



November 16, 2015

Ms. April Harvey, Property Management Supervisor
BIG LOTS! Property Management, Dept. 10061
300 Phillipi Rd.
Columbus, OH 43228-5311

RE: Big Lots Store #1836 - Lease dated March 4, 2004 (The "Lease"), between Petite Esplanade Covington, LLA ("Landlord") and Big Lots Stores, Inc. ("Tenant") for space located at 1200 Business Hwy 190 Suite 6, Covington, LA 70433 ("Demised Premises")

Dear Ms. Harvey,


Dammon Engineering has been contacted by Mr. William Kingsmill, Petite Esplanade Covington, LLC, to review and make recommendations regarding your letter dated March 31, 2015, copy attached.

We have visited the site and the following repairs have either been completed, or are scheduled to be completed in the immediate future:

1. Damaged cinder block on the rear exterior wall have been repaired. Mortar has been installed to seal the gaps. See attached photos.
2. The vertical crack present in the rear exterior wall is scheduled to be repaired.
3. The vertical metal beam spanning the opening on the rear exterior wall has been reattached to the wall.
4. The cracks through the rear wall between the rear bay doors are scheduled to be repaired.
5. The Landlord has contacted a local door company and has obtained a quote to replace the dock bumpers at the rear loading docks. These will be replaced in the near future. These will be reinstalled on the foundation as not to allow the delivery trucks to hit the CMU wall.

If you have any questions about the above repairs, please feel free to contact us.

Thank you,


Brian Mistich, P.E. 0030187
Dammon Engineering, Inc.



Attachment: Photos



Property Management
Department 10061
300 Phillipi Road
Columbus, Ohio 43228-5311
Phone (614) 278 7350
Fax (614) 278-1114
Writer's Direct Dial Number: (614) 278-7087
E-mail: AHarvey@biglots.com

Via E-mail kingsmillprop@bellsouth.net
& FedEx Express 773254376920

March 31, 2015

Petite Esplanade Covington, LLC
C/o: William F. Kingsmill
1200 Business Highway 190
Suite 13
Covington, LA 70433
Attention: Bill Kingsmill

RE: Big Lots Store # 1836 – Lease, dated March 4, 2004 (the "Lease"), between Petite Esplanade Covington, LLC. ("Landlord") and Big Lots Stores Inc. ("Tenant") for space located at 1200 Business Highway 190 Suite 6 Covington, LA 70433 ("Demised Premises")

Dear Mr. Kingsmill,

Please be advised while speaking with the Store Team Leader at the above referenced location, it was brought to my attention that the structure is in need of Landlord's immediate attention. It was reported that the back wall of the building has exposed an openings of several busted cinderblock, with vertical cracks running the length of the wall; revealing daylight through the structure of the Demised Premises. Please refer to the attached estimate to restore and photographs showing openings in the cinderblock as well as a supporting beam that needs to be reattached due to the shifting of the wall.

Pursuant to Section 7(B) of the Lease Agreement, Landlord agrees, at Landlord's sole cost and expense to make all repairs and replacements necessary to keep the exterior and structural portions of the Demised Premises in good order, repair and operation.

Given the current condition of the exterior and the safety concerns they present, Tenant considers this an emergency matter. Tenant is requesting Landlord's immediate assistance, as delay or further deterioration may pose a safety threat for our associates, security to the space and to our operation. The space remains vulnerable until all repairs are completed and re-secured. Please dispatch your contractor to make immediate repairs. Please forward a date on when your contractor will be on site, so I may notify management accordingly.

As always, your prompt attention is appreciated. Thank you.

Sincerely,

Big Lots Stores, Inc.

April Harvey
Property Management Supervisor

Enc. / Photos

cc: Jason VanPeteghem – Facility Manager
Christina Fairchild - Facility Administrator
Big Lots Store Team Leader #1836
Craig Fitch – District Team Leader, Region 04, District 81
Bill Coney – Regional Team Leader, Region 04
Tenant file #1362766

Douglas Christopher Love Construction Co

18351 Beach Blvd Ste # H
 Huntington Beach Ca 92648
 Phone # (888)561-1911
 Fax # 888-606-4442
 doug@dcloveconstruction.com

Estimate

| Date | Estimate # |
|-----------|------------|
| 3/24/2015 | 00294 |

| Name / Address |
|------------------------------------------------------------------------------------------------------------|
| Big Lots Stores Inc. Property Management 300 Phillipi Road Columbus, OH 43228 USA 614-278-7289 |

| Ship To |
|--------------------------------------------------------------------------------------------------|
| 1836-Big Lots 1200 Business Highway 190 Suite 6 Covington, LA 70433 USA 985-809-2188 |

| Project |
|-----------------------|
| 1836-construction-... |

| Item | Description | Total |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 22 Specialty | <p>Proposal for the following</p> <p>1836-Big Lots 1200 Business Highway 190 Suite 6 Covington, LA 70433 USA 985-809-2188</p> <p>Big Lots Job Proposal</p> <p>Grind out / Remove any cracked brick that's necessary and Re seal all cracks inside and out.</p> <p>Work Layout</p> <p>Start with the inside backside wall with vertical cracks By removing the mortar from the vertical joints in the brick down the wall and installing rebar down the vertical joints replacing mortar with a concrete binding compound Re strengthen the wall joints in the brick then re mortaring back over it all.</p> <p>Continue on the wall all the way to the left hand side where you see a gap reaching from the floor to the ceiling. It is not caused by impact It's do to the age of the building caused by the structure settling: Seal gap with an expanding foaming material. Re mortaring over it all to a finished grade from the ceiling to the floor. Also continuing on the same wall on the bottom left hand side corner there are 2 center cracked cinder blocks We would start by removing the 2 bad blocks and grinding away any access old mortar. Then re mortar and reset the 2 blocks.</p> <p>Double door loading dock walls and stucco: We would start by bracing the walls up with 2 - 20Ton jacks for our safety Removing steel and wood wall anchors and outside truck bumpers to</p> | 7 200.00 |
| Total | | |

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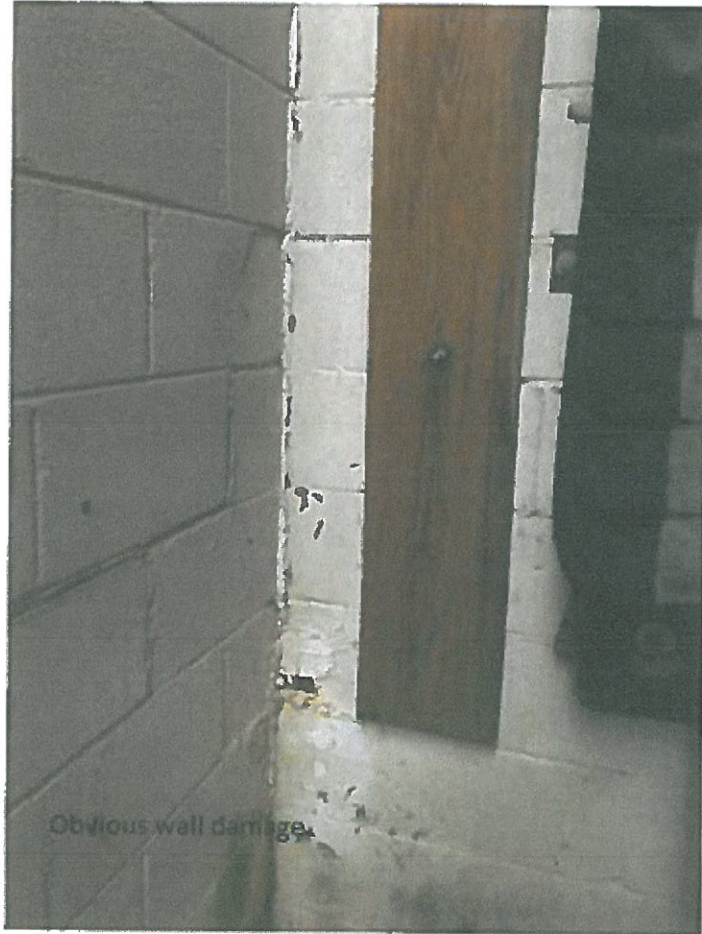
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|-----------------------|
| Project |
| 1836-construction-... |

| Item | Description | Total |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| | access the blocks. Removing any necessary blocks up to 16 or as needed around iron framing. Begin to start chipping and grinding away any access mortar around both doors and center wall. Then we will start blocking back in around door areas and center wall once all brick work is complete. We will begin reattaching the wall anchors, steel stripping and truck bumpers. The stucco repairs will be addressed with a mixture of Quick Crete, Liquid Calcium and mortar. To patch any cracking and chipping to rebond stucco and re strengthen. 6 men Materials: dump, mortar, cinder blocks, rebar, 20 ton jacks, quick crete, liquid calcium, concrete binding compound, expansion foam, grinding blades, concrete anchors and scaffolding. Total labor and material: \$7200 | |
| | | Total |



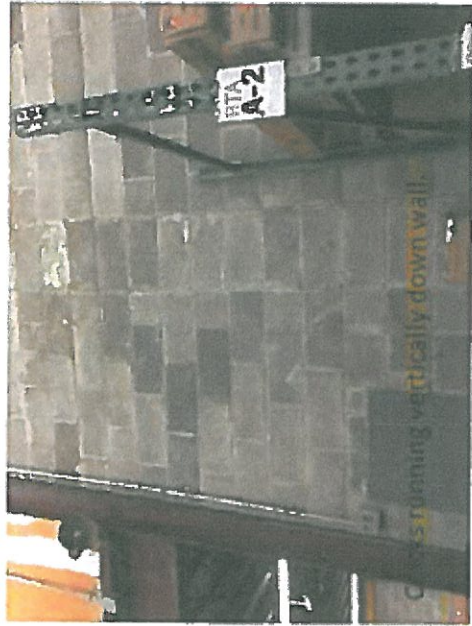




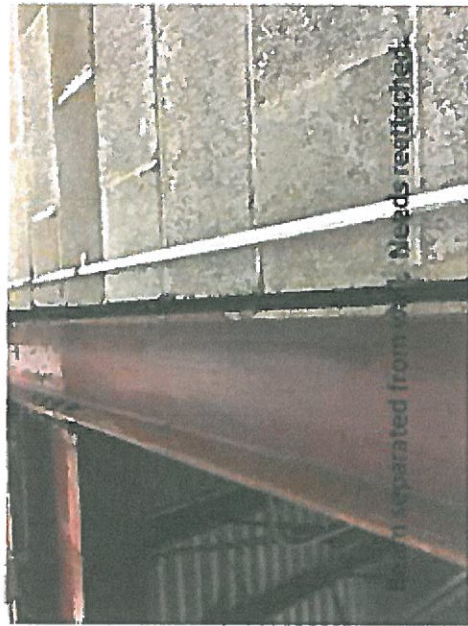


Obvious wall damage.

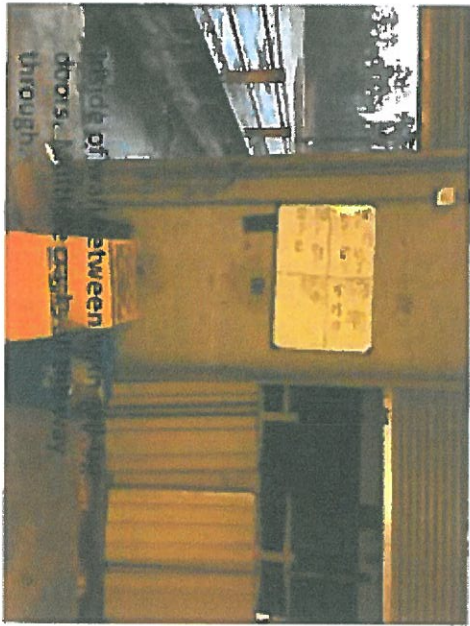














QUOTATION

Q-117082.00

To: KPG REALTY
 1200 Business Hwy 190
 Covington, LA 70433

Attn: Clayton Kingsmill

Phone: 985-630-8595

Fax:

Email: clayton.kingsmill@gmail.com

Issued: Friday, September 25, 2015

Expiration: Sunday, October 25, 2015

Sales Contact: Brad LeBlanc
 Direct: 504-822-0345
 Email: Bleblanc@ohdno.com

Reference: Dock Bumpers

| Qty | Description | Price | Total |
|-----|-------------|-------|-------|
|-----|-------------|-------|-------|

FURNISH ONLY

- 4 LAMINATED DOCK BUMPERS 12X12X6
- 1 Freight

Total Including Taxes: \$556.25

FURNISH AND INSTALL

INCLUDES REMOVAL OF OLD BUMPERS

- 4 LAMINATED DOCK BUMPERS 12X12X6
- LABOR AND MATERIAL INCLUDED IN TOTAL.

Total Including Taxes: \$1,050.00





QUOTATION

Q-117082.00

| Qty | Description | Price | Total |
|-----|-------------|-------|-------|
|-----|-------------|-------|-------|

Scope of Work

- 1) UNLOADING & STORAGE: All unloading and storage of equipment purchased is the responsibility of the purchaser unless otherwise specified
- 2) INSTALLATION: All prices for installation are based on the following:
 - a) Unless specifically stated otherwise, all installation will be performed by factory-trained non-union personnel. If union labor is required, additional charges will apply.
 - b) All wire, wiring, conduit, electrical hookup, control wiring, mounting of control panels and outside lights (if applicable) by others.
 - c) Prices are based on installation of equipment during normal business hours and a normal business week. If specified work is to be done on weekend, additional charges will apply.
 - d) Pricing is also based on all equipment being installed on same trip with driveway to be poured prior to start of installation. Additional charges will be added if additional trips are involved due to site conditions.
 - e) If installation involves removal of existing equipment, pricing does not provide for handling and disposing of existing equipment unless otherwise specified.
 - f) Preparation of site, removal of obstructions to accept equipment, cutting, patching, and painting is by others.
- 3) DOCK LEVELERS: Specific to dock levelers and their proper installation:
 - a) Installation of levelers excludes excavating, forming of pits, and pit steel. Pit forming can be provided and quoted as an option.
 - b) Installation pricing includes necessary materials, off loading into pre-formed pit, positioning, shimming, and welding in place for pit leveler only.
 - c) Box Leveler - Shimming and securing a box leveler in place is the responsibility of others. Installation refers to final adjustment only for this type of leveler.
 - d) If pit formation has been included, Just Rite Equipment, Southern Dock Products, and affiliates are not responsible for any sub-surface complications during pit excavation. Should unforeseen obstructions (conduit, water lines, wall thickness greater than 10", slab thickness greater than 6", etc.) be encountered, customer will be notified.
 - e) Unless otherwise noted, pit formation does not include a dust control enclosure around the dock during concrete cutting.
- 4) OVERHEAD DOORS: Specific to overhead doors and their proper installation:
 - a) Installation of overhead doors is based on an enclosed facility with a finished floor.
 - b) All interior mounting surfaces to flush and plumb.
 - c) Door frames, extensions and anchor plates for track, springs and / or electric operators are to be supplied and installed by others.
 - d) For operators, all electrical wiring, interconnections, and supply of primary power by others.
- 5) ELECTRICAL: Electrical install for power and controls by others. All wire, wiring, conduit, electrical hookup, control wiring, mounting of control panels and outside lights (if applicable) by others.
- 6) TAX: Tax excluded from proposals unless expressly provided.

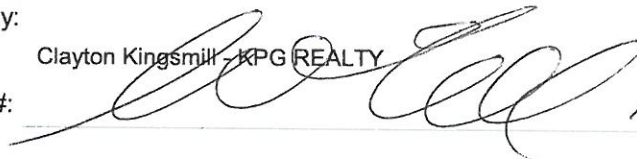
For Standard Terms & Conditions of Sale please visit:
<http://www.southerndockproducts.com/terms.html>

Accepted By:

Clayton Kingsmill - KPG REALTY

Date:

PO #:



10/21/15



Durable Corporation
(800) 537-1603

Model: B612-12

MODEL: B612-12

Size
Projection 6"
Height 12"

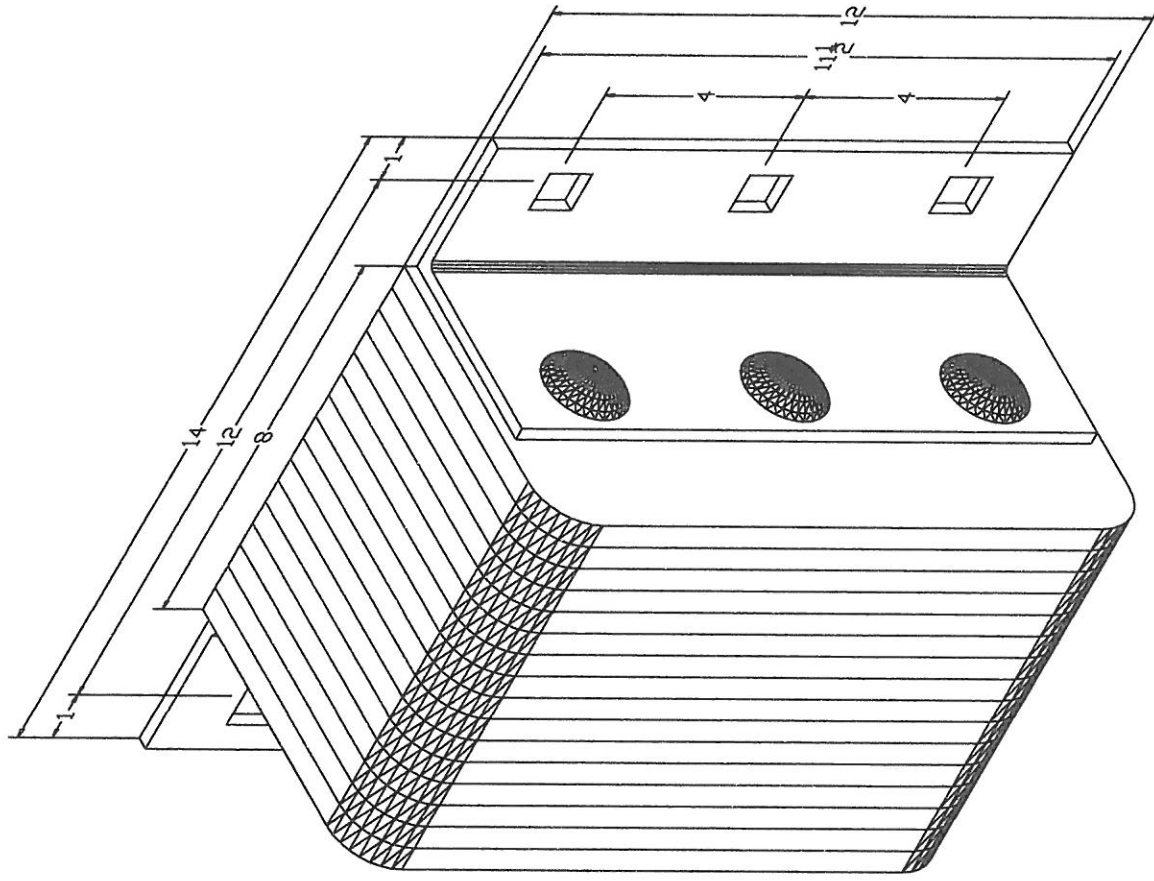
Length:
-Overall 14"
-Anchor Holes 12"
-Rubber 8"
Angle Size (2) 1/4"x3"x4"x11-1/2"

Bolt Heads Are Inscribed
"DURABLE CORP"

Date: 02/26/07

All measurements are +/- 1/8"

Confidential - Property of Durable Corporation



S
AY!



**BIG
LOTS**®

MEASURE













THIS SIDE UP
ESTE LADO ARRIBA
E CÔTÉ VERS LE HAUT

4019590
Storey
EAP

4019590
Storey
EAP





MCGUIRE