

Juan Anderez
State of Florida A.R. # 0012947
16675 NW 84 CT. Miami Lakes, Florida 33016
Ph. (786) 253-2364

January 31, 2020

City of Miami
Building Department
444 SW 2nd Avenue - 4th Floor
Miami, FL 33130

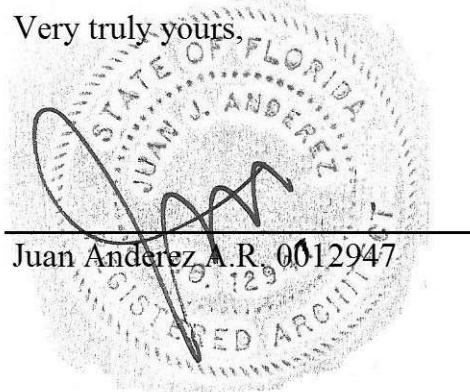
Re: 40 year building safety submittal
Miami-Dade County Section No. 88, 11 (f) of the Code of Miami Dade County
ULTIMATE PROPERTY HOLDINGS LLC 54 INVESTMENTS LLC
Property Location: 1772 W FLAGLER STMIAMI, FL 33135

Dear Building Official:

The undersigned has been commissioned by the owner to perform the inspection for the recertification of building located at 1772 W FLAGLER STMIAMI, FL 33135, of Folio No. 01-4103-049-0040 as indicated in the attached report. **I certify that the building is structurally safe for its use and present occupancy,** as noted in the report, and showed no signs of moisture or deterioration other than normal wear and tear. The findings on my inspection are summarized in this written report that follows the Minimum Inspection Procedures Guidelines for Building Recertification. This report does not preclude the building for subsequence inspections as deemed necessary by the building official. As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Very truly yours,



The seal is circular with the text "STATE OF FLORIDA" at the top, "JUAN J. ANDEREZ" in the center, and "REGISTERED ARCHITECT" at the bottom. The number "0012947" is also visible within the seal.

Juan Anderez A.R. 0012947

This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not a Buyers Report. Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to evaluate the current condition of the existing building, any other use is strictly prohibited and voids all content. This report not transferable to any party. Copying, faxing and /or any alteration of this report is strictly prohibited and voids all content. As 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(s). No property/permit history was either made available or reviewed for purposes of this report. This report is not a zoning or code compliance report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner.