

AEI Consultants

June 8, 2022

ZONING ANALYSIS REPORT

Property Information:

3105 N Wilke Road
Arlington Heights, Cook County, Illinois 60004

Project Information:

AEI Project No. 462597
Client Reference Name: Arlington Pediatric Therapy

Prepared For:

Cypress West Realty Partners
15305 Dallas Parkway Suite 1134
Addison, Texas 75001

Prepared By:

AEI Consultants
8700 West Bryn Mawr Avenue, Suite 710N
Chicago, IL 60631-3505

Purpose:

Acquisition only

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

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FINDINGS

Report Section	No Further Action	Violation/Deficiency	No Violation	Need Survey to Confirm	Comments
3.1 Current Zoning Classification	✓		✓		M-1: Research, Development, and Light Manufacturing District Zoning District
3.3 Lot Size and Building Density Requirements	✓		✓		Meets requirements
3.4 Yard Setback Requirements	✓		✓		Meets requirements
3.5 Parking Requirements	✓		✓		Meets requirements
4.2 Variances & Conditional/Special Use Permits & 4.3 Site Plan Approvals					Information Pending
5.1 Zoning Code Violations					Information pending
5.1 Building Code Violations	✓		✓		None reported
5.1 Fire Code Violations	✓		✓		None reported
5.2 Zoning Verification Letter					Document pending
5.3 Certificate(s) of Occupancy	✓		✓		Copies are included in Appendix D

CONCLUSIONS

	Conformance	Comments
Conformance Use	Legally Conforming	
Conformance Property	Legally Conforming	

not any zoning code violations exist. AEI also requested that the municipality provide a Zoning Compliance Letter/Zoning Verification Letter to confirm the Property's zoning classification. FOIA requests were also submitted to the government agencies responsible for oversight of building or fire code violations. In the event that written responses were not received, AEI also made attempts to interview knowledgeable municipal employees to obtain this information.

The final part of this assessment included reviewing an ALTA survey of the Property that has been prepared by a third party. ALTA surveys provide valuable property information such as: building footprint, lot specifications, setback distances, impervious surfaces, building height, parking spaces, and other pertinent information. From this research and ALTA survey review, AEI was able to opine on the Property's conformance with local zoning ordinance.

1.2 SIGNIFICANT ASSUMPTIONS

AEI has obtained various information and/or data from a number of secondary resources, as outlined in this report. Resources include information from governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed this information and has reasonably relied on this information to make our assessment. AEI assumes the information to be accurate and correct; however, other information may be provided later which would alter our opinions and/or findings. As such, AEI cannot guarantee the thoroughness or reliability of all the information provided as part of our limited assessment activities.

1.3 LIMITATIONS

Zoning ordinances and districts can change over time. Therefore, the conclusions presented as a result of this study apply strictly to the zoning code that existed at this time the study was performed, and which were made available by the governing municipal entity. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the Property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted zoning analysis practices applicable at the time and location of the study.

Responses received from local government agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 LIMITING CONDITIONS

The performance of this ZAR was limited by the following condition(s):

- This assessment did not include a physical inspection of the Property. As such, AEI could not confirm information provided by third parties and government agencies.
- The following items are beyond the scope of this zoning assessment (including but not limited to): signs, billboards, parking setbacks, ADA parking requirements, usable open space, impervious surface ratio, landscaping requirements, transparency/façade



2.0 PROPERTY INFORMATION

SITE INFORMATION	
Site Name	Arlington Pediatric Therapy
Site Address(es)	3105 N Wilke Road, Arlington Heights, Cook County, Illinois 60004
Property ID (APN or Block/Lot)	03071000190000 (Parent Parcel) and 03-07-100-019-1001 through -1004/Assessor
Location	East side of Wilke Road, approximately 1/4 mile north of Rand Road
Municipal Jurisdiction	City of Arlington Heights
Current Site Use	Medical Office
Site Acreage (Site Square Footage)/Source	6.15 acres (267,894 square feet)/Offering Memorandum
BUILDING INFORMATION	
Year(s) of Construction	1985/Offering Memorandum
Number of Buildings	One (1)/ALTA Survey
Number of Units	One (1)/ESA Site Inspection
Gross Building Square Footage/Source	30,328 square feet/ALTA Survey
Net Rentable Square Footage	30,328 square feet/Offering Memorandum
Building Footprint Square Footage	30,328 square feet/ALTA Survey
Number of Floors/Stories	One (1) story/ALTA Survey
Height	15 feet/Estimated from street-level photographs
Additional Improvements/Ancillary Structures	Asphalt-paved parking areas and associated landscaping



The subject property meets lot size and bulk density requirements.

3.4 YARD SETBACK REQUIREMENTS

Ordinance Section	Requirement	Subject Property	Source
FRONT			
Section 5.1-15.3 Required Minimum Yards	50 feet for yards located on a major or secondary arterial and 40 feet for all others.	100.01 feet (measured to North Wilke Road)	ALTA Survey
REAR			
Section 5.1-15.3 Required Minimum Yards	30 feet required	31.64 feet	ALTA Survey
SIDES			
Section 5.1-15.3 Required Minimum Yards	10% of lot width or 25 feet whichever is greater, but the total side yard does not need to exceed 50 feet	70.19 feet for the north (interior side) 86.35 feet for the south (interior side)	ALTA Survey
ANCILLARY/ACCESSORY STRUCTURES			
	Not applicable; no ancillary structures such as tools sheds, carports, maintenance buildings were identified	Not applicable	ALTA Survey

The subject property meets setback requirements.

3.5 PARKING REQUIREMENTS

Requirement	Subject Property	Source
PARKING		
<p>According to Section 10.4.2 RETAIL - COMMERCIAL AND SERVICES USES, the following parking spaces are required for the subject property Offices - Medical or Dental Clinics uses.</p> <ul style="list-style-type: none"> One (1) space for every 200 square feet of floor area <p>As such, 152 parking spaces are required at the Property.</p>	Total 307 parking spaces, Eight (8) of which are designated handicap	AEI's PCA report

The subject property meets parking space requirements.



5.0 MUNICIPAL RESEARCH & DOCUMENTS

5.1 CODE VIOLATIONS

Zoning Code Violations	As of the submission of this report, AEI has not received a response from the Arlington Heights Planning & Community Development Department as to whether or not there are any outstanding Zoning Code violations at the Property. An addendum to this report will be issued to the client when same becomes available.
Building Code Violations	None Reported (May 31, 2022) Information provided by Patty LeVee, Administrative Assistant, Arlington Heights Building & Life Safety Department
Fire Code Violations	None Reported (May 31, 2022) Information provided by Patty LeVee, Administrative Assistant, Arlington Heights Fire Department

5.2 ZONING VERIFICATION LETTER

A Zoning Verification Letter confirming the Property's zoning classification is currently pending with the Arlington Heights Planning & Community Development Department. Upon receipt of same, an amended report will be issued to the client.

5.3 CERTIFICATE OF OCCUPANCY

Several Certificates of Occupancy were issued for the Property. Copies are included in the appendices.



7.0 MEMBERS OF THE CONSULTANT TEAM

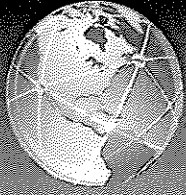
AEI Consultants performed this ZAR of the property located at 3105 N Wilke Road, Arlington Heights, Cook County, Illinois, in conformance with the scope of services outlined in AEI's contract. Any exceptions to, or deletions from, this practice are described in Sections 1.3 and 1.4 of this report.

Prepared By:
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AEI Consultants

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

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PROJECT SUMMARY

3105 North Wilke Road, Arlington Heights, Cook County, Illinois 60004
AEI Project No. 462597

Report Section	REC	CREC	HREC	OEC	Recommended Action
1.0 Introduction					None
2.0 Site and Vicinity Description					None
3.0 Historical Review of Site and Vicinity					None
4.0 Regulatory Agency Records Review					None
5.0 Regulatory Database Records Review					None
6.0 Interviews and User Provided Information					None
7.0 Site Reconnaissance					None
8.1 Asbestos-Containing Building Materials					None
8.2 Lead-Based Paint					None
8.3 Radon					None
8.4 Mold				✓	Replace stained ceiling tiles and confirm that the source of water intrusion has been addressed.



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- APPENDIX G: OTHER SUPPORTING DOCUMENTATION
- APPENDIX H: QUALIFICATIONS
- APPENDIX I: LIST OF COMMONLY USED ABBREVIATIONS

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Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1985-Present	Current commercial office building	Aerial photographs, city directories, local records, interviews, site observations

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Office building (3201 North Wilke Road)	None identified
Northeast	Office building (3205 North Wilke Road)	None identified
East	Office buildings (3115 and 3125 North Wilke Road)	None identified
South	Shalom Memorial Park/Randhill Park Cemetery	None identified
West	North Wilke Road followed by State Route 53 and North Frontage Road	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations (OEC) warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of



1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 3105 North Wilke Road, Arlington Heights, Cook County, Illinois (Appendix A: Figures and Appendix B: Property Photographs).

1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.



Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to Section 6.3 for a summary of previous reports and other documentation provided to AEI during this assessment.
- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.
- On May 23, 2022, the Cook County Department of Public Health (CCDPH) was contacted for information on the subject property in order to identify former wells and/or septic systems or other potential environmental concerns associated with the subject property. At the issuance of this report, records at the CCDPH were not available for review. However since the subject property did not contain former structures and the current building has been connected to the municipal water and sewer systems since construction, this limitation is not expected to significantly alter the findings of this assessment.
- Due to the large volume of materials within portions of the building, direct visual observation of many of the floor and wall areas of the building was not possible. Features may be present that were not observed during AEI's field reconnaissance. Based on the quality of information obtained from other sources, this limitation is not expected to alter the overall findings of this assessment.

1.6 DATA FAILURE AND DATA GAPS

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.



2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Site Address(es)	3105 North Wilke Road, Arlington Heights, Cook County, Illinois 60004
Property ID (APN or Block/Lot)	03-07-100-019-1001, 1002, 1003, 1004
Location	East side of Wilke Road, approximately 1/4 mile north of Rand Road
Property Type	Office condominium building within a larger parcel parent parcel known as the Enterprise Office Campus.
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	6.15 (parent parcel)/Client provided
Number of Buildings	One
Building Construction Date(s)/Source	1985/Client provided
Building Square Footage (SF)/Source	30,328/Client provided
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	N/A
Additional Improvements	The adjoining parking areas and landscaping is the responsibility of the condominium association known as Enterprise Office Center Condominiums
On-site Occupant(s)	Arlington Pediatric Therapy Management Services, Ltd.
Current On-site Operations/Use	Therapy services for children including occupational therapy, physical therapy, speech therapy, sensory-related therapy, motor skills, sports medicine etc.
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None identified

2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	Natural gas
Cooling System	Electricity
Potable Water	Village of Arlington Heights
Sewage Disposal/Treatment	Village of Arlington Heights

Utility source/system information listed in the table above is provided by John Homsher, unless otherwise noted above.



Estimated Depth to Groundwater/ Source	25-50 feet bgs/ISGS Illinois Water Well (ILWATER) Interactive Map
Surface waters on the subject property or adjoining sites	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

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Year(s)	Subject Property Description	Adjoining Site Descriptions
1962	No significant changes	NORTH: No significant changes EAST: No significant changes SOUTH: No significant changes WEST: No significant changes other than additional residences are evident.
1972, 1974	Undeveloped land	NORTH: Undeveloped land EAST: Undeveloped land SOUTH: A cemetery WEST: Undeveloped land and Wilke Road followed by Route 53 with residential properties beyond.
1980	No significant changes	NORTH: The current office building exist EAST: No significant changes SOUTH: No significant changes WEST: No significant changes
1988, 1993, 1994*, 1998, 2007, 2011, 2014, 2017	The current office building exists	NORTH: The current office buildings exist EAST: The current office buildings exist SOUTH: No significant changes WEST: No significant changes other than the parking lot exists between the site building and Wilke Road.

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the aerial photograph review.

*Due to poor image quality and/or scale, detailed observation of site and adjoining property features was not possible.

3.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the EDR collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing EDR. The following table summarizes the results of the city directory search.

Year(s)	Address - Occupant Listed
1958, 1962, 1967, 1971, 1977, 1980, 1985, 1990	No listings
1992	Cema Distribution, Memtek Products, Smurlo Ins.



4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Cook County Department of Public Health (CCDPH)	May 23, 2022	Website	Percy C. Harris, Deputy Chief	Response pending, refer to Section 1.5

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Illinois Environmental Protection Agency (IEPA)	May 25, 2022	Website	N/A	No records on file

4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Arlington Heights Fire Department (AHFD)	May 31, 2022	Email	Laura Potts	Records discussed below

Records Summary

Date	Occupant	Document Type	Document Notes/Violations
9/9/2014	N/A	Incident	Van leaking gasoline (~1 gallon). Vehicle was removed
7/11/2012	N/A	Incident	Mulch fire near parking lot. AHFD extinguished the fire

Review of information on file for the subject property at the AHFD did not reveal any significant environmental concerns.



4.5 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Cook County Assessor's Office	May 23, 2022	Website	N/A	Information obtained is discussed below

Records Summary

APN	03-07-100-019-1001, 1002, 1003, 1004
Acreage	6.15 (parent parcel) acres
Construction Date	Not provided
Building Square Footage	Not provided
Current Owner	3105 N. Wilke LLC
Additional Information	The subject property is part of a larger 268,073 square foot parcel (6.15 acres) containing four office buildings. The larger parcel is associated with APN 03-07-100-019. No other pertinent information is provided.

4.6 OTHER AGENCIES SEARCHED

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Illinois Office of the State Fire Marshal (OSFM)	May 25, 2022	Website	N/A	No records of USTs are on file
Cook County Recorder of Deeds	May 25, 2022	Website	N/A	A Warranty Deed was recorded in 2009 between 3105 N. Wilke LLC (grantee) and Enterprise Office Center L.L.C.

No other agencies were contacted during the course of this assessment.

4.7 OIL AND GAS WELLS

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
Illinois State Geological Survey (ISGS)	May 25, 2022	ISGS Map	No

4.8 OIL AND GAS PIPELINES

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	May 25, 2022	NPMS Public Map Viewer	No

Database	Search Distance (Miles)	Subject Property	Adjoining Site(s)	Other Nearby Sites of Concern
State/Tribal landfill and solid waste disposal lists	0.5			
State/Tribal leaking storage tanks	0.5			
State/Tribal registered storage tanks	SP/ADJ			
State/Tribal voluntary cleanup sites	0.5			
State/Tribal EC/IC registries	SP			
State/Tribal brownfield sites	0.5			
Orphans	N/A			
Additional Environmental Record lists	SP/ADJ			

Facility Name	AT&T - Frontage CEV - Q65670
Address	Frontage Road/RTE 53
Distance & Direction	300 feet southwest
Hydrologic Position	Cross-gradient
Databases Listed	None Identified
Comments	<p>The subject property is listed as a Tier 2 facility which identifies facilities that store or manufacture hazardous materials and submit a chemical inventory report. Based on the facility name and site reconnaissance, it appears that the listing is associated with the cellular tower compound located approximately 300 feet southwest of the subject property.</p> <p>Based on the nature of the database listing, the distance between the Tier 2 facility and subject property (approximately 300 feet), the nature of the Tier 2 facility, this listing is not expected to represent a significant environmental concern at this time.</p>

5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.



Mr. Sianis indicated his wife Elaine Sianis and Christine Weber are owners of the building and of Arlington Pediatric Therapy (APT). APT has occupied a portion (58%) of the building for at least 30 years and in 2009 purchased the building. By 2012 the entire building was occupied by APT. The building was originally a four-unit condominium building. Mr. Sianis also indicated operations are strictly for therapy and no medical exams are performed and biomedical waste is not generated.

6.1.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

Question	Response/ Comment
<p>1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)</p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?</p>	<p>Information not provided</p>
<p>2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)).</p> <p>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</p>	<p>Information not provided</p>
<p>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</p>	<p>Information not provided</p>

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	May 25, 2022
AEI Site Assessor(s)	Julie Lagvankar
Property Escort(s)/ Relationship(s) to Property	Mr. George Sianis/Owner Representative Mr. John Homsher, Senior Vice President with Colliers
Units/Areas Observed	Building (addressed as 3105 North Wilke Road) and representative interior areas
Area(s) not accessed and reason(s)	Remaining portions of the parent parcel
Other Physical Constraints	None

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use		
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids		✓
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers	✓	
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems		
Biomedical Wastes		
Other	✓	

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.



8.0 NON-ASTM SERVICES

8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that can be separated into fibers. The fibers are strong, durable, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos has been used in thousands of consumer, industrial, maritime, automotive, scientific and building products. During the 20th century, some 30 million tons of asbestos have been used in industrial sites, homes, schools, shipyards and commercial buildings in the United States. Commercial use of ACM began in the early 1900s and peaked in the period between 1940 and into the 1970s. Common ACMs include pipe-covering, insulating cement, insulating block, refractory and boiler insulation materials, transite board, fireproofing spray, joint compound, vinyl floor tile, ceiling tile, mastics, roofing products, and duct insulation for HVAC applications. Inhalation of asbestos fibers can result in deleterious health effects.

The potential for ACM was evaluated based the United States EPA Guidance Document: Managing Asbestos in Place - A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials (the Green Book). In 1973 the NESHAPS banned the use of most spray-applied surfacing ACM, specifically asbestos containing spray-on fireproofing and insulation. Subsequent revisions to this regulation in 1975 and 1978 effectively eliminated the use of friable pre-molded pipe, boiler, turbine, and duct insulation; and the spray application of friable asbestos-containing materials for all uses in buildings. In 1989 the EPA issued regulations to ban some asbestos-containing products and phase out most others over a multi-year period. The "Ban and Phase-Down" rule was challenged in court and the regulation remanded to the agency. As a result, any asbestos-containing products then "in commerce" would not be banned. Those not in commerce would be banned. Those materials "banned" could not be sold. It did not affect such materials already installed, or in use. Most US firms voluntarily ceased production of asbestos containing building materials not covered by the aforementioned Federal bans by the mid-1980s. In 1994, the OSHA determined that employers and building owners are required to treat installed thermal system installation and sprayed on and troweled-on surfacing materials, as well as vinyl or asphalt flooring material, as ACM in buildings constructed no later than 1980 until tested by laboratory analysis to prove otherwise.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state or local regulations in regards to ACM.

Although the cutoff date of 1981 referenced in the OSHA regulations is generally accepted for estimating the likelihood that certain building materials may contain asbestos, building materials manufactured after 1981, while not expected to, may still contain asbestos. Typical materials that are known to still be manufactured with asbestos include but are not limited to: asphalt roofing products and building caulking materials and adhesives. A limited list of typical suspect ACMs is included in the following table:



The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LBP.

In buildings constructed after 1978, it is unlikely that LBP is present; however, some paints utilized after 1978 will be LCP under OSHA. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property building, it is unlikely that LBP is present; however, LCP may be present. Based on the good condition of the observed painted surfaces, potential LCP is not considered a significant environmental concern at this time.

8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2 pCi/L and 4 pCi/L, equal to or below the action level of 4 pCi/L set forth by the US EPA.

8.4 MOLD

Molds are simple microscopic organisms which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth may occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials, including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting, often play host to such growth. Mold spores primarily cause health problems through the inhalation of spores or the toxins they emit when they are present in large numbers. This can occur when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.



9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:

Reviewed By:



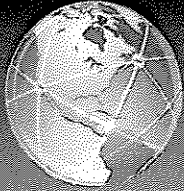
DRAFT

Julie Lagvankar
Associate Consultant

Kimberly A Cichon
Senior Author

DRAFT





AEI Consultants

June 8, 2022

PROPERTY CONDITION REPORT - EQUITY

Property Information:

3105 N Wilke Road
Arlington Heights, Cook County, Illinois 60004

Project Information:

AEI Project No. 462597
Client Reference No.
Client Reference Name: Arlington Pediatric Therapy

Prepared For:

Cypress West Realty Partners
15305 Dallas Parkway Suite 1134
Addison, Texas 75001

Prepared By:

AEI Consultants
8700 West Bryn Mawr Avenue, Suite 710N
Chicago, Illinois 60631-3505

Purpose:

Acquisition only

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-12
3.1.1 Topography, Storm Water Drainage, and Retaining Walls	X			None			
3.1.2 Site Access, Parking, Pavement	X	X		Refurbish		\$5,000	\$10,000
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps	X			None			
3.1.4 Landscaping, Fencing, Signage, Site Lighting	X			None			
3.1.5 Site Amenities		NA		None			
3.1.6 Utilities	X			None			
3.1.7 Other Site Structures		NA		None			
3.2.1 Foundations	X			None			
3.2.2 Framing	X			None			
3.2.3 Cladding	X	X		Refurbish		\$12,000	\$12,000
3.2.4 Roof Systems	X	X		Replace		\$303,280	
3.2.5 Appurtenances		NA		None			
3.2.6 Doors and Windows	X			None			
3.2.7 Common Area Amenities		NA		None			
3.2.8 Common Area Finishes		NA		None			
3.3.1 Plumbing Systems and Domestic Hot Water	X			Replace			\$1,950
3.3.2 Heating, Cooling, and Ventilation	X			Replace			\$90,000
3.3.3 Electrical Systems	X			None			
3.3.4 Vertical Transportation		NA		None			
3.3.5 Security	X			None			
3.3.6 Fire Protection and Life Safety Systems	X			Replace			\$4,000
3.4.1 Down Units		NA		None			
3.4.3 Tenant Unit Finishes	X			None			
3.4.4 Tenant Kitchens and Bathrooms	X			None			
4.1 Moisture and Microbial Growth	X			None			
6.1 Building Code	X			Pending FOIA Response			



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APPENDIX F: List of Commonly Used Acronyms
APPENDIX G: Property Evaluator Qualifications



AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health and safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or a significant escalation in repair costs if left uncorrected. Opinions of Costs for Immediate Repairs are provided in the Immediate Repair Cost Table.

Short Term Repairs (0-1 Year) are recommended for Physical Deficiencies inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis within the first year. Included are such deficiencies resulting from improper design, faulty installation and/or quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) and that may require replacement during this time frame are also included.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The Capital reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of costs for Capital Reserves are provided in a Capital Reserve Cost Schedule.

REMAINING USEFUL LIFE

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. The opinion regarding RUL does not pertain to the Property's marketability.



Please note that AEI's original proposal included optional services to enhance the level of due diligence beyond the ASTM Standard's baseline level given your proposed acquisition position. Cypress West Realty Partners chose to utilize the ASTM Standard's baseline and not engage additional subspecialty consultants for this assignment.

1.2 SCOPE OF WORK

The PCA was performed in general conformance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and is subject to the limitations and scope considerations contained within these Standards.

The scope of this assessment is to:

- Develop a general property description;
- Identify major existing components;
- Perform a visual assessment of the physical condition of the components;
- Perform a Visual Accessibility Survey consisting of a limited scope visual survey and completion of *Uniform Abbreviated Screening Checklist*;
- Approximate costs for repairs and/or capital reserve items based upon a reserve term provided by the Client; and
- Prepare this Property Condition Report (PCR).

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

- Good condition—in working condition and does not require immediate or short term repairs above an agreed threshold.
- Fair condition—in working condition, but may require immediate or short term repairs above an agreed threshold.
- Poor condition—not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

1.3 DEVIATIONS FROM THE GUIDE

This PCA includes the following deviations from ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process":

- Opinions of Costs for Capital Reserves are provided in the Capital Reserve Cost Schedule. Capital Reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These Capital Reserves are expressed on an annual basis over the evaluation period requested by the Client. Capital Reserves



AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested, in a reasonable time to formulate an opinion and to complete this Report.

Summary of Documents Reviewed		
Document	Author/ Created By	Date Issued/ Published
HVAC Inventory 3105_TTU_M_S	David Braun / Condominium Association	2018/2019
View Roof Repair Survey	David Braun / Condominium Association	04/04/2022
Roof Repair Plan Map	STR Building Resources LLC	05/18/2022
2022 Roof Repair List	STR Building Resources LLC	04/04/2022
Fire Detection Inspection Report	Detection Systems & Service Inc	10/26/2021
Roof Survey	STR Building Resources LLC Kyle Dillman	04/04/2022
3105 N Wilke Offering Memorandum	Colliers	

1.7 RELIANCE

This assessment was conducted on behalf of and for the exclusive use of Cypress West Realty Partners (Client) solely for use in a property condition evaluation of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client and their successors and assigns.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by Cypress West Realty Partners on May 10, 2022. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the Client and all relying parties.



to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Systems and components that are not deemed to have a material effect on the use are also excluded. Replacement costs were solicited from ownership / property management, AEI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the owner's or property management's maintenance staff were also considered.

AEI's reserve methodology involves identification and quantification of those systems or components that may require capital reserves within the evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a Capital Reserve Schedule could be prepared. The Capital Reserve Schedule, presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items recommended in the Immediate Repair Cost Estimate.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from various industry sources, including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift and United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the PCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies



Immediate Repair and Short Term Costs

Arlington Pediatric Therapy
 3105 N Wilke Road
 Arlington Heights, Illinois 60004
 June 8, 2022

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
3.1.2 Site Access, Parking, Pavement							
Asphalt Pavement, Seal coat, Restripe, and Crack seal (Shared Condominium Association Parking)	1	Allow	\$5,000.00	100%	\$0	\$5,000	Seal and stripe asphalt paving
3.2.3 Cladding							
Exterior walls, Repaint and Recaulk	8,000	SF	\$1.50	100%	\$0	\$12,000	Paint and caulk exterior surfaces
3.2.4 Roof Systems							
EPDM Roof, Replace	30,328	SF	\$10.00	100%	\$0	\$303,280	Replace roofing based on age
7.0 Accessibility							
Accessible Parking, Provide Missing signage	3	EA	\$500.00	100%	\$1,500		Provide signage at all accessible parking spaces
Total Repair Cost					\$1,500.00	\$320,280.00	

2.2 RECENT, IN PROGRESS AND PLANNED CAPITAL IMPROVEMENTS

AEI provided a pre-survey questionnaire and conducted an interviews of persons listed in this report to help determine historic, current, and planned information about the property, especially concerning significant capital expenditures over \$3,000. A summary of disclosed or easily observable recent, current, or planned capital expenditures are briefly outlined below.

2.3 INCURRED CAPITAL REPLACEMENT AND MAINTENANCE COSTS

The scope of work of this PCA does not include a legal summary, interpretation or commentary on leases or Ownership Association legal documents associated with the Property. All information below was reported to AEI; verification would be prudent.

For purposes of this assessment, this PCR's Costs Tables include opinions of cost for repair or replacement of all systems expected to occur during the evaluation term, regardless of lease designations of responsibility.

According to property management personnel, based on the typical lease agreement, the interior components within each tenant space are to be maintained, repaired, or replaced by the tenant at the tenant's own expense. This responsibility also extends to any exterior mechanical, electrical, or plumbing equipment that services the tenant space, such as rooftop HVAC units and wall-mounted electrical equipment.

The landlord is responsible for the maintenance or replacement costs of the building structure and envelope including the roof and exterior walls. The landlord is also responsible for any mechanical, electrical, or plumbing equipment that serves the entire building as well as for the parking lot.



Site Access, Parking, Pavement Descriptions			
Items	Description	Action	Condition
Signalization at Site Access	Not applicable		
Easement or Alley Way	Entrance drive is part of shared easement.	R&M	Good
Bollards	Not applicable		

ASSESSMENT / RECOMMENDATION

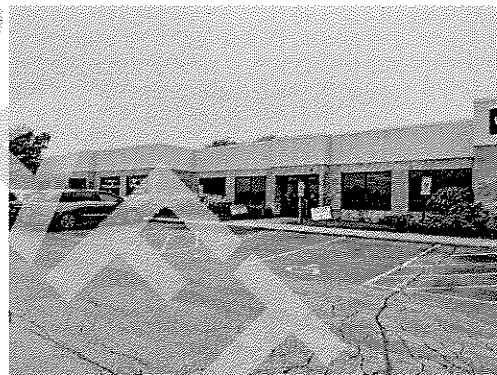
There is onsite asphalt pavement at drive lanes and parking areas. The POC reported that the parking lot is owned and maintained as part of the condominium association. Parking spaces are shared throughout the common condominium association property. Cost of maintenance and repairs to asphalt pavement are collected thru lease agreements.

AEI recommends periodic crack-filling, seal coating and re-striping of the asphalt paving during the evaluation period. An opinion of cost for the parking leased repairs is included in the Tables.

Photographs



Asphalt parking



West facing facade



South area parking



3.1.4 LANDSCAPING, FENCING, SIGNAGE, SITE LIGHTING

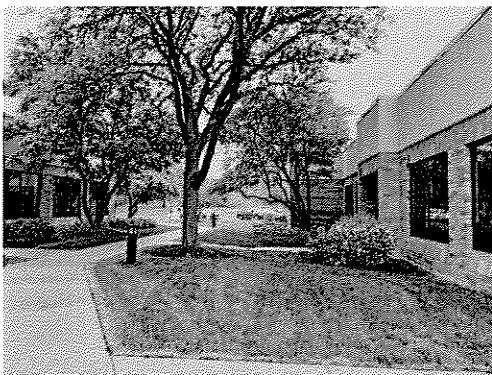
Landscaping, Fencing, Signage, Site Lighting Descriptions			
Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and manicured lawn	R&M	Good
Irrigation	Automatic underground system	R&M	Good
Perimeter Fencing	Not applicable		
Entry Gates	Not applicable		
Patio Fencing	Not applicable		
Refuse Area Fencing	Not applicable		
Building Lighting	Building mounted lighting	R&M	Good
Parking Area Lighting	Pole-mounted fixtures	R&M	Good
Exterior Lighting Controller	Timer	R&M	Good
Signage	Building-mounted signs and Pylon sign	R&M	Good
Water Features	Not applicable		

ASSESSMENT / RECOMMENDATION

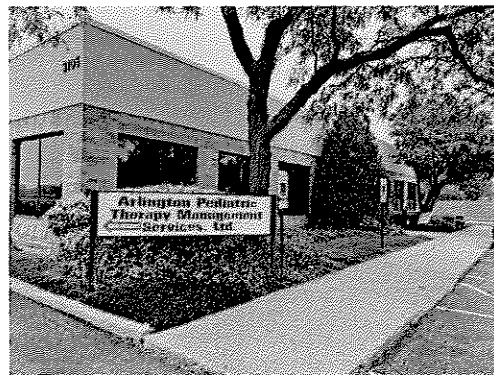
Lighting was observed to be in overall good condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No unusual problems or concerns were observed or reported. Although not observed after dark, lighting appears adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period. Due to the limited scope and low estimated cost, AEI anticipates that any repairs to the Property lighting can be accomplished as part of routine maintenance.

No notable deficiencies or indications of deferred maintenance of landscaping, signage, exterior lighting systems or fencing were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Landscaped area



Facility signage



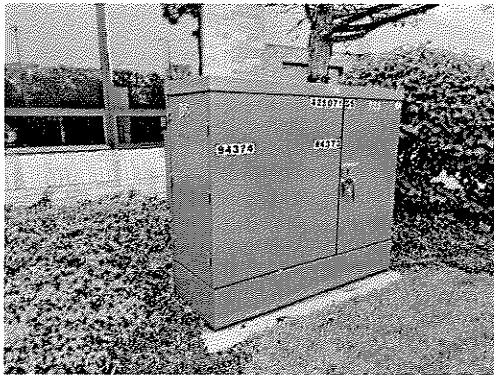
Utilities Descriptions			
Item	Description	Action	Condition
On-site Waste Water Treatment System	Not applicable		
On-site Domestic Water Wells	Not applicable		
On-site Irrigation Wells	Not applicable		
Electrical Transformers	Underground lines to Property-owned, pad-mounted electrical transformer(s)	R&M	Good
Alternative Energy Systems	Not applicable		
Emergency Generator	Not applicable	Refer to Section 3.3.3 below for details	

ASSESSMENT / RECOMMENDATION

The Property is responsible for all underground piping on the Property. No recent or chronic leaks were reported and no signs of recent or chronic leaks were observed.

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



Pad mounted transformer



Gas meters

3.1.7 OTHER SITE STRUCTURES

ASSESSMENT / RECOMMENDATION

The Property does not include free-standing garages or other notable ancillary structures, such as carports or maintenance sheds.

3.2 ARCHITECTURAL COMPONENTS



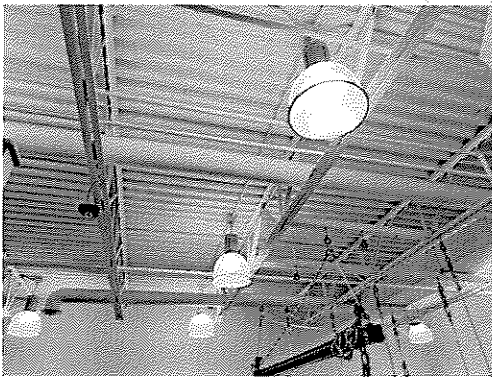
Framing Descriptions			
Item	Description	Action	Condition
Upper Floor Construction	Not applicable		
Secondary Framing Members	Concrete masonry unit (CMU) bearing walls with interior steel framing	R&M	Good
Interior Stair Structures and Locations	Not applicable		

ASSESSMENT / RECOMMENDATION

Walls and floors appeared to be plumb, level, and stable. There were no signs of significant deflection or movement. Based on our observations and interviews, the superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building, and was judged to be in overall good condition.

No notable deficiencies or indications of deferred maintenance of framing were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



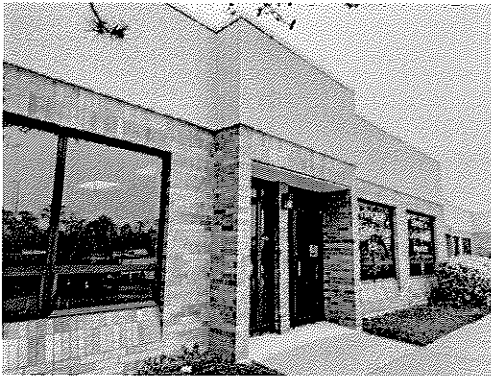
Steel frame structure

3.2.3 CLADDING

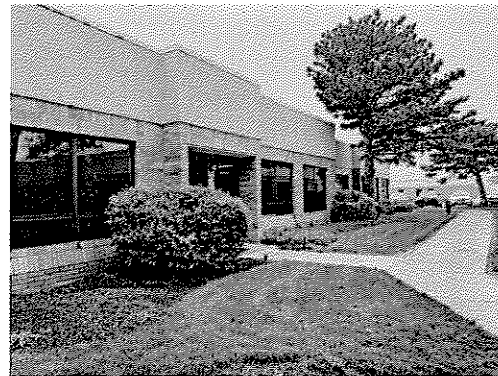
Cladding Descriptions			
Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Unpainted masonry brick veneer	R&M	Good
Secondary / Accent Exterior Wall Finishes	Exterior insulation finish system (EIFS) along the wall / roof line	ST/RR	Good
Trim Finishes	Metal		
Soffits/Eaves	Not applicable		



Photographs



Front facade entrance



East facade



West facing facade



East facing facade

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior walls, Repaint and Recaulk	8	8	0	Short Term 9	\$12,000 \$12,000
Total					\$24,000



building owner, roof replacement and repairs are responsibility of the condominium association. For the purpose of this assessment report, an opinion of cost for this work is included in the Tables.

Should any warranties exist, copies should be obtained and reviewed as part of good management practices. Should the Property ownership be transferred, any existing roof warranty should be re-assigned to the new building owner. Warranties should not be relied upon without close examination of the language of the document, research into the issuing company, and historic information concerning installation and maintenance.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
EPDM Roof, Replace	20	20	0	Short Term	\$303,280
Total					\$303,280

3.2.5 APPURTENANCES

ASSESSMENT / RECOMMENDATION

No notable architectural appurtenances are provided at the property.

3.2.6 DOORS AND WINDOWS

Doors and Windows			
Item	Description	Action	Condition
Storefront Windows	Aluminum-framed storefront systems	R&M	Good
Other Window Types	Fixed windows	R&M	Good
Window Frames	Aluminum frame	R&M	Good
Window Panes	Double pane insulated	R&M	Good
Main Entrance Doors	Aluminum storefront entrance doors	R&M	Good
Secondary Entrance Doors	Aluminum storefront entrance doors	R&M	Good
Tenant Space Doors	Not applicable		
Service Doors	Steel clad insulated door	R&M	Good
Overhead Doors	Not applicable		

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of door and window systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.



Plumbing Systems and Domestic Hot Water Systems			
Item	Description	Action	Condition
Domestic Water Heaters/ Boilers	Individual small, gas-fired, tank-type water heaters	RR	Good

Natural Gas Systems			
Item	Description	Action	Condition
Natural Gas / Propane Distribution Piping	Steel piping painted black	R&M	Good
Natural Gas Meters	One for building, located on building exterior	R&M	Good
On-site Uses of Natural Gas	Domestic water heating HVAC	R&M	Good

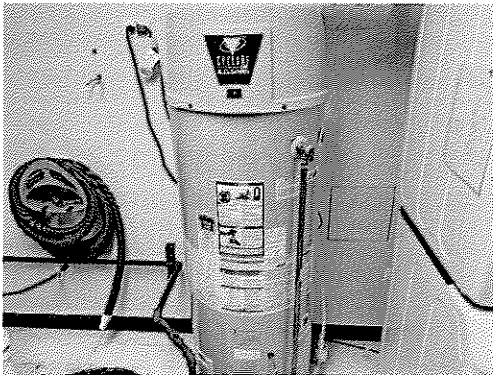
ASSESSMENT / RECOMMENDATION

The domestic water plumbing systems and sewer systems appeared to be good and well maintained, and, according to site contact, are in good condition. According to site contact, the water pressure is adequate. No items of deferred maintenance were observed or reported. The RULs of the piping systems should exceed the evaluation period.

Condition of the water heaters observed by AEI was good with no significant deficiencies. The temperature and pressure relief valves on units observed appeared properly piped. Based on the effective ages and EULs of existing water heaters, replacement during the evaluation period is anticipated; an opinion of cost is included in the Tables.

No notable deficiencies or indications of deferred maintenance of distribution piping or water heater systems were observed or reported.

Photographs



Water heater



Based on the observed condition and estimated age of the equipment, the package units can be expected to last through the evaluation term, with the help of routine maintenance.

Ventilation Description			
Item	Description	Action	Condition
Common Area Corridor Ventilation / Make-up Air	Not applicable		
Toilet Room Ventilation	Direct vent fans	R&M	Good
Passive Ventilation	Not applicable		
Stair tower Ventilation	Not applicable		
Warehouse / Manufacturing Area Ventilation	Not applicable		
Dehumidification System	Not applicable		

Equipment List HVAC						
Equipment ID / Area Served	Type	Model No.	Manufacturer	Capacity	Manufacture YR	Action
1	RTU (Gas)	48KCEA05A2A3A0A0A0	Carrier	4 Tons	2018	R&M
2	RTU (Gas)	48KCEA05A2A3A0A0A0	Carrier	4 Tons	2018	R&M
3	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
4	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2018	R&M
5	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
6	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2018	R&M
7	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
8	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
10	RTU (Gas)	48VL-C2406030	Carrier	2 Tons	2019	R&M
11	RTU (Gas)	48VL-C2406030	Carrier	2 Tons	2019	R&M
12	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
13	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
14	RTU (Gas)	48VL-C2406030	Carrier	2 tons	2019	R&M
15	RTU (Gas)	48VL-C2406030	Carrier	2 Tons	2019	R&M
16	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2018	R&M
17	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
18	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
19	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2018	R&M
20	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
21	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
22	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
23	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
24	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
25	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
26	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M
27	RTU (Gas)	48FCEA05A2A3A0A0A0	Carrier	4 Tons	2019	R&M



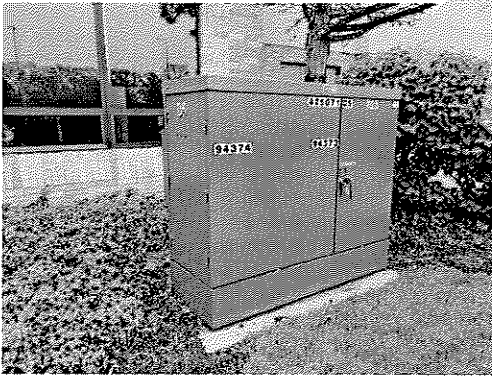
Electrical Systems			
Item	Description	Action	Condition
Ground Fault Circuit Interrupter	Observed in kitchen, bathrooms, and wet areas	R&M	Good
Date of Most Recent Thermography Infrared (IR) Test	Not applicable		

ASSESSMENT / RECOMMENDATION

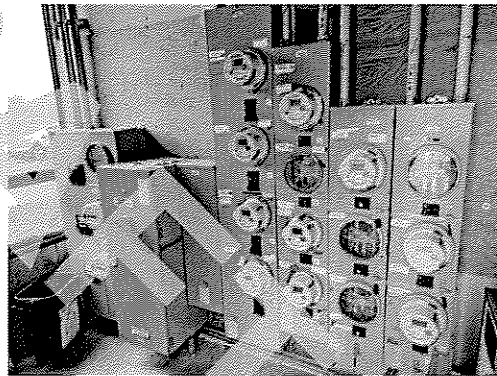
In general, the electrical systems for the Property, including switchboards, panel boards, lighting and wiring systems appeared in good condition and adequately sized for the intended use of the facilities.

No notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

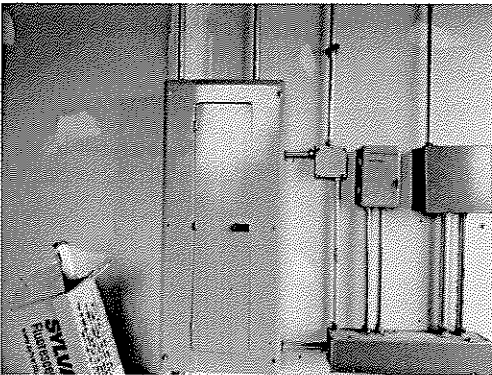
Photographs



Pad mounted transformer



Electrical meters



Electrical panel



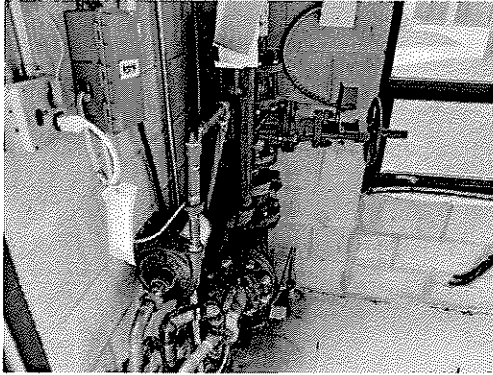
Fire Safety Equipment			
Item	Description	Action	Condition
	Battery back up light fixtures.		
Special Systems	Not applicable		
Fire Hydrants, Number and on-site Locations	Located along adjacent public streets	R&M	Good
Smoke control system/ smoke evacuation method	Emergency lighting and egress signage are provided by the typical battery pack fixtures	R&M	Good

Fire Alarm System			
Item	Description	Action	Condition
Main Fire Alarm Panel	Honeywell MS 9200UDLS	RR	Good
Auxiliary Fire Alarm Panels	Not applicable		
Addressable	Not applicable		
Systems Monitored and Controlled by Fire Alarm System	Smoke detectors, heat detectors, sprinkler water flow switch.	R&M	Good
Fire Alarm Inspection Date	10/26/2021	R&M	Good
Fire Alarm Inspection Entity	Detection Systems & Service INC	R&M	Good
Service Contractor	Josh Belke		
Fire Alarm Off-Site Communication Entity	Fire Department		

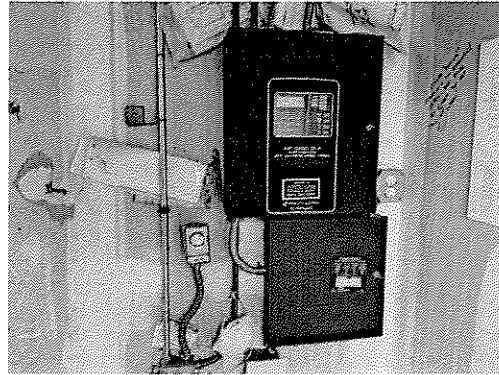
Fire Suppression System			
Item	Description	Action	Condition
Fire Suppression Type	100% Sprinkler Coverage with Wet pipe system	R&M	Good
Areas covered by Wet Fire Sprinkler System	100%	R&M	Good
Areas covered by Dry Fire Sprinkler System	None		
Areas covered by Standpipe System but no Fire Sprinklers	None		
Areas not covered by Fire Suppression System	Not applicable		



Photographs



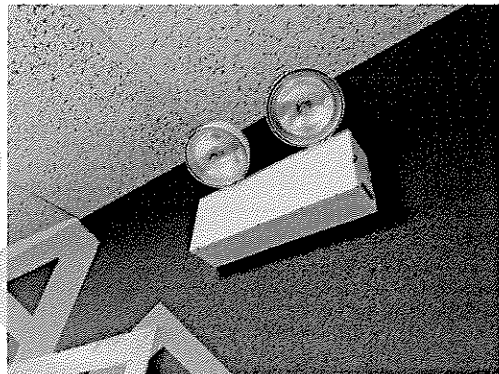
Main sprinkler system



Fire alarm control panel



Fire extinguisher



Emergency lighting

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Central Fire Alarm Panel. Replace	20	15	5	5	\$4,000
Total					\$4,000

3.4 TENANT UNITS

3.4.1 DOWN UNITS

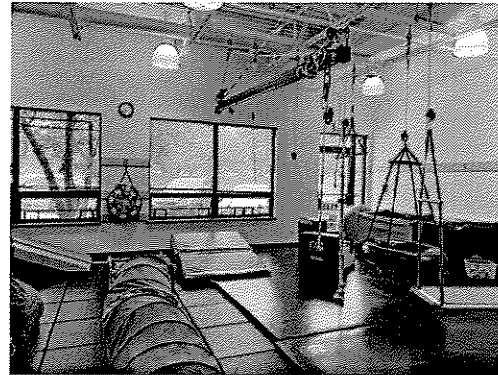
A "down" commercial unit is one that is unrentable due to an existing or reoccurring physical deficiency, such as fire or water damage, infestation. It is not a commercial unit that is only "vacant" or has not had a tenant fit-out.

No down unit was reported at the time of the assessment.

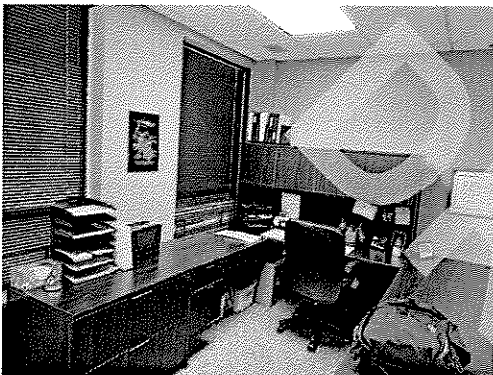




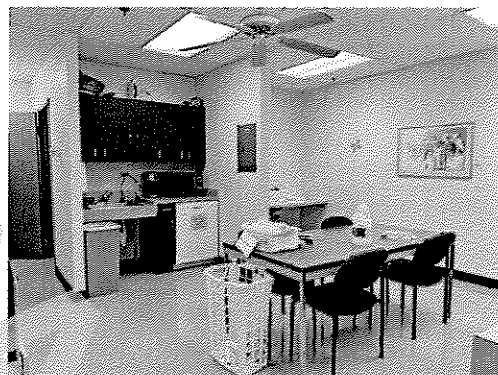
Facility therapy room interiors



Therapy gym area



Administration office space



Break room

3.4.4 TENANT KITCHENS AND BATHROOMS

Tenant Kitchens			
Item	Description	Action	Condition
Kitchen Sink & Countertop	Laminated particleboard and underhung stainless steel sink	R&M	Good
Kitchen Cabinetry	Wood frame with particle board doors, covered with plastic laminate	R&M	Good
Kitchen Appliances and Other	Residential style refrigerator and counter microwave and dishwasher	R&M	Good

Tenant Restrooms			
Item	Description	Action	Condition
Number and Types of Tenant Restrooms	14 multi-user restrooms	R&M	Good
Restroom Countertop and Sink	Plastic laminated particle board with underhung sink or wall mounted sink	R&M	Good
Restroom Cabinetry	Not applicable		
Toilet	Tank top toilet with large capacity tank	R&M	Good



4.0 MOISTURE AND MICROBIAL GROWTH

4.1 MOISTURE AND MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities); however, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line PCA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

ASSESSMENT / RECOMMENDATION

George Sianis reported no knowledge of suspected mold or microbial growth at the Property and that tenant occupants have not relayed complaints concerning suspected mold or microbial growth. George Sianis indicated that no formal indoor air quality management plan currently exists at the Property.

AEI identified no documents regarding indoor air quality or microbial concerns.

George Sianis was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No floor drain or ground water problems were reported.

AEI observed no notable indications of excessive moisture or microbial growth at the property.



Hurricane Susceptible Zone

ASSESSMENT / RECOMMENDATION

The propensity of wind events to adversely affect this property is designated in the discussion above.

Further Study may be undertaken at the discretion of our client.

5.3 FLOOD ZONE

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 17031C0044J, dated 08/19/2008, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.



ASSESSMENT/RECOMMENDATION

AEI offers Energy Benchmarking Assessments and can complete a review at the client's request for an additional fee.

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AEI has performed a baseline ADA Visual Accessibility Survey consisting of a limited scope visual survey and completion of the checklist provided herein. The baseline scope of work excludes limited measurement and counts. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. Some of the information may be obtained from the owner, such as the number of standard and accessible parking spaces, or the number of total and ADA-compliant guestrooms.

Supplemental assessment may be needed to satisfy the risk tolerance and desired level of due diligence of some users. It should be understood by the Client that the limited accessibility screening and related observations described herein do not comprise a full ADA Compliance Survey, and that such a survey, which may reveal specific aspects of the Property that are not in compliance, is beyond the scope of this assessment. The intent of this PCA is to provide a limited visual screening of the property to identify obvious accessibility issues and possible solutions.

Assessment of ADA Title III Application		
Application	Yes/No	Definition
Age: Was this property constructed after July 1992?	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Is the property classified as a place of public accommodation?	No	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure?	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure?	No	Properties classified as such are exempt from complying with the ADAAG.
Does the property plan a significant renovation? (If so, 20% of the renovation budget should be allocated to ADA upgrades)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions.



Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act					
	Item	Yes	No	N/A	Comments
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?			✓	
7.	Do ramps on an accessible route appear to have compliant handrails?			✓	
Building Entrances					
1.	Do a sufficient number of accessible entrances appear to be provided?	✓			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	✓			
3.	Is signage provided indicating the location of alternate accessible entrances?			✓	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	✓			
5.	Do doors at accessible entrances appear to have compliant hardware?	✓			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	✓			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	✓			
8.	Do thresholds at accessible entrances appear to have a compliant height?				
Interior Accessible Routes and Amenities					
1.	Does an accessible route appear to connect with all public areas inside the building?	✓			
2.	Do accessible routes appear free of obstructions and/or protruding objects?	✓			
3.	Do ramps on accessible routes appear to have a compliant slope?			✓	
4.	Do ramps on accessible routes appear to have a compliant length and width?			✓	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			✓	
6.	Do ramps on accessible routes appear to have compliant handrails?			✓	
7.	Are adjoining public areas and areas of egress identified with accessible signage?			✓	
8.	Do public transaction areas have an accessible, lowered counter section?			✓	
9.	Do public telephones appear mounted with an accessible height and location?			✓	



Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act					
	Item	Yes	No	N/A	Comments
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	✓			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?			✓	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	✓			
Hospitality Guestrooms					
1.	Does property management report the minimum required accessible guestrooms?			✓	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			✓	

This checklist does not cover all of the requirements for ADA. It is not for facilities undergoing new construction, remodels or alterations, for determining what new construction, remodel or alterations should occur in order to provide ADA compliance. In addition, this checklist does not attempt to illustrate all possible barriers/problems or propose all possible barrier removal and modifications solutions. Not all situations are covered above.

This ADA General Observation Checklist is intended as a general visual screening of the existing subject Property and shall not be construed as an "ADA Survey." Additionally, not all areas of the subject Property may have been accessed during the PCA. AEI recommendations are offered and are based upon visual observations of deficiencies that are considered to be readily achievable. Further financial study of the recommendations may be necessary in order to determine if they may constitute an undue financial burden.

Parking Requirements for ADA

Total Number of Parking Spaces Provided	Minimum Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total parking spaces
1001 and over	20, plus 1 for each 100 or fraction thereof, over 1000
	One of every 6 or fraction of 6 should be van accessible





Bathroom sink with pipe cover



ADA bathroom

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Accessible Parking, Provide Missing signage	-	-	-	Immediate	\$1,500
Total					\$1,500



cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

It is the intent of the PCA to reflect material physical deficiencies and the corresponding opinion of costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant. Opinion of costs that are either individually or in the aggregate less than a threshold amount set by industry standards are not included in the tables.

Opinions of costs included in this report should be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate and capital reserve costs that are required over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the tables; however, please note that this PCA does not constitute an in-depth budget analysis.

8.2 LIMITATIONS

Property Condition Assessments performed by AEI are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual screening of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the Property was developed and the subject building was constructed. The Property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

The following are excluded from this Assessment for the Property as per the ASTM scope of work:



and no comparison of our observations to these documents was made. A code review was not performed. AEI assumes that the construction will continue until completed and that a Certificate of Occupancy will be obtained.

Specific Limitations to AEI's Access to the subject Property were due to the following circumstances:

- Although requested by AEI, roof access was not provided.

Specific Limitations to AEI's standard site assessment protocol were encountered during the preparation of this report:

- Despite attempts to receive requested site related documentation/ information noted in Section 1.6 and on the PSQ, some documents were not made available for our review. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested in a reasonable time to formulate an opinion and to complete this Report.

DRAFT

