	90 EDGEWATER DR UNIT: 220 Coral Gables
232	03-4129-054-2340	GABLES WATERWAY TOWERS CONDO	MAHELIA LORA	90 EDGEWATER DR UNIT: 320 Coral Gables
233	03-4129-054-2350	GABLES WATERWAY TOWERS CONDO	CARLOS H GAMBOA	90 EDGEWATER DR UNIT: 420 Coral Gables
234	03-4129-054-2360	GABLES WATERWAY TOWERS CONDO	JUAN E SAVARY TRS JUAN E SAVARY REVOCABLE TRUST	90 EDGEWATER DR UNIT: 520 Coral Gables
235	03-4129-054-2370	GABLES WATERWAY TOWERS CONDO	DANIELA A ZANZURI TRS & EDWARD W BEINER TRS	90 EDGEWATER DR UNIT: 620 Coral Gables
236	03-4129-054-2380	GABLES WATERWAY TOWERS CONDO	INSTYLE WINDOW DECOR INC	90 EDGEWATER DR UNIT: 720 Coral Gables
237	03-4129-054-2390	GABLES WATERWAY TOWERS CONDO	FRANK MINTON MELISSA MINTON	90 EDGEWATER DR UNIT: 820 Coral Gables

238	03-4129-054-2400	GABLES WATERWAY TOWERS CONDO	GRACE ZAPPALA	90 EDGEWATER DR UNIT: 920 Coral Gables
239	03-4129-054-2410	GABLES WATERWAY TOWERS CONDO	JOANNE J BINKOV & H MICHAEL T	90 EDGEWATER DR UNIT: 1020 Coral Gables
240	03-4129-054-2420	GABLES WATERWAY TOWERS CONDO	ANITA M CONWAY	90 EDGEWATER DR UNIT: 1120 Coral Gables
241	03-4129-054-2430	GABLES WATERWAY TOWERS CONDO	ANTHONY AMERICO JANET AMERICO	90 EDGEWATER DR UNIT: 1220 Coral Gables
242	03-4129-054-2440	GABLES WATERWAY TOWERS CONDO	90 EDGEWATER 20 LLC	90 EDGEWATER DR UNIT: PH20 Coral Gables
243	03-4129-054-2450	GABLES WATERWAY TOWERS CONDO	ALMA DEL RIO	90 EDGEWATER DR UNIT: 121 Coral Gables
244	03-4129-054-2460	GABLES WATERWAY TOWERS CONDO	NERIO GARCIA	90 EDGEWATER DR UNIT: 221 Coral Gables
245	03-4129-054-2470	GABLES WATERWAY TOWERS CONDO	MARJORIE ANN SLOTT LE REM PEGGY J SLOTT	90 EDGEWATER DR UNIT: 321 Coral Gables
246	03-4129-054-2480	GABLES WATERWAY TOWERS CONDO	LUIS CARLOS DEL RIO JR	90 EDGEWATER DR UNIT: 421 Coral Gables
247	03-4129-054-2490	GABLES WATERWAY TOWERS CONDO	JUAN T SANCHEZ & TAMMI CALVO	90 EDGEWATER DR UNIT: 521 Coral Gables
248	03-4129-054-2500	GABLES WATERWAY TOWERS CONDO	JONATHAN H ROSEN LAURA A ROSEN	90 EDGEWATER DR UNIT: 621 Coral Gables
249	03-4129-054-2510	GABLES WATERWAY TOWERS CONDO	HOLYOKE PROPERTIES INC	90 EDGEWATER DR UNIT: 721 Coral Gables
250	03-4129-054-2520	GABLES WATERWAY TOWERS CONDO	CAROLYN BETH KELLMAN	90 EDGEWATER DR UNIT: 821 Coral Gables
251	03-4129-054-2530	GABLES WATERWAY TOWERS CONDO	MAGALI VALLADARES YUMET MAGALI SOSA	90 EDGEWATER DR UNIT: 921 Coral Gables
252	03-4129-054-2540	GABLES WATERWAY TOWERS CONDO	GWT 1021 LLC	90 EDGEWATER DR UNIT: 1021 Coral Gables

253	03-4129-054-2550	GABLES WATERWAY TOWERS CONDO	RIVADAVIA FINANCE CO	90 EDGEWATER DR UNIT: 1121 Coral Gables
254	03-4129-054-2560	GABLES WATERWAY TOWERS CONDO	DIANE MITCHELL	90 EDGEWATER DR UNIT: 1221 Coral Gables
255	03-4129-054-2570	GABLES WATERWAY TOWERS CONDO	CELIA KAUFMAN	90 EDGEWATER DR UNIT: PH21 Coral Gables
256	03-4129-054-2580	GABLES WATERWAY TOWERS CONDO	RAUL MARTINEZ DE CASTRO (TR)	90 EDGEWATER DR UNIT: 122 Coral Gables
257	03-4129-054-2590	GABLES WATERWAY TOWERS CONDO	CENTURION CAPITAL MANAGEMENT LLC	90 EDGEWATER DR UNIT: 222 Coral Gables
258	03-4129-054-2600	GABLES WATERWAY TOWERS CONDO	MELISSA SORIANO	90 EDGEWATER DR UNIT: 322 Coral Gables
259	03-4129-054-2610	GABLES WATERWAY TOWERS CONDO	VICTORIA M ZAMORANO TRS NICHOLAS CHRISTIAN ZAMORANO TRUST	90 EDGEWATER DR UNIT: 422 Coral Gables
260	03-4129-054-2620	GABLES WATERWAY TOWERS CONDO	DAVID A DEVOS NANCY G DEVOS	90 EDGEWATER DR UNIT: 522 Coral Gables
261	03-4129-054-2630	GABLES WATERWAY TOWERS CONDO	VINCENT CHEN	90 EDGEWATER DR UNIT: 622 Coral Gables
262	03-4129-054-2640	GABLES WATERWAY TOWERS CONDO	FRANZ RAKUSA JR CHRISTINA MARIE UGARTE	90 EDGEWATER DR UNIT: 722 Coral Gables
263	03-4129-054-2650	GABLES WATERWAY TOWERS CONDO	822 EDGEWATER 2014 LLC	90 EDGEWATER DR UNIT: 822 Coral Gables
264	03-4129-054-2660	GABLES WATERWAY TOWERS CONDO	MICHELLE VIGIL	90 EDGEWATER DR UNIT: 922 Coral Gables
265	03-4129-054-2670	GABLES WATERWAY TOWERS CONDO	JORGE R ORTA	90 EDGEWATER DR UNIT: 1022 Coral Gables
266	03-4129-054-2680	GABLES WATERWAY TOWERS CONDO	SHARON J FISHER	90 EDGEWATER DR UNIT: 1122 Coral Gables
267	03-4129-054-2690	GABLES WATERWAY TOWERS CONDO	MARIA CRUZ GONZALEZ	90 EDGEWATER DR UNIT: 1222 Coral Gables



268	03-4129-054-2700	GABLES WATERWAY TOWERS CONDO	RICARDO P TORRES	90 EDGEWATER DR UNIT PH22 Coral Gables
269	03-4129-054-2710	GABLES WATERWAY TOWERS CONDO	AMANDA M GREEN	90 EDGEWATER DR UNIT 123 Coral Gables
270	03-4129-054-2720	GABLES WATERWAY TOWERS CONDO	EILEEN WEISS	90 EDGEWATER DR UNIT 223 Coral Gables
271	03-4129-054-2730	GABLES WATERWAY TOWERS CONDO	CATHERINE DOSAL JTRS MIRIAM DOSAL STONE JTRS	90 EDGEWATER DR UNIT 323 Coral Gables
272	03-4129-054-2740	GABLES WATERWAY TOWERS CONDO	LENNYE B STEIN	90 EDGEWATER DR UNIT 423 Coral Gables
273	03-4129-054-2750	GABLES WATERWAY TOWERS CONDO	KRISTIN ANN PEARCE	90 EDGEWATER DR UNIT 523 Coral Gables
274	03-4129-054-2760	GABLES WATERWAY TOWERS CONDO	ELIZABETH P LOTSPEICH TRS ELIZABETH P LOTSPEICH REVOCABLE T	90 EDGEWATER DR UNIT 623 Coral Gables
275	03-4129-054-2770	GABLES WATERWAY TOWERS CONDO	LORI BANIKIN TRS	90 EDGEWATER DR UNIT 723 Coral Gables
276	03-4129-054-2780	GABLES WATERWAY TOWERS CONDO	ARGENT SAKER LE REM RIAD DAFFACH	90 EDGEWATER DR UNIT 823 Coral Gables
277	03-4129-054-2790	GABLES WATERWAY TOWERS CONDO	CAROLINE LINARES	90 EDGEWATER DR UNIT 923 Coral Gables
278	03-4129-054-2800	GABLES WATERWAY TOWERS CONDO	CARLOS A GONZALEZ	90 EDGEWATER DR UNIT 1023 Coral Gables
279	03-4129-054-2810	GABLES WATERWAY TOWERS CONDO	ANTONIO A RODRIGUEZ &W MARISEL	90 EDGEWATER DR UNIT 1123 Coral Gables
280	03-4129-054-2820	GABLES WATERWAY TOWERS CONDO	NANCY LEITMAN TRS NANCY LEITMAN LIVING TR	90 EDGEWATER DR UNIT 1223 Coral Gables
281	03-4129-054-2830	GABLES WATERWAY TOWERS CONDO	JOSE J CASANOVA	90 EDGEWATER DR UNIT PH23 Coral Gables
282	03-4129-054-2840	GABLES WATERWAY TOWERS CONDO	90 EDGEWATER DRIVE APARTMENT 224 LLC	90 EDGEWATER DR UNIT 224 Coral Gables

283	03-4129-054-2850	GABLES WATERWAY TOWERS CONDO	VICTOR MILENKOVIC LISA MILENKOVIC	90 EDGEWATER DR UNIT: 324 Coral Gables
284	03-4129-054-2860	GABLES WATERWAY TOWERS CONDO	MYRIAM A ROIG	90 EDGEWATER DR UNIT: 424 Coral Gables
285	03-4129-054-2870	GABLES WATERWAY TOWERS CONDO	ROBERT GASMAN SHERYL GASMAN	90 EDGEWATER DR UNIT: 524 Coral Gables
286	03-4129-054-2880	GABLES WATERWAY TOWERS CONDO	MERLE J KRAVETZ	90 EDGEWATER DR UNIT: 624 Coral Gables
287	03-4129-054-2890	GABLES WATERWAY TOWERS CONDO	ISABEL LINOWITZ	90 EDGEWATER DR UNIT: 724 Coral Gables
288	03-4129-054-2900	GABLES WATERWAY TOWERS CONDO	JOSEFINA QUIRCH TRS JOSEFINA QUIRCH	90 EDGEWATER DR UNIT: 824 Coral Gables
289	03-4129-054-2910	GABLES WATERWAY TOWERS CONDO	CHRISTOPHER FORMOSO	90 EDGEWATER DR UNIT: 924 Coral Gables
290	03-4129-054-2920	GABLES WATERWAY TOWERS CONDO	WILLIAM L MORRISON JAN S MORRISON	90 EDGEWATER DR UNIT: 1024 Coral Gables
291	03-4129-054-2930	GABLES WATERWAY TOWERS CONDO	JORGE E CASAL NATALIA GARCES	90 EDGEWATER DR UNIT: 1124 Coral Gables
292	03-4129-054-2941	GABLES WATERWAY TOWERS CONDO	ACM REAL ESTATE HOLDING LLC	90 EDGEWATER DR UNIT: 1224 Coral Gables
293	03-4129-054-2950	GABLES WATERWAY TOWERS CONDO	MICHAEL TSIROS	90 EDGEWATER DR UNIT: PH24 Coral Gables
294	03-4129-054-2960	GABLES WATERWAY TOWERS CONDO	JUDITH LIEBLING ZUCKER LE REM STEWART G LIEBLING	90 EDGEWATER DR UNIT: 225 Coral Gables
295	03-4129-054-2970	GABLES WATERWAY TOWERS CONDO	GABRIEL V VIDAL COS MARTHA VIDAL	90 EDGEWATER DR UNIT: 325 Coral Gables
296	03-4129-054-2980	GABLES WATERWAY TOWERS CONDO	HUMARI LLC C/O JUAN E SERRALLES	90 EDGEWATER DR UNIT: 425 Coral Gables
297	03-4129-054-2990	GABLES WATERWAY TOWERS CONDO	JEAN M VOGLINO	90 EDGEWATER DR UNIT: 525 Coral Gables

# City of Coral Gables

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### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-19-09-3777	09/11/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM. INTR. ALTERATIONS KITCHEN AND BATHROOMS \$15,000	pending			0.00
EL-19-09-3332	09/03/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS- KITCHEN & BATHROOMS \$40,000	pending			0.00
EL-19-07-5736	07/30/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INTR. ALTERATION ONLY - KITCHEN CABINETS \$2,300	issued	08/05/2019		0.00
EL-19-07-5732	07/30/2019	90 EDGEWATER DR	ELEC POOL / SPA / FOUNTAIN	COMMERCIAL* RESURFACE EXISTING POOL \$3,500	pending			0.00
EL-19-07-4997	07/17/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS (KITCHEN) \$750	pending			0.00
EL-19-07-4852	07/12/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	20 OUTLETS, 17 LIGHTS, 4 SPECIAL	pending			0.00
EL-19-05-5914	05/29/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	# 2, PANELS, # 19, AND # 22 GENERAL COMMENTS	pending			0.00
EL-19-05-5022	05/10/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	UPGRADE ELECTRICAL PANELS IN LAUNDRY ROOMS ( 2ND, 5TH, 8TH, & 11TH ) FLOORS \$14,996	final	05/23/2019	06/13/2019	0.00
EL-19-04-5137	04/17/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS @ UNIT 620 \$15000	issued	07/26/2019		0.00

CITY'S

EXHIBIT

2

EL-19-03-5283	03/12/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS ( FLOORING & REPLACE KITCHEN CABINETS ) \$7,000	final	04/10/2019	06/20/2019	0.00
EL-19-02-3683	02/12/2019	90 EDGEWATER DR	ELEC LOW VOLTAGE SYSTEM	LOW VOLTAGE FOR DATA/ SPEAKER/ AUDIO & PHONE	issued	02/20/2019		0.00
EL-19-02-3389	02/07/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	25 SOCKETS, 30 OUTLETS	issued	02/19/2019		0.00
EL-19-01-3092	01/11/2019	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INTR. ALETRATIONS - CABINETS, TOILETS, SINKS, FLOORING AND SOUNDPROOF. 14 LIGHTS; 20 OUTLETS	final	03/15/2019	08/19/2019	0.00
EL-18-12-2782	12/11/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS- BATHROOMS	final	03/29/2019	05/06/2019	0.00
EL-18-12-2512	12/05/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE ELECTRICAL PANEL	final	12/05/2018	01/15/2019	0.00
EL-18-11-3722	11/29/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INTR. ALTERATIONS - KITCHEN CABINETS, DROP CEILING, FLOORING... 45 LIGHTS; 30 OUTLETS AND 6 SPECIAL OUTLETS	final	02/19/2019	06/28/2019	0.00
EL-18-10-3799	10/25/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE (2) CHILLERS & BUILDING BOILER SYSTEM INCLUDING ELECTRICAL WORK \$ 700,000	issued	04/01/2019		0.00
EL-18-10-3246	10/15/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVE & REPLACE HARDWIRED OVEN \$200	final	10/23/2018	01/07/2019	0.00
EL-18-09-2414	09/13/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL POWER TO (1) ROLL DOWN SHUTTER	final	09/13/2018	09/26/2018	0.00
EL-18-08-4406	08/29/2018	90 EDGEWATER DR	ELEC CHANGE OF CONTRACTOR	**CHANGE OF CONT FROM EL- 18-01-2488** COMM INTERIOR RENOVATIONS- KITCHEN & BATHROOM 6 LIGHTS; 10 OUTLETS AND 3 COMMERCIAL OUTLETS	final	08/29/2018	09/11/2018	0.00
EL-18-07-3975	07/26/2018	90	ELEC	INTER KITCHEN	final	08/09/2018	10/30/2018	0.00

		EDGEWATER DR	COMMERCIAL / RESIDENTIAL WORK	AND BATHROOM, 2 LIGHTS 4 OUTLETS				
EL-18-07-2726	07/05/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS W/ INTERIOR FLOORING ELECTRICAL PERMIT FOR DEMOLITION OF WALL	final	09/10/2018	01/15/2019	0.00
EL-18-06-3420	06/12/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS- KITCHEN 6 OUTLETS AND 3 SPECIAL OUTLETS	issued	07/22/2019		0.00
EL-18-05-3917	05/22/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS (KITCHEN AND FLOORING NO NEW ELECTRICAL- ALL EXITING	canceled		11/08/2018	0.00
EL-18-04-3702	04/23/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOMS ) 10 LIGHTS; 10 OUTLETS AND 3 SPECIAL OUTLETS	final	06/12/2018	09/27/2018	0.00
EL-18-04-3304	04/13/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INSTALL PITCH PANS AND NEW AC STANDS - THIS ELECTRICAL PERMIT IS FOR THE RE-WIRING OF ALL DISCONNECTS TO BE RAISED UP- LOW VOLT WIRING SHALL BE SEPARATED IF TOGETHER AT PRESENT DISCONNECT ( 12 UNITS)	pending			0.00
EL-18-03-4323	03/26/2018	90 EDGEWATER DR	ELEC POOL / SPA / FOUNTAIN	ELECTRICAL FOR POOL REPAIRS- BONDING	final	10/01/2018	01/03/2019	0.00
EL-18-03-4122	03/22/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE TO APARTMENT REPAIR \$300	final	03/22/2018	04/03/2018	0.00
EL-18-03-3158	03/05/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOM ) 16 LIGHTS; 14 OUTLETS AND 3 SPECIAL OUTLETS	final	05/18/2018	11/02/2018	0.00
EL-18-03-2996	03/01/2018	90 EDGEWATER DR	ELEC LOW VOLTAGE SYSTEM	MODIFYING EXISTING COMMUNICATION SYSTEM * VERIZON	approved			173.93

WIRELESS LOW VOLT PERMIT									
EL-18-02-2916	02/27/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	10 OUTLETS 4 SPECIAL OUTLETS- REPLACE PANEL	final	05/15/2018	08/23/2018	0.00	
EL-18-02-2425	02/16/2018	90 EDGEWATER DR	ELEC LOW VOLTAGE SYSTEM	LOW VOLT FOR FIRE ALARM 14 FLOORS	issued	08/07/2018		0.00	
EL-18-01-2488	01/29/2018	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	**CHANGE OF CONT TO EL-18- 08-4406** COMM INTERIOR RENOVATIONS- KITCHEN & BATHROOM 6 LIGHTS; 10 OUTLETS AND 3 COMMERCIAL OUTLETS	canceled	03/15/2018	08/29/2018	0.00	
EL-17-10-1756	10/17/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	RESID INTERIOR RENOVATIONS- KITCHEN 7 OUTLETS AND 3 SPECIAL OUTLETS	issued	11/03/2017		0.00	
EL-17-09-1655	09/26/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS - KITCHEN & BATHROOM	final	04/02/2018	04/24/2018	0.00	
EL-17-09-1272	09/18/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR / EXTERIOR ALTERATIONS STOREFRONT 150 LIGHTS AND 4 OUTLETS AND MINI SPLIT A/C	issued	02/01/2018		0.00	
EL-17-08-2666	08/31/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS- KITCHEN	final	04/12/2018	05/04/2018	0.00	
EL-17-08-2075	08/21/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	15 LIGHTS; 11 OUTLETS 3 SPECIAL OUTLETS	final	11/28/2017	03/30/2018	0.00	
EL-17-07-2485	07/31/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS ONLY - KITCHEN CABINETS 2 SPECIAL OUTLET AND 3 OUTLETS	stop work	09/22/2017		0.00	
EL-17-06-2531	06/28/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS - BATHROOM / KITCHEN CAB./ FLOORING & SOUNDPROOF. # 10 OUTLETS AND 4 LIGHTS	final	11/27/2017	02/20/2018	0.00	
EL-17-06-2511	06/28/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS UNIT 1004 25 LIGHTS' 30 OUTLETS AND 3 SPECAIL OUTLETS	final	08/23/2017	06/21/2018	0.00	
EL-17-04-2084	04/20/2017	90 EDGEWATER	ELEC COMMERCIAL	COMM INTERIOR RENOVATIONS-	final	06/09/2017	07/31/2017	0.00	

		DR	/	KITCHEN & BATHROOM 6 OUTLETS AND 3 COMMERCIAL OUTLETS				
EL-17-03-2890	03/31/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR RENOVATIONS- KITCHEN, INSTALL TILE & SOUNDPROOFING IN KITCHEN, CARPET IN HALLWAYS 9 LIGHTS, 10 OUTLETS	final	04/19/2017	08/11/2017	0.00
EL-17-02-0863	02/15/2017	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	RESID INTERIOR ALTERATIONS- KITCHEN 6 OUTLETS AND 4 SPECIAL OUTLETS	final	03/22/2017	06/02/2017	0.00
EL-16-12-6571	12/09/2016	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS ( KITCHEN & BATHROOMS ) FLOORING & INTERIOR PAINTING 15 OUTLETS; 10 LIGHT AND 3 SPECIAL OPUTLETS	final	06/16/2017	11/15/2017	0.00
EL-16-11-6554	11/03/2016	90 EDGEWATER DR	ELEC LOW VOLTAGE SYSTEM	FURNISH AND INSTALL TWO GREENHECKS FANS \$15,860 STAIRWELL PRESSURIZATION TEST IS REQUIRED BEFORE MECHANICAL FINAL APPROVED. LOW VOLT FOR FIRE ALARM CONNECTION	final	11/09/2016	05/10/2017	0.00
EL-16-10-7321	10/31/2016	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR ALTERATIONS, SLIDING DOOR(1) AND WINDOWS(2) 26 LIGHTS OUTLETS	pending			0.00
EL-16-10-6924	10/24/2016	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	FURNISH AND INSTALL TWO GREENHECKS FANS \$15,860 STAIRWELL PRESSURIZATION TEST IS REQUIRED BEFORE MECHANICAL FINAL APPROVED.	final	10/31/2016	12/14/2016	0.00
EL-16-09-5935	09/16/2016	90 EDGEWATER DR	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER ALTER 20 OUTLETS; 20 LIGHTS AND 4 COMMERCIAL OUTLETS	final	02/16/2017	06/13/2017	0.00
EL-16-09-5684	09/13/2016	90 EDGEWATER	ELEC COMMERCIAL	COMMERCIAL INTERIOR	pending			0.00

DR

/  
RESIDENTIAL  
WORK

ALTERATIONS 38  
LIGHTS; 42  
OUTLETS; 2  
COMMERCIAL  
OUTLETS AND 100  
AAMP PANEL  
REPLACEMENT

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# City of Coral Gables

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### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-05-4890	05/08/2019	90 EDGEWATER DR	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1969) CONSTRUCTION REGULATION BOARD CASE #19- 9152 AND UNSAFE STRUCTURES	issued	05/29/2019		600.00

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## City of Coral Gables Fire Department

### Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

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

<b>Occupant Name:</b>	90 Edgewater Dr. Condominium - 331 units	<b>Inspection Date:</b>	2/5/2019
<b>Address:</b>	90 Edgewater Drive	<b>InspectionType:</b>	Apartment / Condo, AA-Tactical
<b>City:</b>	Coral Gables	<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	019266

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 101 2015 Tactical	4.6.12.1 - Fire Alarm system tagged and free of trouble conditions
<b>Inspector Comments:</b> Fire alarm system must have a current Tag and free of troubles.  Failure to repair fire alarm system which has trouble signals, partially due to ongoing construction for the ELSS upgrades.			
Fail	Floor 1	FL NFPA 101 2015 Exit signs	7.10.1.5.1 - Excerpt: Access to exits shall be marked by approved, readily...
<b>Inspector Comments:</b> Exit signs are required.  Provide additional exit signs for all hallway loops.			
Fail	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.1.6.2 - Changes in Elevation.
<b>Inspector Comments:</b> Provide changes in elevation in accordance with NFPA standards in accordance with chapter 7.  Failure to repair tripping hazards on door thresholds in south stair discharge and throughout building.			
Fail	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.1.10.1 - Means of Egress - obstructions or impediments
<b>Inspector Comments:</b> Maintain required exits clear of obstructions and/or debris at all times.  Failure to remove obstructions including shopping carts from all exit pathways throughout building.			
Fail	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.1.5.8.3 - Excerpt: When the provisions of 7.2.1.5.8.2 are used, signage on...

EXHIBIT

3

**Inspector Comments:**

When the provisions of 7.2.1.5.8.2 are used, signage on the stair door leaves shall be required as follows:

- (1) Door assemblies allowing re-entry shall be identified as such on the stair side of the door leaf.
- (2) Door assemblies not allowing re-entry shall be provided with a sign on the stair side indicating the location of the nearest door opening, in each direction of travel, that allows re-entry or exit.

Throughout building.

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.1.15.1 - Excerpt: Where required by Chapters 11 through 43, the following...
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**Inspector Comments:**

Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.7:

- (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7
- (2) Door assemblies in exit enclosures
- (3) Electrically controlled egress doors
- (4) Door assemblies with special locking arrangements subject to 7.2.1.6

Provide annual inspection report for all door closers and door assemblies throughout building.

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.2.3.3.1 - Excerpt: Stair treads and landings shall be solid, without perforations...
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**Inspector Comments:** Stair treads and landings shall be solid, without perforations, unless otherwise permitted in 7.2.2.3.5.

Failure to repair concrete stairs, center stairwell and throughout building.

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.2.4.5.3 - Excerpt: The height of required handrails that form part of...
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**Inspector Comments:** The height of required handrails that form part of a guard shall be permitted to exceed 38 in. (965 mm), but shall not exceed 42 in. (1065 mm), measured vertically to the top of the rail from the leading edge of the tread.

Failure to repair open guards on stairwell guard rails.

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.3 - Smokeproof Enclosures.
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**Inspector Comments:** [Intentionally left blank.]

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.12.2.5 - Excerpt: The area of refuge shall be provided with a...
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**Inspector Comments:** The area of refuge shall be provided with a two-way communication system for communication between the area of refuge and a central control point. The door opening to the stair enclosure or the elevator door and the associated portion of the area of refuge that the stair enclosure door opening or elevator door serves shall be identified by signage. (See 7.2.12.3.5.)

All areas of refuge must be equipped with two way communication for each floor.

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.2.2.12.1 - Excerpt: Areas of refuge complying with 7.2.12 shall be permitted...
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**Inspector Comments:** Areas of refuge complying with 7.2.12 shall be permitted, as modified by 31.2.2.12.2.

Provide 2 Areas of refuge for each floor and provide two way communication for all areas of refuge

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.2.11.1 - High-Rise Buildings.
<b>Inspector Comments:</b> In high-rise buildings using Option 1, Option 2, or Option 3, smokeproof enclosures shall be provided in accordance with 7.2.3. In high-rise buildings using Option 1, Option 2, or Option 3, smokeproof enclosures shall be provided in accordance with 7.2.3.  Failure to provide mechanical pressurization for center stairwell.			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.3.4.5.3 - Excerpt: In buildings other than those equipped throughout with an...
<b>Inspector Comments:</b> In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke alarms shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.  Provide all required smoke detectors inside and outside all sleeping rooms.			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.3.5.12.1 - Excerpt: All high-rise buildings that are condominiums, other than those...
<b>Inspector Comments:</b> All high-rise buildings that are condominiums, other than those meeting 31.3.5.12.2 or 31.3.5.12.3, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2, not later than December 31, 2019.  Or have applied Engineered Life Safety System. Effective 1-1-17.			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.3.5.12.4.1 - Excerpt: When used to satisfy the requirements of 31.3.5.12.3, the...
<b>Inspector Comments:</b> When used to satisfy the requirements of 31.3.5.12.3, the term "Engineered Life Safety System" shall only apply as an alternative to complete automatic fire sprinkler protection in existing high-rise buildings.			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.3.6.2.3 - Excerpt: Doors that open onto exit access corridors shall be...
<b>Inspector Comments:</b> Doors that open onto exit access corridors shall be self-closing and self-latching.  Throughout building			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Sprinkler systems	9.11.1 - Maintenance and Testing.
<b>Inspector Comments:</b> All automatic sprinkler and standpipe systems required by this Code shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.  Fire sprinkler system has been red tagged due to deficiencies			
<b>Fail</b>	Floor 1	FL NFPA 01 2015 Sprinkler systems	13.3.3.4.1.1 - Responsibility for Inspection, Testing, Maintenance, and Impairment.

**Inspector Comments:**

The property owner or designated representative shall be responsible for properly maintaining a water-based fire protection system. [25:4.1.1]

(A)\* Inspection, testing, maintenance, and impairment procedures shall be implemented in accordance those established in this document and in accordance with the manufacturer's instructions. [25:4.1.1.1]

(B) Inspection, testing, and maintenance shall be performed by qualified personnel. [25:4.1.1.2]

(C)\* Where the property owner or designated representative is not the occupant, the property owner or designated representative shall be permitted to delegate the authority for inspecting, testing, maintenance, and the managing of impairments of the fire protection system to a designated representative. [25:4.1.1.3]

(D) Where a designated representative has received the authority for inspecting, testing, maintenance, and the managing of impairments, the designated representative shall comply with the requirements identified for the property owner or designated representative throughout this Code [25:4.1.1.4]

Fire sprinkler system has been red tagged due to deficiencies .

<b>Fail</b>	Floor 1	NFPA 72 2013 Chapter 14 Inspection, Testing, and Maintenance	14.2.2.1.1 - Fire Alarm-Must be Tested & Inspected Annually
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**Inspector Comments:** Inspection, testing, and maintenance programs shall satisfy the requirements of this Code and conform to the equipment manufacturer's published instructions.

Failure to repair fire alarm system , which has deficiencies , note there is ongoing construction in the building.

<b>Fail</b>	Floor 1	NFPA 25 2014 Chapter 8 Fire Pumps	8.3.3.1 - Provide current annual fire pump certification
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**Inspector Comments:** An annual test of each pump assembly shall be conducted by qualified personnel under no-flow (churn), rated flow, and 150 percent of the pump rated capacity flow of the fire pump by controlling the quantity of water discharged through approved test devices.

Fire pump has been red tagged due to deficiencies .

<b>Fail</b>	Floor 1	NFPA 25 2014 Sprinklers	4.1.5.2 - Excerpt: Corrections and repairs shall be performed by qualified maintenance...
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**Inspector Comments:** Have backflow assembly inspected, tested and repaired as needed.

<b>Fail</b>	Floor 1	NFPA 25 2014 Red Tag	15.7 - Restoring Systems to Service.
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**Inspector Comments:** When all impaired equipment is restored to normal working order, the impairment coordinator shall verify that the following procedures have been implemented: (1) Any necessary inspections and tests have been conducted to verify that affected systems are operational. The appropriate chapter of this standard shall be consulted for guidance on the type of inspection and test required. (2) Supervisors have been advised that protection is restored. (3) The fire department has been advised that protection is restored. (4) The property owner or designated representative, insurance carrier, alarm company, and other authorities having jurisdiction have been advised that protection is restored. (5) The impairment tag has been removed.

Fire sprinkler system has been red tagged due to deficiencies .

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.3.6.4 - Transoms, Louvers, or Transfer Grilles.
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**Inspector Comments:** Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.

Remove all transoms and louvers on all walls and doors within corridors throughout building.

**Inspector Comments:** This annual fire inspection does supercede any previous inspection but is in addition to the ELSS violations which were written on 11/9/19.

A re-inspection will occur on or after 3/8/2019.

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

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

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

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

**Company  
Representative:**

Signature On File  
2/5/2019  
Signature valid only in mobile-eyes documents

**Inspector:**

Signature On File  
2/5/2019  
Signature valid only in mobile-eyes documents

Leonard Veight  
2/5/2019

Ref: 77603



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY  
CORAL GABLES, FLORIDA 33134

February 11, 2019

### VIA CERTIFIED MAIL

7018 0680 0001 3977 4269

GABLES WATERWAY TOWERS ASSOCIATION INC  
C/O BECKER & POLIAKOFF, PA  
1 E BROWARD BLVD #1800  
FT LAUDERDALE, FL 33301

RE: 90 EDGEWATER DR  
FOLIO # 03-4129-054-0001

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 1969. 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.miamidadecounty.gov/pa/property\\_recertification.asp](http://www.miamidadecounty.gov/pa/property_recertification.asp). The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> 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, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

CITY'S *Composite*  
EXHIBIT 4

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

## Track Another Package +

**Tracking Number:** 70180680000139774269

Remove X

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

### In-Transit

February 17, 2019

In Transit to Next Facility

Feedback

### Tracking History

**February 17, 2019**

In Transit to Next Facility

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

**February 13, 2019, 5:57 pm**

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

**February 12, 2019, 7:41 pm**

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

### Product Information







## The City of Coral Gables

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

5/16/2019

GABLES WATERWAY TOWERS ASSOCIATION INC  
C/O BECKER & POLIAKOFF, PA  
1 E. BROWARD BLVD #1800  
FT LAUDERDALE, FL 33301

**RE: 90 EDGEWATER DR**  
**FOLIO # 03-4129-054-0001**

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

Dear Property Owner:

In a certified letter dated February 11, 2019, 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). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at [bgarcia@coralgables.com](mailto:bgarcia@coralgables.com) if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

June 4, 2019

Gables Waterway Towers Association Inc.  
c/o Becker & Poliakoff, PA  
1 E. Broward Boulevard #1800  
Ft. Lauderdale, Florida 33301

**ADDRESS: 90 Edgewater Drive**  
**PROPERTY FOLIO #: 03-4129-054-0001**

Dear Property Owner:

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

Pursuant to said Code, you must complete the repairs **one hundred and fifty (150) calendar days from the date of the recertification notice, February 11, 2019**. Once the repairs have been completed the original architect/engineer shall provide a follow-up completed Report and cover letter(s) indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official

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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 19-9152

vs.

GABLES WATERWAY TOWERS ASSOCIATION, INC.  
90 Edgewater Drive  
Coral Gables, Florida 33133-6942

Return receipt number:

7018 2290 0001 6693 8363

Respondent.

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

Date: September 23, 2019

Re: **90 Edgewater Drive**, Coral Gables, Florida 33133 and legally described as w465FT of E700FT of TR 5, SUNRISE HARBOUR REV PL, according to the Plat thereof, as recorded in Plat Book 65, Page 22, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4129-054-0001 ("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 105-1 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, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on October 7, 2019, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 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.

  
Belkys Garcia, Secretary to the Board

#### ADA NOTICES

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

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

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

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

c:

Gables Waterway Towers Association, Inc.. c/o Gursky Ragan, PA, 14 NE 1<sup>st</sup> Avenue, Suite 703, Miami, Florida 33132-2411



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 19-9152

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

I, FRANCISCO T. FERNANDEZ DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 90 Edgewater Drive, ON 9-23-19  
AT 10:25A.

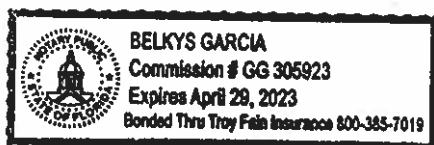
FRANCISCO T. FERNANDEZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

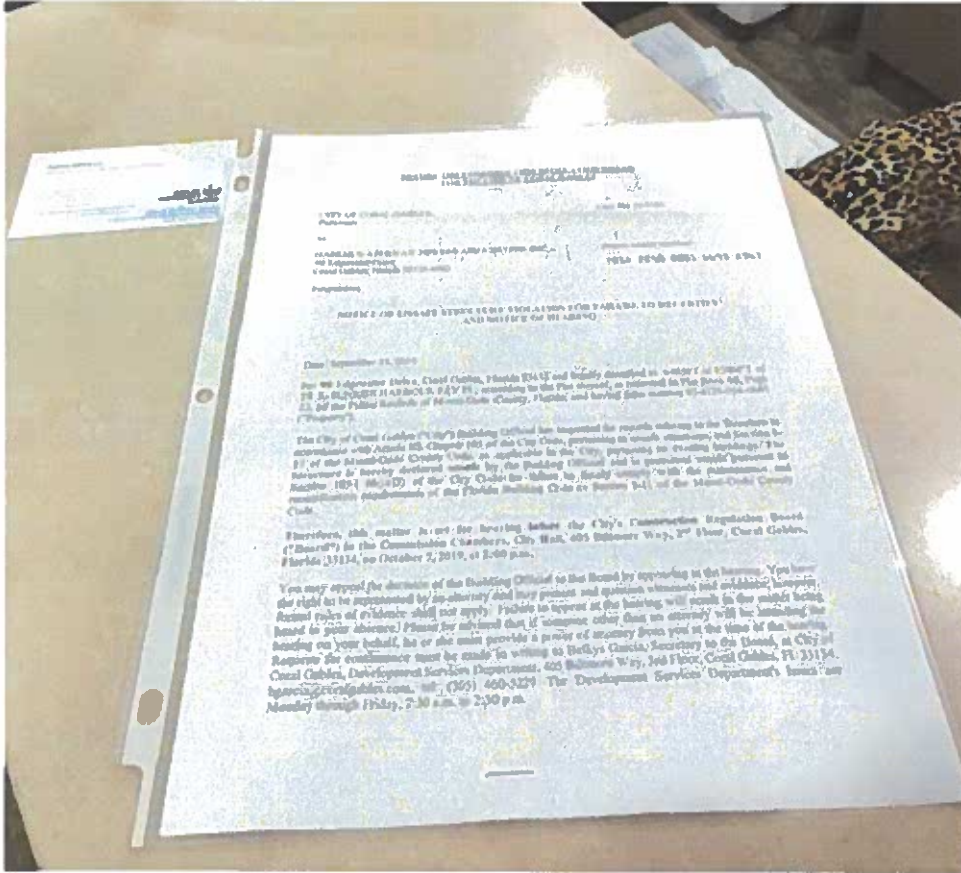
Sworn to (or affirmed) and subscribed before me this 23<sup>rd</sup> day of September, in  
the year 2019, by Francisco Fernandez who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

90 EDGEWATER DRIVE (NOTICE POSTED INSIDE THE OFFICE)





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

## Detail by Entity Name

Florida Not For Profit Corporation

GABLES WATERWAY TOWERS ASSOCIATION, INC.

### Filing Information

**Document Number** 749088  
**FEVEIN Number** 59-2015509  
**Date Filed** 09/25/1979  
**State** FL  
**Status** ACTIVE

### Principal Address

90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Changed: 02/02/2012

### Mailing Address

90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Changed: 02/02/2012

### Registered Agent Name & Address

Gursky Ragan, PA  
14 NE 1st Avenue  
Suite 703  
Miami, FL 33132

Name Changed: 02/06/2019

Address Changed: 02/06/2019

### Officer/Director Detail

#### **Name & Address**

Title Director

HOLY, BOGDAN M  
90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Title President

CIMITILE, RALPH  
90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Title VP

Hugues, Robert F  
90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Title Director

Cohen, Jennifer  
90 Edgewater Drive  
Apt #908  
Coral Gables, FL 33133

Title Secretary

Campbell, Melissa  
90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Title Director

Kaminsky, Joe  
90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

Title Director

Kahn, Lois  
90 EDGEWATER DRIVE  
CORAL GABLES, FL 33133

**Annual Reports**

Report Year	Filed Date
2017	02/09/2017
2018	02/13/2018



2019

02/06/2019

**Document Images**

<a href="#">02/06/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/31/2017 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/26/2016 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/29/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/12/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/17/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/15/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

**SUBMITTED  
RECERTIFICATION  
REPORT**



Gables Waterway Tower Condominium  
March 2019

Gables Waterway Towers Assoc., Inc.  
Attn: Tom Ryan CAM  
90 Edgewater Drive - Coral Gables, FL 33133

The City of Coral Gables  
Development Services Department  
Attention Manual Lopez PE  
City Hall 405 Biltmore Way  
Coral Gables, Florida 33134

Re: 40 Year Structural Re-certification Inspection and Report

The above referenced property is comprised of a Twelve story apartment mixed use residential and commercial building.

The attached 40 year recertification inspection details our findings. In general the building is structurally in fair to good condition with no structural repairs required at this time.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

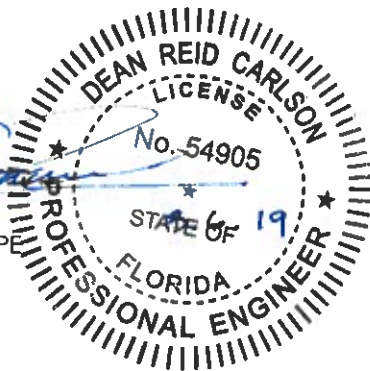
Based upon our careful observations, it is our opinion that the building is "structurally safe for its use and present occupancy" as per Florida Building Code & Miami Dade County Chapter 8C-3.

We take no exception to recertifying the building under the current occupancy and use.

Please call me to discuss any of the identified issues.

Thanks

Dean Carlson PE  
FL. PE 54905



**GENERAL CONSIDERATIONS****SCOPE OF STRUCTURAL INSPECTION**

The fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under the present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment. Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code. In general, unless there is obvious overloading or significant deterioration of important structure elements there is little need to verify the original design. It is obvious that this has been "time tested" if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to deterioration of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structure members should be examined to permit reasonable conclusions to be drawn.

Visual Examination will, in most cases, be considered adequate when executed systematically. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

Testing Procedures and quantitative analysis will not generally be required for five (5) structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

Manual Procedures such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive most easily repaired, and held to a minimum. In an event, a sufficient number of structural members must be examined to afford reasonable assurance that such are representative of the total structure.

Evaluating an existing structure for the effect of time, must take into account two, basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possible long time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils actually may occur. However, it is infrequent in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils or from subterranean losses or movements from several possible causes.

With very little qualification, such as rather rare chemically reactive conditions, deterioration of building materials can only occur in the presence of moisture, largely to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned buildings relative humidity will normally be about 55 to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even with these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend on the importance of the member in the structural system and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the type and manner of the inspection, noting problem areas and recommending repairs, if required to maintain structural integrity.

**EVALUATION:** Each report shall include a statement to the effect that the building or structure is structurally safe, unsafe, safe with qualifications, or has been made safe. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible."

## **FOUNDATION**

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealisms are likely to result in unequal vertical movements.

Monolithic masonry structures, generally incapable of accepting such movements will crack. Such cracks are most likely to occur at corners, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, continuous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

## **ROOFING SYSTEMS**

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deteriorated, or that the tiles may have become loose. Large deflections, if merely resulting from deteriorated rafters or joists will be of greater importance. Valley Flashing, and Base Flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since the will generally be approaching expected life limits at the age when building recertification is required, careful examination is important. Blisters, wrinkling, alligating, and loss of gravel are usually signs of difficulty. Punctures or loss of adhesion of base flashing, coupled with loose counter flashing will also signify possible problems. Wind blown gravel, if excessive, and the possibility of other debris, may result in pounding, which if permitted, may become critical.

## **MASONRY BEARING WALLS**

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units or scored clay tile, may have been constructed with either reinforced concrete columns tie beams, or lintels.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural impairment becomes important. Usually, if rebar loss is such that the remaining steel area is still about 0.0075 of the concrete area, structural repair will not be necessary. Cosmetic type repair involving cleaning, and patching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

**FLOOR AND ROOF SYSTEMS**

Cast in place reinforced concrete slabs and/or beams and joists may often show problem due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Precast members may present similar deterioration conditions. End support conditions may be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least normal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficult from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.

Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the foam-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance, with significant deterioration.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose.

**STEEL FRAMING SYSTEM**

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved.

Thin cracks usually indicate only minor corrosion, requiring minor patching. Extensive spalling may indicate a much more serious condition requiring further investigation.

**CONCRETE FRAMING SYSTEMS**

Concrete deterioration will, in most cases similarly to related to rebar corrosion possibly abetted by the presence of salt-water aggregate or excessively permeable concrete. In this respect, honeycomb areas



may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength. Depending upon the structural importance of the specific location, this type of examination may obviate the need for further testing if a value of 2000 psi to 2500 psi is sufficient for required strength, in the event that visual inspection indicates good quality for the factors mentioned.

## **WINDOWS**

Window condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe wind storms short of hurricane velocity. Perimeter sealant, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (section) pressures, most importantly in high buildings.

## **WOOD FRAMING**

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure, will indicate the possibility of further difficulty.

## **LOADING**

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain unchanged. Any material change in type and/or magnitude or loading in older buildings should be viewed as sufficient jurisdiction to examine load carrying capability of the affected structural system.



**TERMINOLOGY:**

ENGR Laboratories uses terms describing conditions of the various site, building, and system components. The terms, as used are defined below. It should be noted that a term applied to an overall or in general terms to a system does not preclude that a portion or a section of the system or individual component may be in a slightly different condition.

**Excellent** The component or system is in new or like new condition, and little or no Deferred Maintenance is recommended.

**Good** The component or system is sound and performing its function, and/or scheduled maintenance can be accomplished through routine maintenance. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary.

**Fair** The component or system is performing, but may be obsolete or is approaching the end of its expected useful life. The component or system may exhibit Deferred Maintenance, evidence of previous repairs, or workmanship not in compliance with commonly accepted standards. Significant repair or replacement may be recommended to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its expected useful life.

**Poor** The component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its typical expected useful life, excessive Deferred Maintenance or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is recommended.

**Physical Deficiency** Conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property.



REGULATORY AND ECONOMIC RESOURCES  
DEPARTMENT

MINIMUM INSPECTION PROCEDURAL GUIDELINES  
FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED

Date: May 23 2018

INSPECTION COMPLETED

Date: August 23 2018

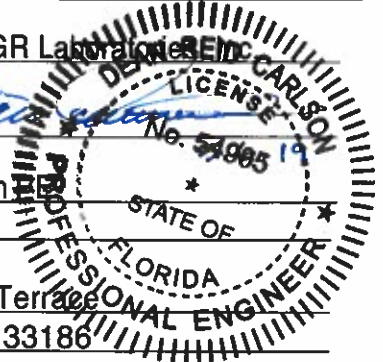
INSPECTION MADE BY: ENGR Dean Carlson

SIGNATURE: [Signature]

PRINT NAME: Dean Carlson

TITLE: President

ADDRESS: 11965 SW 142 Terrace  
Miami, Florida 33186



1. DESCRIPTION OF STRUCTURE

a. Name on Title: Gables Waterway Tower Condominium Association

b. Property Address: 90 EDGEWATER DR Coral Gables, FL 33133-6942

c. Legal Description: GABLES WATERWAY TOWERS CONDO DESC SUNRISE HARBOUR REV PL  
PB 65-22 W465FT OF E700FT OF TR 5

d. Owner's Name: Gables Waterway Tower Condominium Association

e. Owner's Mailing Address: 90 EDGEWATER DR Coral Gables, FL 33133-6942

f. Folio Number of Property on which Building is Located: 03-4129-054-0001

g. Building Code Occupancy Classification: R2

h. Present Use: Residential Condominium

i. General Description: 12 Story Residential Condominium Building with limited common area amenities

The 12 story tower building is constructed with cast in place reinforced concrete beam and column frame and flat, mild steel reinforced concrete floor slabs. The building appears to be founded on pilings, although no drawings are available for our review. The building exterior walls are concrete masonry and stucco. Each residential unit is provided with a cantilevered balcony with precast concrete railings and cast in place rail cap. Many of the residential units have been renovated that included replacement of the original aluminum framed single hung windows, sliding glass doors and operable wood framed exterior doors with new impact resistant assemblies. The building exterior has recently been repainted with repairs to minor concrete restoration included.

The building roofing assemble is a modified bitumen roofing with a white acrylic coating. The existing roofing assemble has limited slope to drain.

Building amenities include a common area inground pool and pool deck and ground level parking.

j. Additions to original structure: none

## 2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging. None observed

2. Settlement. Minor settlement step cracking observed with previous repairs evident

3. Deflections. None observed

4. Expansion. None observed

5. Contraction. None observed

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

No structural distress observed in any exposed building elements

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

Building exterior was recently repainted. All minor cracking and spalling were repaired during this re-painting project

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

None observed

e. General extent of deterioration—cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
None observed
f. Previous patching or repairs. Some areas of previous repairs are evident as changes in the texture of the exterior stucco
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Residential R2 loading

<b>3. INSPECTIONS</b>
a. Date of notice of required inspection
b. Date(s) of actual inspection 23 May 2018 with multiple inspections to August 22 2108
c. Name and qualifications of individual submitting report: Dean Carlson PE
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
Visual Inspections of exposed building elements only. No destructive. testing conducted to verify the configuration of hidden building elements
e. Structural repair-note appropriate line:
1. None required. Non required at this time
2. Required (describe and indicate acceptance)

<b>4. SUPPORTING DATA</b>
a. _____ sheet written data
b. Available upon request <u> X </u> photographs
c. _____ drawings or sketches

<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>
a. Concrete masonry units. Good Condition
b. Clay tile or terra cotta units. Non observed
c. Reinforced concrete tie columns. Good Condition
d. Reinforced concrete tie beams. Good condition
e. Lintel. No deficiencies observed
f. Other type bond beams. none
g. Masonry finishes -exterior
1. Stucco. Good, Freshly painted
2. Veneer. none
3. Paint only. Freshly painted
4. Other (describe)
h. Masonry finishes – interior. None exposed
1. Vapor barrier Building exterior CMU wall with paint
2. Furring and plaster. Interior 1x2 PT furring with drywall at exterior wall
3. Paneling. none
4. Paint only
5. Other (describe)
i. Cracks. No Structural Cracks observed
1. Location – note beams, columns, other
2. Description
j. Spalling. None observed
1. Location – note beams, columns, other
2. Description
k. Rebar corrosion-check appropriate line
1. None visible. None observed
2. Minor-patching will suffice
3. Significant-but patching will suffice

4. Significant-structural repairs required
I. Samples chipped out for examination in spall areas:
1. No No destructive testing conducted
2. Yes – describe color, texture, aggregate, general quality

<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof Poor but serviceable
1. Describe (flat, slope, type roofing, type roof deck, condition)
Flat concrete slab at roof level supporting a modified bitumen roofing membrane with insulation. The roof membrane is estimated at 20 to 25 years old and is in poor but serviceable condition. The roofing membrane has been coated with a white colored acrylic coating that has deteriorated and is debonded in several locations. The roof ponds after rain and there is evidence of algae growth on the roofing assemble. Currently there are no roof leaks reported at the penthouse level. It is our opinion, and recommendation that the roof should be replaced with in the next 3 to 5 years. We recommend that the condominium association should fund reserves for a scheduled roof replacement
2. Note watertanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Cooling towers, ducted fan assemblies and cell tower antennae
3. Note types of drains and scuppers and condition: 6 inch diameter roof drains and 4" roof overflow scuppers are present
b. Floor system(s)
1. Describe (type of system framing, material, spans, condition)
Flat reinforced concrete slabs that span between beam and column frame. Floor slabs are 7 to 8 inch thickness and span approximately 20 feet.
c. Inspection—not exposed are as available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
Building hallways are currently being renovated with new fire sprinkler systems. All hallway walls and structural slab above is exposed
No deficiencies observed in the structural concrete floor slabs

<b>7. STEEL FRAMING SYSTEM</b>
a. Description. Structural steel frame and roofing supported by steel bar joists at the maintenance area.
Exposed steel framing is in good condition
b. Exposed Steel- describe condition of paint and degree of corrosion. Exposed galvanized steel decking (welded) supported by steel bar joists, steel beams and 8" diameter steel columns.
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection non observed
d. Elevator sheave beams and connections, and machine floor beams – note condition: No access provided to elevator hoistways,

<b>8. CONCRETE FRAMING SYSTEM</b>
a. Full description of structural system
The 12 story tower building is constructed with cast in place reinforced concrete beam and column frame and flat, mild steel reinforced concrete floor slabs. The building appears to be founded on pilings, although no drawings are available for our review. The building exterior walls are concrete masonry and stucco. Each residential unit is provided with a cantilevered balcony with precast concrete railings and cast in place rail cap.
b. Cracking
1. Not significant. Building exterior recently painted, all cracks were repaired during the re-painting project
2. Location and description of members affected and type cracking
c. General condition Good
d. Rebar corrosion – check appropriate line
1. None visible. None observed
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)
e. Samples chipped out in spall areas:
1. No No

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

## 9. WINDOWS

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

Original windows are aluminum framed single hung windows, aluminum framed sliding glass doors and some wood framed exterior doors to balcony

Many of the residential units have been renovated with new impact resistant assemblies

b. Anchorage- type and condition of fasteners and latches Original windows and doors set with wood bucks and #12 wood screws at up to 24" on center.

New window assemblies observed appear to have tapcons into the structural concrete frame or in many cases, the fasteners are hidden

c. Sealant – type of condition of perimeter sealant and at mullions: New perimeter metal to stucco sealant applied ( marginal at some of the original windows and doors)

d. Interiors seals – type and condition at operable vents Metal to metal and metal to glass seals are minimal and in poor condition on the original windows, sliding glass doors and operable wood doors

e. General condition:

## 10. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

No structural wood framed areas of the building

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

c. Joints – note if well fitted and still closed: N/A

d. Drainage – note accumulations of moisture N/A

e. Ventilation – note any concealed spaces not ventilated: N/A

f. Note any concealed spaces opened for inspection: N/A



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

DATE: MARCH 6 2019

Re: Case No.

Property Address: Bldg. No.: , Sq. Ft.:

Building

Description:

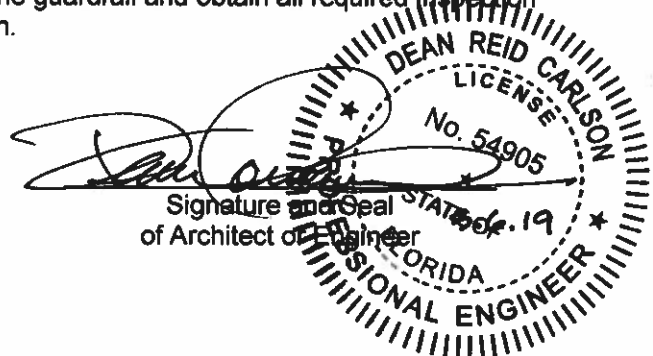
GABLES WATERWAY TOWERS CONDOMINIUM  
90 EDgewater DR.  
ORAL GABLES FL 33133

The undersigned states the following:

DEAN CARLSON PE  
ENR LABORATORIES, INC  
FL PE 54905

I am a Florida registered professional engineer or architect with an active license. On \_\_\_\_\_, 20\_\_\_\_, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

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



DEAN CARLSON  
(Print Name)



Architectural Engineering

## MINIMUM INSPECTION PROCEDURAL GUIDELINES for a BUILDING'S ELECTRICAL RE-CERTIFICATION

Inspection Commenced

Date: 10/29/18

Inspection Made By: Gregory Partridge EE &  
Eric Johnson, PE

Signature:



Inspection Completed

Date: 11/13/18

Print Name : Eric Johnson, PE  
Title: President

EMTec Address:

250 Catalonia Avenue  
Suite 406  
Coral Gables, FL. 33134

**An inspection of the facility was performed during October through November. The building is electrically safe for continued occupancy on the basis of the corresponding inspection and signed and sealed report attached.**

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

DATE: 10/29/2018

INSPECTION COMPLETED

DATE 11/13/2018

INSPECTION MADE BY

SIGNATURE: [Signature]

PRINT NAME Eric T. Johnson, PE

**TITLE** President

ADDRESS:  
250 Catalonia Avenue Suite 406 Coral Gables, FL 33134-

[illegible]

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

### 1a. ELECTRIC SERVICE - Common Area House

Size: Amperage ( 1000 & 100 ) Fuses ( X ) Breakers ( X )  
 Phase: Three Phase (X) Single Phase ( )  
 Condition: Good ( ) Fair ( X ) Needs Repair ( )

The building's common area electrical system consists of 2 metered services. Main #1 of 2 is a 1000 Amp 480 volt 3 phase service which feeds Panel MDP. MDP serves the common area cooling tower, boiler and normal power for the emergency transfer switch.  
 Main #2 of 2 is a 100 amp 480 volt 3 phase fused disconnect which feeds a 112.5 KVA transformer. The secondary of the transformer serves electrical panels located in the laundry rooms on Floors 2, 5, 8 & 11. The transformer does not have secondary overcurrent protection and the panels do not have Main circuit breakers.

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

### 1b. ELECTRIC SERVICE - Residential Unit Stack Vault Meter Rooms

Size: Amperage ( 600, 800 & 1000 ) Fuses ( ) Breakers ( X )  
 Phase: Three Phase ( ) Single Phase ( X )  
 Condition: Good ( ) Fair ( X ) Needs Repair ( )

The building has 16 stacked meter rooms served from 16 utility stacked transformer vaults.  
 The meter center on the 2<sup>nd</sup> floor is 800 amp 240 volt single phase, the meter centers on floors 5, 8 & 11 Are 600 amp 240 volt single phase and the meter centers on floors 4, 7, 10 & PH Are 1000 amp 240 volt single phase. Each meter center has 100 amp breakers serving the individual residential units.

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

### 2. METER AND ELECTRIC ROOM

Location: Ground Floor  
 Clearances: Good ( X ) Fair ( ) Requires Correction ( )

### 3. Gutters

Taps and Fill: Good ( X ) Requires Repair ( )

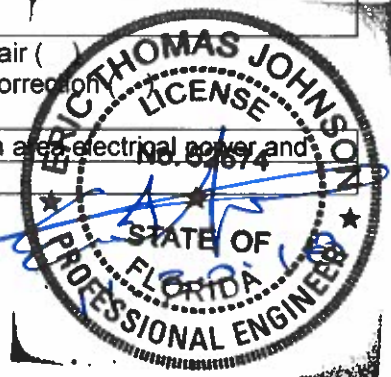
Comments:

### 4. ELECTRICAL PANELS

1. Panel # (MDP) Location: Ground Floor Meter Room

Clearances: Good ( X ) Needs Repair ( )  
 Good ( X ) Fair ( ) Requires Correction ( )

Comments: MDP is Main #1 of 2 and is the distribution panel for the common area electrical power and Lighting as well as cooling and water heating.



2. Panel # ( LMD )      Location: Ground Floor Meter Room.

Clearances:      Good (   )      Needs Repair ( X )  
Good ( X )      Fair (   )      Requires Correction (   )

Comments: LMD is Main #2 of 2 and is a fused service disconnect that feeds the primary of a 112.5 KVA Transformer. The secondary of the transformer feeds four branch circuit panels located in laundry rooms On the upper floors. There is no secondary overcurrent protection for the transformer and the panels do not have main circuit breakers. The secondary conductors appear to be tapped at each panel. The panels are not rated for the amount of current provided on the secondary side of the transformer.

3. Panel # ( BDP )      Location: Boiler Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

4. Panel # ( BP )      Location: Boiler Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

5. Panel # ( HPDN )      Location: 2<sup>nd</sup> Floor North Meter Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

6. Panel # ( HPN )      Location: 2<sup>nd</sup> Floor North Meter Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

7. Panel # ( EPDN )      Location: 2<sup>nd</sup> Floor North Meter Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

8. Panel # ( EPN )      Location: 2<sup>nd</sup> Floor North Meter Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

9. Panel # ( HPS )      Location: 2<sup>nd</sup> Floor South Meter Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

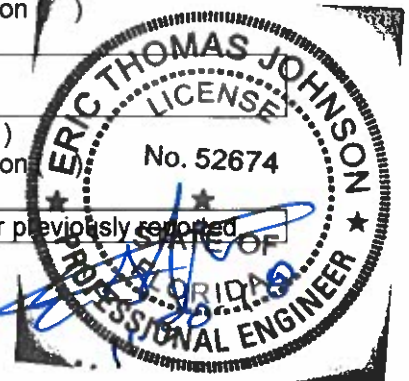
10. Panel # ( HPS )      Location: 2<sup>nd</sup> Floor South Meter Room

Clearances:      Good ( X )      Needs Repair (   )  
Good ( X )      Fair (   )      Requires Correction (   )

11. Panel # ( LP2 )      Location: 2<sup>nd</sup> Floor Laundry Room

Clearances:      Good (   )      Needs Repair ( X )  
Good ( X )      Fair (   )      Requires Correction (   )

Comments: Panel is fed from a tap of the unprotected secondary of the transformer previously reported



Panel is rated 225 amps main lug and secondary is 400 amps. Panel needs to be properly protected.

12. Panel # ( LP5 )      Location: 5th Floor Laundry Room

Clearances:      Good ( )      Needs Repair ( X )  
Good ( X )      Fair ( )      Requires Correction ( )

Comments: Panel is fed from a tap of the unprotected secondary of the transformer previously reported.  
Panel is rated 225 amps main lug and secondary is 400 amps. Panel needs to be properly protected.

13. Panel # ( LP8 )      Location: 8th Floor Laundry Room

Clearances:      Good ( )      Needs Repair ( X )  
Good ( X )      Fair ( )      Requires Correction ( )

Comments: Panel is fed from a tap of the unprotected secondary of the transformer previously reported.  
Panel is rated 225 amps main lug and secondary is 400 amps. Panel needs to be properly protected.

14. Panel # ( LP11 )      Location: 11th Floor Laundry Room

Clearances:      Good ( )      Needs Repair ( X )  
Good ( X )      Fair ( )      Requires Correction ( )

Comments: Panel is fed from a tap of the unprotected secondary of the transformer previously reported.  
Panel is rated 225 amps main lug and secondary is 400 amps. Panel needs to be properly protected.

15. Panel # ( RDN )      Location: North Roof Mechanical Room

Clearances:      Good ( X )      Needs Repair ( )  
Good ( X )      Fair ( )      Requires Correction ( )

16. Panel # ( RDPN )      Location: North Roof Mechanical Room

Clearances:      Good ( )      Needs Repair ( X )  
Good ( )      Fair ( )      Requires Correction ( X )

Comments: The transformer feeding the panel is mounted below the panel and does not have clearance for maintenance. The transformer is installed such that it is wedged between the wall and the air handler.

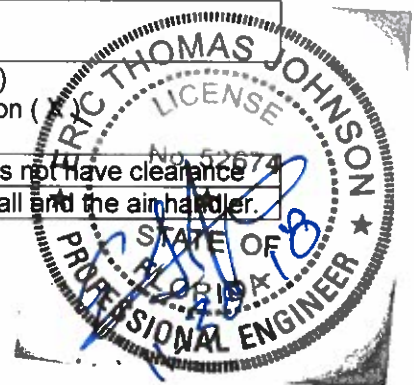
17. Panel # ( RDS )      Location: South Roof Mechanical Room

Clearances:      Good ( X )      Needs Repair ( )  
Good ( X )      Fair ( )      Requires Correction ( )

18. Panel # ( RDPS )      Location: South Roof Mechanical Room

Clearances:      Good ( )      Needs Repair ( X )  
Good ( )      Fair ( )      Requires Correction ( )

Comments: The transformer feeding the panel is mounted below the panel and does not have clearance for maintenance. The transformer is installed such that it is wedged between the wall and the air handler.





19. Panel # ( ) Location: Residential Units

Clearances: Good ( X ) Needs Repair ( )  
Good ( X ) Fair ( ) Requires Correction ( )

Comments: 343 units of the 361 were able to be checked. Several panels have been changed and are in good condition, several are original and are in fair condition, a few have some issues that should be addressed.

Unit 222 has a green wire that is connected to a breaker, green wire can only be used for ground not as a current carrying conductor

Units 326, 807, 902, 910 panel is mounted in a cabinet which renders it not able to be opened.

#### 5. BRANCH CIRCUITS

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

Comments:

#### 6. GROUNDING OF SERVICE

Condition: Good ( X ) Repairs Required ( )

#### 7. GROUNDING OF EQUIPMENT

Condition: Good ( X ) Repairs Required ( )

#### 8. SERVICE CONDUITS/RACEWAYS

Condition: Good ( X ) Repairs Required ( )

#### 9. SERVICE CONDUCTORS AND CABLES

Condition: Good ( X ) Repairs Required ( )

#### 10. TYPES OF WIRING METHODS

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

#### 11. FEEDER CONDUCTORS

Condition: Good ( X ) Repairs Required ( )

#### 12. EMERGENCY LIGHTING

Condition: Good ( X ) Repairs Required ( )

#### 13. BUILDING EGRESS ILLUMINATION

Condition: Good ( X ) Repairs Required ( )

#### 14. FIRE ALARM SYSTEM

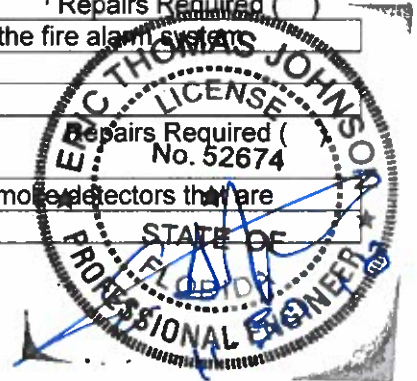
Condition: Good ( ) Repairs Required ( )

Comments: The building is currently undergoing an upgrade/replacement of the fire alarm system.

#### 15. SMOKE DETECTORS

Condition: Good ( X )

Comments: All the living units have single station detectors as well as new smoke detectors that are connected to the new fire alarm system that is being installed building wide.



**16. EXIT LIGHTS**

Condition: Good ( X ) Repairs Required ( )

**17. EMERGENCY GENERATOR**

Condition: Good ( X ) Repairs Required ( )

**18. WIRING IN OPEN OR UNDER COVERED PARKING GARAGE AREAS**

Condition: Good ( X ) Repairs Required ( )

Comments: The building only has open parking, no garage.

**19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING**

Condition: Good ( ) Illumination Required ( X )

Comments: The existing lighting does not meet the Miami Dade Ordinance for parking lighting. The Association has retained engineering to design the upgrade of the parking lighting.

**20. SWIMMING POOL WIRING**

Condition: Good ( X ) Repairs Required ( )

Comments: The pool is currently undergoing renovation and all wiring, grounding and bonding is being installed new.

**21. WIRING OF MECHANICAL EQUIPMENT**

Condition: Good ( X ) Repairs Required ( )

Comments:

**22. GENERAL ADDITIONAL COMMENTS**

The building is undergoing a major renovation that is upgrading the fire alarm, common area lighting and parking lot lighting. In general the condition of the electrical system is in good condition

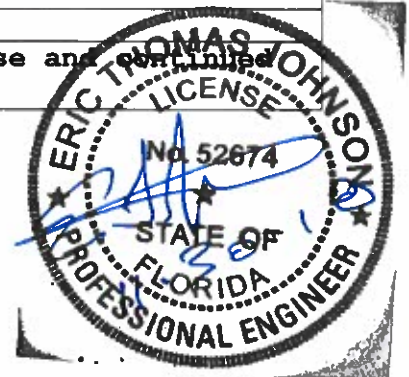
Several residential units do not have GFCI protection of outlets in kitchens, bathrooms or both. Units are as follows:

Missing in bathrooms only – 106, 121, 204, 301, 304, 325, 327, 401, 415, 422, 505, 506, 508, 510, 515, 516, 521, 523, 602, 608, 609, 612, 627, 703, 723, 727, 806, 814, 905, 912, 914, 917, 1002, 1010, 1017, 1021, 1027, 1110, 1209, 1219, 1220, PH27

Missing in kitchen only – 226, 303, 305, 309, 311, 317, 412, 517, 606, 707, 803, 808, 1023, 1114

Missing in kitchen & bathrooms – 105, 109, 110, 114, 120, 122, 201, 203, 207, 209, 211, 212, 214, 215, 216, 217, 220, 222, 227, 306, 307, 308, 312, 318, 319, 321, 403, 404, 408, 409, 416, 417, 419, 420, 424, 501, 511, 518, 519, 520, 525, 526, 607, 616, 617, 618, 620, 623, 701, 702, 704, 705, 710, 714, 715, 717, 718, 719, 724, 803, 809, 816, 818, 821, 823, 824, 825, 916, 918, 920, 922, 925, 1005, 1012, 1019, 1020, 1106, 1107, 1112, 1116, 1117, 1118, 1119, 1120, 1121, 1207, 1216, 1218, 1221, 1222, 1224, 1226, 1227, PH01, PH09, PH10, PH17, PH20, PH26

The building is electrically safe for the specified use and occupancy.





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

DATE: 5/9/2019

Re: Case No. 03-4129-054-0001  
Property Address: 90 Edgewater Drive Coral Gables, FL 33134  
Building Description: Residential Condominium

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On November 13, 2018 I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum \_\_\_\_\_ foot candle per SF, Minimum \_\_\_\_\_ foot candle per SF, Minimum to Maximum ratio \_\_\_\_:\_\_\_\_, foot candle \_\_\_\_\_ average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.
5. The level of outdoor lighting meets the limitations established in Section 33-4.1 of the Code of Miami-Dade County.

Comments:

The building parking does not meet the minimum standards as established in Section 8C-3 of the code of Miami-Dade County. The association has retained engineering to design upgraded parking illumination and is currently in negotiation with contractors to permit and install the upgraded light to meet the above stated requirements.



Signature and Seal  
of Architect or Engineer

Eric T. Johnson, PE

\_\_\_\_\_  
(Print Name)

**GENERAL CONSIDERATIONS****SCOPE OF STRUCTURAL INSPECTION**

The fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under the present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment. Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code. In general, unless there is obvious overloading or significant deterioration of important structure elements there is little need to verify the original design. It is obvious that this has been "time tested" if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to deterioration of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structure members should be examined to permit reasonable conclusions to be drawn.

Visual Examination will, in most cases, be considered adequate when executed systematically. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

Testing Procedures and quantitative analysis will not generally be required for five (5) structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

Manual Procedures such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive most easily repaired, and held to a minimum. In an event, a sufficient number of structural members must be examined to afford reasonable assurance that such are representative of the total structure.

Evaluating an existing structure for the effect of time, must take into account two, basic considerations: movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possible long time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils actually may occur. However, it is infrequent in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils or from subterranean losses or movements from several possible causes.

With very little qualification, such as rather rare chemically reactive conditions, deterioration of building materials can only occur in the presence of moisture, largely to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned buildings relative humidity will normally be about 55 to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even with these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend on the importance of the member in the structural system and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the type and manner of the inspection, noting problem areas and recommending repairs, if required to maintain structural integrity.

**EVALUATION:** Each report shall include a statement to the effect that the building or structure is structurally safe, unsafe, safe with qualifications, or has been made safe. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible."

## **FOUNDATION**

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealisms are likely to result in unequal vertical movements.

Monolithic masonry structures, generally incapable of accepting such movements will crack. Such cracks are most likely to occur at corners, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, continuous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

### **ROOFING SYSTEMS**

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deteriorated, or that the tiles may have become loose. Large deflections, if merely resulting from deteriorated rafters or joists will be of greater importance. Valley Flashing, and Base Flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since the will generally be approaching expected life limits at the age when building recertification is required, careful examination is important. Blisters, wrinkling, alligatoring, and loss of gravel are usually signs of difficulty. Punctures or loss of adhesion of base flashing, coupled with loose counter flashing will also signify possible problems. Wind blown gravel, if excessive, and the possibility of other debris, may result in pounding, which if permitted, may become critical.

### **MASONRY BEARING WALLS**

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry munits or scored clay tile, may have been constructed with either reinforced concrete columns tie beams, or lintels.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural impairment becomes important. Usually, if rebar loss is such that the remaining steel area is still about 0.0075 of the concrete area, structural repair will not be necessary. Cosmetic type repair involving cleaning, and patching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

### **FLOOR AND ROOF SYSTEMS**

Cast in place reinforced concrete slabs and/or beams and joists may often show problem due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Precast members may present similar deterioration conditions. End support conditions may be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least normal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficult from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.

Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the foam-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance, with significant deterioration.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose.

#### **STEEL FRAMING SYSTEM**

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved.

Thin cracks usually indicate only minor corrosion, requiring minor patching. Extensive spalling may indicate a much more serious condition requiring further investigation.

#### **CONCRETE FRAMING SYSTEMS**

Concrete deterioration will, in most cases similarly to related to rebar corrosion possibly abetted by the presence of salt-water aggregate or excessively permeable concrete. In this respect, honeycomb areas



may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength. Depending upon the structural importance of the specific location, this type of examination may obviate the need for further testing if a value of 2000 psi to 2500 psi is sufficient for required strength, in the event that visual inspection indicates good quality for the factors mentioned.

#### **WINDOWS**

Window condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe wind storms short of hurricane velocity. Perimeter sealant, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (section) pressures, most importantly in high buildings.

#### **WOOD FRAMING**

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure, will indicate the possibility of further difficulty.

#### **LOADING**

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain unchanged. Any material change in type and/or magnitude or loading in older buildings should be viewed as sufficient jurisdiction to examine load carrying capability of the affected structural system.



Gables Waterway Tower Condominium  
August 2018

#### **TERMINOLOGY:**

ENGR Laboratories uses terms describing conditions of the various site, building, and system components. The terms, as used are defined below. It should be noted that a term applied to an overall or in general terms to a system does not preclude that a portion or a section of the system or individual component may be in a slightly different condition.

**Excellent** The component or system is in new or like new condition, and little or no Deferred Maintenance is recommended.

**Good** The component or system is sound and performing its function, and/or scheduled maintenance can be accomplished through routine maintenance. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary.

**Fair** The component or system is performing, but may be obsolete or is approaching the end of its expected useful life. The component or system may exhibit Deferred Maintenance, evidence of previous repairs, or workmanship not in compliance with commonly accepted standards. Significant repair or replacement may be recommended to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its expected useful life.

**Poor** The component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its typical expected useful life, excessive Deferred Maintenance or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is recommended.

**Physical Deficiency** Conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property.



Gables Waterway Tower Condominium  
August 2018

Gables Waterway Towers Assoc., Inc.  
Attn: Tom Ryan CAM  
90 Edgewater Drive - Coral Gables, FL 33133

Miami-Dade County Building Official

Miami-Dade County Department of Regulatory and Economic Resources  
Attention: Billing & Collection Unit Supervisor  
11805 S.W. 26th Street, Room 149  
Miami, Florida 33175-2474

Re: 40 Year Structural Re-certification Inspection and Report

The above referenced property is comprised of a two story apartment mixed use residential and commercial building.

The attached 40 year recertification inspection details our findings. In general the building is structurally in fair to good condition with no structural repairs required at this time.

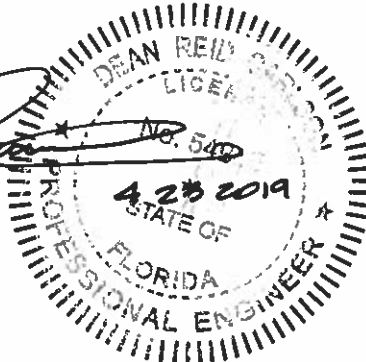

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Based upon our careful observations, it is our opinion that the building is "structurally safe for its use and present occupancy" as per Florida Building Code & Miami Dade County Chapter 8C-3.

We take no exception to recertifying the building under the current occupancy and use.

Please call me to discuss any of the identified issues.

Thanks



Dean Carlson PE  
FL. PE 54905





City of Coral Gables  
Development Services

# OFFICE SET



**RC-19-05-4890**

**90 EDGEWATER DR # COMMON AREAS**

Folio #: 03-4129-054-0001  
Permit Description: BUILDING  
RECERTIFICATION (1969)

EL \_\_\_\_\_  
ME \_\_\_\_\_  
PL \_\_\_\_\_

Section	Approved	
	By	Date
<input type="checkbox"/> BUILDING	<i>MJL</i>	<i>5/29/19</i>
<input type="checkbox"/> CONCURRENCY		
<input type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> OWNER BUILDER		

*R*

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

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

**Special Inspector required  
for the following:**

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for \_\_\_\_\_