

Gregory Garcy

From: Pablo Lopez <pablo.lopez@cornerstonegrp.com>
Sent: Wednesday, October 19, 2016 8:18 PM
To: Gregory Garcy
Subject: 3501 NW 31st Ave - CODE CASE # 162805
Attachments: Compliance Affidavit Lake Lien.pdf

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Greg, thank you for taking the time to see me today regarding the outstanding fine for the lien placed on the site at 3501 NW 31st Ave. The violation for lake excavation without a permit was created by a previous owner who abandoned the property and took no responsibility for this and other violations which we recently brought into compliance. During our due diligence period while under contract to purchase the site from the California bank that had taken ownership, we began working with the City of Oakland Park to clear the existing violations on the site. Dorothy Brooks, Kevin Woodall and yourself amongst others have been very helpful in our efforts to bring three longstanding code violations into compliance.

The process of surveying the lake banks and pulling a permit for this violation took several months and extended past our closing date with the seller. It is with great pleasure that I can say, as of September 30th, we took ownership of the site. For the payment of this fine, the seller agreed to escrow \$12,000. This amount was based off the reduction in fines for the two other code violations we inherited on this site.

Please consider this email a formal request for a reduction in the fine related to Code Case #162805 to \$12,000.

We look forward to continuing our work with the City of Oakland Park to get this site cleaned up and turned into something valuable for the community.

Best regards,

Pablo Lopez

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