

August 25th 2023

Mr. Dan Watnam
Excelsior Beach to Bay Owner's Association, Inc.
6263 Midnight Pass Road
Sarasota, FL 34242

Via Email: dan@excelsiorcondos.com

RE: *Excelsior Beach to Bay Milestone Inspection – SUMMARY OF INSPECTION
6263 Midnight Pass Road, Sarasota, FL 34242
KEG File# 23RS-1217*

Dear Mr. Dan Watnam:

Karins Engineering Group, Inc. (KEG) agreed to render professional engineering services in connection with a Milestone Inspection at **Excelsior Beach to Bay Owner's Association, Inc. 6263 Midnight Pass Road, Sarasota, FL 34242** (hereinafter called the "Project" and the "Client") on October 11, 2022. Per the signed agreement dated December 31, 2022, KEG made site visits to Excelsior Beach to Bay on 04/10/2023, 04/28/2023, 05/24/2023, 05/26/2023, and 06/01/2023 to complete a limited condition observation and evaluation of the building conditions and construction, as it relates to the building envelope and related structural components that are readily accessible per Florida Statute 553.899, **Milestone Inspection.**

Excelsior Beach to Bay – All buildings were built circa 1981.
Excelsior Beach to Bay – All buildings are within 3 miles of the coast.
Excelsior Beach to Bay – All buildings are 42 years old.

Gulf Buildings are built with conventional reinforced concrete for columns and beams, floors and walkways all the way to the roof; which has a flat membrane and counterflashing installed. Concrete Masonry Units are most likely infilled with rebar and grout. CMU is also used as demising walls with interior finished being conventional drywall and interior décor.

Buildings 1 through 5 are built with conventional reinforced concrete for columns and beams, floors and walkways all the way to the roof; which has sloped roof and shingles installed. Concrete Masonry Units are most likely infilled with rebar and grout. CMU is also used as demising walls with interior finished being conventional drywall and interior décor.

SUMMARY OF INSPECTION:

Excelsior Beach to Bay Owner's Association, Inc. buildings do not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by Excelsior Beach to Bay Owner's Association, Inc. to remain in compliance with Florida Statute 553.899.

- Gulf Building – 6264, 6266, 6268 Midnight Pass Road - A (6) six-story residential building
 - Phase 1 Milestone **PASS** (1 building with 1 contiguous roof)

- Building 1 – 6263 Midnight Pass Road - A (5) five-story residential building
 - Phase 1 Milestone **PASS**
- Building 2 – 6287 Midnight Pass Road - A (5) five-story residential building
 - Phase 1 Milestone **PASS**
- Building 3 – 6265 Midnight Pass Road - A (5) five-story residential building
 - Phase 1 Milestone **PASS**
- Building 4 – 6285 Midnight Pass Road - A (5) five-story residential building
 - Phase 1 Milestone **PASS**
- Building 5 – 6267 Midnight Pass Road - A (5) five-story residential building
 - Phase 1 Milestone **PASS**

We trust this information is helpful. Should questions arise, please do not hesitate to call.

Sincerely,
Karins Engineering

David G Karins, PE

FL #52677

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