

ULTIMAR II 1540 GULF BLVD. ITEMS IN NEED OF REPAIR

WALKTHROUGH #1 DATE: JULY 6TH, 2022

WALKTHROUGH #2 DATE: NOVEMBER 19TH 2022

WALKTHROUGH #3 DATE MAY 22ND, 2023

WALKTHROUGH #4 DATE NOVEMBER 2ND 2023

TIME: 7:00 PM.

ATTENDEES: KAREN LENNARD, & WALDO FERNANDEZ

REPORT DATE: NOVEMBER 2ND, 2023

Report Summary Page: by Karen Lennard 11/2/23

The following Exhibits have been addressed and repaired:

Exhibits B, C, D, E, G, H , K , L , M, N

THERE ARE STILL A FEW TROUBLE AREAS THAT NEED TO BE ADDRESSED:

EXHIBIT A- STILL SHOWING SIGNS OF LEAKAGE NEEDS REPAIR

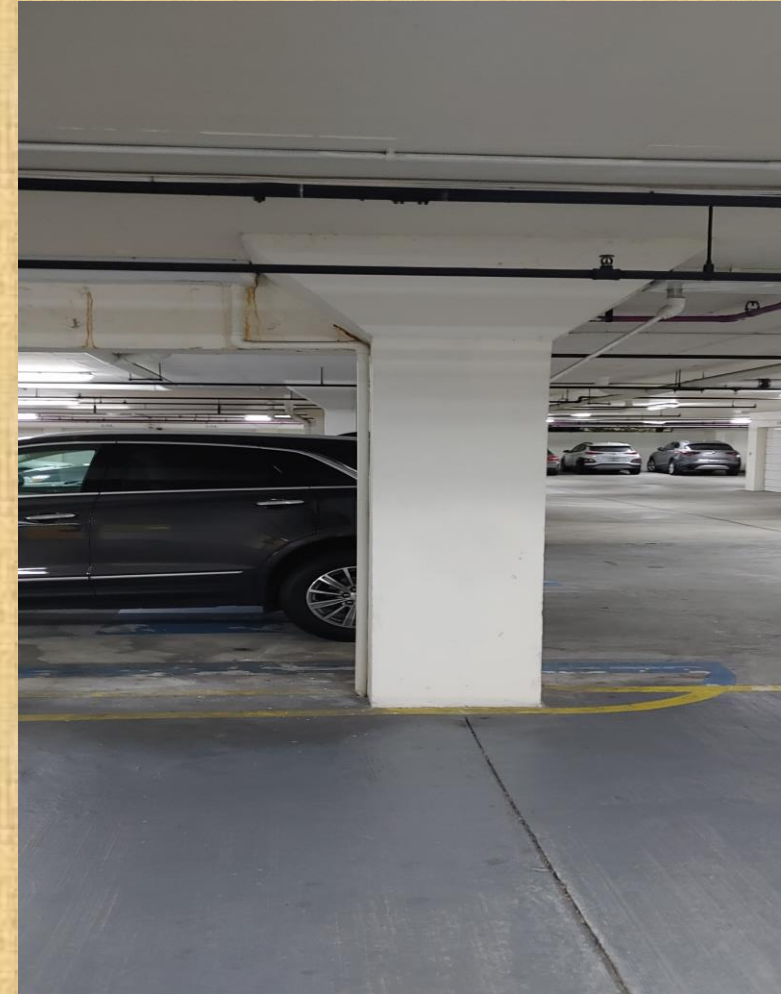
EXHIBIT F- STUCCO IS MISSING WITH EXPOSED REBAR NEEDS REPAIR

EXHIBIT J- SHOWING SIGNS OF MOISTURE NEEDS REPAIR

EXHIBIT O- THERE IS EVIDENCE OF LEAKS IN THE CEILING NEEDS REPAIR

EXHIBIT 'A' – PARKING GARAGE UPON EXITING LOWER LOBBY COLUMN RECENTLY REPAIRED BUT IS STILL LEAKING FROM ABOVE.

- 11/2/23 Picture



Date Reported: 7/6/22

Date reviewed: 11/2/22 & 5/22/23 & 11/2/23

Repair Status: Repaired but, still showing signs
of Leak **Needs Additional Work**

EXHIBIT 'A' – UPDATED PICTURE 11/2/23.

Updated Picture: 11/2/23



Date Reported: 7/6/22

Date reviewed: 11/2/22 & 5/22/23 & 11/2/23

Repair Status: Still showing signs of Leak

Needs Additional Work

Exhibit 'B' – PARKING Garage. Upon exiting the lower lobby Ultimar II Next to
Garage G62 Signs of leakage/water stains if corrected should be painted.



Date Reported: 7/6/22
Date reviewed: 11/2/22
Repair Status: **Closed Fixed**

EXHIBIT 'C' – NEXT TO SCOOTER PARKING POSSIBLE LEAK MISSING STUCCO



Date Reported: 7/6/22
Date reviewed: 11/2/22
Repair Status: **Fixed -Closed**

EXHIBIT 'D' – MISSING CONCRETE BOTTOM OF COLUMN.



Date Reported: 7/6/22
Date reviewed: 11/2/22 & 5/22/23,
11/2/23
Repair Status **Completed**
Concrete Repaired – and
Painted:

Exhibit 'E' – Water Leak Over Car by Bike Rack



Date Reported: 7/6/22
Date reviewed: 11/2/22 & 5/22/23
11/2/23
Repair Status: **Completed**
New Gutter Installed

Exhibit 'F' – Stucco missing next to bike rack

*****Reported over 1 year ago
on 7/6/22 still pending
repair*****



Date Reported: 7/6/22
Date reviewed: 11/2/22 & 5/22/23
11/2/23
Repair Status: **Not Yet Fixed**

Exhibit 'G' – Entrance of Building II Garage - Recently Repaired Stucco is cracking.



Date Reported: 7/6/22
Date reviewed: 11/2/22 & 5/22/23
& 11/2/23
Repair Status: **Closed**
Painted and repaired:

Exhibit 'H' – Loading Dock Left Corner Missing Stucco



Date Reported: 7/6/22
Date reviewed: 11/2/22
Repair Status: **Closed**
Repaired

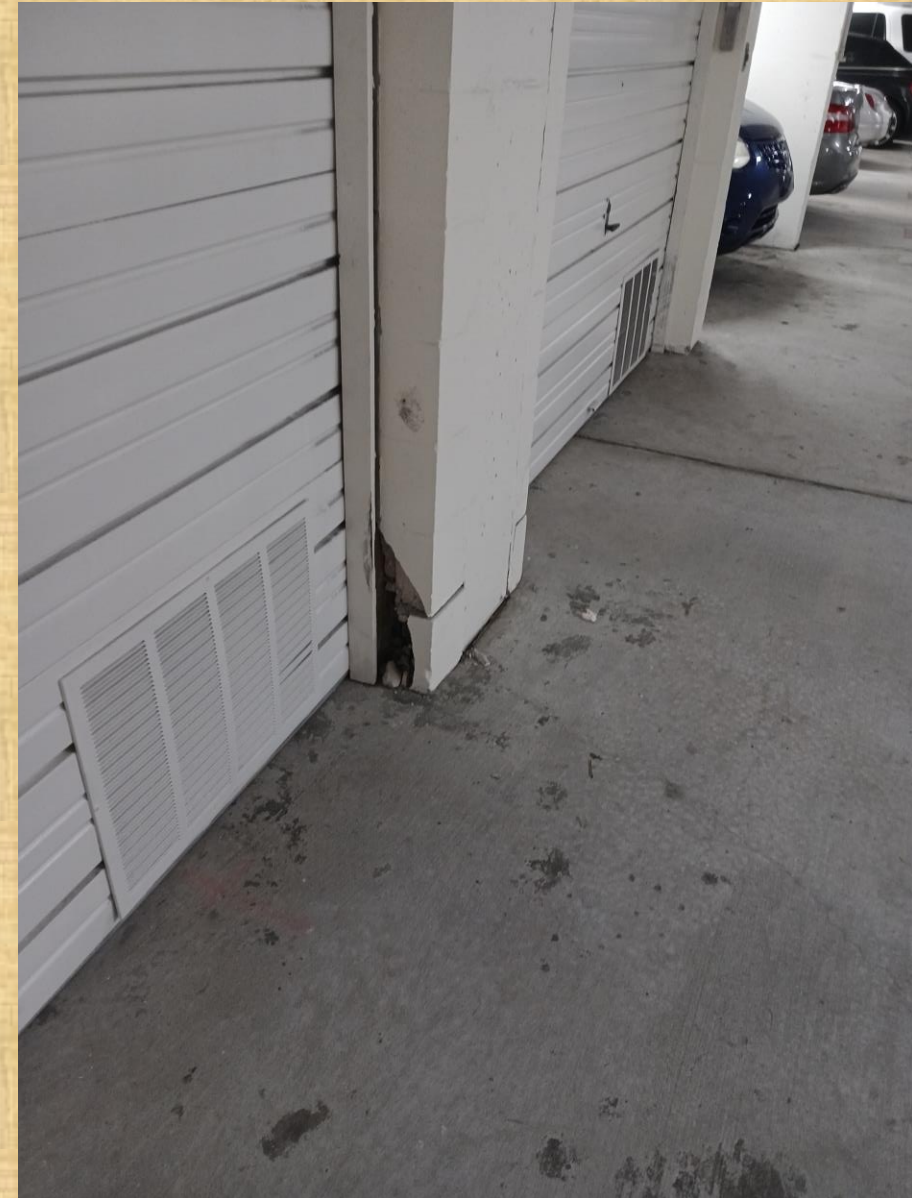
Exhibit 'J' – Wall Parking B50-B53 showing signs of moisture and peeling paint should be painted.

*****Reported almost
One year ago on
11/19/22 still pending
repairs*****

Date Reported: 11/19/22
Date reviewed: 5/22/23 &
11/2/23
Repair Status: **Not Yet Fixed**

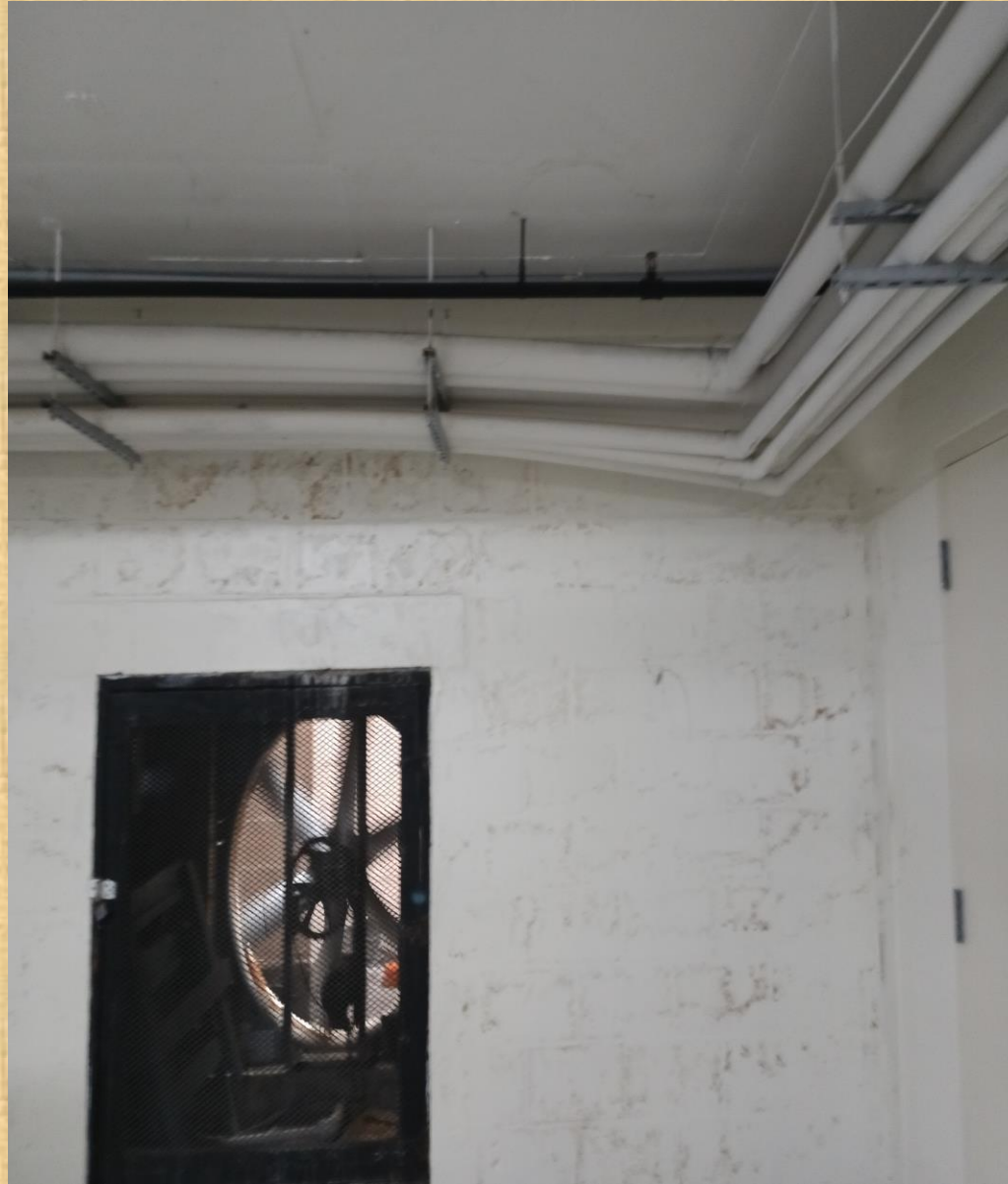


Exhibit 'K' – Garage 54 Column missing concrete.



Date Reported: 11/19/22
Date reviewed: 5/22/23
Repair Status: **Closed**
Concrete Fixed
Painting completed

Exhibit 'L' – Lap Pool room walls showing signs of moisture needs paint.



Date Reported: 11/19/22
Date reviewed: 5/22/23 &
11/2/23
Repair Status: **Closed**
Completed

Exhibit 'M' – Parking spot 10 down from lap pool room stains from water leaks .



Date Reported: 11/19/22
Date reviewed: 5/22/23
Repair Status: **Closed Fixed**
Gutter was removed and painted

Exhibit 'N' – 72 hour parking next to G37 wall needs paint recaulking in column, and rusted grill.



Date Reported: 11/19/22
Date reviewed: 5/22/23 &
11/2/23
Repair Status: **Closed**
Completed

Exhibit 'O' – 72 hour parking next to walkway to Mickey Pool – Needs painting and caulk and there is evidence of previous leaks in ceiling needs paint.

*****Reported
almost over 1 year
ago on 11/19/22
still pending
repairs*****



Date Reported: 11/19/22
Date reviewed: 5/22/23 &
11/2/23

Repair Status: **Not Yet Fixed**