

AND
ASSOCIATES,
INC.

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

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July 29, 2008

Mr. Tony Kiser
Southern Loki LLC
665 Broadway, Suite 1001
New York, NY 10012

In Re: 309 King Structural Inspection

Gentlemen,

Per the request of Jennifer Davis, we performed an inspection of 309 King Street, July 25, 2008 and July 28, 2008.

309 King Street is a 2 ½ story masonry building with wood frame infill. It is in the center of the retail and commercial district of Charleston. It is presently occupied by Mellow Mushroom Pizza.

Site

There is no alley space to the right. However, there is an approximately 18" space between 307 and 309 King to the left.

Roof

The roof at the 2 ½ story section is a fiberglass shingle roof.

The rest of the roof is some type of single ply roof that has had a sealant applied to it.

The roof membrane is loose where the single story section joins the two story section.

We are uncertain of the condition of the roofs at the time of the inspection. However, please note that there are multiple stains on the ceiling tiles.

Exterior

There is cracking in the stucco at the façade at the 2nd floor, which has been previously repaired.

The stone façade at the 1st floor front has developed several separations. Please note that this is not a structural part of the building.

There is a single story section at the rear.

Based on my observations, my opinion is that the masonry in the alley between 307 and 309 King needs minor pointing work. Visibility in this area was very limited.

The rear exterior stair is loose from the building and needs to be secured.

Two parking spaces are provided at the rear.

Interior

Most of the interior surfaces are exposed with the exception of the office areas, bathroom areas, and 2nd floor ceiling.

The 2nd floor floor system has been altered and is supported with a steel beam system tying into the exterior masonry walls.

There are walk-in coolers and freezers in the building.

There are leak stains at many of the ceiling tiles.

Attic

There is a formerly finished attic in the building. Access is limited to a panel above the 2nd floor bar.

Based on my observations, you should assume that there is exposed lead paint in this space.

It is presently only used for the heating and air conditioning equipment.

It is my opinion that the front façade is not securely attached to this attic and roof structure.

Utilities

There is a 91 gallon gas water heater that appears to have control issues.

The building is equipped with a fire sprinkler system.

The only breaker panel that I found was at the 2nd floor rear in the beer storage room.

I found several open wire connections above the drop ceiling.

Heating and air conditioning is provided through at least 6 units. I strongly recommend that this inspection be supplemented with an inspection by a knowledgeable heating and air conditioning contractor. Based on my observations, the equipment is of mixed vintage and condition and will require more than occasional maintenance for the foreseeable future.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items we may have overlooked, concealed conditions, or defects that may develop later.

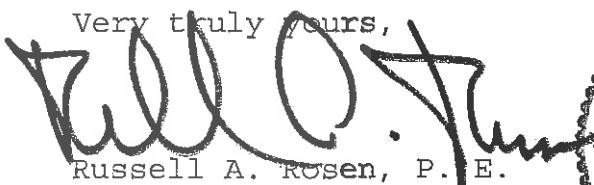
We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

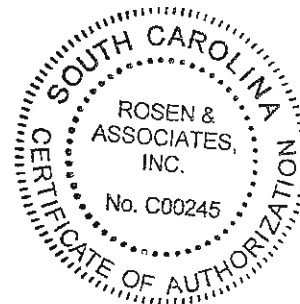
The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Unless specifically mentioned in this report, this inspection does not include any evaluation for lead based paint, asbestos, or indoor air quality.

Should you have any questions, please call.

Very truly yours,


Russell A. ROSEN, P. E.



RAR/mad