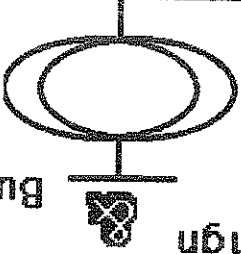


October 17, 1991

A JOINT VENTURE

<p>James J. Wilson Building Consultants, Inc. 0047 Original Lane Basalt, Colorado 81621 927-8003</p>		<p>Code Analysis and Design 709 W. Main St. Aspen, CO 81611 925-2571</p>
--	---	--

Centennial Owners Association
100 Luke Short Court
Aspen, CO 81611

RE: Proposal to evaluate moisture effects on all buildings

Ladies and Gentlemen:

Please accept this proposal to inspect all of the Owners Association buildings for moisture damage. Our inspection and damage analysis of the unit at 214 Teal Ct., indicates there is potential for similar moisture related damage in other buildings. We also determined that conditions may vary at different buildings. For instance, after inspecting the crawl space of Building 200, we entered the crawl space of Building 100 where we noted a difference in the perceptible humidity level. The purpose of this proposed inspection is to quantify ambient conditions of each crawl space or wall cavity, then analyze seasonal variations and differences between buildings.

We will gauge air temperature, humidity levels, and soil saturation percentages in each crawl space. We will also gauge the moisture content of building materials accessible from within the crawl space. The exterior wall cavities above particularly moist crawl space areas will be probed to determine the moisture content of the materials in the walls. Additional wall cavity readings may be necessary at areas vulnerable to exterior moisture infiltration, such as flashing and caulking around doors and windows. The wall probing will require two small holes through the siding and sheathing, which will be carefully sealed.

Ideally, base data can be established following a lengthy dry spell of weather. Seasonal readings are then recommended during the winter, early spring and late spring. The data can then be analyzed, and remedial action planned, to allow any necessary construction during the summer. This may seem like an extended process, but there is apparently no single contributing factor with a quick fix. Numerous variables affect the multiple conditions contributing to the damage, as stated in our previous report. Our analysts should provide the data necessary to ensure effective solutions.

We believe there is minimal risk of further structural degradation of the of the buildings through the winter as the investigation proceeds. The exposure to ground moisture will be Centennial Owners Association
October 17, 1991

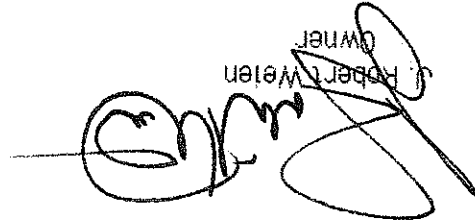
where it may condense. Warm temperatures in the crawl space can sustain the growth of rot fungi.

During the winter, indoor humidity is primarily generated by the building occupants. Showers in particular will produce excessive amounts of water vapor, which lingers inside the building without bathroom exhaust fans. Building occupants should be encouraged to open windows occasionally or invest in a dehumidifier.


The included proposal does not contain a "top set" figure, however, we will gladly provide an estimate once the scope of the work has been evaluated further. An additional fee has also been included in this proposal. The equipment amortization charge is based on three instruments, each at a daily rate of ten dollars.

We are available to begin immediately upon acceptance of the proposal. Thank you for considering this proposal, if you have any questions, or need additional information, please call. We welcome any background information, suggestions or ideas from members of the Board, staff and residents.

Respectfully Submitted,



J. Robert Weiten
Owner



James J. Wilison
President

PROPOSAL

A JOINT VENTURE OF

JAMES J. WILSON

BUILDING CONSULTANTS, INC.

CODE ANALYSIS AND DESIGN



DATE:	October 17, 1991	PHONE:	925-1876
CLIENT NAME:	Centennial Owners Association	JOB NAME:	Centennial
STREET:	100 Luke Short Court	STREET:	
CITY:	Aspen	CITY:	Aspen
STATE:	CO	STATE:	CO
	ZIP: 81611		

We hereby propose to provide the following services:

For each building:

- 1) Provide instrumental readings of crawl space humidity and soil moisture, and moisture levels of exterior, first level wall cavities, sufficient to establish "baseline" data.
- 2) Monitoring of same, as deemed necessary by the Client, to determine seasonal effects of moisture at those areas.
- 3) Provide a final report suggesting mitigatory or remedial measures based on the interpretation of data.

As an independent contractor, we hereby accept responsibility for methods and means used in performing the services - complete in accordance with the above specifications, for the **hourly** rate of FIFTY dollars (\$ 50.00), plus an additional equipment amortization charge of THIRTY dollars (\$ 30.00) **per day**, with payment to be made as follows:
 Payment of a \$250.00 retainer is due upon acceptance of the proposal. Final charges will be invoiced on a monthly basis as work proceeds, with final charges invoiced upon completion of the work.

The services shall be performed with a reasonable standard of care, at a level customary for the trade, resulting in a recommendation to the Client. The services shall be performed in manner, sequence and timing acceptable to the Client. We shall not be responsible for the acts or omissions of Architects, Engineers, Contractors, Subcontractors, other Consultants or Client's employees.

Signature _____ Signature _____

J Robert Weiten Owner
James J. Wilson President

Acceptance of Proposal

The above specified service(s), fees and conditions are hereby accepted. You are authorized to provide the service(s) as specified. Payment will be made as outlined above.

Accepted:

Signature

Date

PROPOSAL

A JOINT VENTURE OF

JAMES J. WILSON



CODE ANALYSIS AND DESIGN

BUILDING CONSULTANTS, INC.

DATE:	August 11, 1991	PHONE:	925-1876
CLIENT NAME:	Centennial Owners Association	JOB NAME:	Centennial
STREET:	100 Luke Short Court	STREET:	
CITY:	Aspen	CITY:	Aspen
STATE:	CO	STATE:	CO
	ZIP: 81611		

We hereby propose to provide the following services:

1. Determine the origin of the water and establish contributing circumstances.
2. Examine project plans and specifications of record.
3. Inspect site conditions for conformance to project documents, applicable codes and industry standards.
4. Submit a report of forensic quality to include findings, conclusions, probable expense of condition, and possible remedial measures.

As an independent contractor, we hereby accept responsibility for methods and means used in performing the services - complete in accordance with the above specifications, for the hourly rate of FIFTY dollars (\$ 50.00), with the sum total of charges not to exceed SEVEN HUNDRED FIFTY dollars (\$ 750.00), with payment to be made as follows: Payment of a \$250.00 retainer is due upon acceptance of the proposal. Final charges will be invoiced upon delivery of the completed report.

The services shall be performed with a reasonable standard of care, at a level customary for the trade, resulting in a recommendation to the Client. The services shall be performed in manner, sequence and timing acceptable to the Client. We shall not be responsible for the acts or omissions of Architects, Engineers, Contractors, Subcontractors, other Consultants or Client's employees.

Signature _____ J. Robert Weisen
Owner

Signature _____ James J. Wilson
President

Acceptance of Proposal

The above specified service(s), fees and conditions are hereby accepted. You are authorized to provide the service(s) as specified. Payment will be made as outlined above.

Accepted:

Signature _____
Date 8/12/91

In consideration of the above, please accept our joint venture proposal to investigate only the cause of the damage at 214 Teal Ct. Once this isolated condition has been analyzed, with the cause and contributing factors identified at one location, precise locations throughout the project may be tested or examined for similar damage. Determining the remedial expense is not possible without estimating the expense of the damage. The remedial expense, as well as the cause and contributing factors established by investigation, would likely determine the scope of any forthcoming litigation. Our resumes are included for your reference and, in the event of litigation, will qualify us as expert witnesses.

Thank you for contacting us upon discovering the water damage to the building at 214 Teal Ct. We've been given the opportunity to examine the extreme water damage at a partially exposed section of the south exterior wall. We understand immediate action is necessary, due to the severity of the observed damage and the approaching expiration of the statute of limitations, and that the investigation is to be undertaken in strict confidence.

Ladies and Gentlemen:

RE: Proposal to evaluate water damage

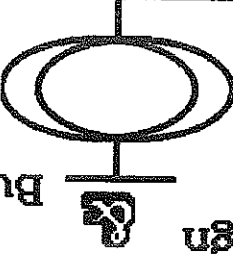
Centennial Owner's Association
100 Luke Short Court
Aspen, CO 81611

August 11, 1991

Code Analysis and Design
709 W. Main St.
Aspen, CO 81611
925-2571

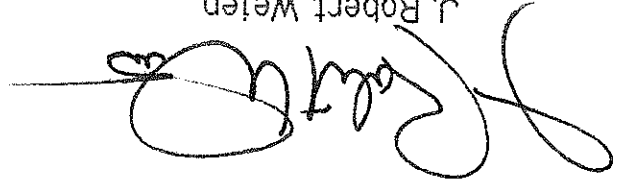
James J. Wilson
Building Consultants, Inc.
0047 Original Lane
Basalt, Colorado 81621
927-8003

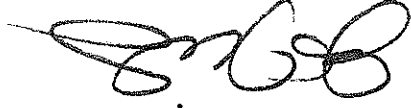
△ JOINT VENTURE



your consideration of this proposal, and on behalf of our joint venture, we look forward to working with you. If you have any questions about this proposal, or need additional information, please call.

Respectfully Submitted,


J. Robert Weien
Owner


James J. Willson
President

James J. Wilson
RESUME

Born: August 18, 1952
Height: 5'-10"
Weight: 190
Married, with 1 child

0047 Original La.
Basalt, CO 81621
(303) 927-8003

EXPERIENCE

May 1989 - Present
Self-employed as a building consultant providing building inspection, plan review, home inspection, and construction management services to both public and private sectors.

July 1988 - May 1989
Banner Associates, Inc., Aspen, CO
Building code specialist and home inspector with a consulting engineering firm.

March 1983 - June 1988
Aspen/Pitkin Regional Building Department, Aspen, CO
Chief Building Official, a department head position with local government, responsible for management of technical and administrative staff, budget preparation and administration, records maintenance, statistical reports, writing and interpreting building codes.

June 1982 - March 1983
Aspen/Pitkin Regional Building Department, Aspen, CO
Plans Examiner/Fire Marshal, a combined position, reviewing construction documents for proposed residential, multi-family, and commercial buildings for compliance with codes and local ordinances. Inspecting existing buildings for fire code compliance, investigating fire causes.

November 1979 - June 1982
City of Fort Collins Building Inspections Department
Building Permit Coordinator: Plans Inspector I; Plans Inspector II.
consecutive positions beginning with entry level position utilizing coordinating and organizing skills while acquiring building code knowledge and consequently advancing.

CODE ANALYSIS AND DESIGN

J. Robert Weien
709 West Main Street
Aspen, CO 81611
(303) 925-2571

EDUCATION:

M.S.C.E., Construction Management Program, Stanford University; 1969
B.S.C.E. Civil Engineering, Construction Option, San Jose State University, 1968

PROFESSIONAL:

Engineer-in-Training, Colorado # 16825

CERTIFICATIONS:

Building Official - Council of American Building Officials (CABO)
Plans Examiner - International Conference of Building Officials (ICBO)
Building Inspector - ICBO
Mechanical Inspector - ICBO
Plumbing Inspector - ICBO
Reinforced Concrete Special Inspector - ICBO

EXPERIENCE:

October 1987 to June 1991
Deputy Building Official
Aspen/Pitkin County Building Department

Supervised and directed the plan review, permitting and field inspection functions for the City of Aspen/Pitkin County Building Department. Acted as project coordinator, chief plans check engineer for the two largest building projects within the City of Aspen, the Ritz Carlton Hotel and the Little Nell Hotel.

June 1983 to October 1987
Plans Examiner
Aspen/Pitkin County Building Department

Reviewed drawings and specifications for single and multi-family residential, commercial and institutional and public works buildings involving all building and related code requirements.

October 1972-June 1983
Residential Contractor

New single family homes, remodels, and small commercial work.

March 1969 to October 1971

Construction Engineer

Guy F. Atkinson Company

Estimating and bid preparation for main office. Field engineer for Union
Street Plaza and Syntex Laboratories buildings, San Francisco area.

PROFESSIONAL MEMBERSHIPS:

International Conference of Building Officials - Professional member
Colorado Chapter of International Conference of Building Officials -

Professional member

National Society of Professional Engineers

Professional Engineers of Colorado - Ute Chapter

REFERENCES:

References and list of clients available on request.