

Exhibit L

Structural Assessment for Reuse Scenarios by The Harman Group Structural Engineers

**1904 SANSOM STREET
"RITTENHOUSE COFFEE SHOP"
STRUCTURAL RE-USE EVALUATION**

PHILADELPHIA, PA

Submitted by:

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16 OCTOBER, 2015



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DESCRIPTION

The building at 1904 Sansom Street was constructed between 1855 and 1906, with an addition in the rear constructed in 1923. It is three (3) stories with a basement and is constructed with exterior load bearing masonry walls and (1) interior load bearing wood wall. The floor framing consists of dimensional wood joists and sheathing. The floor finishes vary between wood and carpet. The roof framing is wood framed.

There is one interior egress stair on the east side of the building.

BUILDING CONDITION

See Keast and Hood Report dated October 12, 2015. The Keast and Hood report recommends that the entirety of the first floor framing be completely replaced and that the basement floor slab may need to be lowered.

BUILDING STRUCTURAL UPGRADE REQUIREMENTS FOR RE-USE AS RESTAURANT, RETAIL, RESIDENTIAL, OFFICE

Load Review

The first floor framing is inadequate for the potential re-uses listed above based upon the floor loading requirements mandated by the Philadelphia Building Construction and Occupancy Code (Building Subcode: IBC 2009) which are listed in Table 1 below.

9. Dining rooms and restaurants	100	—
37. Stores		
Retail		
First floor	100	1,000
Upper floors	75	1,000
Wholesale, all floors	125	1,000
27. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage ⁵	10	
Uninhabitable attics with limited storage ^{1, j, k}	20	
Habitable attics and sleeping areas	30	—
All other areas	40	
Hotels and multifamily dwellings		
Private rooms and corridors serving them	40	
Public rooms and corridors serving them	100	
25. Office buildings		
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first-floor corridors	100	2,000
Offices	50	2,000

TABLE 1 – EXCERPT FROM IBC 2009 TABLE 1607.1



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Additionally, the basement will have to be further excavated to be in conformance with the clear heights mandated by the Philadelphia Building Construction and Occupancy Code (Building Subcode: IBC 2009). For the proposed use of "storage", section 1208.2 of the aforementioned code requires a minimum ceiling height of 7'-0". Lowering of the basement slab to meet this requirement may require underpinning of the existing basement wall. Underpinning involves temporarily bracing the wall, then excavating short, non-adjacent sections of soil beneath the existing wall one at a time, replacing the excavated soil with concrete, and filling the gap between the existing wall and the new concrete with dry pack grout.

Due to these factors and the logistics and structural feasibility of replacing the first floor without affecting the remaining floors, all framing at the first floor, second floor, third floor, and roof requires complete demolition and installation of new structural elements including floor joists, floor joist connections, and floor sheathing.

Geometry Review – Elevator/Stair Impact

Based on information obtained from Solomon Cordwell Buenz, the Architect, (2) new stairs and (1) new elevator would need to be constructed for the restaurant, retail, and office re-uses. These stairs and elevator will be incorporated in the new interior structure. The stairs will frame to the new wood joists at each level. The elevator shaft will be constructed of concrete masonry and will require a new concrete foundation.

As stated above, complete rebuilding of the interior structure will be required.

- Estimated area = 5,500 s.f. total
- Construction methods: combustible
 - Wood joists framed to exterior bearing walls
 - Concrete masonry elevator shaft

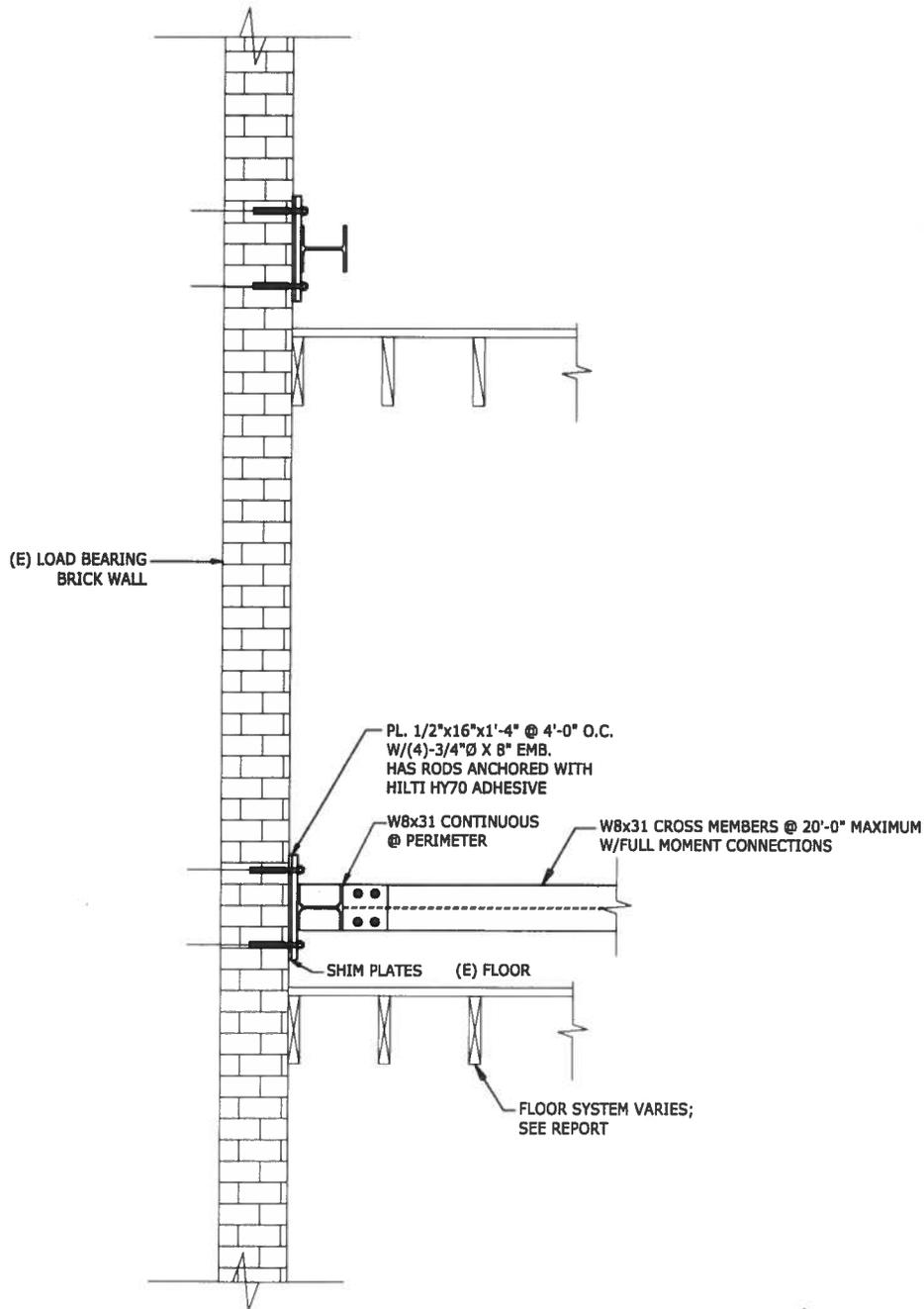
BUILDING STRUCTURAL STABILIZATION REQUIREMENTS

Reconstruction of complete floors will require stabilization of the exterior load bearing masonry during demolition.

See attached CSKS-01 for main building structure stabilization requirements. Due to the nature of demolition and new construction activity within the existing space, other non-structural elements may require stabilization. See Keast and Hood report for further information. Sketch CSKS-01 shows installation of a perimeter ring of structural steel cinched to the exterior walls at (4) feet on center with intermediate full-width bracing members. These members are to be completely installed prior to any demolition occurring.



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1 TEMPORARY STABILIZATION

 THE HARMAN GROUP structural engineers parking consultants <small>900 West Valley Forge Road, Suite 200 King of Prussia, PA 19406-4625 810.337.3360 vc • 810.337.3359 fs • www.harmangroup.com</small>	SAMPSON STREET PROPERTIES	Project No.	215093.00
	TEMPORARY STABILIZATION PRIOR TO FLOOR DEMOLITION	3/8"=1'-0"	10/07/2015
		JBV	JBV
		CSKS-01	

**1906-16 SANSOM STREET
"THE WARWICK"
STRUCTURAL RE-USE EVALUATION**

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16 OCTOBER, 2015



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DESCRIPTION

The building at 1906-16 Sansom Street was constructed around 1901. It is seven (7) stories with a basement and is constructed with exterior load bearing masonry walls, and interior steel columns. The floor framing consists of steel framing with a 4" cinder concrete slab. The floor finish consists of wood sleepers set in gravel with wood flooring. The roof framing is wood framed with areas that were replaced.

There is one "Philadelphia style" egress stair on the west side that forces exit and re-entry through an outside platform

BUILDING CONDITION

See Keast and Hood Report dated October 12, 2015. The Keast and Hood report recommends all structural elements of the roof be replaced completely and the concrete slabs at the sixth floor and seventh floor be replaced in their entirety.

BUILDING STRUCTURAL UPGRADE REQUIREMENTS FOR RE-USE AS RESIDENTIAL/HOTEL

Load Review

The floor framing has been used adequately for residential use previously. As such, and in conformance with the floor loading requirements mandated by the Philadelphia Building Construction and Occupancy Code (Building Subcode: IBC 2009), which are listed in Table 1 below, upgrade of the structural floor framing for Level 1 through Level 5 (inclusive) is not required. Per the recommendations in the Keast and Hood report, the concrete slabs at the sixth and seventh floor and the roof structure in its entirety will need to be replaced.

27. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage ^a	10	
Uninhabitable attics with limited storage ^{d, i, k}	20	
Habitable attics and sleeping areas	30	
All other areas	40	
Hotels and multifamily dwellings		
Private rooms and corridors serving them	40	
Public rooms and corridors serving them	100	

TABLE 1 – EXCERPT FROM IBC 2009 TABLE 1607.1

Additionally, a change in use to hotel or condominium would not increase the building's occupancy category, and as such, any upgrades for lateral loads (wind or earthquake) would not be required.



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Geometry Review – Elevator/Stair Impact

Based on information obtained from Solomon Cordwell Buenz, the Architect, (2) new stairs and (1) new elevator would need to be constructed. The exterior existing stair would need to be demolished and infilled.

Due to the fragile nature of the existing structure, complete bays would need to be demolished and rebuilt to install the stair/elevator elements. Replacement of the concrete slab at Level 6 and Level 7 will require structural stabilization (see “BUILDING STRUCTURAL STABILIZATION REQUIREMENTS” below) until the existing slabs have been completely demolished and the new slab achieves its design strength. The existing slabs will be demolished and new steel deck will be installed and fastened to the existing steel beams prior to a new concrete slab being poured. Replacement of the roof structure will also require the aforementioned stabilization prior to demolition of the roof structure. New steel beams as required will be framed to the existing columns and new steel deck will be installed and fastened. See below for estimated construction quantities.

Reconstruction for elevator/stair bays:

- Estimated area (infill and reconstructed areas) = 10,000 s.f. total
- Construction methods, non-combustible 2 hour rated
 - 3-1/2” light weight concrete on 2” composite metal deck
 - Estimated steel tonnage: 60 tons
- Construction of new elevator pit and override

Reconstruction of concrete slab at Level 6 and Level 7:

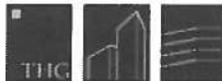
- Estimated area = 6000 s.f.
- 3-1/2” light weight concrete on 2” composite metal deck

Reconstruction of roof:

- The roof will require complete reconstruction.
 - Estimated area = 3,500 s.f.
 - 1-1/2” 22 gage, type B, metal roof deck
 - Estimated steel tonnage: 14 tons

BUILDING STRUCTURAL UPGRADE REQUIREMENTS FOR RE-USE AS OFFICE

Floor loading requirements for office use mandated by the Philadelphia Building Construction and Occupancy Code (Building Subcode: IBC 2009) are significantly heavier than residential use, as shown in Table 2 below. Therefore, for the proposed office use, due to the fragile nature of the building structure and the heavier floor loading requirements, complete rebuilding of the interior structure (i.e., columns, beams, slabs, and



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foundations) will be required. Furthermore, temporary structural stabilization will be required (see “BUILDING STRUCTURAL STABILIZATION REQUIREMENTS” below) until the permanent structure is in place and the new slabs have achieved their design strength.

25. Office buildings		
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first-floor corridors	100	2,000
Offices	50	2,000

TABLE 2 – EXCERPT FROM IBC 2009 TABLE 1607.1

Estimated construction quantities are as follows:

- Estimated area = 24,500 s.f. total
- Construction methods, non-combustible 2 hour rated
 - 3-1/2” light weight concrete on 2” composite metal deck
 - Estimated steel tonnage: 150 tons

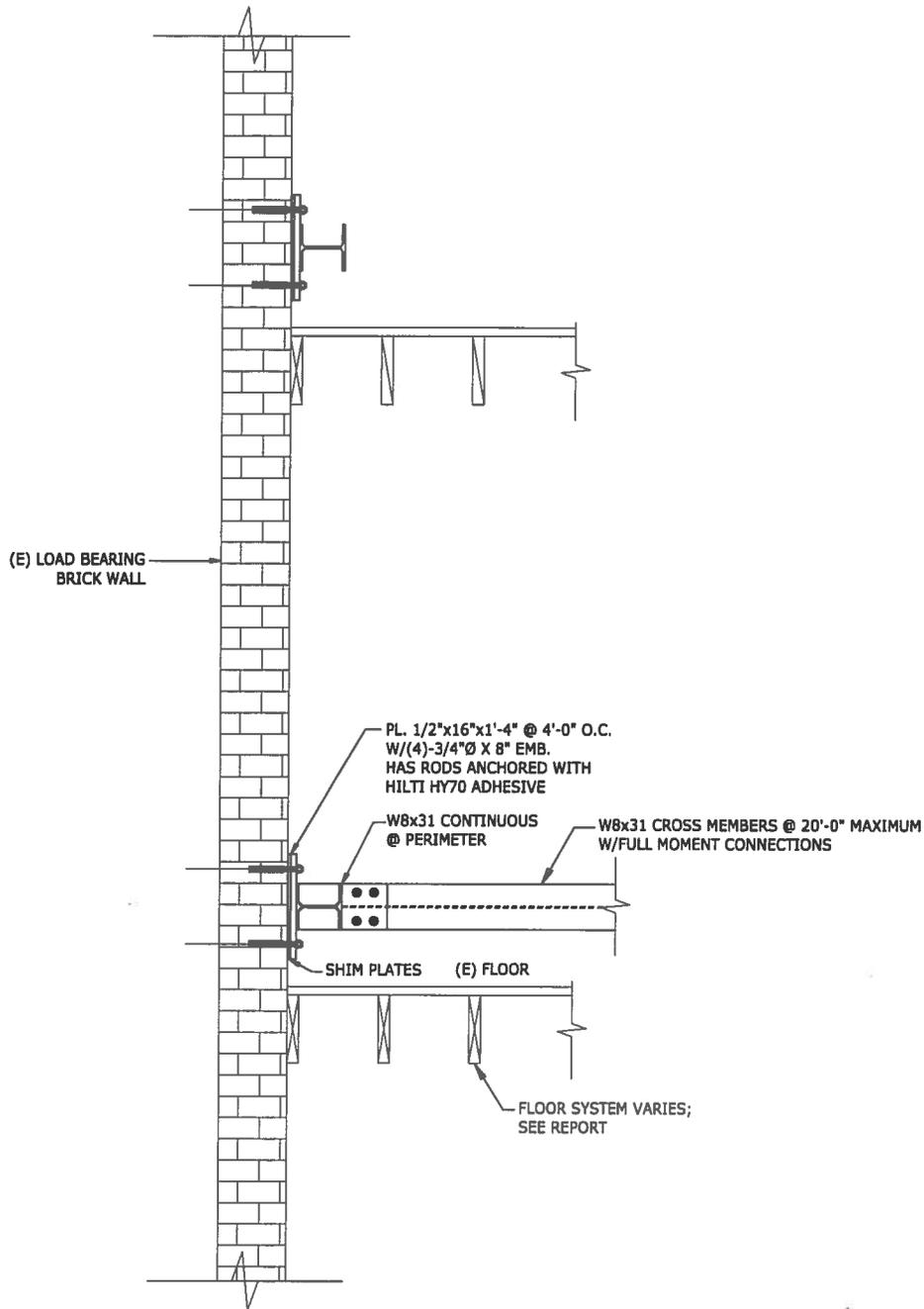
BUILDING STRUCTURAL STABILIZATION REQUIREMENTS

Reconstruction of complete floors, as recommended in the Keast and Hood report at Level 6, Level 7, and the roof, as well as complete rebuilding of the interior structure will require stabilization of the exterior load bearing masonry during demolition.

See attached CSKS-01 for main building structure stabilization requirements. Due to the nature of demolition and new construction activity within the existing space, other non-structural elements may require stabilization. See Keast and Hood report for further information. Sketch CSKS-01 shows installation of a perimeter ring of structural steel cinched to the exterior walls at (4) feet on center with intermediate full-width bracing members. These members are to be completely installed prior to any demolition occurring.



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	TEMPORARY STABILIZATION PRIOR TO FLOOR DEMOLITION	3/8"=1'-0" JBV
	CSKS-01	10/07/2015 JBV

**1918-20 SANSOM STREET
"OLIVER H. BAIR FUNERAL HOME"
STRUCTURAL RE-USE EVALUATION**

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DESCRIPTION

The building at 1918-20 Sansom Street was constructed in 1910. It is two (2) stories with no basement and is constructed with exterior load bearing masonry walls. The floor and roof framing consists of concrete encased steel beams spanning to the exterior bearing walls and a cast concrete slab. There is a skylight that has been filled in with corrugated steel deck.

There is one interior egress stair on the west side of the building and a concrete masonry elevator shaft off the main corridor.

BUILDING CONDITION

See Keast and Hood Report dated October 12, 2015. The Keast and Hood report recommends complete demolition and replacement of the north exterior wall of the building in addition to partial demolition and replacement of portions of the side and rear (south) walls.

BUILDING STRUCTURAL UPGRADE REQUIREMENTS FOR RE-USE AS RESTAURANT/RETAIL, RESIDENTIAL, OFFICE

Load Review

The floor framing has been adequately used for office use previously. As such, and due to similar load requirements for restaurant/retail use and lower load requirements for residential use, in conformance with the Philadelphia Building Construction and Occupancy Code (Building Subcode: IBC 2009), upgrade of the structural floor framing is not required except at the first (northernmost) bay. With that exception, the balance of the existing structural floor framing is acceptable for the re-uses listed above which correspond to the floor loadings mandated by the Philadelphia Building Construction and Occupancy Code (Building Subcode: IBC 2009) listed in Table 1 below .



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9. Dining rooms and restaurants	100	—
37. Stores		
Retail		
First floor	100	1,000
Upper floors	75	1,000
Wholesale, all floors	125	1,000
27. Residential		
One- and two-family dwellings		
Uninhabitable attics without storage ^b	10	
Uninhabitable attics with limited storage ^{c, d, e}	20	
Habitable attics and sleeping areas	30	—
All other areas	40	
Hotels and multifamily dwellings		
Private rooms and corridors serving them	40	
Public rooms and corridors serving them	100	
25. Office buildings		
Corridors above first floor	80	2,000
File and computer rooms shall be designed for heavier loads based on anticipated occupancy	—	—
Lobbies and first-floor corridors	100	2,000
Offices	50	2,000

TABLE 1 – EXCERPT FROM IBC 2009 TABLE 1607.1

With respect to the first bay of framing at the 2nd floor and roof, the Keast and Hood report recommends removal and replacement of the north exterior wall of the building. Due to logistics and the structural feasibility of removing and replacing this wall without negatively affecting the adjacent structure, the first bay of slab at the 2nd floor and roof will need to be removed and replaced. Additionally, any segments of the side/rear walls which require demolition per the Keast and Hood report should be replaced in kind. This work will require temporary structural stabilization (see “BUILDING STRUCTURAL STABILIZATION REQUIREMENTS” below) until new metal deck has been placed and the new concrete slab has been poured and reached its design strength. See below for estimated construction quantities.

Geometry Review – Elevator/Stair Impact

Based on information obtained from Solomon Cordwell Buenz, the Architect, (2) new stairs and (1) new elevator would need to be constructed for the restaurant/retail and office re-uses. These elements would require new openings and supplemental framing in the existing structure. The existing stair and elevator openings would need to be demolished and infilled.

Reconstruction for elevator/stair openings/first (northernmost) bay of framing:

- Estimated area (infill and reconstructed areas) = 1900 s.f. total
- Construction methods: non-combustible, 2 hour rated
 - 3-1/2” light weight concrete on 2” composite metal deck
 - Estimated steel tonnage: 10 tons



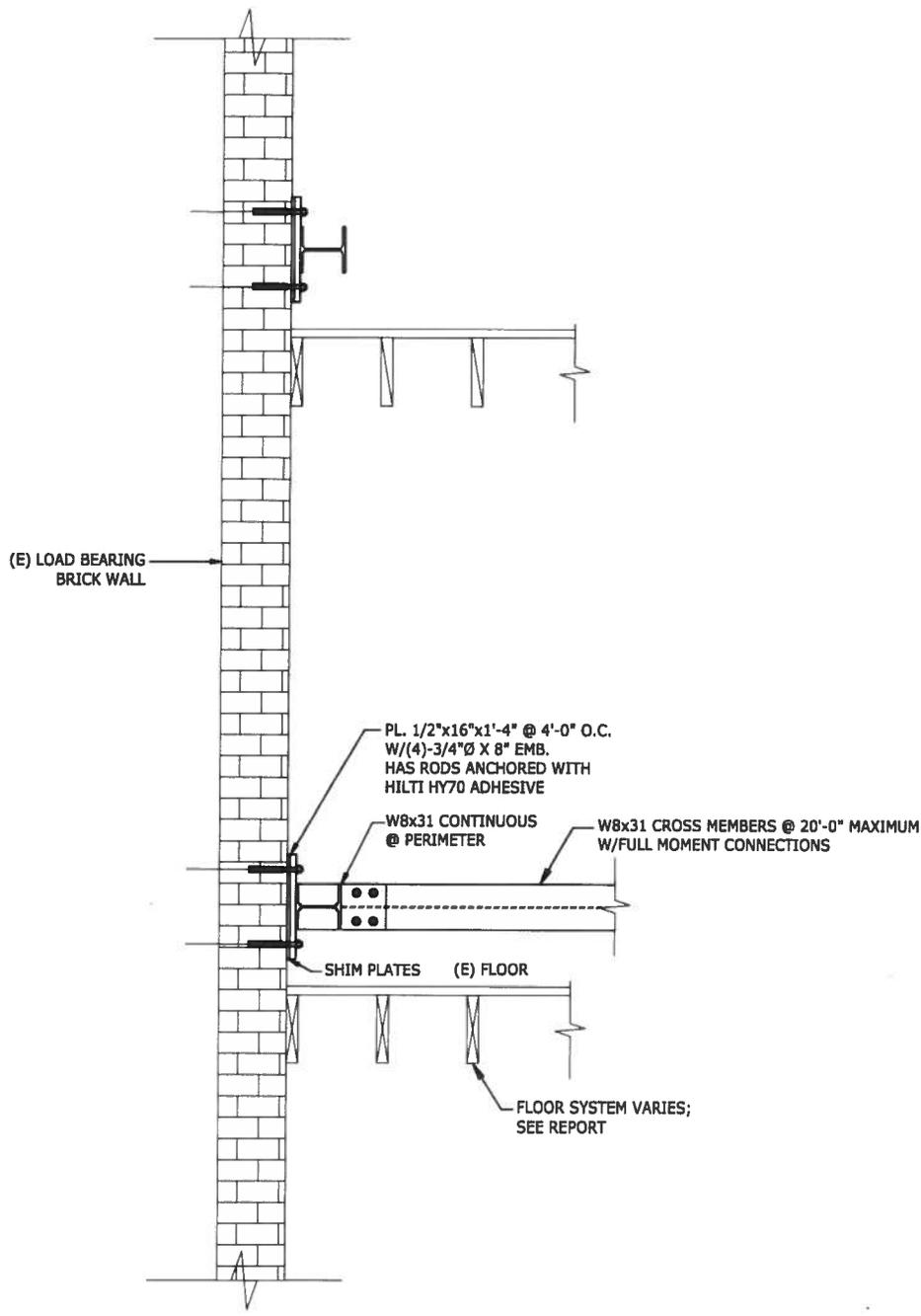
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BUILDING STRUCTURAL STABILIZATION REQUIREMENTS

See attached CSKS-01 for main building structure stabilization requirements. Due to the nature of demolition and new construction activity within the existing space, other non-structural elements may require stabilization. See Keast and Hood report for further information. Sketch CSKS-01 shows installation of a perimeter ring of structural steel cinched to the exterior walls at (4) feet on center with intermediate full-width bracing members. These members are to be completely installed prior to any demolition occurring.



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