

Exhibit H

CODE VIOLATIONS: 9748 LITTLE RIVER DRIVE, MIAMI, FL

Currently the property is not in compliance with Miami-Dade County, resulting in code enforcement liens. Upon closing, Miami-Dade will require buyer(s) to bring the property into compliance with all items and correct all code violations. If buyer does not comply with the requirements, the buyer may be subject to fines, penalties, and enforcement actions by Miami-Dade County. It will be the buyer(s) responsibility to contact the County and bring the property into compliance. The United States makes no guarantees or assurances regarding the County.

Below is a list of known violations. The buyer will be responsible for contacting the County for other violations not known by the seller.

- Failure of owner-builder or contractor to obtain a permit
- Unauthorized use within a Single-Family Residential District
- Legalize two types of fences
- Illegal rear terrace and additions to be legalized or demolished
- Illegal shed houses (plastic and wooden) to be removed or legalized
- Illegal metal terrace removed, requires an "after the fact" demo permit
- Plumbing piping in rear slab to be removed
- Illegal efficiency in garage area to be legalized or demolished
- Outdoor kitchen under rear terrace to be legalized or removed
- Addition at rear to be legalized or removed

April 22, 2021

RE: 9748 Little River Dr.
Folio # 30-3102-010-1450

Code compliance case # 20190194354

105.1 violation(s): Attached addition with all trades, Rear attached terrace with Elect, Plumb. Detached rear aluminum terrace at rear of property, Rooster cages under aluminum roof, dog cage outside rear fence; Metal Dura Fence and metal bar fence gate with electric motors, One wooden shed and one plastic shed next to fence at left rear side of property.

Ticket(s) Information for Case Number 20190194354

As of Thursday, April 22, 2021

COUNT	TICKET NUMBER	FEE AMOUNT	DESCRIPTION	VIOLATOR NAME	ISSUE DATE	PAID DATE	PENALTY AMOUNT	STATUS
1	PO25676	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN
2	PO25677	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN
3	PO25678	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN
4	PO25679	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN
5	PO25680	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN
6	PO25681	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN
7	PO25682	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN
8	PO25683	\$510.00	2007 FBC 105.1: FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	TAILY RODRIGUEZ I W DAIRON P GONZ	10/03/2018		\$510.00	OPEN

Recordations for Case Number 20190194354

As of Thursday, April 22, 2021

COUNT	RecordationType	Book	Page	RecordDate
1	Lien	31441	1223	05/14/2019

Payment(s) Information for Case Number 20190194354

As of Thursday, April 22, 2021

COUNT	INVOICE NUMBER	AMOUNT TYPE	AMOUNT DUE	BILL DATE	PAYMENT FLAG	PAID DATE
1		Settlement Cost	\$28,366.00	03/05/2019	B	
2		Lien	\$84,080.00	03/05/2019	B	
3		Process Fee	\$80.00	03/05/2019	B	

Two types of fences to legalize:



Illegal rear terrace and additions (3) to legalize or demolish



Illegal shed houses (plastic and wooden) to remove



Illegal metal terrace already removed, but requiring an “after the fact” demo permit

Plumbing piping in rear slab to be removed



Illegal efficiency in garage area to legalize or demolish



Outdoor kitchen under rear terrace to legalize or remove



Addition at rear



Water damage (rear addition)



Within the complications that can be seen with the naked eye, I recommend the demolition of the terrace and the entire addition to the back of the property, including the outdoor kitchen; They were poorly made and the water damage on the roof has deteriorated it even more.

The conversion of the garage was also poorly done, we must eliminate the bad plumbing installation, because outside the bathroom it seems that it had an installation for a kitchenette (already removed)

Both types of fences can be legalized, without electricity, since the motor of the gates was removed.

The back metal terrace requires an after the fact Demolition permit.

The most serious problem is that because of how old the case is, it has already passed to the Unsafe department, which forces to enter into an agreement with the Building Department, which implies costs of thousands of dollars, to commit to putting in order all the violations and do not impose a demolition order on the property.

