

## AFFIDAVIT OF MIGUEL BUBIS

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

BEFORE ME, the undersigned authority, duly authorized to administer and take oaths,  
personally appeared Miguel Bubis, who, being first duly deposited and sworn by me, stated as  
follows:

1. I am over the age of 18, have personal knowledge of all matters asserted in this Affidavit based upon my experience and involvement in the construction project of a new single family home at the property located at 1015 Stillwater Drive, Miami Beach, FL 33141 (the “Property”).

2. I am a manager of Emuna Construction LLC (“Emuna”) and have been a principal of Emuna for more than five years. I am a Florida Certified General Contractor, License No.: CGC1518646

3. I have authority to execute this Affidavit on behalf of Emuna.

4. At all times material hereto, Official Investments LLC (“Official”) was the owner of the Property.

5. Official engaged Emuna, as its general contractor, to construct a new single family home at the Property (the “Construction Project”).

6. Emuna believes that it has been wrongfully accused of building the first floor slab of the Property illegally for the reasons outlined in this Affidavit.

7. Emuna holds an active master permit (Permit No.: BR2307907) on the Construction Project. As the master permit holder, it has always been Emuna's intention to ensure that all work

1

on the slab received full approval and consent from the Miami Beach Building Department prior to its completion.

8. Due to logistical limitations on the site, it was necessary to form the first-floor slab and relocate the rebar to that location, as it was interfering with the garage slab pour at the front of the Property. The front area, where the garage slab is located, now serves as a staging area for materials for the Construction Project's subsequent phases. Prior to this mobilization, all materials and debris were positioned in front of the structure, obstructing our ability to continue work safely and efficiently.

9. As an added security measure and in alignment with best practices, Emuna hired an engineering firm to provide a full set of shoring drawings for the Construction Project. This set of drawings was approved and implemented as a proactive step to ensure the safety of workers, neighbors, and the overall site.

10. To maintain compliance and ensure transparency, Emuna intended to proceed with the first-floor slab concrete pouring only after completing the mandatory field inspection and securing approval for an Elevation Certificate at the top of the formboard. These steps would not be approved without the requisite drawings. Accordingly, Emuna always intended to construct in accordance with the building code and does not believe that it has acted outside of compliance.

11. Emuna is committed to upholding code requirements, ensuring the highest standards of quality and safety, and working cooperatively with the Miami Beach Building Department to address any outstanding concerns regarding the Construction Project.


A handwritten signature in black ink, consisting of a vertical line with a small hook at the bottom and a short horizontal stroke to the right.

FURTHER AFFIANT SAYETH NAUGHT.

By: \_\_\_\_\_

Miguel Bubis

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this \_\_\_\_ day of November, 2024, by Miguel Bubis, ☐ who is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

  
(Signature of Notary Public)

\_\_\_\_\_  
(Print, type or stamp Commissioned Name of Notary Public)

