

November 3, 2022

1500 N Greenville Ave
Suite 1000
Richardson, TX 75081
214.451.6630 P
214.451.6631 F

Claremont Property Company
214 Saint Francis St.
Mobile, AL 36602

ATT: Michael Coumanis
Executive Director

RE: Rivera Club Condos
7500 Estero Blvd.
Ft. Meyers Beach, FL 33931

Subject: Structural Observations

Dear Mr. Coumanis,

Per your request, Childress Engineering Services, Inc. (CES) performed a visual structural observation of the property referenced above. The purpose of this observations was to determine if the building was structurally sound and safe for occupancy. These observations were performed by Daniel P. Rasband, P.E. (TX, UT, RI, MA) and Bryce Lancaster, P.E. (TX) on Wednesday, October 26, 2022.

The structural observations revealed some structural remediation that is needed, however, the items noted do not negatively affect the overall structural integrity of the building. These items were identified in the Field Observation Report dated October 28, 2022.

- The ground floor slab of the parking garage has lost its ground support.
 - The floor slab is a non-structural component of the building.
- Damage to the barrier wall and wall column on west side of parking garage.
 - These are non-structural components of the building.
- Ground floor Concrete Masonry Unit (CMU) walls are to be repaired or replaced as required.
 - The CMU walls on the ground floor are non-load bearing walls.
- Damage to the balcony of Room 107 was observed and will require further investigation.
 - The balcony is a non-structural component of the building. However, the balcony should be closed to prevent access until full investigation and remediation work (if any) is complete.

Based on the site observations, it is CES' opinion that the overall structural integrity has maintained the original design intent and in its current condition will securely withstand the weight of its anticipated loads. In addition, it is also CES' opinion that the building will perform safely as intended for the foreseeable future, therefore it is safe to occupy.

Sincerely,



Daniel P. Rasband, P.E. (TX, UT, RI, MA)
Vice President of Engineering



Tony Childress, P.E.,
Owner/Principal

