



March 4, 2024

Kristyna Borden
C/O Caribbean Property Management
12301 SW 132nd Ct.
Miami, FL 33186

Subject Property: 1120 99th St., Bay Harbor Islands, FL 33154
Folio ID: 13-2227-066-0001 to 13-2227-066-0250

RE: Structural Inspection at the above address

Dear Kristyna:

The purpose of this report is to address concerns that the building is structurally unsound.

G. Batista Engineering & Construction (Luis Boothby, E.I.) visited the site on February 20, 2024, and inspected the building for signs that would indicate that the structural integrity had been compromised. We did not observe any indications suggesting that the building is structurally unsound. However, we did notice failing stone veneer located on the front elevation of the building.

The above-mentioned **building is structurally safe for its use and occupancy.**

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

If you should have any questions, please do not hesitate to call me.

Best Regards,

Greg Batista, PE, CGC

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signed by
Gregorio
Batista
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