

MUEngineers, Inc.

3440 NE 12th Avenue
Oakland Park, FL 33334
Phone: (954) 324-4730
CA#: 29348
www.muengineers.com



June 30, 2022

Kravit Architectural Associates, Inc.
902 Clint Moore Road
Suite 136
Boca Raton, FL 33487
Attention: Ms. Stacey Boynton

Via E-Mail: staceyboynton@kravit.net

Reference	Project Name:	Bora Bora Bldg-Mai Kai-Structural Assessment
	Project Address:	Fort Lauderdale, Florida
	MUE PN:	MUE22061303

Dear Ms. Boynton,

MUEngineers performed a structural site visit to observe accessible existing structural building components. The purpose of this exercise was to gather sufficient information about the existing building structure and its structural components that would enable us to render an opinion concerning the building's current structural integrity and to assess if it is structurally feasible to restore the building structure, and to reoccupy the building.

The existing building's roof structure consists of wood sheathing and wood roof framing supported on exterior load bearing wood framed walls and an interior steel beam. The roof framing's structural integrity is significantly compromised due to severe termite damage, roof leaks and rot with large sections of the roof structure being completely and partially collapsed. The steel beams are severely rusted, and the exterior walls are compromised due to rot and termite damage. The ground floor consists of wood floor sheathing and wood floor framing supported on steel beams and foundation piers. The ground floor framing is in similar condition as the roof framing and exhibits severely decayed wood sheathing, wood decking and wood floor framing. The steel beams supporting the ground floor framing are exposed and severely rusted.

Based on our observations it is our professional opinion that the existing building structure in its current condition is structurally unsafe. It is further our professional opinion that the existing building structure is not salvageable since the majority, if not all structural building components such as roof sheathing, floor sheathing, roof framing, floor framing, load bearing wood framed walls, steel beams, foundation piers ,etc.



are severely compromised due to rot , water damage and decay and would have to be replaced in order to restore the building's structural integrity.

Based on our findings it is our recommendation to demolish the existing building structure.

Please note that this letter and our field observations and findings are based on visual examination only. No testing or structural analysis was performed. Nothing in this report shall be construed directly or indirectly as a guarantee or warrantee of any portion of the structure.

Our opinions and recommendations are based upon our professional engineering judgment to an extent normal for a structural assessment of this type. Our observation was visual in nature. We did not use any special tools or instruments, nor did we perform any testing or analysis.

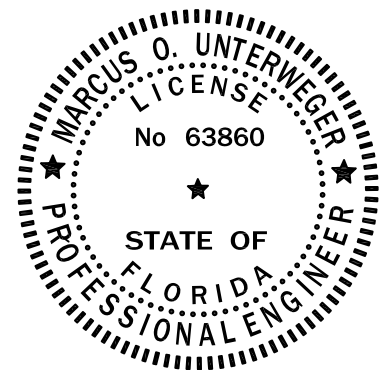
This report is prepared for the sole benefit of Kravit Architectural Associates, Inc. only. Unauthorized use of the information contained in this report without our permission shall result in no liability or legal exposure to MUEngineers, Inc.

We appreciate this opportunity to be of service to you. If you require any additional information, please feel free to contact us at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'M. Unterweger', with a large, stylized flourish at the end.

Marcus Unterweger, P.E., S.I., LEED AP
President



Marcus Unterweger
Florida P.E.#: 063860
6/30/2022 06:08

Exhibit A – Photographs

These photos below are representative for typical conditions we observed during our site visit but not depict every individual condition.



Photo 001:

Collapsed roof framing section



Photo 002:

Collapsed roof framing section



Photo 003:

Partially collapsed wood roof sheathing and wood roof framing



Photo 004:

Decayed roof sheathing and roof framing



Photo 005:

Decayed exterior roof framing and soffit sheathing

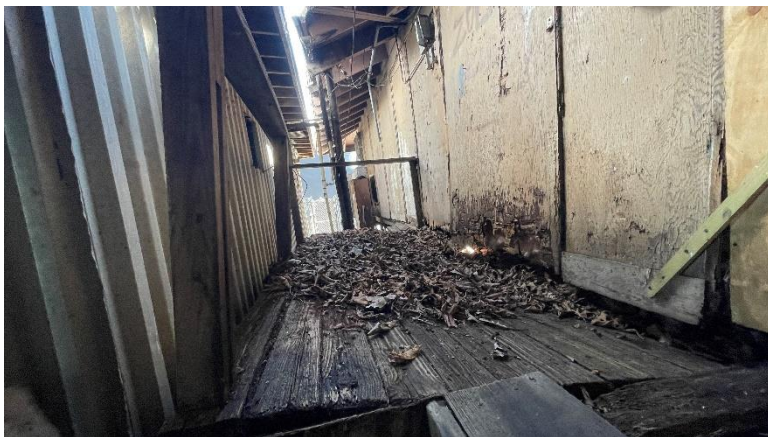


Photo 006:

Decayed exterior wood wall and floor framing



Photo 007:

Decayed exterior wood deck and wall framing



Photo 008:

Decayed wood wall and floor framing



Photo 009:

Decayed exterior wood deck