



Youssef Hachem Consulting Engineering

August 15, 2024

Mr. Julio Bautista  
Vice President  
Cumming Group  
545 NW 26 Street Suite 610  
Miami, Florida 33127

Re: Seagull Hotel  
100 21<sup>st</sup> Street  
Miami Beach, FL

Dear Mr. Bautista:

We have inspected the Porte cochere at the above referenced property, the purpose of this inspection is to assess its condition which is in a dilapidated condition. It is our professional opinion that the porte cochere needs to be demolished. Please see attached pictures.

The porte cochere shows evidence of excessive deflection which only leads to more cracking and moisture intrusion in to the steel and slab. Moreover, if you recall, the concrete strength of the building when tested by Wingerter Laboratories on January 30, 2023 was 1500 PSI which is very undesirable.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Please feel free to contact us if we may be of further service to you.

Sincerely,

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Youssef Hachem, Ph.D., P.E.  
PE 43302



