

AND
ASSOCIATES,
INC.

- CIVIL/STRUCTURAL DESIGN
- CONSTRUCTION MANAGEMENT/INSPECTION
- FACILITY ASSESSMENT

65 BROAD STREET, CHARLESTON, SC 29401-2989
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July 6, 2006

Reggie Gibson Architects
12 Vanderhorst Street
Charleston, SC 29403

Att: Mr. David Thompson,

In Re: 141 East Bay Street
Feasibility Study for Alterations

Gentlemen,

Confirming our conversations at the time of our partial inspection of 141 East Bay Street, June 23, 2006.

The primary reason for that inspection and conference was to offer opinions and preliminary concepts for the structural requirements for proposed alterations.

Roof

The roof was viewed from the Parking Garage across the street. A ladder was not available at the time of the inspection to gain access to the roof.

The roof appears to be satisfactory. There were no indications in the interior of an active roof leak.

Assume that the roof needs a service call; minor repairs to the clerestory and surface preparation and coating.

Discussions were held with regards to the disposition of the existing "clerestory" construction. We assume that this was originally a skylight.

Exterior

The exterior appears satisfactory. No discussions were held with regards to alterations, repairs, etc.

Interior - First Floor Kitchen "Column"

Discussions were held with regards to the "column" in the Kitchen area. It was determined that this supports portions of the (original exterior) walls above. Structural alterations can be made to remove this. Assume that a steel frame will be erected just below the second floor floor system, supported by the side walls, carrying the construction above.

The true scope of work may also include the removal of the wall at the rear of the Mens Room above. (See below)

Interior - Mezzanine at Front Room

Framing concepts can be developed to create a mezzanine in the front space (presently open for two stories). This would consist of a steel frame supported by the exterior walls with the possible requirement of pilasters incorporated in the exterior walls.

Interior - Second Floor Plan "New Stair"

A new bearing wall (at the New Stair) will be constructed to create the opening for the "New Stair". Assume this will require supplemental foundations in the crawl space below.

Interior - Demo at Mens Room A203

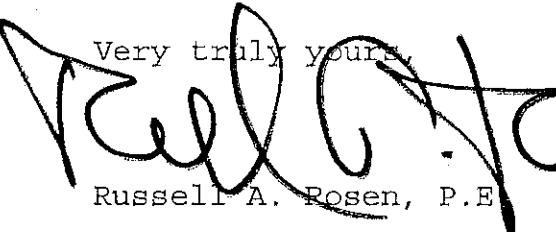
Based on our observations the area to the front is not significantly structural.

The area to the rear is part of the wall system containing the Kitchen Column below and will have to be addressed as part of that alteration.

Conclusions

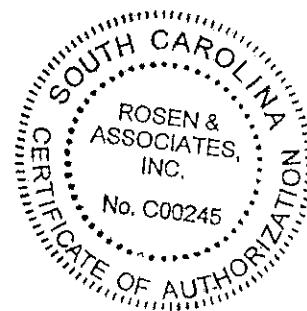
In summary, I believe that the structural alterations required to accomplish the scope of work (defined to date) may be readily accomplished.

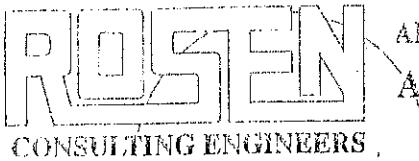
Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P.E.

RAR/mad

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May 24, 2001

Mr. Mark W. McKnight
Attorney at Law
P.O. Box 1455
Charleston, SC 29402

In re 141 East Bay Street
Saracen's Restaurant
Your File No. 98056A

Dear Mr. McKnight,

Confirming our conversations at the time of our partial inspection of Saracen's Restaurant, May 11, 2001.

The purpose of that inspection was for me to have an opportunity to view the crawl space at the utility room, prepare a report, and offer an opinion as to the cause of damages.

The inspection was limited to the utility room and crawl space below.

Background

This space was remodeled for the Restaurant's use several years ago.

The equipment in the space presently includes a washer and dryer in the northeast corner, and a slop sink in the southeast corner. I understand (and there is piping, etc. present) that a water heater was located in the northwest corner. There is presently a freezer located in the southwest corner. (Note that the freezer is an unusually heavy loading).

Findings

My findings were that there is a broken floor joist immediately adjacent to the area where there was gas (or

other piping supply) through a hole in the floor at the former water heater.

The ground area under the water heater is still wet even though the water heater has been removed.

There is a drain in the floor, which is actually higher than the surrounding floor. However, there is no connection, nor obvious previous connection from the floor drain to the drainage system for the building.

There is heavy fungus, soap, and wood rot damage underneath the slop sink also.

This is a situation, which will continue due to the splash, etc. from the slop sink, the poor condition of the washer/dryer, the holes in the floor, and the heavy load imposed at the freezer chest.

My opinion is that the equipment must be removed, the entire floor system in that room be removed and replaced with a new floor system.

Cause

The obvious single cause of the damage is the poor maintenance of the space.

The tenant put holes in the floor for piping systems and failed to maintain the vinyl flooring which allowed water, cleaning materials, etc. into the structural floor system.

The unconnected drain contributed additional moisture to the crawl space below.

Just plain old poor housekeeping!!

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P.

RAR/meb

