November 7, 2016

Mike Osbourne
Our Katahdin
150 Highland Avenue
Millinocket, ME 04462

Re: 230 Penobscot Avenue | Millinocket, Maine

Dear Mike:

Pursuant to a request from Our Katahdin, a building evaluation was undertaken on the morning of October 31, 2016 for the above referenced building. The purpose of the evaluation was to review the structural components and render an opinion on their current condition. Specifically, if the existing components are suitable for the building's reuse and what other issues need to be considered as part of any renovation plans. Our evaluation was visual in nature and limited to those components that were accessible at the time. No sampling, testing, or analysis was done as part of the services rendered. To aid in our evaluation, photographs were taken for documentation. At the time of our visit no power was available to the building.

Our observations show the building to be a former retail store approximately 10,000 square feet in size. It is our understanding the building was last operated in 2008 and was originally constructed in the early 1900s. Furthermore, its location is part of the business/retail district of the Town of Millinocket. The superstructure is supported by a stone/concrete foundation system that encloses the building's perimeter and creates a basement under the entire footprint. While lighting was limited, those areas observed appeared to be in good condition and consistent the building's age and occupancy. We did note water infiltration/ponding in some areas, but that was likely the result of the lack of power, causing the sump pump not to operate. Also, the entire basement has limited ceiling height (under 7 feet) and is filled with remnants/clutter from the previous occupancy. First floor framing is exposed from the basement level and appears to be a system of wood floor joists supported by wood beams which in turn are supported by steel columns. This system was judged to be in fair to good condition with no evidence of cracked and/or failed members. We did note some areas had supplemental or augmented framing that was likely in response to changes in the upper level floor plan and load path. Other sections of the floor had a slope that appeared to have been part of the initial construction.

Upper level floor framing was covered by the ceiling and second floor finishes, but it is assumed to be similar in scheme to the first floor, that is wood joists, beams, and steel columns. The

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columns were visible on the first floor and they were judged to be in good condition and suitable for continued use. In addition, both the first floor and second floor were stiff and considered to be suitable for continued use. However, the finishes were judged to be in poor condition (hardwood floors, carpets, etc.) and would need replacement as part of any renovation. The roof framing was not accessible at the time of our evaluation, but we were able to access the exterior roof surfaces for review. Our observations show the current roof surface to be in poor condition. The surface consists of a built-up membrane with a stone ballast. There are many areas where the membrane has failed, allowing leaks into the interior. Also, some of the exterior trim had failed, allowing openings for pigeons to nest. While the roof framing seemed to be solid, the current leaks have likely damaged some of the members, including the decking and will require replacement/upgrades as part of any improvements.

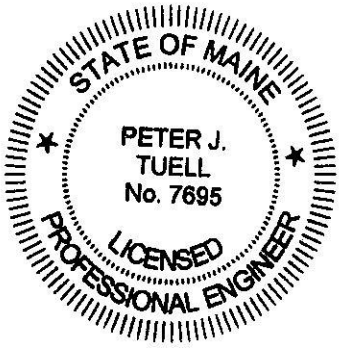
Finally, the exterior finishes were judged to be in poor condition and would have to be replaced as part of any renovation. Furthermore, that poor condition has likely created conditions where moisture has penetrated the wall cavity over time that could promote the growth of mold. We recommend the building be tested for mold at all levels and a plan developed for mitigation if required.

In summary, the overall structural components/systems appear to be in average condition and suitable for reuse. However, it should be noted that renovation of an existing building falls under the guidance of the International Existing Building Code (IEBC) and, depending on the level of renovation, dictates how much of the existing components need to be upgraded to current standards. Also, many of the code improvements will depend on the occupancy planned for the space. Certain occupancies require specific egress requirements from each level and may require an elevator to service those levels. This is particularly important if mixed use occupancies are planned for the space available. Mixed use occupancies also require specific fire separation ratings between spaces that can be difficult to achieve in older buildings. Those separations include the other buildings adjacent to this structure which are in close proximity to this structure. Finally, given the age of the building, there is likely the presence of lead paint and asbestos materials that will require abatement as part of any renovation. This, coupled with any mold issues could make renovation procedures cost prohibitive.

We hope this information serves your needs presently. If there are any questions, or should you require further assistance, please contact us.

Sincerely,
CES, Inc.

Peter J. Tuell, P.E.
Senior Project Manager/VP



PJT/gdr