

1420 24th St - sq. ft.





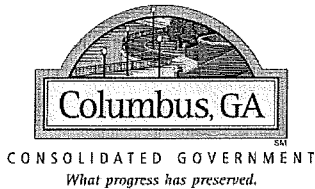
10-16-2019 16:00

CODE CASE ACTIVITY REPORT (CASE-10-19-008260)

Case Type: Condemn-Demo	Assigned To	Opened Date: 10/16/2019
Address: 1420 24Th St Columbus, GA	Status: Request for Compliance Pending/Open	Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
11/05/2019	Charlotte Davis	Notice of Hearing		7017 2620 0000 3394 5096 HEARING NOTICE SENT TO: CAPITAL INVESTMENT GROUP HOLDINGS & LLC 8180 NW STREET 400 MIAMI, FL 33166 HEARING SCHEDULED FOR 12/18/2019
11/22/2019	Mallory Jackson	Return Correspondence		TRACKING SLIP WITH ARTICLE NUMBER: 7017 2620 0000 3394 5096 RETURNED SIGNED, FILED 11/22/2019
12/17/2019	Walter Lewis	On-Site Visitation		No change /112
12/18/2019	Mallory Jackson	Notice to Demolish or Repair		MAILED TO: CAPITAL INVESTMENT GROUP HOLDINGS & LLC 8180 NW STREET 400 MIAMI, FL 33166 ARTICLE NUMBER: 7019 1120 0000 4041 7391 NO ON PRESENT AT DEMO HEARING 12/18/2019, THUS LETTER WAS MAILED OU
	Charlotte Davis	Lis Pendens Request Sent		NOTICE SENT TO CLERK'S OFFICE FOR RECORDING AFTER NO ATTENDANCE AT DEMO HEARING
01/02/2020	Mallory Jackson	Return Mail Received		UNABLE TO FORWARD TO: CAPITAL INVESTMENT GROUP HOLDINGS & LLC 8180 NW STREET 400 MIAMI, FL 33166 ARTICLE NUMBER: 7019 1120 0000 4041 7391 PLACED IN FILE.
01/30/2020	Jamaal Williams	On-Site Visitation		No change ./113
02/10/2020	Charlotte Davis	Notice of Lien Recorded		LIEN 784/47
02/19/2020	Jamaal Williams	On-Site Visitation		No work no change out of town owner ./113
03/19/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
04/23/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
05/27/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
06/30/2020	Jamaal Williams	On-Site Visitation		No work no change ./113

Activity Date	Created By	Activity Type	Activity Name	Comments
07/31/2020	Jamaal Williams	On-Site Visitation		No work no change ./113
08/31/2020	Jamaal Williams	On-Site Visitation		No work no change will recommend on the next demolition list that will be presented to council ./113
09/28/2020	Mallory Jackson	Council Demolition Letter Sent		MAILED TO: CAPITAL INVESTMENT GROUP HOLDINGS & LLC 8180 NW STREET 400 MIAMI, FL 33166 ARTICLE NUMBER: 7020 0090 0000 1809 1973



INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

MAILED
11.5.19

DATE: 11/5/2019

OWNER: CAPITAL INVESTMENT GROUP HOLDINGS &

OWNER'S ADDRESS: 8180 NW ST STE 400, MIAMI FL 33166

REFERENCE NUMBER
CASE-10-19-008260

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 1420 24TH ST, COLUMBUS GA

DEMOLITION HEARING NOTICE

Please be notified that an examination was made of the above referenced structure, and the building was found to be unfit for human habitation or occupancy and is so dilapidated, unsanitary, and unsafe that it creates a serious hazard to the health, and/or safety of the occupants or of the public.

A hearing concerning the above referenced property will be held in the Deputy City Manager's Conference Room on the Second (2nd) Floor of the Columbus Consolidated Annex building, 420 10th Street on **12/18/2019 10:00:00AM**

You as the owner, your financial institution, your attorney, or any individual with your power of attorney, may give testimony to show cause why the building should not be demolished. If this property is pending in probate court, or is involved in any type litigation, you are required to notify this office of the legal representative's name and address to whom notice must be served. After the hearing you will be notified to repair or demolish and remove the above referenced building within forty-five (45) days from the date of the hearing. **You do not need to attend the hearing unless you wish to show cause why the building should not be demolished.**

FOR QUESTIONS OR INFORMATION REGARDING THIS NOTICE,
CALL THE INSPECTIONS AND CODE ENFORCEMENT DIVISION, 706 653-4126

7017 2620 0000 3394 5096

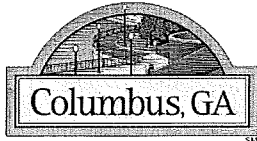
CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code

Enclosed is a copy of the Inspectors Condemnation Report for subject property

"An Equal Opportunity / Affirmative Action Organization"



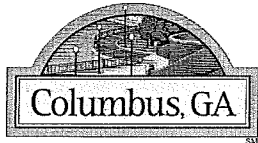
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REFERENCE NUMBER
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DEMOLITION HEARING NOTICE

<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
Demolition Site Inspection	Walter Lewis	Violations	10/16/2019 10/16/2019
<p>301.2 RESPONSIBILITY THE OWNER OF THE PREMISES SHALL MAINTAIN THE STRUCTURES AND EXTERIOR PROPERTY IN COMPLIANCE WITH THESE REQUIREMENTS, EXCEPT AS OTHERWISE PROVIDED FOR IN THIS CODE. A PERSON SHALL NOT OCCUPY AS OWNER-OCCUPANT OR PERMIT ANOTHER PERSON TO OCCUPY PREMISES WHICH ARE NOT IN A SANITARY AND SAFE CONDITION AND WHICH DO NOT COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. OCCUPANTS OF A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT ARE RESPONSIBLE FOR KEEPING IN A CLEAN, SANITARY AND SAFE CONDITION THAT PART OF THE DWELLING UNIT, ROOMING UNIT, HOUSEKEEPING UNIT OR PREMISES WHICH THEY OCCUPY AND CONTROL.</p> <p>Inspectors Comments Inspectors Comments</p> <p>Building has been destroyed, interior and exterior; un secure. It is a blight to the neighborhood. Owner shall repair or demolish. /112</p> <p>304.2 PROTECTIVE TREATMENT EXTERIOR WOOD SURFACES, OTHER THAN DECAY-RESISTANT WOODS, SHALL BE PROTECTED FROM THE ELEMENTS AND DECAY BY PAINTING OR OTHER PROTECTIVE COVERING OR TREATMENT. PEELING FLAKING AND CHIPPED PAINT SHALL BE ELIMINATED AND SURFACES REPAINTED. ALL EXTERIOR SURFACES, INCLUDING BUT NOT LIMITED TO, DOORS, DOOR AND WINDOW FRAMES, CORNICES, PORCHES, TRIM, BALCONIES, DECKS AND FENCES SHALL BE MAINTAINED IN GOOD CONDITION.</p> <p>304.6 EXTERIOR WALLS ALL EXTERIOR WALLS SHALL BE FREE FROM HOLES, BREAKS, AND LOOSE OR ROTTING MATERIALS AND MAINTAINED WEATHERPROOF AND PROPERLY SURFACE COATED WHERE REQUIRED TO PREVENT DETERIORATION.</p> <p>8-14.4(a)(1) - Permits required ___ Building ___ Electrical ___ Plumbing ___ HVAC ___ Other</p> <p>Permit will be required to demolish this structure. /112</p> <p>304.13 WINDOW, SKYLIGHT AND DOOR FRAMES EVERY WINDOW, SKYLIGHT, DOOR AND FRAME SHALL BE KEPT IN SOUND CONDITION, GOOD REPAIR AND WEATHER TIGHT.</p> <p>304.18 BUILDING SECURITY DOORS, WINDOWS OR HATCHWAYS FOR DWELLING UNITS, ROOM UNITS OR HOUSEKEEPING UNIT SHALL BE PROVIDED WITH DEVICES DESIGNED TO PROVIDE SECURITY FOR THE OCCUPANTS AND PROPERTY WITHIN.</p> <p>304.18.1 DOORS DOORS PROVIDING ACCESS TO A DWELLING UNIT, ROOMING UNIT OR HOUSEKEEPING UNIT THAT IS RENTED LEASED OR LET SHALL BE EQUIPPED WITH A DEADBOLT LOCK DESIGNED TO BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE NEED FOR KEYS, SPECIAL KNOWLEDGE OR EFFORT AND SHALL HAVE A LOCK THROW OF NOT LESS THAN 1 INCH. SUCH DEADBOLT LOCKS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND MAINTAINED IN GOOD WORKING ORDER. FOR THE PURPOSES OF THIS SECTION, A SLIDING BOLT SHALL NOT BE CONSIDERED AN ACCEPTABLE DEADBOLT LOCK.</p>			



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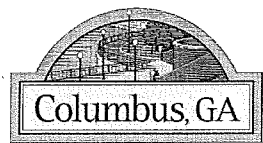
DEMOLITION HEARING NOTICE

304.1.1 EXTERIOR UNSAFE CONDITIONS THE FOLLOWING CONDITIONS SHALL BE DETERMINED AS UNSAFE AND SHALL BE REPAIRED OR REPLACED TO COMPLY WITH THE INTERNATIONAL BUILDING CODE OR THE INTERNATIONAL EXISTING BUILDING CODE AS REQUIRED FOR EXISTING BUILDINGS:

1. THE NOMINAL STRENGTH OF ANY STRUCTURAL MEMBER IS EXCEEDED BY NOMINAL LOADS, THE LOAD EFFECTS OR THE REQUIRED STRENGTH;
2. THE ANCHORAGE OF THE FLOOR OR ROOF TO WALLS OR COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS IS NOT CAPABLE OF RESISTING ALL NOMINAL LOADS OR LOAD EFFECTS;
3. STRUCTURES OR COMPONENTS THEREOF THAT HAVE REACHED THEIR LIMIT STATE;
4. SIDING AND MASONRY JOINTS INCLUDING JOINTS BETWEEN THE BUILDING ENVELOPE AND THE PERIMETER OF WINDOWS DOORS AND SKYLIGHTS ARE NOT MAINTAINED, WEATHER RESISTANT OR WATER TIGHT;
5. STRUCTURAL MEMBERS THAT HAVE EVIDENCE OF DETERIORATION OR THAT ARE NOT CAPABLE OF SAFELY SUPPORTING ALL NOMINAL LOADS AND LOAD EFFECTS;
6. FOUNDATION SYSTEMS THAT ARE NOT FIRMLY SUPPORTED BY FOOTINGS, ARE NOT PLUMB AND FREE FROM OPEN CRACKS AND BREAKS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
7. EXTERIOR WALLS THAT ARE NOT ANCHORED TO SUPPORTING AND SUPPORTED ELEMENTS OR ARE NOT PLUMB AND FREE FROM HOLES, CRACKS, OR BREAKS AND LOOSE OR ROTTING MATERIALS, ARE NOT PROPERLY ANCHORED OR ARE NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
8. ROOFING OR ROOFING COMPONENTS THAT HAVE DEFECTS THAT ADMIT RAIN, ROOF SURFACES WITH INADEQUATE DRAINAGE, OR ANY PORTION OF THE ROOF FRAMING THAT IS NOT IN GOOD REPAIR WITH SIGNS OF DETERIORATION, FATIGUE OR WITHOUT PROPER ANCHORAGE AND INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
9. FLOORING AND FLOORING COMPONENTS WITH DEFECTS THAT AFFECT SERVICEABILITY OR FLOORING COMPONENTS THAT SHOW SIGNS OF DETERIORATION OR FATIGUE, ARE NOT PROPERLY ANCHORED OR ARE INCAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
10. VENEER, CORNICES, BELT COURSES, CORBELS, TRIM, WALL FACINGS AND SIMILAR DECORATIVE FEATURES NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.
11. OVERHANG EXTENSIONS OR PROJECTIONS INCLUDING BUT NOT LIMITED TO, TRASH CHUTES, CANOPIES, MARQUEES, SIGNS, AWNINGS, FIRE ESCAPES, STANDPIPES AND EXHAUST DUCTS NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS;
12. EXTERIOR STAIRS, DECKS, PORCHES, BALCONIES AND ALL SIMILAR APPURTENANCES ATTACHED THERETO, INCLUDING GUARDS AND HANDRAILS, ARE NOT STRUCTURALLY SOUND, NOT PROPERLY ANCHORED OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS; OR
13. CHIMNEYS, COOLING TOWERS, SMOKESTACKS AND SIMILAR APPURTENANCES NOT STRUCTURALLY SOUND OR NOT PROPERLY ANCHORED, OR THAT ARE ANCHORED WITH CONNECTIONS NOT CAPABLE OF SUPPORTING ALL NOMINAL LOADS AND RESISTING ALL LOAD EFFECTS.

EXCEPTION:

1. WHEN SUBSTANTIATED OTHERWISE BY AN APPROVED METHOD.
2. DEMOLITION OF UNSAFE CONDITIONS SHALL BE PERMITTED WHEN APPROVED BY THE CODE OFFICIAL.



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INSPECTIONS & CODE
420 10TH STREET, P.O. BOX 1340
COLUMBUS, GEORGIA 31902-1340
TELEPHONE: (706) 653-4126 FAX (706) 653-4123

MAILED
12/18/19 (1)

DATE: 12/18/2019

OWNER: CAPITAL INVESTMENT GROUP HOLDINGS &

OWNER'S ADDRESS: 8180 NW ST STE 400, MIAMI FL 33166

REFERENCE NUMBER
CASE-10-19-008260

AGENT:

AGENT'S ADDRESS:

LOCATION OF PROPERTY: 1420 24TH ST, COLUMBUS GA

NOTICE TO DEMOLISH OR REPAIR

Please be notified that, after holding a public hearing, the City Manager has determined that the building located at the above referenced address, was found to be unfit for occupancy and is so dilapidated, and/or unsafe that it creates a serious hazard to the health, and/or safety of the public. Within the time specified in this order, the building is either to be demolished or to be repaired.

Article VI, Section 8-83 of the Code of Ordinances of Columbus, Georgia, provides that where such building or structure are found to be unsafe or unfit for occupancy, and repairs or improvements or alterations will cost in excess of fifty (50%) of the physical value of the building or structure, the owner and/or parties in interest shall remove or demolish such building, accessory buildings, and/or structures located on the premises and remove all junk, debris, and materials so as to clean the premises within a period of forty-five (45) days from the date of this Notice.

Said Ordinance also provides that where such building/structure is found to be unsafe or unfit for occupancy, and repair or improvements or alterations of the building/structure so as to render it safe can be made at a cost of not more than 50% of the physical value of the building/structure, the owner and/or parties in interest shall make such repairs, alterations, or improvements as are necessary to make the buildings/structure safe within a period of forty-five (45) days from the date of this Notice.

Failure to comply with this notice will result in a citation for violations, or will cause such structure to be placed on the agenda of Columbus Council for approval to demolish and remove structure. Any item of value not removed from said structure or premises prior to the expiration of this notice will be considered as salvageable items to be included in the cost of demolition by the demolition contractor.

All required repairs shall be in accordance with applicable codes as adopted by the State of Georgia, and Columbus Council, Columbus, Georgia. These codes are available for purchase in this office. Demolition, whether by the owner or a contractor, shall be in accordance with all applicable codes, to include EPD standards for the abatement of asbestos, which may be obtained from the EPD Atlanta office - 404 363-7026.

Any owner or contractor shall obtain appropriate required permits and shall call for periodic inspections of all permitted work until satisfactorily completed.

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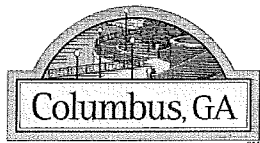
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CERTIFIED MAIL NUMBER

John Hudgison

John Hudgison, Director of Insp & Code

"An Equal Opportunity / Affirmative Action Organization"



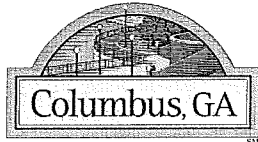
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<u>INSPECTION TYPE</u>	<u>INSPECTOR</u>	<u>STATUS</u>	<u>SCHEDULED COMPLETED</u>
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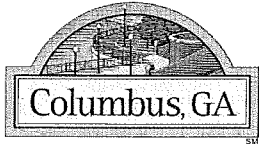
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EXCEPTION:

1. WHEN SUBSTANTIATED OTHERWISE BY AN APPROVED METHOD.
2. DEMOLITION OF UNSAFE CONDITIONS SHALL BE PERMITTED WHEN APPROVED BY THE CODE OFFICIAL.

Demolition Site Inspection	Walter Lewis	Complete	12/17/2019
			12/17/2019
Demolition Site Inspection	Jamaal Williams	Assigned	01/31/2020



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TELEPHONE: (706) 653-4126 FAX (706) 653-4123

REFERENCE NUMBER
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NOTICE TO DEMOLISH OR REPAIR



420 10th Street
Post Office Box 1340
Columbus, Georgia 31902-1340

Telephone (706) 653-4126
Fax (706) 653-4123

Ryan Pruett
Director

CERTIFIED MAIL

7020 0090 0000 1809 1973

CAPITAL INVESTMENT GROUP HOLDINGS & LLC
8180 NW STREET 400
MIAMI, FL 33166

9/25/2020

Dear Sir or Madam:

SUBJECT: 1420 24TH ST

Re-inspections of the subject property revealed that little or no work has been done to either repair or demolish the subject property, or to clear the property of debris. We have received a price for the demolition (and/or clearing of the lot) for the abatement of any asbestos present, from **W.T MILLER** totaling to a sum of **\$39,689.60**.

An ordinance, providing for this demolition work at the address above, will be heard at Council for the first reading on **Tuesday, October 13th at 9:00AM EST** and for the second reading and subsequent vote on **Tuesday, October 27th, 2020 at 5:30 EST**.

Please note that if you plan to ask Council for an extension, only you as the owner, your financial institution, your attorney, any individual with power of attorney, or a legal representative of the estate, including an administrator or executor, may be heard at the first reading. Also, the party being heard must be able to provide a financial statement showing who is providing the funds, a signed contract with whom is performing the work, and a timeline detailing when the work will begin, when it will be completed, and whether the property is to be demolished or renovated.

City Council currently convenes at the Civic Center, located at 400 4th St, Columbus, GA.

Sincerely,

Ryan Pruett
Director, Inspections and Code
RP:CD

W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

P.O. Box 657 • Cataula, GA • 706.320.2171

Proposal

Name	City of Columbus		
Attention	Joseph Sturcken		
City	Columbus	State	GA ZIP 31901
Phone	(706)225-3893		

Date 9/23/2020

	Project Description	Unit Price	TOTAL
	City of Columbus Demolition Proposal		
	<u>1420 24th Street:</u> 8,364 sq. ft. demolish concrete masonry building. 8,364 sq. ft. provide and install seed and straw of building footprint. 654 sq. ft. of concrete sidewalk. 654 sq. ft. provide and install seed and straw of concrete sidewalk footprint.	\$3.80 \$0.55 \$1.25 \$0.55	\$31,783.20 \$4,600.20 \$817.50 \$359.70
	NOTE: Price includes labor, material, equipment, retainage of salvage, and disposal W.T. MILLER will use to perform the scope of work listed above. Exclusions – 5.0 and 6.0 per contract.		
WOMAN OWNED SMALL BUSINESS			
		TOTAL	\$37,560.60

W.T. Miller

DEMOLITION & CONSTRUCTION SERVICES

P.O. Box 657 • Cataula, GA • 706.320.2171

INVOICE

Name	City of Columbus		
Attention	Joseph Sturcken		
City	Columbus	State	GA ZIP 31901
Phone	(706)653-4126		

Date	9/23/2020
INVOICE #	142024THST

	Project Description	Unit Price	TOTAL
	City of Columbus		
	1420 24 th Street: Asbestos Sampling		
	8,364 sq. ft. building	\$2,000.00	\$2,000.00
	6 samples - 6 Hour Turn Around Time	\$21.50	\$129.00
WOMAN OWNED SMALL BUSINESS			
	TOTAL		\$2,129.00



SanAir ID Number
20052630
FINAL REPORT
9/22/2020 12:24:56 PM

Name: W.T. Miller
Address: 1336 Blanchard Blvd
Columbus, GA 31901
Phone: 706-320-2171

Project Number:
P.O. Number:
Project Name: 1420 24th St
Collected Date: 9/21/2020
Received Date: 9/22/2020 10:40:00 AM

Analyst: Roseblock, Mary

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 20052630-001 Roofing	Black Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
2 / 20052630-002 Ceiling Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
3 / 20052630-003 Plaster, Plaster	Brown Non-Fibrous Homogeneous		100% Other	None Detected
3 / 20052630-003 Plaster, Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
4 / 20052630-004 Vinyl Floor Tile, Vinyl Floor Tile	Brown Non-Fibrous Homogeneous		100% Other	None Detected
4 / 20052630-004 Vinyl Floor Tile, Mastic	Yellow Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Mary E Roseblock*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 9/22/2020

Date: 9/22/2020

INSPECTIONS - 101-240-2200-6625

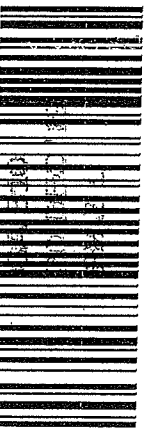
Columbus, Georgia

Inspections & Code

P. O. Box 1340

COLUMBUS, GEORGIA 31902-1340

Return Service Requested



7019 1120 0000 4041 7391

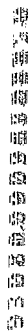
U.S. POSTAGE

ZIP 31901 \$ 0006
02 4W
0000348863 DEC 21

Capital Investment Group Holdings LLC
8180 NW St 400
Miami

NIXIE 331 DE 1 0012/2012

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD



319021340

319021340

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Capital Investment Group Holdings LLC
8180 NW St 400
Miami, FL 33166



9590 9402 3972 8079 2584 80

2. Article Number (Transfer from service label)

3300000339150916

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

C. Date of Delivery

B. Received by (Printed Name)

D. Is delivery address different from item 1? Yes No

If YES, enter delivery address below:

3. Service Type
- Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
- Return Receipt for:
- Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt