



CONSULTING
ENGINEERS, INC.

ENGINEERING INSPECTION REPORT

THE COLONY BEACH and TENNIS RESORT

Longboat Key, Florida



PREPARED FOR:

Town of Longboat Key
501 Bay Isles Road
Longboat Key, FL 34228



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1.0 PURPOSE:

At the request of the Town of Longboat Key, PEGroup inspected the subject condominium buildings and accessory buildings between the dates of February 10, 2014 through February 14, 2014. The purpose of our inspection was to assess the structural conditions of the buildings. Our inspection was of a visual nature only. No testing or any kind of intrusive examination or demolition was performed.

2.0 DESCRIPTION OF SITE:

The Colony Beach and Tennis Resort is comprised of 30 residential, administration, and restaurant buildings and occupies approximately 18 acres on Longboat Key along the shore of the Gulf of Mexico. The site is located within the Town of Longboat Key in Sarasota County, Florida.

Development of The Colony Beach & Tennis Resort began in 1969. At that time the Colony consisted of 110 assorted bungalows and a couple of concrete tennis courts. The property was soon transformed into The Colony Beach & Tennis Resort, with 208 villa suites and 26 other accommodations ranging from cottages directly on the beach, to Gulf view or tennis view penthouses. After more than 40 years of operation The Colony Beach & Tennis Resort closed on or about August 15, 2010. (Information obtained from the Colony website <http://www.colonybeachresort.com/about/index.html>)

Access to the site is via an entrance drive located along the west side of Gulf of Mexico Drive. The Guardhouse, Sales/Marketing, Conference Center are located near the site entrance. The Maintenance and Housekeeping/Accounting buildings are located to the south of the site entrance. Paved access drives wind through the site and provide access to the 18 Villa buildings generally scattered throughout the center portion of the site, and to the Midrise building, beach cottages, and Restaurant building/swimming pool located at the west side of the site. Tennis courts are located at the center-east side and center of the site.

At the time of our site visit, The Colony was closed. The building entrances were locked and/or boarded to deter interior access. Our inspection of the buildings consisted primarily of exterior observations. Where possible, the building roofs were accessed and interior conditions were observed through windows.

The Colony consisted of the following buildings:

Building Name	Description
Villas 1-18	3 story multi-unit villa suites (18 buildings ranging from 8 to 16 units per building)
Midrise	6 story multi-unit beach-view/tennis-view suites

Beach Units	1 story multi-unit beach cottage
Lanai Units	1 story multi-unit beach cottage
Beachcomber	1 story multi-unit beach cottage
Vagabond/Beach View	2 story multi-unit beach cottage
Castaways	1 story multi-unit beach cottage
Sales/Marketing	1 story administration building
Conference Center	1 story – includes fitness center
Guardhouse	1 story administration building
Maintenance	1 story administration building
Housekeeping/Accounting	1 story administration building
Restaurant Complex	1 story waterfront restaurants - includes two 2 nd story multi-unit beach-view suites

3.0 BUILDING CODE, LAWS AND ORDINANCES:

Our review of applicable local, State and Federal codes, laws and ordinances consisted of the following:

Town Code – Town of Longboat Key, Florida

Town Code 150.22 establishes the procedure for evaluating if a building or structure constitutes a public nuisance. The Code dictates structural and safety-related conditions under which, if present, result in dangerous structures and/or unsafe conditions and establishes procedures under which repairs must be made by the property owner.

Town Code 150.22 (C) (3) states:

In any case where a "dangerous structure" is 50 % damaged or decayed, or deteriorated from its original value or structure, it shall be demolished and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this chapter it shall be demolished.

Florida Building Code (FBC) and Florida Department of Environmental Protection (FDEP) Requirements

The Florida Building Code (FBC) regulates repairs to existing building. Definitions included in the FBC are as follows:

- **DANGEROUS.** Any building, structure or portion thereof that meets any of the conditions described below shall be deemed *dangerous*:

1. The building or structure has collapsed, partially collapsed, moved off its foundation or lacks the support of ground necessary to support it.
 2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under service loads.
- FLOOD HAZARD AREA. The greater of the following two areas:
 1. The area within a flood plain subject to a 1 % or greater chance of flooding in any year.
 2. The area designated as a *flood hazard area* on a community's flood hazard map, or otherwise legally designated.
 - SUBSTANTIAL DAMAGE. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceeding 50 % of the market value of the structure before the damage occurred.
 - SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:
 1. In any story, the elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 20 % from its pre-damaged condition; or
 2. The capacity of any vertical load-carrying component, or any group of such components, that supports more than 30 % of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 % from its predamaged condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 % of that required by the *Florida Building Code, Building* for new buildings of similar structure, purpose and location.
 - UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise *dangerous* to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.
 - VALUE. The estimated current replacement cost of the building in kind.

The FBC: Existing Building, Chapter 5 – Repairs addresses specific requirements governing structural repairs. Section 506.2.4 - Flood Hazard Areas states that in flood hazard areas, buildings that have sustained *substantial damage* shall be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

The FBC: Building, Chapter 16 – Structural Design addresses specific requirements governing design of structures located within flood hazard areas. The Florida Department of Environmental Protection (FDEP) established the coastal construction control line (CCCL) and one-hundred-year storm elevations and design grades which provides elevation standards for the design and construction of habitable structures located seaward of a CCCL. The FBC: Building, Chapter 31 - Special Construction also addresses the specific design and construction requirements for structures located seaward of a CCCL.

The FDEP defines the CCCL as the delineation of the area of the beach-dune system that is expected to be subject to severe fluctuation resulting from a one-hundred-year storm event. The FDEP defines the one-hundred-year storm elevation as the height of the breaking wave crest or wave approach as superimposed on the storm surge with dynamic wave set-up of a one-hundred year storm.

The FBC: Building, Section 3109 dictates that structures located seaward of the coastal construction control line are designed to resist the predicted forces associated with a 100-year storm event. Section 3109 further states the requirements are applicable to substantial improvement of or additions to existing habitable structures. Section 3109 provides an exception regarding existing structures as follows: “The standards for buildings seaward of a CCCL area do not apply to any modification, maintenance or repair of any existing structure within the limits of the existing foundation which does not require, involve or include any additions to, or repair or modification of, the existing foundation of that structure.” This means repairs are not allowed to be made to existing foundations, which by definition, prohibits repairs to concrete and masonry piers.

The FDEP requires that the lowest horizontal structural member of such structures located seaward of the CCCL be located above the local one-hundred-year storm elevation, as presented on the *Coastal County Map of Sarasota County and the One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line* prepared by the FDEP.

In the *Rules and Procedures for Coastal Construction and Excavation* (Chapter 62B-33 of the Florida Administrative Code), *Foundation* is defined as follows:

- **FOUNDATION** - the portion of a structure which transmits the associated dead and live loads of the structure to the ground and includes, but is not limited to, spread footings, foundation walls, posts, piers, piles, beams, girders, structural slabs, cross bracing, and all related connectors. For habitable major structures, the foundation includes all load bearing components below the first habitable floor. (FAC 62B-33.002 (26) - Definitions)

The Florida Building Code: Existing Building, addresses the evaluation and upgrade of the existing roofs required at the time repairs and/or roof covering replacement. In accordance with Chapter 6, Alterations, repair or replacement of more than 25% of a

building's roof covering in a 12 month period necessitates that the existing roof decking attachment be evaluated and upgraded and that a secondary water barrier be provided. Chapter 5, Structural, dictates that where roofing materials are removed from more than 50% of the roof diaphragm of a building or section of a building where the roof diaphragm is a part of the main windforce-resisting system the integrity of the roof diaphragm shall be evaluated and if found deficient because of insufficient or deteriorated connections, such connections shall be provided or replaced.

United States Code of Federal Regulations (CFR), Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP) Requirements

The United States Code of Federal Regulations (CFR), Title 44 - Emergency Management and Assistance - authorizes the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP). Parts 59 and 60 regulate construction in flood plains and include the following:

Definitions:

- **BUILDING VALUE.** Market value of structure only, excluding land and exterior improvements, such as swimming pools, pool enclosures, accessory structures, landscaping, paving, fencing.
- **COASTAL HIGH HAZARD AREA.** An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.
- **SUBSTANTIAL DAMAGE.** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceeding 50 % of the market value of the structure before the damage occurred.
- **SUBSTANTIAL IMPROVEMENT.** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 % of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed.

CFR 60 requires that all new construction and substantial improvements of residential and non-residential structures within Zones A1–30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level. Non-residential structures may be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Pre-FIRM buildings (structures built prior to December 31, 1974 or the date the Community began participating in the National Flood Insurance Program (NFIP)) must be elevated if damaged by any cause for which repair costs are 50% or more of the value of the building. When a Pre-FIRM building is proposed to be remodeled, renovated, rehabilitated, added to, or in any way improved, the proposed modifications must be evaluated for "substantial improvement." If the total costs of improvement are 50% or more of the building value, the building must come into compliance with National Flood Insurance Program (NFIP). "Total costs" mean all structural costs, as well as all finish materials, built-in appliances, hardware, in addition to profit and overhead.

All new construction and substantial improvements shall be elevated on pilings and columns so that (i) the bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level; and (ii) the pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components.

4.0 GENERAL OBSERVATIONS:

Villas 1-18

Construction:

- Construction date – 1973/74
- Total of 18 - 3 story buildings
- Concrete pier foundation, steel and wood floor framing
- 1st story finished floor approximately 3-4' above grade
- Wood frame exterior walls covered with wood panel sheathing
- Wood frame gable roof covered with asphalt shingles
- Based on information provided by the Town of Longboat Key, Florida regarding the location of the coastal construction control line (CCCL), Villas 1, 2, 3, 7, 8, 9, 10, 11, 17, and 18 are located seaward of the CCCL
- Based on information provided by the Town of Longboat Key, Florida regarding the location of the coastal construction control line (CCCL), Villas 4, 5, 6, 12, 13, 14, 15, and 16 are landward of the CCCL

Observed damage: The observed damage was consistent throughout the Villas. The following is a general description of the observed damage.

- The concrete piers exhibited minor to severe cracks and/or spalling; the results of random sampling was as follows:
 - Villa 14 (16 units) located at the northeast corner of the site and furthest from the Gulf

- 9 of 33 (27%) concrete piers located beneath the northwest ¼ of the building exhibited minor to severe cracks and/or spalling/exposed steel reinforcement
- Villa 16 (8 units) located at the north center of the site
 - 31 of 33 (94%) concrete piers located beneath the south ½ of the building exhibited minor to severe cracks and/or spalling/exposed steel reinforcement
- Villa 18 (8 units) located at the north center of the site and nearest to the Gulf
 - 52 of 54 (96%) concrete piers located beneath the north ½ of the building exhibited minor to severe cracks and/or spalling/exposed steel reinforcement
- Moderate to severe corrosion (rust) of the steel I-beam floor framing; more severe rust was observed beneath the Villas closer to the Gulf;
 - Wood beams were previously added to reinforce the corroded I-beams beneath Villa 18; severely corroded and unreinforced I-beams remained
 - Complete failure of the I-beam/pier steel connection beneath Villa 10
- Areas of rot on the wood panel sheathing throughout the villa buildings; severe areas of rot were located beneath 1st story windows and at the interface of balconies and handrails with exterior walls; rot extended to wall and floor framing; numerous areas of sheathing repair/replacement
 - Rotted sheathing at the balcony/handrail to wall connection on Villa 7
 - Rotted sheathing and floor framing beneath the 1st story windows on Villa 10
- Areas of damage on the wood panel sheathing throughout the villa buildings as a result of animals (woodpeckers, etc); numerous areas of sheathing repair/replacement
- Numerous 1st and 2nd story balcony decks and 2nd story walkways evidenced deformation (sag) of the wood members, partial collapse, and/or previous repairs; rot/failure of balcony and walkway handrails
 - Balcony collapse on Villa 2
 - Balcony collapse on Villa 6
 - Balcony collapse on Villa 12
- Failure of wood deck, stairs, and handrails at the 1st story building entries – severe deterioration, areas of rot, vertical displacement, failed connections/support, etc.

Midrise

Construction: The Midrise was not accessible and all observations were made from the ground. We were informed the reported damage included failing joists and connections

on the elevated floors (not inspected) and spalling of the concrete parapet and detached handrail at the south balcony (observed from the ground).

- Construction date – 1973/74
- 6 story, suspect the building has a pile foundation
- 1st level floor slab appeared to be approximately 3' above grade; seaward of the coastal construction control line
- Concrete/CMU exterior walls covered with stucco
- Roof: not determined

Beach Units

Construction:

- Construction date – Unknown
- 1 story, concrete slab on grade
- Finished floor approximately 1' above grade; seaward of the coastal construction control line
- CMU exterior and party walls with wood frame exterior walls on the north side
- Wood frame roof covered with asphalt shingles

Observed damage:

- Cracks/spalls in the concrete lintel and bond beam on the west and south sides with exposed reinforcement on the south side
- Cracks/spalls in the concrete bond beam on the east side and north side patio walls
- Hairline-width cracks/separations in the CMU on all walls
- Rotted wood at the entry door jambs and rotted wood siding at the perimeter of windows on the north side
- Roof shingles severely weathered
- Missing shingles, areas of replaced shingles, asphalt patches
- Roof leaks/sheathing and fascia rot at eaves

Lanai Units

Construction:

- Construction date – Unknown
- 1 story, CMU pier foundation
- Finished floor approximately 2' above grade; seaward of the coastal construction control line

- Wood frame exterior walls covered with wood shingles over wood panel sheathing
- Wood frame low slope/gable roof covered with single ply ballasted membrane

Observed damage:

- Approximately 20 to 30% of the CMU piers exhibited vertical cracks and/or deterioration
- Rotted floor framing beneath the perimeter of the building
- Deteriorated wood shingle siding, areas of wall sheathing/framing decay and termite damage beneath the windows on the north side
- Failure of the wood deck, stairs, and handrails – severe deterioration, areas of rot, vertical displacement, failed connections, temporary vertical supports installed, etc.
- The roof was covered with a single ply membrane and the condition of the roof structure could not be determined, however soft areas were detected underfoot and areas of rotted roof framing, sheathing and fascia were present at the eaves

Beachcomber

Construction:

- Construction date – Unknown
- 1 story, CMU pier foundation
- Finished floor approximately 3' above grade; seaward of the coastal construction control line
- Wood frame exterior walls covered with wood shingles over cement board panel siding
- Wood frame low slope roof covered with single ply membrane

Observed damage:

- Approximately 50% of the CMU piers exhibited severe deterioration
- Rotted floor framing beneath the east perimeter of the building
- Deteriorated wood shingle siding; area of missing trim at west side window exposed rotted wall framing; area of rot at handrail connection to building at the south end of the west wall
- Evidence of termite infestation/droppings on deck at west wall
- Failure of the wood deck, stairs, and handrails at rear (east side) – severe deterioration, areas of rot, failed connections, etc.; failure of the handrails on the front (west side) deck – severe deterioration, areas of rot, failed connections, etc.

- The roof was covered with a single ply membrane and the condition of the roof structure could not be determined, however soft areas were detected underfoot (roof was contiguous with the roof of the restaurant complex)

Vagabond/Beach View

Construction:

- Construction date – Unknown/various
- 1 story (Vagabond) and 2 story (Beach View), concrete slab on grade
- 1st story finished floor approximately at grade; seaward of the coastal construction control line
- Wood frame exterior walls covered predominantly with wood panel sheathing and covered with cement board planks at the west side
- Wood frame roofs covered with bituminous roll roofing

Observed damage:

- Sheathing and framing rot at the base of the 1st story north, west, and east walls
- Rot at the perimeter framing of the 1st story north side windows
- Rot at the door jamb at the 1st story east side
- Termite droppings at the 1st story north side windows and at the base of the north wall
- Sheathing rot above the east side 1st story door
- 2nd story balcony collapse due to rot/failure of the supports at the northwest corner of the balcony
- Roof/wall flashing voids and potential leaks at the interface of the southeast corner of the 2nd story walls with the 1st story roof
- Failure of the wood deck at the 1st story north and south sides – severe deterioration, areas of rot, failed connections, etc.
- 1st story roof – weathered, generally fair to poor condition, minor rot at fascia
- 2nd story roof – areas of patches, low areas/ponding, minor rot at fascia

Castaways

Construction:

- Construction date – Unknown
- 1 story, CMU pier foundation
- Finished floor approximately 2' above grade; seaward of the coastal construction control line
- Wood frame exterior walls covered with wood shingles over wood panel sheathing

- Wood frame gable roof covered with bituminous membrane

Observed damage:

- Approximately 90% of the CMU piers exhibited cracks and/or severe deterioration; severe corrosion/failure of the metal tie-downs and framing anchors
- Termite damage to floor joists beneath the east perimeter of the building
- Deteriorated wood shingle siding throughout
- Wood sheathing decay exposed the wall cavity; wall roof rot and termite damage beneath the west side window
- Sheathing rot at the west side sliding glass door
- Wood roof framing rot and previously replaced roof sheathing at the west side eave (likely due to past roof leak)
- The roof exhibited moderate weathering of the bituminous surface and depressions were observed (viewed from ladder only)
- Failure of the wood deck at front (west side) – severe deterioration, failed connections/collapse
- A deck was previously removed from the south side of the building and the removal resulted in exposed framing, including rotted wall and floor framing

Sales/Marketing

Construction: The Sales/Marketing office consisted of multiple building/additions constructed over time.

- Construction date – Unknown/various
- 1 story
- East portion - CMU pier foundation with wood floor framing
- Center portion - concrete slab on grade
- West portion - CMU perimeter/pier foundation with wood floor framing
- Finished floor approximately 3' above grade; landward of the coastal construction control line
- Exterior walls – primarily wood frame covered with wood panel sheathing
- Wood frame roofs – east portion – hip covered with asphalt shingles; center and west portions – low slope with bituminous membrane

Observed damage: East portion

- 3 CMU piers beneath the east side of the building exhibited vertical cracks
- No visible ties between foundation and floor framing
- Portions of the floor framing members were in contact with the ground

- 4x4 posts supporting the east overhang completely rotted at ground level
- Siding rot at contact with entry slab
- Termite droppings on east exterior wall and damage under window at north wall
- Failure/rot of front handrails
- Leaks/rotted fascia at south overhang and northwest eave
- Severely weathered with missing roof shingles and patched areas

Observed damage: Center portion

- Rotted siding at ground level on the north and south sides
- Termite droppings on north side
- Low slope bituminous membrane roof; severely weathered and cracked surface; depressions/soft spots; patches; voids along interface of low slope with shingle roof

Observed damage: West portion

- Rotted siding at west side window, along bottom of north wall at deck, and along base of wall at south and west sides
- Failure of the wood deck, stairs, and handrail at the north side – severe deterioration, areas of rot, failed connections, collapse, etc.
- Fascia rot on the south side
- Low slope bituminous membrane roof; severely weathered and cracked surface; depressions/soft spots; patches; holes in membrane exposing sheathing at the southwest corner

Conference Center

Construction: The Conference Center consisted of multiple building/additions constructed over time and included the main conference center and fitness center.

Construction date – Unknown/various

East portion (main conference center)

- 1 story; finished floor approximately 1' above grade; landward of the coastal construction control line
- Slab on grade with CMU exterior walls
- Gable roof covered with sheet metal panels (roof framing not determined)

West portion (fitness center)

- 1 story; finished floor approximately at grade; landward of the coastal construction control line
- Slab on grade with both CMU exterior walls and wood frame exterior walls covered with wood panel sheathing

- Wood frame low slope roof covered with bituminous roll roofing

Observed damage: East portion (main conference center)

- Hairline-width crack in the CMU walls on the south, north, east, and west walls
- Areas of rot on the gable end sheathing on the north side
- Did not access metal roof

Observed damage: West portion (fitness center)

- Hairline-width crack in the CMU walls on the south and west walls
- Areas of rot on the bottom of the wood sheathing on the north and west sides; sheathing below ground at the north and west sides
- Leaks/rotted fascia at south, north, and west eaves; roof leaks/ceiling damage at the interior as viewed through the windows
- Low slope bituminous membrane roof; severely weathered; voids at seams, depressions/soft spots; patches; holes in membrane as a result of tree limb impact

Guardhouse

Construction:

- Construction date – Unknown
- 1 story; concrete slab on grade
- Finished floor approximately at grade; landward of the coastal construction control line
- Exterior walls – wood frame covered with wood panel sheathing
- Wood frame sloped roof covered with wood sheathing and wood shingles

Observed damage:

- Rotted wall sheathing at ground level on the east side; previously replaced sheathing on the west side; sheathing in contact with the ground
- Roof severely weathered with missing roof shingles and exposed underlayment

Maintenance

Construction: The Maintenance building consisted of north and south additions to the primary building.

- Construction date – Unknown/various
- 1 story; finished floor approximately at grade; landward of the coastal construction control line
- Slab on grade with wood frame exterior walls covered with wood panel sheathing
- Wood frame gable roof covered with asphalt shingles (main building) and wood frame low slope roofs at the north and south covered with bituminous roll roofing

Observed damage:

- Areas of rot on the bottom of the wood sheathing throughout the building
- Areas of rot at door jambs
- Bee infestation on the east side; animal burrow beneath the east side
- Leaks/rotted fascia/roof framing throughout
- Severely weathered with missing roof shingles, patched areas, and surface depressions (did not access the shingle roof)
- Severely weathered low slope membrane with surface depressions (did not access the low slope roofs)
- Collapsing wood frame storage structures located at the southwest corner of the building between the Maintenance building and Housekeeping/Accounting building

Housekeeping/Accounting

Construction: The Housekeeping/Accounting building consisted of numerous buildings/additions constructed over time. The additions consisted of numerous construction materials/methods and are generally described below.

- Construction date – Unknown/various
- 1 story; finished floor varies between approximately at grade to approximately 3' above grade; landward of the coastal construction control line
- Slab on grade; concrete pier foundation with wood floor framing
- Wood frame exterior walls covered with various wood sheathing
- Wood frame gable and low slope roofs covered with tar and gravel

Observed damage:

- Areas of rot on the bottom of the wood sheathing throughout the building where in close proximity to the ground
- Areas of rot at door jambs and wood support posts
- Displaced CMU and temporary wood piers installed beneath the south side
- Leaks/rotted fascia/roof framing throughout
- Severely weathered roof covering with surface depressions, soft spots, exposed flashings, and exposed sheathing
- Collapsing wood frame storage structures located at the southeast corner of the building between the Maintenance building and Housekeeping/Accounting building

Restaurant Complex

Construction: The Restaurant Complex consisted of multiple building/additions constructed over time.

- Construction date – Unknown/various
- 1 story (restaurant) and 2 story (Presidential Units); concrete slab on grade
- 1st story finished floor approximately 1' above grade; seaward of the coastal construction control line
- (1st story finished floor approximately 1' above grade)
- Exterior walls – varies, including CMU, brick, and wood frame covered with wood panel sheathing, wood shingles, and stucco
- Wood frame roofs – 1st story - varies, including low slope roofs covered with tar and gravel, bituminous roll roofing, single ply membrane, and sloped roof covered with flat tiles; 2nd story (Presidential Units) – gable roof covered with bituminous roll roofing

Observed damage: 2nd story Presidential Units

- Failure of the wood deck, handrail, and stairs at the south and west sides – severe deterioration, areas of rot, failed connections, etc.
- Sheathing rot above the south covered entry to the Vice-Presidential suite
- Termite droppings at the west patio door and covered entry to the Vice-Presidential suite
- West patio beam severely deformed (sag)
- Sheathing rot at the north side gable end

Observed damage: 1st story south portion

- Wood shingle siding deteriorated and sheathing rot along base of south wall (sheathing extended below grade within the planter boxes)
- Roof sheathing and fascia rot at eaves
- The wood frame walls of the storage shed attached to the west side of the south portion exhibited severe deterioration and leaned to the west (fabric-covered roof)
- Hip roof covered with tiles located at the southwest corner – several cracked tiles; low slope covered with single ply membrane located at the southeast corner thus condition could not be determined; low slope roof covered with bituminous membrane located beneath the Presidential balcony deck thus condition could not be determined; low slope roof covered with tar and gravel located at the southwest side – fair condition but exposed sheathing located at the northeast corner of the roof

Observed damage: 1st story center portion

- The wood frame roof above the transition area between the center and south portions on the west side was partially collapsed

- The windows at the west and north sides were boarded up thus minimal inspection was performed; the CMU columns between the windows at the north end of the west side exhibited severe vertical cracks and the steel brackets that fastened the storm panels were severely corroded
- Delaminated stucco and sheathing rot at the fascia above the north windows
- The north wall of the restaurant area adjacent to the Beachcomber consisted of brick – severe corrosion of the steel angle iron supporting the lintel along the top of the wall
- The east wall of the restaurant area consisted primarily of wood panel sheathing over wood frame and in many areas the sheathing extended below grade resulting in rot of the sheathing and framing; other areas consisted of stucco-covered CMU stucco-covered wood frame and hairline-width crack were evident in the stucco finish
- Roof sheathing and fascia rot at eaves
- The low slope roof consisted of several distinct levels/slopes and was covered with a single ply membrane; the condition of the roof structure could not be determined, however soft areas were detected underfoot
- The sloped roof above the front of the building (east side) consisted of wood frame covered with tiles; extensive cracks in the tiles and extensive prior repairs to the tiles

Observed damage: Monkey Bar

- Hairline-width crack in the stucco finish of the CMU walls and wood frame support posts
- The low slope roof was covered with a single ply membrane; the condition of the roof structure could not be determined

Observed damage: 1st story north portion (Real Estate Office)

- Area of missing siding/wall framing and rotted framing at the west side
- The sheathing extended below grade resulting in rot of the sheathing on the north, east, and south sides
- Rotted trim at the window on the north side
- The sheathing extended below grade resulting in rot of the sheathing on the north, east, and south sides
- Roof sheathing and fascia rot at eaves
- The low slope roof was covered with a single ply membrane; the condition of the roof structure could not be determined, however soft areas were detected underfoot; low areas/ponding, well-established vegetative growth on the roof surface

- The wood frame storage shed attached at the southwest corner of the Real Estate Office exhibited severe deterioration/rot and partial collapse

Site

General damaged observed throughout the site:

- Severe corrosion of the HVAC units (the majority of the residential condenser units had been removed)
- Severe corrosion of the cast iron main drain service to the buildings
- Failure of the wood walkways – rot, severe deterioration, failed connections/collapse

5.0 REQUIRED REPAIRS:

The following repairs were determined based on our visual observations of the buildings. Further inspection, including destructive testing, would be required to determine the scope of required repairs in greater detail.

Villas 1-18

- Repair/replace all concrete piers and ensure proper anchorage to framing
- Remove/replace all exterior wall sheathing
- Remove/replace damaged wall/floor framing, as needed
- Remove/replace all windows
- Remove/replace all balconies, entry stairs, and exterior walkways/handrails
- Fumigate buildings to eradicate termites

Midrise

- The extent of required repairs could not be determined at this time

Beach Units

- Replace roof covering
 - Remove existing shingle roof covering
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Remove/replace all damaged exterior wall sheathing (north side of building)
 - Remove/replace all windows (necessitated by sheathing replacement)
- Remove/replace all damaged doors/door jambs
- Replace damaged concrete lintel on west side of building
 - Remove/replace sliding glass door (necessitated by lintel replacement)
- Repair damaged concrete bond beams and lintels throughout exterior walls of building
- Seal cracks/separations in the CMU walls and paint exterior walls
- Fumigate building to eradicate termites

Lanai Units

- Repair/replace all CMU piers and ensure proper anchorage to framing.
Approximately 20 to 30% of the piers were visibly damage; however we suspect chloride contents will dictate all piers be repaired/replaced
- Remove/replace damaged wall/floor framing, wall sheathing, and wood shingle siding, as needed
 - Necessitates removal/replacement of window on north side of building (as a minimum)
- Remove/replace all balconies, entry stairs, and exterior walkways/handrails
- Replace roof covering
 - Remove existing single ply ballasted membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Beachcomber

- Repair/replace all CMU piers and ensure proper anchorage to framing.
Approximately 50% of the piers were visibly damage; however we suspect chloride contents will dictate all piers be repaired/replaced
- Remove/replace damaged wall/floor framing, wall sheathing, and wood shingle siding, as needed
 - Necessitates removal/replacement of window on west side of building (as a minimum)
- Remove/replace all balconies, entry stairs, and exterior walkways/handrails
- Replace roof covering
 - Remove existing single ply membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Vagabond/Beach View

- Remove/replace damaged wall sheathing, framing, and trim, as needed
 - Necessitates removal/replacement of windows on north side of building (as a minimum)
- Remove/replace 2nd story balcony
- Replace roof covering
 - Remove existing bituminous membrane (1st and 2nd story)
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC

- Fumigate building to eradicate termites

Castaways

- Repair/replace all CMU piers and ensure proper anchorage to framing. Approximately 90% of the piers were visibly damaged; however we suspect chloride contents will dictate all piers be repaired/replaced
- Remove/replace damaged wall/floor framing, wall sheathing, and wood shingle siding, as needed
 - Necessitates removal/replacement of window on west side of building (as a minimum)
- Remove/replace all decks, entry stairs, and exterior walkways/handrails
- Install new deck on the south side of the building and ensure proper waterproofing measures at interface of deck with building wall
- Replace roof covering
 - Remove existing bituminous membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Sales/Marketing

- Repair/replace all CMU piers beneath the east portion of the building and ensure proper anchorage to framing.
- Remove/replace damaged wall/floor framing, wall sheathing, as needed
 - May necessitates removal/replacement of multiple windows
- Remove/replace support posts on the east side of the building
- Remove/replace handrails on the south side of the building
- Remove/replace all decks, entry stairs, and exterior walkways/handrails on the north side of the building
- Replace roof covering
 - Remove existing shingles and bituminous membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Conference Center

- East portion (main conference center)
 - Seal cracks/separations in the CMU walls and paint exterior walls
 - Replace areas of rotted sheathing on north gable end
- West portion (fitness center)
 - Seal cracks/separations in the CMU walls and paint exterior walls
 - Remove/replace damaged wall framing and sheathing, as needed

- Replace roof covering
 - Remove existing bituminous membrane
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Guardhouse

- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof covering
 - Remove existing wood shingle roof covering
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof covering
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Maintenance

- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof covering
 - Remove existing bituminous membrane and asphalt shingle roof coverings
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof coverings
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Housekeeping/Accounting

- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof covering
 - Remove existing bituminous roof coverings
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof coverings
 - Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Fumigate building to eradicate termites

Restaurant Complex

- Seal cracks/separations in the exterior stucco wall finish and paint exterior walls
- Remove/replace damaged wall framing and sheathing, as needed
- Replace roof coverings
 - Remove existing single ply membrane, bituminous membrane, and tile roof coverings
 - Remove/replace damaged roof framing and sheathing, as needed
 - Install proper roof coverings

- Evaluation and upgrade of the complete roof diaphragm is required in accordance with the FBC
- Remove/replace 2nd story wood deck and west stairway at the Presidential units
- Remove/replace the partially collapsed wood frame roof above the transition area on the west side of the building
- Remove/replace storage shed structures located at the north and south sides of the building
- Remove/replace the CMU columns located between the windows at the north end of the building
- Remove/replace the corroded storm panel brackets
- Remove/replace the corroded steel angle iron supporting the lintel along the top of the wall adjacent to the Beachcomber
- Fumigate building to eradicate termites

6.0 DISCUSSION:

Opinion regarding the concrete and CMU piers as being a component of the foundation

As previously discussed the *Rules and Procedures for Coastal Construction and Excavation* (Chapter 62B-33 of the Florida Administrative Code defines a *Foundation* as follows:

The portion of a structure which transmits the associated dead and live loads of the structure to the ground and includes, but is not limited to, spread footings, foundation walls, posts, piers, piles, beams, girders, structural slabs, cross bracing, and all related connectors. For habitable major structures, the foundation includes all load bearing components below the first habitable floor. (62B-33.002 (26) - Definitions)

The Villas and several of the buildings at the site were supported on a shallow foundation consisting of spread footings with concrete or CMU piers that extended to the underside of the first floor structure. The remaining buildings had concrete slabs on grade, like with monolithic wall footings. PEGroup is of the opinion that the concrete and CMU pier foundations are, by definition, elements of the building foundations.

As stated in Section 3.0 regarding building codes, laws, and ordinances, the FBC indicates that repairs are not allowed to the existing foundations of structures seaward of the CCCL. As stated above, the concrete and CMU pier foundations are foundation elements, therefore repairs to the concrete and masonry piers on the structures seaward of the CCCL are not allowed in accordance with the FBC.

Villas 1-18

The required repairs include repair/replacement of all concrete foundation piers. Based on our evaluation of the damage to the buildings, the buildings have sustained *substantial*

damage, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. Villas 1, 2, 3, 7, 8, 9, 10, 11, 17, and 18 are located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The buildings shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the buildings must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Villas 4, 5, 6, 12, 13, 14, 15, and 16 are located landward of the CCCL. Based on our evaluation of the damage to the buildings, the buildings have sustained *substantial damage*, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The buildings shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the buildings must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Midrise

The extent of required repairs and code-related requirements could not be determined at this time.

Beach Units

The Beach Units are located seaward of the CCCL. Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations the building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Lanai Units

The required repairs include repair/replacement of all masonry foundation piers. Based on our evaluation of the damage to the building, the building has sustained *substantial*

damage, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The Lanai Units are located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The building shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Beachcomber

The required repairs include repair/replacement of all masonry foundation piers. Based on our evaluation of the damage to the building, the building has sustained *substantial damage*, and in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. Beachcomber is located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The building shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Vagabond/Beach View

Vagabond/Beach View is located seaward of the CCCL. Based on our evaluation of the damage to the buildings, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations the building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Castaways

The required repairs include repair/replacement of all masonry foundation piers. Based on our evaluation of the damage to the building, the building has sustained *substantial damage*, and in accordance with the building code requirements of the FBC, FDEP, and

FEMA, the repairs constitute substantial improvements. Castaways is located seaward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations are not allowed. The building shall be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Sales/Marketing

The required repairs include repair/replacement of all masonry foundation piers. The Sales/Marketing building is located landward of the CCCL, thus in accordance with the FBC, repairs to the pier foundations may be allowed. Based on our observations the building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Conference Center

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the main Conference Center building has not sustained *substantial damage*. The required repairs consist of cosmetic repairs, thus should be allowed.

Based on our observations the west portion of the building (fitness center) has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The fitness center would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in

accordance with the building code requirements of the FBC, the fitness center must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Guardhouse

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the Guardhouse has not sustained *substantial damage* and the required repairs to the building may be allowed.

Maintenance

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the Maintenance building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The buildings would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Housekeeping/Accounting

Based on our evaluation of the damage to the building, the required repairs do not include repairs to the slab on grade or concrete pier foundations, thus repairs to the building may be allowed. Based on our observations, the Housekeeping/Accounting building has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the building must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

Restaurant Complex

The Restaurant Complex is located seaward of the CCCL. Based on our evaluation of the damage to the buildings, the required repairs do not include repairs to the foundation, thus repairs to the building may be allowed. Based on our observations, the Restaurant Complex has sustained damage approaching *substantial damage*. A detailed inspection, including destructive testing will be required to determine the actual scope of repairs required. If the damage does not exceed *substantial damage* (less than 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, repairs should be allowed. If the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred), in accordance with the building code requirements of the FBC, FDEP, and FEMA, the repairs constitute substantial improvements. The building would need to be elevated on pilings and columns so that the bottom of the lowest horizontal structural member of the lowest floor is elevated to or above the base flood level. In addition, in accordance with the building code requirements of the FBC, the buildings must be brought into compliance with Section 1612 of the *Florida Building Code, Building*.

We note that the reported damages and anticipated repairs are based on limited visual observations at the site. Interpretation of Building Code requirements and the determination of repair and permitting procedures shall subject to the approval by the appropriate agency/building official.

7.0 CONCLUSION:

The Town of Longboat Key, Florida Town Code 150.22 establishes the procedure for evaluating if a building or structure constitutes a public nuisance. The Code dictates structural and safety-related conditions under which, if present, result in dangerous structures and/or unsafe conditions and establishes procedures under which repairs must be made by the property owner. Numerous structural conditions were present at the site, including collapsing/collapsed balconies and walkways and deteriorated support members and foundations that constitute dangerous / unsafe conditions. As such, it is our opinion the Colony site, in its present condition, is a public nuisance.

Town Code 150.22 (C) (3) states that:

In any case where a "dangerous structure" is 50 % damaged or decayed, or deteriorated from its original value or structure, it shall be demolished and in all cases where a building cannot be repaired so that it will no longer exist in violation of the terms of this chapter it shall be demolished.

The FBC allows the repair of structures where the damage exceeds *substantial damage* (equal or exceeding 50 % of the market value of the structure before the damage occurred); however, the FBC requires that substantially damaged structures be brought into compliance with current Code requirements.

In addition, the FBC, along with FEMA regulations and CFRs 59 & 60, require that if a substantially damaged structure is to be repaired the structure must be elevated so the lowest floor is above the base flood level. It is our understanding the lowest floors of all buildings in this case are below the base floor level.

Furthermore, for buildings located seaward of the CCCL, the FBC does not allow repairs to be made to building foundations. As discussed herein, it is our opinion the concrete and CMU pier foundations are elements of the building foundations and for structures seaward for the CCCL they cannot be repaired. This would require that buildings seaward of the CCCL with dangerous / unsafe foundations be demolished.

The following is a summary of repairs and code-related issues per building:

Building	Description
Villas 1-18	<ul style="list-style-type: none"> • Substantial damage • Villas 1, 2, 3, 7, 8, 9, 10, 11, 17, and 18 are seaward of the CCCL, and, as such, must be demolished because their foundations cannot be repaired. • Villas 4, 5, 6, 12, 13, 14, 15, and 16 are landward of the CCCL and must be elevated above the base flood elevation and brought into compliance with current building codes, or demolished.
Midrise	<ul style="list-style-type: none"> • Unable to determine at this time. • Seaward of the CCCL.
Beach Units	<ul style="list-style-type: none"> • Damage approaching substantial damage • Seaward of the CCCL • Detailed inspection required, foundation at / below grade • Repairs may be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the building be elevated above the base flood elevation and brought into compliance with current building codes, if allowed, or demolished

Lanai Units	<ul style="list-style-type: none"> • Substantial damage • Seaward of the CCCL • Must be demolished because their foundations cannot be repaired
Beachcomber	<ul style="list-style-type: none"> • Substantial damage • Seaward of the CCCL • Must be demolished because their foundations cannot be repaired
Vagabond/Beach View	<ul style="list-style-type: none"> • Damage approaching substantial damage • Seaward of the CCCL • Detailed inspection required, foundation at / below grade • Repairs may be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the building be elevated above the base flood elevation and brought into compliance with current building codes, if allowed, or demolished
Castaways	<ul style="list-style-type: none"> • Substantial damage • Seaward of the CCCL • Must be demolished because their foundations cannot be repaired
Sales/Marketing	<ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base

	<p>flood elevation and brought into compliance with current building codes, or demolished</p>
<p>Conference Center</p>	<p>Main Conference Center</p> <ul style="list-style-type: none"> • Less than substantial damage • Landward of CCCL • Cosmetic repairs, thus should be allowed <p>Fitness Center</p> <ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into compliance with current building codes, or demolished
<p>Guardhouse</p>	<ul style="list-style-type: none"> • Less than substantial damage • Landward of CCCL • Cosmetic repairs, thus should be allowed
<p>Maintenance</p>	<ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into

	<p>compliance with current building codes, or demolished</p>
Housekeeping/Accounting	<ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required • Landward of CCCL • Repairs should be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into compliance with current building codes, or demolished
Restaurant Complex	<ul style="list-style-type: none"> • Damage approaching substantial damage • Detailed inspection required, foundation at / below grade • Seaward of CCCL • Repairs may be allowed if the damage does not exceed 50 % of the market value of the structure before the damage occurred • Substantial damage (exceeding 50 % of the market value of the structure before the damage occurred) would require the buildings be elevated above the base flood elevation and brought into compliance with current building codes, if allowed, or demolished

8.0 REFERENCES

- 2010 Florida Building Code, Building
- 2010 Florida Building Code, Existing Building
- Florida Department of Environmental Protection - One-Hundred-Year Storm Elevation Requirements for Habitable Structures Located Seaward of a Coastal Construction Control Line, November 1999

- Florida Department of Environmental Protection Coastal County Map of Sarasota, Florida
- The United States Code of Federal Regulations (CFR), Title 44 - Emergency Management and Assistance - Parts 59 and 60
- National Flood Insurance Program (NFIP) - The 50% Rule, 04/21/97
- Town Code – Town of Longboat Key, Florida
- Rules and Procedures for Coastal Construction and Excavation (Chapter 62B-33 of the Florida Administrative Code)

END OF REPORT

APPENDIX A – Select Photographs Showing Typical Conditions

	Description	File #	Folder
1	Site access	2341	Photos of site and view of each building
2	Drive through site	2049	Photos of site and view of each building
3	Drive through site	2046	Photos of site and view of each building
4	View of site from beach	2051	Photos of site and view of each building
5	Villa 2	2358	Photos of site and view of each building
6	Villa 4	2360	Photos of site and view of each building
7	Villa 16	2372	Photos of site and view of each building
8	Villa 18	2374	Photos of site and view of each building
9	Spalled concrete pier Villa 15	1717	Villa 15
10	Spalled concrete pier Villa 10	1647	Villa 10
11	Spalled concrete pier Villa 14	2388	Villa 14
12	Spalled concrete piers Villa 18	1748	Villa 18
13	Corroded I-beam Villa 18	1746	Villa 18
14	Corroded I-beam connection Villa 10	1646	Villa 10
15	Siding rot Villa 1	1547	Villa 1
16	Siding rot at handrail	2382	Villa 7
17	Rot beneath 1 st story window	2412	Villa 2
18	Siding damage by animals	1856	Photos of site and view of each building
19	Balcony collapse Villa 2	2395	Villa 2
20	Balcony collapse Villa 12	1682	Villa 12
21	Stair collapse Villa 12	1683	Villa 12
22	Midrise building	2351	Midrise
23	Midrise building – damage to balcony	2030	Midrise
24	Beach units	1766	Beach units
25	Beach units – spalled lintel	1770	Beach units
26	Beach units – spalled bond beam	1772	Beach units
27	Lanai units	2355	Lanai units
28	Lanai units – CMU piers	2438	Lanai units
29	Lanai units – deck failure	1791	Lanai units
30	Lanai units – rot at soffit	1789	Lanai units
31	Beachcomber	2352	Beachcomber

APPENDIX A – Select Photographs Showing Typical Conditions

32	Beachcomber – CMU piers	1879	Beachcomber
33	Beachcomber – siding rot	1887	Beachcomber
34	Vagabond/Beach View	1802	Vagabond/Beach View
35	Vagabond/Beach View – rot at window	1813	Vagabond/Beach View
36	Vagabond/Beach View – collapsed balcony	1810	Vagabond/Beach View
37	Vagabond/Beach View – 1 st story roof	2272	Vagabond/Beach View
38	Vagabond/Beach View 2 nd story roof	2275	Vagabond/Beach View
39	Castaways	2354	Castaways
40	Castaways – CMU piers	2447	Castaways
41	Castaways – corroded tie-downs	1841	Castaways
42	Castaways – termite damage	1845	Castaways
43	Sales/Marketing	2342	Sales/Marketing
44	Sales/Marketing – CMU piers	2077	Sales/Marketing
45	Sales/Marketing – rotted siding	2096	Sales/Marketing
46	Sales/Marketing – low slope roof	2328	Sales/Marketing
47	Conference Center	2098	Conference Center
48	Conference Center/Fitness Center	2345	Conference Center
49	Conference Center – gable end sheathing rot	2103	Conference Center
50	Fitness Center – roof leaks/ceiling damage	2125	Conference Center
51	Fitness Center – roof	2317	Conference Center
52	Guardhouse	2337	Guardhouse
53	Maintenance	2346	Maintenance
54	Maintenance – rotted siding	2135	Maintenance
55	Maintenance – roof	2308	Maintenance
56	Maintenance – collapsed storage shed	2145	Maintenance
57	Housekeeping/Accounting	2147	Housekeeping/Accounting
58	Housekeeping - roof	2290	Housekeeping/Accounting
59	Housekeeping - roof	2298	Housekeeping/Accounting
60	Accounting – roof	2302	Housekeeping/Accounting
61	Restaurant Complex – east side	2350	Photos of site and view of each building
62	Restaurant Complex – west side	1923	Restaurant Complex
63	Restaurant Complex – north side	1950	Restaurant Complex
64	Restaurant Complex – south side	1908	Restaurant Complex
65	Restaurant Complex – deck at	1898	Restaurant Complex

APPENDIX A – Select Photographs Showing Typical Conditions

	2 nd story Presidential Suite		
66	Restaurant Complex – siding rot, south side	1910	Restaurant Complex
67	Restaurant Complex – roof rot, south side	1914	Restaurant Complex
68	Restaurant Complex – cracked CMU columns, north side	1958	Restaurant Complex
69	Restaurant Complex – cracked CMU columns, north side	1963	Restaurant Complex
70	Restaurant Complex – north wall adjacent to Beachcomber	1974	Restaurant Complex
71	Restaurant Complex – Monkey Bar	1930	Restaurant Complex
72	Restaurant Complex – siding rot/damage, Real Estate Office, west side	1978	Restaurant Complex
73	Restaurant Complex – roof	2262	Restaurant Complex
74	Restaurant Complex – Real Estate Office roof	2249	Restaurant Complex
75	Restaurant Complex – HVAC unit	2254	Restaurant Complex
76	Villa – HVAC units removed	1673	Villa 11
77	Villa - Corroded cast iron drain	1700	Villa 14
78	Villa – Deteriorated walkway	1582	Villa 5

PEGROUP CONSULTING ENGINEERS, INC.
Longboat Key - Colony Beach
PEGroup #: 14-015
APPENDIX A - Select Photographs Showing Typical Conditions



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APPENDIX A - Select Photographs Showing Typical Conditions



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APPENDIX A - Select Photographs Showing Typical Conditions



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APPENDIX A - Select Photographs Showing Typical Conditions



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APPENDIX A - Select Photographs Showing Typical Conditions



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APPENDIX A - Select Photographs Showing Typical Conditions



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76

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APPENDIX A - Select Photographs Showing Typical Conditions



77



78

**Building Official Inspection Report
February 26, 2014
1620 Gulf of Mexico Drive
The Colony**

Building Commonly Known as:

Beach Units



Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1224	1B	Beach One	KREINDLER RUTH B
0009-04-1225	2B	Beach Two	KREINDLER RUTH B
0009-04-1226	3B	Beach Three	FLEETWOOD BLAKE

Building Commonly Known as:

Beach Units



**Beachs building with TenCon
in the background**

2014/02/10

Building Commonly Known as:

Beach Units

Building Official Report

Deficiencies:

Concrete: This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building has a slab on grade foundation. Unable to verify condition.

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Rear of building in the lintel beam.
Rear of building walkway separating, sinking and heaving



Building Commonly Known as:

Beach Units

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation

Joint fatigue
Detached, dislodged, or failing connections.

Windows damaged due to vandalizing.



Building Commonly Known as:

Beach Units

Building Official Report (Cont.)

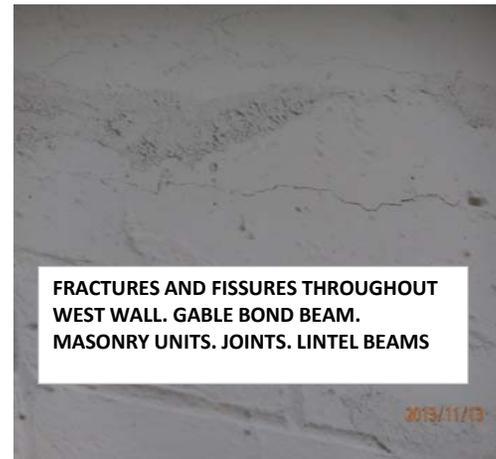
Masonry:

- Deterioration
- Ultimate deformation
- Fractures in masonry or mortar joints
- Fissures in masonry or mortar joints
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

LINTEL OVER SLIDER WEST SIDE OF BUILDING

WEST SIDE OF BUILDING

Around plumbing stack on west end of building



Building Commonly Known as:

Beach Units

Steel:

Building Official Report (Cont.)

Deteriorated

Housings to air conditioning units to a point that they can no longer

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections



**DETERIORATED STEEL AT AIR
CONDITIONING UNIT. COULD ALSO**



**DETERIORATION OF METAL AT
MULTIPLE AREAS OF AN AIR
CONDITIONIN UNIT.**

Building Commonly Known as:

Beach Units

Wood:

- Ultimate deformation
- Deterioration
- Damage from insects, rodents and other vermin
- Fire damage beyond charring
- Significant splits and checks
- Horizontal shear cracks
- Inadequate support

- Detached, dislodged, or failing connections
- Excessive cutting and notching

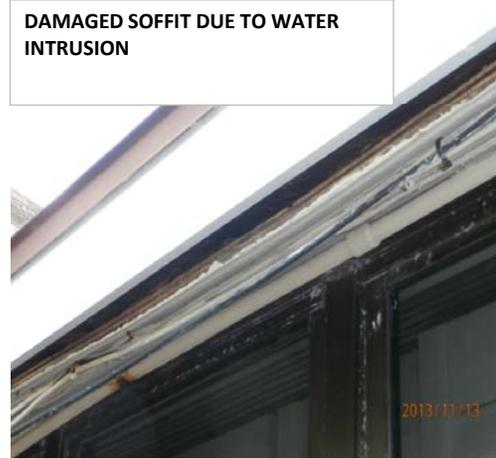
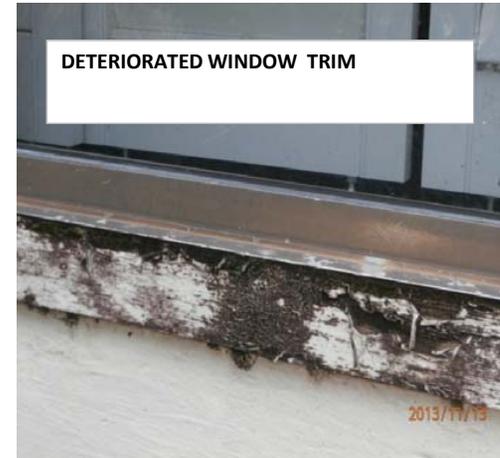
Building Official Report (Cont.)

Roof sheathing supporting trellis beams.
Soffits, fascia boards, siding, trim boards, door jambs

Splice in support beam of trellis,
plywood failing to support trellis,
Splice in support beam of trellis



Building Official Report (Cont.)



Building Commonly Known as:

Beach Units

Building Officials Report (Cont)



Building Commonly Known as:

Beach Units

Building Official Report (Cont.)

Other items of note:

- Roof at end of its life. Showing signs of leaking.
- Mismatched roofing repairs.
- Wood fence damaged
- Exposed wiring
- Windows and doors boarded due to damage from vandalizing.
- Open plumbing vent and drain.



Building Commonly Known as:

Lanai Units

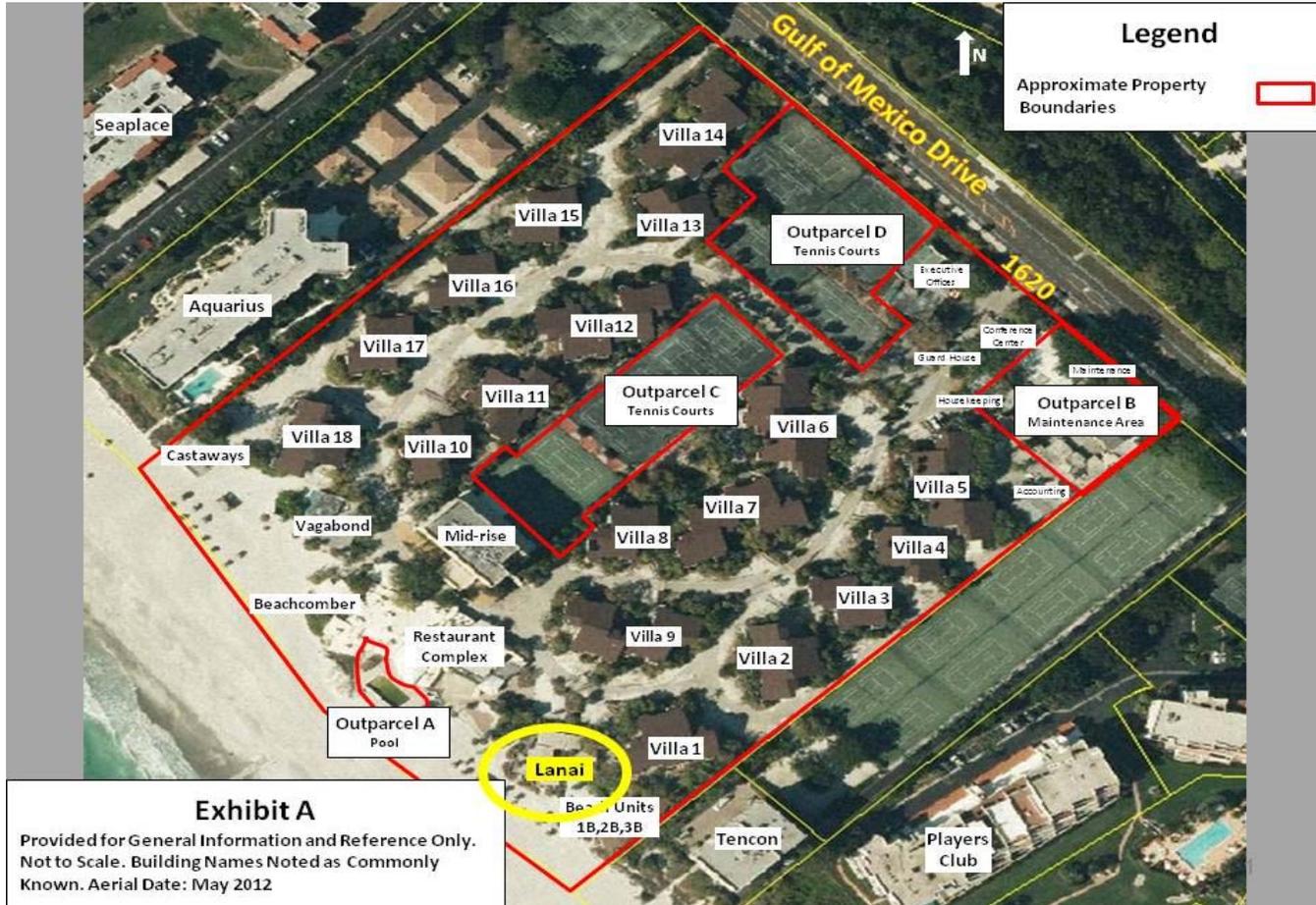


Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1227	4B	Lanai One	MILLER TTEE WALTER W, FAUN ENTERPRISES, LLC
0009-04-1228	5B	Lanai Two	ANIBOLE PAUL, ANIBOLE BARBARA, ADAMS WILLIAM A
0009-04-1229	6B	Lanai Three	BELAMARIC JOHN, BELAMARIC MARILYN
0009-04-1230	7B	Lanai Four	ESPOSITO CARMELITO
0009-04-1231	8B	Lanai Five	ECKHART TTEE DAVID

Building Commonly Known as:

Lanai Units



LANAII UNITS

2014/02/10

Building Commonly Known as:

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

THIS BUILDING APPEARS TO BE A MASONRY PIER FOUNDATION SYSTEM

Aluminum:

- Deterioration
- Corrosion
- Elastic deformation
- Ultimate deformation
- Stress or strain cracks
- Detached, dislodged, or failing connections.

Lanai Units
Building Official Report

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Window grids breaking away



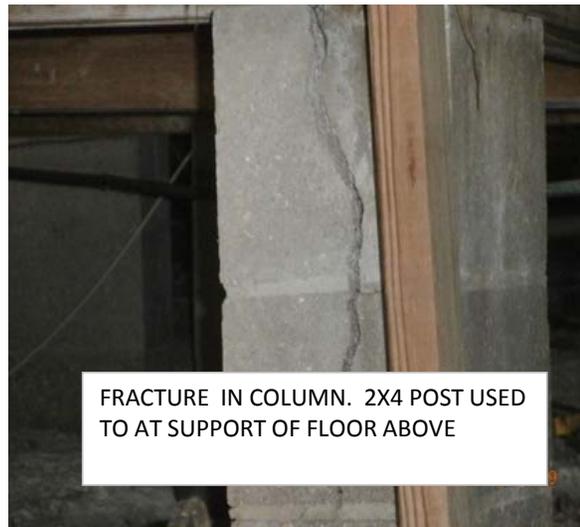
Building Commonly Known as:

**Lanai Units
Building Official Report (Cont.)**

Masonry:

- Deterioration
- Ultimate deformation
- Fractures in masonry or mortar joints
- Fissures in masonry or mortar joints
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Some of cracking in joints to foundation columns



Building Commonly Known as:

Steel:

- Deterioration
- Elastic deformation
- Ultimate deformation
- Metal fatigue
- Detached, dislodged, or failing connections



Lanai Units
Building Official Report (Cont.)

AC units to a point that they no longer function

Cast iron drains

AC units to a point that they no longer function

Awnings have fallen from failed connections



Building Commonly Known as:

Wood:

- Ultimate deformation
- Deterioration
- Damage from insects, rodents and other vermin
- Fire damage beyond charring
- Significant splits and checks
- Horizontal shear cracks
- Inadequate support
- Detached, dislodged, or failing connections

- Excessive cutting and notching

Lanai Units
Building Official Report (Cont.)

Fascia, soffits, siding, windows, doors, trims, roof sheathing
Signs of Possible damage due to termites

Joists and supports appear to be failing through out deck systems.
Through out deck systems, joists, decking surface, guard and hand railing. Window planter boxes falling from walls, lattice skirting.





MISSING SIDING. EXPOSED FLASHING BELOW



ROTTING WINDOW AND TRIMS



DETERIORATING WINDOW SASH



DETERIORATED DOOR



DETERIORATED FASCIA BOARD



DETERIORATED FASCIA BOARD

Building Commonly Known as:

Lanai Units
Building Official Report (Cont.)



Building Commonly Known as:

Lanai Units

Building Official Report (Cont.)

Other items of note:

Roof leaks found throughout. Interior/exterior damage as a result

Doors and window boarded due to vandalizing and from failure from water and deterioration.

Wasps nests in a few locations



LOOSE ELECTRICAL ON THE ROOF



UNSECURED ELECTRICAL SERVICE EXPOSED TO THE WEATHER



LOOSE AND BROKEN ELECTRICAL CONDUIT ON THE DECK

Building Commonly Known as:

Restaurant/Bar Complex



Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1245	Unit A Restaurant & Bar Area	Restaurant/Bar Complex	COLONY BEACH INC
0009-04-1236	9B PRESIDENTIAL SUITE	Presidential Suite	UNIT 9B LLC
0009-04-1237	10B VICE PRESIDENTIAL SUITE	Vice Presidential Suite	PEPE NANCY J
0009-04-1250	UNIT F MENS SHOP	Men's Shop	COLONY BEACH INC
0009-04-1251	UNIT G	GIFT SHOP UNIT	COLONY BEACH INC

Building Commonly Known as:

Restaurant/Bar Complex



Building Commonly Known as:

Restaurant/Bar Complex

Building Official Report.

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building has a slab on grade foundation system. Unable to verify condition.

Deterioration, Ultimate deformation, Fractures, Fissures, Spalling, Exposed reinforcement, Detached, dislodged, or failing connections

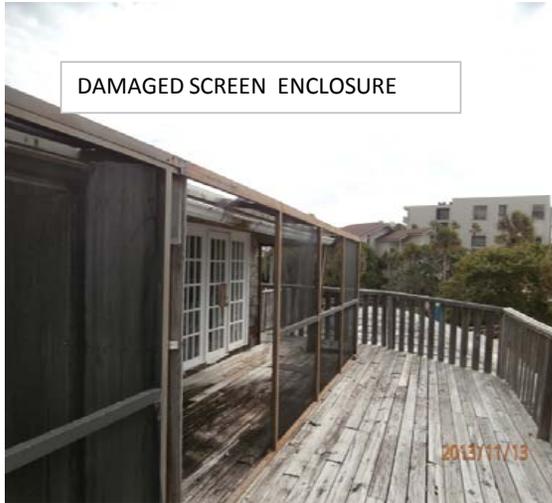
NO ITEMS TO REPORT. UNABLE TO INSPECT FOUNDATION

Aluminum:

Deterioration,
Corrosion
Elastic deformation
Ultimate deformation

Joint fatigue
Detached, dislodged, or failing connections.

Screen enclosures to presidential suites
Screen enclosures to presidential suites



Building Commonly Known as:

**Restaurant/Bar Complex
Building Official Report (Cont.)**

Masonry:

- Deterioration
- Ultimate deformation
- Fractures in masonry or mortar joints
- Fissures in masonry or mortar joints
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

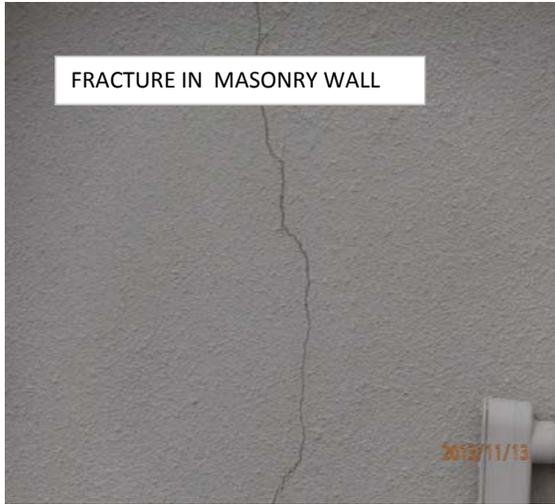
Critical on northwest side. Also found throughout the building
Many locations mainly associated to settlement and some at Northwest especially
At bulged location on northwest side columns of windows



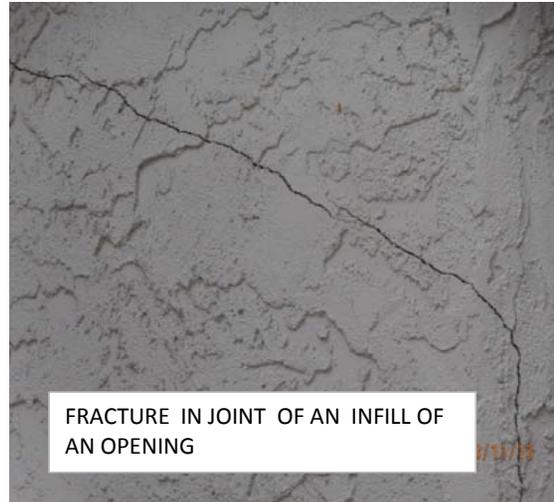
Building Commonly Known as:

Restaurant/Bar Complex

Building Official Report (Cont.)



FRACTURE IN MASONRY WALL



FRACTURE IN JOINT OF AN INFILL OF AN OPENING



FRACTURE IN SUPPORT COLUMN



FRACTURE IN SUPPORT COLUMN



FRACTURE WITH A FAILED REPAIR IN A MASONRY WALL

Building Commonly Known as:

**Restaurant/Bar Complex
Building Official Report (Cont.)**

Steel:

Deterioration

Exposed I beams, canopies. Doors showing signs of failure. Large anaopy area in rear on tube steel and weld joints

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Many locations on the canopies.



Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Official Report (Cont.)

Building Commonly Known as:

Wood:

Ultimate deformation

Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring

Significant splits and checks

Horizontal shear cracks

Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

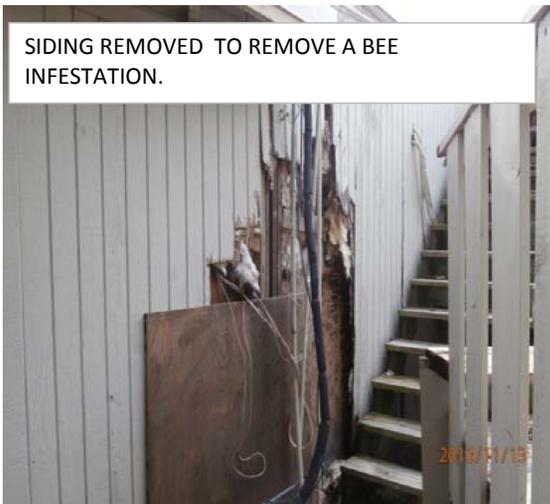
Restaurant/Bar Complex

Extensive at siding along the bottom. Roof system over entry to

Bee infestation at the rear caused removal of siding

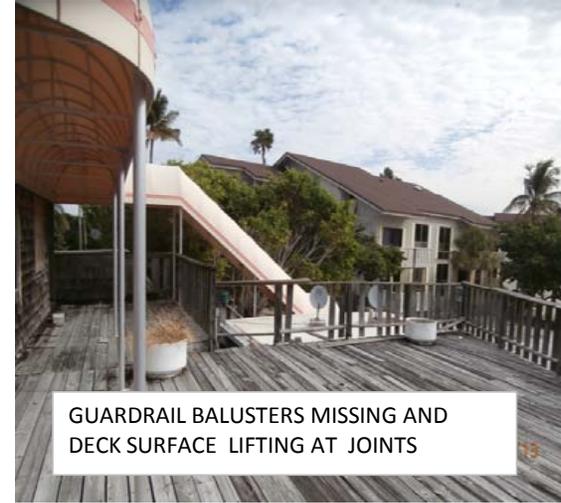
Found vertical separation at on window of realtors office.

Roof over Monkey entry, guard rails, handrails, decking.



Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Official Report (Cont.)

Building Commonly Known as:

Restaurant/Bar Complex

Other items of note:

Debris on roof and gutters allowing trees, bushes, and grass to grow.

Loose and unsecure items on roof.

The northwest wall where the columns next to the windows have signs of severe fracturing.

The mechanical equipment on the roof have service panels with open wiring to the weather.

Boarded up areas due to vandalizing. Recent signs of vandalizing.



ELECTRICAL OPEN TO WEATHER



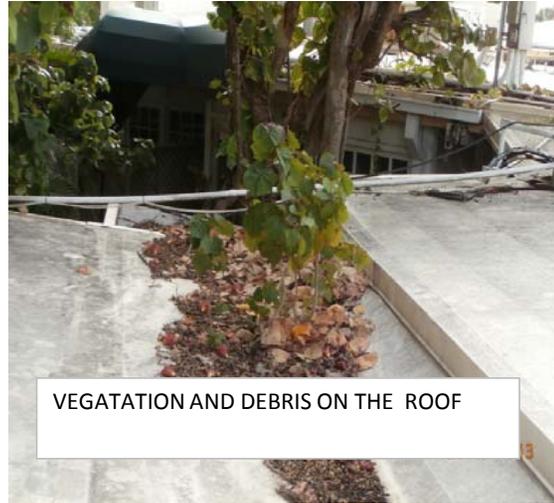
UNSECURED DOOR TO SODA SYRUP ROOM



VEGATATION GROWING FROM THE GUTTER

Building Commonly Known as:

Restaurant/Bar Complex
Building Official Report (Cont.)



Building Commonly Known as:

Beachcomber

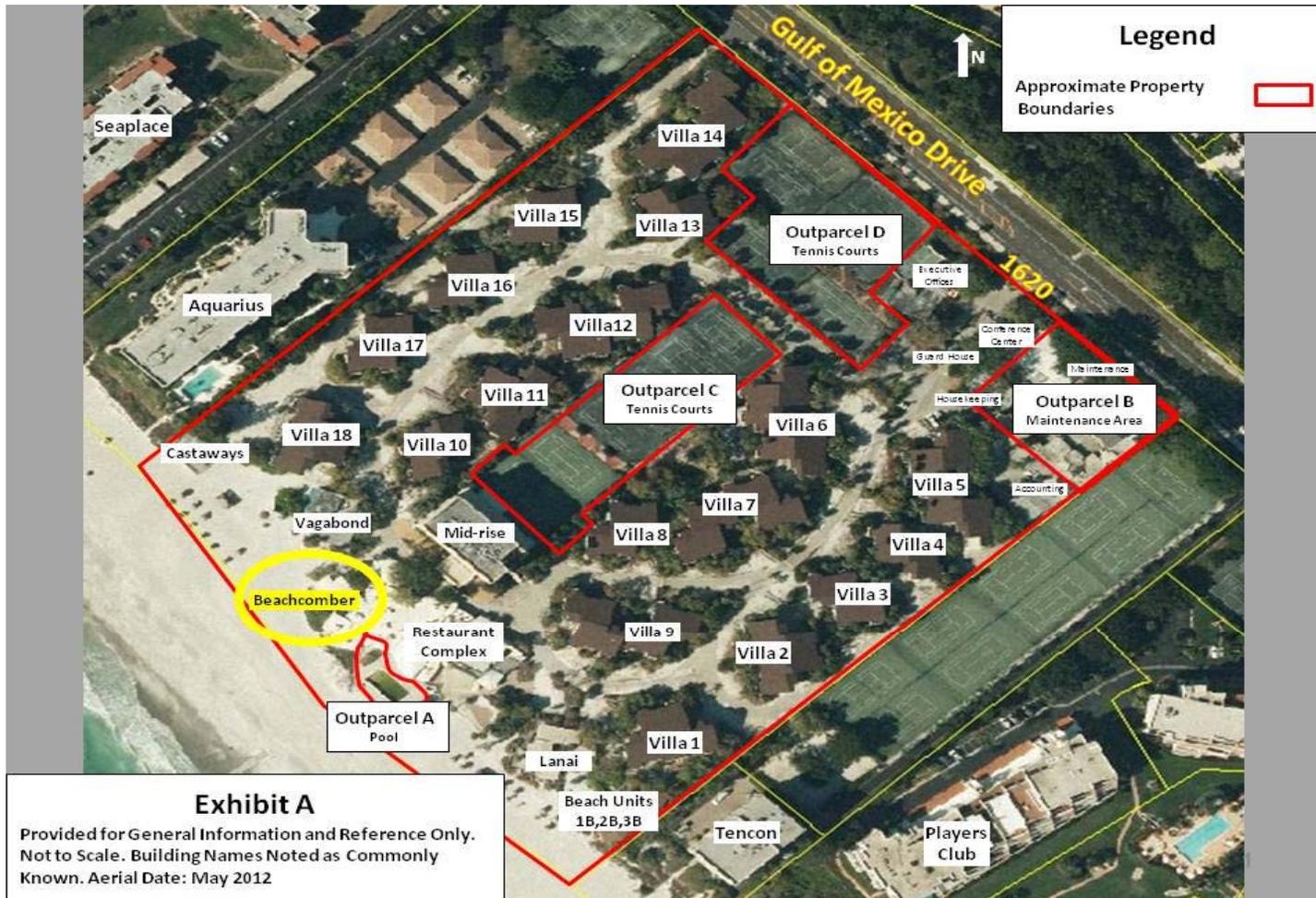


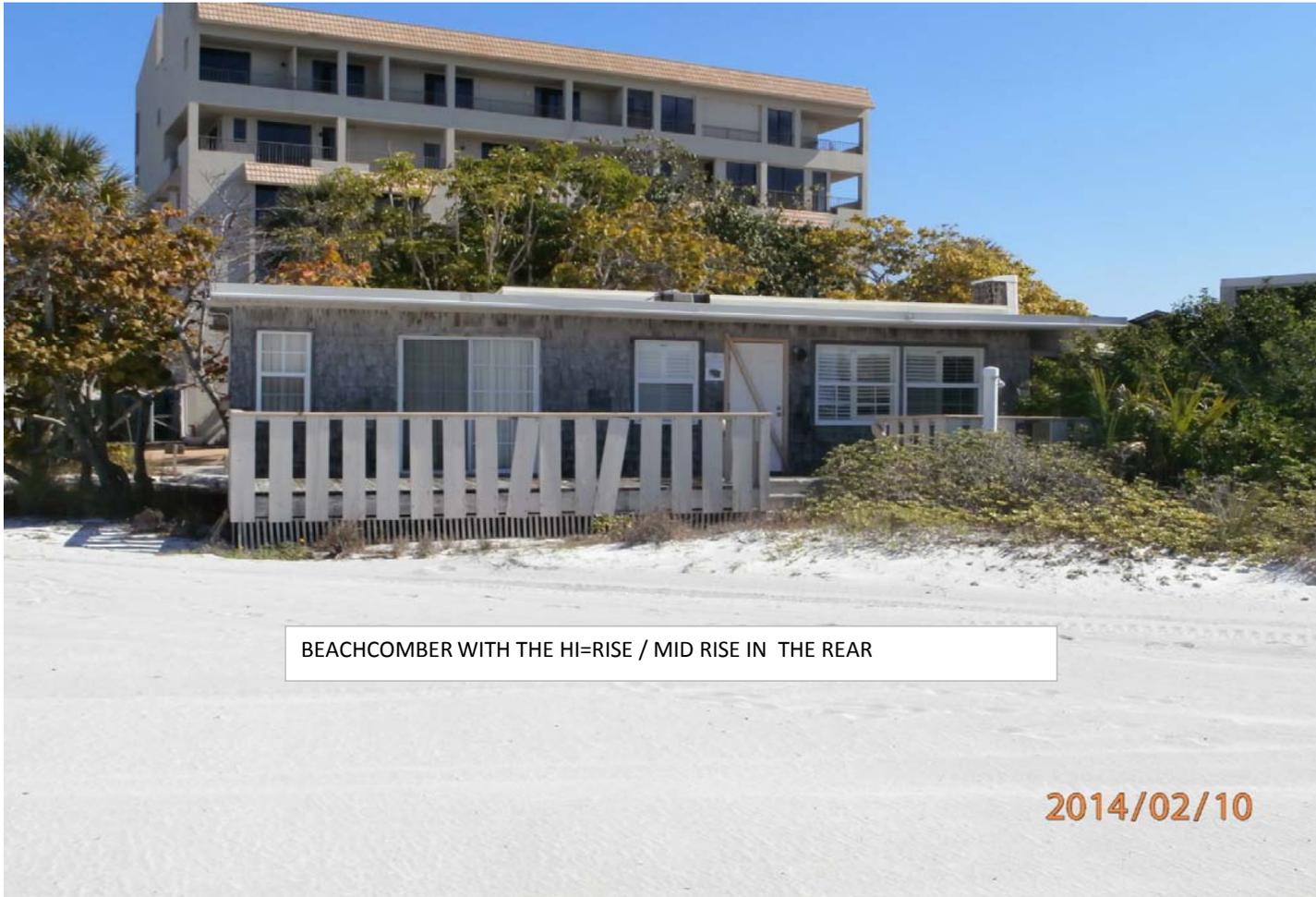
Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1232	11B	Beachcomber	RABIN SHELDON, RABIN CAROL

Building Commonly Known as:

Beachcomber



BEACHCOMBER WITH THE HI=RISE / MID RISE IN THE REAR

2014/02/10

Building Commonly Known as:

**Beachcomber
Building Official Report**

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line.
Code limitation associated to working on the foundation.
Columns on the north end

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections



Building Commonly Known as:

Beachcomber

Building Official Report (Cont.)

Aluminum:

- Deterioration
- Corrosion
- Elastic deformation
- Ultimate deformation

Joint fatigue
Detached, dislodged, or failing connections.

Window and door divider grids breaking away



Building Commonly Known as:

Beachcomber
Building Official Report (Cont.)

Masonry:

- Deterioration
- Ultimate deformation
- Fractures in masonry or mortar joints
- Fissures in masonry or mortar joints
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Rear deck

Connectors to rim board appear to be completely destroyed



Building Commonly Known as:

Beachcomber
Building Official Report (Cont.)

Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Strap connector rim board to columns

Rim board to columns



Building Commonly Known as:

Beachcomber
Building Official Report (Cont.)

Wood:

- Ultimate deformation
- Deterioration
- Damage from insects, rodents and other vermin
- Fire damage beyond charring
- Significant splits and checks
- Horizontal shear cracks
- Inadequate support
- Detached, dislodged, or failing connections
- Excessive cutting and notching

Siding falling from building, exposed sheathing behind. Doors and trims.

Rear deck not properly seated on the columns. Rim board not
Lattice skirting, railings, joists.



Building Commonly Known as:

Beachcomber
Building Official Report (Cont.)

Other items of note:

Damaged drain piping.
Non building debris under building.
Loose items on roof.

Building Commonly Known as:

Vagabond/Beachview

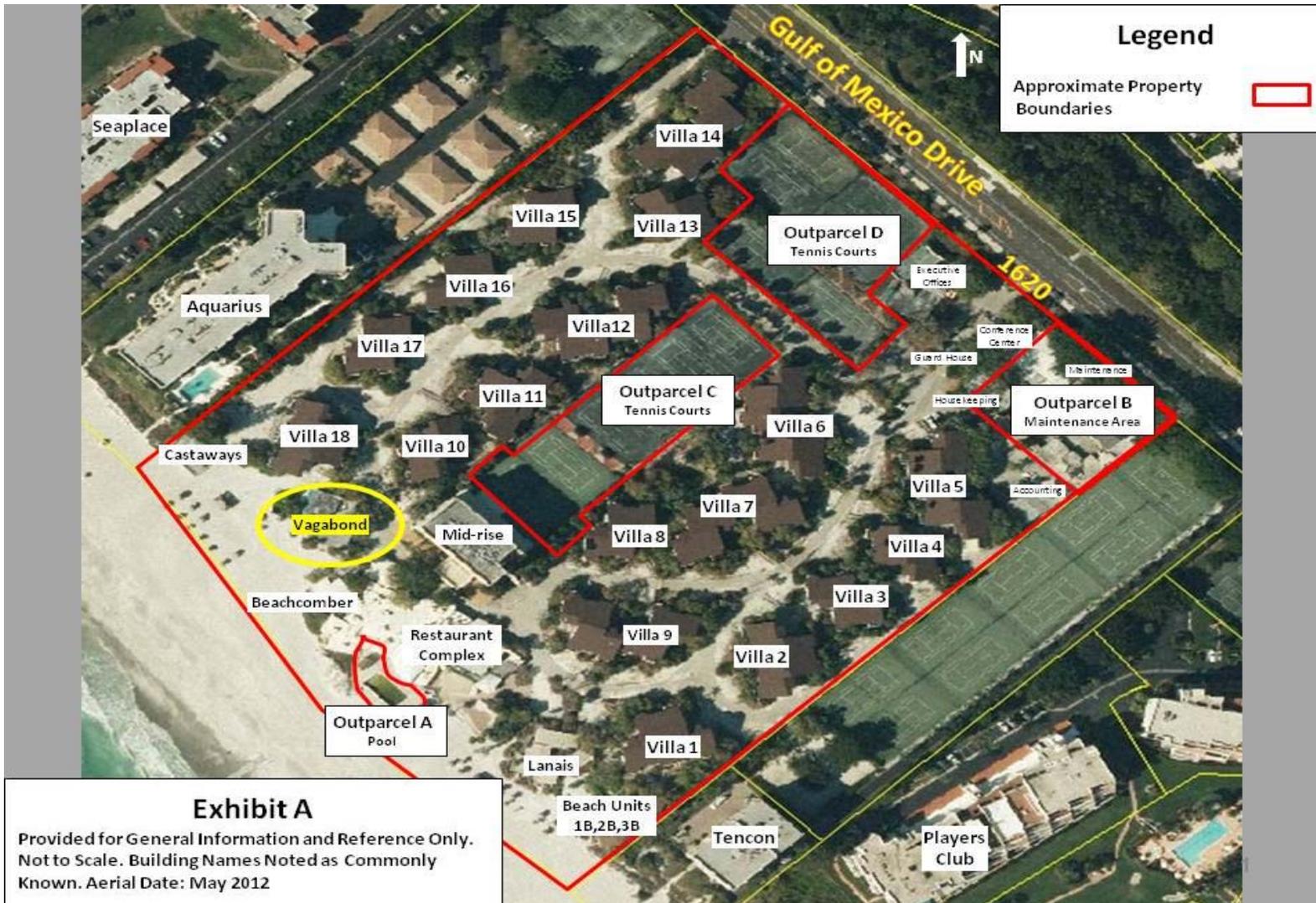


Exhibit A

Provided for General Information and Reference Only. Not to Scale. Building Names Noted as Commonly Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1233	12B	VAGABOND, BEACHVIEW	BREAKPOINTE I LLC
0009-04-1234	13B	VAGABOND, BEACHVIEW	BRATTER TTEE GORDON A, BRATTER TTEE SANDRA E, JAGID TTEE LILLIAN, JAGID TTEE JONATHAN, (BRUCE JAGID MARITAL TRUST)

Building Commonly Known as:

Vagabond/Beachview



VAGABOND / BEACHVIEW

2014/02/10

Building Commonly Known as:

Vagabond/Beachview

Deficiencies:

Building Officials Report.

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building is a slab on grade foundation. Unable to verify condition.

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

NO ITEMS IDENTIFIED. UNABLE TO INSPECT FOUNDATION

Aluminum:

- Deterioration
- Corrosion
- Elastic deformation
- Ultimate deformation
- Joint fatigue
- Detached, dislodged, or failing connections.

SCREEN DOOR NOT IN POSITION



Building Commonly Known as:

Vagabond/Beachview

Building Official Report (Cont.)

Masonry:

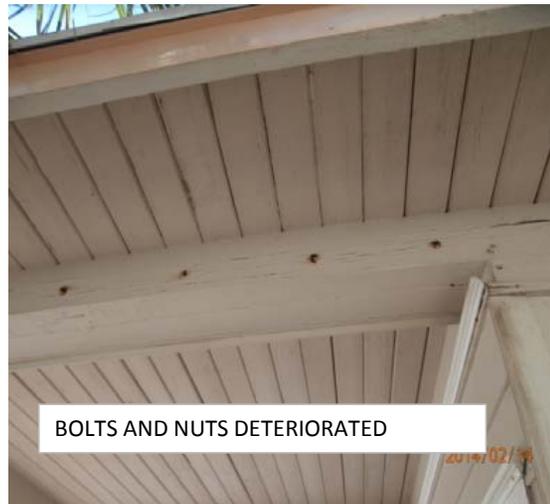
NO EXPOSED OR DAMAGED MASONRY FOUND ON BUILDING

Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Awnings at all units, air conditioning units

Bottom of air conditioning units
Corroded joints to awnings.



Building Commonly Known as:

Vagabond/Beachview

Wood:

Building Official Report (Cont.)

Ultimate deformation
Deterioration

Deck surface warping up
Siding, trims, fascia boards, doors, windows, air conditioning stands, deck joists.

Damage from insects, rodents and other vermin

Signs of damage from termite at trims, holes in siding may be from birds and insects. Hole at vagabond a/c once had a dead animal .

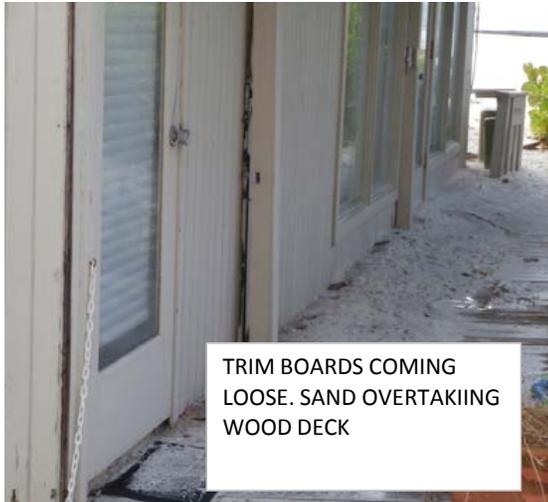
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or Fence rails,
Excessive cutting and notching

Air conditioning stands. Cantilevered balcony to beachview units



Building Commonly Known as:

Vagabond/Beachview
Building Official Report (Cont.)



TRIM BOARDS COMING
LOOSE. SAND OVERTAKIING
WOOD DECK



DETERIORATED FASCIA BOARDS. DETRIORATED
BOLTS TO CANOPY.



MISSING TRIM BOARD

Building Commonly Known as:

Vagabond/Beachview

Building Official Report (Cont.)

Other items of issue.

Cracked window north wall of vagabond.

Furniture, toys, trash on patios open to gulf.

Unsecured electrical on roof

Air conditioning units have dropped from supports onto the ground.

Improper wiring around unit.

SOME UNITS REMOVED



Building Commonly Known as:

Castaways



Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1235	14B	Castaways	NALE DEVELOPMENT (FLORIDA) INC

Building Commonly Known as:

Castaways



CASTAWAYS WITH SOUTH DECK REMOVED AND PLYWOOD TO BLOCK OF BALANCE OF DECK

2014/02/10

Building Commonly Known as:

Castaways

Building Officials Report

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

THIS BUILDING SITS ON MASONRY PIERS. THERE IS NO EXPOSED CONCRETE TO INSPECT.

Aluminum:

- Deterioration
- Corrosion
- Elastic deformation
- Ultimate deformation
- Joint fatigue
- Detached, dislodged, or failing connections.

~~Air conditioning compressor units~~

COMPRESSOR UNITS HAVE BEEN REMOVED.

Building Commonly Known as:

Castaways

Building Official Report (Cont.)

Masonry:

- Deterioration
- Ultimate deformation
- Fractures in masonry or mortar joints
- Fissures in masonry or mortar joints
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Column supports to building

Column supports to deck

Column supports to building and deck.



Building Commonly Known as:

Castaways

Building Official Report (Cont.)

Steel:

- Deterioration
- Elastic deformation
- Ultimate deformation
- Metal fatigue
- Detached, dislodged, or Joist connectors

Air conditioning units. Air handler unit



Building Commonly Known as:

Castaways

Wood:

- Ultimate deformation
 - Deterioration
 - Damage from insects, rodents and other vermin
 - Fire damage beyond charring
 - Significant splits and checks
 - Horizontal shear cracks
 - Inadequate support
- Detached, dislodged, or failing connections
Excessive cutting and notching

Building Official Report (Cont.)

Deck waling surface, sidings, trims, doors, windows, fascia boards, railings.
Signs of insect damage to sheathing behind wood siding.

Fencing falling down, joists have fallen, railing pulling down. Air conditioning stands.

Joists, decking, siding, railings. Lattice skirting falling from structure



Building Commonly Known as:

Castaways

Building Official Report (Cont.)



Building Commonly Known as:

Castaways

Building Official Report (Cont.)

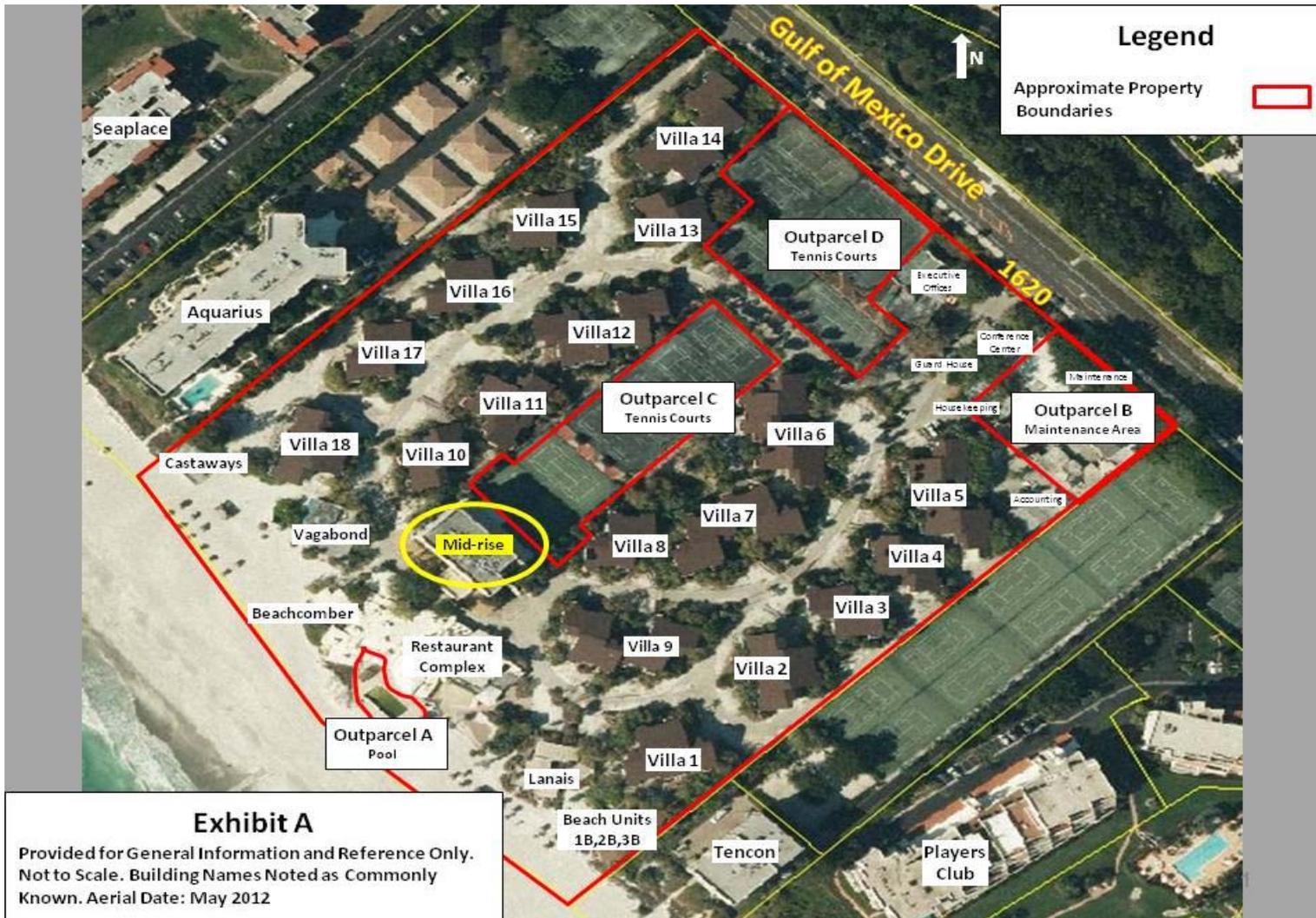
Other items of note:

Air handler unit exposed to weather
Fencing falling to ground.



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1209	301 HI-RISE		ZIZZA SALVATORE J
0009-04-1210	303 HI-RISE		BIRCK MICHAEL J, BIRCK KATHERINE
0009-04-1211	305 HI-RISE		GRIMM ELAINE L
0009-04-1212	307 HI-RISE		LEAP LONGBOAT LLC
0009-04-1213	309 HI-RISE		ADAMS W ANDREW
0009-04-1214	311 HI-RISE		ZIZZA SALVATORE J, BRIGHT THOMAS R
0009-04-1215	401 HI-RISE		HUNT THOMAS C
0009-04-1216	403 HI-RISE		ADAMS ANDY, ADAMS DOTTY
0009-04-1217	405 HI-RISE		ADAMS WILLIAM A
0009-04-1218	407 HI-RISE		MC CARTHY JOHN R, MC CARTHY CATHLEEN
0009-04-1219	409 HI-RISE		ADAMS W ANDREW
0009-04-1220	411 HI-RISE		ADAMS ANDY, ADAMS DOTTY
0009-04-1221	500 HI-RISE		BREAKPOINTE I LLC
0009-04-1222	501 HI-RISE		KLAUBER MURRAY J
0009-04-1223	502 HI-RISE		BYERS@COLONY 503 LLC
0009-04-1246	UNIT B HEALTH SPA	LOCKER ROOM UNIT	COLONY BEACH & TENNIS CLUB INC, COLONY BEACH INC, COLONY LENDER LLC, BREAKPOINTE LLC
0009-04-1247	UNIT C PRO SHOP	PRO SHOP UNIT	COLONY BEACH INC
0009-04-1248	UNIT D MEETING ROOM	MEETING ROOM AND CLUBHOUSE UNIT	COLONY BEACH & TENNIS CLUB INC, COLONY BEACH INC, COLONY LENDER LLC, BREAKPOINTE LLC
0009-04-1249	UNIT E FOOD & BEVERAGE	FOOD AND BEVERAGE UNIT	COLONY BEACH INC

Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Building Officials Report

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation. This building has a slab on grade foundation system. Unable verify condition.

Service meter supports

Upper bond beam south wall at railing



DETERIORATED CONCRETE POLE SUPPORTING

Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Aluminum:

Building Official Report (Cont.)

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Building Commonly Known as:

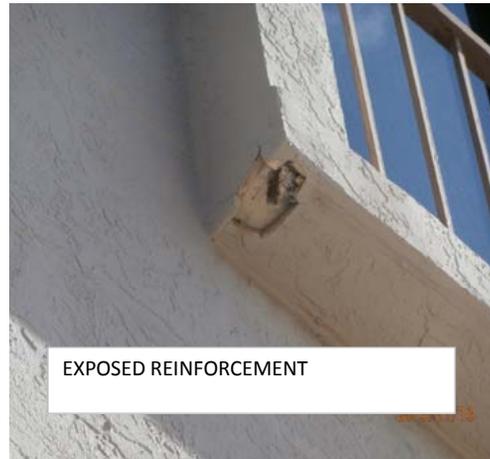
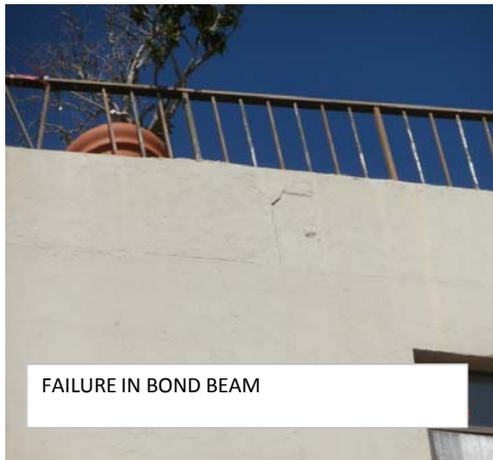
MID-RISE/HI-RISE/CLUBHOUSE

Masonry:

- Deterioration
- Ultimate deformation
- Fractures in masonry or mortar joints
- Fissures in masonry or mortar joints
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Building Official Report (Cont.)

- Parapet walls
- North west corner, parapet walls
- Around window buttresses
- breaks of plaster and mortar at window buttresses



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Steel:

Deterioration

Brace supports to parapet walls, floor joists to pool above 4th floor, fabric canopies, exhaust terminations. Rear stairway.

Elastic deformation

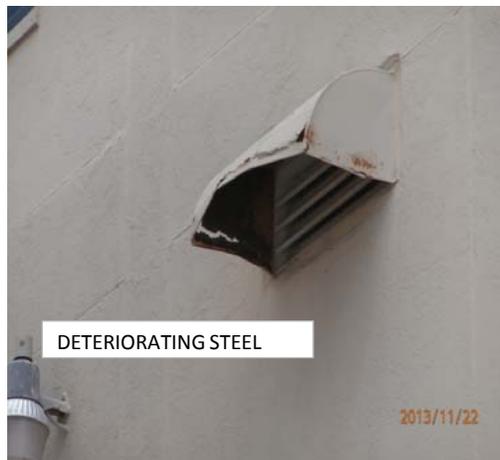
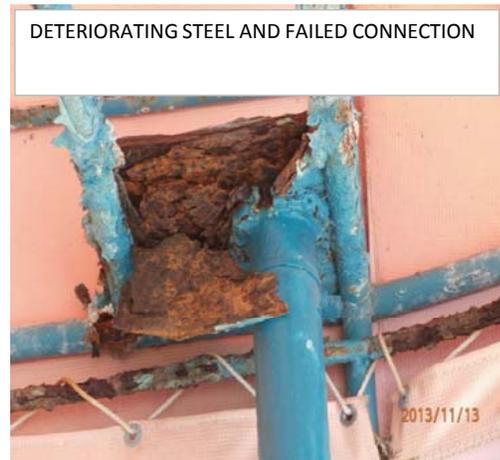
Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

Bracing to parapet walls, fabric canopies

Railing to sixth floor patio, fabric canopies.



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Wood:

- Ultimate deformation
- Deterioration
- Damage from insects, rodents and other vermin
- Fire damage beyond charring
- Significant splits and checks
- Horizontal shear cracks
- Inadequate support
- Detached, dislodged, or failing connections
- Excessive cutting and notching

Building Official Report (Cont.)

fascia boards and trims

Housing for ductwork. Sign over drive canopy.



Building Commonly Known as:

MID-RISE/HI-RISE/CLUBHOUSE

Building Official Report (Cont.)

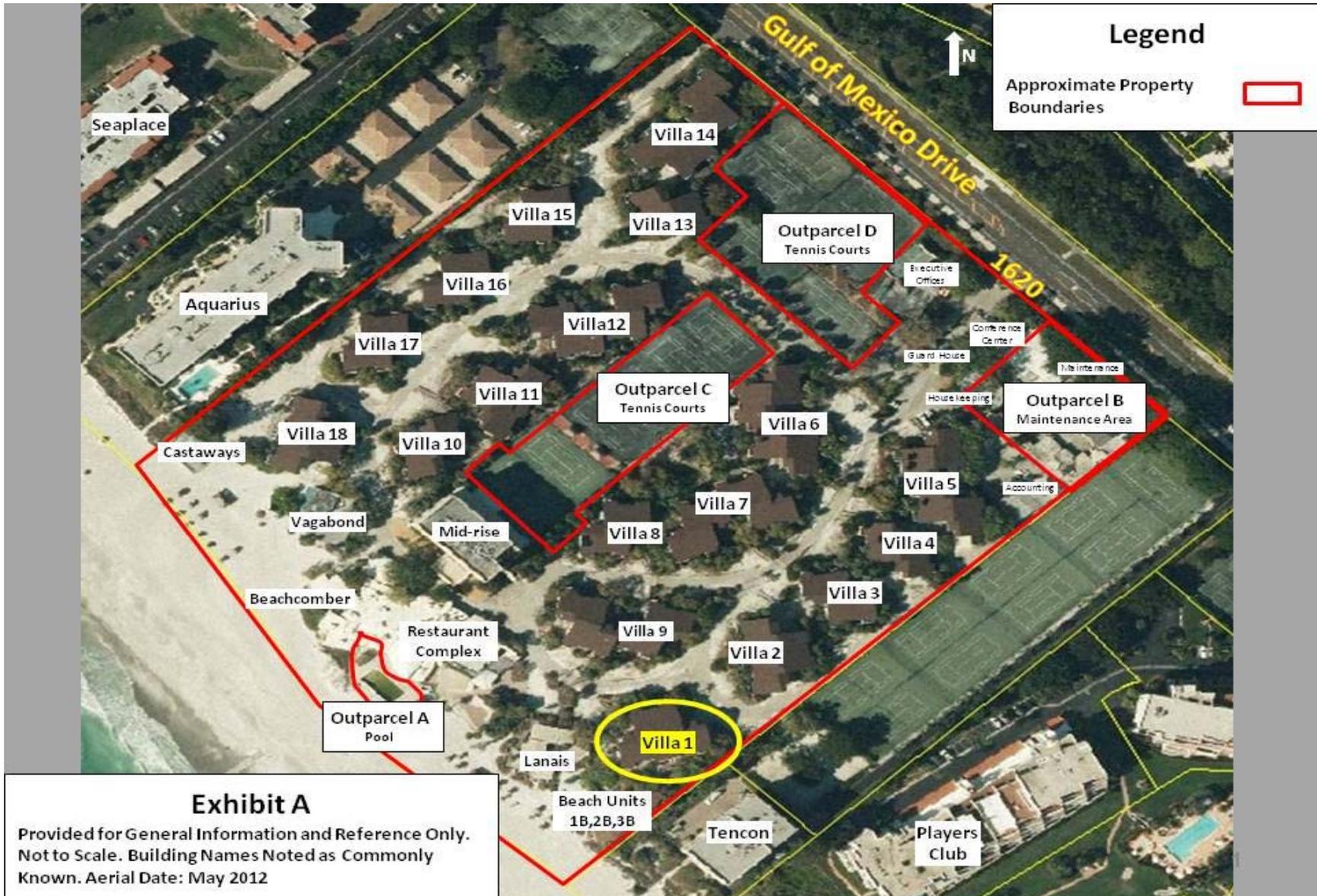
Other items of note:

Building has been posted for a non working fire alarm system including the required monitoring. Restricted access.
Building has been posted for failing joists and connection. Temporary shoring in place. No permanent work completed.
The interior of the building has extensive mold. No report indicating that it is a health hazard.
Boarding of opening due to vandalizing.
Drywall soffits and ceilings cracking, damaged and falling.
Found windows propped open. Closed days later.
Wasps nest found.



Building Commonly Known as:

Villa 1



Building Commonly Known as:

Villa 1

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1001	101S BLDG 1	101	GROSS KENNETH S, GROSS KRISTINE L
0009-04-1002	102S BLDG 1	102	RUSOVICH SUZANNE, RUSOVICH GREGORY
0009-04-1003	103S BLDG 1	103	REES LEANNE G
0009-04-1004	104S BLDG 1	104	COLONY BEACH INVESTORS LLC
0009-04-1005	105S BLDG 1	105	1620 PROPERTIES LLC
0009-04-1006	106S BLDG 1	106	CAWOOD WILLIAM E, CAWOOD JULIE A
0009-04-1007	201S BLDG 1	201	GOLDBLATT SHEILA
0009-04-1008	202S BLDG 1	202	GOLDBLATT SHEILA
0009-04-1009	203S BLDG 1	203	ADAMS WILLIAM A
0009-04-1010	204S BLDG 1	204	COMPREHENSIVE TRANSPORTATION SERVICES INC
0009-04-1011	205S BLDG 1	205	COLONY BEACH INVESTORS LLC
0009-04-1012	206S BLDG 1	206	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 1



Building Commonly Known as:

Villa 1
Building Officials Report

Deficiencies:

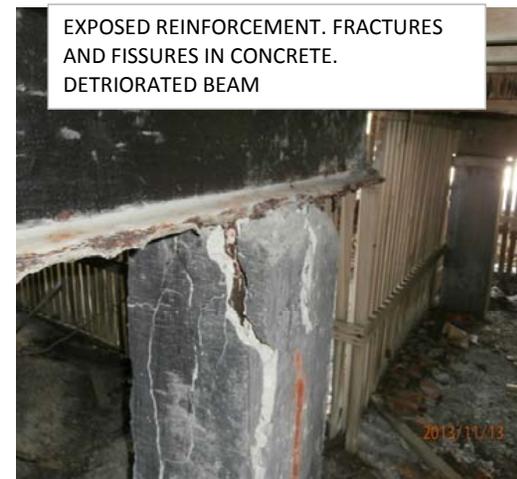
Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Extensive on approximately 75% of the piers
75 % or more of the piers.

Extensive on approximately 75% of the piers
Extensive on approximately 40% of the piers



Building Commonly Known as:

Villa 1

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Shutter supports



Building Commonly Known as:

Villa 1
Building Official Report (Cont.)

Masonry:

The Villa unit buildings are wood frame construction. There is no masonry.

Steel:

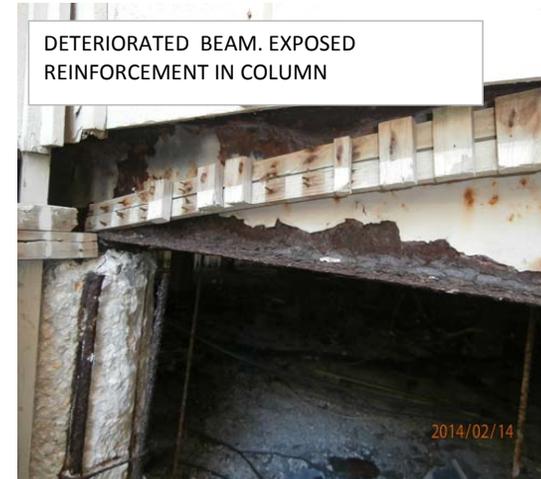
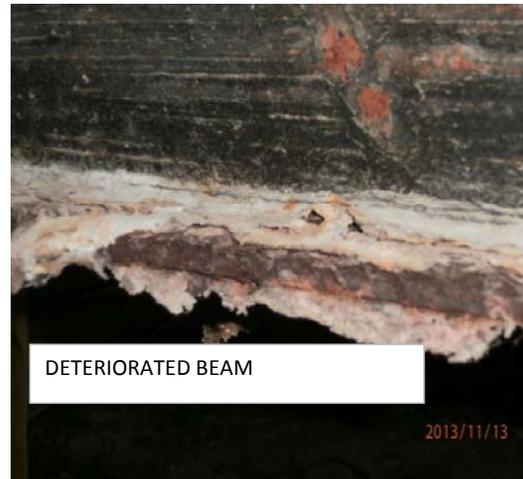
Deterioration Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue A/C units at the bottom

Detached, dislodged, or Beams to piers.



Building Commonly Known as:

**Villa 1
Building Official Report (Cont.)**

Wood:

Ultimate deformation
Deterioration

Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks

Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more.
Siding, window and door trims, floor framing, posts, wood shutters, deck joists, railings.

Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests,
Extensive on holes from birds.

Upper deck of one unit has sunk approximately 4 inches due to rot. A/C unit stands
Siding, trims, floor framing, posts, wood shutters, fascia and soffits. The entry stairs and lower
deck walkway show signs of failing to support. Railings pulling from walls. Railing missing
balusters. Lattice skirting falling from position.



Building Commonly Known as:

Villa 1
Building Official Report (Cont.)



DETERIORATED SIDING



FALLING SOFFIT



FALLING SKIRTING AND MISSING
GUARD RAIL PICKETS



HOLE FROM BIRD



RAILING PULLING FROM WALL



DETERIORATED SIDING

Building Commonly Known as:

Villa 1

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

un-attended furniture on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing. Recent signs of vandalizing.

Security fencing has been pushed down.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.



Building Commonly Known as:

Villa 2



Building Commonly Known as:

Villa 2

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1013	107S BLDG 2	107	COLONY BEACH INVESTORS LLC
0009-04-1014	108S BLDG 2	108	1620 PROPERTIES LLC
0009-04-1015	109S BLDG 2	109	COLONY BEACH INVESTORS LLC
0009-04-1016	110S BLDG 2	110	FLEETWOOD BLAKE
0009-04-1017	111S BLDG 2	111	COLONY BEACH INVESTORS LLC
0009-04-1018	112S BLDG 2	112	O DONNELL COLONY HOLDINGS LLC
0009-04-1019	207S BLDG 2	207	BURR GERTRUDE T, BURR WALTER T, BURR-TARRANT CORNELIA V R
0009-04-1020	208S BLDG 2	208	PARSONS PAMELA K
0009-04-1021	209S BLDG 2	209	FORREST SHEILA
0009-04-1022	210S BLDG 2	210	COLONY BEACH INVESTORS LLC
0009-04-1023	211S BLDG 2	211	COLONY BEACH INVESTORS LLC
0009-04-1024	212S BLDG 2	212	GOLDSTONE ALVIN, GOLDSTONE GAY



Building Commonly Known as:

Villa 2

Building Officials Report

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

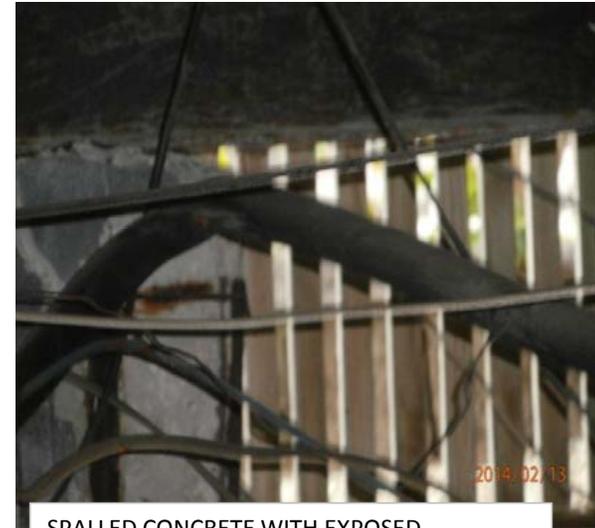
Approximately 50% of the piers, some extensive
75 % or more of the piers.
Approximately 40% of the piers
Extensive on approximately 40% of the piers



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT

Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.



Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Some deck joists
Horizontal shear cracks
Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters,
Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests.
Holes in siding from birds.

One upper level deck has rotted post and has dropped approximately 4 inches. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 2

Building Official Report (Cont.)



DETERIORATING SIDING



PICKETS MISSING IN RAILING



DETERIORATED RAIL PICKETS

Building Commonly Known as:

Villa 2

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.

Building Commonly Known as:

Villa 3

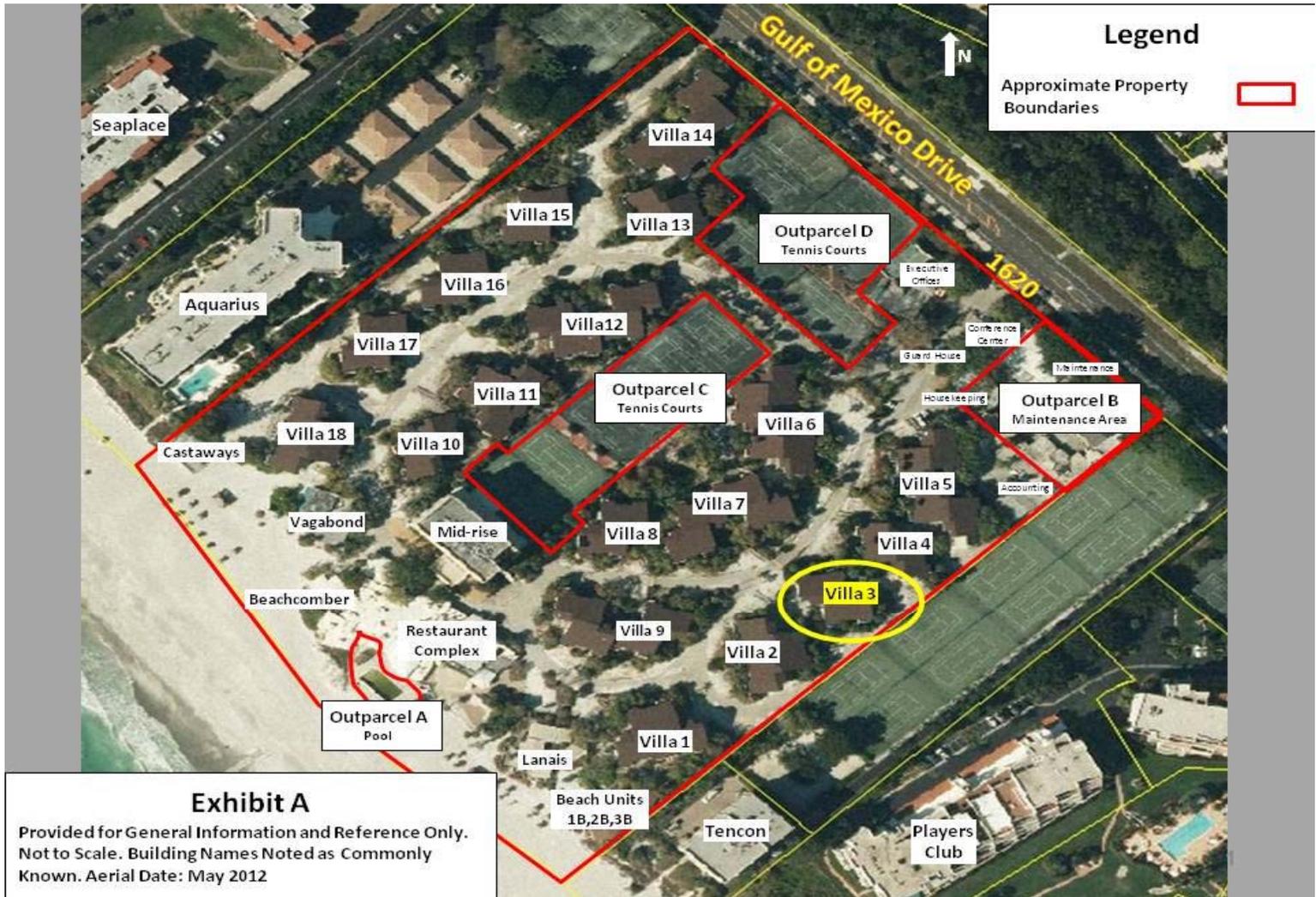


Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1025	113S BLDG 3	113	YABLON DEBORAH A, KLEIN SANDRA E
0009-04-1026	114S BLDG 3	114	SLATTERY PAULA
0009-04-1027	115S BLDG 3	115	MC MAHON THOMAS, MC MAHON PATRICIA
0009-04-1028	116S BLDG 3	116	EISSENSTAT PHILLIP, EISSENSTAT JACQUELINE H
0009-04-1029	213S BLDG 3	213	HOLLINGS RICHARD, HOLLINGS RUTH
0009-04-1030	214S BLDG 3	214	KEIFER TTEE JOHN W
0009-04-1031	215S BLDG 3	215	GOLDBERG TTEE LAURENCE
0009-04-1032	216S BLDG 3	216	MONTONE GREGORY E, MONTONE BARBARA J

Building Commonly Known as:

Villa 3



Building Commonly Known as:

Villa 3

Building Officials Report

Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 40% of the piers, some extensive
70 % or more of the piers.
Approximately 25% of the piers
Extensive on approximately 20% of the piers



Building Commonly Known as:

Villa 3

Building Official Report (Cont.)

Aluminum:

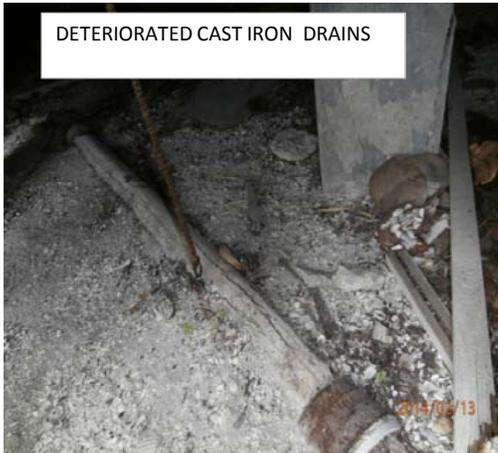
Deterioration
Corrosion
Elastic deformation
Joint fatigue
Detached, dislodged, or failing connections.

SHUTTERS FALLING.

Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.



Building Commonly Known as:

Villa 3
Building Official Report (Cont.)

Wood:

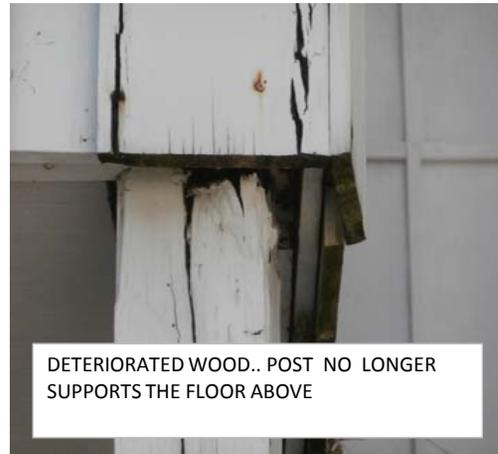
Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, posts, wood shutters.
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Post not supporting living space floor. A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 3

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.



CRACKED CAST IRON OUTSIDE OF BUILDING

Building Commonly Known as:

Villa 4



VILLA BUILDING 4

2014/02/10

Building Commonly Known as:

Villa 4

Building Officials Report

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Approximately 35% of the piers, some extensive
75 % or more of the piers.

Approximately 35% of the piers

Extensive on approximately 20% of the piers



Building Commonly Known as:

**Villa 4
Building Official Report (Cont.)**

Aluminum:

- Deterioration
- Corrosion
- Elastic deformation
- Ultimate deformation
- Joint fatigue
- Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 4

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue A/C units at the bottom

A/C units at the bottom

Detached, dislodged, or failing connections



Building Commonly Known as:

Villa 4

Building Official Report (Cont.)

Wood:

Deterioration

Siding, trims, floor framing, posts, railings, deck joists , wood shutters, .

Damage from insects, rc

Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Fire damage beyond charring

Significant splits and cheSome deck joists

Horizontal shear cracks

Inadequate support

Column failing to support upper walkway deck and living roof above. A/C unit stands.

Detached, dislodged, or failing connections

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Excessive cutting and notching



Building Commonly Known as:

Villa 4
Building Official Report (Cont.)



Building Commonly Known as:

Villa 4

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Security fencing has been pushed down.

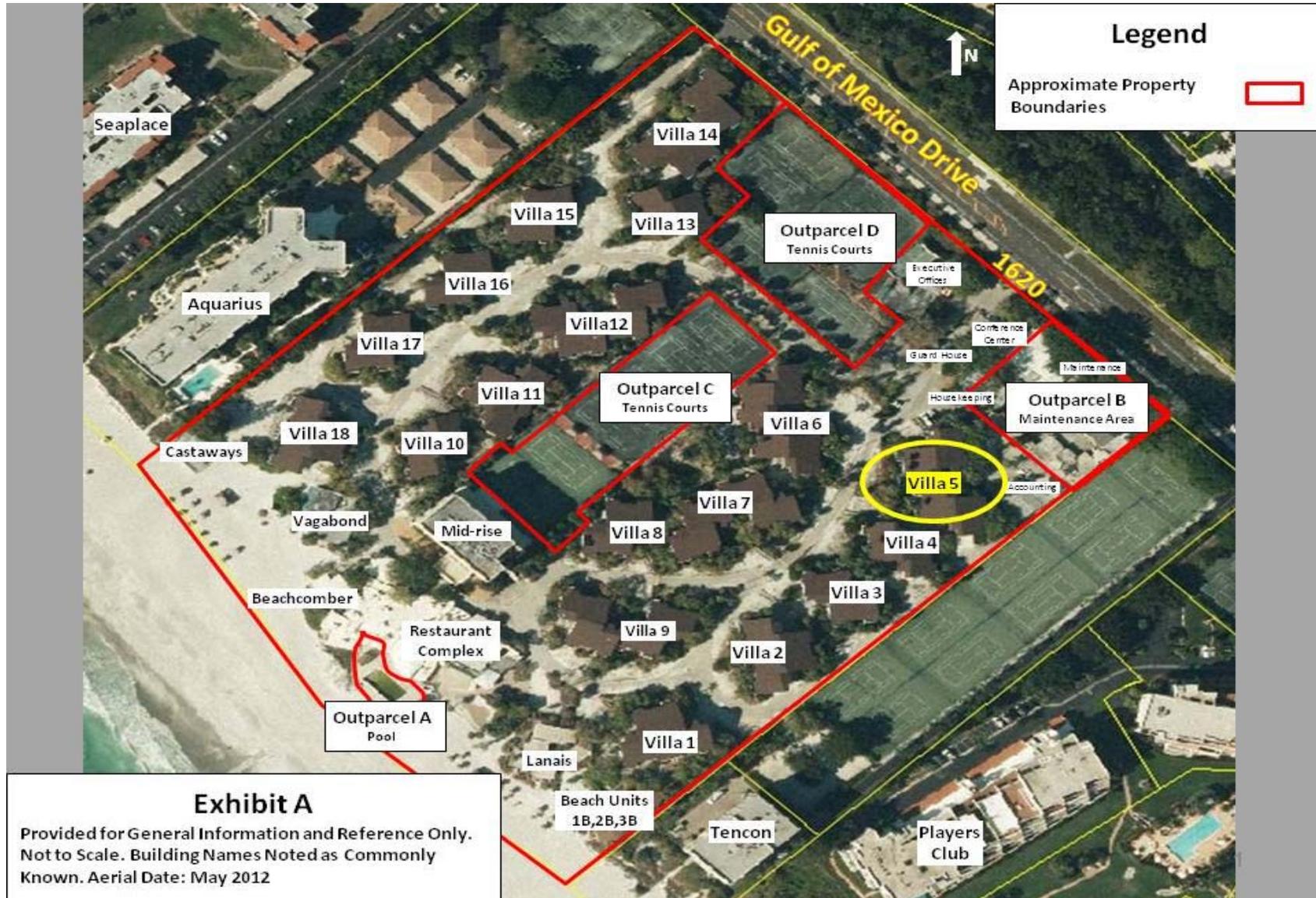
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Cut and removed air conditioning unit.

Lattice skirting falling from position.

Building Commonly Known as:

Villa 5



Building Commonly Known as:**Villa 5**

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1041	121S BLDG 5	121	1620 PROPERTIES LLC
0009-04-1042	122S BLDG 5	122	RUSSO JOHN, RUSSO MARY ANN
0009-04-1043	123S BLDG 5	123	YOUNG TERRENCE
0009-04-1044	124S BLDG 5	124	COLONY BEACH & TENNIS CLUB ASSN
0009-04-1045	125S BLDG 5	125	REYNOLDS GEORGE R, VISWANATHAN ASIKADI
0009-04-1046	126S BLDG 5	126	PINSKY BRUCE V
0009-04-1047	127S BLDG 5	127	PASSILLA JAMES P, PASSILLA E LYNNE
0009-04-1048	128S BLDG 5	128	SOKOL MARTIN P, SOKOL AMI B
0009-04-1049	221S BLDG 5	221	WICKEY ROBERT J, PINSKY WICKEY PENNY, PINSKY BRUCE, PINSKY EST OF HARRY J
0009-04-1050	222S BLDG 5	222	YABLON JAY R
0009-04-1051	223S BLDG 5	223	SCHMIDT KEVIN, SCHMIDT TRACY, HEILMAN CRAIG
0009-04-1052	224S BLDG 5	224	HUNT THOMAS C, DANN LAURIE
0009-04-1053	225S BLDG 5	225	CHILDS PHILIP M, CHILDS JO M, CHILDS ROBERT, CHILDS DIANE B
0009-04-1054	226S BLDG 5	226	ABRAMS TTEE JERRY
0009-04-1055	227S BLDG 5	227	COREY MICHAEL A, COREY LYNNETTE
0009-04-1056	228S BLDG 5	228	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 5



Building Commonly Known as:

Villa 5

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 20% of the piers, some extensive
60 % or more of the piers.

Extensive on approximately 20% of the piers



Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation

Joint fatigue
Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure. Fabric canopy.

Elastic deformation

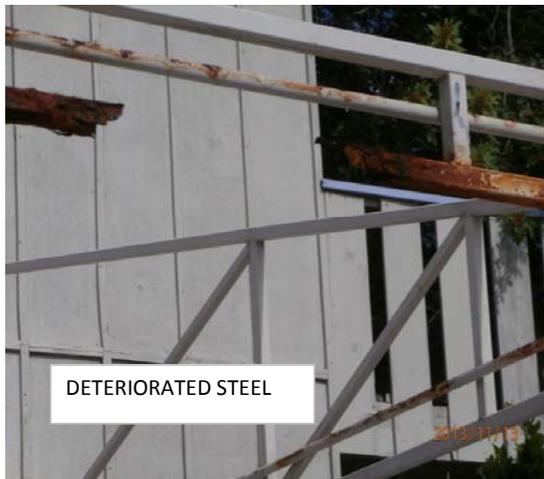
Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom. Fabric canopy.

Fabric canopy.



DETERIORATED STEEL



DETERIORATED STEEL BEAM

Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

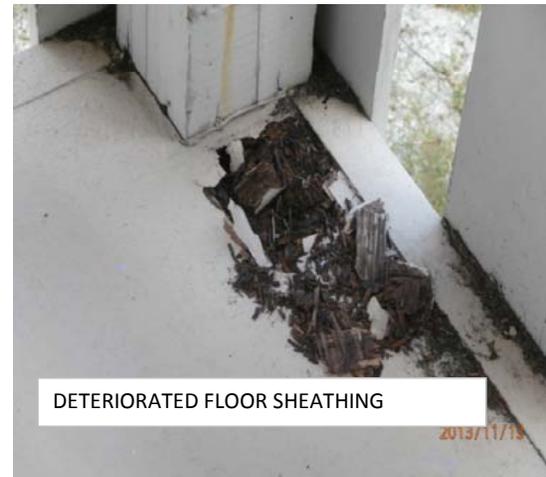
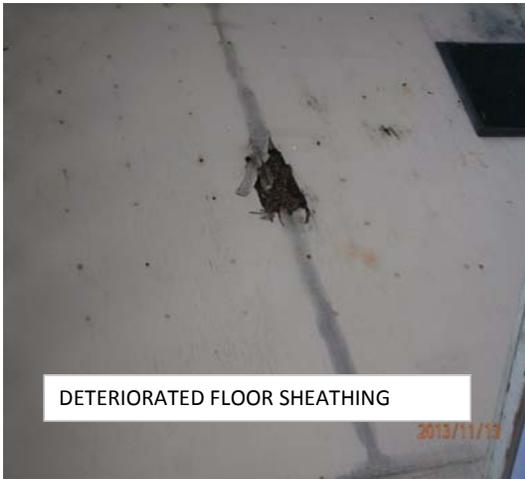
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support A/C unit stands.
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor decking, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.
Has sign that there was an animal digging into the upper walkway decking.

Some deck joists

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Official Report (Cont.)



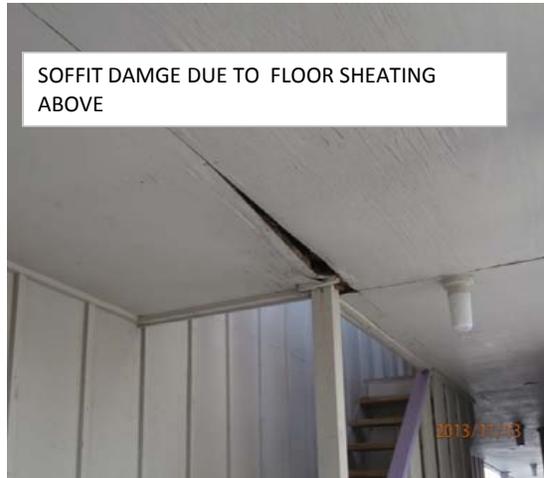
MISSING RAIL PICKETS



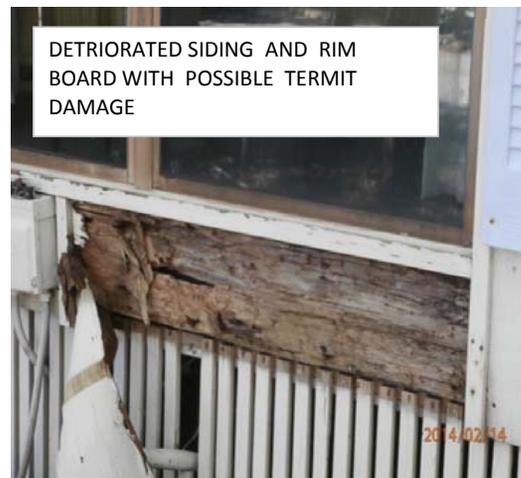
DETERIORATED RAIL PICKETS



HOLE IN SIDING FROM BIRD



SOFFIT DAMGE DUE TO FLOOR SHEATHING ABOVE



DETRIORATED SIDING AND RIM BOARD WITH POSSIBLE TERMIT DAMAGE

Building Commonly Known as:

Villa 5

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Missing an A/C unit.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Fence system does not restrict access to building

This building has had multiple bee infestations.

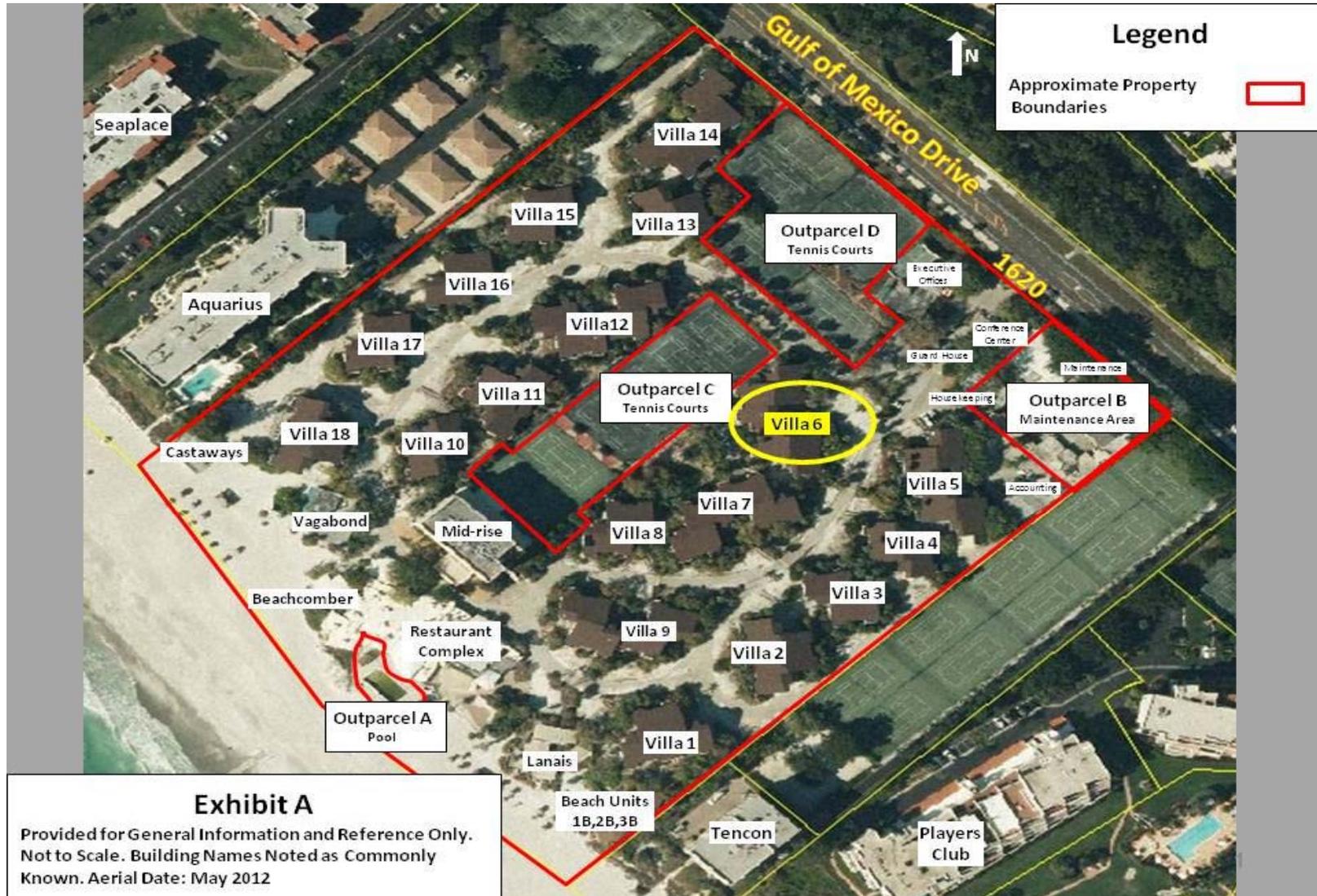
Lattice skirting falling from position.



DETERIORATED WALK WAY DECK SURFACE

Building Commonly Known as:

Villa 6



Building Commonly Known as:**Villa 6**

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1057	129S BLDG 6	129	UNIT 129-S LLC
0009-04-1058	130S BLDG 6	130	PRIEST JAMES D, PRIEST ILONA G
0009-04-1059	131S BLDG 6	131	CROTHERS WILLIAM
0009-04-1060	132S BLDG 6	132	COLONY BEACH INVESTORS LLC
0009-04-1061	133S BLDG 6	133	COLONY BEACH INVESTORS LLC
0009-04-1062	134S BLDG 6	134	FREEMAN JAMES G, PAVILLARD MICHELE A, HURST FRED S, HURST DAVIDA Z
0009-04-1063	135S BLDG 6	135	COLONY BEACH INVESTORS LLC
0009-04-1064	136S BLDG 6	136	COLONY BEACH INVESTORS LLC
0009-04-1065	229S BLDG 6	229	COLONY BEACH INVESTORS LLC
0009-04-1066	230S BLDG 6	230	COLONY BEACH INVESTORS LLC
0009-04-1067	231S BLDG 6	231	COLONY BEACH INVESTORS LLC
0009-04-1068	232S BLDG 6	232	KOHNSTAMM PETER L
0009-04-1069	233S BLDG 6	233	1620 PROPERTIES LLC
0009-04-1070	234S BLDG 6	234	MAXIAN M BRUCE, MAXIAN CONSTANCE S
0009-04-1071	235S BLDG 6	235	D L T E HOLDINGS LTD
0009-04-1072	236 S BLDG 6	236	FREEMAN JAMES P TTEE

Building Commonly Known as:

Villa 6



Building Commonly Known as:

Villa 6

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 20% of the piers, some extensive
75 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 20% of the piers



Building Commonly Known as:

Villa 6

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 6

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 6

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

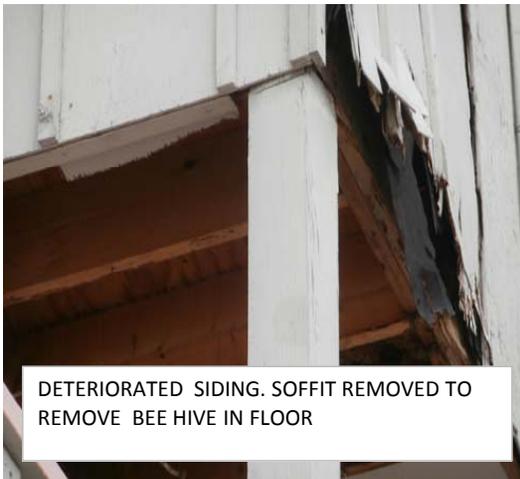
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck , wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

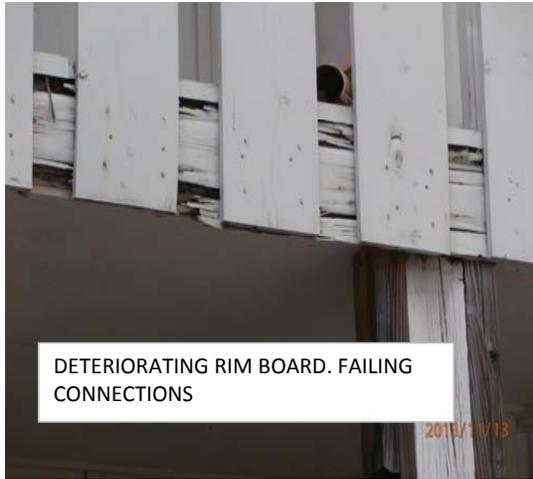
A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 6

Building Official Report (Cont.)



DETERIORATING RIM BOARD. FAILING CONNECTIONS



HOLES IN SIDING DUE TO BIRDS



DETERIORATED FASCIA BOARDS



DETERIORATED FLOOR JOISTS

Building Commonly Known as:

Villa 6

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Security fencing does not provide for complete restricti

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

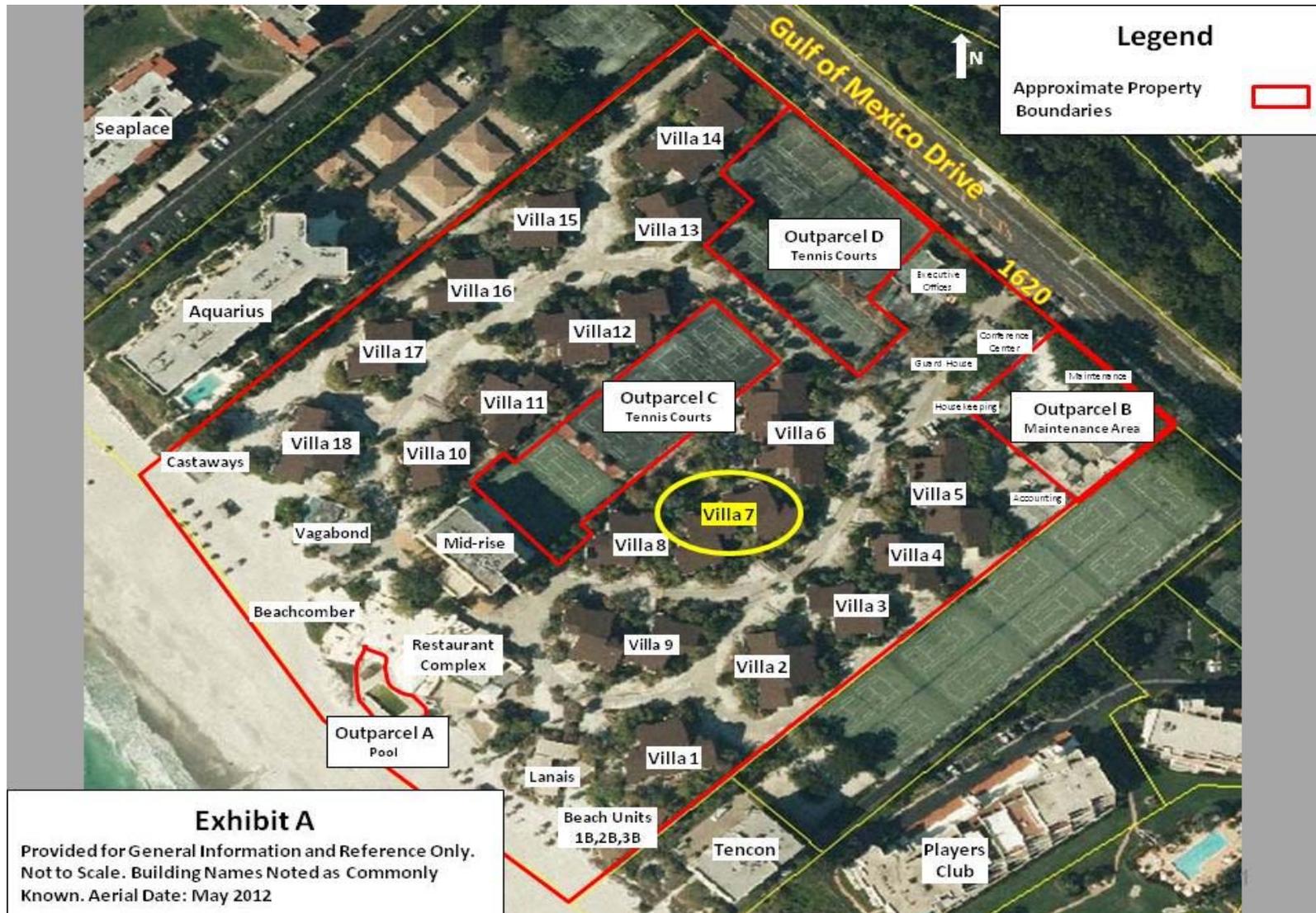
Removed soffit material due to having bee infestation.

Lattice skirting falling from position.



Building Commonly Known as:

Villa 7



Building Commonly Known as:

Villa 7

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1073	137S BLDG 7	137	NALE DEVELOPMENT (FLORIDA) INC
0009-04-1074	138S BLDG 7	138	COLONY BEACH INVESTORS LLC
0009-04-1075	139S BLDG 7	139	COLONY BEACH INVESTORS LLC
0009-04-1076	140S BLDG 7	140	COLONY BEACH INVESTORS LLC
0009-04-1077	141S BLDG 7	141	H M F FAMCORP INC
0009-04-1078	142S BLDG 7	142	STONEHAM TTEE LOIS E
0009-04-1079	143S BLDG 7	143	COLONY BEACH INVESTORS LLC
0009-04-1080	144S BLDG 7	144	HMF FAMCORP INC
0009-04-1081	237S BLDG 7	237	COLONY BEACH INVESTORS LLC
0009-04-1082	238S BLDG 7	238	O CONNOR TIMOTHY, O CONNOR AVICE
0009-04-1083	239S BLDG 7	239	MUSGJERD ROBERT D
0009-04-1084	240S BLDG 7	240	HUNT THOMAS C
0009-04-1085	241S BLDG 7	241	NAIR KESAVAN G, NAIR SARASWATHI, KULIG ROBERT, KULIG KATHLEEN
0009-04-1086	242S BLDG 7	242	SPARR IRWIN M, SPARR GLORIA M
0009-04-1087	243S BLDG 7	243	CINIMOR HOLDINGS INC
0009-04-1088	244S BLDG 7	244	BARRETT TTEE DENNIS P, BARRETT DENNIS P, BARRETT JERRICE I

Building Commonly Known as:

Villa 7



Building Commonly Known as:

Villa 7

Building Officials Report

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building appears to be seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 40% of the piers, some extensive
75 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 20% of the piers



Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

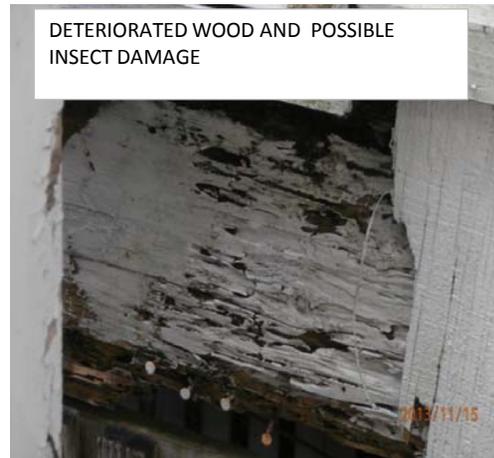
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

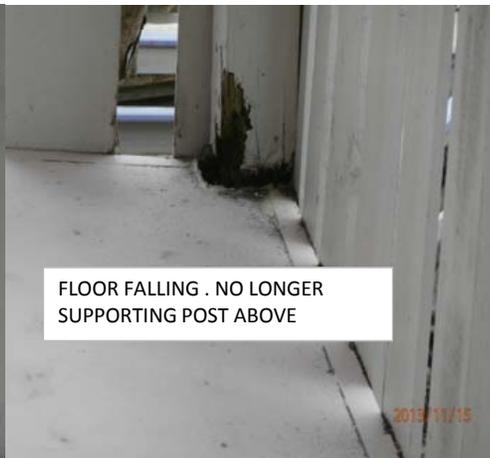
Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Sign of animal digging into upper walkway. Holes in siding from birds.

Some deck joists

A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.





Building Commonly Known as:

Villa 7

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Security fencing does not restrict access to building.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.



Building Commonly Known as:

Villa 8

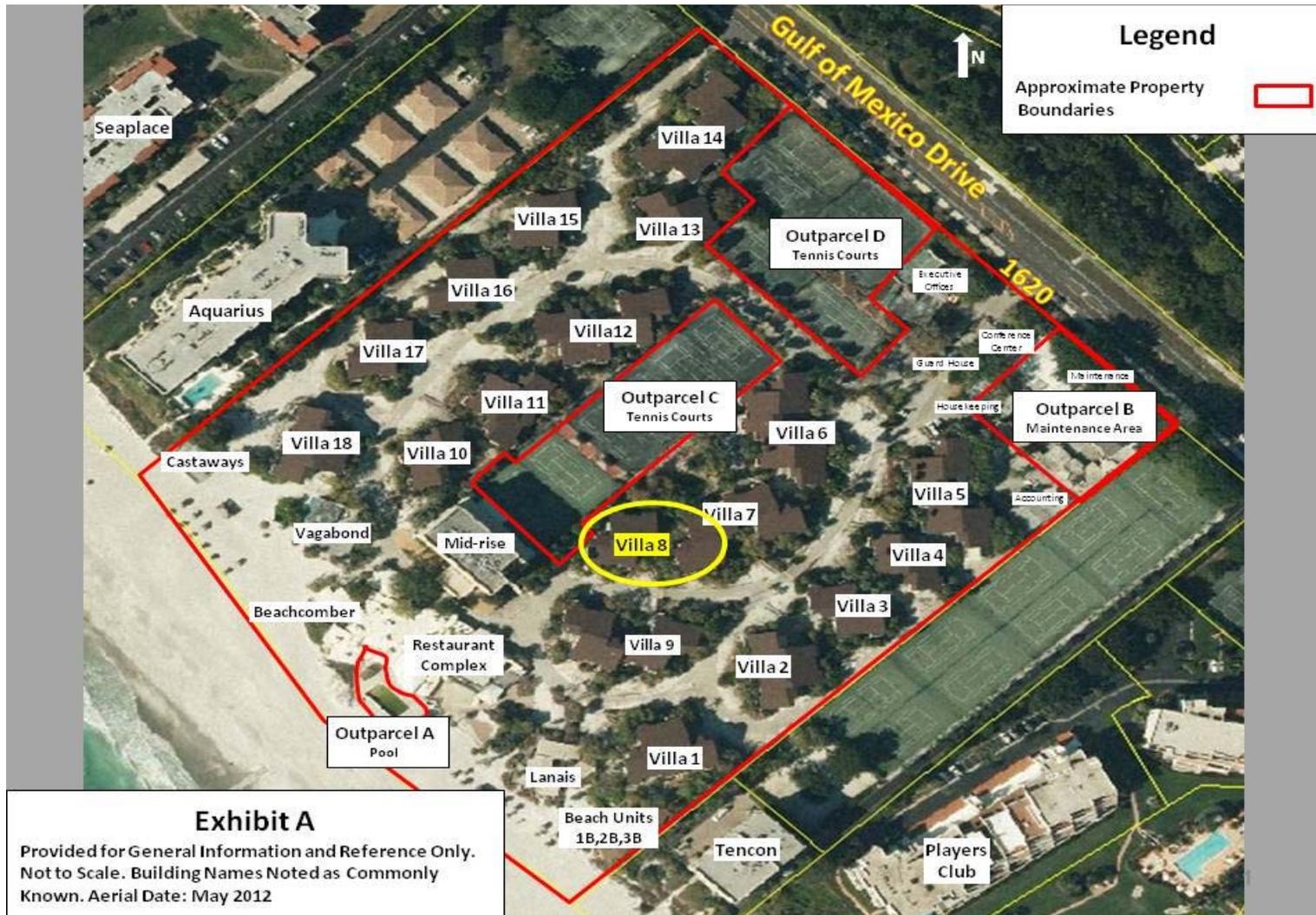


Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1089	145S BLDG 8	145	1620 PROPERTIES LLC
0009-04-1090	146S BLDG 8	146	WEHRLIN GEORGE W, WEHRLIN DOLORES M
0009-04-1091	147S BLDG 8	147	COLONY BEACH INVESTORS LLC
0009-04-1092	148S BLDG 8	148	BROWN TTEE ANDREA A, (ACG TEAM TRUST)
0009-04-1093	245S BLDG 8	245	SCAZ LLC
0009-04-1094	246S BLDG 8	246	BELAMARIC JOHN, BELAMARIC MARILYN M
0009-04-1095	247S BLDG 8	247	O DONNELL TTEE THOMAS J
0009-04-1096	248S BLDG 8	248	PRIGNANO TTEE ROBERT, PRIGNANO TTEE LORRAINE E

Building Commonly Known as:

Villa 8



Building Commonly Known as:

**Villa 8
Building Officials Report**

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Approximately 50% of the piers, some extensive
75 % or more of the piers.
Approximately 40% of the piers
Extensive on approximately 40% of the piers



SPALLED CONCRETE WITH EXPOSED REINFORCEMENT .



FRACTURED CONCRETE

Building Commonly Known as:

Villa 8

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 8

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom

Building Commonly Known as:

Villa 8

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

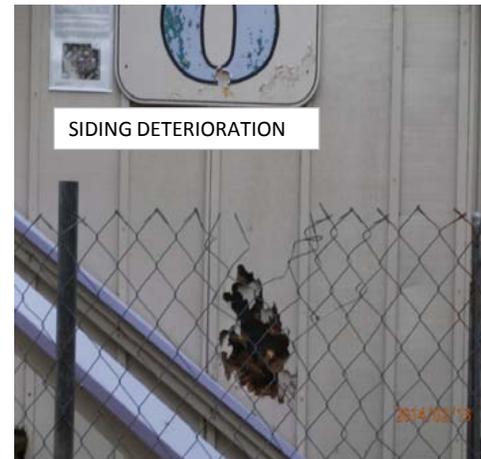
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

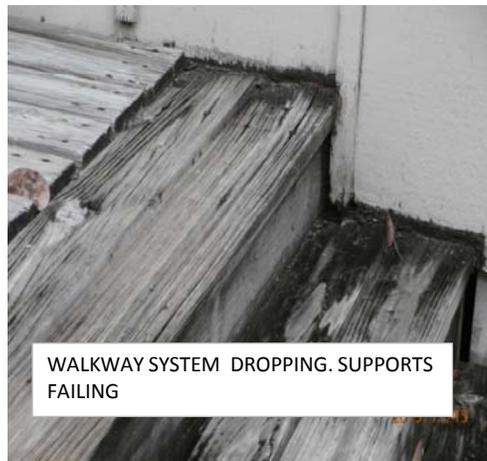
Post not supporting upper walkway. A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 8

Building Official Report (Cont.)



Building Commonly Known as:

Villa 8

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Door to one unit recently vandalized.

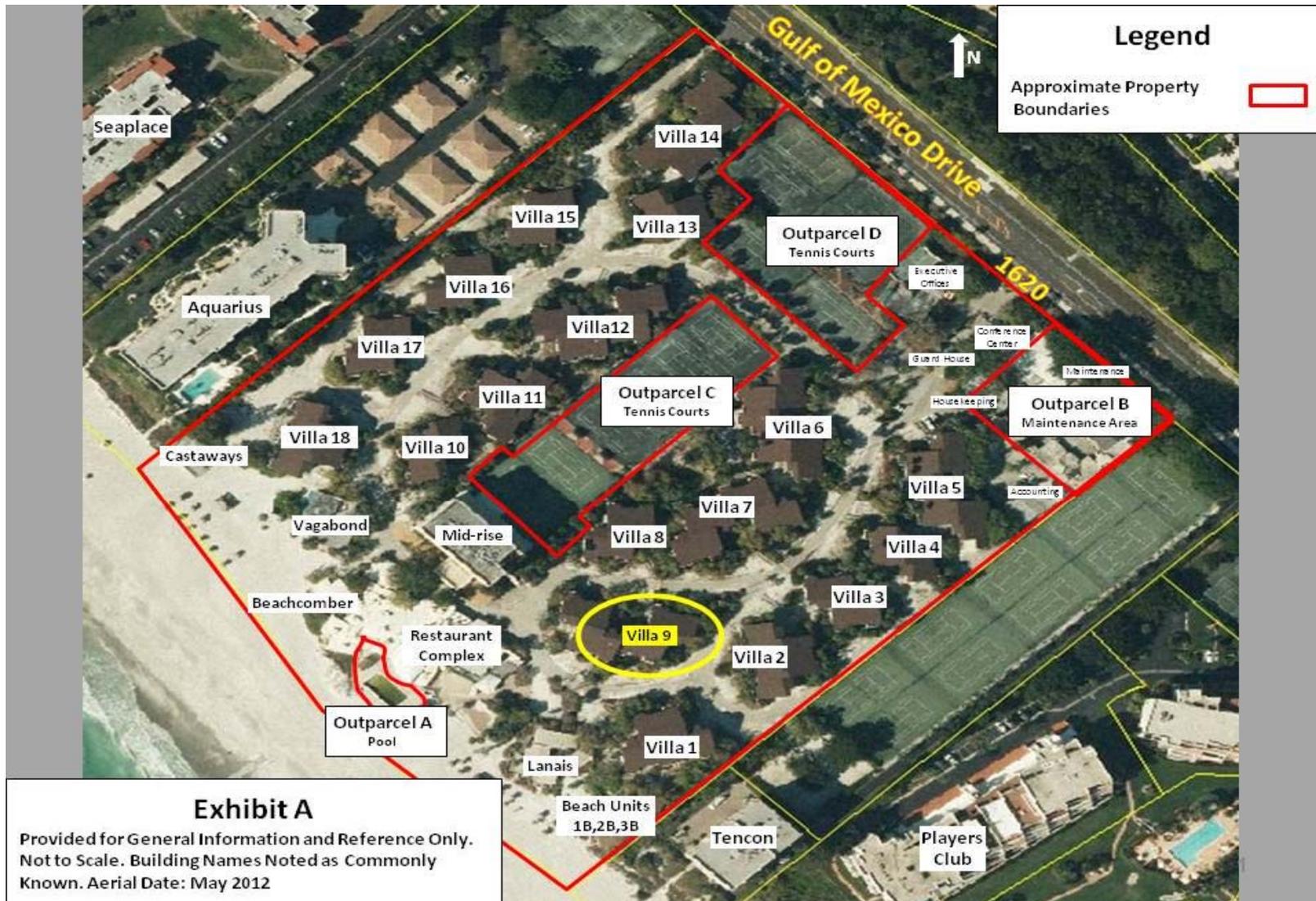
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.



Building Commonly Known as:

Villa 9



Building Commonly Known as:

Villa 9

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1097	149S BLDG 9	149	COLONY BEACH INVESTORS LLC
0009-04-1098	150S BLDG 9	150	HUNT THOMAS C
0009-04-1099	151S BLDG 9	151	ELHOFF PAUL D, ELHOFF CLAUDIA J
0009-04-1100	152S BLDG 9	152	SZABO ZOLTAN
0009-04-1101	153S BLDG 9	153	BROWN TTEE ANDREA A
0009-04-1102	154S BLDG 9	154	KEARNS ELSIE R
0009-04-1103	155S BLDG 9	155	YENO MON INC
0009-04-1104	156S BLDG 9	156	WARREN WILLIAM J, WARREN VALERIE B
0009-04-1105	249S BLDG 9	249	SPIEGEL BARRY A
0009-04-1106	250S BLDG 9	250	RAGS FAMILY L P
0009-04-1107	251S BLDG 9	251	GETTINGER ROBERT S
0009-04-1108	252S BLDG 9	252	REDDY TTEE VANGALA P, REDDY TTEE SHASHIKALA V, RAO KATIKINENI V, RAO B
0009-04-1109	253S BLDG 9	253	LAY DAVID W
0009-04-1110	254S BLDG 9	254	KEARNS THOMAS, KEARNS ELSIE
0009-04-1111	255S BLDG 9	255	ECKSTEIN ROLAND, ECKSTEIN GLORIA
0009-04-1112	256S BLDG 9	256	FARINA EDWARD C

Building Commonly Known as:

Villa 9



Building Commonly Known as:

Villa 9

Building Officials Report

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 50% of the piers, some extensive

75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers



Building Commonly Known as:

Villa 9

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Building Official Report (Cont.)

Connection poles to shutters.

Building Commonly Known as:

Villa 9

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 9

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Building Official Report (Cont.)

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck , wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

Post not supporting walkway. This building has extensive failure of the lower deck walkway.
A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 9

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Security fencing has been pushed down.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Lattice skirting falling from position.

Building Commonly Known as:

Villa 10

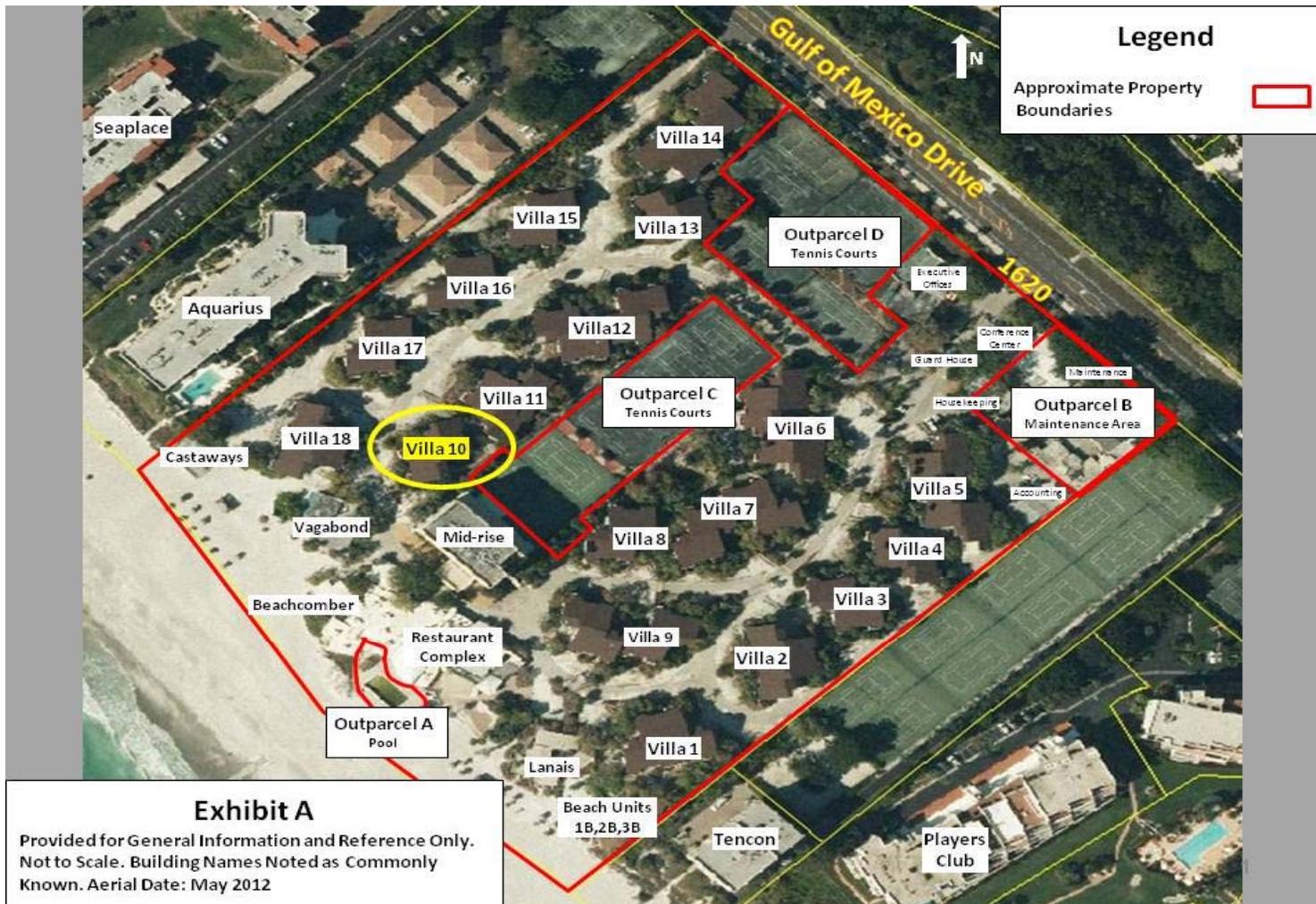


Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1201	145N BLDG 10	645	1620 PROPERTIES LLC
0009-04-1202	146N BLDG 10	646	SCAZ LLC
0009-04-1203	147N BLDG 10	647	VADNAL JON A, VADNAL TERRI E
0009-04-1204	148N BLDG 10	648	ATTAI M KAZEM, ATTAI NAYEREH
0009-04-1205	245N BLDG 10	745	HUMPHREY TTEE KATHLEEN A, HUMPHREY TTEE MITCHELL O, (KATHLEEN A HUMPHREY REVOC TR)
0009-04-1206	246N BLDG 10	746	STERN JEFFREY M, STERN SUSAN K, OLSON WAYNE B CO-TTEE, OLSON ARDATH G CO-TTEE
0009-04-1207	247N BLDG 10	747	SCHLAGETER ROBERT
0009-04-1208	248N BLDG 10	748	LEVY TTEE STANLEY J, LEVY TTEE CAROL G

Building Commonly Known as:

Villa 10



VILLA BUILDING 10

2014/02/10

Building Commonly Known as:

Villa 10

Building Officials Report

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 50% of the piers, some extensive
60 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 20% of the piers



Building Commonly Known as:

Villa 10

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 10

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

**Villa 10
Building Official Report (Cont.)**

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Some deck joists

A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.

Excessive cutting and notching



Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken
Un-attended furniture/items on patios
Abandoned ac units under building.
Boarded up windows and doors due to vandalizing.
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant. One unit has fallen from the stand. One Lattice skirting falling from position.

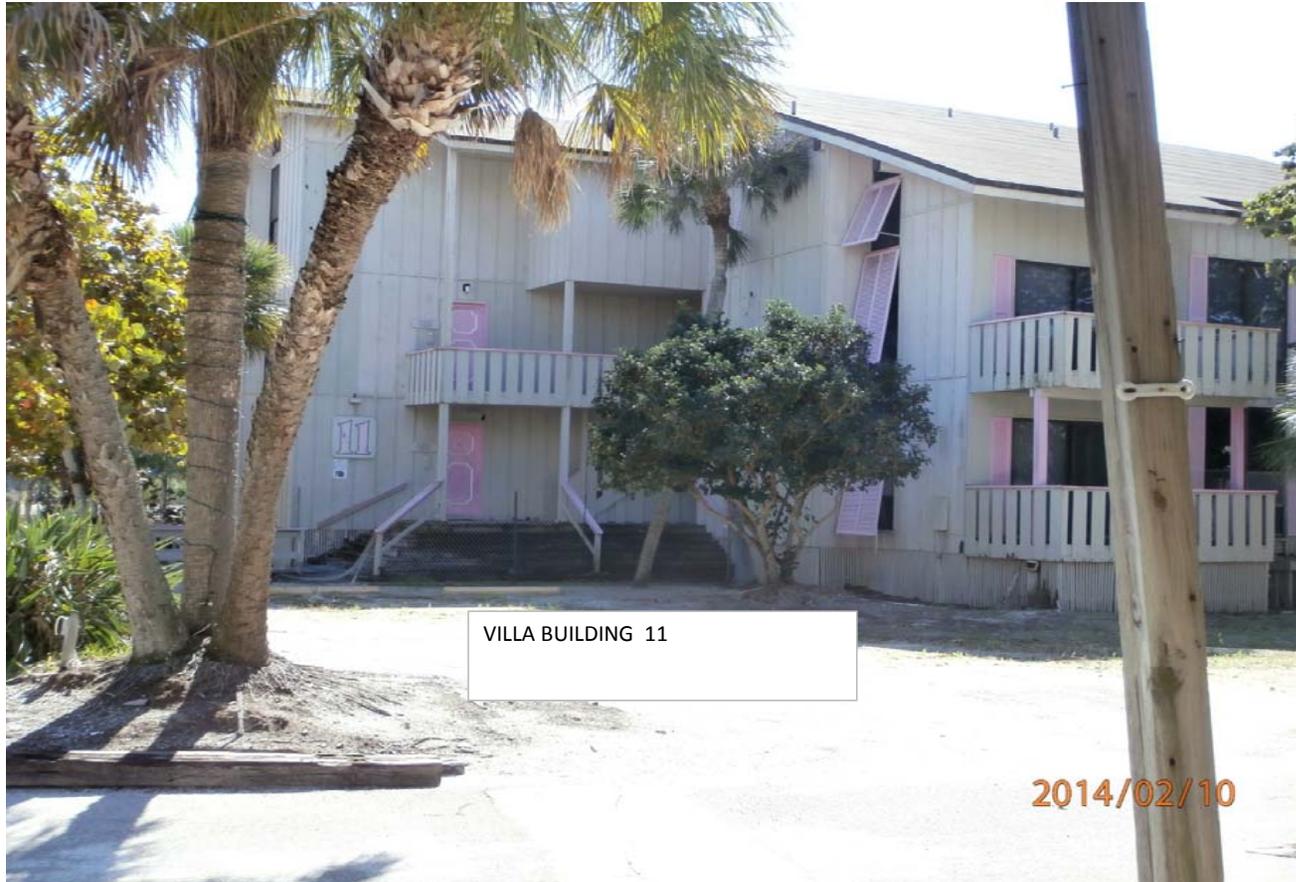
Building Commonly Known as:

Villa 11

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1189	139N BLDG 11	639	COLONY BEACH INVESTORS LLC
0009-04-1190	140N BLDG 11	640	BRADLEY JAMES M
0009-04-1191	141N BLDG 11	641	COLONY BEACH INVESTORS LLC
0009-04-1192	142N BLDG 11	642	COLONY BEACH INVESTORS LLC
0009-04-1193	143N BLDG 11	643	COLONY BEACH INVESTORS LLC
0009-04-1194	144N BLDG 11	644	RATCLIFFE SUSAN, KOVAR STEPHANIE
0009-04-1195	239N BLDG 11	739	EMSLIE JAMES F, EMSLIE ARTEMIS M
0009-04-1196	240N BLDG 11	740	ZUFFRANIERI JR BENJAMIN M
0009-04-1197	241N BLDG 11	741	RATCLIFFE GILLIAN H, WEHRLIN GEORGE W
0009-04-1198	242N BLDG 11	742	C & N REALTY COMPANY
0009-04-1199	243N BLDG 11	743	TURNER LIEBERT S, TURNER MARIA P
0009-04-1200	244N BLDG 11	744	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 11



Building Commonly Known as:

Villa 11

Building Officials Report

Deficiencies:

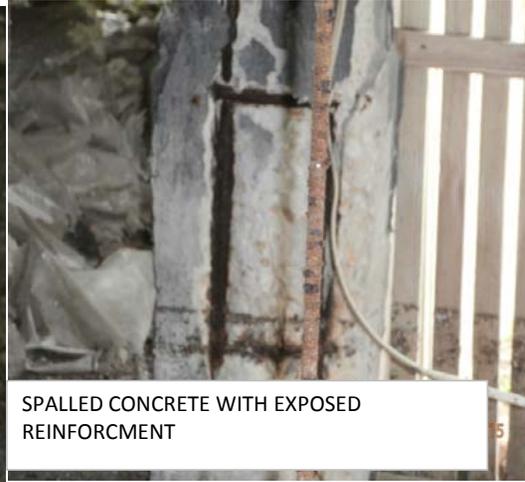
Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 35% of the piers, some extensive
60 % or more of the piers.

Approximately 20% of the piers
Extensive on approximately 20% of the piers



Building Commonly Known as:

Villa 11

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 11

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

Detached, dislodged, or failing connections

A/C units at the bottom



Building Commonly Known as:

Villa 11

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests.
Holes in siding from birds.

Some deck joists

A/C unit stands
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 11

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

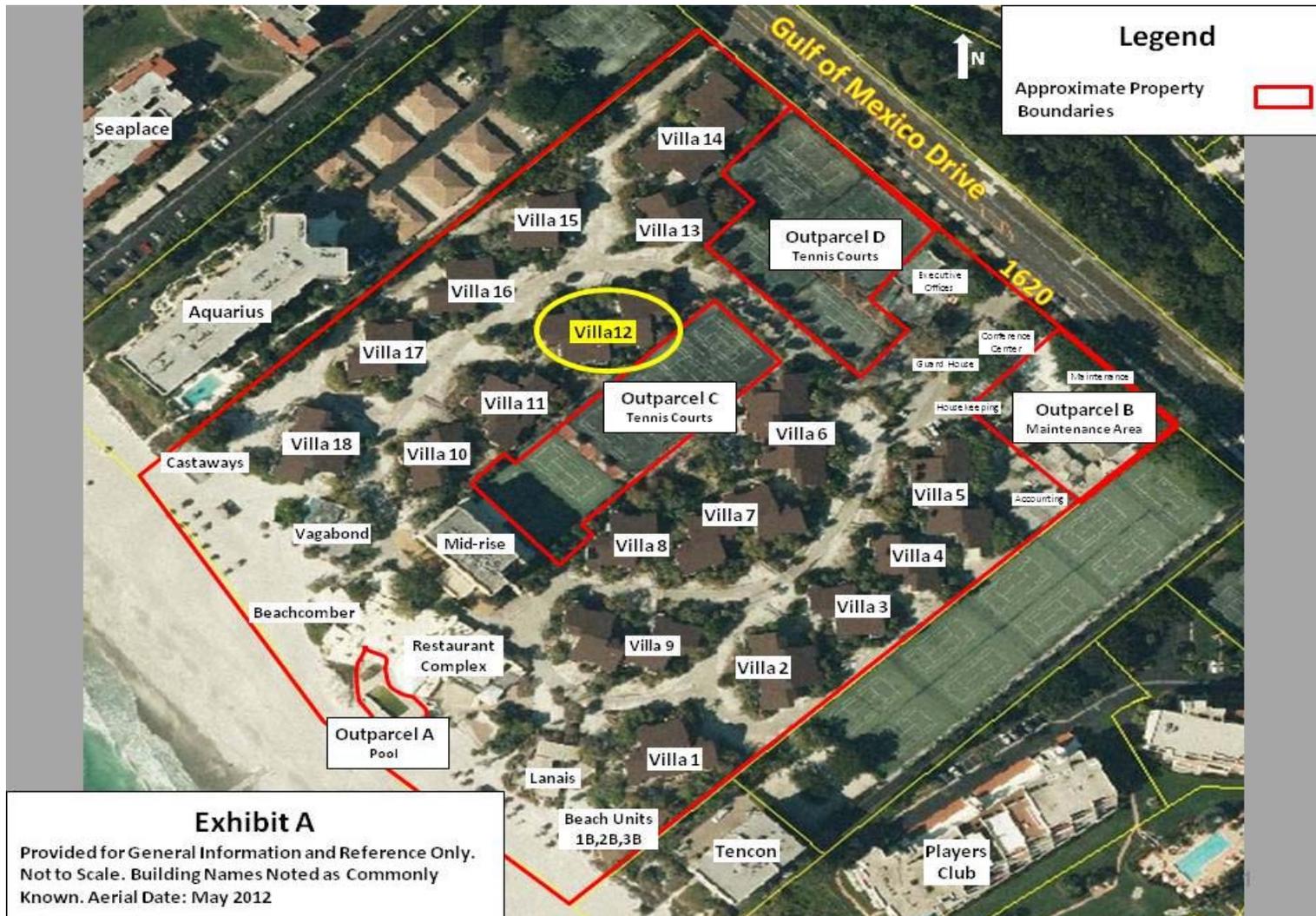
Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Building Commonly Known as:

Villa 11

Building Commonly Known as:

Villa 12



Building Commonly Known as:

Villa 12

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1173	131N BLDG 12	631	COLONY BEACH INVESTORS LLC
0009-04-1174	132N BLDG 12	632	FIRESTONE GREGORY, BRAUNER ROBERT E
0009-04-1175	133N BLDG 12	633	THOMAS DAVID B, THOMAS ANNE M TTEE
0009-04-1176	134N BLDG 12	634	COLONY BEACH INVESTORS LLC
0009-04-1177	135N BLDG 12	635	COLONY BEACH INVESTORS LLC
0009-04-1178	136N BLDG 12	636	COLONY BEACH INVESTORS LLC
0009-04-1179	137N BLDG 12	637	1620 PROPERTIES LLC
0009-04-1180	138N BLDG 12	638	LIVOLSI GLEN, ROBITO RODNEY
0009-04-1181	231N BLDG 12	731	MOGEN TTEE JOHN A
0009-04-1182	232N BLDG 12	732	NUPUF JOSEPH S, NUPUF RUTH L, MARGOLIS PHILIP M, MARGOLIS NANCY N
0009-04-1183	233N BLDG 12	733	GUERRERA TTEE JOSEPH B, GUERRERA TTEE ANN M, (A AND J GUERRERA REALTY TR)
0009-04-1184	234N BLDG 12	734	TURNER LIEBERT S, TURNER MARIA P
0009-04-1185	235N BLDG 12	735	COLONY BEACH INVESTORS LLC
0009-04-1186	236N BLDG 12	736	COLONY BEACH INVESTORS LLC
0009-04-1187	237N BLDG 12	737	BUTLER DAVID G, KLINGES KARL G
0009-04-1188	238N BLDG 12	738	PLESSER STUART, HASKIN LAUREN

Building Commonly Known as:

Villa 12



Building Commonly Known as:

Villa 12

Building Officials Report

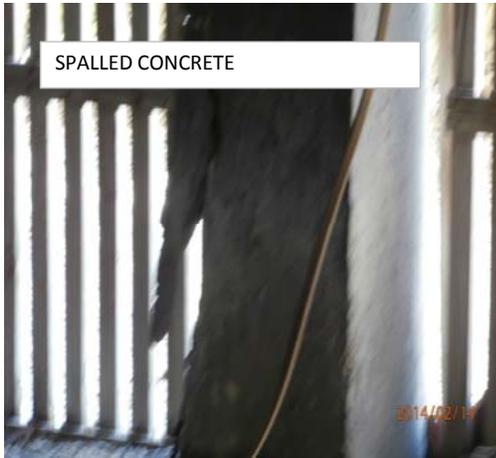
Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building maybe seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 50% of the piers, some extensive
75 % or more of the piers.
Approximately 40% of the piers
Extensive on approximately 40% of the piers



Building Commonly Known as:

Villa 12

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Building Official Report (Cont.)

Connection poles to shutters.

Building Commonly Known as:

Villa 12

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Detached, dislodged, or failing connections

Building Commonly Known as:

Villa 12

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 12

Building Official Report (Cont.)



TREE FALLEN ON SECURITY FENCE



SHUTTER FALLING FROM BUILDING

2013/11/15



DEBRIS FROM FALLEN SHUTTER. COMMON THROUGHOUT PROPERTY

2014/02/14

Building Commonly Known as:

Villa 12

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Security light hanging by wires

Tree branch has fallen onto security fence.



Building Commonly Known as:

Villa 13



Exhibit A

Provided for General Information and Reference Only. Not to Scale. Building Names Noted as Commonly Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1165	127N BLDG 13	627	SIUDARA LEONARD A
0009-04-1166	128 BLDG 13	628	O DONNELL COLONY HOLDINGS LLC
0009-04-1167	129N BLDG 13	629	ROSS STUART, ROSS JOAN A, BIGWOOD MANAGEMENT LTD
0009-04-1168	130N BLDG 13	630	COLONY BEACH INVESTORS LLC
0009-04-1169	227N BLDG 13	727	KOTCHER RAYMOND L, KOTCHER BETSY
0009-04-1170	228N BLDG 13	728	COLONY BEACH INVESTORS LLC
0009-04-1171	229N BLDG 13	729	SCHAFER CHARLES J, SCHAFER MAUREEN P
0009-04-1172	230N BLDG 13	730	ROSSI MARY L

Building Commonly Known as:

Villa 13



Building Commonly Known as:

Villa 13

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive

50 % or more of the piers.

Approximately 15% of the piers

Extensive on approximately 10% of the piers



Building Commonly Known as:

Villa 13

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

A/C units at the bottom



Building Commonly Known as:

Villa 13
Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support

Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

Upper walkway deck showing extensive rot and is showing signs of drooping. A/C unit stands.

Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 13

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking of the refrigerant.



Building Commonly Known as:**Villa 14**

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1149	119N BLDG 14	619	WHALEY JAMIE
0009-04-1150	120N BLDG 14	620	NALE DEVELOPMENT (FLORIDA) INC
0009-04-1151	121N BLDG 14	621	ADAMS W ANDREW
0009-04-1152	122N BLDG 14	622	COLONY BEACH INVESTORS LLC
0009-04-1153	123N BLDG 14	623	COLONY BEACH INVESTORS LLC
0009-04-1154	124N BLDG 14	624	FAYTEL INC
0009-04-1155	125N BLDG 14	625	COLONY BEACH INVESTORS LLC
0009-04-1156	126N, BLDG 14	626	PINSKY WICKEY PENNY
0009-04-1157	219N BLDG 14	719	BOULAY LUC F, BOULAY GEORGINA
0009-04-1158	220 BLDG 14	720	ROGERS - BUTCHER PAMELA S
0009-04-1159	221N BLDG 14	721	STONEHAM TTEE LOIS E
0009-04-1160	222N BLDG 14	722	TOLBERT CO-TTEE JAMES A, TOLBERT CO-TTEE JEFFERY D, HAMMERSLEY CO-TTEE JANICE L, (TOLBERT FAM REAL EST TR)
0009-04-1161	223N BLDG 14	723	KATZ LAWRENCE, KATZ JANETTE, KATZ DAVID, KATZ JULIE
0009-04-1162	224N BLDG 14	724	ERAZMUS R F, ERAZMUS MARGARET M, ASHLEY WILLIAM C, ASHLEY DOROTHEA T
0009-04-1163	225N BLDG 14	725	COLONY BEACH INVESTORS LLC
0009-04-1164	226N BLDG 14	726	COLONY BEACH INVESTORS LLC

Building Commonly Known as:

Villa 14



Building Commonly Known as:

Villa 14

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive
50 % or more of the piers.

Approximately 15% of the piers

Extensive on approximately 10% of the piers



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Masonry:

Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Connection poles to shutters.

This building does not have any associated masonry.

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

A/C units at the bottom



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Sign of an animal digging into the upper deck sheathing. Holes in siding from birds.

Some deck joists

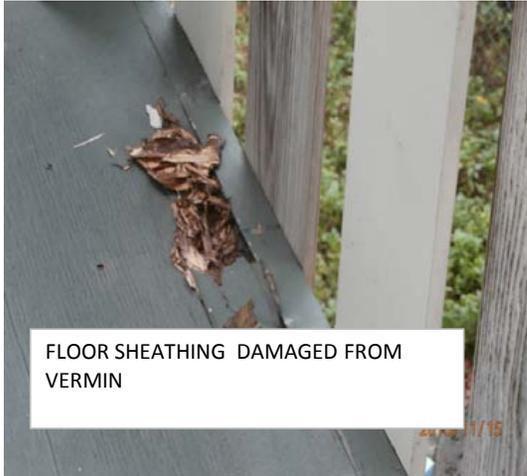
A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)



Building Commonly Known as:

Villa 14

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

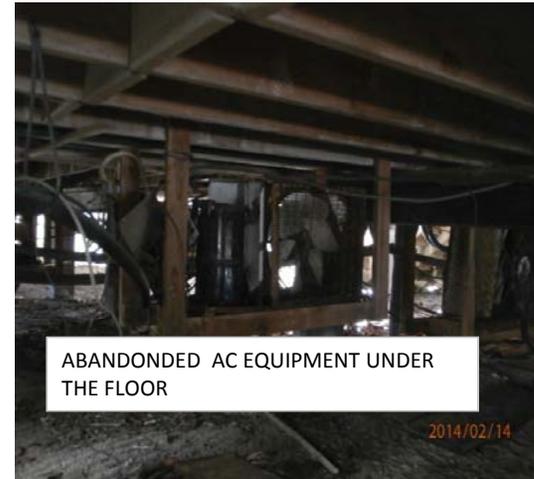
Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Broken window from recent vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.



Building Commonly Known as:

Villa 15

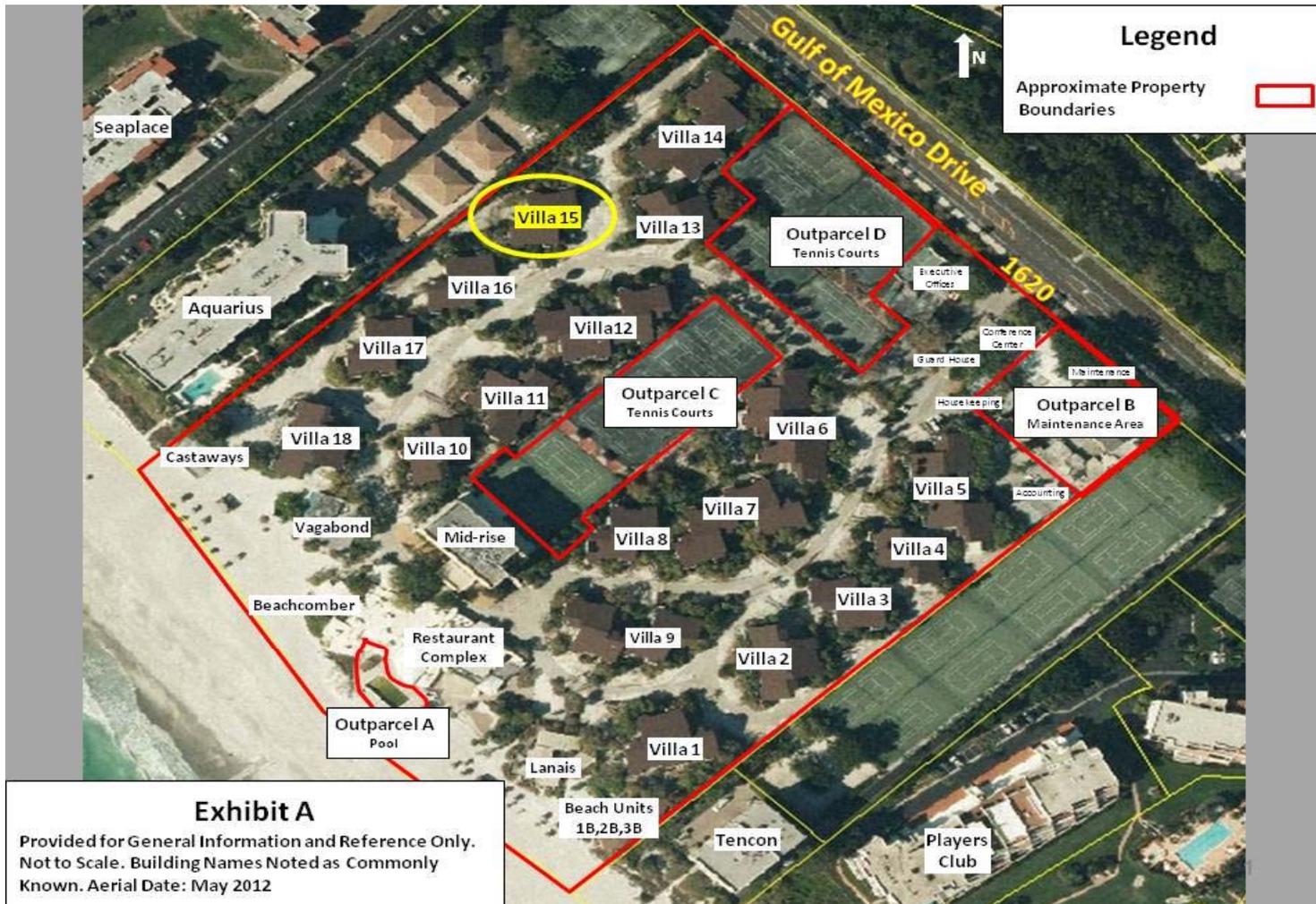


Exhibit A

Provided for General Information and Reference Only.
Not to Scale. Building Names Noted as Commonly
Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1141	115N BLDG 15	615	COLONY BEACH INVESTORS LLC
0009-04-1142	116N BLDG 15	616	RUSSO JOHN F, RUSSO MARY A
0009-04-1143	117N BLDG 15	617	NEW COLONY LLC
0009-04-1144	118N BLDG 15	618	NICEFORO JOHN R, NICEFORD ROSALEE H
0009-04-1145	215N BLDG 15	715	HARRIMAN DEBRA C
0009-04-1146	216N BLDG 15	716	RABIN JULES
0009-04-1147	217N BLDG 15	717	COLONY BEACH INVESTORS LLC
0009-04-1148	218N BLDG 15	718	CHANG JEAN W

Building Commonly Known as:

Villa 15



Building Commonly Known as:

Villa 15

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive

50 % or more of the piers.

Approximately 15% of the piers

Extensive on approximately 15% of the piers



Building Commonly Known as:

Villa 15

Building Official Report (Cont.)

Aluminum:

Deterioration

Corrosion

Elastic deformation

Ultimate deformation

Joint fatigue

Detached, dislodged, or failing connections.

Connection poles to shutters.

Building Commonly Known as:

Villa 15

Building Official Report (Cont.)

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

Elastic deformation

Ultimate deformation

Metal fatigue

A/C units at the bottom

Detached, dislodged, or failing connections



Building Commonly Known as:

Villa 15

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 15

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Building Commonly Known as:

Villa 16

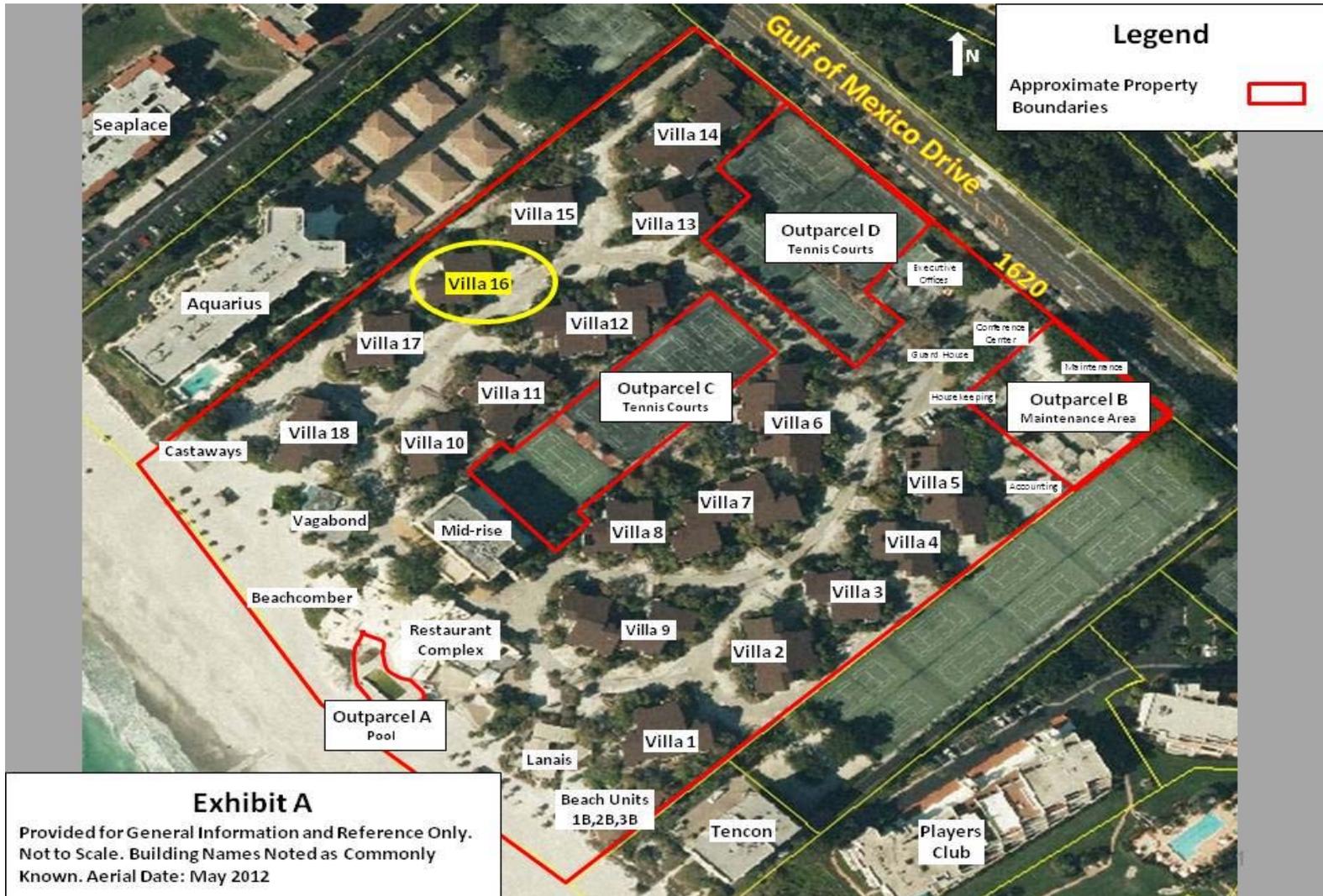


Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1133	111N BLDG 16	611	COLONY BEACH INVESTORS LLC
0009-04-1134	112N BLDG 16	612	COLONY BEACH INVESTORS LLC
0009-04-1135	113N BLDG 16	613	ROSS TTEE JOAN A
0009-04-1136	114N BLDG 16	614	HMF FAMCORP INC
0009-04-1137	211N BLDG 16	711	BIRNBAUM JEROME, BIRNBAUM SHEILA
0009-04-1138	212N BLDG 16	712	O DONNELL COLONY HOLDINGS LLC
0009-04-1139	213N BLDG 16	713	BROWN TTEE ANDREA A
0009-04-1140	214N BLDG 16	714	COLONY BEACH & TENNIS CLUB ASSN

Building Commonly Known as:

Villa 16



Building Commonly Known as:

Villa 16
Building Officials Report

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building appears seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 30% of the piers, some extensive
50 % or more of the piers.
Approximately 15% of the piers
Extensive on approximately 10% of the piers



Building Commonly Known as:

**Villa 16
Building Official Report (Cont.)**

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

A/C units at the bottom



Building Commonly Known as:

Villa 16

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

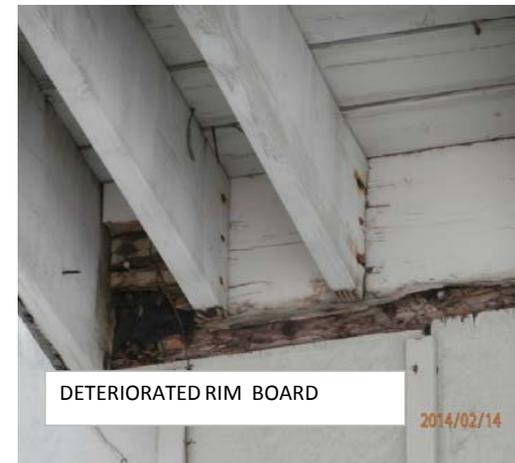
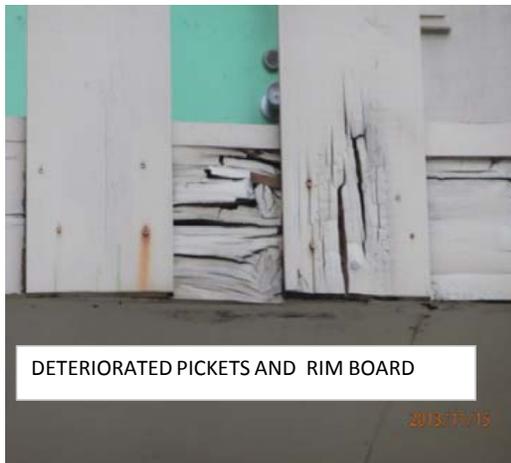
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck , wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 16

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.

Building Commonly Known as:

Villa 17



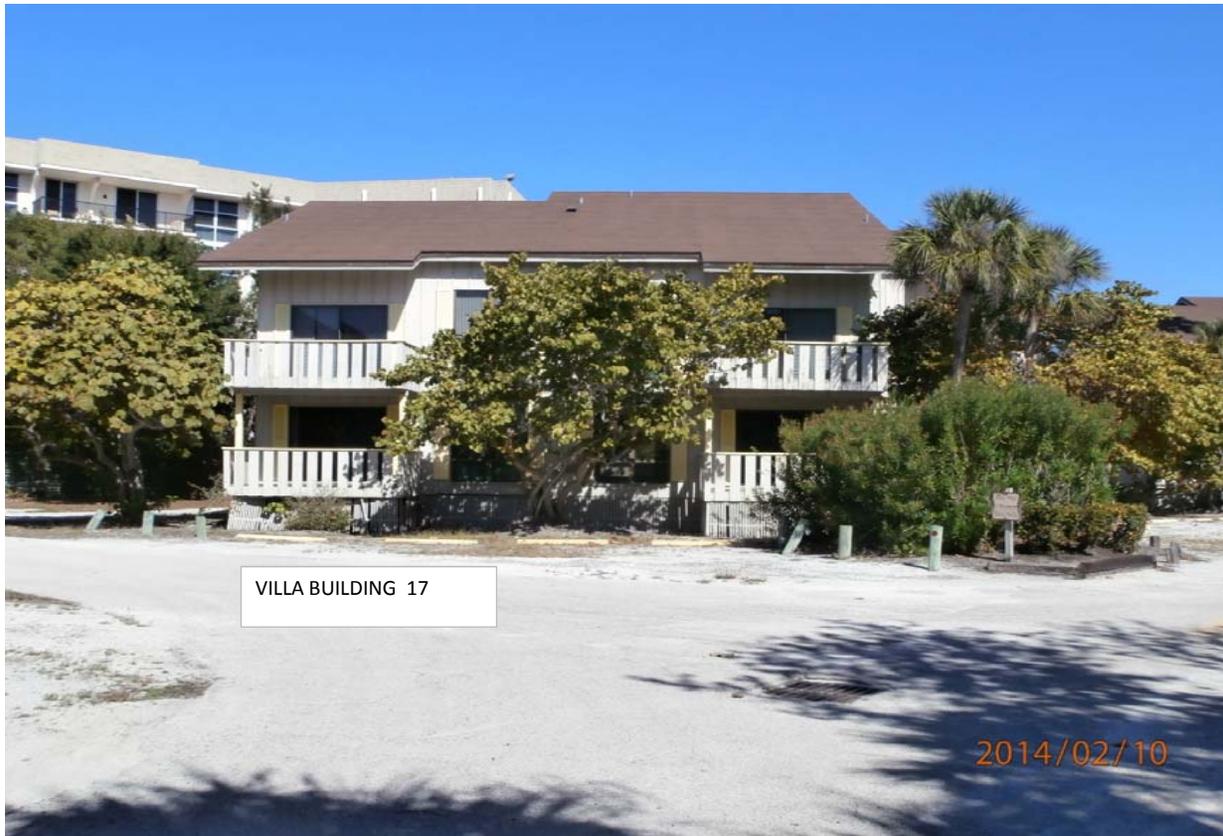
Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
0009-04-1125	107N BLDG 17	607	COLONY BEACH INVESTORS LLC
0009-04-1126	108N BLDG 17	608	GUERRERA TTEE ANN M
0009-04-1127	109N BLDG 17	609	EATON A GREGORY
0009-04-1128	110N BLDG 17	610	COLONY BEACH INVESTORS LLC
0009-04-1129	207N BLDG 17	707	PIERCEY MICHAEL C, PIERCEY SUSAN
0009-04-1130	208N BLDG 17	708	1620 PROPERTIES LLC
0009-04-1131	209N BLDG 17	709	HOEY RICHARD B, HOEY NANCY
0009-04-1132	210N BLDG 178	710	LIPTON HELENE L

Building Commonly Known as:

Villa 17



Building Commonly Known as:

Villa 17

Building Officials Report

Deficiencies:

Concrete:

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Approximately 30% of the piers, some extensive
50 % or more of the piers.

Approximately 20% of the piers

Extensive on approximately 10% of the piers



Building Commonly Known as:

Villa 17

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration

Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

A/C units at the bottom



Building Commonly Known as:

Villa 17

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

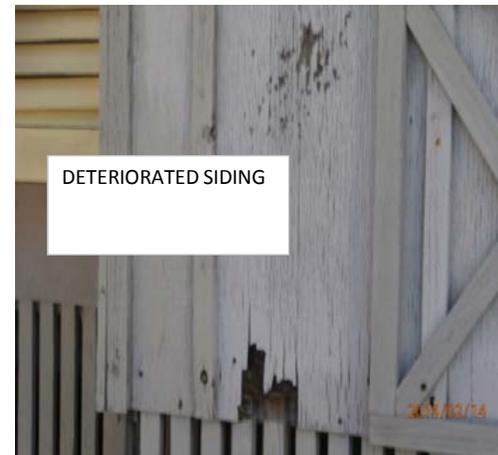
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Holes in siding from birds.

Some deck joists

A/C unit stands.
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 17

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing. Broken window due to recent vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant. One unit has dropped to the ground.



Building Commonly Known as:

Villa 18



Building Officials Report

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building is seaward of the coastal construction control line. Code limitation associated to working on the foundation.

Approximately 50% of the piers, some extensive
75 % or more of the piers.

Approximately 40% of the piers

Extensive on approximately 40% of the piers



Building Commonly Known as:

Villa 18

Building Official Report (Cont.)

Aluminum:

Deterioration
Corrosion
Elastic deformation
Ultimate deformation
Joint fatigue
Detached, dislodged, or failing connections.

Connection poles to shutters.

Masonry:

This building does not have any associated masonry.

Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Bottom of I- beams. Some joist hangers and visible clips. Many A/C units are showing signs of failure.

A/C units at the bottom



Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin

Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections

Excessive cutting and notching

Many porch beams deflected 1/2-inch and more at the center.
Siding, trims, floor framing, upper floor deck, wood shutters, .
Signs of termite and other insect damage. Extensive on the siding. Currently has wasp nests.
Holes in siding from birds.

Some deck joists

Post appears to not be supporting upper walkway. A/C unit stands
Siding, trims, floor framing, wood shutters, fascia and soffits. The entry stairs and lower
walkway show signs of failing to support. Railings pulling from walls. Railing missing balusters.



Building Commonly Known as:

Villa 18
Building Official Report (Cont.)



PICKET FALLING



DETERIORATED SIDING



HOLE IN SIDING FROM BIRDS



DETERIORATED SIDING



SOFFIT FAILING FROM DAMAGE

Building Commonly Known as:

Villa 18

Building Official Report (Cont.)

Other items of note:

Cast iron building drains corroded and broken

Un-attended furniture/items on patios

Abandoned ac units under building.

Boarded up windows and doors due to vandalizing.

Air conditioning unit are beginning to fail. A/C unit may fall and have potential to have electrical issues as well as possible leaking for the refrigerant.



Building Commonly Known as:

Conference Center/Aerobics Center

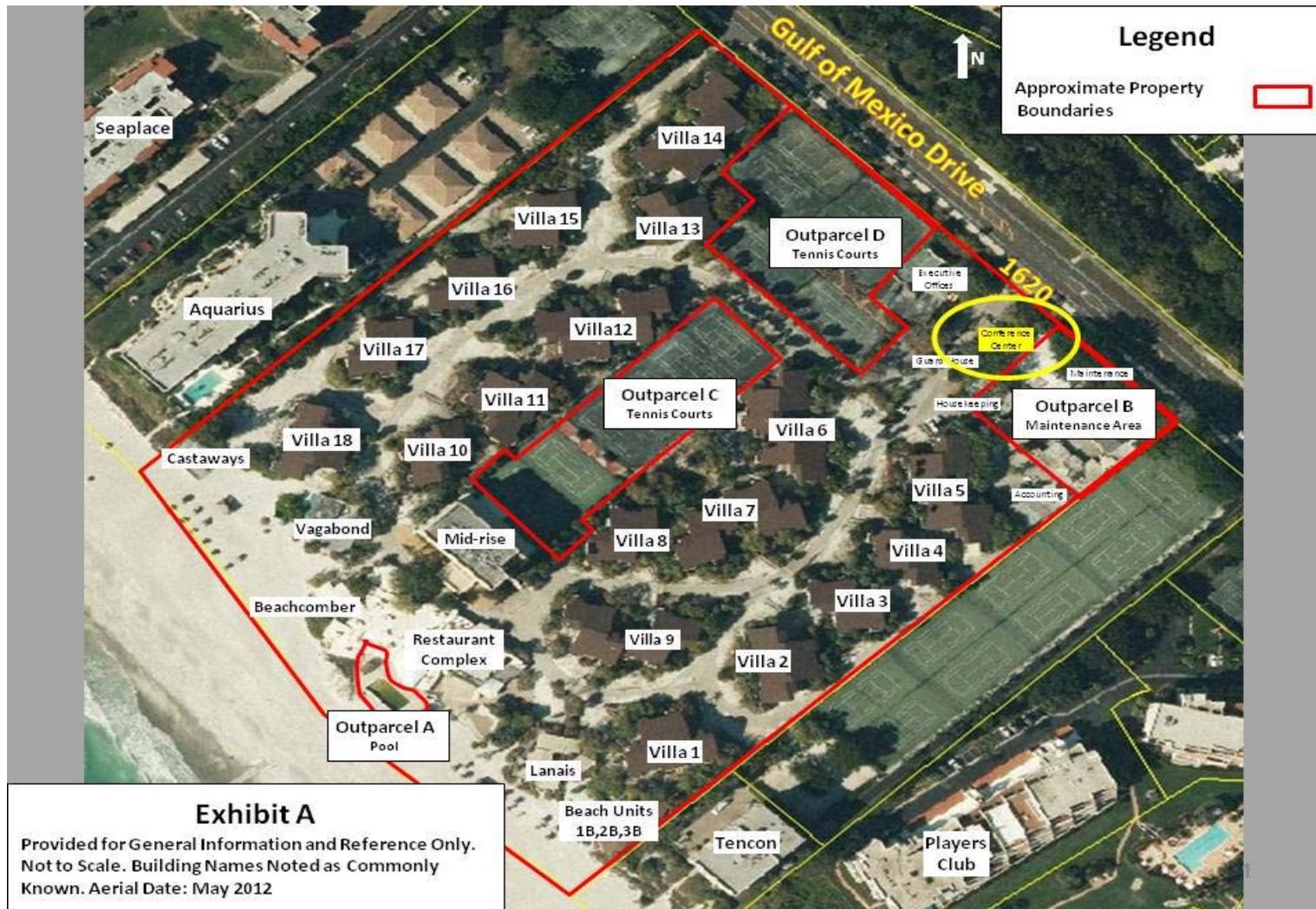


Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
		Conference Center/Aerobics Center	COLONY BEACH & TENNIS CLUB ASSN

Building Commonly Known as:

Conference Center/Aerobics Center



Building Commonly Known as:

**Conference Center/Aerobics Center
Building Officials Report**

Concrete:

Deterioration
Ultimate deformation
Fractures
Fissures
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

This building is a slab on grade building. Unable to verify foundation condition.

Aluminum:

No damage found.

Masonry:

Deterioration
Ultimate deformation
Fractures in masonry or mortar joints
Fissures in masonry or n Minor in walls.
Spalling
Exposed reinforcement
Detached, dislodged, or failing connections

Minor in walls.

Steel:

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Fabric canopy structures front and rear.

Fabric canopy structures front and rear.
Fabric canopy structure rear.

Building Commonly Known as:

Conference Center/Aerobics Center

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections
Excessive cutting and notching

Roof sheathing. Siding, fascia boards, trims, doors, windows.
Signs of termite damage



Building Commonly Known as:

Conference Center/Aerobics Center

Building Official Report (Cont.)

Other items of note:

Roofing appears to be failing.

Fencing falling.

Tree growing into building.

Vegetation growing from roof and gutters.

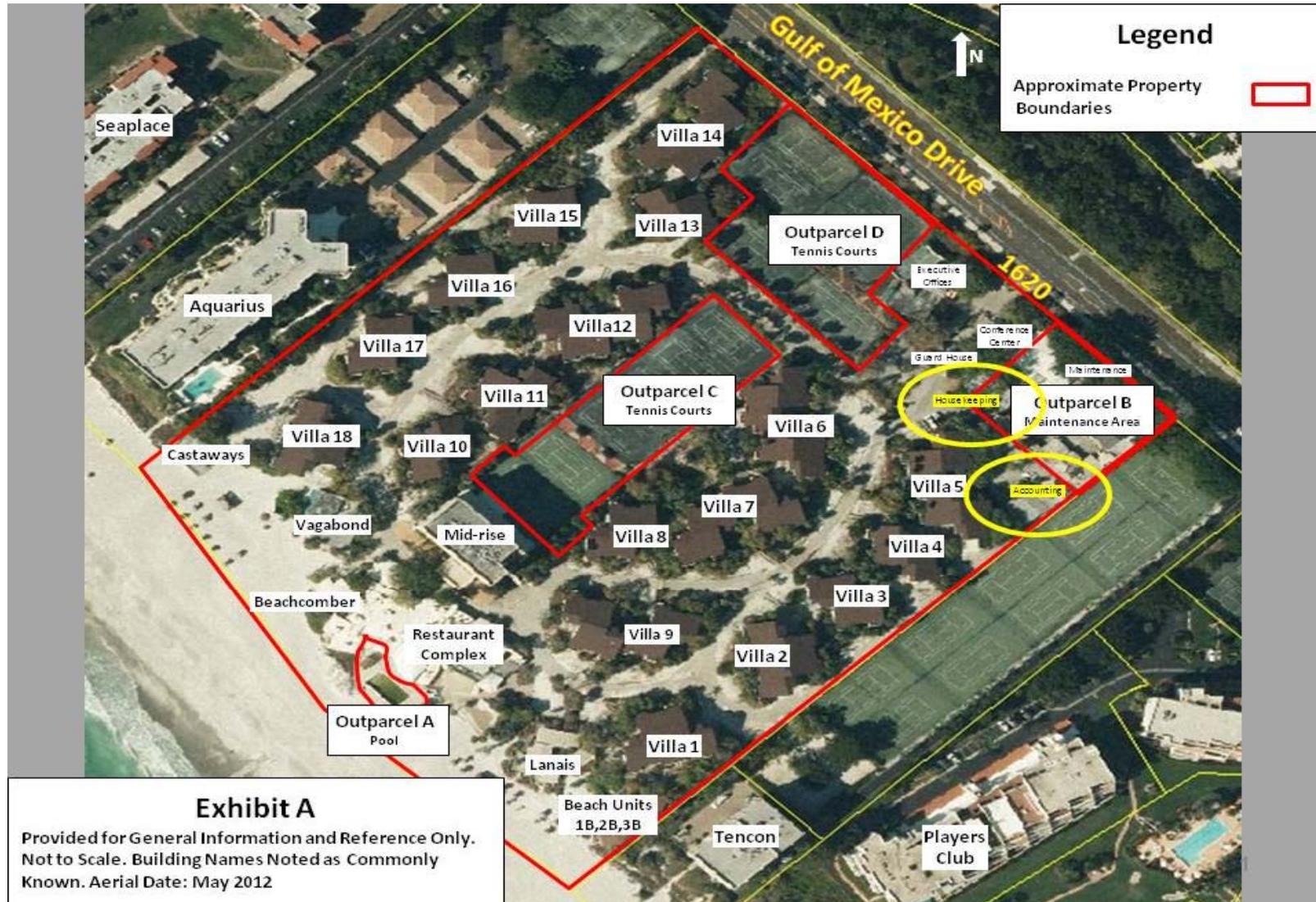
Boarding due to vandalizing and condition of doors.

Broken conduit exposing electrical conductors not



Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.



Parcel ID	Legal Units	Commonly Known As	Property Owners
		House Keeping, Accounting Flowershop, Human Resources Purchasing and Receiving	COLONY BEACH & TENNIS CLUB ASSN COLONY BEACH & TENNIS CLUB INC COLONY BEACH INC COLONY LENDER LLC BREAKPOINTE LLC

Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.



Building Commonly Known as: Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

Building Officials Report

Deficiencies:

Concrete: This is a combination of slab and grade attached to a pier type foundation. Unable verify condition of the slab on grade foundation

Aluminum: None found.

Masonry: This building is a wood framed structure. No masonry found.

Steel: Fabric structure

Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Fabric structure

Fabric structure



Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration

Siding, fascia boards, trims, doors, Holes in roof of laundry area, roof sheathing, shed roofs.

Damage from insects, rodents and other vermin
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections
Excessive cutting and notching

Signs of termite damage.

One shed roof is collapsing. Siding damage due to vandalizing.



Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

Building Official Report (Cont.)



DETERIORATED SHEATHING



DETERIORATED ROOF SHEATHING



DETERIORATED ROOF SHEATHING



OPENING TO ALLOW VERMIN INTO BUILDING



Building Commonly Known as:

Housekeeping/Accounting/Flowershop/Purchasing and Receiving/Human Resources.

Building Official Report (Cont.)

Other items of note:

Doors and windows boarded due to vandalizing.

Broken, corroded, and cracked building drains.

Roofing at end of its life.



Building Commonly Known as:

Maintenance



Exhibit A

Provided for General Information and Reference Only.
 Not to Scale. Building Names Noted as Commonly
 Known. Aerial Date: May 2012

Parcel ID	Legal Units	Commonly Known As	Property Owners
		House Keeping, Accounting Flowershop, Human Resources	COLONY BEACH & TENNIS CLUB INC COLONY BEACH INC COLONY LENDER LLC BREAKPOINTE LLC

Building Commonly Known as:

Maintenance



Building Commonly Known as:

**Maintenance
Building Officials Report**

Deficiencies:

Concrete:

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

This building appears to have a slab on grade foundation without footings. Unable to verify the condition.



Building Commonly Known as:

Maintenance

Aluminum:

Building Official Report (Cont.)

Masonry:

This building appears to be a wood framed structure. No masonry found.

Steel:

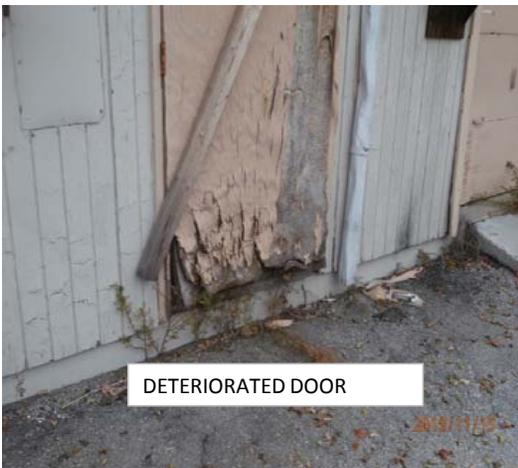
Deterioration
Elastic deformation
Ultimate deformation
Metal fatigue
Detached, dislodged, or failing connections

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections
Excessive cutting and notching

Siding, fascia boards, trims, doors. Roof framing over green house
Appears to have some kind of animal under slab at rear.

Doors from building openings.



Building Commonly Known as:

Maintenance

Building Official Report (Cont.)

Other items of note:

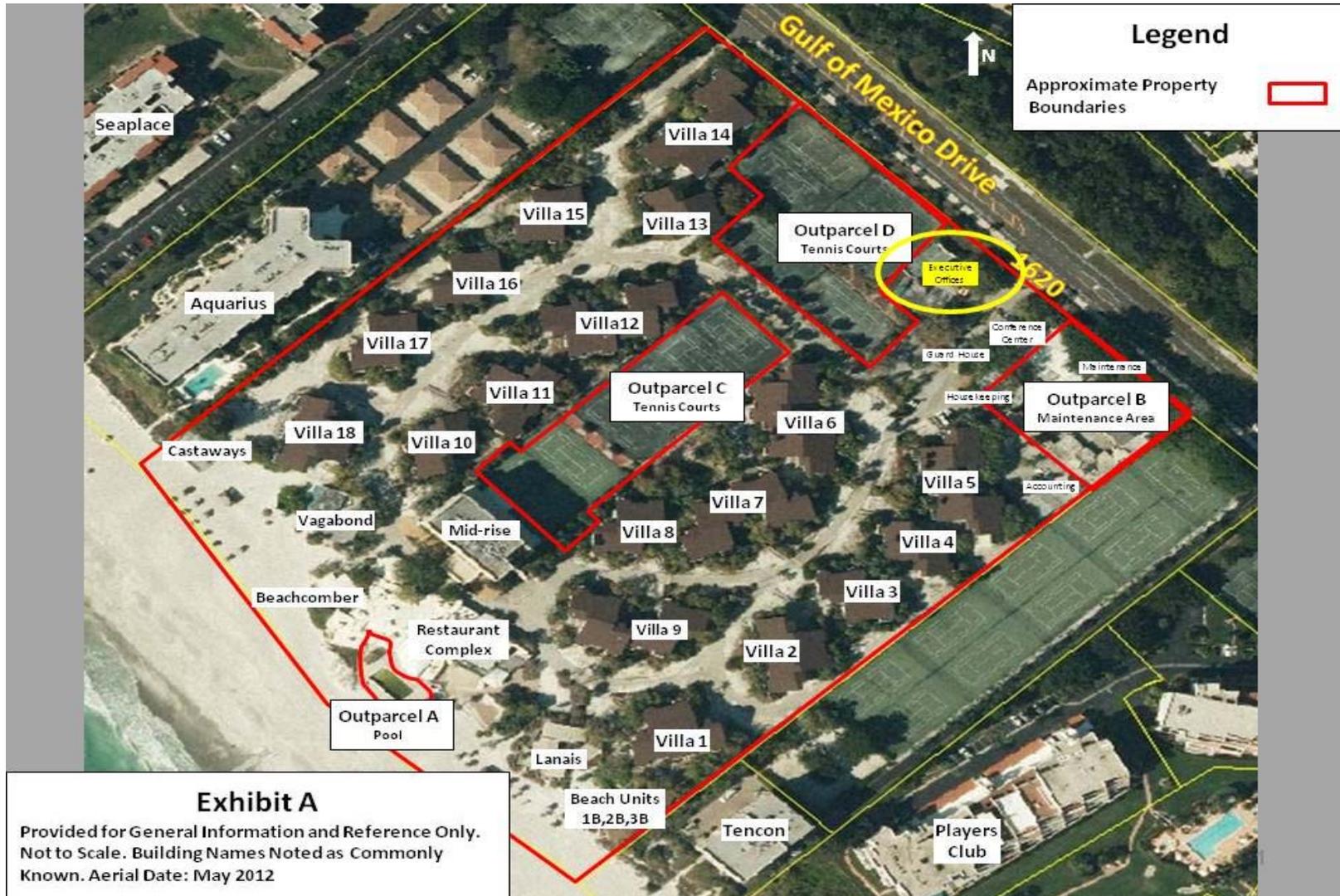
Roofing at end of its life. Many areas have patches.
Boarded up due to vandalizing and door condition.



ROOFING AT END OF IT'S LIFE

Commonly Known Building Name:

Sales and Marketing/Executive Office



Parcel ID	Legal Units	Commonly Known As	Property Owners
		Sales, Marketing, Executive Office	COLONY BEACH & TENNIS CLUB ASSN

Commonly Known Building Name:

Sales and Marketing/Executive Office



SALES AND MARKETING

2014/02/10

Commonly Known Building Name:

Sales and Marketing/Executive Office

Building Officials Report

Deficiencies:

Concrete:

This building appears to have a masonry stem wall foundation and short piers. Inadequate access . Unable to verify the condition.

- Deterioration
- Ultimate deformation
- Fractures
- Fissures
- Spalling
- Exposed reinforcement
- Detached, dislodged, or failing connections

Aluminum:

Damage due to vandalizing

Masonry:

This building appears to be a wood framed structure. Unable to verify masonry foundation condition.

Steel:

- Deterioration
- Elastic deformation
- Ultimate deformation
- Metal fatigue
- Detached, dislodged, or failing connections

Fabric canopy frames

Fabric awning structures



Commonly Known Building Name:

Sales and Marketing/Executive Office

Building Official Report (Cont.)

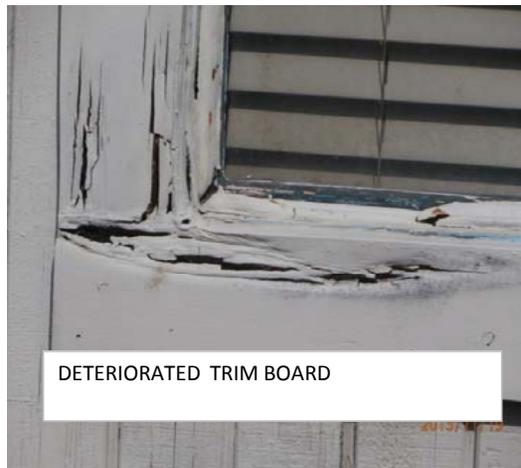
Wood:

- Ultimate deformation
- Deterioration
- Damage from insects, rodents and other vermin
- Fire damage beyond charring
- Significant splits and checks
- Horizontal shear cracks
- Inadequate support
- Detached, dislodged, or failing connections

Extensive siding, fascia boards, soffits, trims, doors, roof sheathing.
Signs of termite damage.

Doors from building openings. Rear deck walking surface is lifting and signs of rot.

Excessive cutting and notching



Commonly Known Building Name:

Sales and Marketing/Executive Office

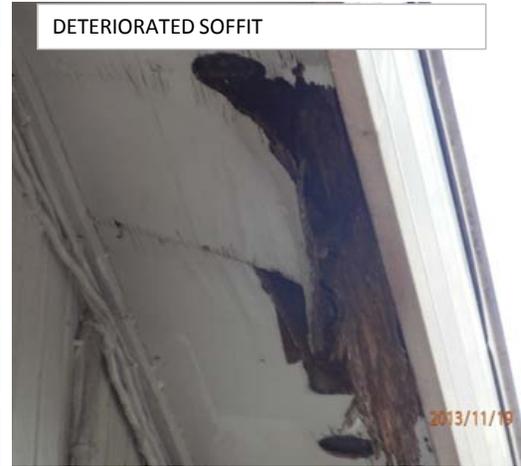
Building Official Report (Cont.)



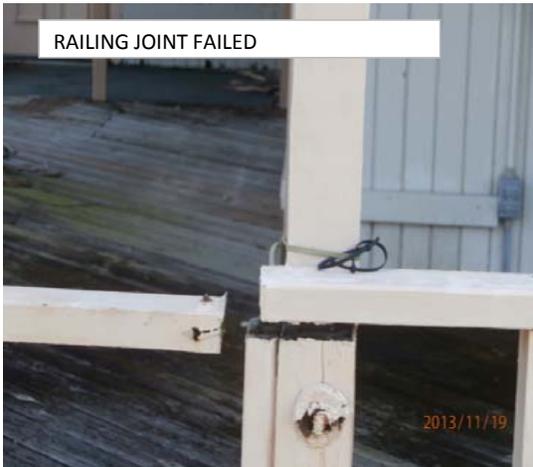
DETERIORATED SOFFIT



DEERIORATED SIDING



DETERIORATED SOFFIT



RAILING JOINT FAILED



DAMAGED TIKI HUT

Commonly Known Building Name:

Sales and Marketing/Executive Office

Building Official Report (Cont.)

Other items of note:

Roofing at end of its life. Many locations of damaged and missing roofing.

Torn fabric on rear canopy.

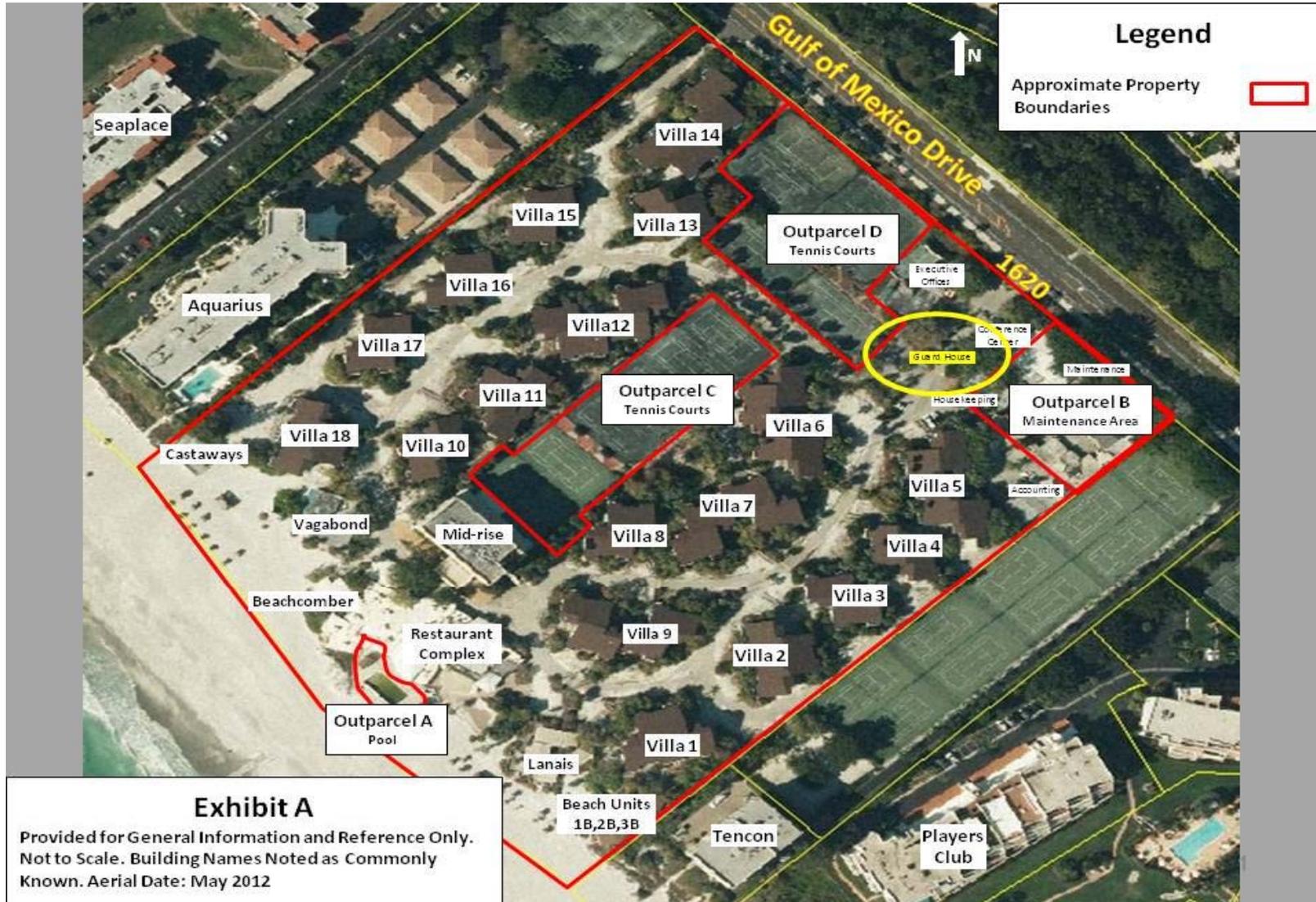
Tiki structure at rear is deteriorating and the roof thatch are falling off.

Roots are growing through the siding and into the building wall.



Commonly Known Building Name:

Guardhouse



Parcel ID	Legal Units	Commonly Known As	Property Owners
		Guardhouse	COLONY BEACH & TENNIS CLUB ASSN

Commonly Known Building Name:

Guardhouse



GUARDHOUSE

Commonly Known Building Name:

Guardhouse

Building Officials Report

Deficiencies:

Concrete:

Deterioration

Ultimate deformation

Fractures

Fissures

Spalling

Exposed reinforcement

Detached, dislodged, or failing connections

Appears to be a slab on grade type foundation. Unable to verify condition.

Aluminum:

Damaged sliding glass door

Masonry:

None found

Steel:

Air conditioner unit corroded beyond usefulness



Commonly Known Building Name:

Guardhouse

Building Official Report (Cont.)

Wood:

Ultimate deformation
Deterioration
Damage from insects, rodents and other vermin
Fire damage beyond charring
Significant splits and checks
Horizontal shear cracks
Inadequate support
Detached, dislodged, or failing connections
Excessive cutting and notching

Siding, fascia boards, roof shakes.
Signs of termite damage



Other items of note:

Boarded due to vandalizing.

General site conditions.

Loose trash and debris throughout property.

Tiki huts starting to fall and thatch coming loose. This is out on the beach as well as within the site.

Lighting around pool starting to fall.

Due to letter from State on the pool no longer being renewed as a public pool, securing around the pool with a fence was required to limit the possibility of being an attractive nuisance to children.

Fencing falling down in various locations on the site. Loose lattice fence panel falling down. Fallen branches throughout property. One in the front right of way.

Well pump building open and not secured.

Tennis courts showing signs of deterioration and has vegetation growing throughout them.

All ground level walkways and ramps have rotted wood, warp deck boards, rotted deck boards, and broken railings

Security fencing incomplete at some building. At first inspection appeared complete until an up close inspection was made. Some locations have had vandalizing requiring repair and or reset.



Wind-Borne Debris Hazards at The Colony, Longboat Key, Florida

Executive Summary

Author of this report spent sixteen hours on Friday Feb. 7, 2014 and Saturday Feb. 8, 2014 conducting an outdoor inspection of all the buildings at The Colony. The focus of the inspection was to identify the items and structural conditions that have the potential for generating wind-borne debris originating from The Colony and become a hazard for Longboat Key. Permission to enter the buildings for interior inspection could not be obtained because of privacy laws and the shuttered state of The Colony. Author took approximately four-hundred photographs to identify the hazards and to document the current state of the buildings.

The buildings directly along the coastline evidenced maximum deterioration that gradually reduced inwards from the coastline. All buildings had conditions, to varying degrees, with the potential for wind borne debris in a tropical storm event. In general, the following conditions with the potential to generate wind-borne debris from structures currently existing on The Colony property were observed.

- (1) The most dangerous hazards were found in the foundation systems of all eighteen elevated Villa buildings. These buildings are elevated two to four feet above grade by concrete-footing, concrete-piers, steel-I- beams and wood-beams. All these foundation components are load bearing structural members and carry the entire load of the building and transfer it to the ground below. Extreme corrosion of concrete-rebar, spalling of concrete-piers, corrosion of steel-I-beams, and rotting of wood-beams and wood-planks of flooring were observed. In several instances the failure of these columns led to tilt in the balconies above and settlement of wood-planks of elevated wood-decks. All parts of the foundation system are at the end of their functional service life, as explained in the section on corrosion of the full report. Failure of the foundation system can lead to sliding-off, overturning, or subsidence of the structure or part of the structure in an extreme wind event. These types of failures lead to breakage of building components and generate wind-borne debris.
- (2) All structures in The Colony have unprotected windows that can be impacted by debris and create internal pressurization of buildings. Internal pressurization of building leads to failure of siding, roof-faming, windows, roof shingles and many other building components with the potential to become wind-borne debris.
- (3) Extreme rotting and detachment of wood members and connectors of balconies at the upper level, all grade level and elevated walkways, stairs, elevated decks, hand rails, lattice skirting, wood shakes and wood siding, planter boxes, with the potential to become wind-borne debris.
- (4) Loose and unsecured items, e.g., loose roof-gravel, broken and loose window-awnings, torn screen-enclosures, tree branches, loose and unsecured AC units, and other items on roofs with the potential to become wind-borne debris.
- (5) Structural failures of many load bearing members, e.g., settlement and detachments of wood columns and beams, tilting of balconies, excessive deflection of wood beams, rot and detachment at support of wood beams with the potential to become wind-borne debris.

Based on these observations and in light of the fact that (i) these buildings have been exposed to a most corrosive and humid environment for the past forty years with minimal repair and maintenance; (ii) these building do not have the latest hurricane resistant hardware, e.g., hurricane clips, brackets, straps and anchor rods; (iii) all building have unprotected windows; and (iv) The Colony has remained closed for the past four years with minimal or no responsible repair and maintenance; it is concluded that in an elevated tropical storm event many building components from The Colony buildings have the potential to become wind-borne projectiles posing multiple threats to life and property on Longboat Key. It is also strongly recommended that these building be now categorized as Public Nuisance in accordance with applicable rules and regulations.

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February 26, 2014