



ProNet Group, Inc.

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September 5, 2012

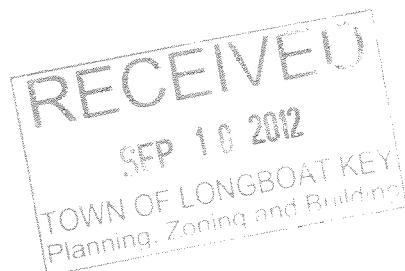
Mr. Wayne R. Thorne
Interim Building Official
Town of Longboat Key
Planning, Zoning, and Building Department
501 Bay Isles Road
Longboat Key, FL 34228

Re: Public Health/Safety Hazard at
1620 Gulf of Mexico Drive
Longboat Key, Florida 34228
Citizens Claim No. 332776
ProNet File No. 19134

Dear Mr. Thorne:

At the request of Citizens Property Insurance, ProNet Group, Inc. performed an inspection of the six-story hotel building located at 1620 Gulf of Mexico Drive in Longboat Key, Florida on August 22, 2012. During our inspection it was determined that some of the exposed steel bar-joists running in the east-west direction in Unit 411S, supporting the southeast portion of the fifth floor, were severely corroded at the east end along the exterior east wall of the building.

The corrosion of these bar-joists is severe enough that it has allowed the joists to pull away from the east wall support and moved downward. The current condition at these joists indicates that the floor framing system is no longer adequate to support the loads as originally designed. Since this level of corrosion is consistent with long-term exposure to rain water/moisture migration, it is reasonable to conclude that this condition occurs at other areas and floors of the building, which were not available for observation during our inspection.



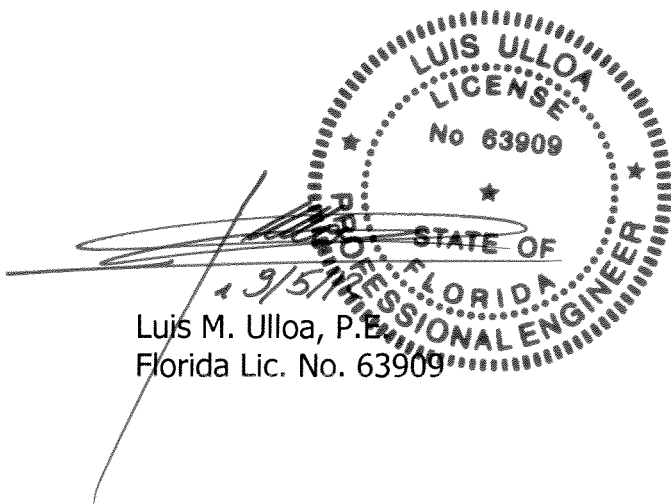
Additionally we observed severely corroded steel bracing/kickers; these steel bracings are located at the roof level and provide lateral stability for the parapet walls along the north and south sides of the building.

It is imperative that these conditions be inspected and repairs prepared by a Florida licensed Professional Engineer who specializes in structural design, reviewed and approved by the Authority Having Jurisdiction (AHJ). However, since there is potential failure of these floor bar-joists, a temporary shoring system prepared by a licensed Professional Engineer should be installed as soon as possible.

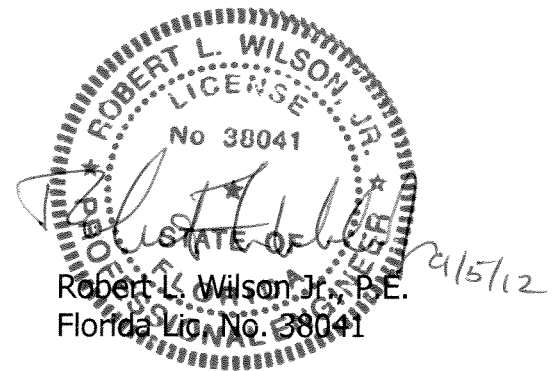
Our client, Citizens Property Insurance, and the Colony Beach & Tennis Club Association have been advised of these conditions.

Sincerely,

ProNet Group, Inc.



Luis M. Ulloa, P.E.
Florida Lic. No. 63909



Robert L. Wilson Jr., P.E.
Florida Lic. No. 38041