

Demolished by Emergency Demolition Order
of Building Official 2003



STATUS: CONTRIBUTING

ADDRESS: 245 WASHINGTON AVENUE

OTHER ADDRESSES:

LEGAL: BLOCK B, LOT 14

ZONING: RPS-3

NEIGHBORHOOD DISTRICT: OCEAN BEACH - ORIGINAL SUBDIVISION

ORIGINAL OWNER: M. STEINHARDT

CURRENT OWNER: BEATRICE KAUSTEIN
245 WASHINGTON AVE. MIAMI
BEACH, FL 33139.

PROPERTY NAME:

PREVIOUS NAMES: MECCA APARTMENTS

ARCHITECT: B. KINGSTON HALL

DATE OF CONSTRUCTION: 1936



STYLE/PERIOD: MEDITERRANEAN/ART-
DECO TRANSITIONAL

EXTERIOR CONDITION: ~~GOOD~~ POOR
(UNSECURE)

CURRENT USE: RESIDENTIAL (VACANT)

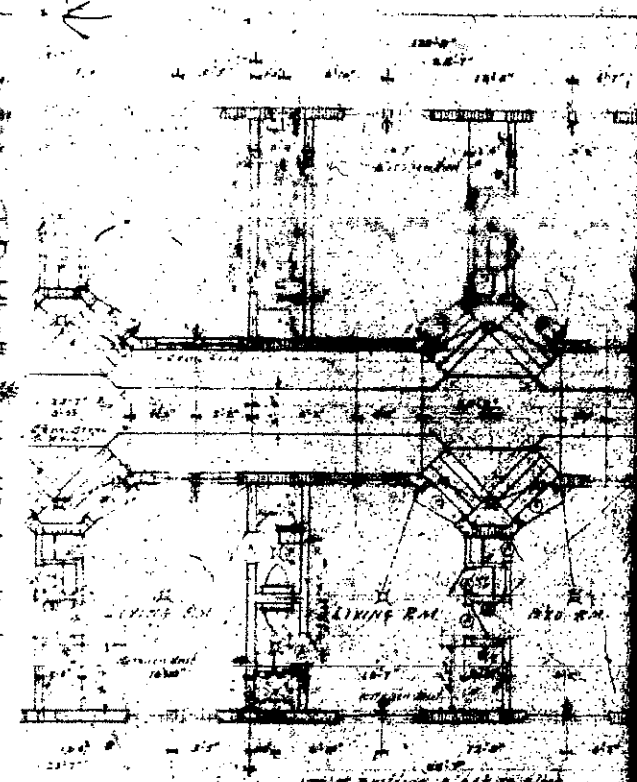
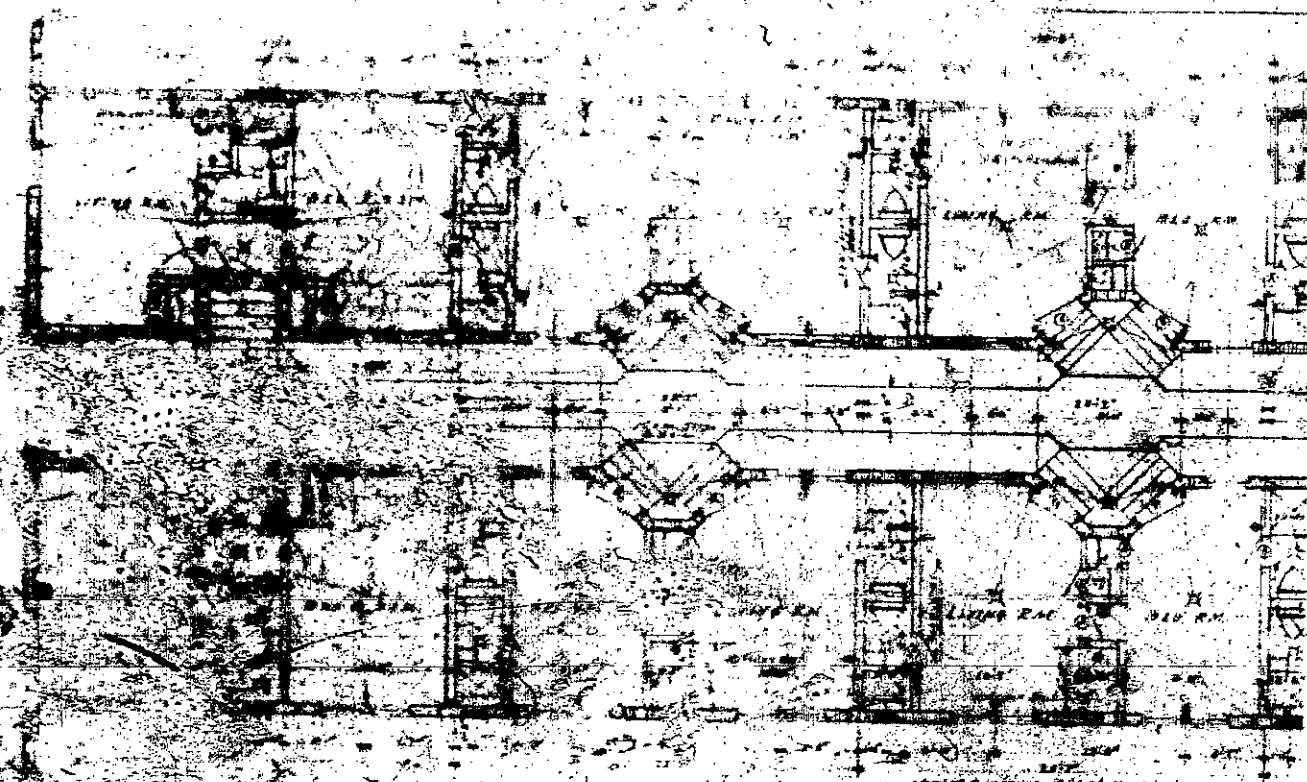
STATEMENT OF SIGNIFICANCE: MODEST FACADE (STUCCO) W/ SCORED HORIZONTAL
BANDING ACROSS FRONT; SYMMETRICAL AXIS W/ BANDED & FLUTED
PIAZZOL ENTRY WAY; TILED CERAMIC PARAPET

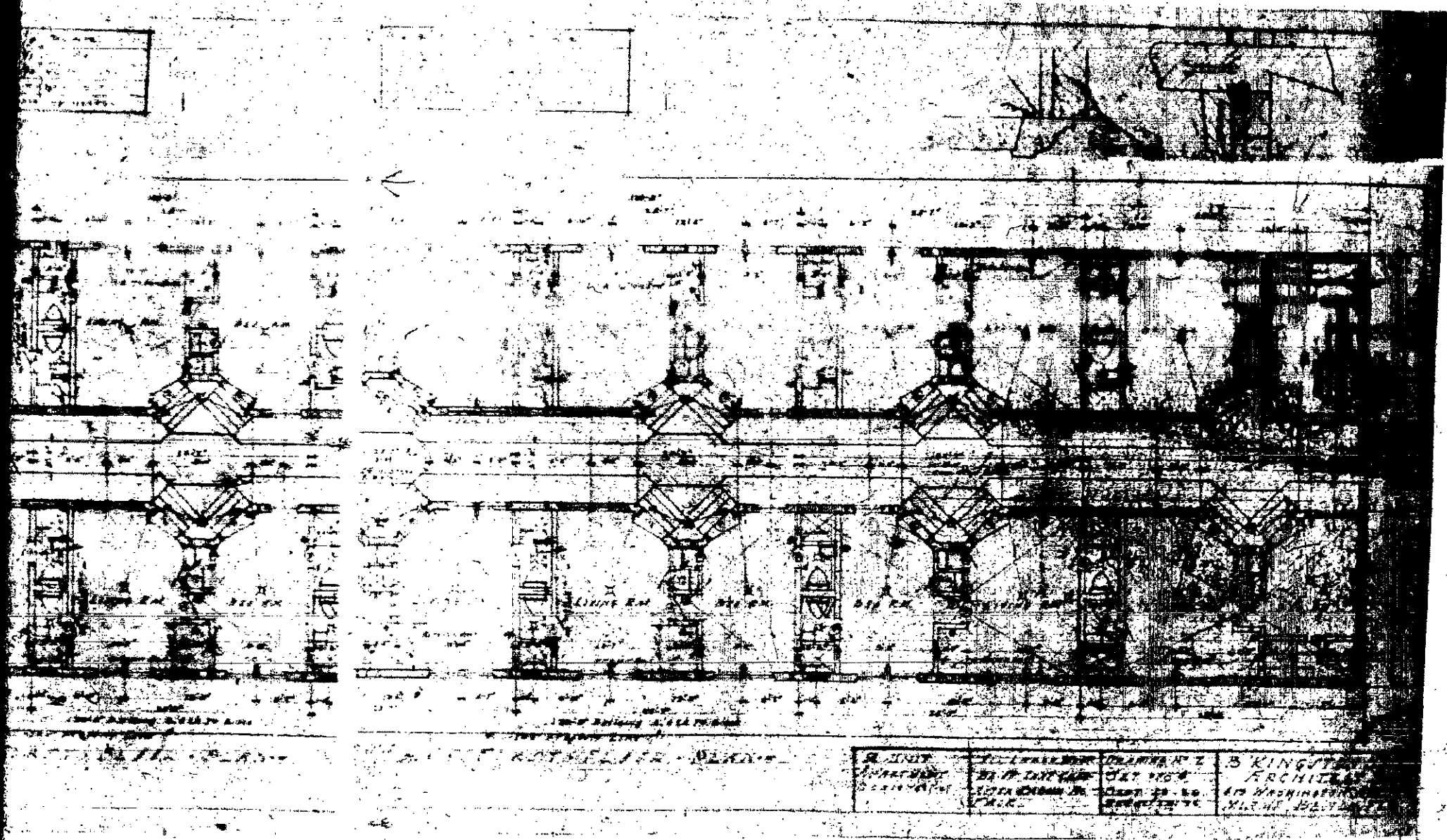
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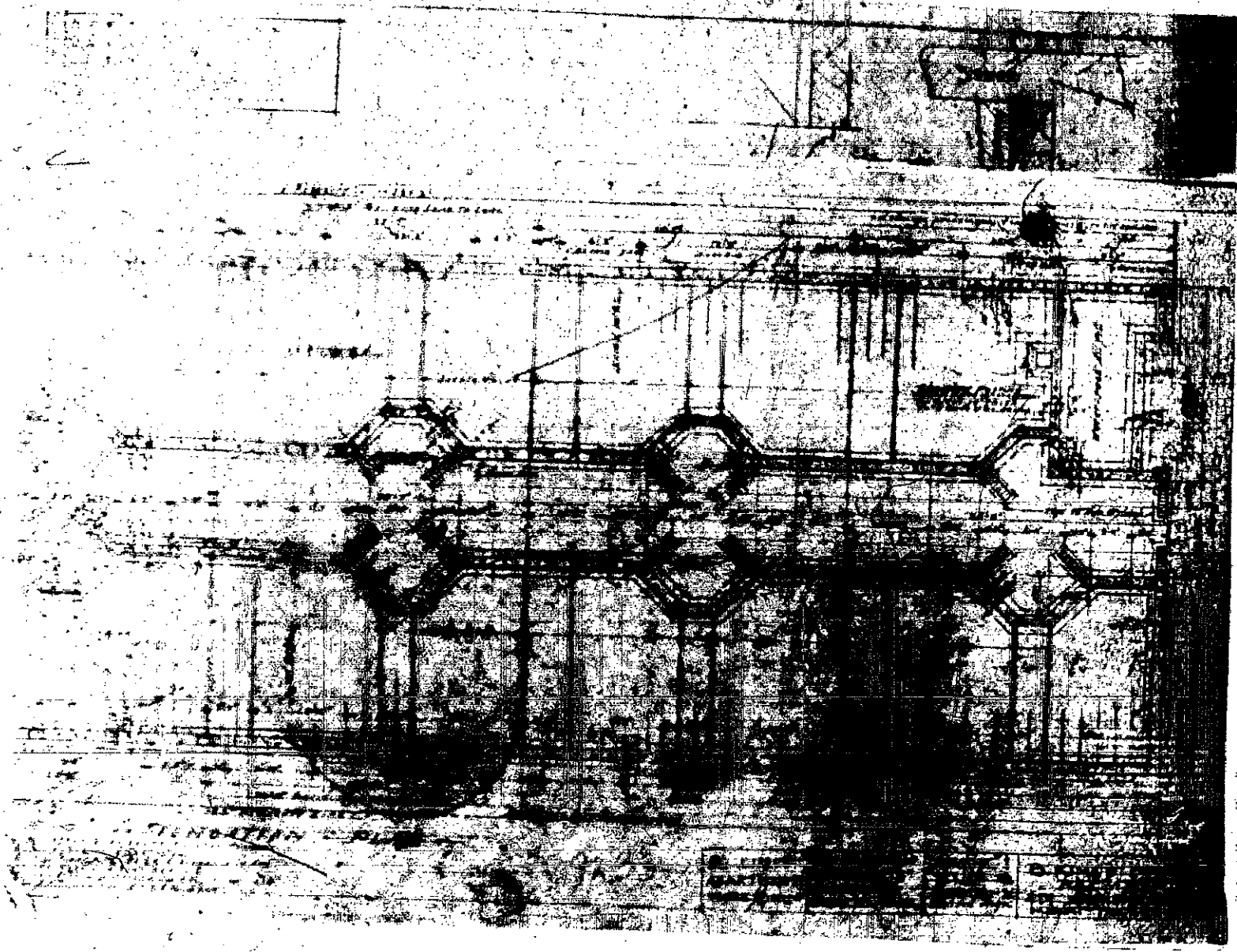
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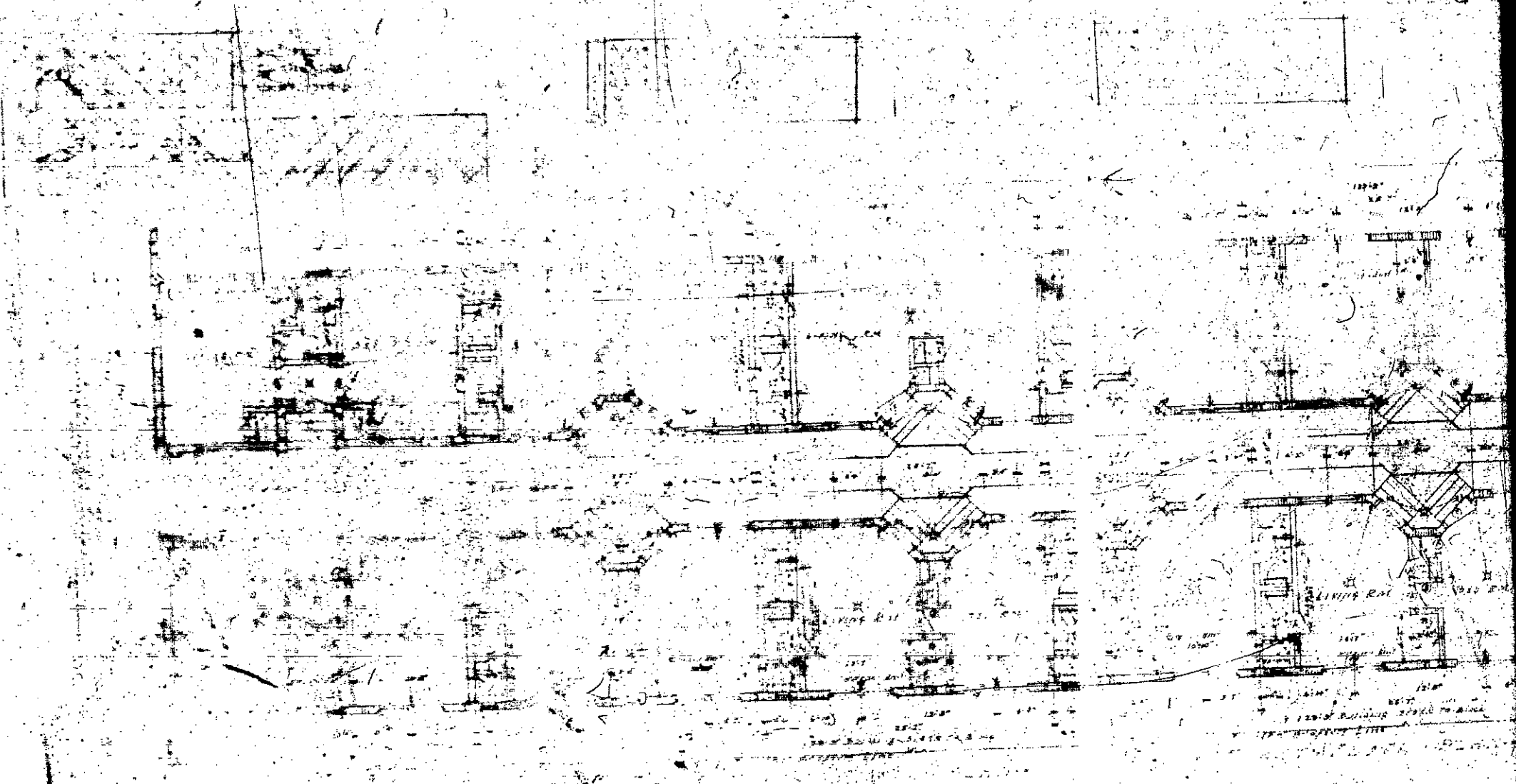
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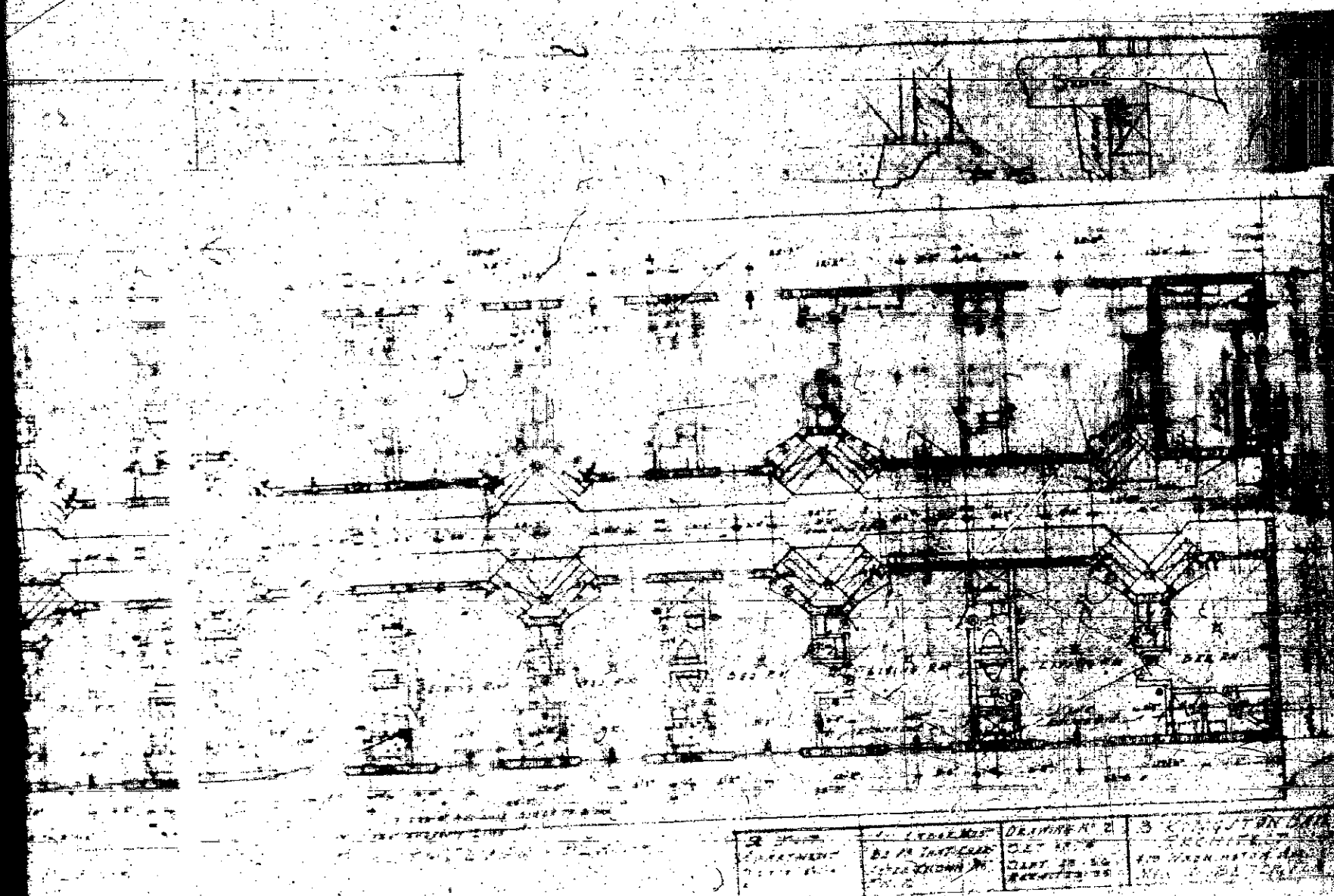
J. Del Zon
F. Del Toro







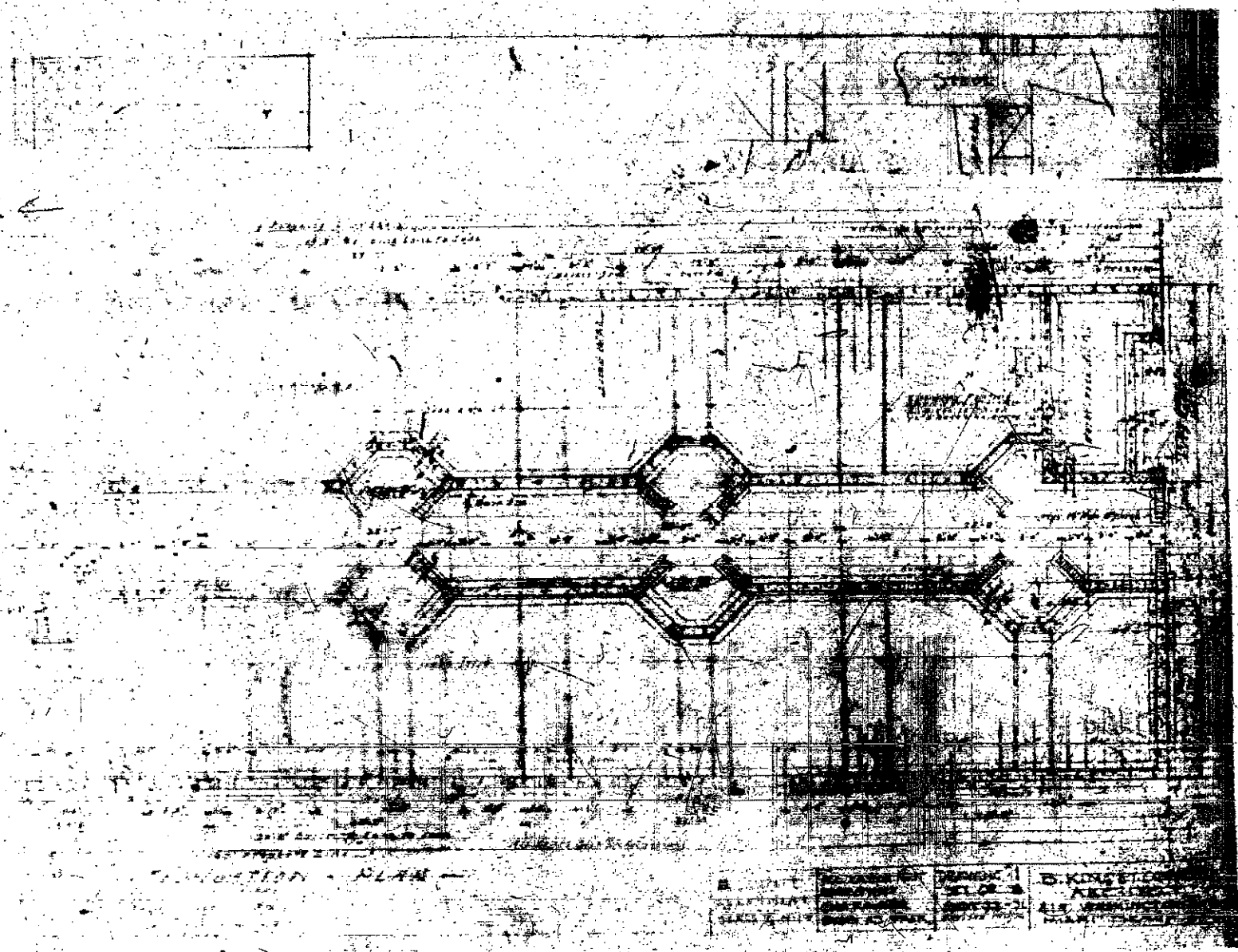




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INDUSTRIAL - PL



FOUNDATION PLAN

NO. 1	NO. 2	NO. 3	NO. 4
FOUNDATION	FOUNDATION	FOUNDATION	FOUNDATION
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CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

Bldg Demolition Permit

12-12-2003

Activity Number: BD040041

Status: APPROVED

Issued By: BUILPERE

Site Address: 245 WASHINGTON AV MBCH
Parcel #: 42030031080

Applied: 12/02/2003
Approved: 12/12/2003
Completed:
To Expire: 06/09/2004

Valuation: \$14,300.00

Applicant: BEATRICE KALSTEIN
245 WASHINGTON AVE
MIAMI BEACH FLA 331397115

Property Owner: BEATRICE KALSTEIN
245 WASHINGTON AVE
MIAMI BEACH FLA 331397115

Description: Emergancy Total Demolition of Building Structures
Inspector Area: S

DETAIL LIST

Demolition Fees

Building Floor Area:	\$290.00
Other Fee:	\$0.00
SFBC Compliance Fee:	\$0.00
Training Fee:	\$85.60
Penalty Fee:	\$0.00

Additional Fees

1st Reinspection:	\$0.00
Continued Reinspections:	\$0.00
Change of Contractor:	\$0.00
Permit Extension:	\$0.00
Permit Card Replacements:	\$0.00
Overtime Inspection Fees:	<u>\$0.00</u>

Total of All Fees:	\$375.60
Total of Payments:	\$375.60
Balance Due:	\$0.00

CITY OF MIAMI BEACH
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

Bldg Demolition Permit

12-12-2003

Status: APPROVED	Activity Number: BD040041
	Issued By: BUILPERE
Site Address: 245 WASHINGTON AV MBCH	Applied: 12/02/2003
Parcel #: 42030031080	Approved: 12/12/2003
	Completed:
	To Expire: 06/09/2004
Valuation: \$14,300.00	
Applicant: BEATRICE KALSTEIN 245 WASHINGTON AVE MIAMI BEACH FLA 331397115	Property Owner: BEATRICE KALSTEIN 245 WASHINGTON AVE MIAMI BEACH FLA 331397115

Description: Emergency Total Demolition of Building Structures
Inspector Area: S

DETAIL LIST

Demolition Fees

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Permit Card Replacements:	\$0.00
Overtime Inspection Fees:	<u>\$0.00</u>

Total of All Fees:	\$375.60
Total of Payments:	\$375.60
Balance Due:	<u>\$0.00</u>



CITY OF MIAMI BEACH
Building Department / Engineering Section

1700 Convention Center Dr
2nd Floor
Miami Beach, FL. 33139

TO:

DEMAR WOODSON, CITY OF MIAMI BEACH/PUBLIC WORKS DEPARTMENT
ANDRES HERNANDEZ, BELLSOUTH
KARUNA WARREN, FPL
JESUS VEGA, PEOPLES GAS

FROM:

MOHSEN JARAHPOUR, BUILDING DEPARTMENT

SUBJECT:

DEMOLITION OF STRUCTURE

DATE:

November 17, 2003

The following described property is being considered for demolition:

Address of Property: 245 WASHINGTON AVE / MIAMI BEACH / FLORIDA
Legal: Lots: 14 Block: 58
Subdivision:
FOLIO NO.: 4203-003-1080

Address Of Owner: BEATRIZ WASHINGTON AVE/ MIAMI BEACH /FL.

Phone Number:

Demolition Requested by: PHILIP AZAN, DIRECTOR OF THE BUILDING DEPARTMENT
Address: 1700 CONVENTION CENTER DR. / 2 ND FLOOR/ MIAMI BEACH /

Phone Number: 305-673-7000 EXT. 6874

Demolition Contractor: T.B.A
Address:

Phone Number:

Before a demolition permit is issued by this Section, we will require confirmation from you that all utilities have been disconnected and that it is safe to commence with the demolition.

Please send all utilities disconnection letter to Mohsen Jarahpour via fax to **305-535-7513**.

If we can be of any further assistance, please do not hesitate to contact me at 673-7000 ext. 6770.



PEOPLES GAS

Demolition Letter

To: The Regent South Beach
1458 Ocean Drive
Miami Beach, FL 33139

October 6, 2003

Proposed Demolition: 1437 - 1465 Collins Avenue
1458 Ocean Drive, Miami Beach

- () Peoples Gas Has Existing Gas Lines - Do not permit /do not proceed with Demolition until you receive clearance in writing from Peoples Gas System, Inc.
- (X) Peoples Gas has no Existing Natural Gas Line on the above reference properties.

Note: There may be other underground and/or aboveground facilities not affiliated with Peoples Gas at the proposed Demolition site. This release only exemplifies facilities owned or maintained by Peoples Gas. The Property Owner should notify the Underground Notification Bureau (Sunshine) at 1-800-432-4770 prior to demolition, that all facilities can be accurately located.

If you have any questions, please contact Yolande Hong Ting at 305-957-3857
Extension 7247

Yolande Hong Ting
for: Jesus Vega
Operations Manager
North Miami Division

Prepared by: Y. Hong Ting
Atlas Page; A-26



November 7, 2003

South Dade Contractors
Attn: Ronny Herrera
Fax # (305) 672-4553/ 305-944-2099

Re: Disconnect Letter

To Whom It May Concern,

This letter is to confirm that electric service has been **disconnected and removed** from the following location(s) :

1.) 1437 -1465 Collins Ave , Miami Beach FL 33139

If you need further information please feel free to contact me at 377-6002.

Sincerely,

Karuna Warren
Customer Project Manager
Central Service Center

Central Service Center
122 SW 3rd Street . Miami, FL 33130 Phone: 305/377-6001 Fax: 305/377-6010

6002



November 6, 2003

VIA FACSIMILE 305-944-2099

South dade Contractors, Inc.
75 NW 116th Street,
Miami, FL 33168

Attention: Kimberly Myatich

Re: Demolition of building located at: 1437-1485 Collins Ave., Miami Beach FL 33139

BellSouth Telecommunications has no objection to the demolition of the building at the above address. We do not have any existing cables or terminals in this building. If you have any questions on this matter, you may call me at 305-756-4813.

Sincerely:

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

Andres Hernandez
Outside Plant Engineer

DEMAR WOODSON, CITY OF MIAMI BEACH/PUBLIC WORKS DEPARTMENT
ANDRES HERNANDEZ, BELLSOUTH
KARUNA WARREN, FPL
JESUS VEGA, PEOPLES GAS

FROM: MOHSEN JARAHPOUR, BUILDING DEPARTMENT
SUBJECT: DEMOLITION OF STRUCURE
DATE: November 17, 2003

The following described property is being considered for demolition:

Address of Property: 245 WASHINGTON AVE / MIAMI BEACH / FLORIDA
Legal: Lots: 14 Block: 58
Subdivision:
FOLIO NO.: 4203-003-1080

Address Of Owner: BEATRIZ WASHINGTON AVE/ MIAMI BEACH /FL.

Phone Number:

Demolition Requested by: PHILIP AZAN, DIRETOR OF THE BUILDING DEPARTMENT
Address: 1700 CONVENTION CENTER DR. / 2 ND FLOOR/ MIAMI BEACH /

Phone Number: 305-673-7000 EXT. 6874

Demolition Contractor: T.B.A
Address:

Phone Number:

Before a demolition permit is issued by this Section, we will require confirmation from you that all utilities have been disconnected and that it is safe to commence with the demolition.

Please send all utilities disconnection letter to Mohsen Jarahpour via fax to 305-535-7513.

If we can be of any further assistance, please do not hesitate to contact me at 673-7000 ext. 6770.

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Nov 17 2003 11:58

P.1

** Transmit Conf. Report **

Fax:93056737857

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DEMAR WOODSON, CITY OF MIAMI BEACH/PUBLIC WORKS DEPARTMENT
ANDRES HERNANDEZ, BELLSOUTH
KARUNA WARREN, FPL
JESUS VEGA, PEOPLES GAS

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Note	Page Result	Time	Start	Mode	Telephone Number

Nov 17 2003 11:57

P.1

** Transmit Conf. Report **

Fax:93056737857

FPL

DEMAR WOODSON, CITY OF MIAMI BEACH/PUBLIC WORKS DEPARTMENT
ANDRES HERNANDEZ, BELLSOUTH
KARUNA WARREN, FPL
JESUS VEGA, PEOPLES GAS

FROM: MOHSEN JARAHPOUR, BUILDING DEPARTMENT
SUBJECT: DEMOLITION OF STRUCURE
DATE: November 17, 2003

The following described property is being considered for demolition:

Address of Property: 245 WASHINGTON AVE / MIAMI BEACH / FLORIDA
Legal: Lots: 14 Block: 58
Subdivision:
FOLIO NO.: 4203-003-1080

Address Of Owner: BEATRIZ WASHINGTON AVE/ MIAMI BEACH /FL.

Phone Number:

Demolition Requested by: PHILIP AZAN, DIRETOR OF THE BUILDING DEPARTMENT
Address: 1700 CONVENTION CENTER DR. / 2 ND FLOOR/ MIAMI BEACH /

Phone Number: 305-673-7000 EXT. 6874

Demolition Contractor: T.B.A
Address:

Phone Number:

Before a demolition permit is issued by this Section, we will require confirmation from you that all utilities have been disconnected and that it is safe to commence with the demolition.

Please send all utilities disconnection letter to Mohsen Jarahpour via fax to 305-636-7513.

If we can be of any further assistance, please do not hesitate to contact me at 673-7000 ext. 6770.

93057514887	NORMAL	17,11:54	0'48"	2	* O K	
Telephone Number	Mode	Start	Time	Page	Result	Note

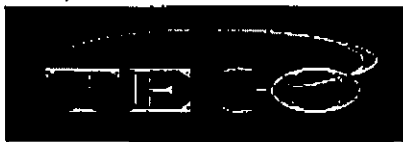
Nov 17 2003 11:56

P.1

** Transmit Conf. Report **

Fax: 93056737857

Bellsouth



PEOPLES GAS

Demolition Letter

To: City of Miami Beach
Building Dept./Engineering Section
1700 Convention Center Drive 2nd Floor
Miami Beach, Fl. 33139
Attn. Mohsen Jarahpour

November 26, 2003

Proposed Demo: 245 Washington Avenue, Miami Beach.

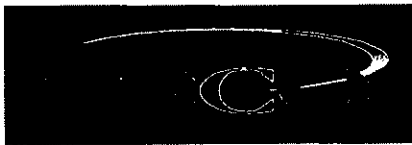
- () Peoples Gas Has Existing Gas Lines - Do not permit /do not proceed with Demolition until you receive clearance in writing from Peoples Gas System, Inc.
- (X) Peoples Gas has no Existing Natural Gas Line on the above reference properties.
The natural gas line was cut and capped off main.

Note: There may be other underground and/or aboveground facilities not affiliated with Peoples Gas at the proposed Demolition site. This release only exemplifies facilities owned or maintained by Peoples Gas. The Property Owner should notify the Underground Notification Bureau (Sunshine) at 1-800-432-4770 prior to demolition, that all facilities can be accurately located.

If you have any questions, please contact Yolande Hong Ting at 305-957-3857
Extension 7247

A handwritten signature in cursive script, appearing to read "Jesus Vega".
Jesus Vega
Operations Manager
North Miami Division

Prepared by: Y. Hong Ting
Atlas Page: 7-A



PEOPLES GAS

Demolition Letter

To: City of Miami Beach
Building Dept./Engineering Section
1700 Convention Center Drive 2nd Floor
Miami Beach, Fl. 33139
Atten. Mohsen Jarahpour

November 26, 2003

Proposed Demo: 245 Washington Avenue, Miami Beach.

- () ~~Peoples Gas Has Existing Gas Lines~~ - Do not permit /do not proceed with Demolition until you receive clearance in writing from Peoples Gas System, Inc.
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The natural gas line was cut and capped off main.

Note: There may be other underground and/or aboveground facilities not affiliated with Peoples Gas at the proposed Demolition site. This release only exemplifies facilities owned or maintained by Peoples Gas. The Property Owner should notify the Underground Notification Bureau (Sunshine) at 1-800-432-4770 prior to demolition, that all facilities can be accurately located.

If you have any questions, please contact Yolande Hong Ting at 305-957-3857
Extension 7247

for Yolande Hong Ting
Jesus Vega
Operations Manager
North Miami Division

Prepared by: Y. Hong Ting
Atlas Page: 7-A



South Florida Turf/Central CST
8038 NE 2nd AVE.
MIAMI, FL 33138

FAX

Date:

12-4-03

Number of pages including cover sheet:

2

To:

Mohsen
Tarah park

Phone:

Fax:

From:

ANDRES
HERNANDEZ

Phone:

(305) 756-4613

Fax:

(305) 751-4897

cc:

REMARKS

Urgent

For your review

Reply ASAP

Please Comment



December 4, 2003

VIA FACSIMILE 305-535-7513

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Attention: Mr. Mohsen Jarahpour

Re: Demolition of building located at: 245 Washington Ave., Miami Beach, FL.

BellSouth has no objection to the demolition at the above referenced building. BellSouth has no cables or terminals inside building. If you have any questions on this matter, you may reach me at 305-756-4613.

Sincerely:

A handwritten signature in cursive script, appearing to read "Andres Hernandez", written over a horizontal line.

Andres Hernandez
Outside Plant Engineer

Jarahpour, Mohsen

From: Woodson, Demar
Sent: Monday, December 08, 2003 1:04 PM
To: Jarahpour, Mohsen
Cc: Azan, Phillip; Duval, Barton; Goodkin, Jeri
Subject: RE: TOTAL DEMOLITION -245 WASHINGTON AVE

Gentlemen,

UTB, Isabel Barrabeitg informed Bart Duval (Pwks) that water/sewer service connections for the above referenced site have been disconnected for quite some time with no monthly invoicing by UTB.

The Department has no objection to the release of the Bldg permit scheduled for 12/10/03. However a right of way permit may be required along with posting of a sidewalk/curb/gutter bond.

Please advise the contractor (applicant) of this permitting requirement prior to starting any demolition activity.

Thanks,

DAW.

-----Original Message-----

From: Jarahpour, Mohsen
Sent: Monday, December 08, 2003 10:37 AM
To: Woodson, Demar
Cc: Azan, Phillip
Subject: TOTAL DEMOLITION -245 WASHINGTON AVE

Demar:

Attached please find a demolition disconnections utility request for 245 Washington Ave.
Phil Azan would like a demolition permit will be issued for the referenced building on December 10, 2003.
We require the Public Works Department's approval before a demolition permit will be issued.

Thanks for your assistance to this matter.



December 4, 2003

City of Miami Beach
Attn: Mohsen Jarahpour
Fax # 305-535-7513

To Whom It May Concern,

This letter is to confirm that electric service has been disconnected and removed from the following address(es):

1.) 245 Washington Avenue, Miami Beach FL 33140

If you need further information please feel free to contact me at 377-6002.

Sincerely,

Karuna Warren
Customer Project Manager
Central Service Center

Central Service Center
122 SW 3rd Street . Miami, FL 33130 Phone: 305/377-6001 Fax: 305/377-6010

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

305-673-7610 OFFICE

305-673-7857 FAX

WORK PERMIT APPLICATION

(PLEASE FILL OUT COMPLETELY)

DATE: 1/1 CODE IN EFFECT: FLORIDA BUILDING CODE

IF SUBSTANTIAL REVISION PROVIDE THE MASTER BUILDING PERMIT NUMBER HERE: B	
LOCATION OF IMPROVEMENTS JOB ADDRESS: <u>245 Washington Ave</u> FOLIO NUMBER: <u>02-4203-003-1080</u> LOT: <u>14</u> BLOCK: <u>8</u> SUBDIVISION: <u>Ocean Beach Sub</u> P. B. PAGE: <u>2-38</u> YEAR BUILT: <u>1936</u>	CONTRACTOR INFORMATION LICENSE #: <u>CGC 046371</u> SS #: <u>38860 1248</u> COMPANY: <u>Barkentine Management</u> QUALIFIER: <u>William C Barkentine</u> ADDRESS: <u>7982 SW 29 St</u> CITY/STATE/ZIP: <u>Miami FL 33156</u> PHONE #: <u>305 490 9188</u>
TYPE OF IMPROVEMENTS DESCRIPTION OF WORK: <u>Demolition of structures (2) order Emergency</u> VALUE OF WORK: <u>\$14,300.00</u> NO BLDGS.: <u>2</u> NO OF UNITS: <u>1</u> NO OF FLOORS: <u>1</u> SQUARE FEET: <u>4,280</u> LINEAL FEET: <u> </u> POOL GALLONAGE: <u> </u>	
<input type="checkbox"/> NEW CONSTRUCTION ON VACANT LAND <input type="checkbox"/> ALTERATION INTERIOR <input type="checkbox"/> ALTERATION EXTERIOR <input type="checkbox"/> STRUCTURE RELOCATION	<input type="checkbox"/> FOUNDATION ONLY <input type="checkbox"/> ENCLOSURE <input type="checkbox"/> REPAIR <input type="checkbox"/> REPAIR DUE TO FIRE <input checked="" type="checkbox"/> DEMOLISH
<input type="checkbox"/> SHELL ONLY <input type="checkbox"/> ADDITION ATTACHED <input type="checkbox"/> ADDITION DETACHED <input type="checkbox"/> AWNING/CANOPIES <input type="checkbox"/> FENCING	<input type="checkbox"/> SIGNS <input type="checkbox"/> ROOFING <input type="checkbox"/> SWIMMING POOL/SPA <input type="checkbox"/> HURRICANE SHUTTERS <input type="checkbox"/> WINDOWS/SLIDING DOORS
PERMIT TYPE <input checked="" type="checkbox"/> BUILDING <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE <input type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING	CHANGE TO EXISTING <input type="checkbox"/> CHANGE CONTRACTOR <input type="checkbox"/> REVISIONS <input type="checkbox"/> PERMIT UPGRADE <input type="checkbox"/> SUPPLEMENTAL
OWNER'S INFORMATION NAME: <u>Beatrice Kalstein</u> ADDRESS: <u>245 Washington Ave</u> CITY/STATE/ZIP: <u>Miami Beach, FL 33139</u> PHONE NUMBER: <u> </u>	MORTGAGE LENDER'S INFORMATION NAME: <u> </u> ADDRESS: <u>N/A</u> CITY/STATE/ZIP: <u> </u> PHONE NUMBER: <u> </u>
ARCHITECT'S INFORMATION NAME: <u> </u> ADDRESS: <u>N/A</u> CITY/STATE/ZIP: <u> </u> PHONE NUMBER: <u> </u>	ENGINEER'S INFORMATION NAME: <u> </u> ADDRESS: <u>N/A</u> CITY/STATE/ZIP: <u> </u> PHONE NUMBER: <u> </u>

Revised as of 12/02

f:/buil/\$adm/evie/02-03/Forms/Counter/Contractor_Application_Form

CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

305-673-7610 OFFICE

305-673-7857 FAX

OCCUPANCY CLASSIFICATIONS			
ASSEMBLY OCC. - GROUP A1 GREATER THAN 1,000	_____	INSTITUTIONAL OCC. - GROUP I UNRESTRICTED	_____
ASSEMBLY OCC. - GROUP A2 50 TO 1,000	_____	INSTITUTIONAL OCC. - GROUP I RESTRICTED	_____
BUSINESS OCC. - GROUP B	_____	MERCANTILE OCC. - GROUP M	_____
DAY CARE OCC. - GROUP D	_____	RESIDENTIAL OCC. - GROUP R1 HOTEL/MOTEL	_____
EDUCATIONAL OCC. - GROUP E	_____	RESIDENTIAL OCC. - GROUP R2 APTS/CONDO	_____
FACTORY OCC. - GROUP F	_____	RESIDENTIAL OCC. - GROUP R3 S/F	_____
HAZARDOUS OCC. - GROUP H1 EXPLOSIVE	_____	RESIDENTIAL OCC. - GROUP R4 CARE FACILITIES	_____
HAZARDOUS OCC. - GROUP H2 BURNING	_____	STORAGE OCC. - GROUP S1 ORDINARY HAZARD	_____
HAZARDOUS OCC. - GROUP H3 PHYSICAL	_____	STORAGE OCC. - GROUP S2 LOW HAZARD	_____
HAZARDOUS OCC. - GROUP H4 HEALTH	_____		

Application is hereby made to obtain a permit to do work and Installation as indicated. I certify that all work will be performed to meet the standards of all laws regulation construction in this jurisdiction. I understand that **SEPARATE PERMITS ARE REQUIRED** for *Electrical, Mechanical, Plumbing, Signs, Swimming Pools and Spas, Windows and Sliding Glass Doors and Roofing*. As per Florida Building Code 104.4.1.4:

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies or federal agencies.



SIGNATURE OF QUALIFIER ONLY

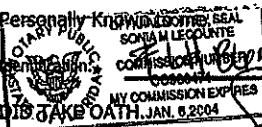
STATE OF FLORIDA

COUNTY OF DADE

Sworn to and subscribed before me this 10 day of Dec, 2003, By:

William S Brantley

PLEASE PRINT QUALIFIER'S NAME

() Personally Known  (X) Procured Identification:
Type of Identification: 3-937-53-165-0
() DID TAKE OATH, JAN. 8, 2004 (X) DID NOT TAKE OATH



Signature of Notary Public

See E. MARGU
DEMOLITION ORDER

APW
12-10-03

DATE: _____

OWNER'S AFFIDAVIT

ATTENTION: BUILDING OFFICIAL

I, _____ certify that I am the owner of the property described as:

ADDRESS: _____

LOT: _____ BLOCK: _____ SUBDIVISION: _____

I authorize _____ as my agent to obtain a building permit for the following work:

OWNER'S SIGNATURE OR OWNER AGENT'S SIGNATURE

STATE OF FLORIDA

COUNTY OF DADE

Sworn to and subscribed before me this _____ day of _____ 2003, by:

PLEASE PRINT OWNER'S NAME OR OWNER AGENT'S NAME

() Personally Known to me.

() Produced Identification

Type of Identification: _____

() DID TAKE OATH

() DID NOT TAKE OATH

SIGNATURE OF NOTARY PUBLIC

Notice of Commencement must be filed if the job valuation of \$ 2,500.00 and/or more in labor and material

Notice of Commencement must be posted prior to the job commencing.

Notice of Commencement should be filed at:
22 NW 1st Street, Miami, Florida

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

Q. What is the Construction Lien Law?

A. The new "Construction Lien Law" (Chapter 713, Florida Statute, as amended) is the current law which replaces the older Mechanics Lien Law. The Construction Lien is a method by which a contractor may claim a lien on real property which they have performed work or provided materials.

Q. Does the Construction Lien Law apply to me?

A. Yes! If.....

- ** You own an interest in real property that is being improved.
- ** You are employing someone other than yourself to supply materials and labor.

Q. When does the Construction Lien Law become effective?

A. Section 13 (conditional payment of bonds, certificates of payment, and notices of contest), Section 17 (misapplication of funds), and Section 29 (enacting paragraph) take effect on October 1, 1990. The other amendments are effective January 1, 1991. These amendments modify the existing Mechanics Lien Law.

Q. Why should I, as a future home builder, be concerned about the Construction Lien Law?

A. Because a failure to make proper construction payments can result in a lien filed which may result in your property being sold to satisfy the debt.

Q. Can a Homeowner be compelled to pay two (2) times for the same work?

A. Yes! When the homeowner doesn't make sure the construction payments are proper, he/she can again be required to pay the unpaid laborer, material man, subcontractor, or sub-subcontractor to the extent of services rendered and not compensated.

Q. Who is affected by the Construction Lien Law?

A. (With few exceptions), Every person who is improving property in the State of Florida.

Q. As a homeowner, what steps can I take to protect myself?

A. Before you begin construction, file a Notice of Commencement with the Clerk of Circuit Court in the County where the work will be performed, and post a certified copy at the job site.

Before you make any payment on the job, make sure you receive a Final Release of Lien from your contractor covering the work performed.

Before final payment is made, make sure you receive a Final Release of Lien from your contractor covering all laborers, material suppliers, contractors, subcontractors and sub-subcontractors.

UNDER NO CIRCUMSTANCES SHOULD YOU MAKE PAYMENT WITHOUT RECEIVING A RELEASE OF LIEN ! ! ! !



Florida Department of
Environmental Protection

Division of Air Resource Management



NOTICE OF ASBESTOS RENOVATION OR DEMOLITION

TYPE OF NOTICE (CHECK ONE ONLY): ☐ ORIGINAL ☐ REVISED ☐ CANCELLATION ☒ COURTESY

TYPE OF PROJECT (CHECK ONE ONLY): ☐ DEMOLITION ☒ RENOVATION ☐ ROOFING

IF DEMOLITION, WAS IT AN ORDERED DEMOLITION? ☐ YES ☐ NO

IF RENOVATION:

IS IT AN EMERGENCY RENOVATION OPERATION? ☐ YES ☒ NO

IS IT A PLANNED RENOVATION OPERATION? ☒ YES ☐ NO

File # _____

Process # _____

- I. Facility Name Commercial Building
Address 245 Washington Avenue
City Miami Beach State FL Zip _____ County Dade
Site Boiler Room Consultant Inspecting Site _____
Building Size 1500+ (Square Feet) # of Floors 1 Age in Years 15+
Prior Use: School/College/University Residence ☒ Small Business Other _____
Present Use School/College/University Residence ☒ Small Business Other _____
- II. Facility Owner City Of Miami Beach Phone () 305-873-7000
Address 245 Washington Avenue
City Miami Beach State FL Zip _____
- III. Contractor's Name A.R.T. ENVIRONMENTAL INC. INC. Phone () 305-940-5550
Address 289 Northeast 180th Street
City North Miami Beach State Florida Zip 33162
Florida Licence No. # ZA0000298 Is the contractor exempt from licensure under section 469.004(7), F.S.? ☐ YES ☒ NO
- IV. Scheduled Dates:
Asbestos Removal (mm/dd/yy) Start: 12/08/2003 Finish: 12/08/2003 Demo/Renovation (mm/dd/yy) Start: _____ Finish: _____
- V. Procedures to be Used (Check All That Apply):

<input checked="" type="checkbox"/> Strip and Removal	<input type="checkbox"/> Glove Bag	<input type="checkbox"/> Bulldozer	<input type="checkbox"/> Wrecking Ball
<input checked="" type="checkbox"/> Wet Method	<input type="checkbox"/> Dry Method	<input type="checkbox"/> Explode	<input type="checkbox"/> Burn Down
OTHER: _____			

* MUST OBTAIN PRIOR DERM APPROVAL BEFORE USING A DRY METHOD

- VI. Procedures for Unexpected RACM: STOP WORK AND NOTIFY DERM
- VII. Asbestos Waste Transporter: Name Panzarella Waste Services Phone () 954-340-4735
Address P.O. Box 17047
City Plantation State Florida Zip 33318
- VIII. Waste Disposal Site: Name Central Landfill Class 1
Address 3000 N.W. 48th Street
City Pompano Beach State Florida Zip 33307

IX. Amount of RACM or ACM

30 square feet surfacing material Boiler Insulation
_____ linear feet pipe
_____ cubic feet of RACM off facility components
_____ square feet cementitious material
_____ square feet resilient flooring
_____ square feet asphalt roofing

X. Fee Invoice Will Be Sent to Address in Block Below: (Print or Type)

A.R.T. ENVIRONMENTAL INC. INC.
289 Northeast 180th Street
North Miami Beach, Florida 33162
ART-03-123

I certify that the above information is correct and that an individual trained in the provisions of this regulation (40CFR Part 61, Subpart M) will be on-site during the demolition or renovation and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours.

Derek Keung

Name of Owner / Operator / POINT

(Signature of Owner/Operator)

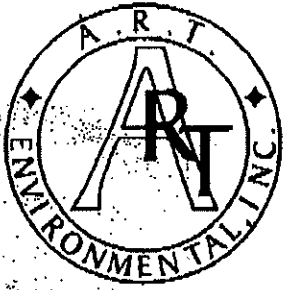
12/04/2003
(Date)

305-940-5550
(Contact Phone #)

DERM USE ONLY

Postmark/Date Received

ID#



A.R.T. ENVIRONMENTAL, INC.

269 NORTHEAST 186TH STREET ♦ NORTH MIAMI BEACH, FLORIDA 33182

PHONE: (305) 949-5550 ♦ FAX: (305) 940-0747

ASBESTOS BUSINESS LICENSE # ZA0000266 ♦ ASBESTOS ABATEMENT CONTRACTOR # CJC056718

FAX TRANSMITTAL SHEET

TO: JERI

FROM: DEREK KEUNG

COMPANY: CITY OF MB

DATE: 12/11/04

NUMBER OF PAGES INCLUDING COVER:

FAX NUMBER:

REFERENCE: ☐ Asbestos Removal

☒ For Your Use ☐ As Requested
☐ For Review ☐ Returned For Corrections
☐ Approved As Noted ☐ Approved As Submitted
☐ Other

Comments: JERI,

NOTIFICATION FOR
245 WASHINGTON AVE

THANKS

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

12-11-2003

Receipt: R010083842

Activity Number: BD040041

Status: APPLIED

Date Applied: 12/02/2003

Date Issued:

Entered By: BUILPERE

Date Completed:

Date Expired:

Site Address: 245 WASHINGTON AV MBCH

Balance Due: \$0.00

Parcel #: 42030031080

Valuation: \$0.00

Applicant: BEATRICE KALSTEIN
245 WASHINGTON AVE
MIAMI BEACH FLA 331397115

Owner: BEATRICE KALSTEIN
245 WASHINGTON AVE
MIAMI BEACH FLA 331397115

Description: total demolition

Payments made for this receipt:

Type	Method	Description	Amount
Payment	Check	1129	375.60

Payment Made: 12/11/2003 02:37 PM Accepted By: EP

Total Payment: 375.60 Payee: Tree - Mendus Demolition, Inc.

Current Payment Made to the Following Items:

Account Code	Description	Amount
011800032211	Demolition	290.00
601700022925	Training	85.60

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
80	Demolition	0118000322110	290.00	290.00	.00	290.00
430	Training	6017000229253	85.60	85.60	.00	85.60

DESIGN REVIEW/HISTORIC PRESERVATION
FOR BUILDING PERMIT

DATE OF DIRECTOR APPROVAL 12-11-03

BUILDING PERMIT CANNOT BE ISSUED

AFTER: Pursuant to Emergency

ANY MODIFICATIONS TO THESE PERMIT DRAWINGS
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO
THE ISSUANCE OF A BUILDING PERMIT. ANY
MODIFICATIONS TO THESE PERMIT DRAWINGS
AFTER THE ISSUANCE OF A BUILDING PERMIT
MUST BE REVIEWED AND APPROVED BY DESIGN
REVIEW/HISTORIC PRESERVATION STAFF PRIOR TO
THE COMPLETION OF THE PROJECT

Demolition
order of
the
Building
Official.

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



Public Works Department
City's Engineer Office

RIGHT-OF-WAY PERMIT

Telephone (305) 673-7080
Facsimile (305) 673-7028

City Project #: NO

Permit #: WR040193

PERMISSION IS HEREBY GRANTED TO

BARKENTINE MANAGEMENT

FOR THE PURPOSE OF:
EMERGENCY DEMOLITION

7982 SW 89TH STREET. MIAMI, FL
33156-

Phone #: 305 490 9188

AT THE FOLLOWING LOCATION:

, 245 WASHINGTON AVE

PERMIT VOID AFTER 12/20/2003

Subject to the General Provisions noted as attached, which have been carefully read and are understood to form a part of this permit, and the following Special Provisions as Attached.

Precaution to protect pedestrians, vehicles, existing facilities. Provide proper barricades and / or flashers at all excavations. Must call Sunshine One at 800-432-4770, CMB Public Works Engineering at 305-673-7080, for Utility Locations, CMB Parking at 305-673-7505, CMB Police at 306-673-7900 prior to start of work.

The applicant has deposited with the City of Miami Beach, Florida, the sum of \$1530.00 and it is agreed between said applicant and said sum may be used by said City in repairing any damage done, correcting any violations of Ordinances by the Applicant and/or in cleaning up the premises and restoring the grounds occupied or used by the Applicant to their condition prior to the issuance hereof, and said City may alter temporary structures or remove materials stored by the applicant pursuant here to and use said funds for the expenses hereof, or for any other purpose connected herewith, either before or after the completion of the work for which this Permit is granted.

The City of Miami Beach reserves the right to demand, and the Applicant agrees to supply, additional funds should the amount of this deposit prove inadequate, and the said additional funds shall be supplied immediately upon demand by the City.

Return this Permit to the City Engineering Office immediately upon completion of work for which this Permit was issued.
Keep a copy of this Permit on the job at all times.

DATED AT MIAMI BEACH, FLORIDA, THIS 10 DAY OF DEC, 2003

APPLICANT

CITY OF MIAMI BEACH, FLORIDA:

I HEREBY AGREE to all the terms under which this permit was issued.

[Signature] 12/10/03
Applicant WIM S. J. Date BRANTLEY

Validated By: CRUE

Fred H. Beckmann

Director of Public Works / City Engineer

TO THE CITY ENGINEER

I have examined the site of the work for which this Permit was issued and report the work completed and the site of the work and all property occupied or affected restored to a satisfactory condition. The amount expended by the CITY OF MIAMI BEACH in this connection is shown by the attached bill No _____, \$ _____.
No funds were expended by the CITY OF MIAMI BEACH in this connection..

DATED AT MIAMI BEACH, FLORIDA, THIS 10 DAY OF DEC, 2003

[Signature]

Inspector (Signature)

Date

[Signature]

Approved by (Signature)

Date

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139

www.ci.miami-beach.fl.us



Public Works Department
City's Engineer Office

RIGHT-OF-WAY PERMIT

Telephone (305) 673-7080
Facsimile (305) 673-7028

City Project #: NO

Permit #: WR040193

GENERAL PROVISIONS

This Permit is issued subject to the General Provisions of the Standard Specifications of the City of Miami Beach when require in Part:

The Engineering Division and Police Department are to be notified at least 24 hours prior to commencement of any work:

The the Police and Fire Departments be notified when streets are closed and opened, or when excavations are made in paved areas:

That fire hydrants be left accessible at all times:

That all work, equipment and material be properly barricaded and lighted and that watchmen be employed when necessary:

That gutters be kept open for the flow of water:

That provision be made for the continuous operation of all pipes, ducts, and other lines encountered:

That the line and grade details as approved will be followed exactly except where permission for change is granted by the City Engineer:

That all existing utilities and other underground structures, whether shown on the approved plans or by reasonable assumption are thought to exist, will be located by hand excavation:

That the City engineer may, over a prolonged holiday or the existence or approach of heavy rains or storm conditions, require the back filling of all excavations and the removal from all public thoroughfares, such equipment, materials, and debris as constitute a menace:

That both public and private property of whatever nature occupied or affected hereunder be maintained and preserved from injury during the operations and cleaned up and restored to its original condition upon completion or cessation of the work:

That all necessary provisions be made for the accommodation and convenience of traffic:

That all work be conducted in such manner as to interfere as little as possible with public convenience and safety:

That all suits, actions or claims of whatever nature which may arise, occasioned either directly or indirectly by the work permitted or the special privileges granted hereunder, shall be assumed by the Applicant and that the City Council, and all its officers, agents and employees, shall be indemnified and saved harmless therefrom.

Lines and grades furnished for poles, ducts, pipes, sidewalks, buildings, and other structures and their appurtenances are such as in the opinion of the City shall be reasonably permanent; but are subject to revision wherever required by changing conditions, and the right is reserved to require the owner or owners of such property to make, at their own expense, such changes, alterations, or replacements as may from time to time be necessary in order to adapt them to the changed conditions.

The City reserves the right to revoke this Permit without other formality than that of notifying the Applicant to this effect.

The penalty for the violation of any of the terms of this Permit shall be: revocation of permit; forfeiture of deposit; refusal by the City to issue further permits; fine and/or jail sentence.

Permittee shall maintain his/her property where permittee is working in a clean and litter-free manner, including sidewalks, grass strips, alleys up to and including the median point of the alley, curbs, swale areas, or right-of-way up to the edge of the pavement of any public street. The sweepings shall be picked up and not swept into the gutter as prohibited by section 46-92.

CITY OF MIAMI BEACH

1700 CONVENTION CENTER DRIVE, MIAMI BEACH, FLORIDA 33139



1500 99/3000
12:10:03
No Swly.
1/10/03

PUBLIC WORKS DEPARTMENT

PERMIT APPLICATION

TELEPHONE: (305) 873-7080
FAX: (305) 873-7028

: 046 371

APPLICANT USE

1. COMPANY or INDIVIDUAL TO DO THE WORK
NAME: Barkentine Management
MAIL ADDRESS: 7982 SW 89 ST
MIAMI, FLORIDA 33156
TEL. NO.: (305) 490-9188
FAX: 305 270 1554
2. JOB DESCRIPTION
STREET ADDRESS: 245 Washington Ave
Miami Beach, FL 33154
WORK TO BE PERFORMED: Emergency Demo
ordered by Building Department
START OF WORK: 12/15/03
MONTH/DAY/YEAR
ESTIMATED COMPLETION: 12/20/03
MONTH/DAY/YEAR

OFFICE USE ONLY

FEE COLLECTED: \$ _____
TOTAL COLLECTED: \$ _____

CASHIER

DATE

ACCOUNT NUMBER: 011.8000.322410

PERMIT NUMBER: WR 040193

CASH BOND REQUIRED/AMOUNT: \$1500.00=

MCR-PCR NUMBER: _____

JOB CANCELLED BY: _____

CANCELLATION DATE: _____

REFUND APPLIED FOR: _____

OFFICE USE ONLY

STREET EXCAVATION	
50' OR LESS	250.00
EACH ADD'L FT.	1.00 X
SIDEWALK REPAIR	
50' OR LESS	50.00
EACH ADD'L FT.	1.00 X
SIDEWALK CONSTRUCTION	
50' OR LESS	100.00
EACH ADD'L FT.	2.00 X
PAVING/RESURFACING	
25' OR LESS	100.00
EACH ADD'L FT.	5.00 X
LINE AND GRADE SURVEY	
50' OR LESS	250.00
EACH ADD'L FT.	5.00 X
DRIVEWAYS	
EACH	100.00 X
FLUME (STORM SEWER)	
EACH	100.00 X
UTILITY PLACEMENT	
EACH	100.00
ADD'L PER BLOCK	10.00 X
UNDERGROUND SERVICE CONNECTION	
EACH	100.00 X
MONITOR WELLS	
EACH	50.00 X
PERMIT RENEWAL	
90-DAY EXTENSION	100.00
REINSPECTION	25.00
CRANE ON STREET	30.00
X BLOCKING RIGHT-OF-WAY	30.00
(Plus .25 Per L F per day)	30.00
AFTER THE FACT FEE	4X
TOTAL:	\$ 30.00

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

Receipt of Payment

Right of Way Permit

12-10-2003

Activity Number: **WR040193**

Receipt: **R010083680** Status: **PENDING**

Date Applied: **12/10/2003**

Entered By: **WORKCRUE**

Site Address:

Parcel #:

Applicant: **BARKENTINE MANAGEMENT**
7982 SW 89TH STREET. MIAMI, FL
33156
305 490 9188

Owner:

Description: **EMERGENCY DEMOLITION**

Payments made for this receipt:

Type	Method	Description	Amount
Payment	Check	1128	1,530.00
Payment Made: 12/10/2003 10:18 AM Accepted By: EHC			
Total Payment: 1,530.00 Payee:			

Current Payment Made to the Following Items:

Account Code	Description	Amount
011800032241	Right of Way	30.00
601700022902	Right of Way Bonds	1,500.00

02914001 12/10/03 PERMIT 1530.00
04:56

Account Summary for Fees and Payments:

Item#	Description	Account Code	Tot Fee	Paid	Prev. Pmts	Cur. Pmts
200	Right of Way	0118000322410	30.00	30.00	.00	30.00
720	Right of Way Bonds	6017000229021	1,500.00	1,500.00	.00	1,500.00

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



PUBLIC WORKS DEPARTMENT

Telephone 305-673-7080

Facsimile 305-673-7028

Contractor's Name: BARBENTINE MGT CORP PERMIT: WR 040193

Contact person/phone: MR WM S BRANTLEY

Phone 305 490 9188

Utility Company: _____

Contact person / phone no: _____

- ! F.D.O.T AND/OR MIAMI-DADE COUNTY PERMIT REQUIRED AND TO BE SUBMITTED
- ! D.E.P. PERMIT REQUIRED AND TO BE SUBMITTED
- ! D.E.R.M. PERMIT REQUIRED FOR DEWATERING AND TO BE SUBMITTED
- ! M.O.T. (Maintenance of Traffic Plan) APPROVED SET-UP AND TO BE SUBMITTED
- ! F.D.O.T. LANE CLOSURES REQUIRES PERMIT AND TO BE SUBMITTED
- ! PROVIDE OFF DUTY POLICE
- ! WORKING HOURS : 9:00 AM TO 4:30 PM UNLESS OTHERWISE NOTED
- ! CALL --- UNDERGROUND UTILITY LOCATIONS -- 48 HOURS - PRIOR TO CONSTRUCTION
(SUNSHINE ONE-CALL 1-800-433-4770 AND CITY OF MIAMI BEACH 305-673-7080)

- ☒ Provide A.D.A. sidewalk clearance / Other: _____
- ☒ Maintain access through Alleys at all times for vehicular / pedestrian passage
- ☒ Provide street lane of sight / Clearance: _____
- ☐ Provide notification letter to property owners in construction zones. Copy Public Works Permitting.
- ! Remove old utility pole(s) within seven days after facilities are transferred to new pole(s) or otherwise stated
_____ days.
- ! Remove and replace Full sections of sidewalk / curb & gutter- Miami Beach (Red color) as required.
- ! Trench excavation / restoration to backfill in 6-inch lifts mechanically compacted to 95 % density.
- ! Or Trench backfill material to be of suitable grade or 1/10 mixture of concrete F.D.O.T. approved.
- ! Pavement: 2 inches (thick) minimum of Pavement is required and stripping replacement.
- ! Landscape / sod to be restored to its original condition or better. Parks & Rec. Department approval
required Yes_ No_
- ! CALL CMB Inspector ---- Inspection prior to placing asphalt pavement and must provide compaction density test results.
- ! CALL CMB Inspector ---- Field inspection prior to leaving the project site.

Contractor and/or applicant have read and understand ALL items checked for compliance.

Signature MR WM S BRANTLEY Date 12/10/2003
Certificate of Liability Insurance _____
CMB Risk Management Approval Required _____

PLANS RECEIVED BY: EXL

DATE: 12/10/2003

PLANS PRE-APPROVED BY: _____

DATE: _____

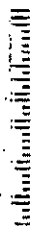
PLANS APPROVED BY: _____ DATE _____ utilities contractor must submit proposed plans 14 days prior

F:\WORK\ALL\TERESA\teresaag.doc

ARS ENVIRONMENTAL, INC.
16604 NORTHEAST 3RD AVENUE
NORTH MIAMI BEACH, FLORIDA 33162

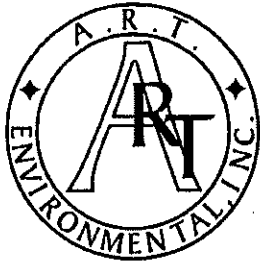


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MAILED FROM ZIP CODE 33162



Jeri Goodkin
City of Miami Beach
Building Department
1700 Convention Center Drive
Miami Beach, FL 33139





A.R.T. ENVIRONMENTAL, INC.

269 Northeast 166th Street ♦ North Miami Beach, Florida 33162

Phone: (305) 949-5550 ♦ Fax: (305) 940-0747

Asbestos Business License # ZA0000266 ♦ Asbestos Abatement Contractor # CJC056718

12/02/2003

Jeri Goodkin

Phone:

Fax:

CITY OF MIAMI BEACH BUILDING DEPARTMENT

305-673-7000

1700 Convention Center Drive

Miami Beach, Fl 33139

REFERENCE:

Bid Number:

Commercial Building

ART-BID-600

245 Washington Avenue

Miami Beach, Fl

CONTRACT

A.R.T. Environmental, Inc., (A.R.T.) having visited the above referenced project, proposes to furnish all labor and equipment for the proper execution and completion of:

- ◆ Removal of Asbestos Containing Boiler Tank Insulation from Boiler in North Wing
- ◆ Owner To Supply Water & Electric
- ◆ Secure County Permit and/or State Permit (If Applicable)
- ◆ Waste Disposal and Manifest

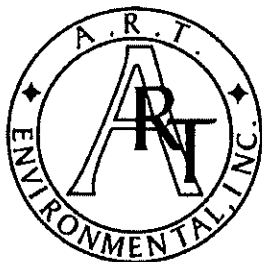
A.R.T. Environmental, Inc., shall treat as confidential all information that relates to this Contract and that the Owner supplies or A.R.T. obtains under this Contract, unless such information without the prior written consent of the Owner, unless compelled to do so by law.

The terms and conditions contained in this Contract shall not be added to, modified, superseded or otherwise altered except by written modification signed by authorized representatives of A.R.T and Owner.

A.R.T. Environmental, Inc., is fully aware of and fully informed of its obligations of Executive order 11246 and title 41 of the Code of Federal Regulations, Part 60 and where applicable, shall comply with the requirements of that order, 41 CFR, part 60 and all orders, rules, and regulations promulgated thereunder, unless exempted there from.

All work to be completed in a workmanlike manner according to standard practices. Contractor shall follow and comply to all State, Local and Federal guidelines.

Contractor not responsible for damages to walls/fixtures due to the use of adhesives. Any alteration or deviation from the above written order, will become an extra charge over and above the estimate. All agreements contingent upon strikes accidents and/or delays beyond our control. This contract subject to acceptance within 15 calendar days from the above date, and is void thereafter at the option of the contractor.



12/02/2003

CITY OF MIAMI BEACH BUILDING DEPARTMENT
ART-BID-600

The job will be completed in accordance with the above specifications for the amount of: **\$3,622.00**

Payment will be as follows:

30% Mobilization Prior to Commencement: **\$1,086.60**

Balance Upon Completion: **\$2,535.40**

Submitted by

Printed Name: Derek Keung

Accepted by: _____ Printed Name: _____

Dated this _____ Day of _____ 20____

Asbestos Consulting
Radon Measurements
Lead Assessments

ARS ENVIRONMENTAL, INC.

Asbestos Consulting
Radon Measurements
Lead Assessments

16604 Northeast 3rd Avenue, North Miami Beach, Florida, 33162 • Phone (305) 940-1045 • Fax (305) 940-0747

INVOICE

Date: 12/02/2003 Phone: 305 673 7000 Fax: _____ Invoice Number: 014909
Company: CITY OF MIAMI BEACH BUILDING DEPARTMENT
Address: 1700 Convention Center Drive, Building Department, 2nd Floor, Miami Beach, FL, 33139
Project #: 2003-1321
Reference: Building, 245 Washington Avenue, Miami, FL
Attention: Ms. Jeri Goodkin

For Professional Services Rendered	Amount
Asbestos Building Survey	\$750.00

Please Remit Payment To:

TOTAL AMOUNT DUE: \$750.00

A.R.S. ENVIRONMENTAL, INC.

16604 N.E. 3rd Avenue, North Miami Beach, Florida 33162

TERMS: To insure proper credit enclose a copy of invoice with remittance. If invoice does not agree with your records, please note discrepancy and return immediately. Balances unpaid after 10 days from date of invoice are subject to a service charge of 1.5% per month, or maximum allowed by law if different, together with any expenses incidental to collection, including specially set forth reasonable attorney's fees.

December 1, 2003

Ms. Jeri Goodkin

CITY OF MIAMI BEACH BUILDING DEPARTMENT

1700 convention Center Drive, Building Department, 2nd
Miami Beach, Florida 33139

REFERENCE: Commercial Building
245 Washington Avenue
Miami Beach, Florida

PROJECT #: 2003-1321

Dear Ms Goodkin:

Pursuant to your request; **ARS ENVIRONMENTAL, INC.**, has performed an Asbestos Building Survey on December 1, 2003, at the above referenced location. The purpose of our inspection was to secure bulk samples for analysis to determine the presence of Asbestos Containing Building Materials.

Suspected building material were sampled for analysis. Enclosed please find copies of our field logs and analysis report.

Based on our laboratory analysis, it was evident that Asbestos Building Materials were found in the secured bulk samples. The following is our recommendations for materials found to contain Asbestos Fibers within the reference structure.

In the event that demolition or renovation is deemed necessary, parties shall comply with all applicable laws, ordinances, rules and regulations of Federal, State and Local Governmental Agencies, including any National Emissions Standard Hazardous Air Pollutants (N.E.S.H.A.P.) notification requirements.

RECOMMENDATIONS

Recommended response actions have been selected for all Asbestos Containing Material present within the facility. Recommendation for response actions were arrived and are stated as follows:

ARS ENVIRONMENTAL, INC.

December 1, 2003
Ms. Jeri Goodkin

A) Category I Non-Friable Materials

- 1) Roof Material [Flashing] @ perimeter of roof [North Wing]
- 2) Roof Material [Flashing] @ perimeter of roof [South Wing]

The preceding are considered Category I Non-Friable Material and therefore, under normal circumstances, materials need not be removed prior to demolition, generally these materials do not release significant amounts of Asbestos Fibers, even when damaged. Yet in the event removal is deemed necessary as a part of renovation all Asbestos Containing Building Material should be removed by a Florida Licensed Asbestos Abatement Contractor.

Friable Asbestos Material means any material containing more than one [1 %] percent Asbestos, that when dry can be crumbled, pulverized or reduced to powder by hand pressure. Friable Asbestos Material was found in the following areas:

B) Friable Asbestos Containing Materials

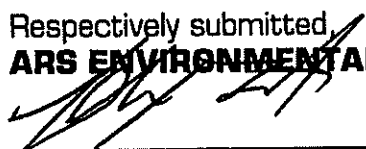
- 1) Boiler insulation @ boiler in boiler room [North Wing]

The above building material considered friable should be removed by a Certified Florida Asbestos Abatement Contractor, prior to any disturbance caused by renovation or demolition. It is further recommended that removal specifications as well as air monitoring before, during and after removal, be conducted by a Florida Certified Asbestos Consultant to verify compliance with Federal, State and County regulations.

When implementing the response actions, parties responsible for final selection should remember that actions shall be sufficient to protect **HUMAN HEALTH AND THE ENVIRONMENT**, but may also be the least burdensome method. Nothing in these recommendations should be construed as **PROHIBITING** or discouraging removal.

It has been a pleasure working with you and we look forward to working with you once again in the future.

Respectively submitted,
ARS ENVIRONMENTAL, INC.



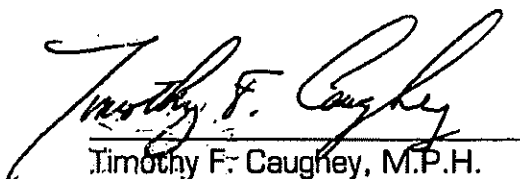
Alex Front
Certified Asbestos Surveyor
Cert #111098

ARS ENVIRONMENTAL, INC.

December 1, 2003

Ms. Jeri Goodkin

I hereby certify that the building survey conducted on December 1, 2003, at Commercial Building , 245 Washington Avenue Miami Beach, Florida was performed by Alex Front an E.P.A. accredited A.H.E.R.A. inspector utilizing the code of the Federal Regulation Standards, 40 C.F.R., Part 909, Subpart E, Section 909.80-909.99 and the State **Asbestos** Regulations, Florida Statutes 469.003.



Timothy F. Caughey, M.P.H.
Florida Licensed Consultant
Cert #A0000016

SURVEY / BULK SAMPLE ITEMIZATION

SAMPLE NBR	PHOTO NBR	CLIENT NAME AND ADDRESS: Ms. Jeri Goodkin CITY OF MIAMI BEACH BUILDING DEPARTMENT 1700 convention Center Drive Building Department, 2nd Miami Beach, Florida 33139 REFERENCE: Commercial Building 245 Washington Avenue Miami Beach, Florida PROJECT #: 2003-1321	FUNCT AREA	GOOD COND	FAIR COND	POOR COND	PHYS DAMAGE	WATER DAMAGE	DETERIORATION	HIGH CONTACT	MODER CONTACT	LOW CONTACT	ASBESTOS YES	ASBESTOS NO
1		North Wing Cementitious concrete throughout area		✓						✓				✓
2		Wallboard/Joint compound throughout building Approx 18 x 126'		✓						✓				✓
3		Wallboard/Joint compound throughout building		✓						✓				✓
4		Interior plaster coat throughout building		✓						✓				✓
5		Interior plaster coat throughout building		✓						✓				✓
6		Interior plaster coat throughout building		✓						✓				✓
7		Boiler insulation @ boiler in boiler room		✓						✓			✓	
8		Exterior plaster coat throughout building		✓						✓				✓
9		Exterior plaster coat throughout building		✓						✓				✓
10		Roof Material(Field Membrane) over roof		✓								✓		✓
11		Roof Material(Field Membrane) over roof		✓								✓		✓
12		Roof Material (Flashing) @ perimeter of roof		✓								✓	✓	

SURVEY / BULK SAMPLE ITEMIZATION

S A M P L E N B R	P H O T O N B R	CLIENT NAME AND ADDRESS: Ms. Jeri Goodkin CITY OF MIAMI BEACH BUILDING DEPARTMENT 1700 convention Center Drive Building Department, 2nd Miami Beach, Florida 33139 REFERENCE: Commercial Building 245 Washington Avenue Miami Beach, Florida PROJECT #: 2003-1321	F U N C T A R E A	G O O D C O N D	F A I R C O N D	P O O R C O N D	P H Y S D A M A G E	W A T E R D A M A G E	D E T E R I O R A T I O N	H I G H C O N T A C T	M O D E R C O N T A C T	L O W C O N T A C T	A S B E S T O S Y E S	A S B E S T O S N O
13		South Wing Cementitious concrete throughout area		✓						✓				✓
14		Wallboard/Joint compound throughout building Approx 18 x 126'		✓						✓				✓
15		Wallboard/Joint compound throughout building		✓						✓				✓
16		Interior plaster coat throughout building		✓						✓				✓
17		Interior plaster coat throughout building		✓						✓				✓
18		Interior plaster coat throughout building		✓						✓				✓
19		Exterior plaster coat throughout building		✓						✓				✓
20		Exterior plaster coat throughout building		✓						✓				✓
21		Roof Material(Field Membrane) over roof		✓								✓		✓
22		Roof Material(Field Membrane) over roof		✓								✓		✓
23		Roof Material (Flashing) @ perimeter of roof		✓								✓	✓	

GENERAL TERMS AND CONDITIONS

SCOPE OF WORK

ARS ENVIRONMENTAL, INC., inspection is limited and non-invasive in nature. Any conditions or materials which were not able to be visually observed on the surface, or in easily accessible areas, were not inspected and may differ from those observed. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials which lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same area are homogeneous.

This inspection report is the result of a diligent search of the facility for Asbestos Containing Building Materials (A.C.B.M.). The purpose of this inspection was to identify those materials which may pose a health hazard to occupants of a building and impart future liability to the Owners and Insurers of the property. However, we do not claim to have identified all of the Asbestos Contained Building Materials present in the facility. Materials such as underground pipes, any material inside walls, ceilings, floors or other enclosed and inaccessible areas were not sampled and are not covered in this report.

This report is designed to aid the building Owner, Architect, Construction Manager, General Contractors and potential Asbestos Abatement Contractors in locating ASBESTOS CONTAINED MATERIALS. Under no circumstances is this report to be utilized as a proposal or a project specification document.

RIGHT OF ENTRY

The client will provide for right of entry of ARS ENVIRONMENTAL, INC., personnel in order to complete the above referenced work.

SAMPLES

ARS ENVIRONMENTAL, INC., will retain all samples collected for thirty (30) days. Further storage or transfer of samples can be made at client's expense and ONLY UPON WRITTEN REQUEST.

INVOICES

ARS ENVIRONMENTAL, INC., will submit invoices to client upon completion of services.

OWNERSHIP OF DOCUMENTS

All reports, field data, field notes, laboratory test data, calculations, estimates and any other documents prepared by ARS ENVIRONMENTAL, INC., as instruments of service shall remain the property of ARS ENVIRONMENTAL, INC.

ASSUMPTIONS AND LIMITATIONS

The results, finds, conclusions and recommendations expressed in this report are based only on conditions which were observed during inspections by this report. Other conditions may differ from those in the inspected/surveyed locations and, such conditions are unknown, may change over time and have not been considered. ARS ENVIRONMENTAL, INC., makes no representation or assumptions as to past conditions or future occurrences.

ARS ENVIRONMENTAL, INC.

CLOSE

ASSIGNS

Neither the client nor ARS ENVIRONMENTAL, INC., may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

ROOF CUTS

To obtain accurate information in a roof investigation, roof cuts (approximately four inch [4"] squares), may be deemed necessary. It is the responsibility of our client to make appropriate repairs to these roof cuts, using materials consistent with the roofing system and in accordance with any existing material manufacturer's warranties. A roofing contractor or maintenance personnel selected by our client should be on the roof to make any necessary repairs at the time the samples are being obtained. Although, every attempt will be made to make these repaired areas water tight, ARS ENVIRONMENTAL, INC., will in no way be responsible for any water damage to the roofing system, building, or it's contents resulting from ARS ENVIRONMENTAL, INC. temporary repairs.

DISCLAIMER

If in the course of a renovation or demolition activity, suspect materials become exposed, ALL FURTHER ACTIVITY SHOULD IMMEDIATELY CEASE AND THE ASBESTOS FORM STATUS OF THE MATERIAL SHOULD BE DETERMINED BEFORE PROCEEDING.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003

CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
245 Washington Avenue
Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-1	2003-1322-2	2003-1322-3
ADDITIONAL I.D. DATA	Concrete	Wallboard/Joint Compound	Wallboard/Joint Compound
BULK SAMPLE	Concrete	Drywall	Drywall
SAMPLE COLOR	White	Tan/White	Tan/White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %		1-2	1-2
CELLULOSE %		35-45	35-45
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-4	2003-1322-5	2003-1322-6
ADDITIONAL I.D. DATA	Plaster	Plaster	Plaster
BULK SAMPLE	Plaster	Plaster	Plaster
SAMPLE COLOR	White	White	White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTOLE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			
CELLULOSE %	3-5	3-5	3-5
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-7	2003-1322-8	2003-1322-9
ADDITIONAL I.D. DATA	Boiler Insulation	Plaster	Plaster
BULK SAMPLE	Insulation	Plaster	Plaster
SAMPLE COLOR	White	White	White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	Yes	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	Yes	None Detected	None Detected
CHRYSTILE %	45-55		
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			
CELLULOSE %		4-5	4-5
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida
PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-10	2003-1322-11	2003-1322-12
ADDITIONAL I.D. DATA	Roof Material	Roof Material	Roof Material
BULK SAMPLE	Field Membrane	Field Membrane	Flashing
SAMPLE COLOR	Black	Black	Black
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	Yes	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	Yes
CHRYSTOLE %			10-15
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %	10-15	10-15	10-15
CELLULOSE %	35-45	35-45	25-35
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003

CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
245 Washington Avenue
Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-13	2003-1322-14	2003-1322-15
ADDITIONAL I.D. DATA	Concrete	Wallboard/Joint Compound	Wallboard/Joint Compound
BULK SAMPLE	Concrete	Drywall	Drywall
SAMPLE COLOR	White	Tan/White	Tan/White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTOLE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %		1-2	1-2
CELLULOSE %		35-45	35-45
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-16	2003-1322-17	2003-1322-18
ADDITIONAL I.D. DATA	Plaster	Plaster	Plaster
BULK SAMPLE	Plaster	Plaster	Plaster
SAMPLE COLOR	White	White	White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTOTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			
CELLULOSE %	3-5	3-5	3-5
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-19	2003-1322-20	2003-1322-21
ADDITIONAL I.D. DATA	Plaster	Plaster	Roof Material
BULK SAMPLE	Plaster	Plaster	Field Membrane
SAMPLE COLOR	White	White	Black
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			10-15
CELLULOSE %	5-7	5-7	35-45
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #:2003-1321

SAMPLE I.D. #	2003-1322-22	2003-1322-23	
ADDITIONAL I.D. DATA	Roof Material	Roof Material	
BULK SAMPLE	Field Membrane	Flashing	
SAMPLE COLOR	Black	Black	
IS MAT'L HOMOGENEOUS	No	No	
IS SAMPLE LAYERED	Yes	Yes	
IS SAMPLE FRIABLE	No	No	
IS SAMPLE FIBROUS	Yes	Yes	

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	Yes	
CHRYSTOLE %		10-15	
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %	10-15	10-15	
CELLULOSE %	35-45	25-35	
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

ARS ENVIRONMENTAL, INC.

Environmental Consulting Services
Asbestos Business License #ZA-0000164

Asbestos Consulting • Radon Measurements • Lead Assessments • Indoor Air Quality • Laboratory Services • Air Monitoring & Analysis

December 1, 2003

Ms. Jeri Goodkin

CITY OF MIAMI BEACH BUILDING DEPARTMENT

1700 convention Center Drive, Building Department, 2nd
Miami Beach, Florida 33139

REFERENCE: Commercial Building
245 Washington Avenue
Miami Beach, Florida

PROJECT #: 2003-1321

Dear Ms Goodkin:

Pursuant to your request; **ARS ENVIRONMENTAL, INC.**, has performed an Asbestos Building Survey on December 1, 2003, at the above referenced location. The purpose of our inspection was to secure bulk samples for analysis to determine the presence of Asbestos Containing Building Materials.

Suspected building material were sampled for analysis. Enclosed please find copies of our field logs and analysis report.

Based on our laboratory analysis, it was evident that Asbestos Building Materials were found in the secured bulk samples. The following is our recommendations for materials found to contain Asbestos Fibers within the reference structure.

In the event that demolition or renovation is deemed necessary, parties shall comply with all applicable laws, ordinances, rules and regulations of Federal, State and Local Governmental Agencies, including any National Emissions Standard Hazardous Air Pollutants (N.E.S.H.A.P.) notification requirements.

RECOMMENDATIONS

Recommended response actions have been selected for all Asbestos Containing Material present within the facility. Recommendation for response actions were arrived and are stated as follows:

ARS ENVIRONMENTAL, INC.

December 1, 2003

Ms. Jeri Goodkin

A) Category I Non-Friable Materials

- 1) Roof Material (Flashing) @ perimeter of roof (North Wing)
- 2) Roof Material (Flashing) @ perimeter of roof (South Wing)

The preceding are considered Category I Non-Friable Material and therefore, under normal circumstances, materials need not be removed prior to demolition, generally these materials do not release significant amounts of Asbestos Fibers, even when damaged. Yet in the event removal is deemed necessary as a part of renovation all Asbestos Containing Building Material should be removed by a Florida Licensed Asbestos Abatement Contractor.

Friable Asbestos Material means any material containing more than one (1 %) percent Asbestos, that when dry can be crumbled, pulverized or reduced to powder by hand pressure. Friable Asbestos Material was found in the following areas:

B) Friable Asbestos Containing Materials

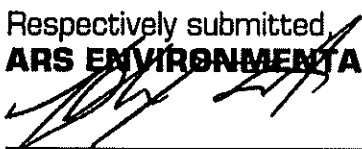
- 1) Boiler insulation @ boiler in boiler room (North Wing)

The above building material considered friable should be removed by a Certified Florida Asbestos Abatement Contractor, prior to any disturbance caused by renovation or demolition. It is further recommended that removal specifications as well as air monitoring before, during and after removal, be conducted by a Florida Certified Asbestos Consultant to verify compliance with Federal, State and County regulations.

When implementing the response actions, parties responsible for final selection should remember that actions shall be sufficient to protect **HUMAN HEALTH AND THE ENVIRONMENT**, but may also be the least burdensome method. Nothing in these recommendations should be construed as **PROHIBITING** or discouraging removal.

It has been a pleasure working with you and we look forward to working with you once again in the future.

Respectively submitted,
ARS ENVIRONMENTAL, INC.

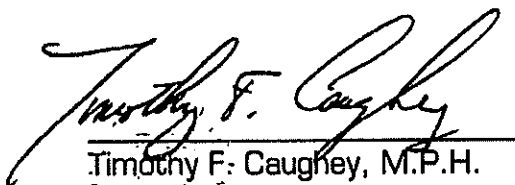


Alex Front
Certified Asbestos Surveyor
Cert #111098

ARS ENVIRONMENTAL, INC.

December 1, 2003
Ms. Jeri Goodkin

I hereby certify that the building survey conducted on December 1, 2003, at Commercial Building , 245 Washington Avenue Miami Beach, Florida was performed by Alex Front an E.P.A. accredited A.H.E.R.A. inspector utilizing the code of the Federal Regulation Standards, 40 C.F.R., Part 909, Subpart E, Section 909. 80-909.99 and the State **Asbestos** Regulations, Florida Statutes 469.003.



Timothy F. Caughey, M.P.H.
Florida Licensed Consultant
Cert #IA0000016

SURVEY / BULK SAMPLE ITEMIZATION

S A M P L E N B R	P H O T O N B R	CLIENT NAME AND ADDRESS: Ms. Jeri Goodkin CITY OF MIAMI BEACH BUILDING DEPARTMENT 1700 convention Center Drive Building Department, 2nd Miami Beach, Florida 33139 REFERENCE: Commercial Building 245 Washington Avenue Miami Beach, Florida PROJECT #: 2003-1321	F U N C T A R E A	G O O D C O N D	F A I R C O N D	P O O R C O N D	P H Y S D A M A G E	W A T E R D A M A G E	D E T E R I O R A T I O N	H I G H C O N T A C T	M O D E R C O N T A C T	L O W C O N T A C T	A S B E S T O S Y E S	A S B E S T O S N O
1		North Wing Cementious concrete throughout area		✓						✓				✓
2		Wallboard/Joint compound throughout building Approx 18 x 126'		✓						✓				✓
3		Wallboard/Joint compound throughout building		✓						✓				✓
4		Interior plaster coat throughout building		✓						✓				✓
5		Interior plaster coat throughout building		✓						✓				✓
6		Interior plaster coat throughout building		✓						✓				✓
7		Boiler insulation @ boiler in boiler room		✓						✓			✓	
8		Exterior plaster coat throughout building		✓						✓				✓
9		Exterior plaster coat throughout building		✓						✓				✓
10		Roof Material(Field Membrane) over roof		✓								✓		✓
11		Roof Material(Field Membrane) over roof		✓								✓		✓
12		Roof Material (Flashing) @ perimeter of roof		✓								✓	✓	

SURVEY / BULK SAMPLE ITEMIZATION

S A M P L E N B R	P H O T O N B R	CLIENT NAME AND ADDRESS: Ms. Jeri Goodkin CITY OF MIAMI BEACH BUILDING DEPARTMENT 1700 convention Center Drive Building Department, 2nd Miami Beach, Florida 33139 REFERENCE: Commercial Building 245 Washington Avenue Miami Beach, Florida PROJECT #: 2003-1321	F U N C T A R E A	G O O D C O N D	F A I R C O N D	P O O R C O N D	P H Y S D A M A G E	W A T E R D A M A G E	D E T E R I O R A T I O N	H I G H C O N T A C T	M O D E R C O N T A C T	L O W C O N T A C T	A S B E S T O S Y E S	A S B E S T O S N O
13		South Wing Cementitious concrete throughout area		✓						✓				✓
14		Wallboard/Joint compound throughout building Approx 18 x 126'		✓						✓				✓
15		Wallboard/Joint compound throughout building		✓						✓				✓
16		Interior plaster coat throughout building		✓						✓				✓
17		Interior plaster coat throughout building		✓						✓				✓
18		Interior plaster coat throughout building		✓						✓				✓
19		Exterior plaster coat throughout building		✓						✓				✓
20		Exterior plaster coat throughout building		✓						✓				✓
21		Roof Material(Field Membrane) over roof		✓								✓		✓
22		Roof Material(Field Membrane) over roof		✓								✓		✓
23		Roof Material (Flashing) @ perimeter of roof		✓								✓	✓	

ARS ENVIRONMENTAL, INC.

GENERAL TERMS AND CONDITIONS

SCOPE OF WORK

ARS ENVIRONMENTAL, INC., inspection is limited and non-invasive in nature, Any conditions or materials which were not able to be visually observed on the surface, or in easily accessible areas, were not inspected and may differ from those observed. It was not within the scope of this investigation to remove surface materials to investigate portions of the structure or materials which lay beneath the surface. Our selection of sample locations and frequency is based upon our observations and the assumption that like materials in the same area are homogeneous.

This inspection report is the result of a diligent search of the facility for Asbestos Containing Building Materials (A.C.B.M.). The purpose of this inspection was to identify those materials which may pose a health hazard to occupants of a building and impart future liability to the Owners and Insurers of the property. However, we do not claim to have identified all of the Asbestos Contained Building Materials present in the facility. Materials such as underground pipes, any material inside walls, ceilings, floors or other enclosed and inaccessible areas were not sampled and are not covered in this report.

This report is designed to aid the building Owner, Architect, Construction Manager, General Contractors and potential Asbestos Abatement Contractors in locating ASBESTOS CONTAINED MATERIALS. Under no circumstances is this report to be utilized as a proposal or a project specification document.

RIGHT OF ENTRY

The client will provide for right of entry of ARS ENVIRONMENTAL, INC., personnel in order to complete the above referenced work.

SAMPLES

ARS ENVIRONMENTAL, INC., will retain all samples collected for thirty (30) days. Further storage or transfer of samples can be made at client's expense and ONLY UPON WRITTEN REQUEST.

INVOICES

ARS ENVIRONMENTAL, INC., will submit invoices to client upon completion of services.

OWNERSHIP OF DOCUMENTS

All reports, field data, field notes, laboratory test data, calculations, estimates and any other documents prepared by ARS ENVIRONMENTAL, INC., as instruments of service shall remain the property of ARS ENVIRONMENTAL, INC.

ASSUMPTIONS AND LIMITATIONS

The results, finds, conclusions and recommendations expressed in this report are based only on conditions which were observed during inspections by this report. Other conditions may differ from those in the inspected/surveyed locations and, such conditions are unknown, may change over time and have not been considered. ARS ENVIRONMENTAL, INC., makes no representation or assumptions as to past conditions or future occurrences.

ARS ENVIRONMENTAL, INC.

CLOSE

ASSIGNS

Neither the client nor ARS ENVIRONMENTAL, INC., may delegate, assign, sublet or transfer his duties or interest in this agreement without the written consent of the other party.

ROOF CUTS

To obtain accurate information in a roof investigation, roof cuts (approximately four inch (4") squares), may be deemed necessary. It is the responsibility of our client to make appropriate repairs to these roof cuts, using materials consistent with the roofing system and in accordance with any existing material manufacturer's warranties. A roofing contractor or maintenance personnel selected by our client should be on the roof to make any necessary repairs at the time the samples are being obtained. Although, every attempt will be made to make these repaired areas water tight, ARS ENVIRONMENTAL, INC., will in no way be responsible for any water damage to the roofing system, building, or it's contents resulting from ARS ENVIRONMENTAL, INC. temporary repairs.

DISCLAIMER

If in the course of a renovation or demolition activity, suspect materials become exposed, ALL FURTHER ACTIVITY SHOULD IMMEDIATELY CEASE AND THE ASBESTOS FORM STATUS OF THE MATERIAL SHOULD BE DETERMINED BEFORE PROCEEDING.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003

CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
245 Washington Avenue
Miami Beach, Florida

PROJECT #:2003-1321

SAMPLE I.D. #	2003-1322-1	2003-1322-2	2003-1322-3
ADDITIONAL I.D. DATA	Concrete	Wallboard/Joint Compound	Wallboard/Joint Compound
BULK SAMPLE	Concrete	Drywall	Drywall
SAMPLE COLOR	White	Tan/White	Tan/White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTOTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %		1-2	1-2
CELLULOSE %		35-45	35-45
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-4	2003-1322-5	2003-1322-6
ADDITIONAL I.D. DATA	Plaster	Plaster	Plaster
BULK SAMPLE	Plaster	Plaster	Plaster
SAMPLE COLOR	White	White	White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			
CELLULOSE %	3-5	3-5	3-5
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-7	2003-1322-8	2003-1322-9
ADDITIONAL I.D. DATA	Boiler Insulation	Plaster	Plaster
BULK SAMPLE	Insulation	Plaster	Plaster
SAMPLE COLOR	White	White	White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	Yes	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	Yes	None Detected	None Detected
CHRYSTOLE %	45-55		
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			
CELLULOSE %		4-5	4-5
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-10	2003-1322-11	2003-1322-12
ADDITIONAL I.D. DATA	Roof Material	Roof Material	Roof Material
BULK SAMPLE	Field Membrane	Field Membrane	Flashing
SAMPLE COLOR	Black	Black	Black
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	Yes	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	Yes
CHRYSTILE %			10-15
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %	10-15	10-15	10-15
CELLULOSE %	35-45	35-45	25-35
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003

CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
245 Washington Avenue
Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-13	2003-1322-14	2003-1322-15
ADDITIONAL I.D. DATA	Concrete	Wallboard/Joint Compound	Wallboard/Joint Compound
BULK SAMPLE	Concrete	Drywall	Drywall
SAMPLE COLOR	White	Tan/White	Tan/White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTOTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %		1-2	1-2
CELLULOSE %		35-45	35-45
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-16	2003-1322-17	2003-1322-18
ADDITIONAL I.D. DATA	Plaster	Plaster	Plaster
BULK SAMPLE	Plaster	Plaster	Plaster
SAMPLE COLOR	White	White	White
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			
CELLULOSE %	3-5	3-5	3-5
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-19	2003-1322-20	2003-1322-21
ADDITIONAL I.D. DATA	Plaster	Plaster	Roof Material
BULK SAMPLE	Plaster	Plaster	Field Membrane
SAMPLE COLOR	White	White	Black
IS MAT'L HOMOGENEOUS	No	No	No
IS SAMPLE LAYERED	Yes	Yes	Yes
IS SAMPLE FRIABLE	No	No	No
IS SAMPLE FIBROUS	Yes	Yes	Yes

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	None Detected	None Detected
CHRYSTOTILE %			
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %			10-15
CELLULOSE %	5-7	5-7	35-45
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	Binders Not Analyzed
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

Analyzed by: Alexander Front, I.H.

REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

DATE: December 1, 2003
CLIENT NAME: CITY OF MIAMI BEACH BUILDING DEPARTMENT

PROJECT NAME: Commercial Building
 245 Washington Avenue
 Miami Beach, Florida

PROJECT #: 2003-1321

SAMPLE I.D. #	2003-1322-22	2003-1322-23	
ADDITIONAL I.D. DATA	Roof Material	Roof Material	
BULK SAMPLE	Field Membrane	Flashing	
SAMPLE COLOR	Black	Black	
IS MAT'L HOMOGENEOUS	No	No	
IS SAMPLE LAYERED	Yes	Yes	
IS SAMPLE FRIABLE	No	No	
IS SAMPLE FIBROUS	Yes	Yes	

ASBESTOS CONTENT

IS ASBESTOS PRESENT	None Detected	Yes	
CHRYSTILE %		10-15	
AMOSITE %			
CHROCIDOLITE %			
OTHER - SPECIFY %			

OTHER FIBROUS MATERIAL PRESENT

FIBROUS GLASS %	10-15	10-15	
CELLULOSE %	35-45	25-35	
SYNTHETICS %			
OTHER - SPECIFY %			

OTHER NON-FIBROUS MATERIALS PRESENT

MAJOR COMPONENT	Binders Not Analyzed	Binders Not Analyzed	
% OF TOTAL SAMPLE			
REMARKS:			

The sample components are identified by polarized light microscopy coupled with dispersion staining methods. Percentages are estimated by visual means.

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PERMIT #	COMP. TYP	SUB. TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	FREET. N. DIRT	TREET. NAM	PARCEL NO.
BA905557	AUTOPRO J	OTH	04-May-90	30-Jan-90	14-Feb-90	CLOSED	GARBAGE AND DIRT ON ROOF	251	WASHING TON AV	42030031090
BA910018	AUTOPRO J	DMO	03-Jul-89		15-Jan-91	CLOSED	DEMO UNSAFE STRUCTURE	251	WASHING TON AV	42030031090
BA913280	AUTOPRO J	OTH	05-Oct-89	11-Oct-89	11-Oct-89	CLOSED	GARBAGE - TRASH ON ROOF IN REAR	251	WASHING TON AV	42030031090
BA913558	AUTOPRO J	OTH	15-Oct-89	23-Oct-89	23-Oct-89	CLOSED	VACANT - TRASH - GARBAGE OF ALL KINDS	251	WASHING TON AV	42030031090
BA914243	AUTOPRO J	OTH	30-Oct-89	15-Nov-89	15-Nov-89	CLOSED	PM - GARBAGE & JUNK ON ROOF	251	WASHING TON AV	42030031090
BC930548	BCOMPL	OTH	02-Sep-93			CLOSED	BLDG FENCE W/O PERMIT/INCL 259 WASH AV	251	WASHING TON AV	42030031090
BMS0402052	BMISC	RESEARCH	18-Mar-04			CLOSED	RESEARCH	251	WASHING TON AV	42030031090
BMS0404715	BMISC	RESEARCH	21-Sep-04			CLOSED	RESEARCH	251	WASHING TON AV	42030031090
BMS0701008	BMISC	RESEARCH	05-Jan-07			CLOSED	RESEARCH	251	WASHING TON AV	42030031090
BMS92302	BMISC	OTH	17-May-99	17-May-99		CLOSED	MICROFILM	251	WASHING TON AV	42030031090
BS193011	BSECLIN	OTH	14-Jan-93	21-Jun-89	01-Feb-94	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251	WASHING TON AV	42030031090
BS193012	BSECLIN	OTH	14-Jan-93	12-Oct-88	01-Feb-94	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251	WASHING TON AV	42030031090
BS193013	BSECLIN	OTH	14-Jan-93	26-Oct-88	01-Feb-94	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251	WASHING TON AV	42030031090
BS193014	BSECLIN	OTH	14-Jan-93	31-Oct-88	01-Feb-94	CLOSED	BLDG DEPT LIEN FOR SECURING PROPERTY	251	WASHING TON AV	42030031090
BD890055	DEMO	DMO	03-Jul-89	22-Sep-89	15-Jan-91	CLOSED	DEMO UNSAFE STRUCTURE	251	WASHING TON AV	42030031090
BD900010	DEMO	DMO	06-Mar-90	19-Jul-90	15-Jan-91	CLOSED	TOTAL DEMO OF REAR BUILDING POWD316-74	251	WASHING TON AV	42030031090

Owner
MRS. LINA PASCAL

rear of Lot 15 Block 8

Subdivision OCEAN BEACH

Permit No. 39569

Cost \$ 19,000.....

Address 251 Washington Avenue (rear)

1100

General Contractor Val Sokoloff
Architect Leonard Glasser

Bond No. none
Engineer

Zoning Regulations: Use

BB Area 19

Lot Size 50 X 130

Building Size: Front

30' Depth 58'

Height 12' Stories 1

Certificate of Occupancy No.

Use APARTMENT HOUSE- 4 UNITS- 1 bedroom & 1 bath each unit

Type of Construction #2 CBS

Foundation Spread Footing 12 x 24

Roof Flat

PLUMBING Contractor # 34003

M. H. Robertson

Sewer Connection

Water Closets 4

Swimming Pool Traps

Down Spouts

Lavatories 4

Steam or Hot Water Boilers

Wells

Bath Tubs 4

ROUGH APPROVAL E. Cox, 10-9-52

Showers

FINAL APPROVAL OK, E. Cox, 1-5-53

Urinals

GAS Contractor

METRO ORD. # 75-34

Sinks 4

Dish Washing Machine

RECEIVED

Laundry Trays

Elec. Gas Water Heaters 4

Gas Vents for Stove

Laundry Washing Machines

Gas Space Heaters 4

GAS Rough APPROVAL L. Rothman, 11-14-52

Drinking Fountains

Gas Refrigerators

GAS FINAL APPROVAL OK, E. Cox, 12-31-52

Floor Drains

Gas Steam Tables

Grease Traps

Gas Broilers

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #37989

Kenny Electric Co: Date Nov. 6, 1952

Switches 28

Ranges

Temporary Service

OUTLETS

Lights 28

Irons 4

Neon Transformers

Receptacles 32

Refrigerators 4

Sign Outlets

Fans

Motors

Meter Change

HEATERS

Water 4

Appliances

Centers of Distributions 8

Space 4

Service 1,

Violations

FIXTURES 28

Electrical Contractor

Date

FINAL APPROVAL

H. Rosser

Date 12-29-52

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits:

Plumbing Permits:

Electrical Permits:

PALL MALL APARTMENTS

Owner LOUIS PALL

Mailing Address

Permit No. 10413

Lot 15 Block 8 Subdivision Ocean Beach No. 251 Street Washington A Date Oct. 12-1937

General Contractor Jess E. Marcoux

Address

Bond # 1716

Architect Edw. A. Nolan

Address N-C

Front 40' Depth 55' Height 2 Use Apartment house
Type of construction c/b/s/ Cost \$ 18,000.00 Foundation spread footing Roof flat

Plumbing Contractor Fixzit # 10503 Address Date Oct. 21-1937

No. fixtures 42 Rough approved by Gas OK JJ Farrey- Nov. 5-1937 Date

~~NO RECEPTACLES~~ GAS - 12 - Gas OK JJ Farrey- Nov. 10-1937

Plumbing Contractor

Address

Date

No. fixtures set

Final approved by

Date

Sewer connection - 1 --

Septic tank

Make

Date

Electrical Contractor Harold E Dare # 9814

Address

Date Nov. 8-1937

No. outlets 40 Heaters

Stoves Motors

Fans Temporary service

10-receptacles-

Refrigerators 4

Date

Rough approved by

Electrical Contractor Harold E. Dare # 10218

Address

Date Dec. 20-1937

No. fixtures set 49

Final approved by

H. C. Inman

Date

Date of service December 28th-1937

Alterations or repairs 1938. Painting - Fein, painter

\$ 190. Apr. 4, 1945

BUILDING PERMIT # 27025 Awning- no uprights on City property-

\$ 100. April 16, 1948

BUILDING PERMIT # 30359 Remodeling - changing four apartment units into eight units -(8)- No outside

work: Each apartment unit must contain at least 400 sq. ft. - Joseph

J. Foos, contractor

\$ 3,000. July 18, 1949

OVER

BUILDING PERMIT # 32366 Four new kitchen windows - no plans- Owner, day labor
33192 Painting, outside - Owner
#44839 by owner, day labor: Installing new windows:

\$ 400....April 24, 1950
\$ 100....July 27, 1950
\$ 500: June 7, 1954

#60978 The Cornell Co. of Fla: Reroof 24 1/2 squares - \$1082.00 - Jan. 7, 1960
#75620 Cornell Roofing Co.: Reroof - \$415 - 1/10/66
#75671 Carruth Roofing Co., Inc.: Reroof - \$600 - 1/19/66
#75691 Adams & Beagle Roofing Co., Inc.: Reroof rear 1-story apt. - \$550 - 1/24/66
#85144 - Orkin Exterminating - Tent Fumigation \$758.00 9/26/70

#26480 1/31/85 owner water blast, seal and apint \$1,500.

PLUMBING PERMIT # 28522 J.B. Forbes - 4 sinks, August 1, 1949
38039 Dixie Bell Oil Company: one hot water booster May 7, 1956
#47079 G J. Pitsch, 1 Gas Water Heater 2/20/69

#20898 9/17/81 Palmotto Roof - reroof 17 sq \$3,200.

#62244 9/9/85 Vega & Son Plumbing 1 replace gas range, repair gas piping

ELECTRICAL PERMIT # 29213 Baird Electric: 8 switch outlets, 4 receptacles - July 25, 1949 7/26/49 OK-Meginniss
29246 Baird Electric: 8 Light outlets, 2 Receptacles, 8 Fixtures, 1 Refrigerator,
1 iron, August 1, 1949
47367 Astor Electric: one receptacle May 4, 1956 OK, Fidler 5/9/1956
251 Washington

BUILDING PERMITS: #BD890055 - 9-22-89 - Juelle Inc. - Demo Unsafe Structure - \$7,000.00

21

#14877-Gordon Roofing-Re-roof 35 sqs-\$2000-4-10-79

#21848 3/22/82 Levv Gray Roof - re-roof \$4,900.

ELECTRICAL PERMITS: #79578 7/27/84 Victoria Elect - 20 light outlets, 20 fixtures, 1 repair

MECCA APARTMENTS *
Owner M. STEINHARDT

O. Engelsberg
Mailing Address

Permit No. 9233

Subdivision O.B.
1099

No. 245 Street Washington Av Date Nov. 30-1936

Lot 14 Block 8
General Contractor A. Kaplan
Architect B. Kingston Hall

Front 39-10 Depth 129-9 Height
Type of construction c-b-s- Cost \$ 20,000.00
Foundation Spread footing Roof Flat rooms
Use Apartment house 8 units & 3 hotel

Plumbing Contractor Fixzit # 9658 Address Date Dec. 3-1936
No. fixtures 82 Rough approved by gas ok JJ Farrey- June 1937 Date
No. Receptacles
Plumbing Contractor People's Gas Co. #10144 Address Date June 14-1937
No. fixtures set 1 gas stove - 9 gas heater Final approved by Date
Sewer connection -- 1 -- Septic tank Make Date

Electrical Contractor Goddard # 7910 Address Date Dec. 18-1936
No. outlets 54 Heaters Stoves Motors Fans Temporary service
Rough approved by Receptacles 55 Refrigerators 8 Date
Electrical Contractor Goddard # 8137 Address Date Jan. 12-1937
No. fixtures set 92 Final approved by H. C. Inman Date
Date of service Jan. 13- 1937

Alterations or repairs # 12186- Alteration for Boiler room \$ 500.00- Date Jan 18-1939
Giller Contracting Company
Building Permit # 12196- 1 Oil Burner & tank (275 gals) Merritt Oil Burner Mfg. Co. \$170-Jan. 23-1939
34920 Painting - Owner \$ 200.... Jan. 19, 1951
35609 Roof repairs - Guaranty Roofing Co. Inc. \$ 82.....April 18, 1951
37871 Roofing - Pearce Nu-Roof Coating Co. Inc. \$ 840.... Jan. 21, 1952