

ROSEN
CONSULTING ENGINEERS

AND

**ASSOCIATES,
INC.**

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

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December 4, 2003

Mr. Lawton Grimball
19 Palmetto Road
Charleston, SC 29407

*Multiple
Properties*

In Re: 482/484 King Street and 83 Mary Street

Dear Lawton,

Confirming our conversations at the time of our inspection of 482/484 King Street and 83 Mary Street.

These buildings are adjacent to each other and are presently being used for the office and warehouse operations of Mescon's Inc.

Exteriors

482 King

482 King was reportedly built in the early 1950's. the architectural block used there is not unusual for that period.

Please note that there has been a failure of the block wall at the right side of the building towards the front. You and I also observed the movement of the roof joists in that area.

Steps should be taken immediately to secure the roof joists at the wall between 482 and 484 King. This work should also include reinforcement, etc. necessary to stabilize the right side wall at 482 King.

There is an old awning frame at 482 King that should be removed. The tile entry at 482 King should be repaired.

The alley between 480 and 482 King evidently belongs to the adjacent property owner. However, do recall that there is a doorway from 482 leading into that alleyway.

I am uncertain as to the evolution of construction, however, just wish to record that the brick wall at the rear of 83 Mary is out of plumb when compared to the block wall of 482 King Street.

484 King

484 King Street has a yellow brick façade, vinyl siding was applied over the windows at the second floor; some of which is torn or missing and needs repair.

There is a crack in the chimney at the left side of 484 King.

83 Mary

The storage shed at 83 Mary Street contains extensive rot and decay.

There is a crack over the warehouse door.

There is a large crack in the brick work above the second floor windows at the left side of 83 Mary Street.

General

Please note that these buildings probably contain lead paint. Appropriate measures must be taken to minimize any environmental or health problems because of the lead paint.

The buildings have limited sprinkler service. It appears as though the sprinklers are functional at 484 King and the service extends to 83 Mary. However, I do not believe that the sprinkler at 83 Mary is functional. There is no obvious sprinkler service at 482 King.

Asbestos is definitely contained in the floor tile. This is not considered to be a friable condition. However, appropriate measures will have to be taken if this material is to be removed.

Portions of these buildings were built with adjacent buildings. The result of this work is that there are many

open mortar joints that should be pointed up to minimize water entry into the masonry construction.

Window repair is necessary throughout all of the buildings.

Roof

The roof of all the buildings was evidently replaced in a comprehensive roof renovation. My opinion is that this roof renovation dates from the time of Hurricane Hugo in 1989. Per our conversations, please call Richard Ryan at Coastal Roofing to inspect it.

Other

There is an elevator reportedly concealed within the building that is supposedly in operable condition. However, the safety and feasibility of reestablishing that elevator in its present configuration and operation is not recommended. The shaft way and other equipment could certainly be improved for contemporary use.

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.

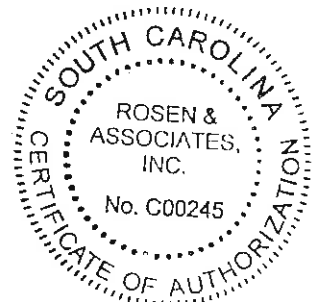
The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

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/meb