



CONSTRUCTION HISTORY REPORT

Date of this report: June 30, 2009
Search Agent: JG, FP.

Property Address: 7771 SW 21 ST
Folio No. 30-4010-020-1030

After we did a complete search and according to Miami-Dade County public records, we can summarize our findings with the following information:

Currently this property has:

Adjusted Square Feet 2,055
Beds/Bathrooms 4/3
Living units 1

The original construction in 1961 was:
1,050 Sq Ft

Original plans-Microfilm (Blueprints)
Not available

After the original construction, there have been the following additions registered by Property Appraisal with their respective permits issued by the Building Department:

<u>Addition</u>	<u>Year</u>	<u>Permit #</u>	<u>Description/Notes</u>	<u>Plans/Microfilm</u>
519 Sq Ft	1986	1986-013620	Addition Florida room	Printed, p28
486 Sq Ft	1990	1990-016782	Addition storage	Printed, p29

Also, there have been the following improvements or extra features registered by Property Appraisal with their respective permits issued by the Building Department:

<u>Description</u>	<u>Year</u>	<u>Permit #</u>	<u>Notes</u>	<u>Plans/Microfilm</u>
Chain link fence	1987	No found	See note 2	N/A
Wire/Iron fence	1989	No found	See note 2	N/A
Concrete/Patio	1989	1986-081398	Purged system	Not available

The following permits are expired:

<u>Permit #</u>	<u>Type</u>	<u>Description</u>	<u>Notes</u>
None	N/A	N/A	Pg 5

The following permits are still open (Not expired yet):

<u>Permit #</u>	<u>Type</u>	<u>Description</u>
None	N/A	N/A

Permit History - Other relevant permits already finalized that were issued to make repairs or improvements to the property:

<u>Permit number</u>	<u>Issue date</u>	<u>Description/Notes</u>	<u>Plans/Microfilm/Page #</u>
2006-087456	6/11/07	Concrete fence	Printed, p30

Purged Permits – Permits issued but, with no plans available in Microfilm:

<u>Permit number</u>	<u>Issue date</u>	<u>Description/Notes</u>	<u>Page #</u>
1986-081399	3/12/86	Roofing	Pg 9
1986-081398	3/10/86	Open terrace	Pg 10-11
1986-102782	12/8/86	Enclose terrace	Pg 12-13

Code Enforcement violation cases:

<u>Case number</u>	<u>Case type</u>	<u>Status</u>	<u>Notes/Page #</u>
199857950	Working without permit	Closed	Pg 14, 15.
2006096384	Working without permit	Closed	Pg 16-20.
20070104997	Working without permit	Closed	Pg 21, 22.
20070113064	Expired permit	Closed	Pg 23, 24. See note 3

Additional Notes/Comments:

1. We are attaching 31 pages (numbered from 1 to 31) to this report.
2. Per Mr. Pedro Estopinan, Building Inspector Supervisor for the Miami-Dade Building Department, confirmed that the Chain Link Fence and the Iron Fence shown in the years 1987 and 1986 property appraisal's records do not require a permit if there is no pool on the property and if the iron fence was done to code. He also mentioned that these fences are most likely done to code because there has not been a violation posted for these items up to now.
3. This case had a zoning hold that was cleared (see pages 25-27)
4. We included a survey available in microfilm records, done in 04/25/2006 (see p.31)

Cordially,

Search Department