

UPDATED:

To Whom It May Concern.

Re. 40-Year Recertification Project Update for Plaza Del Prado Condominium

This letter confirms that Plaza Del Prado Condominium is undergoing its 40-year recertification process, which is mandated to ensure compliance with structural and safety standards. Below is a list of active projects associated with this recertification, along with respective building permit references and the current status of each project.

1. Concrete Restoration and Structural Repairs

- West Garage Deck & Ramps [National Concrete]
Building Permit Reference: [BCOM2004-0015]
Estimated Completion Date: **COMPLETED**
- Exterior Restoration and Painting Project [South Coast Construction]
Building Permit Reference: [BCOM2402-0002]
Start Date: Estimated Completion Date:

2. Electrical & Plumbing – Common Areas & Property

- West Garage Deck & Ramps Electrical [LS CURTIS]
Building Permit Reference: [ELECSA 2110-0001]
Estimated Completion Date: **COMPLETED**
- West Deck & Garage Plumbing [South Coast Construction]
Building Permit Reference: [PLUMSA2409-0007]
Estimated Completion Date: **COMPLETED**

3. Electrical System Inspection Updates

- All Residential Units & Common Areas [WDM]
Building Permit Reference: [24018-0058]
Estimated Completion Date: **COMPLETED**

4. Sea Wall Restoration

- Concrete Restoration of Property's Sea-wall [CONTRACTOR TBD]
Building Permit Reference: [Permit Application In-Progress]
DERM Permit Reference: [CLI-2024-0201]
Pending finalization of plans; currently in the bidding and contractor selection phase.
Estimated Start Date Estimated Completion Date:

5. ELSS (Engineered Life Safety System)

- All Common Areas and Residential Units [MGC SYSTEMS | MIRCOM]

Building Permit Reference:

CITY: MECHSA2006-0064 | MECHSA2507-0020 | ELECSA2506-0010

MDFR : M2025018302 | M2025020153 | M2025019970 | M2026011662

Status: Pending finalization of plans; currently in the bidding and contractor selection phase. Start Date: **March 2026** Estimated Completion Date: **4th Quarter 2027**

- FIRE SPRINKLER SYTEM IN ALL COMMON AREAS AND PARTIAL IN UNITS
- FIRE PUMP AND CONTROLLER UPGRADE
- STAIRWELL PRESSURIZATION SYSTEM
- NEW FIRE ALARM SYSTEM [DEVICES AND FIRE PANELS] FOR THE TWO BUILDINGS WITH LIFE SAFETY DEVICES IN ALL UNITS

- Hallway Walls and Ceiling Re-Finishing.