



May 7, 2024

Atalaya Towers
c/o Will Potter
Regional Vice President – Resort Operations
Capital Vacations

Re: Atalaya Towers – 912 North Waccamaw Drive, Garden City Beach, SC
Limited concrete repair at ground level

Dear Mr. Potter:

Please accept this letter as documentation that to the best of our knowledge and belief, the ground level structural concrete repairs at the above referenced property have been completed in general accordance with industry standards. All discovered defects were repaired. Please find below a summary of the general methodology employed.

ASSESSMENT

- All ground-level reinforced concrete columns and beams were visually assessed and comprehensively “sounded” between existing grade and the bottom of the first elevated slab. Sounding involves tapping the reinforced concrete elements with a metal object or hammer in the interest of detecting hidden damage and delamination.
- Finish material was removed from multiple locations to allow for access to all elements.
- Excavation was performed along the oceanfront row of columns to assess the portions of the columns below grade. The depth of the excavation was to the top of the column foundation or pile cap.

FINDINGS

- Multiple beams and columns were found to have isolated patches of delamination. Removal of damaged and delaminated concrete revealed that corrosion of embedded reinforcing steel bars (a.k.a. rebar) was the root cause.
- Corrosion of bars was found to be very superficial in nature, and did not warrant replacement or addition of supplemental rebar. The slight expansion at the corroded locations was just enough to cause delamination.
- The below grade column segments observed during excavation were observed to be sound with no repair required.

REPAIR

- Direction was provided to the contractor regarding industry standard repair techniques that involved removal, preparation, and cleaning of damaged concrete, cleaning and treatment of exposed reinforcing steel, and placement of concrete repair material.
- The contractor demonstrated a level of knowledge and workmanship consistent with having completed many similar repairs in the past.



- Periodic site visits made by our firm during repair revealed that the work met the standards appropriate to the current stage of completion.
- We reviewed the completed product, and found no evidence of defective workmanship.

To the best of our knowledge and belief, the ground level structural concrete repairs described above at the Atalaya Towers were completed as directed, and in general accordance with industry standards. All discovered defects were repaired, and we are aware of no conditions constituting structural concern or instability.

Kind Regards,

A handwritten signature in black ink that reads "JC Hollingsworth Jr." The signature is written in a cursive, flowing style.

Chris Hollingsworth, P.E.