

June 21, 2024

Re: 50 -Years Recertification for:
2780 NE 183 St
Aventura, Florida 33160

Owner: Commodore Plaza Condominium Association
2780 NE 183 St
Aventura, Florida 33160

Engineer Statement:

An inspection was conducted on 06/18/2024 to the above referenced property in conformity with the Minimum Inspection Procedural Guidelines for Building Structural Recertification, see attached report.

After an extensive visual examination, the building is in need of concrete repairs, I consider the building structurally safe for continued use under the present occupancy and loading conditions while repairs are performed as of the date of this report.. Repairs must be permitted and performed.

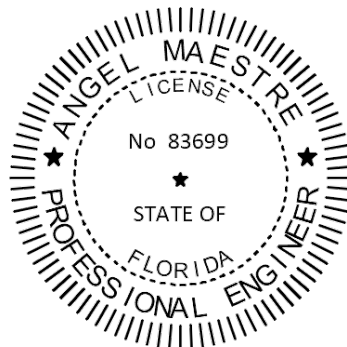
No test procedures or quantitative analysis were performed in view of the fact that the building does not present signs of excessive deflections, misalignment, sagging distortion or cracking. The materials, concrete, masonry, wood and structural steel do not present abnormal signs of deterioration either.

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, the evaluation and the report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. Please note that this report is a snapshot in time based on the limited visual evaluation. Building conditions may change at any time.

If you should have any questions regarding this matter, please do not hesitate to contact us.

Sincerely,

Angel Maestre, P.E.
Lic #: 83699



Angel Maestre

A blue square graphic containing a digital signature block. The text inside the square reads: "Digitally signed by Angel Maestre", "DN: CN=Angel Maestre", "dnQualifier=A01410D0000018685A466210000A71", "O=MAESTRE ENGINEERING CONSULTANTS INC.", "C=US", and "Date: 2024.06.24 13:32:46-04'00'".

Maestre Engineering Consultants, Inc. | 250 West 79 Place, Hialeah, FL 33014 | 305-720-0022