



ICON GROUP CONTRACTORS
General Contractor

October 29, 2016

Mr. Joe Comezana

6495 Indian Creek

Miami Beach, Florida 33143

RE: Project

To Whom it may concern;

This 43 unit building was originally designed as a typical Garden Style designed construction of Miami Beach from the 1950's. These buildings surround the common area, pool, and have a wraparound walkway. The walkways on the 2nd level have 21 units and the 3rd level has 8 units. No other common elements are on upper level floors. All said units have primary door thresholds levels greater than 4 inches. It would be impossible to retrofit a ramp with the limited space on walkway without also creating an obstruction of travel route to other units on each level.

There is also limited maneuverable level surface area by entrance of doors on exterior and interior of certain units. Units on 2nd and 3rd floors have open balconies with a step exceeding 2 inches to exit onto ornamental pierced block railings balconies. Also, units in question would not meet ADA requirements on upper level floors due to 36" width of exterior/interior doors, kitchen height, bathroom square footage for maneuverability and accessibility to fixtures, etc.

However, the structure of the 1st floor was retrofit to be ADA compliance and maintain the structural integrity of the building. The first floor has two handicap accessible units with roll-in shower access and seven hearing impaired units more than required for a 43 unit building. Additionally, there is full access to all amenities offered to the general public.

Due to the current structural design of the building and limited access to the units on the 2nd and 3rd level floors, it is my professional opinion that the property would have to be demolished and reconstructed in order to comply with ADA requirements on the upper level floors. This would entail costs in excess of \$500/sqft for new construction and loss of old Miami Beach architectural charm.

If you should have any questions or comments please feel free to call.

Very truly yours:

A handwritten signature in black ink, appearing to read "Johnny Clavijo", written over a horizontal line.

Johnny Clavijo

President