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August 8, 2023

Ms. Stacia Searcy
Le Chateau Association, Inc.
37 Sunset Drive
Sarasota, FL 34236

Via Email: stacia@cam-ss.com

RE: *Le Chateau Milestone Inspection
37 Sunset Drive, Sarasota, Florida
KEG File# 22RS-0948*

Dear Ms. Stacia Searcy:

Karins Engineering Group, Inc. (KEG) agreed to render professional engineering services in connection with a Milestone Inspection at **Le Chateau, 37 Sunset Drive, Sarasota, Florida** (hereinafter called the “Project” and the “Client”) on February 1, 2023. Per the signed agreement dated February 24, 2023, KEG made a site visit to the Project on May 2 & 3, 2023 to complete a limited condition observation and evaluation of the building conditions and construction, as it relates to the building envelope and related structural components that are readily accessible per Florida Statute 553.899, **Milestone Inspection.**

Le Chateau - was built circa 1971.
Le Chateau - is within 3 miles of the coast.
Le Chateau - is 52 years old.

The building is 7-stories tall with 8-levels including the roof. According to the building drawings, the building is constructed of concrete on metal deck over steel bar joists. The bar joists bear on conventionally reinforced concrete beams that span between concrete columns. The columns extend down to footings that are supported by piles. The exterior walls are infilled with CMU and are finished with painted stucco. The lobby areas at each floor are constructed of pre-stressed pre-cast-concrete hollow core slabs in place of the concrete over metal deck. The balconies are constructed of a conventionally reinforced cast-in-place concrete cantilevered slab.

SUMMARY OF INSPECTION:

The Le Chateau building does not appear to have substantial structural deterioration. This report meets the requirements of a Phase 1 inspection. An inspection every 10 years after this initial Phase 1 inspection will be required by Le Chateau to remain in compliance with Florida Statute 553.899.

- Le Chateau – 37 Sunset Drive - A 7-story residential building
 - Phase 1 Milestone **PASS**

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

Sincerely,
Karins Engineering

David G Karins, PE

FL #52677

THIS ITEM HAS BEEN DIGITALLY SIGNED
& SEALED BY DAVID G. KARINS, PE ON
THE DATE ADJACENT TO THE SEAL

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