

CHOI & MENEZES, LLP

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August 19, 2021

Re: 40-year Recertification Compliance Agreement and Engineering Report

Dear Owner/Resident:

As you may know, I am general legal counsel for Brickell Place Phase II Association, Inc. This correspondence contains important information regarding the Association's ongoing 40-year recertification project under City of Miami Case No. BB2020021495.

Enclosed please find a 40-year Recertification Engineering Report Prepared by Bromley Cook Structural Engineering Services, regarding the safety of the building as it exists and the status of the 40-year recertification repairs. As the engineering report makes clear, the condominium property is safe for continued occupancy while the repairs are ongoing,

The Association intends on entering into a Recertification Compliance Agreement with the City of Miami. The Agreement will impose certain milestones and time constraints on the 40-year recertification process and relates to the City of Miami, Building Department, Unsafe Structures Section, Case No. BB2020021495.

The Association is committed to actively working with the City's building authorities during the 40-year recertification project and will keep owners materially informed throughout this process.

Please do not hesitate to contact the Association's Administration or Management Office at (305)858-3891, should you have any questions regarding this letter or the enclosed report.

Thank you for your continued cooperation and patience during this process.

With kind regards,


IL YOUNG CHOI, ESQ.

/iyc
Encl.

Brickell Place Phase II Condo

RECERTIFICATION COMPLIANCE AGREEMENT

TO: City of Miami Building Dept.
Unsafe Structures Section
444 SW 2nd Avenue
4th Floor
Miami, FL 33130

DATE: August 18, 2021

PROJECT: Concrete Restoration Project
Brickell Place Phase II Condominium
1915 Brickell Ave.D-201
Miami, FL 33129

ENGINEER: William D. Cook, PE, SECB
Fla. P.E. # 43904
Fla. S.I. # 2008
Digitally signed by William D.
Cook, PE
Date: 2021.08.19 12:34:05 -04'00'

William D. Cook, PE

RE: Retention of Services – For Survey, Inspections & Restoration Package

Please be advised that the services of this Firm have been retained by the Brickell Place Phase II Condominium Association. The scope is to provide structural inspections and the necessary restoration package for the structural repairs for this complex.

This Firm was previously retained by the Association for the renovations of the swimming pool, Kiddie pool, Spa, and the repairs and waterproofing of the Recreation deck. That project concluded in 2020 and was permitted as BD17-016666-001.

There were incidental structural repairs to areas in the lower garage, which included columns, pool equipment room, and overhead ceiling areas.

We have recently inspected the property which is made up of a complex of buildings and structures. There are 2 condominium towers, a 3-story Townhouse building, and an extensive parking garage system throughout the complex at 2 different levels.

To the best of our knowledge and belief, regarding the structural elements that are visible and accessible, the Property is not a danger to life or other property, and is habitable as it currently exists.

Time Frame for Services:

The repair and recertification shall proceed as follows:

1. The Owner shall have 120 days to complete the on-site survey for this entire complex of structures and to submit a full set of plans to address all building deficiencies.
2. The Owner shall have an additional 50 days to have the permit(s) issued to begin work to correct the deficiencies.
3. The Owner shall have an additional 500 days to finalize all permit(s) and receive approval from the Building Dept. for a Contractor to make all structural renovations, to address all evident structural deficiencies, that all violations for the above case are in

Brickell Place Phase II Condo

- compliance. The compliance also includes payment of any fees and costs owed to the City for this case.
4. No construction, renovation, or alteration work shall be commenced at the Property until such time as the required permits have been issued by the City. Any work commenced that is not approved by the City will void this Agreement and subject the Property and Owner to any penalties as provided for under Section 11.
 5. All engineer reports shall be required to be updated every twelve (12) months and provided to the City conforming to the provisions of Section 3(a), as applicable.
 6. Other.

If there are any further questions, please contact this Firm.