



October 29<sup>th</sup>, 2020

To Whom It May Concern

We were hired to submit a technical opinion in reference to a drawing delivered to us by Mr. Ray Dubrota from South Tower Owners Association.

Our opinion is based on the information observed in a drawing dated 02-28-2017 and identified as "C2-4 Paving-Grading-Drainage/Utility Plan" for the work "Flamingo renovation Phase 2" at the following address; 1420 Bay Road, Miami Beach Florida 33139.

This opinion is in reference to a concern presented by the client related to a flooding problem in the south west end of the south tower of the property and the accumulation after heavy rains, of debris and dog excrement in the covered porch in front of commercial units and residential lanais existing in this area.

As we analyzed the drawing, we can conclude that the elevations of the ground for the central patio to be renovated cause the runoff water from the center of the patio to be conducted to the sides where the buildings are located, and specially to the south west area where the covered hallway, commercial and residential units in reference are. This issue causes all the flooding of the properties located in that section of the building and the deposit of the debris from the dog park located besides in the affected area.

Cordially,

**RN ENGINEERING**  
**Rolando Nigaglioni, P. E.**

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