



DOVE ENVIRONMENTAL CORPORATION
8910 MIRAMAR PARKWAY, SUITE 200, MIRAMAR, FL 33025
Tel: (954)374-9274 /Fax: (954) 639-7426

E-MAIL: dovelabs@dove.comcastbiz.net

WEB ADDRESS: dovelabs.net



EMLAP #102988

Page: 1 of 5

CLIENT: DYNATECH ENGINEERING CORP
 ADDRESS: 750 WEST 84 STREET
 HIALEAH, FL
 TEL/FAX: 305-828-7499/305-828-9598
 PROJECT: INFINITY REAL ESTATE LLC
 PROJECT LOC.: 506 ESPANOLA WAY, MIAMI BEACH
 Microscope Magnification used: 600X

DATE RECEIVED: 03/10/2017
 DATE ISSUED: 03/13/2017
 REPORT ID: IAQ-DEC-171310001.1A
 PROJECT NO.: N/A
 SAMPLER(S): NICKALI P. BOODOOSINGH

ITEM/SAMPLE #:	1			2			3			4		
DESCRIPTION:	ROOM 504 2ND FLOOR			WEST SIDE CORRIDOR 2ND FLOOR			NORTH SIDE CORRIDOR 2ND FLOOR			S.E SIDE CORRIDOR 2ND FLOOR		
FLOW RATE (L)	15			15			15			15		
TIME (min.)	10			10			10			10		
MINIMUM REPORTING LIMIT (cts/m ³)*	7			7			7			7		
AIR VOLUME (m ³)	0.150			0.150			0.150			0.150		
FUNGI:	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%
Alternaria												
Arthrinnium												
Ascospores												
Basidiospores												
Bipolaris/Drechslera/ Helminthosporium												
Cercospora-like												
Chaetomium												
Cladosporium												
Coprinus												
Curvularia												
Epicoccum												
Ganoderma												
Memnoniella												
Myxomycetes/Smuts/Periconia												
Nigrospora												
Penicillium/Aspergillus	23	153	100	18	120	100	8	53	100	9	60	100
Pestalotiopsis												
Pithomyces												
Spegazzinia												
Stachybotrys												
Ulocladium												
Hyphal fragments												
TOTAL	23	153	100	18	120	100	8	53	100	9	60	100
**Background Debris	4			4			4			4		

*MRL (Minimum Reporting Limit) may vary with flow rate, exposure time and the microscopic fields observed for particle count at a defined magnification. Please note the MRL is actually a decimal number rounded up to the next whole number.

Impaction Sampling Device = Spores/m³ = Counts per cubic meter of air. Percentage (%) of each group of fungi in total population is rounded to one significant digit. Samples were received in acceptable condition unless otherwise noted. N/A = Not Applicable

Background Debris: Indicates the overall particulate matter present in the air and the resulting visibility for the analyst. It is rated from 1+(low) to 4+(high). Counts from areas 4+ background debris should be regarded as minimal counts and may be higher then reported.

*Dove Environmental is an AIHA-LAC, LLC accredited laboratory for Direct Air Examination (spore trap) only.

*Blank raw count field indicates the corresponding fungus was not detected.

**The results are below the detection method limit.

*The results apply only to the items tested.

(The method used in this analysis have been validated and is fixed for the method intended)

Results have not been adjusted for field or laboratory blank unless otherwise noted.

R "Version" indicated after The Lab ID# indicates a sample with amended data.

P "Version" indicated after the Lab ID# indicates a Preliminary report.

Rajendranath Ramnath

Rajendranath Ramnath, Ph.D.
 Laboratory Director

Spore Trap Form Rev.2 10282015

Diana Sauri
 Diana Sauri
 IAQ Technical Manager



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 TEL/FAX: 305-828-7499/305-828-9598
 PROJECT: INFINITY REAL ESTATE LLC
 PROJECT LOC.: 506 ESPANOLA WAY, MIAMI BEACH
 Microscope Magnification used: 600X

DATE RECEIVED: 03/10/2017
 DATE ISSUED: 03/13/2017
 REPORT ID: IAQ-DEC-171310001.2A

PROJECT NO.: N/A
 SAMPLER(S): NICKALI P. BOODOOSINGH

ITEM/SAMPLE #:	5			6			7			8		
DESCRIPTION:	ROOM 527 2ND FLOOR			2ND LEVEL STAIN			ROOM 553 3RD FLOOR			NORTH SIDE CORRIDOR 3RD FLOOR		
FLOW RATE (L)	15			15			15			15		
TIME (min.)	10			10			10			10		
MINIMUM REPORTING LIMIT (cts/m ³)*	7			7			7			7		
AIR VOLUME (m ³)	0.150			0.150			0.150			0.150		
FUNGI:	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%
Alternaria												
Arthrinium												
Ascospores												
Basidiospores												
Bipolaris/Drechslera/ Helminthosporium												
Cercospora-like												
Chaetomium												
Cladosporium												
Coprinus												
Curvularia												
Epicoccum				1	7	9						
Ganoderma												
Memnoniella												
Myxomycetes/Smuts/Periconia				1	7	9						
Nigrospora												
Penicillium/Aspergillus	5	33	83	9	60	82	10	67	100	15	100	100
Pestalotiopsis												
Pithomyces												
Spegazzinia												
Stachybotrys												
Ulocladium												
Hyphal fragments	1	7	17									
TOTAL	6	40	100	11	74	100	10	67	100	15	100	100
**Background Debris	3			3			4			3		

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Diana Sauri

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 PROJECT: INFINITY REAL ESTATE LLC
 PROJECT LOC.: 506 ESPANOLA WAY, MIAMI BEACH
 Microscope Magnification used: 600X

DATE RECEIVED: 03/10/2017
 DATE ISSUED: 03/13/2017
 REPORT ID: IAQ-DEC-171310001.3A

PROJECT NO.: N/A
 SAMPLER(S): NICKALI P. BOODOOSINGH

ITEM/SAMPLE #:	9			10			11			12		
DESCRIPTION:	S. SIDE CORRIDOR 3RD FLOOR			E. SIDE CORRIDOR 3RD FLOOR			ROOM 558 3RD FLOOR			3RD LEVEL STAIRS		
FLOW RATE (L)	15			15			15			15		
TIME (min.)	10			10			10			10		
MINIMUM REPORTING LIMIT (cts/m ³)*	7			7			7			7		
AIR VOLUME (m ³)	0.150			0.150			0.150			0.150		
FUNGI:	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%
Alternaria												
Arthrinium												
Ascospores												
Basidiospores												
Bipolaris/Drechslera/ Helminthosporium												
Cercospora-like												
Chaetomium												
Cladosporium												
Coprinus												
Curvularia												
Epicoccum												
Ganoderma												
Memnoniella												
Myxomycetes/Smuts/Periconia												
Nigrospora												
Penicillium/Aspergillus	28	187	100	6	40	100	9	60	100	20	133	100
Pestalotiopsis												
Pithomyces												
Spegazzinia												
Stachybotrys												
Ulocladium												
Hyphal fragments												
TOTAL	28	187	100	6	40	100	9	60	100	20	133	100
**Background Debris	4			4			3			3		

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Spore Trap Form Rev.2 10282015

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SPORE TRAP ANALYSIS (Analytical Method MB-017)

Page: 4 of 5

CLIENT: DYNATECH ENGINEERING CORP
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 PROJECT LOC.: 506 ESPANOLA WAY, MIAMI BEACH
 Microscope Magnification used: 600X

DATE RECEIVED: 03/10/2017
 DATE ISSUED: 03/13/2017
 REPORT ID: IAQ-DEC-171310001.4A

PROJECT NO.: N/A
 SAMPLER(S): NICKALI P. BOODOOSINGH

ITEM/SAMPLE #:	13			14			15			16		
DESCRIPTION:	LOBBY 1ST FLOOR N. SIDE			LOBBY 1ST FLOOR S. SIDE			EXTERIOR S. SIDE OF BUILDING			EXTERIOR N. SIDE OF BUILDING		
FLOW RATE (L)	15			15			15			15		
TIME (min.)	10			10			10			10		
MINIMUM REPORTING LIMIT (cts/m ³)*	7			7			7			7		
AIR VOLUME (m ³)	0.150			0.150			0.150			0.150		
FUNGI:	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%	raw ct.	cts/m ³	%
Alternaria												
Arthrinium												
Ascospores												
Basidiospores										11	73	27
Bipolaris/Drechslera/ Helminthosporium							3	20	11			
Cercospora-like												
Chaetomium												
Cladosporium				4	27	29	10	67	37			
Coprinus												
Curvularia												
Epicoccum										1	7	2
Ganoderma												
Memnoniella										1	7	2
Myxomycetes/Smuts/Periconia							2	13	7			
Nigrospora										2	13	5
Penicillium/Aspergillus	8	53	100	10	67	71	12	80	45	1	7	2
Pestalotiopsis										23	153	57
Pithomyces												
Spegazzinia												
Stachybotrys												
Ulocladium												
Hyphal fragments												
TOTAL	8	53	100	14	94	100	27	180	100	2	13	5
**Background Debris	3			3			4			3		

*MRL (Minimum Reporting Limit) may vary with flow rate, exposure time and the microscopic fields observed for particle count at a defined magnification. Please note the MRL is actually a decimal number rounded up to the next whole number.

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Page: 5 of 5

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ADDRESS: 750 WEST 84 STREET
CITY/STATE: HIALEAH, FL

DATE RECEIVED: 03/10/2017
DATE ISSUED: 03/13/2017
REPORT ID: IAQ-DEC-170310001.1T

PROJECT: INFINITY REAL ESTATE LLC
LOCATION: 506 ESPANOLA WAY, MIAMI BEACH

PROJECT #: N/A
SAMPLER(S): NICKALI P. BOODOOSINGH

**DIRECT MICROSCOPIC EXAMINATION REPORT FOR BULK, CARPET CHECK, SWAB
AND TAPE LIFT SAMPLES (Analytical Method MB-003)**

Sample ID	Location	Mold Spore Types	* Categories
TL-1	ROOM 504 BATHROOM CEILING	<i>Cladosporium</i>	Massive
		<i>Aspergillus/Penicillium</i>	A few
TL-2	2 ND LEVEL CORRIDOR A/C UNIT	<i>Aspergillus/Penicillium</i>	Massive
		<i>Chaetomium</i>	A few

*Dove Environmental is an AIHA-LAC, LLC accredited laboratory for Direct Air Examination (spore trap) only.

* "Categories" column indicates the amount of fungal structures observed for each category. The following adjectives are used to describe various categories of growth:

- **Massive:** fungal structures cover the entire sample or viewing area in more than one layer.
- **Numerous:** one layer of fungal structures cover the entire sample or view area.
- **Many:** fungal structures cover 40% to near 75% of the viewing area.
- **Moderate:** fungal structures covers $\geq 16\%$ to near 39 % of the viewing area.
- **A few:** fungal structures are consistently detectable and countable, and cover up to 7 to 15% of the view area.
- **A trace:** fungal structures are detectable when carefully examined by one but may be missed by another analyst. ($\leq 6\%$).
- **None detected:** no obvious fungal structures were observed.
- **N/A:** not applicable.

* Also, we report the cases when mold spores are seen in association with **conidiophores and/or hyphae**. In these cases fungal contamination and growth are suggested.

Minimum Reporting Limit (MRL) not applicable.

Samples were received in **acceptable condition** unless otherwise noted.

Rajendranath Ramnath

Rajendranath Ramnath, Ph.D.
Laboratory Director

Diana Sauri
AQ Technical Manager

Dove Environmental Corporation

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(Phone) / 954-374-9274 (Fax) / 954-639-7426

Email: dovelabs@dove.comcastbiz.net Web Address: dovelabs.org



MOLD SAMPLES CHAIN OF CUSTODY

Company	DYNATECH ENGINEERING CORP.		
Address	750 W. 84th Street Hialeah FL		
Phone	305-527-9594	Fax	305-828-9598
E-mail	Nick@dynatechengineering.com		
Send Results via:	FAX OR E-MAIL (Please choose one & circle, otherwise results will be faxed.)		

Project Name	INFINITY REAL ESTATE LLC
Project Number	N/A
Project Location	506 ESPANOLA WAY MIAMI BEACH
Collection Date	March 10 th 2017
Sampler's Name	Nickeli P. Boedossingh

SAMPLE TYPE	1. AOC	2. TAPE	3. BULK	4. SWAB
	5. DUST	6. PLATE IMPACTOR	7. SETTLING PLATE	8. OTHER

Sample Information

Sample Number	AOC/BIO-TAPE Serial No. or Agar Lot No. & Exp. Date	Type	Flow Rate	Running Time	Volume/Area	Description Location
AOC-1		AOC	15 L	10 min	150 L/min	Room 504 2nd Floor
2						West Side Corridor 2nd Floor
3						North Side Corridor 2nd Floor
4						S-E Side Corridor 2nd Floor
5						Room 527 2nd Floor
6						2nd Level Stairs
7						Room 553 3rd Floor
8						North Side Corridor 3rd Floor

*TURN AROUND TIME:

1. AOC 3-8hrs	24hrs	48hrs	72hrs
2. TAPE (Direct) 3-8hrs	24hrs	48hrs	72hrs
3. BULK (Direct) 3-8hrs	24hrs	48hrs	72hrs
4. SWAB (Direct) 3-8hrs	24hrs	48hrs	72hrs

5. MICRO-5 (Direct) 3-8hrs	24hrs	48hrs	72hrs
6. CYCLEX-D (Direct) 3-8hrs	24hrs	48hrs	72hrs
7. PARTICULATES (Direct) 3-8hrs	24hrs	48hrs	72hrs
*ALL CULTURES (i.e.: Settle Plates, Cultured Bulk, Carpet Check, Dust, Particulate, & Swabs)			
5-10 DAYS TAT			

Date:

Date/Time: 3-10-17 4:50 PM

Dove Log In Batch #: 17724

Relinquished by: Nickeli P. Boedossingh

Received by: Nickeli P. Boedossingh

Condition of Sample: Accepted

Shipped by: Post-Office, Fed-Ex, Hand, Other.

Dove Environmental Corporation

8910 MIRAMAR PARKWAY, SUITE 200

MIRAMAR, FLORIDA 33025

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MOLD SAMPLES CHAIN OF CUSTODY

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Send Results via:	FAX OR E-MAIL (Please choose one & circle, otherwise results will be faxed.)			

Project Name	INFINITY REAL ESTATE LLC
Project Number	N/A
Project Location	906 ESPANOLA WAY MIAMI BEACH
Collection Date	March 10th 2017
Sampler's Name	Nick P. Boodeosingh

SAMPLE TYPE	1. AOC	2. TAPE	3. BULK	4. SWAB
	5. DUST	6. PLATE IMPACTOR	7. SETTLING PLATE	8. OTHER

Sample Information

Sample Number	AOC/BIO-TAPE Serial No. or Agar Lot No. & Exp. Date	Type	Flow Rate	Running Time	Volume/Area	Description Location
9		AOC	15 L	10 min	150 L/Min	S.W. Side Corridor 3rd Floor
10						E. Side Corridor 3rd Floor
11						Room 55B 3rd Floor
12						3rd Level Stairs
13						Lobby 1st Floor N. Side
14						Lobby 1st Floor S. Side
15						Exterior S. Side of Building
16						Exterior N. Side of Building

*TURN AROUND TIME:

1. AOC	3-8hrs	24hrs	48hrs	72hrs
2. TAPE (Direct)	3-8hrs	24hrs	48hrs	72hrs
3. BULK (Direct)	3-8hrs	24hrs	48hrs	72hrs
4. SWAB (Direct)	3-8hrs	24hrs	48hrs	72hrs

5. MICRO-5 (Direct) 3-8hrs 24hrs 48hrs 72hrs

6. CYCLEX-D (Direct) 3-8hrs 24hrs 48hrs 72hrs

7. PARTICULATES (Direct) 3-8hrs 24hrs 48hrs 72hrs

*ALL CULTURES (i.e.: Settle Plates, Cultured Bulk, Carpet Check, Dust, Particulate, & Swabs)

5-10 DAYS TAT

Date:

Date/Time: 3-16-17 4:50 PM

Dove Log In Batch #: 17724

Relinquished by: Nick P. Boodeosingh

Received by: Nick P. Boodeosingh

Condition of Sample: acceptable

Shipped by: Post-Office, Fed-Ex, Hand, Other.

Dove Environmental Corporation

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Send Results via:	FAX OR E-MAIL (Please choose one & circle, otherwise results will be faxed.)		

Project Name	INFINITY REAL ESTATE LLC
Project Number	N/A
Project Location	506 ESPANOLA WAY MIAMI BEACH
Collection Date	March 10th 2017
Sampler's Name	Nickel P. Boodeosingh

SAMPLE TYPE	1. AOC	2. TAPE	3. BULK	4. SWAB
	5. DUST	6. PLATE IMPACTOR	7. SETTLING PLATE	8. OTHER

Sample Information

Sample Number	AOC/BIO-TAPE Serial No. or Agar Lot No. & Exp. Date	Type	Flow Rate	Running Time	Volume/Area	Description Location
TK-1		TAPE	N/A	N/A	N/A	Room 504 Bathroom Ceiling
TK-2						2nd Level Corridor A/C Unit

*TURN AROUND TIME:

1. AOC	3-8hrs	24hrs	48hrs	72hrs
2. TAPE (Direct)	3-8hrs	24hrs	48hrs	72hrs
3. BULK (Direct)	3-8hrs	24hrs	48hrs	72hrs
4. SWAB (Direct)	3-8hrs	24hrs	48hrs	72hrs

5. MICRO-5 (Direct)	3-8hrs	24hrs	48hrs	72hrs
6. CYCLEX-D (Direct)	3-8hrs	24hrs	48hrs	72hrs
7. PARTICULATES (Direct)	3-8hrs	24hrs	48hrs	72hrs
*ALL CULTURES (i.e.: Settle Plates, Cultured Bulk, Carpet Check, Dust, Particulate, & Swabs)				
5-10 DAYS TAT				

Relinquished by: Nickel P. Boodeosingh Date: 3-10-17 4:50pm

Received by: Doan Date Time: 3-10-17 4:50pm

Condition of Sample: acceptable Dove Log In Batch #: 17724

Shipped by: Post-Office, Fed-Ex, Hand Other.

FIELD SAMPLING REPORT

DYNATECH ENGINEERING CORP.

MOLD-FIELD SAMPLING REPORT

750 West 84th Street, Hialeah, FL. 33014

Date : March 16, 2017
Client : INFINITY REAL ESTATE, LLC.
Project : Hotel Building @ 516 Espanola Way, Miami Beach, FL

Sample No.	Location	% Moisture	T°	RH	Surface Sample	Airborne Sample	Analysis TL	Analysis AO
01	Room #504 – Bathroom Ceiling	.2	76.5	63.2	Tape-Lift Bathroom Ceiling	Air-O-Cell	Massive Cladosporium	Elevated
02	2nd Floor Corridor NW Side	.4	74.9	64.7	N/A	Air-O-Cell	N/A	Elevated
03	2nd Floor Corridor N Side	.2	74.5	65.7	Tape-Lift-A/C Unit	Air-O-Cell	Massive Aspergillus/Penicillium	Normal
04	2nd Floor Corridor SE Side	.6	75.4	64.2	N/A	Air-O-Cell	N/A	Normal
05	Room #527	.2	75.1	65.2	N/A	Air-O-Cell	N/A	Normal
06	2nd Floor Stairs	.4	74.3	68.1	N/A	Air-O-Cell	N/A	Normal
07	Room 553	.4	75.1	62.9	N/A	Air-O-Cell	N/A	Normal
08	3rd Floor Corridor N Side	.2	75.9	61.2	N/A	Air-O-Cell	N/A	Elevated
09	3rd Floor Corridor W Side	.6	71.3	66.9	N/A	Air-O-Cell	N/A	Elevated
10	3rd Floor Corridor E Side	.2	73.1	63.1	N/A	Air-O-Cell	N/A	Normal
11	Room 558	.4	72.8	67.9	N/A	Air-O-Cell	N/A	Normal
12	3rd Floor Stairs	.4	77.4	65.8	N/A	Air-O-Cell	N/A	Elevated
13	Lobby N Side	.5	81.1	58.6	N/A	Air-O-Cell	N/A	Normal
14	Lobby S Side	.5	81.1	58.6	N/A	Air-O-Cell	N/A	Normal
15	Exterior S Side	N/A	82.6	53.1	N/A	Air-O-Cell	N/A	Control
16	Exterior N Side	N/A	82.6	53.1	N/A	Air-O-Cell	N/A	Control

According to ASHRAE 62.1-207, relative humidity should be maintained below 60% to prevent mold growth

T° = Temperature in F.

RH = Relative Humidity in %.

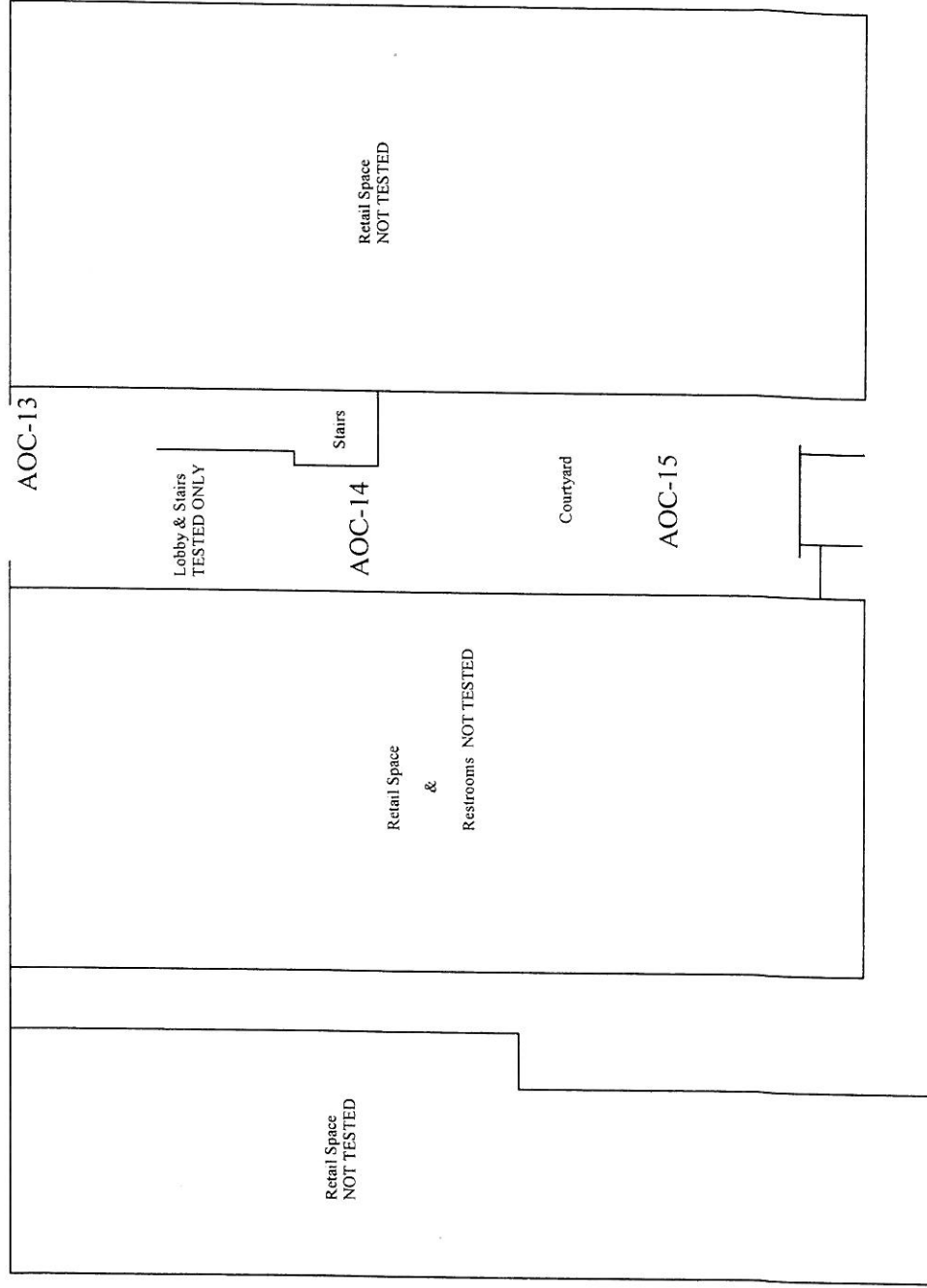
S.T = Surface Temperature in F.

Technician: PB & WN

SAMPLE LOCATION SKETCH

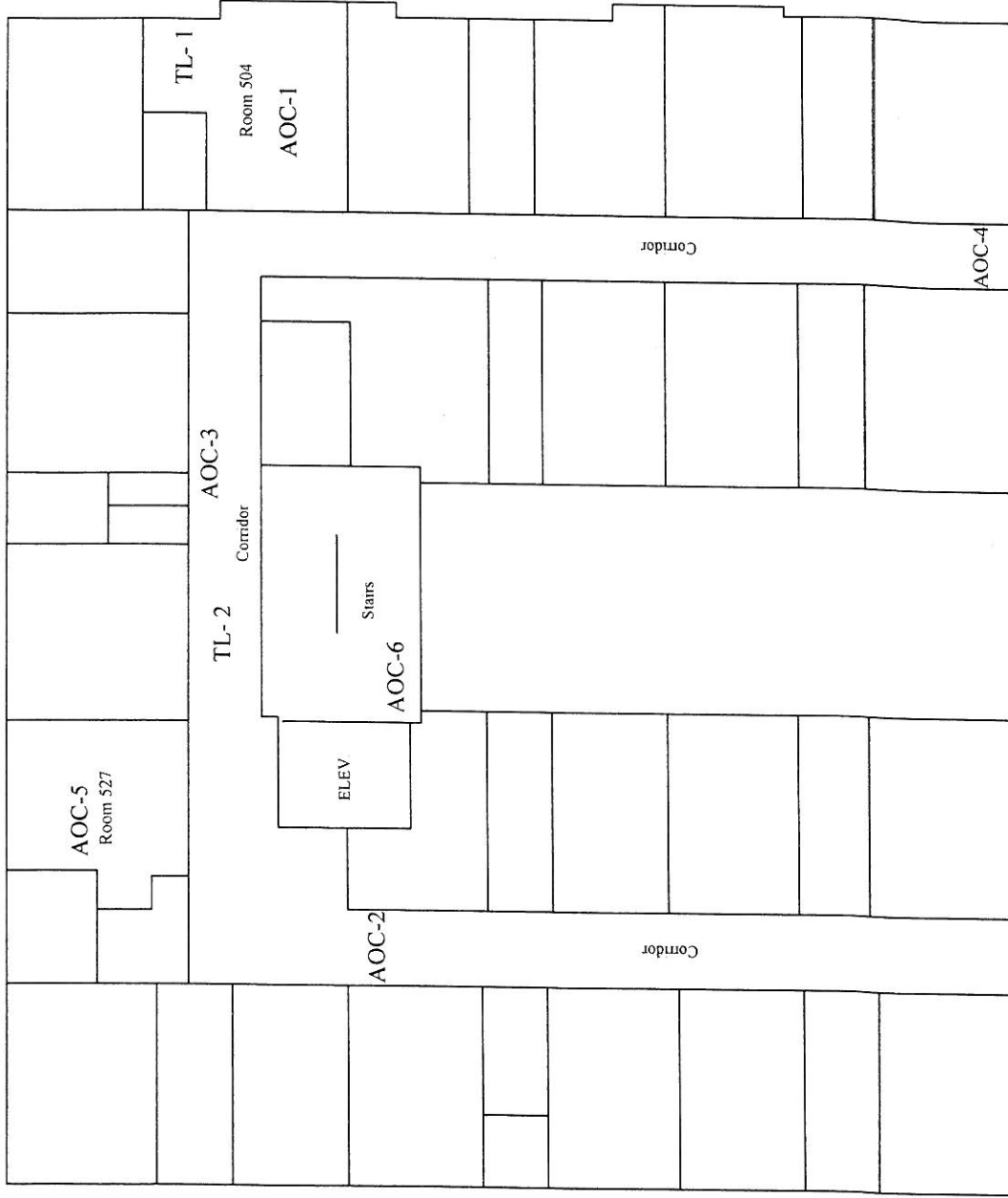


AOC-16



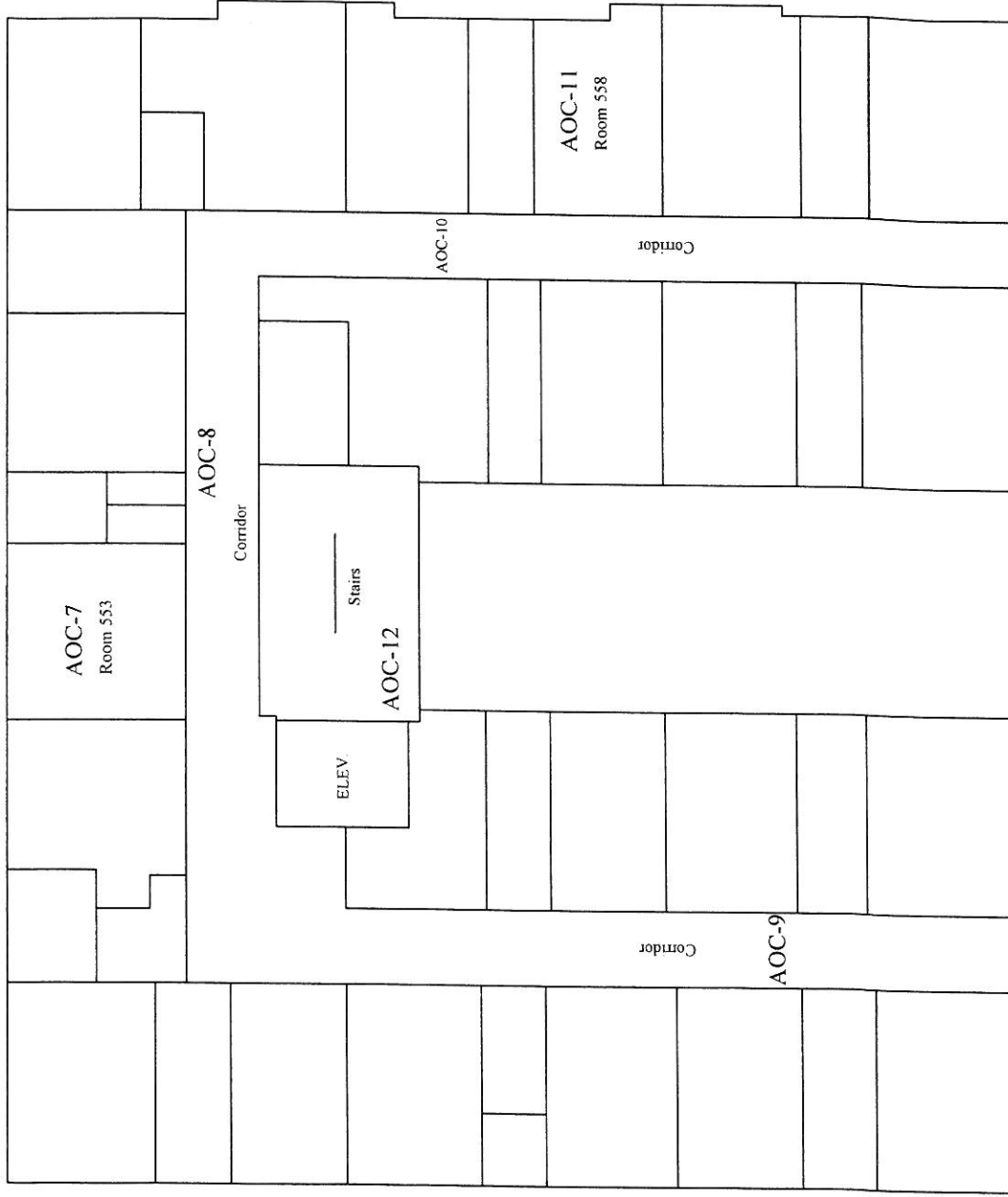
Lobby

DYNATECH ENGINEERING CORP.			
CLIENT:	INFINITY REAL ESTATE, LLC.	SCALE: NTS:	X
PROJECT:	Hotel Building 506 Española Way Miami Beach, FL	DATE:	03-18-2017



2nd Floor

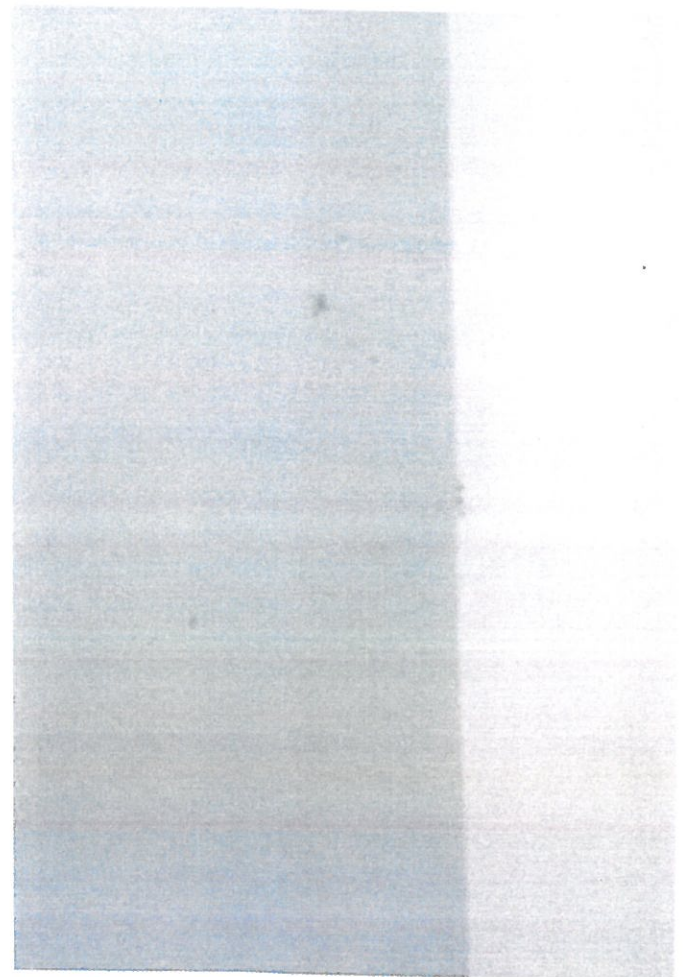
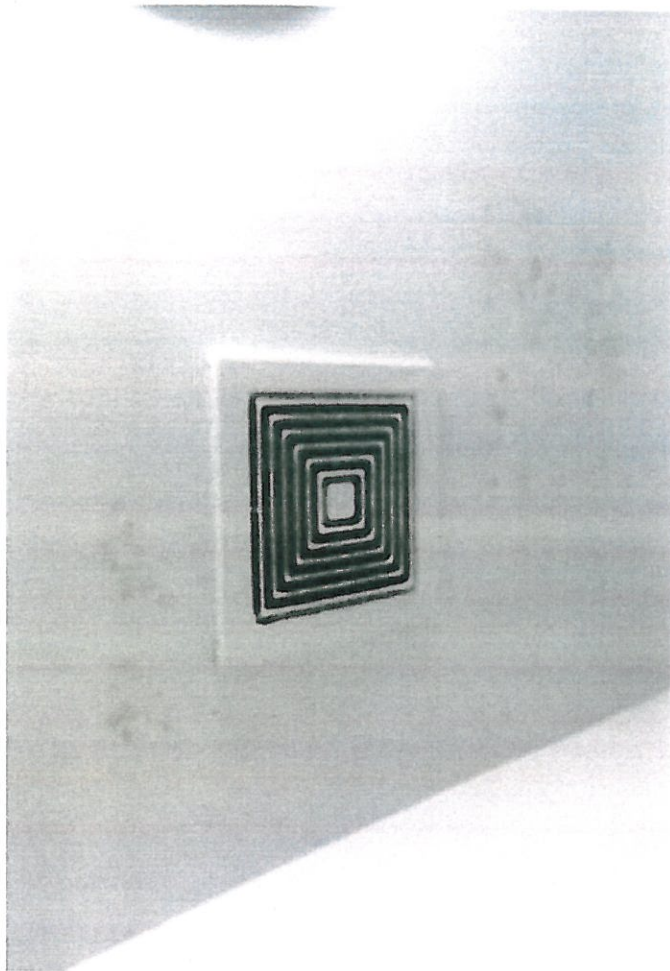
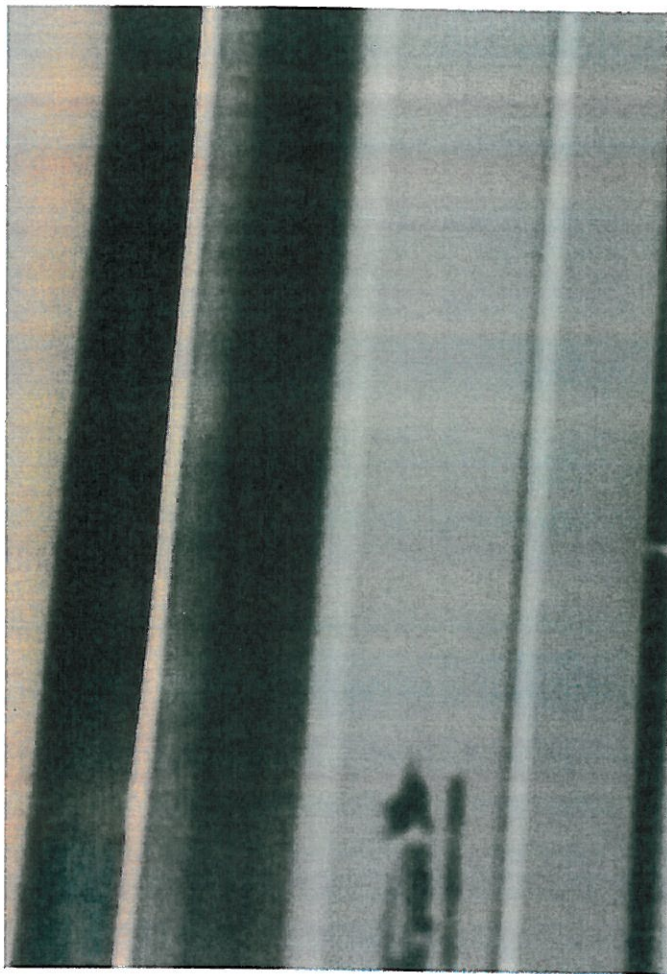
DYNATECH ENGINEERING CORP.			
CLIENT:	INFINITY REAL ESTATE, LLC.	SCALE:	NTS: X
PROJECT:	Hotel Building 506 Espanola Way Miami Beach, FL	DATE:	03-18-2017

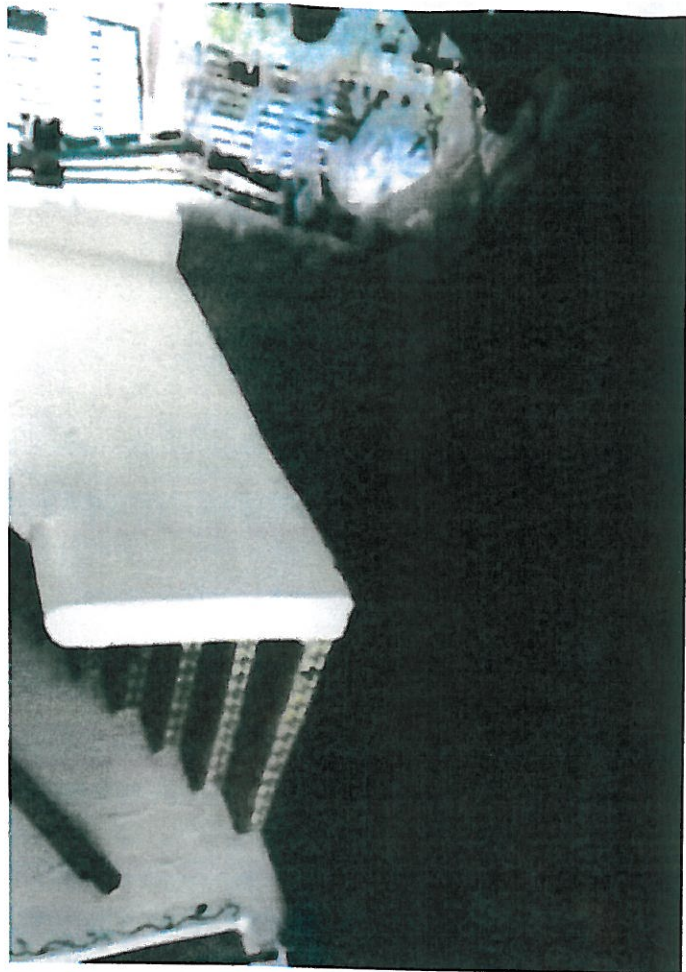


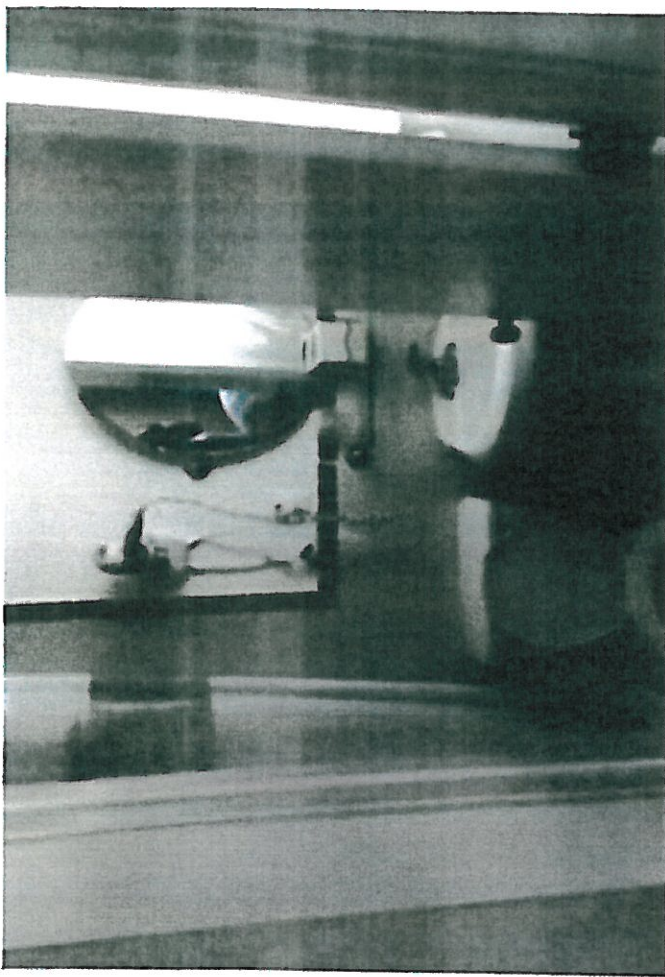
3rd Floor

DYNATECH ENGINEERING CORP.			
CLIENT:	INFINITY REAL ESTATE, LLC.	SCALE:	NIS. X
PROJECT:	Hotel Building 506 Espanola Way Miami Beach, FL	DATE:	03-18-2017

PHOTOGRAPHS







CERTIFICATIONS



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

NAAMANI, WISSAM SAAD
750 WEST 84 STREET
HIALEAH FL 33014

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

MRSA975

ISSUED: 06/09/2016

MOLD ASSESSOR
NAAMANI, WISSAM SAAD

IS CERTIFIED under the provisions of Ch. 468 FS.
Expiration date: JUL 31, 2018 L1606090001352

DETACH HERE

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
MOLD-RELATED SERVICES LICENSING PROGRAM

LICENSE NUMBER	
MRSA975	

The MOLD ASSESSOR
Named below IS CERTIFIED
Under the provisions of Chapter 468 FS.
Expiration date: JUL 31, 2018

NAAMANI, WISSAM SAAD
750 WEST 84 STREET
HIALEAH FL 33014



ISSUED: 06/09/2016

DISPLAY AS REQUIRED BY LAW

SEQ # L1606090001352



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

MOLD-RELATED SERVICES LICENSING PROGRAM
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

(850) 487-1395

BOODOOSINGH, PREMNATH
750 W 84TH STREET
HIALEAH FL 33014

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STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

MRSA1685

ISSUED: 07/31/2016

MOLD ASSESSOR
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IS CERTIFIED under the provisions of Ch. 468 FS.
Expiration date : JUL 31, 2018 L1607310003990

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KEN LAWSON, SECRETARY

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
MOLD-RELATED SERVICES LICENSING PROGRAM

LICENSE NUMBER	
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Expiration date: JUL 31, 2018

BOODOOSINGH, PREMNATH
750 W 84TH STREET
HIALEAH FL 33014



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