

**Third District Court of Appeal**  
**State of Florida, July Term, A.D. 2011**

Opinion filed December 7, 2011.  
Not final until disposition of timely filed motion for rehearing.

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No. 3D11-1557 & 3D11-1556  
Lower Tribunal No. 10-16730

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**MJF Construction and Century Phillip Park, LLC,**  
Appellant,

vs.

**Herro Corporation,**  
Appellee.

An Appeal from the Circuit Court for Miami-Dade County, Spencer Eig,  
Judge.

Elder & Lewis, and David R. Elder, for appellant.

Vezina, Lawrence & Piscitelli, and Daniel Vega, and Elaine Witherspoon,  
for appellee.

Before RAMIREZ, SHEPHERD, and EMAS, JJ.

PER CURIAM.

Affirmed.