

MARCON

FORENSICS & ENGINEERING

October 28, 2024

City Of Aventura – Building Department

Subject Structural Cover Letter
Property Name Mystic Point Tower 100
Property Address 19195 Mystic Point Drive | Aventura, FL 33180
Folio Number 28-2202-026-0001

To Whom It May Concern:

Marcon Forensics, LLC has completed an inspection at the referenced property located at **19195 Mystic Point Drive**. The scope of Marcon Forensics was to perform an initial building evaluation, repair, and closeout in accordance with the City-mandated recertification program.

Based on our evaluation, and recently concluded restoration project under permit number BCOM2402-0010 we can conclude that the building is **structurally safe for occupancy**.

As a routine matter, to avoid possible misunderstanding, nothing in this report should be construed as guaranteeing 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 a careful visual evaluation of observed conditions to the extent reasonably possible.

Should you or anyone from your office need further information or additional documentation, please feel free to contact our office.

Regards,

Charles S. Long

Florida License #: 87396