RIMKUS
10405 Technology Terrace
Lakewood Ranch, FL 34211
(941) 727-2600
Registry No. 8301

September 13, 2024

Mr. John Aucamp, Property Manager
Island Inn Condominium Association, Inc.
9980 Gulf Boulevard
Treasure Island, FL 33706

Re: Rimkus Matter No: 100269263
Subject: Summary of Findings Building (9980)

Dear Mr. Aucamp:

Rimkus was retained to conduct a Structural Milestone Inspection (SMI). This summary and report have been prepared in compliance with the state-mandated inspection requirements for conducting an SMI as outlined in the Florida Senate Bill 4D Building Safety Act, Senate Bill 154, and Florida Statute Section 553.899.

This report was prepared for the exclusive use of Island Inn Condominium Association, Inc. and was not intended for any other purpose. Our report was based on the information available to us at this time, as described in the **Basis of Report**. The opinions and conclusions herein are based on sufficient facts or data; they are the product of our analysis utilizing reliable, generally accepted principles and methods in our applicable professional field; and they reflect a reliable application of these principles and methods to the facts of this matter. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted.

Conclusions

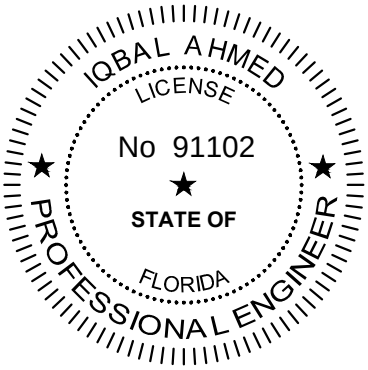
Based on the scope and limitations of this SMI, substantial structural deterioration was not observed at the time of the site visits. Additionally, Rimkus did not observe structural concerns that rise to the level of “unsafe” or “dangerous” conditions as defined by the Florida Building Code. As a result of these findings, a Phase II Structural Milestone will NOT be required.

For areas that did not rise to the level of substantial deterioration, Rimkus recommends routine building maintenance which includes but is not limited to repair of exterior painting

and sealing of the building. Forgoing repairs and routine maintenance may adversely affect the integrity of the structure.

Thank you for allowing us to provide this service. If you have any questions or need additional assistance, please call.

Sincerely,
Rimkus



This item has been digitally signed and sealed by Iqbal Ahmed, PE.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Iqbal Ahmed, P.E.
FL Engineering Number 91102
Principal Consultant

Attachments: Structural Milestone Inspection Report Form

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM PHASE 1

TABLE OF CONTENTS - Click on the subject or page number to advance to each section

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

Form EB18 – 2024

MILESTONE INSPECTION REPORT FORM

PHASE 1 Milestone Inspection

(●) Initial Phase 1 Inspection Report ( ) Amended Phase 1 Inspection Report as required after completion of any repairs.

Note: All Required Fields Appear in Red

Licensed Engineer(s) or Architect(s) Responsible for the Milestone Inspection

---

Inspection Firm Name (if applicable): Rimkus Consulting Group, Inc.

Inspection Engineer/Architect Name and License Number: Iqbal Ahmed, PE License No. 91102

Address: 10405 Technology Terrace, Lakewood Ranch, FL 34211

Telephone Number: 941-727-2600

Assuming Responsibility for: (●) All ( ) Portion - If Portion please list: _____

Inspection Commenced Date: 08/19/2024 Inspection Completed Date: 08/23/2024

Additional Inspection Firm Name (if applicable): _____

Additional Inspection Engineer/Architect Name: _____

Address: _____

Telephone Number: _____

Assuming responsibility for: ( ) All ( ) Portion – If portion please list: _____

Inspection Commenced Date: _____ Inspection Completed Date: _____

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check all that apply:

☐ Substantial Structural Deterioration Observed; Phase 2 inspection is required

☐ Reason to Believe a Dangerous Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions

☐ Dangerous Condition Observed; Structural Evaluation is required; A Phase 2 Inspection is required

**A condition exists that the Milestone Inspector determines would need a Phase 2 Inspection or structural evaluation of the specific item identified or area in order to determine whether a dangerous condition exists.*

☐ Immediate Dangerous Condition Observed; Notify Building and Fire Official; Structural Evaluation May be required, possible Shoring and a Phase 2 inspection is required

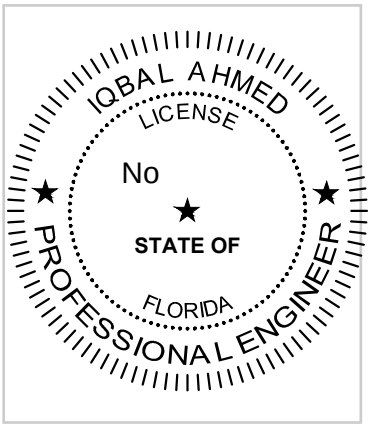
☑ Maintenance Needed but does not raise to the level of Substantial Deterioration or Dangerous. Phase 1 Inspection Passes

☑ Passed Phase 1 Inspections

Licensed Design Professional: ☑ Engineer ☐ Architect

Name: Iqbal Ahmed, PE

License Number: 91102



Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

Check Required Fields

I am qualified to practice in the discipline in which I am hereby signing,

Signature: _____ Date 09/11/2024

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building*. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

Licensed Design Professional: ☐ Engineer ☐ Architect

Name: _____

License Number: _____

Seal

Click the button below to check if all required fields are completed.
If they are not, you will be told which fields must be completed.
If they are, the signature box below will unlock, allowing you to sign and lock the form.

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See: General Considerations & Guideline

Supporting Data Attached:

Add Attachments

1. DESCRIPTION OF STRUCTURE Add Attachments

a. Name on Title: Island Inn Condo Assn Inc.

b. Street Address: 9980 Gulf Boulevard, Treasure Island, FL 33706

c. Legal Description: Island Inn Condo (Common Elements)

d. Owner's Name: Island Inn Condo Assn Inc.

e. Owner's Mailing Address:
9980 Gulf Boulevard, Treasure Island, FL 33706

f. Email Address: admin@islandinn.online
Contact Number: 201-595-9313

g. Folio Number of Property on Which Building is Located: 26-31-15-43459-000-0001

h. Building Code Occupancy Classification: Residential, R-2

i. Present Use: R-2

j. General Description: Condominium
Type of Construction: IIA

k. Square Footage:
1. Total Building Area: 65,000 SF
Number of Stories: 6
2. Building Footprint Area: 13,000 SF

l. Name of the Condo or Coop Entity: Island Inn Condominium

m. Special Features:
N/A

n. Describe any Additions to Original Structure:
N/A

o. Approximate Distance to the Coast and Method Used to Determine Distance:
300 feet. Aerial Measurement (via Google Earth).

2. PRESENT CONDITION OF STRUCTURE Add Attachments

a. General Alignment (Note: Good, Fair, Poor, Significant - Explain if significant):

1. Bulging:	(•) Good	( ) Fair	( ) Poor	( ) Significant
2. Settlement:	(•) Good	( ) Fair	( ) Poor	( ) Significant
3. Deflections:	(•) Good	( ) Fair	( ) Poor	( ) Significant
4. Expansion:	(•) Good	( ) Fair	( ) Poor	( ) Significant
5. Contraction:	(•) Good	( ) Fair	( ) Poor	( ) Significant

b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):

NONE

c. Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:

NONE

d. Cracks – Note location in significant members. Identify crack size as HAIRLINE if Barely Discernible; FINE if less than 1 mm in width; MEDIUM if Between 1mm and 2 mm in Width; WIDE if Over 2mm

Location: ◯ Hairline ◯ Fine ◯ Medium ◯ Wide

NONE

e. General Extent of Deterioration – Cracking or Spalling Concrete or Masonry, Oxidation of Metals; Rot or Borer Attack in Wood:

NONE

f. Note Previous Patching or Repairs:

Numerous concrete repairs were just completed through the Association's restoration project, which completed in August 2024.

g. Nature of Present Loading Indicate Residential, Commercial, Other Estimate Magnitude:

Residential

h. Are there any other significant observations? ◯ Yes ◉ No

If Yes, Describe:

3. INSPECTIONS Add Attachments

a. Date of Notice of Required Inspection: 08/14/2024

b. Date(s) of Actual Inspection: 08/23/2024

c. Name and Qualifications of the Individual Preparing Report:

Iqbal Ahmed
Professional Engineer

d. Description of Laboratory or Other Formal Testing, If Required, Rather than Manual or Visual Procedures:

N/A

e. Has the property record been researched for any current code violations or unsafe structure cases?

○ Yes ◉ No

Explanation/Comments:

4. SUPPORTING DATA ATTACHED Add Attachments

Check if attached:

a. Sheets of written data: ○ Yes ◉ No

b. Photographs: ◉ Yes ○ No

c. Drawings or sketches: ○ Yes ◉ No

d. Test reports: ○ Yes ◉ No

5. FOUNDATION

a. Describe Building Foundation:

Deep foundation elements with mild steel reinforcement and shallow footings with mild steel reinforcement.

b. Is Wood in Contact or Near Soil? ○ Yes ◉ No ○ N/A, Explain Below

c. Signs of Differential Settlement? ○ Yes ◉ No

If Yes, Explain:

d. Describe Any Cracks, Separation, or Other Signs in the Walls, Column or Beams that Signal Differential Settlement:

None

e. Is water drained away from the foundation?

If No, Explain: ◉ Yes ○ No

f. Is there additional Sub-Soil Investigation required? ○ Yes ◉ No

If Yes, Describe:

6. MASONRY BEARING WALL – Indicate Good, Fair, Poor, or Significant on Appropriate Lines (Definitions for assessments can be found in section 19)

Does this building have Masonry Bearing Walls? If yes, continue on. If no, skip to Section 7.

(Note: ⓘ Good, Fair, Poor, Significant) ○ Yes ◉ No

a. Concrete Masonry Units:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

b. Clay Tile or Cotta Units:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

c. Reinforced concrete tie Columns:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

d. Reinforced Concrete Tie Beams:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

e. Lintel:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

f. Other Type Bond Beams:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

g. Masonry Finishes – **Exterior**:

1. Stucco:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

2. Veneer:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

3. Paint Only:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

4. Other:
○ Good ○ Fair ○ Poor ○ Significant ○ N/A

Explain:

h. Cracks – Note Beams, Columns, or Others, Including Locations (Description):

i. Spalling – In Beams, Columns, or Others, Including Locations (Description):

j. Rebar Corrosion – Check Appropriate Line:

1. ◯ None Visible
2. ◯ Minor – Patching will suffice
3. ◯ Significant – Patching will suffice
4. ◯ Significant – Structural repairs required

Describe:

k. Were samples chipped out for examination in spalled areas?

1. ◯ No
2. ◯ Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM (Note: ⓘ Good, Fair, Poor, Significant) Add Attachments

a. Roof:

1) Roof Pitch

- [x] Flat
- [ ] Pitched

2) Roof Structural Framing

- [ ] Wood
- [ ] Steel
- [x] Concrete
- [ ] Unknown
- [ ] Other

If Other, Describe:

3) Roof Structural Framing Condition:

(•) Good ( ) Fair ( ) Poor ( ) Significant

4) Roof Deck Material

- [x] Concrete
- [ ] Wood
- [ ] Structural concrete on steel deck
- [ ] Non-structural / insulating concrete on steel deck
- [ ] Bare steel deck
- [ ] Other

Describe:

5) Roof Cladding Type

- [ ] Tile
- [ ] Asphalt shingles
- [ ] Built-up roofing (BUR)
- [x] Single ply (Membrane)
- [ ] Metal
- [ ] Other

Describe:

Main portion of roof is a flat roof concrete system with a single-ply membrane.

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: Good, Fair, Poor, Significant)

6) Roof Covering Condition

(•) Good ( ) Fair ( ) Poor ( ) Significant

7) Note Water Tanks, Cooling Towers, Air Conditioning Equipment, Signs, Other Heavy Equipment and Condition of Support:

Supports for A/C equipment are in good condition

8) Note Types of Drains, Scuppers, and Condition:

There are roof drains and scuppers throughout the roof and they are in good condition.

9) Describe Parapet Construction and Current Condition:

Parapet Walls are constructed of CMU and are in good condition.

10) Describe Mansard Construction and Current Condition:

( ) Good ( ) Fair ( ) Poor ( ) Significant (•) N/A

[7. FLOOR AND ROOF SYSTEM CONTINUED] (Note: ⓘ Good, Fair, Poor, Significant)

11) Describe Any Roofing Framing Member with Obvious Overloading, Overstress, Deterioration, or Excessive Deflection:

None

12) Note Any Expansion Joint and Condition:

◉ Good ○ Fair ○ Poor ○ Significant

b. Floor System(s):

1. Describe (Type of System Framing, Material, Spans, Condition, Balconies):

Condition:

◉ Good ○ Fair ○ Poor ○ Significant

Mild-steel reinforced concrete floor system, which includes exterior walkways and balconies

2. Balcony Structural System

- ○ Edge and Building Face
- ◉ Supported Cantilever
- ○ No Balcony

(If no balcony skip to number 7, Stairs and Elevators)

The building has edge and building face support balconies and supported cantilevered walkways.

3. Balcony Exposure (if structure is on the coast)

- ◉ Ocean facing
- ○ Non-ocean facing

4. Balcony Construction

- [x] Concrete
- [ ] Steel framing with concrete topping
- [ ] Wood
- [ ] Other (define in narrative)

5. Balcony Condition Rating

- (•) Good
- ( ) Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- ( ) Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- ( ) Significant

6. Balcony Condition Description (e.g., Spalling, Cracking, Rebar Corrosion)

None

7. Stairs and Elevators – Indicate location, framing system, material, and condition:

Mild-steel reinforced concrete floor system (2 total) at the north and south ends of the building

8. Ramps – Indicate location, framing system, material, and condition:

n/a

9. Guardrails – Indicate type, location, and material
(If no Guardrail, skip to "c. Inspection")

☐ Wood ☐ Stainless Steel ☐ Glass ☐ None
☐ Metal ☐ Ungalvanized Steel ☐ CMU Kneewall
☑ Aluminum ☐ Concrete Kneewall ☐ Other _____

Describe any details:

Post pocket supported

10. Guard Condition (define ratings depending on guard system)

◉ Good ○ Fair ○ Poor ○ Significant, Describe:

Newly installed

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

Exposed ceiling slab systems were typical within most of the interior units.

8. STEEL FRAMING SYSTEM

Add Attachments

Steel Framing System Exists: ◯ Yes ◉ No (If no Steel Framing System, skip to section 9)

a. Full Description of System:

b. Exposed Steel – Describe condition of paint and degree of corrosion:

c. Steel Connections – Describe type and condition:

d. Concrete or Other Fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

f. Elevator Sheave Beams, Connections, and Machine Floor Beams – Note Column:

9. CONCRETE FRAMING SYSTEM

Add Attachments

Concrete Framing System Exists: (●) Yes ( ) No (If no Concrete Framing System, skip to section 10)

a. Full Description of Structural System:

Mild steel reinforced concrete floor systems.
Column-beam support system.

b. Cracking:

1. ( ) Significant (●) Not Significant

2. Description of members affected location and type of cracking:

c. General Condition Description:

Good condition

d. Rebar Corrosion – Check Appropriate Line:

1. (●) Non-Visible
2. ( ) Significant – Patching will suffice
3. ( ) Significant – Structural repairs required

Describe:

[9. CONCRETE FRAMING SYSTEM CONTINUED]

e. Were samples chipped out for examination in spalled areas?

1. (●) No
2. ( ) Yes – Describe color, texture, aggregate, general quality:

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

None

(Note: ⓘ Good, Fair, Poor, Significant)

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building: ○ Yes ◉ No

1. Previous Inspection Date:	

2. Description of Curtainwall Structural Glazing and adhesive sealant:

n/a

3. Describe Condition of System:

n/a

b. Exterior Doors:

1. Type: ○ Wood ○ Steel ○ Aluminum ◉ Sliding Glass Door ○ Other
(If Other, Describe):

2. Anchorage Type and Condition of Fasteners and Latches

Concrete fasteners. Fair condition.

3. Sealant Type and Condition of Sealant:
◉ Good ○ Fair ○ Poor ○ Significant

Polyurethane sealant

4. Describe General Condition:

Fair condition

5. Describe repairs needed:

None

11. WOOD FRAMING

Add Attachments

Wood Framing System Exists: ◯ Yes ◉ No (If no Wood Framing System, skip to section 12)

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

b. Indicate Condition of the Following:

1. Walls:

2. Floors:

3. Roof Member, Roof Trusses:

c. Note Metal Fitting (i.e., Angles, Plates, Bolts, Splint Pintles, Other and Note Condition):

d. Joints – Note if well fitted and still closed:

[11. WOOD FRAMING CONTINUED]

e. Drainage – Note accumulations of moisture:

None

f. Ventilation – Note any concealed spaces not ventilated:

Good ventilation

g. Note any concealed spaces opened for inspection:

n/a

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

None

12. BUILDING FACADE INSPECTION

Add Attachments

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

Stucco finish over exterior walls

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

Adhered

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

Good condition. Some areas of the exterior walls and ceilings on the walkways and balconies exhibited bubbling/peeling of the paint coatings, which indicates moisture intrusion within the walls and ceilings in certain areas. It it recommended that these areas be repaired. (Photographs 6, 7, 8, 14, 15, and 19)

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

n/a

b. Indicate condition of special feature, its supports and connections:

n/a

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

None

15. UNSAFE CONDITIONS

a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. ◯ Yes ◉ No

✔ By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

16. SAFE OCCUPANCY DETERMINATION

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited? ◯ Yes ◉ No

Add Attachments

17. SUMMARY OF FINDINGS

The below Condition(s) were noted within this Phase 1 Inspection.	Phase 2 Inspection Required:
☐ Indication of Dangerous Condition Observed	○ Yes ○ No
☐ Actual Dangerous Condition Observed	○ Yes ○ No
☐ Indication of Substantial Structural Deterioration Observed	○ Yes ○ No
☐ Actual Substantial Structural Deterioration Observed	○ Yes ○ No
☑ Indication of Need for Maintenance	○ Yes ◉ No
☑ Indication of Need for Repair	○ Yes ◉ No
☐ Indication of Need for Replacement	○ Yes ○ No
☐ Inaccessible Condition of Structural Component	○ Yes ○ No

18. REVIEW OF EXISTING DOCUMENTS AND PERMIT RECORDS

It appears that unpermitted structural work has been performed as follows, and the Building Official has been notified:

○ Yes ◉ No

If yes, describe unpermitted work:

Add Attachments

19. DEFINITIONS OF TERMS

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems.

Substantial Structural Deterioration. Means a condition that negatively affects a building's structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

Unsafe conditions. Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe.* If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.

2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

PHOTOGRAPHS

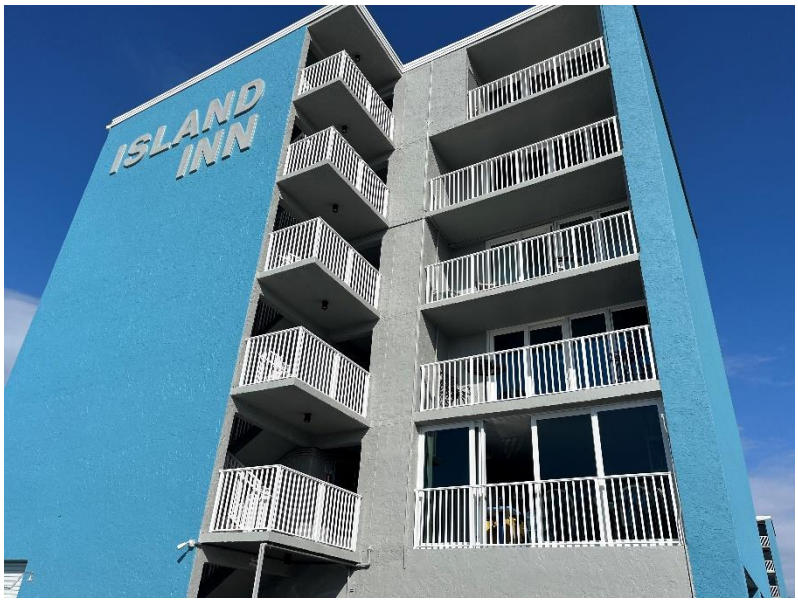
PHOTOGRAPH #1

ISLAND INN

PHOTOGRAPH #2

EXTERIOR WALLS
EAST ELEVATION

PHOTOGRAPH #3

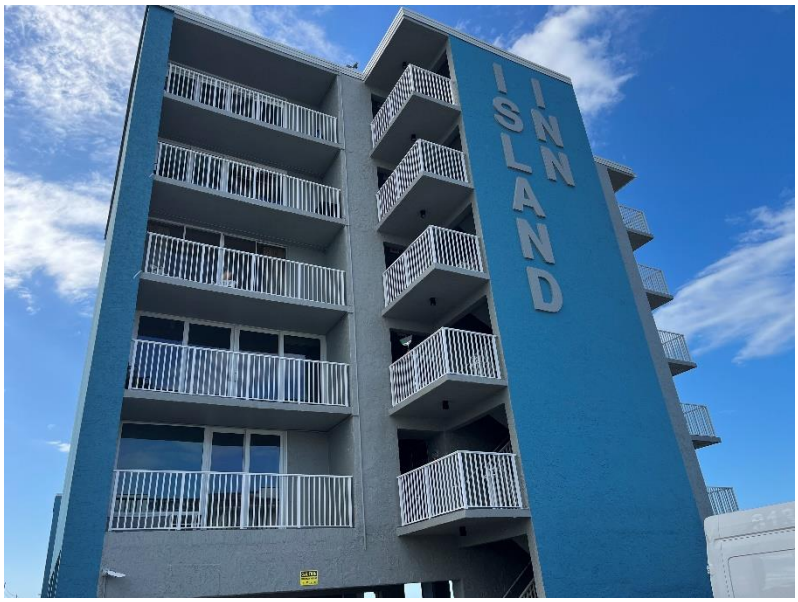


EXTERIOR WALLS
SOUTH ELEVATION

PHOTOGRAPH #4

EXTERIOR WALLS
WEST ELEVATION

PHOTOGRAPH #5



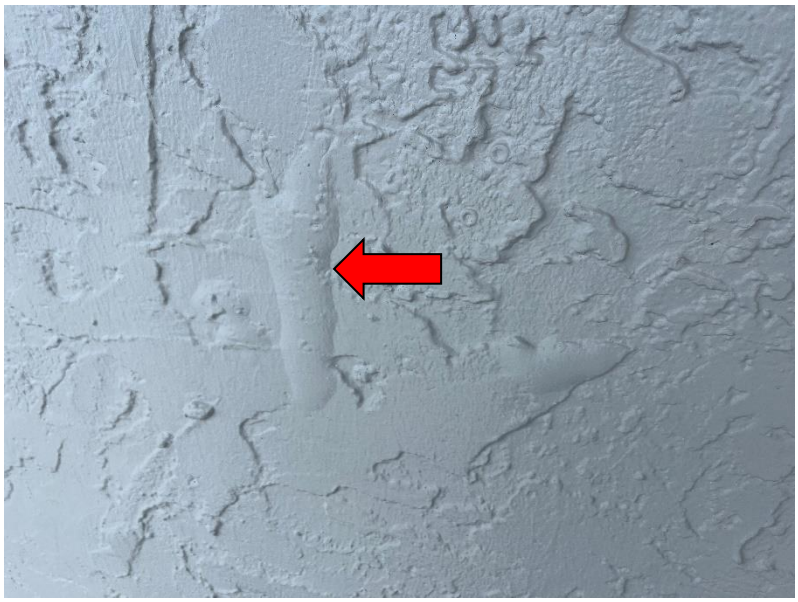
EXTERIOR WALLS
NORTH ELEVATION

PHOTOGRAPH #6

EXTERIOR WALLS
EAST ELEVATION
FOURTH FLOOR

Paint peeling along the walkway exterior wall.

PHOTOGRAPH #7



EXTERIOR WALLS
EAST ELEVATION
FOURTH FLOOR

Paint bubbling along the walkway exterior wall.

PHOTOGRAPH #8

EXTERIOR WALLS
EAST ELEVATION
FOURTH FLOOR

Paint bubbling along the walkway exterior wall.

PHOTOGRAPH #9

COLUMNS AND BEAMS OVERVIEW

PHOTOGRAPH #10

COLUMNS AND BEAMS OVERVIEW

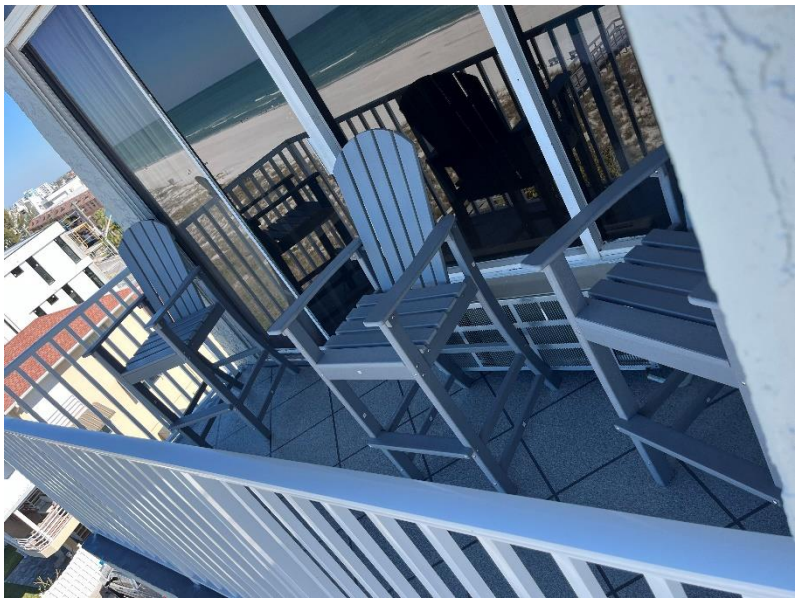
PHOTOGRAPH #11

EXTERIOR BALCONIES
UNIT 520
OVERVIEW

PHOTOGRAPH #12

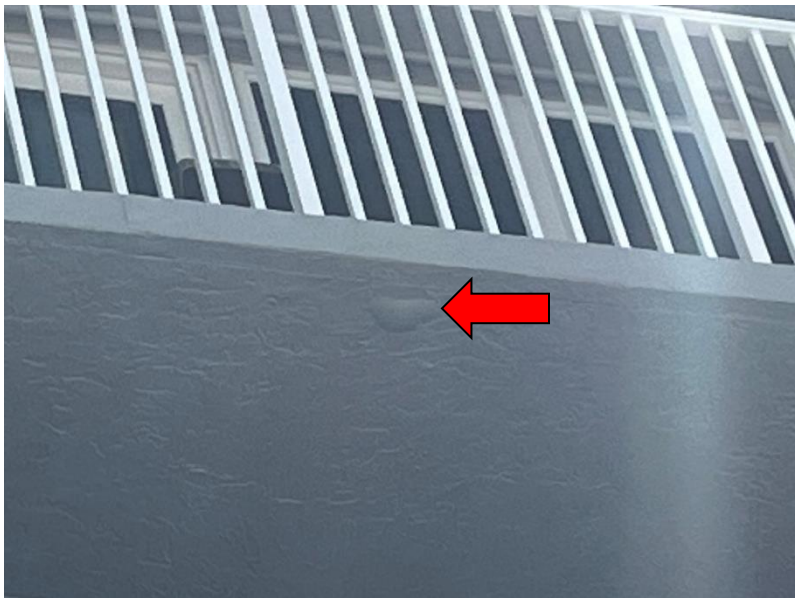
EXTERIOR BALCONIES
UNIT 422
OVERVIEW

PHOTOGRAPH #13



EXTERIOR BALCONIES
UNIT 601
OVERVIEW

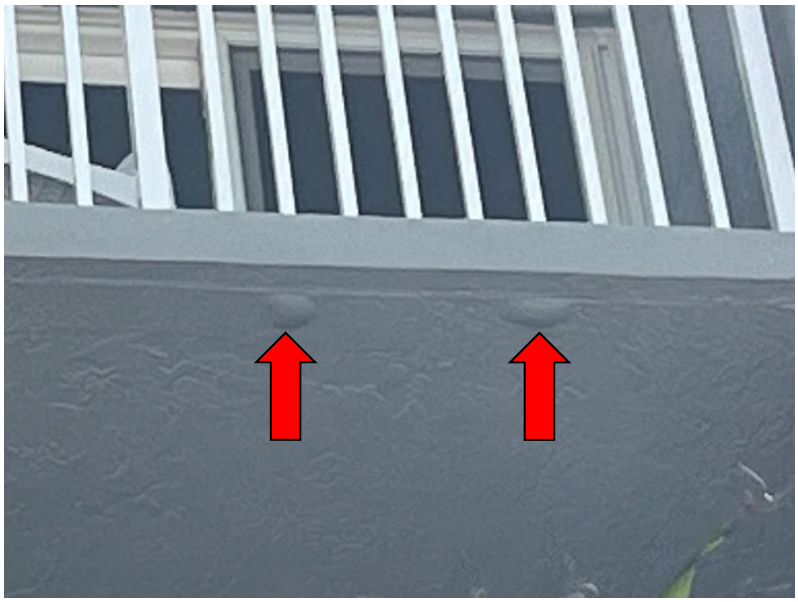
PHOTOGRAPH #14



EXTERIOR BALCONIES
UNIT 421

Paint bubbling at the balcony ceiling.

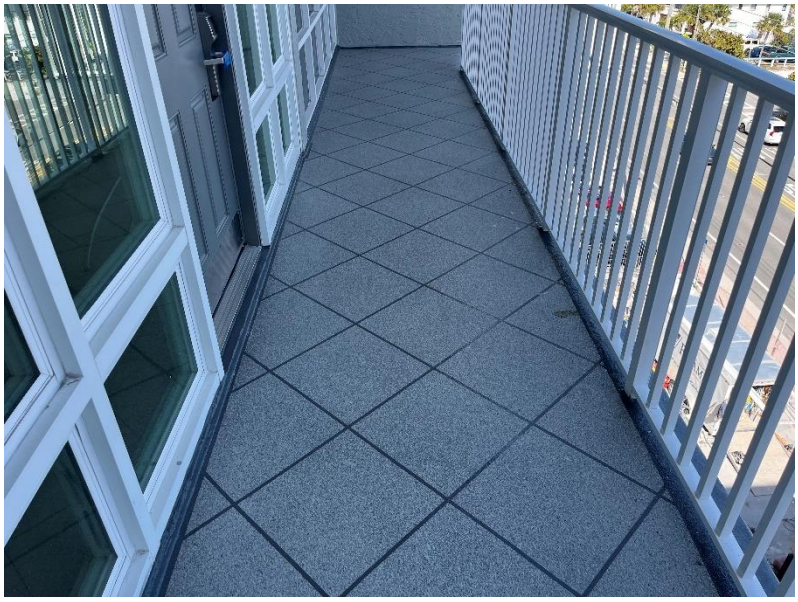
PHOTOGRAPH #15



EXTERIOR BALCONIES
UNIT 419

Paint bubbling at the balcony ceiling.

PHOTOGRAPH #16

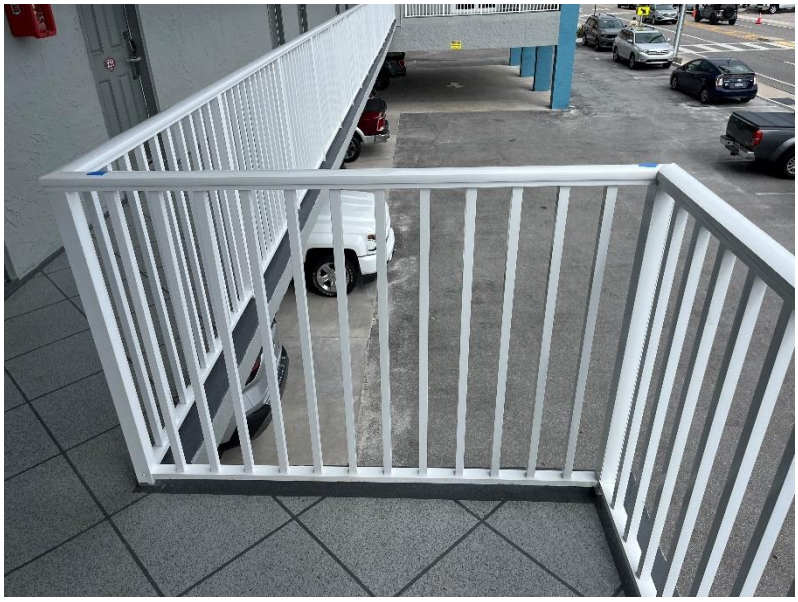


EXTERIOR WALKWAYS
6TH FLOOR
OVERVIEW

PHOTOGRAPH #17

EXTERIOR WALKWAYS
3RD FLOOR
OVERVIEW

PHOTOGRAPH #18



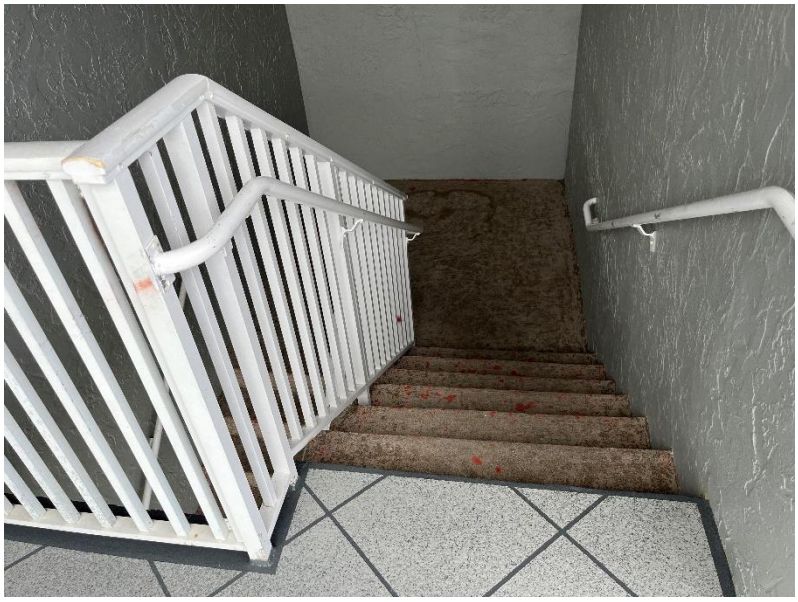
EXTERIOR WALKWAYS
2ND FLOOR
OVERVIEW

PHOTOGRAPH #19

EXTERIOR WALKWAYS
5TH FLOOR

Cracking in the walkway deck waterproofing at the door threshold.

PHOTOGRAPH #20



EXTERIOR STAIRS
NORTH END - 6TH FLOOR
OVERVIEW

PHOTOGRAPH #21

**EXTERIOR STAIRS
SOUTH END - GROUND FLOOR
OVERVIEW**

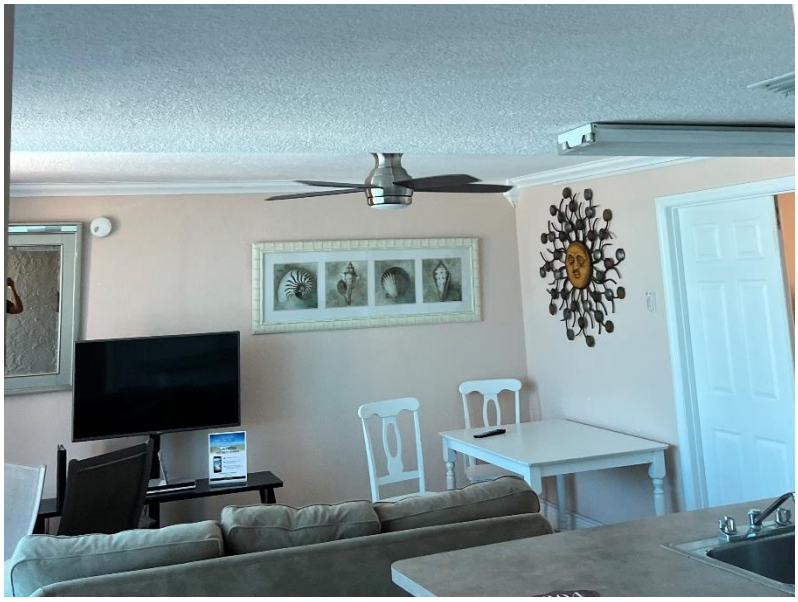
PHOTOGRAPH #22

**COVERED PARKING
OVERVIEW**

PHOTOGRAPH #23

COVERED PARKING
OVERVIEW

PHOTOGRAPH #24



INTERIOR UNITS
UNIT 310
OVERVIEW

PHOTOGRAPH #25

INTERIOR UNITS
UNIT 203
OVERVIEW