

McGINNIS & ASSOCIATES
CONSULTING ENGINEERS, INC.

December 10, 2003

RE: Residences at 4242-44 Virginia
Structural Observations

To Whom It May Concern:

I am writing this letter in response to a building evaluation prepared by Mr. William C. Hummel, Jr., P.E., on January 25, 2003. In this letter, Mr. Hummel states that the building, located at 4242-44 Virginia, "is in a state of severe structural distress, that it is a safety hazard to anyone entering the building, and lastly, that it should be demolished." Based on my considerable experience with rehabbing older buildings in the City of St. Louis, and my engineering work on this particular building prior to Mr. Hummel's walk-through in January of 2003, I respectfully disagree with his conclusions.

During the year of 2002, Mr. Edward Heine, principal architect of Heine-Croghan Architects in Richmond Heights, and myself, a structural engineer with 18 years experience with McGinnis & Associates, thoroughly evaluated this building at the request of Ms. Jean Flanagan and Ms. Gloria Lee, for the purpose of restoring the building to be occupied by the charitable organization, "Our Lady's Inn." We prepared demolition drawings and construction documents for the purpose of removing and replacing damaged structural elements of the building, including roof framing, floor framing, exterior masonry walls, interior wood framed walls and foundation walls. We supervised the contractor, EMS Harris & Company of St. Louis, in the demolition and disposal activities which were largely complete by the end of calendar year 2002. We prepared construction documents to reconfigure the interior stairways and halls on both floors, as well as the main entrance, to better serve the needs of the new occupants. I personally performed structural calculations and prepared framing plans so that the roof, floors, exterior walls, interior loadbearing partitions and basement supporting structure could support the live and dead loads imposed by the prevailing 1999 BOCA Building Code. Mr. Heine prepared architectural documents which contain schedules of new doors and windows, wall and floor finishes, the electrical and mechanical layouts and code compliance items, such as emergency egress, ventilation, and natural light calculations, handicap accessibility, and stair and handrail design. None of this new construction was implemented because the architect, engineers, and general contractor were summarily dismissed by the client, "Our Lady's Inn," in December of 2002.

The building that Mr. Hummel walked through in January of 2003 was a building that had undergone the demolition and clean-up phases, and the shoring phase, prior to new construction, but which had not been rehabbed in any way. Of course, the building looks like it does, but it certainly need not be demolished. The contractor, the architect, and I have invested considerable time and energy on this project and we firmly believe that it can, and should, be completed. We have rehabbed over 100 buildings in various neighborhoods in the City of St. Louis, many in worse condition than this building, and are confident that it can be safely done.

Sincerely,

MCGINNIS & ASSOCIATES,
CONSULTING ENGINEERS, INC.



Kent MacPeck
Engineer

KM/pm