EXHIBIT
A

May 25, 2001

Mr. Bill Zschoche
Knolls Marketplace
25 Conley Road
Columbia, Missouri 65201

Re: Executive Summary
Roof Condition Survey
Megamarket Store
Broadway Marketplace
Columbia, Missouri
MAXIM# 1390223

I. Introduction

As requested, representatives of Maxim Technologies, Inc. conducted a Roof Condition Survey of the roof on the Megamarket Store located within the Broadway Marketplace Shopping Center, Columbia, Missouri.

The purpose of the roof condition survey was to evaluate the existing roof systems and prioritize roof replacement, repairs and preventive maintenance over the following five (5) year period.

Our site visits were conducted on May 16, 2001 by Cole Shewmake, Technician and Christian E. Oathout, Roof Consultant.

The purpose of our site visit was to obtain information regarding existing roof conditions so as to make recommendations regarding necessary roof repairs or replacements. Site gathered information included interviews with tenants, photographic documentation, small trash removal, measuring and drawing of roof area and roof top penetrations, locating deficiencies and physically outlining deficiencies with orange spray paint on the roof surface.

The information in this report is based on our observations at the site, reports from on-site personnel and are of the opinion of Maxim Technologies, Inc.

II. History

The Megamarket Store is a single story retail building constructed of masonry block and Exterior Insulated Finish Systems (EIFS) and covered with insulated smooth surfaced asphalt built-up roofing over a steel roof deck. Two cupolas are located on the northeast and southeast corner of the building and are covered with concrete tile roofs. The roof is comprised of approximately 59,660 square feet of roof area. The interior space of the building consists primarily of occupied grocery retail and storage space.

III. Findings/Recommendations

The following is a brief summary of general roof condition as observed at the site. For detailed information regarding existing conditions, see the enclosed Roof Section Summary sheet:

The smooth surfaced asphalt built-up roof is in fair overall condition. Observed deficiencies include, open/unsealed joints in perimeter CMU walls, open perimeter flashing laps, fishmouths/drylaps, open strip-in flashing, unflashed curb penetration, deteriorated CMU walls, broken HVAC conduit, flashing

1.0 Leak Information

No leaks were reported under the roof system. A large open crack in the west exterior CMU wall appears to be allowing water to enter the building within storage space.

2.0 Field Roofing

The field roofing consists of smooth surfaced asphalt built-up roofing. The field roofing is in fair overall condition. Observed deficiencies include open fishmouths/dry laps at random locations in the field felts. The asphalt glaze coat is alligatoring typically across the roof area as a result of UV exposure.

3.0 Perimeter Flashing

The perimeter flashings consists of granule surfaced modified bitumen flashings installed at perimeter parapet walls and as strip-in flashings at the east gutter edge. The flashings appear to be in fair overall condition. Observed deficiencies include flashing blisters, open flashing laps, and open strip-in flashings.

4.0 Roof Penetration Flashing

Roof penetrations consist of hot stacks, soil stacks, satellites, equipment curbs, pitch pans, and equipment on supports. The hot stacks, pitch pans, and soil stacks are flashed with granule surfaced modified bitumen flashings. The roof penetration flashings are in fair overall condition. Observed deficiencies include temporary flashing on ventilator curb, open HVAC curb flashing, and material shrinkage of pitch pan filler.

5.0 Sheet Metal Components

Sheet metal components consist of painted steel perimeter coping cap/ surface mounted counterflashing, galvanized steel hot stacks and lead soil stacks. The sheetmetal components appear to be properly installed and in acceptable overall condition.

6.0 Drainage

The upper roof slopes at approximately _" per foot slope to an exterior gutter on the east side of the roof area. Several areas of ponding were observed adjacent to roof top HVAC equipment.

7.0 Adjacent Conditions

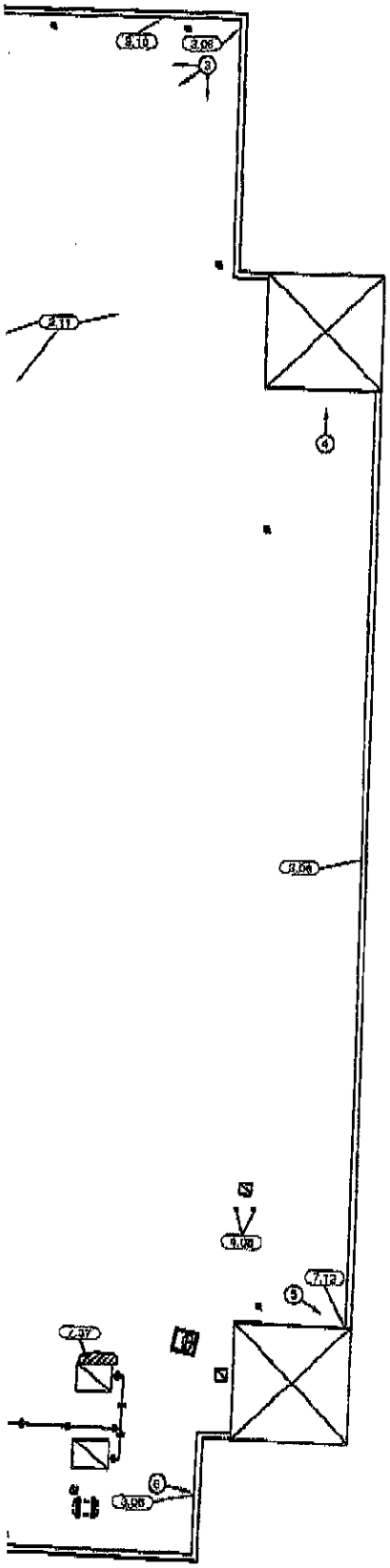
Several condensation conduits were observed to be broken at HVAC equipment resulting in ponding water on the roof surface. The CMU wall on the south side of the roof area is showing signs of water intrusion as identified by the presence of algae growth at masonry joints. A large open crack was observed at two locations in the exterior west wall that is allowing water to enter the building.

8.0 Building Occupancy

The roof is over occupied grocery retail and storage interior space. The tenant is Megamarket Grocery.

9.0 Substrate Condition

No core was taken due to active roof warranty. Therefore, the steel deck was not observed from the roof. No deterioration was observed upon interior inspection of the deck.



ROOF PLAN LEGEND

- = PARAPET WALL
- = EQUIPMENT CURB
- = PIPE PENETRATION
- = HOT STACK
- = EQUIPMENT ON SUPPORTS
- 8.01 = APPROXIMATE DEFICIENCY LOCATION
- = SATELLITE
- = ROOF DRAIN
- 20 = PHOTO LOCATION/VANTAGE POINT
- + = APPROXIMATE LEAK LOCATION

REPAIR CODE LEGEND

2.0 FIELD MEMBRANE
2.11 SEAL DRY FELT LAPS

3.0 PERIMETER FLASHING
3.02 PROBE SEAMS AND REPAIR VOIDS IN EDGE STRIP FLASHING
3.06 REPAIR VOIDS IN BASE FLASHING LAPS/SEAMS
3.10 REMOVE AND REPAIR FLASHING BLISTER(S)

4.0 PENETRATION FLASHINGS
4.01 REFLASH CURB PENETRATION
4.08 REFILL PITCH PANS WITH POURABLE SEALER

7.0 ADJACENT CONDITIONS
7.04 REPAIR DAMAGED WALL
7.05 TUCKPOINT DETERIORATED MASONRY
7.13 SEAL OPEN WALL JUNCTURE
7.26 INSTALL PROTECTION PADS UNDER WOOD BLOCKING/SLEEPER SUPPORTS
7.37 REPAIR DAMAGE HVAC CONDUIT

2804 Cantiago Court
Lees Summit, Missouri 64064
Phone: 816-373-3602

ROOF CONDITION SURVEY FOR:

MEGAMARKET STORE

COLUMBIA, MISSOURI

PROJECT NO. 1380203
MANAGER: OATHOUT
DRAWN BY: QUALLS
DATE: 05/17/2001
SCALE: -
DRAWING # megamarket

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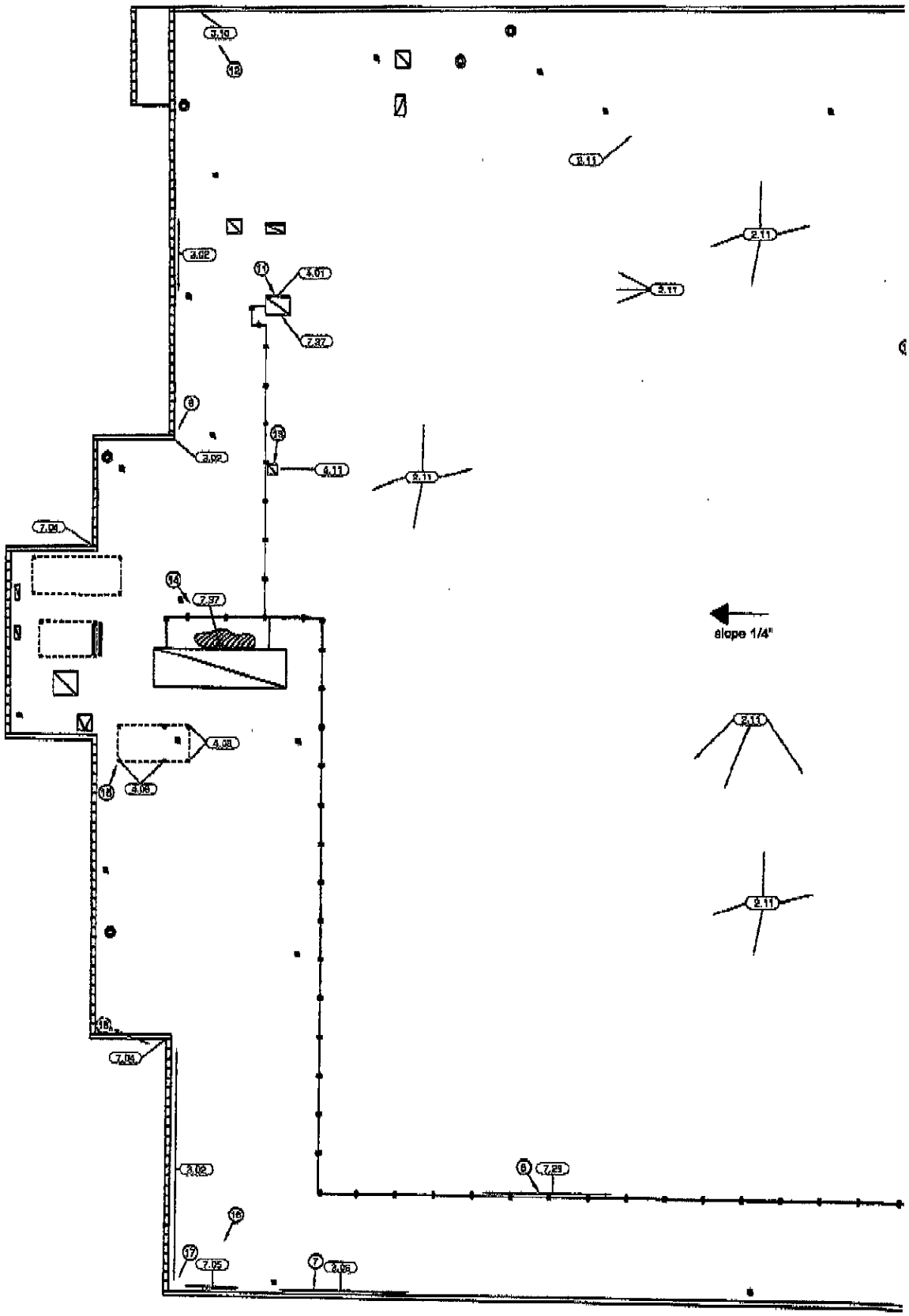

NORTH

ROOF PLAN

SCALE: 1" = 30'-0"