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*Engineers • Consultants • Inspectors*

October 22, 2020

Mike Hensgen  
Sunset Condos  
1843A East 20<sup>th</sup> Court  
Arkdale, WI 54613

Re: Sunset Condominiums  
GEC # 2-0216-78

Dear Mike:

The Sunset Bay Condominium Association consulted with General Engineering Company to help coordinate repair efforts on the 28 buildings located at this facility. The inspections and repair work have been ongoing over the last 5 years. The purpose of this letter is to discuss the final project results.

Everyone at this condo facility understands the financial pain that has been associated with this project. Every condo owner has invested approximately \$29,000 into the repairs. It is my understanding that since these repairs have been made, that there are very few condo units that are up for sale. At the start of this project, there were a significant amount of condo units that were for sale. The work that has been completed has added considerable value to this facility and to each condo unit.

Holtz Builders has been the General Contractor throughout these repairs. I have been providing periodic inspections of the work completed by Holtz Builders throughout this project. I am happy to report that Holtz Builders has done an excellent job on repairing these buildings. Throughout this project, the emphasis has been on providing the best repair, not the cheapest repair and that shows through in the final product.

When this project began, there was probable cause to force the evacuation of some of these buildings. Extreme care was taken to properly reinforce and support the areas that were collapsing to make these buildings safe to occupy. Now that this project is nearing completion, the buildings are not only safe to occupy, but are also weather resistant to survive into the future. I have reviewed and inspected the work that Holtz Builders have completed throughout this project, and the workmanship has been excellent, and the final project is significantly improved over what was originally installed.

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Please review this information and if you have any questions, please feel free to call.

Sincerely,

**GENERAL ENGINEERING COMPANY**



Kent E. Fish  
Vice President

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