November 22, 2023

John Telisky
Charlevoi Condominium Association, Inc.
150 Harborside Avenue
Punta Gorda, FL 33950

Re: Charlevoi Condominiums – East and West Building
Structural Integrity Reserve Study (SIRS)
150 Harborside Avenue
Punta Gorda, Florida 33950
UES Project No: 0811.2300027.0000 – Task 6

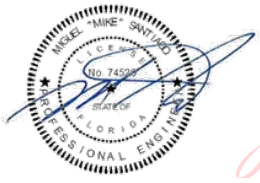
Dear Mr. Telisky,

UES Milestone Inspections, LLC (UES) has completed the mandatory Structural Integrity Reserve Study ("SIRS") as required for condominiums and cooperative buildings for the above referenced property. UES's assessment was performed in general accordance with Florida Statute (FS)718.112(2)(g) (or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's Structural Integrity Reserve Study. UES appreciates this opportunity to provide professional services to Charlevoi Condominium Association, Inc. Pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and Ricardo Solis, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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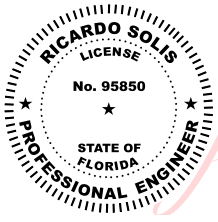

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APPENDICES

1.0 INTRODUCTION

Per authorization of UES proposal 6011.0823.00019, sent August 11, 2023, by Charlevoi Condominium Association, Inc., UES has conducted a Structural Integrity Reserve Study (SIRS) of the 81-unit residential condominium community located at 150 Harborside Avenue, Punta Gorda, Florida 33950.

This report must be reviewed in its entirety to understand UES findings and their limitations. The Appendices are an integral part of this report and must be included during review. Please refer to the Appendices for definitions of common terms of reference used within.

UES has conducted the reserve study in general accordance with the National Reserve Study Standards published by the Association of Professional Reserve Analysts (APRA) and in general accordance with Florida Statute 718.112(2)(g)(or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

This study was conducted by a Florida licensed Professional Engineer(s). Please refer to **Appendix D** for the qualifications of the project team.

UES's professional Ricardo Solis, P.E. performed this study and visited the site on October 31, 2023. This report is principally based on UES's visual inspection of Charlevoi Condominiums – East and West Building and a review of relevant association documents.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, UES understands their accuracy will likely vary beyond Year 5. Long-term physical plant maintenance projections are intended only to indicate the pattern of reserve expenditures and to guide financial planning. UES agrees with the Association of Professional Reserve Analyst recommendations that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

PLEASE NOTE THAT PURSUANT TO FS 718.112(2)(G) (OR 719.106(3)(K) FOR COOPERATIVES) AN ASSOCIATION MUST HAVE A STRUCTURAL INTEGRITY RESERVE STUDY COMPLETED AT LEAST EVERY 10 YEARS AFTER THE CONDOMINIUM'S CREATION FOR EACH BUILDING ON THE CONDOMINIUM PROPERTY THAT IS THREE STORIES OR HIGHER IN HEIGHT. AS A RESULT, THE NEXT SIRS WILL NEED TO BE COMPLETED BY:

NOVEMBER 22, 2033

2.0 EXECUTIVE SUMMARY

In summary, as a result of UES's site inspection, we find the common area components to be in good general condition overall excluding the roofs on both buildings to be in poor condition. UES observed some deficiencies which are noted in subsequent sections herein. UES has included an inventory of "common area" components the Association has responsibility over which will require periodic repair or replacement over the term of this evaluation. UES has developed the opinions of the remaining useful life of each component and has estimated their current cost of required reserve expenditures for their repair or replacement. UES's projections have been included as annual reserves over its estimated remaining useful life.

3.0 PURPOSE AND SCOPE OF SERVICES

An association must have a **Structural Integrity Reserve Study (SIRS)** completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- Roof.
- Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. 627.706.
- Fireproofing and fire protection systems.
- Plumbing.
- Electrical systems.
- Waterproofing and exterior painting.
- Windows and exterior doors.
- Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects the items listed above as determined by the visual inspection portion of the structural integrity reserve study.

Integration into any existing association reserve fund summaries is NOT included in this scope.

The assessment was based on non-intrusive, non-destructive observations of the readily accessible areas of the property and the information available at the time of UES's site visit. Therefore, UES's descriptions, conclusions and recommendations were based solely on the observations of the various components and experience with similar projects. UES makes no representations that this report is a building code, safety, regulatory, environmental, or all-encompassing compliance inspection report.

The intent of this reserve study is to determine a structural integrity reserve needs plan for the Association, evaluate the current rate of contribution to the reserve fund, and, if required, to suggest alternate funding strategies. This study is in addition to the full reserve study required by (FS)718.301(4)(p).

This report is intended to be used as a tool by the Association's Board for considering and managing its future financial obligations, for determining appropriate reserve fund allocations, and for informing the individual Owners of the Association's required reserve expenditures and the resulting financial opinion.

For purposes of financial planning, Association-responsible expenses are typically divided into two categories:

- Operation and maintenance (O&M) of commonly held elements of real property and other assets. These O&M expenses usually include taxes, insurance, property management costs and other service fees.
- Reserve expenditures for major periodic repairs or replacement of commonly- held elements.

Normal, recurring O&M costs are typically paid by the individual Owners through periodic assessments or service fees equal to their share of the annual budget, which is estimated based on cost projections of either actual or average levels of expense. Some additional contingency amounts may be included in annual O&M budgets to result in a year-end surplus which is carried forward year-to-year to cover variations in annual costs or any uninsured losses. This carry-over is often referred to as an operating reserve.

These O&M costs, the funding and operating reserves are not typically considered by a Reserve Study. Long-term reserve expenditures, the funding plan and ensuring adequate Reserve Fund balances are the focus of this Reserve Study. Studies of this nature are important to ensure that a community will have sufficient funds for long-term, periodic reserve expenditure requirements to help preserve the value of the community and the units within it.

4.0 LEVEL OF SERVICE

Per the Association of Professional Reserve Analysts (APRA) there are three levels of Service

I. Full Study
II. Update with Site Visit Study
III. Update without Site Visit Study

For the purpose of this evaluation, UES has conducted a full study which has included the evaluation of common area elements as dictated by Florida Statute (FS) 718.112(2)(g) (or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

5.0 SOURCES OF INFORMATION

Ms. Mary Stuckey was interviewed during UES's study.

The following units were inspected in the East Building: 201, 205, 206, 211, 212, 216, 305, and 309.

The following units were inspected in the West Building: 231, 233, 235, 321, 323, 324, 328, 329, and 333.

The following documents were provided:

- Charlevoi Condominium Association Reserve Statement as of 11/8/2023.
- Gemstone Concrete Coatings estimate # 45799000 dated 07/15/2022.
- Crowther Roofing & Sheet Metal of Florida, Inc. proposal dated March 15, 2023.
- Crowther Roofing & Sheet Metal of Florida, Inc. Inspection Report dated 03/02/2023.
- Wood Frame/Stucco Repairs and Related Work construction contract by McLeods Construction, Paint & Restoration, LLC.
- R&L Building Construction Commercial Roofing Proposal.

UES engineers determined expected and replacement useful lives (EUL & RUL) of the common area components required as part of the SIRS and cost estimates for reserve expenditure budgets based on UES's evaluation of actual conditions and experience with similar building systems. In addition, UES also utilizes the following industry publications for data:

- On-Line RS Means – Construction Cost Data
- Fannie Mae – Expected Useful Life Tables
- National Association of Home Builders – Life Expectancy of Components

6.0 PROPERTY DESCRIPTION

The condominiums buildings are located in Punta Gorda, Charolotte County, Florida. The 3-story buildings were built in 1973 and consist of 81 total residential condominium units (41 units for the East Building and 40 units for the West Building). The buildings consist of concrete masonry unit walls, 2x wood framed shear walls, concrete beams, concrete columns, formed and poured concrete floor systems, and prefabricated wood roof trusses. The buildings are assumed to be supported on shallow foundations. The exterior walls are painted, and stucco finished.

The primary vehicle entrance is off of Harborside Avenue at the south end of the site via a paved driveway. Additionally, there are asphalt-paved drives and surface parking areas located to the east and west of the property.

Underground utility services include public water and sewer, including fire hydrants, electric power, telephone, and broadband cable.

Landscaping consists of palm trees, shrubs, and grassy areas along the perimeter of the building except at the parking areas. The Peace River is located to the north of the buildings.

7.0 COMMON COMPONENTS

Please refer to **Appendix A** for UES's Common Area Component Inventory. Condominium Association common components include:

- Building structures
- The parking garage at the ground level for the East Building.
- FACP Meter room for the East Building.
- Workshop room for the East Building.
- Community room for the East Building.
- Library room for the East Building.
- Fitness room for the East Building.
- Elevator room for the East and West Building.
- Trash room for the East and West Building.
- Pool equipment room for the East Building.
- Electrical meter room for the East and West Building.
- Communication room for the West Building.
- Roofs.
- Common walkways.

- Common stairways.
- Building perimeter.
- Windows/Doors.
- Site landscaping including trees, shrubs, landscaping planters, hardscape, and lawns.

Individual unit owners are responsible for maintenance & repairs of their units including the mechanical, plumbing, electrical components, doors, and windows within their respective units.

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

East Building Description and Observations

The roof system of the building is composed of a modified bitumen roof. At the time of inspection, deterioration in the roof membrane was observed throughout the roof system. Patch repairs were observed in multiple locations throughout the roof. UES was informed the roof was leaking but since has been addressed. At the time of inspection, the modified bitumen roof was observed to be in poor condition.

The mansard roof system of the building is composed of a metal roof panel system. At the time of inspection, no damage (dents, corrosion, leaking, etc.) was observed in the roof system and was observed to be in good condition.

West Building Description and Observations

The roof system of the building is composed of a modified bitumen roof. At the time of inspection, deterioration in the roof membrane was observed throughout the roof system. Patch repairs were observed in multiple locations throughout the roof. UES was informed the roof was leaking but since has been addressed. At the time of inspection, the modified bitumen roof was observed to be in poor condition.

The mansard roof system of the building is composed of a metal roof panel system. At the time of inspection, no damage (dents, corrosion, leaking, etc.) was observed in the roof system and was observed to be in good condition.

Common Components and Required Reserve Expenditures

A modified bitumen roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 20 years. Proper maintenance includes but not limited to visually inspecting the roof at least once a year to ensure water is properly draining and not ponding and visually inspecting roof drains and parapet overflow drains to ensure no debris is clogging the flow of water. See **Appendix A** for estimated cost and estimated contributions required.

A metal roof panel system with proper installation, care, and maintenance has an average expected useful life (EUL) of 40 years. Proper maintenance includes but not limited to visually inspecting the roof at least once a year to ensure water is properly draining and visually inspecting roof gutters and downspouts to ensure no debris is clogging the flow of water. Additional proper maintenance includes removing leaves and debris from valleys and cleaning the metal roof of dirt and other potentially harmful elements which

can help extend the lifespan of the system. See **Appendix A** for estimated cost and estimated contributions required.

8.2 STRUCTURE, INLCLUDING LOAD-BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS

East Building Description and Observations

Pursuant to FS 627.706, "Primary structural member" means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure and "Primary structural system" means an assemblage of primary structural members.

The building is composed of concrete masonry unit walls, 2x wood framed shear walls, concrete beams, concrete columns, formed and poured concrete floor systems, and prefabricated wood roof trusses. At the time of inspection, cracks were observed in the concrete masonry unit wall located in the workshop room. No additional damage was observed in the building's primary structural members/systems.

West Building Description and Observations

The building is composed of concrete masonry unit walls, 2x wood framed shear walls, concrete beams, concrete columns, formed and poured concrete floor systems, and prefabricated wood roof trusses. At the time of inspection, no damage (spalling, cracking, exposed steel reinforcement, etc.) was observed in the building's primary structural members.

Common Components and Required Reserve Expenditures

A reinforced concrete masonry unit structure with proper maintenance has a life span expectancy of 50 to 100 years. Proper maintenance includes but not limited to pressure washing exposed exterior concrete surfaces, providing proper sealant at concrete cracks, and visual inspection of all exposed concrete surfaces for signs of spalled concrete, cracks, and exposed steel reinforcement.

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

East Building Description and Observations

The fire protection system of the building consists of a standpipe system, fire alarm system with fire extinguishers and emergency/exit lighting. The fire extinguishers were last inspected in June of 2023 by Cintas. The fire alarm system was last inspected in January of 2023 by Wayne Automatic Fire Sprinklers, Inc. No issues were observed or reported.

West Building Description and Observations

The fire protection system of the building consists of a standpipe system, wet pipe fire sprinkler system, fire alarm system with fire extinguishers and emergency/exit lighting. The fire extinguishers were last inspected in June of 2023 by Cintas. The fire alarm system was last inspected in January of 2023 by Wayne Automatic Fire Sprinklers, Inc. No issues were observed or reported.

Common Components and Required Reserve Expenditures

Fire protection systems have a life expectancy of 40 to 50 years with the proper maintenance. However, corrosion issues can cause wet water systems (sprinkler systems) to start failing in 15 to 25 years. Proper maintenance includes but not limited to routine inspections by a certified technician that looks for signs of wear and tear, corrosion, and damaged parts. Fire extinguishers should be recharged every 6 years according to the National Fire Protection Association (NFPA) and should be inspected annually by a certified technician. Additionally, emergency exit lighting shall be checked yearly to ensure that the light bulbs do not need to be replaced. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

East Building Description and Observations

The visible building plumbing inspected at the time of inspection included PVC. Based on the site interview with personnel from the association, some of the plumbing systems are original and consist of cast-iron plumbing. At the time of inspection, no damage or deficiencies were observed to the plumbing systems.

West Building Description and Observations

The building plumbing systems were not visible and therefore no observations of the plumbing systems were performed. However, based on similarities between the East and West Building it is assumed that the building consists of cast-iron and PVC. At the time of inspection, no damage or deficiencies were observed to the plumbing systems.

Common Components and Required Reserve Expenditures

Plumbing systems have a life expectancy of 50 years with proper maintenance. Proper maintenance includes but not limited to routine inspections by certified personnel that looks for signs of damage or corrosion, corrosion, and assuring all plumbing fixtures work properly. See **Appendix A** for estimated cost and estimated contributions required.

8.5 ELECTRICAL SYSTEMS

East Building Description and Observations

The visible electrical systems inspected at the time of inspection included labeled house panels, main disconnects, air conditioning disconnects on each unit, and electrical conduits. At the time of inspection, no damage or deficiencies were observed to the electrical systems.

West Building Description and Observations

The visible electrical systems inspected at the time of inspection included labeled house panels, main disconnects, air conditioning disconnects on each unit, and electrical conduits. At the time of inspection, no damage or deficiencies were observed to the electrical systems.

Common Components and Required Reserve Expenditures

Electrical systems have a life expectancy of 20 to 30 years with proper maintenance. Proper maintenance includes not limited to routine inspections by certified personnel who examines the condition of circuit

breakers, ensures all connections are proper, and spot checks electrical components to ensure they are properly working. See **Appendix A** for estimated cost and estimated contributions required.

8.6 WATERPROOFING AND EXTERIOR PAINTING

East Building Description and Observations

The exterior elevated walkways are covered with a Gemstone Coating and at the time of inspection appeared to be in good condition overall with isolated locations in fair condition. Cracks were observed in the coating finishes. The exterior finish of the building consists of painted stucco finishes. The overall condition of the exterior finishes was observed to be in good condition.

West Building Description and Observations

The exterior elevated walkways are covered with a Gemstone Coating and at the time of inspection appeared to be in good condition overall with isolated locations in fair condition. Cracks were observed in the coating finishes. The exterior finish of the building consists of painted stucco finishes. The overall condition of the exterior finishes was observed to be in good condition.

Common Components and Required Reserve Expenditures

Waterproofing and exterior paint have a life expectancy of approximately 7 to 10 years with proper maintenance. Proper maintenance includes but not limited to pressure washing exterior surfaces, routine inspections of exterior finishes to ensure paint peeling, bubbling and other imperfections are not present, and to seal all cracks and gaps with proper sealant. See **Appendix A** for estimated cost and estimated contributions required.

8.7 WINDOWS AND EXTERIOR DOORS

East Building Description and Observations

The building consists of 10 common windows and 14 common doors. The windows were observed to be in good condition. The doors were observed to be in good condition excluding the pool equipment door that was observed with corrosion in the door and door frame.

West Building Description and Observations

The building consists of no common windows and 7 common doors. The doors were observed to be in good condition overall.

Common Components and Required Reserve Expenditures

Windows and doors have a life expectancy of 25 years with proper maintenance. Proper maintenance includes but is not limited to routine cleaning of windows and routine inspection to ensure cracks and gaps are not present. See **Appendix A** for estimated cost and estimated contributions required.

8.8 DEFERRED MAINTENANCE ITEMS AS DICTATED BY FLORIDA STATUTE (FS)553.899.

Description and Observations

There are no additional deferred maintenance items in which failure to replace or maintain would negatively affect the items listed above.

9.0 CURRENT DEFICIENCIES

Based on UES's observations, UES identified the following construction deficiency, which may require corrective action:

East Building:

- Deterioration in the roof membrane was observed throughout the roof system. See **Appendix C** Photographs No. 15 through 17.
- Deterioration in the roof flashing sealant was observed in multiple locations. See **Appendix C** Photograph No. 18.
- Corroded and unattached condensing unit tie-down was observed. See **Appendix C** Photograph No. 19.
- Cracks were observed in the concrete masonry unit wall located in the workshop room. See **Appendix C** Photographs No. 20 through 22.
- Moisture damage in the interior ceiling finishes was observed in the pool equipment room and the exterior balcony of Unit 201. See **Appendix C** Photographs No. 24 and 27.
- Surface imperfections such as cracks, delamination, and bubbling of paint finishes were observed in ceiling and wall/column finishes. See **Appendix C** Photographs No. 26, 28 through 30, 35, and 36.
- Corroded steel angles, anchor, and deteriorated steel stringer were observed in the center stairway. See **Appendix C** Photographs No. 31 and 32.
- Cracks in the walkway coating finishes were observed in multiple locations. See **Appendix C** Photographs No. 33, 34, 37, and 38.

West Building:

- Deterioration in the roof membrane was observed throughout the roof system. See **Appendix C** Photographs No. 12, 13, and 15.
- Surface imperfections such as cracks, bulging, and exposed metal lath were observed in the walkway ceiling finishes, concrete column finishes, and in the elevator machine room. See **Appendix C** Photographs No. 20, 24 and 26.
- Corroded steel angles were observed in the center stairway. See **Appendix C** Photographs No. 22 and 23.
- Cracks in the walkway coating finishes were observed in multiple locations. See **Appendix C** Photograph No. 25.
- Damage to the door opening frame observed at the trash room. See **Appendix C** Photographs No. 36 and 37.

10.0 EXPECTED LIFE AND VALUATION

10.1 OPINIONS OF USEFUL LIFE

For components which require periodic reserve expenditures for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature:

Component's Frequency of Reserve Expenditure = Component's EUL

The remaining useful life (RUL) of a component before the next reserve expenditure for its repair or replacement is equal to the difference between its EUL and its age:

RUL = EUL – AGE

The condition and rate of deterioration of actual site improvements and building elements rarely conform to such simple analysis. And, often, a property's history and available documentation does not provide any record of a particular component's actual age.

In UES's experience, the effective age and actual RUL of an installed item vary greatly from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. UES's opinion of the effective age, EUL and RUL of each common component included in the SIRS is based on UES's evaluation of its existing condition and consideration of the aforementioned factors.

As a result, in preparing the Reserve Expenditure schedule for the SIRS, UES factored in the following considerations:

- Accelerate the schedule of work for components found to be in poorer condition than expected for their age.
- Defer work for components observed to be in unusually good condition.

In reality, reserve repair and replacement work for some components is often spread over a number of years. This may be done because not all on-site installations of a particular type of component age or deteriorate at the same rate; Or work may be scheduled in phases to limit disruption or ease cash flow.

For these reasons, when it seems appropriate, UES will spread some budgets over multiple years. However, it is beyond the scope of this reserve study to prioritize the need for work between a number of buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, UES has based these opinions of the remaining service life and expected frequency and schedule of repair for each common component on some or all of the following:

- Actual or assumed age and observed existing condition
- Association's or Property Manager's maintenance history and plan
- UES experience with actual performance of such components under similar service and exposure

- UES experience managing the repairs and replacements of such components. The following documentation was used as a guide for UES's considerations:
    - Fannie Mae - Expected Useful Life Tables
    - National Association of Home Builders - Life Expectancy of Components

10.2 ESTIMATES OF COST

In developing UES's estimate of reserve expenditure for most common components included in the SIRS, UES has estimated a quantity of each item and a unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package or 'lot'. Unless directed to take a different approach, UES assumes that contract labor will perform the work and apply appropriate installers mark-ups on supplied material and equipment. When required, UES's estimated costs include demolition and disposal of existing materials, and protection of other portions of the property. When appropriate for large reserve projects, UES has included soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit. UES's opinions of unit and lump sum costs are based on some or all the following:

- Records of previous maintenance expenses
- Previously solicited Vendor quotations or Contractor proposals
- Provided reserve budgets developed by others
- UES project files on repairs and replacements at other properties

In addition, UES uses the following publications to guide the considerations:

- On-Line R S Means - Construction Cost Data
- Marshall & Swift Valuation Service - Facility Cost Index

Annual aggregated reserve expenditure budgets have been calculated for all years during the study period by inflating the annual amounts of current dollar cost estimates and compounding for inflation at 3.0% per year.

11.0 FINANCIAL ANALYSIS

Please refer to **Appendix A** which contains UES's outline illustrating the findings.

11.1 RESERVE EXPENDITURE PROJECTIONS

Based on UES's explorations and estimates described in Section 8 of this report, UES has identified likely reserve expenditures throughout the term.

In summary, the 30-year total of projected reserve expenditure budgets, at an inflation rate of 3% is $4,324,313.

11.2 CURRENT FUNDING

UES's analysis is based on initial information provided by the Association's Board. The parameters of the analysis are listed below:

- Fiscal year Starting Date: January 1st, 2024
- For Designated Year: 2053
- Starting Balance: $538,532.51 (Provided to UES by Mary Stuckey)
- Proposed Contribution Rate: $ 188,817 for the first year then 104,723 for year 2025 then 3% increase per year after.
- Planned Increases: 3% per year
- Planned Special Assessments: NA
- Projected Average Return on Investment: NA
- Projected Rate of Inflation: 3%

12.0 STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** as defined in (FS) 719.103(24), using methods and procedures and practices conforming to Florida Statute (FS) 718.112(2)(g) (or 719.106(1)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the AHJ.

UES warrants that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as UES's education, knowledge, training, and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies include reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, note UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

APPENDIX A
COMMON AREA BUILDING COMPONENT INVENTORY
FINANCIAL EXHIBITS
RESERVE REPORT

Charlevoi Condominiums - East & West Building
Punta Gorda, Florida
RA Threshold Funding Model Summary

Report Date	November 10, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	81

Report Parameters

Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	$538,533

Threshold Funding Model Summary

- This is an 81 unit condominium community that is located at 150 Harborside Avenue, Punta Gorda, Florida 33950.
- The starting balance was provided to UES by Mary Stuckey.

Threshold Funding Model Summary of Calculations

Required Annual Contribution	$188,817.19
$2,331.08 per unit annually	
Average Net Annual Interest Earned	$0.00
Total Annual Allocation to Reserves	$188,817.19
$2,331.08 per unit annually	

Charlevoi Condominiums - East & West Building
RA Threshold Funding Model Projection

Beginning Balance: $538,533

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	1,040,883	188,817		22,000	705,350	909,954	78%
2025	1,072,109	104,723		705,350	104,723	292,558	36%
2026	1,104,273	107,864		15,913	196,674	369,213	53%
2027	1,137,401	111,100		16,391	291,383	450,205	65%
2028	1,171,523	114,433		16,883	388,934	535,724	73%
2029	1,206,669	117,866		219,704	287,095	423,128	68%
2030	1,242,869	121,402		17,911	390,587	517,931	75%
2031	1,280,155	125,044		18,448	497,183	618,040	80%
2032	1,318,559	128,796		19,002	606,977	723,691	84%
2033	1,358,116	132,660		115,418	624,219	741,879	84%
2034	1,398,860	136,639		26,878	733,980	855,268	86%
2035	1,440,825	140,739		20,764	853,955	981,922	87%
2036	1,484,050	144,961		270,209	728,707	859,119	85%
2037	1,528,572	149,309		22,028	855,989	992,040	86%
2038	1,574,429	153,789		175,612	834,166	976,844	85%
2039	1,621,662	158,402		23,370	969,199	1,122,079	86%
2040	1,670,312	163,155		133,926	998,428	1,161,999	86%
2041	1,720,421	168,049		24,793	1,141,684	1,319,849	87%
2042	1,772,034	173,091		25,536	1,289,238	1,486,125	87%
2043	1,825,195	178,283		341,090	1,126,431	1,336,957	84%
2044	1,879,950	183,632		36,122	1,273,941	1,502,159	85%
2045	1,936,349	189,141		1,273,941	189,141	402,233	47%
2046	1,994,439	194,815		28,742	355,214	556,879	64%
2047	2,054,273	200,659		164,712	391,162	581,282	67%
2048	2,115,901	206,679		30,492	567,350	749,983	76%
2049	2,179,378	212,880		35,594	744,635	923,969	81%
2050	2,244,759	219,266		408,715	555,186	724,505	77%
2051	2,312,102	225,844		33,319	747,711	911,529	82%
2052	2,381,465	232,619		34,319	946,011	1,109,122	85%
2053	2,452,909	239,598		47,131	1,138,478	1,305,614	87%

Charlevoi Condominiums - East & West Building
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Common Door Replacement	2,000
Elect. Syst. Routine Maint & Insp.	5,000
Fire Protective Systems Maint. Allowance	5,000
Plumbing System Routine Maint. and Insp.	5,000
Routine Stucco Repairs	5,000
Total for 2024	**$22,000**
Replacement Year 2025	
Elect. Syst. Routine Maint & Insp.	5,150
Fire Protective Systems Maint. Allowance	5,150
New TPO Roof for both buildings	689,900
Plumbing System Routine Maint. and Insp.	5,150
Total for 2025	**$705,350**
Replacement Year 2026	
Elect. Syst. Routine Maint & Insp.	5,304
Fire Protective Systems Maint. Allowance	5,304
Plumbing System Routine Maint. and Insp.	5,304
Total for 2026	**$15,913**
Replacement Year 2027	
Elect. Syst. Routine Maint & Insp.	5,464
Fire Protective Systems Maint. Allowance	5,464
Plumbing System Routine Maint. and Insp.	5,464
Total for 2027	**$16,391**
Replacement Year 2028	
Elect. Syst. Routine Maint & Insp.	5,628
Fire Protective Systems Maint. Allowance	5,628
Plumbing System Routine Maint. and Insp.	5,628
Total for 2028	**$16,883**
Replacement Year 2029	
Elect. Syst. Routine Maint & Insp.	5,796

Charlevoi Condominiums - East & West Building
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2029 continued...	
Exterior Paint - Both Buildings	169,544
Exterior Walkways Gemstone Coating	32,772
Fire Protective Systems Maint. Allowance	5,796
Plumbing System Routine Maint. and Insp.	5,796
Total for 2029	**$219,704**
Replacement Year 2030	
Elect. Syst. Routine Maint & Insp.	5,970
Fire Protective Systems Maint. Allowance	5,970
Plumbing System Routine Maint. and Insp.	5,970
Total for 2030	**$17,911**
Replacement Year 2031	
Elect. Syst. Routine Maint & Insp.	6,149
Fire Protective Systems Maint. Allowance	6,149
Plumbing System Routine Maint. and Insp.	6,149
Total for 2031	**$18,448**
Replacement Year 2032	
Elect. Syst. Routine Maint & Insp.	6,334
Fire Protective Systems Maint. Allowance	6,334
Plumbing System Routine Maint. and Insp.	6,334
Total for 2032	**$19,002**
Replacement Year 2033	
Elect. Syst. Routine Maint & Insp.	6,524
Exterior Stairways Paint - Both Buildings	89,322
Fire Protective Systems Maint. Allowance	6,524
Plumbing System Routine Maint. and Insp.	6,524
Routine Concrete Patch Repair	6,524
Total for 2033	**$115,418**
Replacement Year 2034	
Elect. Syst. Routine Maint & Insp.	6,720

Description	Expenditures
Replacement Year 2034 continued...	
Fire Protective Systems Maint. Allowance	6,720
Plumbing System Routine Maint. and Insp.	6,720
Routine Stucco Repairs	6,720
Total for 2034	**$26,878**
Replacement Year 2035	
Elect. Syst. Routine Maint & Insp.	6,921
Fire Protective Systems Maint. Allowance	6,921
Plumbing System Routine Maint. and Insp.	6,921
Total for 2035	**$20,764**
Replacement Year 2036	
Elect. Syst. Routine Maint & Insp.	7,129
Exterior Paint - Both Buildings	208,518
Exterior Walkways Gemstone Coating	40,305
Fire Protective Systems Maint. Allowance	7,129
Plumbing System Routine Maint. and Insp.	7,129
Total for 2036	**$270,209**
Replacement Year 2037	
Elect. Syst. Routine Maint & Insp.	7,343
Fire Protective Systems Maint. Allowance	7,343
Plumbing System Routine Maint. and Insp.	7,343
Total for 2037	**$22,028**
Replacement Year 2038	
Common Door Replacement	28,739
Common Window Replacement	15,126
Elect. Syst. Routine Maint & Insp.	7,563
Fire Protective Systems Maint. Allowance	7,563
New Mansard Metal Roof Panels	109,058
Plumbing System Routine Maint. and Insp.	7,563
Total for 2038	**$175,612**

Charlevoi Condominiums - East & West Building
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2039	
Elect. Syst. Routine Maint & Insp.	7,790
Fire Protective Systems Maint. Allowance	7,790
Plumbing System Routine Maint. and Insp.	7,790
Total for 2039	**$23,370**
Replacement Year 2040	
Elect. Syst. Routine Maint & Insp.	8,024
Exterior Stairways Paint - Both Buildings	109,855
Fire Protective Systems Maint. Allowance	8,024
Plumbing System Routine Maint. and Insp.	8,024
Total for 2040	**$133,926**
Replacement Year 2041	
Elect. Syst. Routine Maint & Insp.	8,264
Fire Protective Systems Maint. Allowance	8,264
Plumbing System Routine Maint. and Insp.	8,264
Total for 2041	**$24,793**
Replacement Year 2042	
Elect. Syst. Routine Maint & Insp.	8,512
Fire Protective Systems Maint. Allowance	8,512
Plumbing System Routine Maint. and Insp.	8,512
Total for 2042	**$25,536**
Replacement Year 2043	
Elect. Syst. Routine Maint & Insp.	8,768
Exterior Paint - Both Buildings	256,450
Exterior Walkways Gemstone Coating	49,570
Fire Protective Systems Maint. Allowance	8,768
Plumbing System Routine Maint. and Insp.	8,768
Routine Concrete Patch Repair	8,768
Total for 2043	**$341,090**
Replacement Year 2044	
Elect. Syst. Routine Maint & Insp.	9,031

Description	Expenditures
Replacement Year 2044 continued...	
Fire Protective Systems Maint. Allowance	9,031
Plumbing System Routine Maint. and Insp.	9,031
Routine Stucco Repairs	9,031
Total for 2044	**$36,122**
Replacement Year 2045	
Elect. Syst. Routine Maint & Insp.	9,301
Fire Protective Systems Maint. Allowance	9,301
New TPO Roof for both buildings	1,246,036
Plumbing System Routine Maint. and Insp.	9,301
Total for 2045	**$1,273,941**
Replacement Year 2046	
Elect. Syst. Routine Maint & Insp.	9,581
Fire Protective Systems Maint. Allowance	9,581
Plumbing System Routine Maint. and Insp.	9,581
Total for 2046	**$28,742**
Replacement Year 2047	
Elect. Syst. Routine Maint & Insp.	9,868
Exterior Stairways Paint - Both Buildings	135,108
Fire Protective Systems Maint. Allowance	9,868
Plumbing System Routine Maint. and Insp.	9,868
Total for 2047	**$164,712**
Replacement Year 2048	
Elect. Syst. Routine Maint & Insp.	10,164
Fire Protective Systems Maint. Allowance	10,164
Plumbing System Routine Maint. and Insp.	10,164
Total for 2048	**$30,492**
Replacement Year 2049	
Common Door Replacement	4,188
Elect. Syst. Routine Maint & Insp.	10,469

Description	Expenditures
Replacement Year 2049 continued...	
Fire Protective Systems Maint. Allowance	10,469
Plumbing System Routine Maint. and Insp.	10,469
Total for 2049	**$35,594**
Replacement Year 2050	
Elect. Syst. Routine Maint & Insp.	10,783
Exterior Paint - Both Buildings	315,401
Exterior Walkways Gemstone Coating	60,965
Fire Protective Systems Maint. Allowance	10,783
Plumbing System Routine Maint. and Insp.	10,783
Total for 2050	**$408,715**
Replacement Year 2051	
Elect. Syst. Routine Maint & Insp.	11,106
Fire Protective Systems Maint. Allowance	11,106
Plumbing System Routine Maint. and Insp.	11,106
Total for 2051	**$33,319**
Replacement Year 2052	
Elect. Syst. Routine Maint & Insp.	11,440
Fire Protective Systems Maint. Allowance	11,440
Plumbing System Routine Maint. and Insp.	11,440
Total for 2052	**$34,319**
Replacement Year 2053	
Elect. Syst. Routine Maint & Insp.	11,783
Fire Protective Systems Maint. Allowance	11,783
Plumbing System Routine Maint. and Insp.	11,783
Routine Concrete Patch Repair	11,783
Total for 2053	**$47,131**

Fire Protective Systems Maint. Allowance - 2024

		1 EA.	@ $5,000.00
Asset ID	1004	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
Category	Fire Protective Systems	Future Cost	$5,000.00
Placed in Service	January 2023	Assigned Reserves	$5,000.00
Useful Life	1		
Replacement Year	2024	Annual Assessment	$3,863.48
Remaining Life	0	Reserve Allocation	$3,863.48

Fire Protective Systems - Total Current Cost	**$5,000**
Assigned Reserves	**$5,000**
Fully Funded Reserves	**$5,000**

Elect. Syst. Routine Maint & Insp. - 2024

		1 EA.	@ $5,000.00
Asset ID	1003	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
Category	Electrical Systems	Future Cost	$5,000.00
Placed in Service	January 2023	Assigned Reserves	$5,000.00
Useful Life	1		
Replacement Year	2024	Annual Assessment	$3,863.48
Remaining Life	0	Reserve Allocation	$3,863.48

Electrical Systems - Total Current Cost	**$5,000**
Assigned Reserves	**$5,000**
Fully Funded Reserves	**$5,000**

Plumbing System Routine Maint. and Insp. - 2024

		1 EA.	@ $5,000.00
Asset ID	1005	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	$5,000.00
Placed in Service	January 2023	Assigned Reserves	$5,000.00
Useful Life	1		
Replacement Year	2024	Annual Assessment	$3,863.48
Remaining Life	0	Reserve Allocation	$3,863.48

Plumbing - Total Current Cost	**$5,000**
Assigned Reserves	**$5,000**
Fully Funded Reserves	**$5,000**

New Mansard Metal Roof Panels - 2038

		10,300 Sq Ft.	@ $7.00
Asset ID	1018	Asset Actual Cost	$72,100.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$109,057.72
Placed in Service	January 1973	Assigned Reserves	*none*
Useful Life	40		
Adjustment	25	Annual Assessment	$5,843.86
Replacement Year	2038	Reserve Allocation	$5,843.86
Remaining Life	14		

New TPO Roof for both buildings - 2025

		1 Lump Sum	@ $669,806.00
Asset ID	1006	Asset Actual Cost	$669,806.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$689,900.18
Placed in Service	January 1973	Assigned Reserves	$516,533.00
Useful Life	20		
Replacement Year	Deferred 2025	Annual Assessment	$130,058.41
Remaining Life	1	Reserve Allocation	$130,058.41

Roof quote for both buildings was provided and the estimate was for $689,900. The $669,203 cost shown is less than the provided estimate so that the 3% inflation at the year the roof are replaced equals the estimate provided.

Roofing - Total Current Cost	**$741,906**
Assigned Reserves	**$516,533**
Fully Funded Reserves	**$694,481**

Exterior Paint - Both Buildings - 2029

		32,500 Sq Ft.	@ $4.50
Asset ID	1009	Asset Actual Cost	$146,250.00
		Percent Replacement	100%
Category	Painting	Future Cost	$169,543.83
Placed in Service	January 2020	Assigned Reserves	*none*
Useful Life	7		
Adjustment	2	Annual Assessment	$25,438.03
Replacement Year	2029	Reserve Allocation	$25,438.03
Remaining Life	5		

The age of the paint is unknown but was observed to be in good condition overall.

Exterior Stairways Paint - Both Buildings - 2033

		1 Sq Ft.	@ $68,458.00
Asset ID	1019	Asset Actual Cost	$68,458.00
		Percent Replacement	100%
Category	Painting	Future Cost	$89,322.16
Placed in Service	January 2021	Assigned Reserves	*none*
Useful Life	7		
Adjustment	5	Annual Assessment	$7,445.40
Replacement Year	2033	Reserve Allocation	$7,445.40
Remaining Life	9		

Painting - Total Current Cost	**$214,708**
Assigned Reserves	**$0**
Fully Funded Reserves	**$82,114**

Routine Concrete Patch Repair - 2033

		1 EA.	@ $5,000.00
Asset ID	1016	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$6,523.87
Placed in Service	January 2023	Assigned Reserves	*none*
Useful Life	10		
Replacement Year	2033	Annual Assessment	$543.79
Remaining Life	9	Reserve Allocation	$543.79

Building Components - Total Current Cost	**$5,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$500**

Common Door Replacement - 2024

		2 Lump Sum	@ $1,000.00
Asset ID	1017	Asset Actual Cost	$2,000.00
		Percent Replacement	100%
Category	Doors	Future Cost	$2,000.00
Placed in Service	January 1973	Assigned Reserves	$2,000.00
Useful Life	25		
Replacement Year	2024	Annual Assessment	$125.66
Remaining Life	0	Reserve Allocation	$125.66

A total of 21 common doors exist. The age of the doors is unknown. 19 out of 21 doors were observed to be in good condition. 2 doors are recommended to be replaced.

Common Door Replacement - 2038

		19 Lump Sum	@ $1,000.00
Asset ID	1001	Asset Actual Cost	$19,000.00
		Percent Replacement	100%
Category	Doors	Future Cost	$28,739.20
Placed in Service	January 1973	Assigned Reserves	*none*
Useful Life	25		
Adjustment	40	Annual Assessment	$1,539.99
Replacement Year	2038	Reserve Allocation	$1,539.99
Remaining Life	14		

A total of 21 common doors exist. The age of the doors is unknown. 19 out of 21 doors were observed to be in good condition. 2 doors are recommended to be replaced.

Doors - Total Current Cost	**$21,000**
Assigned Reserves	**$2,000**
Fully Funded Reserves	**$16,908**

Exterior Walkways Gemstone Coating - 2029

		1 Sq Ft.	@ $28,269.00
Asset ID	1012	Asset Actual Cost	$28,269.00
		Percent Replacement	100%
Category	Walkway Finishes	Future Cost	$32,771.52
Placed in Service	January 2022	Assigned Reserves	*none*
Useful Life	7		
Replacement Year	2029	Annual Assessment	$4,916.98
Remaining Life	5	Reserve Allocation	$4,916.98

Walkway Finishes - Total Current Cost	**$28,269**
Assigned Reserves	**$0**
Fully Funded Reserves	**$8,077**

Common Window Replacement - 2038

		10 Lump Sum	@ $1,000.00
Asset ID	1011	Asset Actual Cost	$10,000.00
		Percent Replacement	100%
Category	Windows	Future Cost	$15,125.90
Placed in Service	January 1973	Assigned Reserves	*none*
Useful Life	25		
Adjustment	40	Annual Assessment	$810.52
Replacement Year	2038	Reserve Allocation	$810.52
Remaining Life	14		

10 common windows exist all on the East Building. The age of the windows is unknown. Existing common window appeared in good conditon so the lifespan was estimated to extend an additional 15 years.

Windows - Total Current Cost	**$10,000**
Assigned Reserves	**$0**
Fully Funded Reserves	**$7,846**

Routine Stucco Repairs - 2024

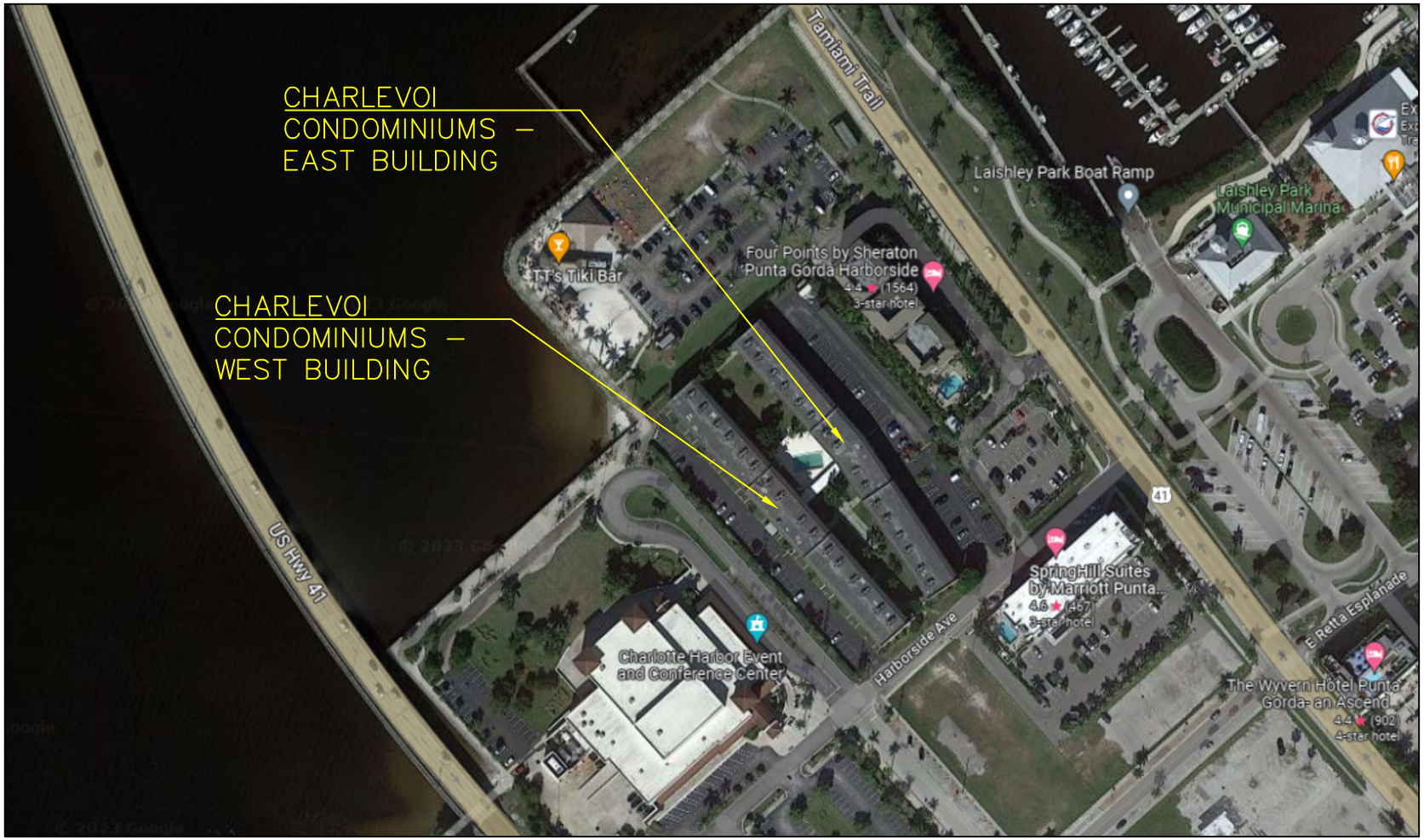
		1 Lump Sum	@ $5,000.00
Asset ID	1013	Asset Actual Cost	$5,000.00
		Percent Replacement	100%
Category	Exterior Finishes	Future Cost	$5,000.00
Placed in Service	January 2023	Assigned Reserves	$5,000.00
Useful Life	10		
Adjustment	-9	Annual Assessment	$504.10
Replacement Year	2024	Reserve Allocation	$504.10
Remaining Life	0		

Exterior Finishes - Total Current Cost	**$5,000**
Assigned Reserves	**$5,000**
Fully Funded Reserves	**$5,000**

Charlevoi Condominiums - East & West Building
RA Category Detail Index

Total Funded Assets	13
Total Unfunded Assets	0
Total Assets	13

APPENDIX B
SITE LOCATION MAP



SITE LOCATION MAP

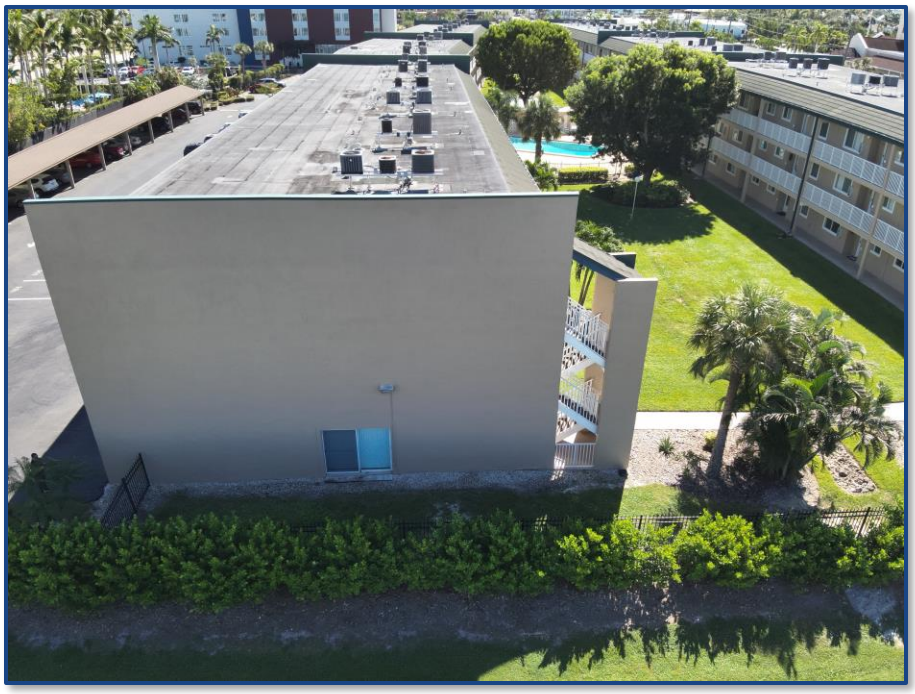
UES MILESTONE INSPECTIONS, LLC.

APPENDIX B

APPENDIX C
PHOTOGRAPHS

Photograph No. 1: View of the east (front) elevation of the building.

Photograph No. 2: View of the south elevation of the building.



Photograph No. 3: View of the north elevation of the building.

Photograph No. 4: Partial view of the west elevation of the building.

Photograph No. 5: Partial view of the west elevation of the building.

Photograph No. 6: Partial view of the west elevation of the building.

Photograph No. 7: View of the enclosed balconies.

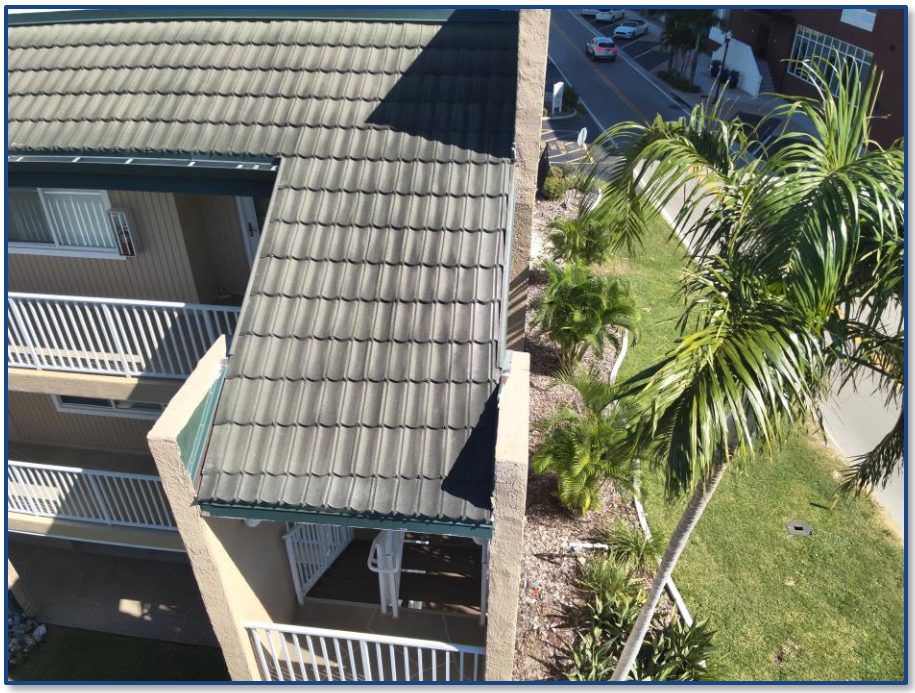
Photograph No. 8: View of the enclosed balconies.

Photograph No. 9: View of the elevated common walkways.

Photograph No. 10: General view of the exterior stairway.

Photograph No. 11: General view of the roof.

Photograph No. 12: Partial view of the mansard metal roof panels.



Photograph No. 13: Partial view of the mansard metal roof panels.

Photograph No. 14: General view of the mansard metal roof panels and exterior walkways.

Photograph No. 15: View of deterioration in the roof membrane.

Photograph No. 16: View of deterioration in the roof membrane.

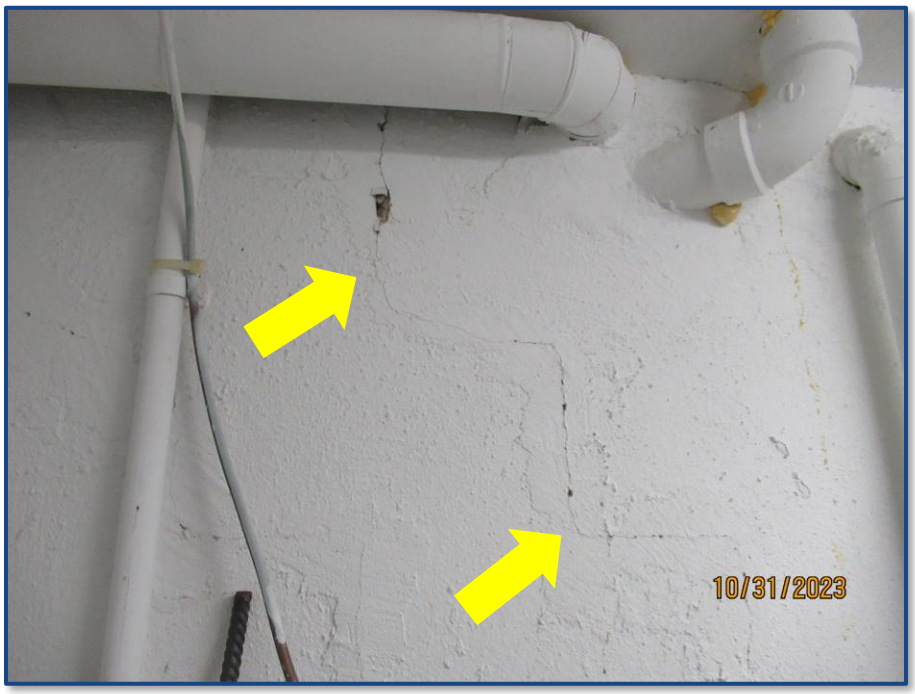
Photograph No. 17: View of deterioration in the roof membrane.

Photograph No. 18: View of deterioration in the roof flashing sealant.

Photograph No. 19: View of corroded and unattached condensing unit tie-down.

Photograph No. 20: View of cracks in the interior wall located in the workshop room.

Photograph No. 21: Close-up view of Photograph No. 20.



Photograph No. 22: View of stair-step crack in the interior wall located in the workshop room.

Photograph No. 23: View of previous concrete patch repairs located at the ground floor.

Photograph No. 24: View of moisture damage in the interior ceiling finishes located in the pool equipment room.

Photograph No. 25: General view of the exterior balcony of Unit 301.

Photograph No. 26: View of cracks and bubbling of paint finishes in the ceiling finishes located in the balcony of Unit 301.

Photograph No. 27: View of moisture damage in the exterior balcony of Unit 201.

Photograph No. 28: View of crack in the exterior wall stucco finishes.

Photograph No. 29: View of bubbling in the exterior wall finishes located at the ground floor.

Photograph No. 30: View of previously repaired stair-step crack in the exterior wall finishes located at the ground floor.

Photograph No. 31: View of corroded steel angle and anchor located at the center stairway.

Photograph No. 32: View of corroded steel angle and deteriorated steel stringer located at the center stairway.

Photograph No. 33: View of cracks in the walkway coating finishes.

Photograph No. 34: View of cracks in the walkway coating finishes.

Photograph No. 35: View of cracks in the exterior walkway ceiling.

Photograph No. 36: View of delamination of the exterior stucco column finishes.

Photograph No. 37: View of crack in the walkway coating finishes.

Photograph No. 38: View of cracks in the walkway coating finishes.

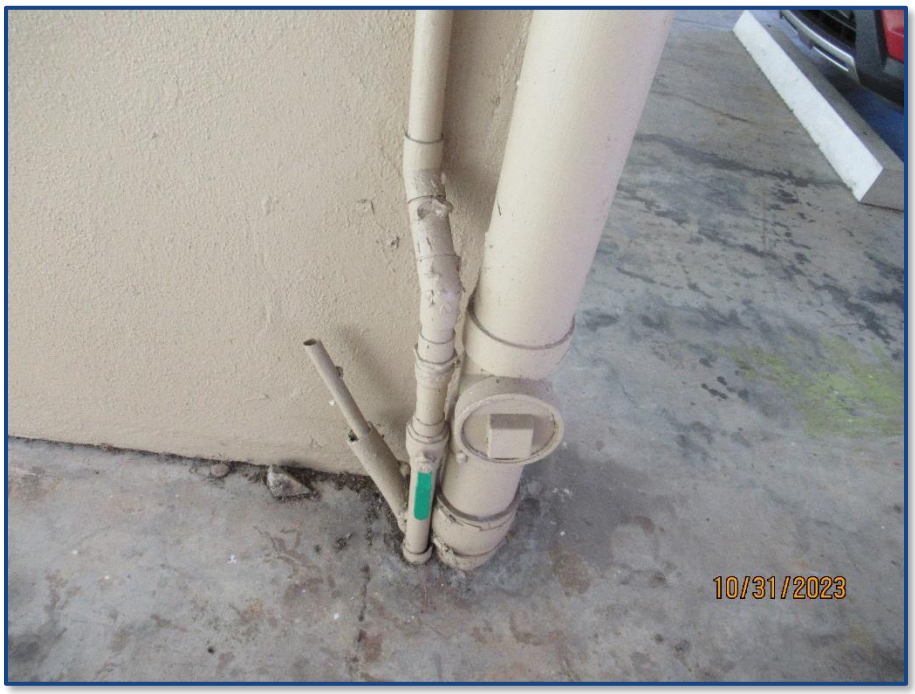
Photograph No. 39: View of the fire alarm panel system.

Photograph No. 40: Fire extinguisher.

Photograph No. 41: Fire protection plumbing system.

Photograph No. 42: PVC plumbing.

Photograph No. 43: PVC plumbing.



Photograph No. 44: PVC plumbing.

Photograph No. 45: Electrical meters.

Photograph No. 46: Electrical panels.

Photograph No. 47: House service disconnect.

Photograph No. 48: Common door.

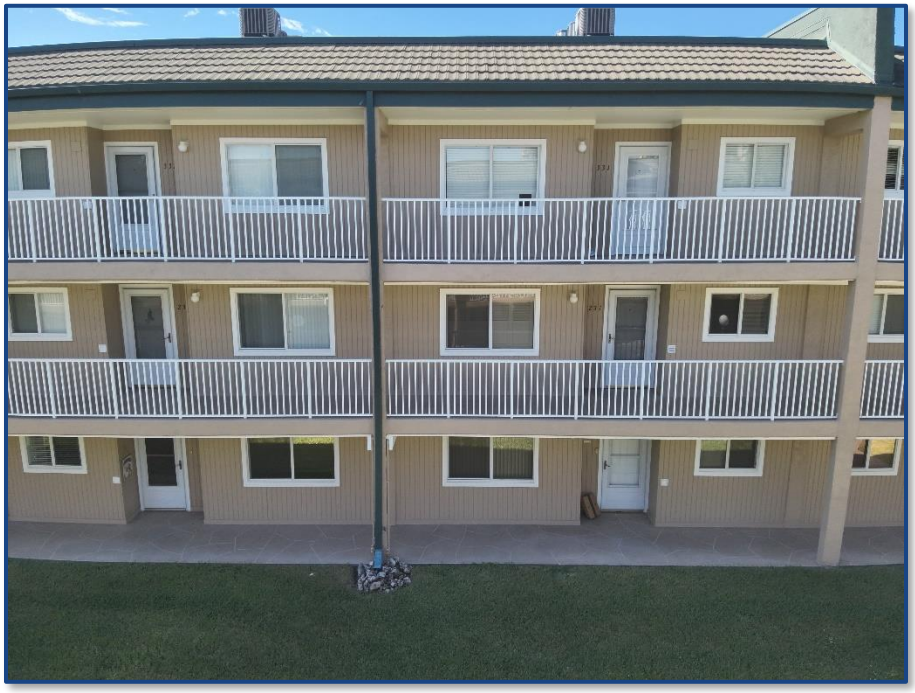
Photograph No. 49: Common window.

Photograph No. 50: Corrosion in the pool equipment common door.

Photograph No. 1: View of the west (front) elevation of the building.

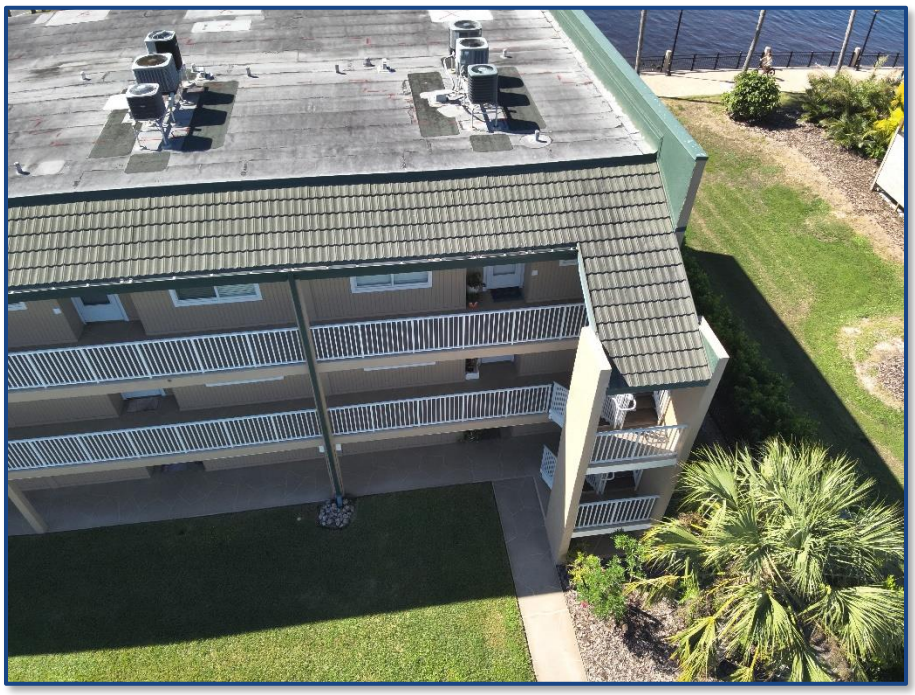
Photograph No. 2: View of the south elevation of the building.

Photograph No. 3: Partial view of the east elevation of the building.



Photograph No. 4: Partial view of the east elevation of the building.

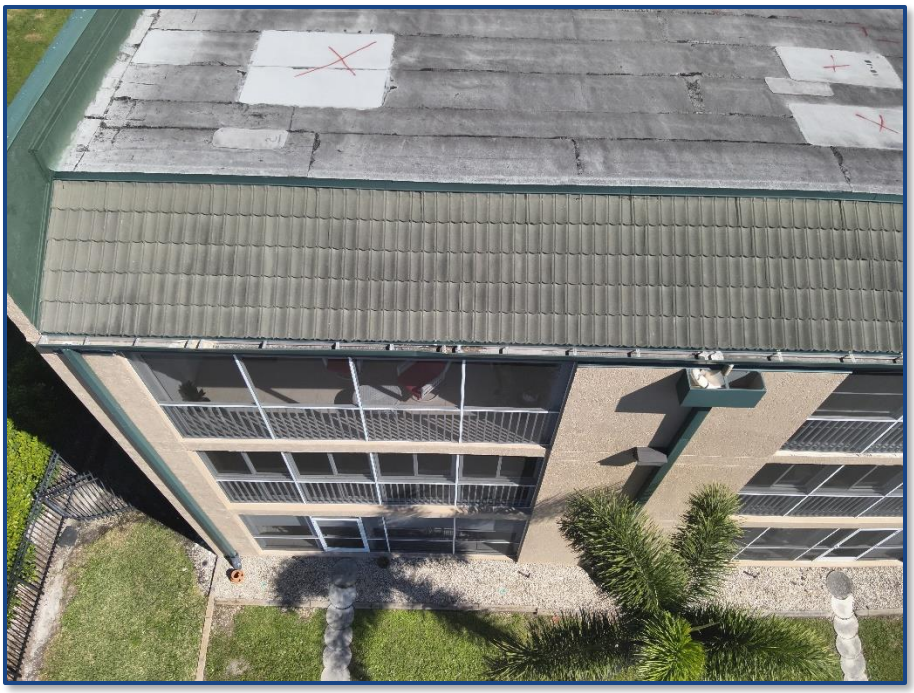
Photograph No. 5: Partial view of the east elevation of the building.



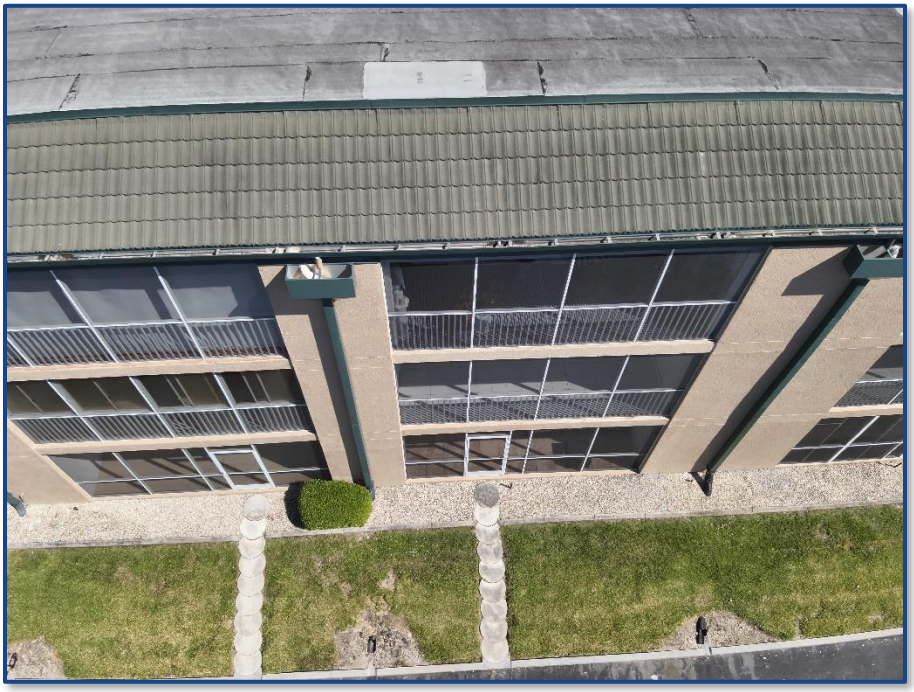
Photograph No. 6: Partial view of the east elevation of the building.

Photograph No. 7: View of the north elevation of the building.

Photograph No. 8: View of the roof.



Photograph No. 9: View of the mansard metal roof panels.



Photograph No. 10: View of the mansard metal roof panels.

Photograph No. 11: General view of the roof.

Photograph No. 12: View of deterioration in the roof membrane.

Photograph No. 13: View of deterioration in the roof membrane.

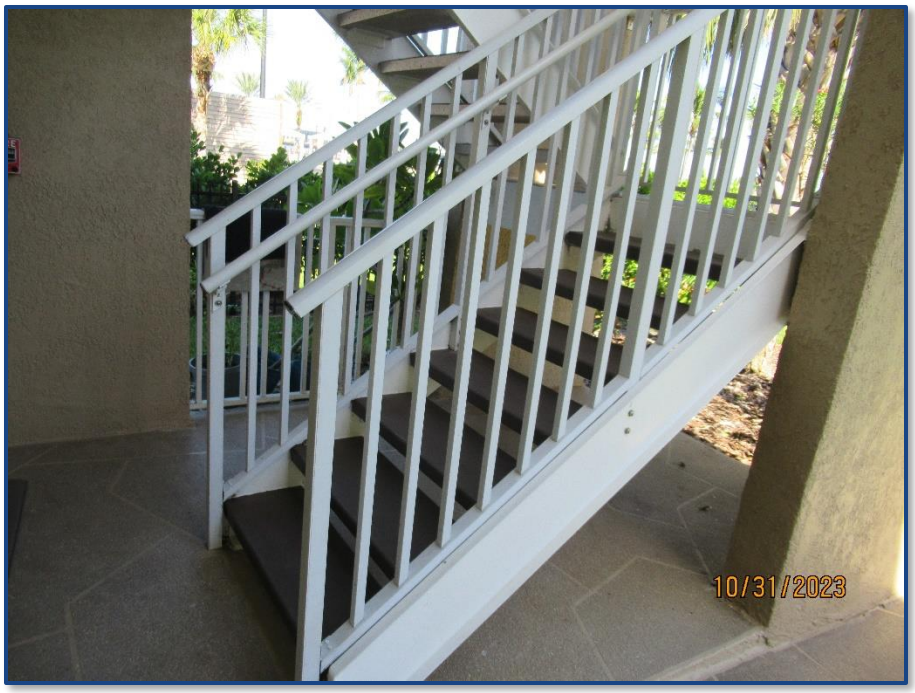
Photograph No. 14: View of previous roof patch repairs.

Photograph No. 15: View of deterioration in the roof membrane and previous roof patch repair.

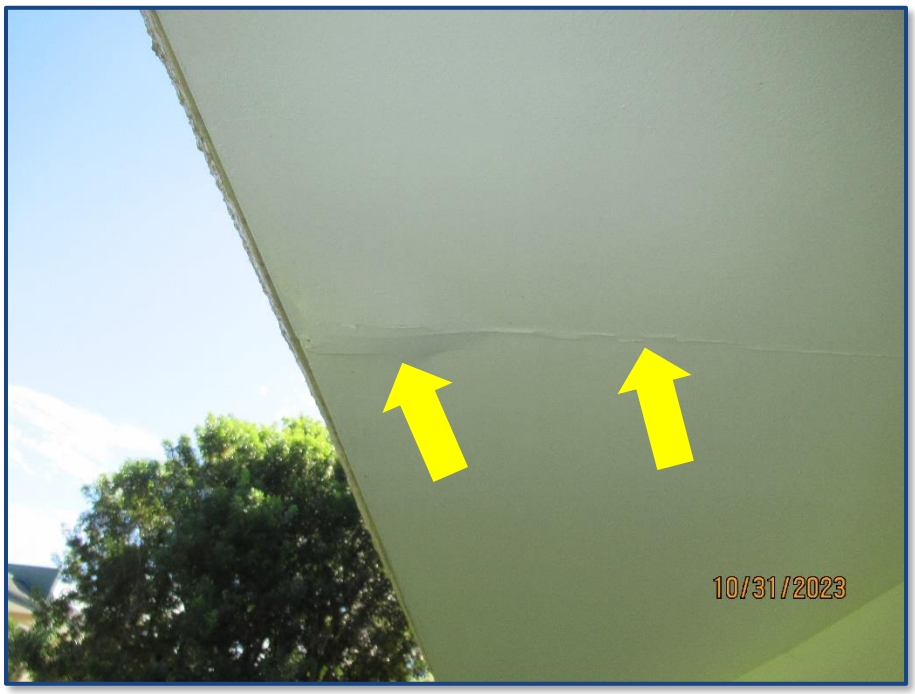
Photograph No. 16: Partial view of the mansard metal roof panels.

Photograph No. 17: General view of the balcony of Unit 321.

Photograph No. 18: General view of the balcony of Unit 333.



Photograph No. 19: General view of the exterior stairs.



Photograph No. 20: View of cracks and bulging of the exterior walkway ceiling finishes.

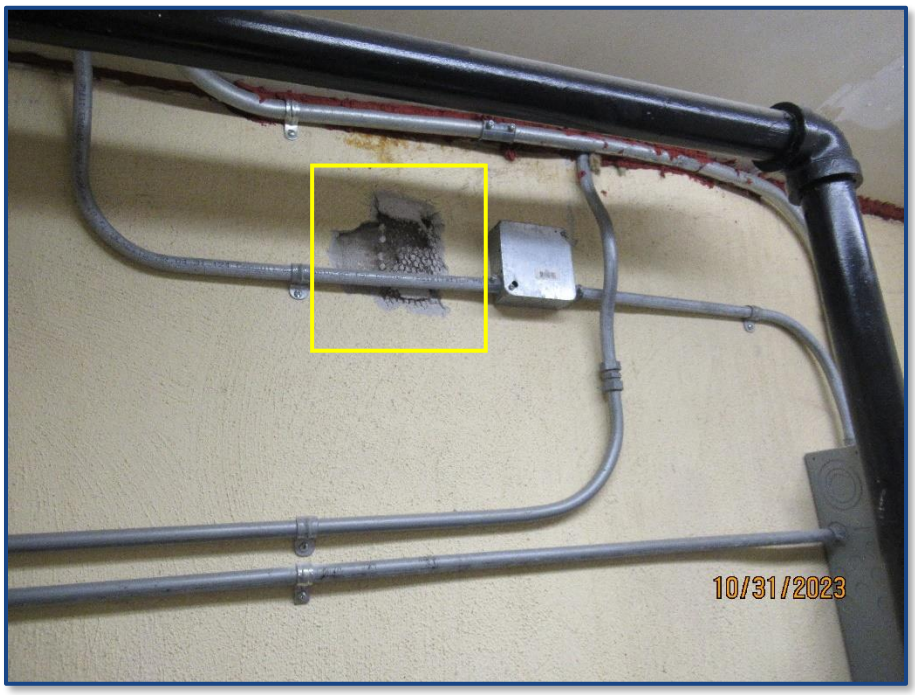
Photograph No. 21: General view of the middle exterior stairs.

Photograph No. 22: View of corroded steel angle located in the middle exterior stairs.

Photograph No. 23: View of significantly corroded steel framing base anlge.

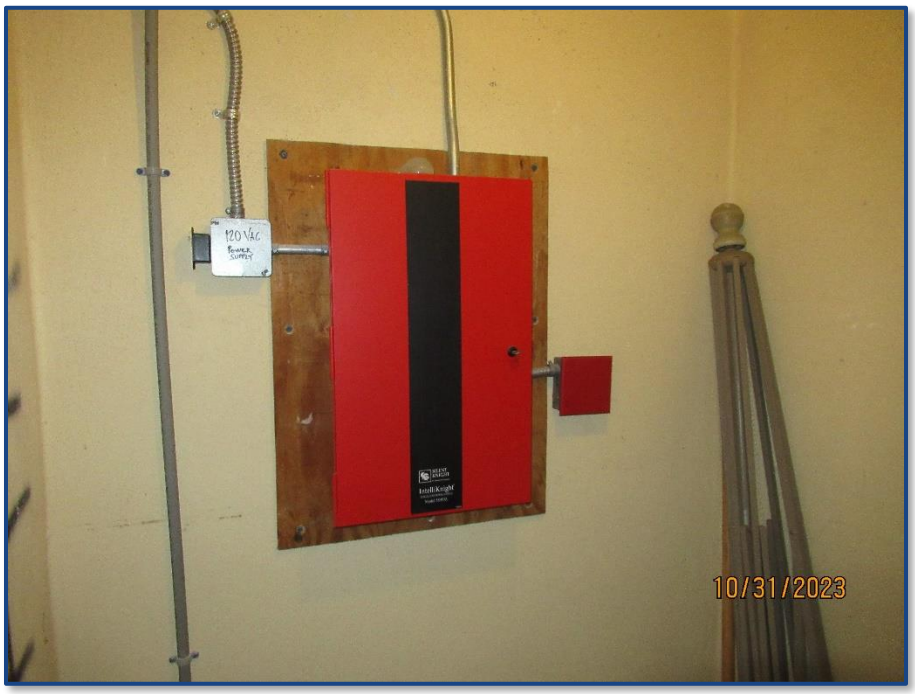
Photograph No. 24: View of crack in the exterior column stucco finishes.

Photograph No. 25: View of cracks in the walkway coating finishes.



Photograph No. 26: View of exposed metal lath in the interior wall finishes located in the elevator machine room.

Photograph No. 27: View of previous patch repair above door opening located in the elevator machine room.



Photograph No. 28: Fire alarm panel.

Photograph No. 29: Fire protection plumbing system, emergency exit sign, and fire alarm pull station.

Photograph No. 30: Fire extinguisher.

Photograph No. 31: Fire alarm system sensor.

Photograph No. 32: Fire sprinkler head.

Photograph No. 33: Electrical meters.

Photograph No. 34: Electrical conduits.

Photograph No. 35: Electrical panel.

Photograph No. 36: Common door with damage to the opening frame and wall finishes.

Photograph No. 37: Close-up view of Photograph No. 36.

Photograph No. 38: Common door.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / Director Milestone Prog.

UES MILESTONE INSPECTIONS, LLC.

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Intergrity Reserve Studies

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/ reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.5

YEARS WITH OTHER FIRMS 25

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES & CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.

Education

BS, Civil Engineering (Emphasis in Structural Engineering) - University of South Florida

Years of Experience

4

Licenses

- Professional Engineer, FL #95850

Ricardo Solis, PE

Structural Engineer

Mr. Solis has over 4 years of combined experience in the construction and forensics industries as a structural engineer. His construction experience is built on the design and management of low-rise commercial/industrial buildings, residential homes, and threshold building inspections. His experience covers a wide range of project development including maintenance of client relationships, construction documents, and construction administration. This experience includes developing framing concepts and selecting framing systems, which include reinforced concrete, tilt-up construction, structural steel, light gauge steel, load-bearing masonry, and timber. Mr. Solis' forensics experience includes investigations of residential sites to determine the cause and origin of structural failures, damage or defects, and analyzing damage to structures caused by catastrophic events such as hurricanes and sinkholes. Additionally, Mr. Solis has experience in Enercalc, MathCAD, RISA, and AutoCAD.

PROJECT EXPERIENCE

Infinity Business Park

Orlando, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of multiple tilt wall buildings in the business park. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

Gratigny Logistics Center Buildings

Miami, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of two 220,000-SF tilt wall buildings in Miami. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.

Marion Street Office Building

Tampa, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this four-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Wish Farms

Plant City, Florida

Mr. Solis was responsible for the structural foundation design, detailing, coordination, and quality control of this 118,000-SF pre-engineered metal building. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Amazon Warehouse

Seffner, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of the light gauge stud framing canopies and front entry. He managed the project to completion from pre-design, meetings, and through construction shop drawing review.

Winthrop Town Center Buildings

Riverview, Florida

Mr. Solis was responsible for the structural design, detailing, coordination, and quality control of this two-story masonry building on shallow concrete foundations and composite floor/roof framing system. He managed projects to completion from pre-design, meetings, and through construction shop drawing review.