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March 10, 2017

Mr. Javier Ardid
Komar Investments, Inc.
848 Brickell Ave.
Miami, FL 33131

re: Water Leak and Emergency Ceiling Demolition at 161 Ocean Drive Starbucks Space

Javier,

As you know from our prior correspondence dating back to October 2016 –

While we were performing renovations at 161 Ocean Drive, an unexpected water leak at the roof of the building formed and infiltrated the Starbucks space. The water worked its way into the ceiling drywall and started a delamination process in which the ceiling started to come apart and fall into the space below. The ceiling, which was thought to be historic plaster, turned out to be ordinary drywall panels screwed to wood joists. And the crown molding, also thought to be historic plaster, was architectural Styrofoam glued onto drywall panels. As this condition grew worse and for safety reasons we removed the ceiling drywall. Attached are images illustrating the ceiling damage caused by the leak within the interior of the Starbucks space.

For reference, please find the attached 4 images of the area.

Should you need any additional information please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian D. Nisula", with a stylized flourish at the end.

Brian D. Nisula, Qualifier
Spacio Design Build
CGC#1521731



