



201900001
January 2, 2019

Property Condition Assessment (ASTM E 2018-15)

Office Building
1234 Spring Ave.
Akron, Ohio 44333

Prepared For:
Client

Prepared By:
NV5 Transactional Services
3550 W. Market Street, Suite 200
Akron, Ohio 44333
800-787-8396



Bockandclark.com



January 2, 2019

Client

RE: Property Condition Assessment: Office Building
1234 Spring Ave.
Akron, OH 44333

Dear Client,

NV5 (previously branded as Bock & Clark) has completed a Property Condition Report (PCR) of the above referenced property. The report was conducted in accordance with American Society for Testing and Materials (ASTM) *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-15* and generally accepted industry standards.

NV5 (previously branded as Bock & Clark) certifies that to the best of its knowledge this report is true and accurate. We hope you find the report complete and informative. Please do not hesitate to contact us if you have any questions or if we can be of further service to you.

Sincerely,

NV5 Transaction Services

A handwritten signature in black ink, reading 'Vincent L. Jacques'.

Vincent L. Jacques, P.E.
Project Manager

A handwritten signature in black ink, reading 'Jamie Ziemba'.

Jamie Ziemba
Project Manager

A handwritten signature in black ink, reading 'Wayne Bushnell'.

Wayne Bushnell
Site Inspector

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1.0 Executive Summary

1.1 Property Summary

Property Name: Office Building

Property Address: 1234 Spring Ave.

County/City/State/Zip: Summit County, Akron, Ohio 44333

Property Usage: Office

Based upon the walk-through of the subject property conducted by NV5, no immediate repairs or capital expenditures are recommended.

IMMEDIATE NEEDS		
REPAIR ITEM	COST BASIS	OPINION OF COST
Total		\$0

Based upon the walk-through of the subject property conducted by NV5, the following short-term repairs are recommended.

SHORT TERM COSTS		
REPAIR ITEM	COST BASIS	OPINION OF COST
Paving and Curbing:		
Overlay/replace damaged/deteriorated asphalt pavement, seal and stripe	27,734 @ \$1/ SF	\$27,734
Roofing:		
Replace roofing materials	11,500 SF @	\$57,500
Total		\$85,234

Based upon the assessment and analysis of the subject property conducted by NV5, the following table summarizes the replacement reserves anticipated for the subject property.

REPLACEMENT RESERVE SUMMARY - 10 Years				
TERM	UNINFLATED RESERVE	ANNUAL COST PER SF	INFLATED RESERVE	ANNUAL COST PER SF
10 YEAR	\$63,400	\$0.36	\$73,229	\$0.42

1.2 Property Description

The subject property consists of one parcel of land totaling 0.68 acre (ALTA/ACSM survey). The parcel is improved with one, three-story office building containing six tenant spaces (five tenants onsite, with two spaces occupied by one tenant) and totaling 17,642 net rentable square feet (SF), according to the rent roll provided to NV5. In addition, the subject property includes a parking lot located to the southwest across E Meadowbrook Ave that totals 8,973 square feet. At the time of the site reconnaissance, all six spaces were occupied by five tenants, with one space currently being built-out for Amber Pharmacy. The structure is located at the northwest corner of North 16th Street and East Meadowbrook Avenue, with downtown Akron situated approximately six miles to the southwest. The structure is situated in the southeastern portion of the parcel, with a tuck-under parking area (21 spaces) at the building and surface parking in the central and western portions of the site. The building provides a gross building area of approximately 19,213 SF. The structure features a main elevator lobby on the first floor, with smaller elevator lobbies on the second/third floors in a stacked arrangement. Common area hallways fan east-west from the central core on the first and second floors, with the third-floor tenant (Aesthetics Biomedical) occupying the entire floor. The tenant spaces include small office areas and conference rooms, a small kitchenette in each space and tenant specific-restrooms. No common area restrooms were observed.

The building was constructed in 1980 and is of concrete masonry unit (CMU) block and steel frame construction with masonry stucco exterior walls. Partial glass curtain wall systems are present at the main administrative entrances and along the western envelope of the structure that feature vertical butt glaze mullions. The roofing system is low-slope and covered with a built-up system. The roof field features a polyurethane foam coating with an elastomeric acrylic finish that was reportedly applied in 2006-2007 (confirmed based on aerial photography supplied by the Flood Control District of Summit County). The foundation appeared to consist of a concrete slab-on-grade with reinforced concrete footers at column locations at the tuck-under area. Heating and cooling is provided by a series of roof-mounted electric packaged units (RTUs) for the third floor and split-systems with roof-mounted condensing units for the first and second levels. Potable water and sanitary sewer are provided by the City of Akron Water and Industrial Wastewater Departments, respectively.

Interior finishes vary by tenant needs. Office walls typically consist of painted or wall papered gypsum board and ceilings are constructed of acoustic ceiling tiles. Floor coverings consist of a combination of ceramic floor tiles, vinyl/linoleum flooring and commercial grade carpeting.

In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, concrete flatwork at building entrances, a tuck-under parking area and

associated landscaping at site/building perimeters.

1.3 General Physical Condition

Overall Condition

Based on the systems and components observed during the site visit, the subject property appears to be in good condition. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the Appendices.

Reported Capital Expenditures

According to property management, the following capital improvements were completed within the last three years:

- Asphalt seal coat and stripe in 2017 (\$4,038)
- Install new lighting and ceiling systems in second floor lobby area in 2016 (\$3,316)
- Install new electronic security system in 2016 (\$3,095)
- Install new camera monitoring system in 2016 (\$3,895)
- Install new monument sign in 2016 (\$18,190)
- Replace all but one RTU and two split system units in 2016/2017 (no costs provided)
- Painting of interior lobby in 2016 (\$5,717)
- Install new window systems in 2016/2017 (\$28,143)
- Install new glass curtainwall system in 2016/2017 (\$40,884)
- Exterior cleaning, caulking and painting in 2017 (\$11,298)
- Electrical and plumbing upgrades in 2017 (\$6,158)
- Install new FACP in 2016 (\$4,892)

According to property management, no capital improvements are proposed to be completed within the next three years.

1.4 Recommendations & Discussion

Paving and Curbing:

The site contact confirmed that the paving at the subject property was resealed and re-stripped in 2017. The parking surfaces were observed to be in generally fair overall condition. The parking lots exhibited minor to moderate areas of longitudinal cracking as well as minor potholes observed along the western drive aisle. No apparent demonstrated signs of rutting, shoving or heaving throughout viewed pavement areas on-site were observed. Since the asphalt seal coat was recently applied, it is likely that the asphalt base is deteriorating in several areas onsite, and a seal coat is no longer an effective method to extend the asphalt EUL. Although the asphalt has structural cracking or alligating, the asphalt is a prime candidate for overlay resurfacing to extend its effective useful life. Accordingly, NV5 recommends that approximately 3,500 SF of asphalt receive an overlay, with the balance of the asphalt onsite be crack-sealed, seal coated and striped in the Short Term. Asphalt maintenance is typically addressed by applying a 2" overlay surface to the asphalt as it approaches its effective useful life and before additional structural cracking occurs. An overlay application is not a repair solution but rather is a proactive maintenance recommendation to avoid system failure. If an overlay is applied, it should be applied before significant stress cracking occurs. Ideally, the wear (top) course of asphalt should be milled 2" or the perimeter of the pavement should be milled to avoid changing surface drainage patterns and to allow the new asphalt surface to integrate into the surrounding surfaces such as curbs and sidewalks. Areas of alligating should be cut out and replaced prior to installing the overlay, with the concrete curbing also repaired at this time.

Recommendations: Based on the observed damage, the areas of heaviest impacted damage require an asphalt overlay, with a matching asphalt seal coating and striping operation (to include routing along the length of each crack and then sealing) as to not allow storm water to infiltrate into the sub-base of the asphalt to accelerate the damage in the balance of the drives.

Roofing:

The roofing system is low-slope, and covered with a built-up system, and also features a polyurethane foam coating with an elastomeric acrylic finish that was reportedly applied in 2006-2007 (confirmed based on aerial photography supplied by the Flood Control District of Summit County). NV5 observed multiple areas where the foam material was exposed, or delamination was noted throughout the roof field. Minor pillowing was observed at 5-6 locations; however, were not open. Pillowing on a foam roof is where moisture has entered the roofing substrate, with the foam materials expanding and cracking under the elastomeric coatings. Several areas of the built-up roofing under the foam coating were demonstrating minor to moderate signs of membrane ridging; however, were not open. Foam degradation was also observed at multiple areas throughout the roof field.

Recommendations: Based on observed conditions and EUL of foam roofing, the roof should be replaced immediately. An opinion of probable costs for this work has been included in the

Short Term Costs Table. The built up roofing has likely deteriorated to the point that an elastomeric or foam coating would not properly adhere, or would deteriorate in a relatively short period of time.

Generally, repair or replacement items that total less than \$1,000 are considered routine maintenance items and are not included in the itemized list of recommended repairs or as immediate needs, unless they are associated with a regulatory compliance, safety issue or, in the opinion of NV5 have the potential to significantly impact the marketability of the property to prospective tenants or purchasers. No other issues were identified that would be considered outside of routine maintenance as defined by ASTM 2018-15.

2.0 Purpose, Scope and Limitations

2.1 Purpose

NV5 (previously branded as Bock & Clark) was retained to conduct a Property Condition Assessment of the subject property. The purpose of the assessment was to provide an objective, independent, professional opinion of the potential repair costs associated with the subject property.

2.2 Scope of Work

The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-15 and generally accepted industry standards.

The specific scope of work included the following:

Document Review and Interviews - Efforts were made to review records or documents, if readily available, to specifically identify, or assist in the identification of, physical deficiencies, as well as any preceding or ongoing efforts, or costs to investigate or remediate the physical deficiencies, or a combination thereof including building certificates of occupancy, outstanding and recorded material building code violations, and recorded material fire code violations. Only such record information that is reasonably ascertainable from standard sources was reviewed. Any information not practically reviewable or not provided to NV5 (previously branded as Bock & Clark) in a reasonable time to formulate an opinion and complete the PCA, will be stated in the PCA, and NV5 (previously branded as Bock & Clark) will have no further obligation of retrieving such documentation or reviewing it if it is subsequently provided. It is understood that information will be provided to NV5 (previously branded as Bock & Clark) within ten business days of the source receiving appropriate inquiry, without an in-person request being required, and at no more than a nominal cost to cover the source's cost of retrieving and duplicating the information. The inspection does not include a regulatory or code compliance audit of the facility.

NV5 (previously branded as Bock & Clark) provided the owner or owner's representative, or both, with a pre-survey questionnaire. In addition, if readily available, NV5 (previously branded as Bock & Clark) reviewed the following documents and information that may be in the possession of or provided by the owner, owner's representative, user, or combination thereof, as appropriate: appraisal, Certificate of Occupancy, safety inspection records, warranty information (roofs, boilers, chillers, cooling towers, etc.), records indicating the age of material building systems such as roofing, paving, plumbing, heating, air conditioning, electrical, etc., historical costs incurred for repairs, improvements, recurring replacements, etc., pending proposals or executed contracts for material repairs or improvements and descriptions of future work planned, outstanding citations for building, fire and zoning code violations, any ADA survey and status of any improvements implemented to effect physical

compliance, previously prepared property condition reports or studies pertaining to any aspect of the subject property's physical condition, records indicating building occupancy percentage, records indicating building turnover percentage, building rent roll, leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc., and drawings and specifications (as-built or construction).

NV5 (previously branded as Bock & Clark) requested that the owner or user identify a person or persons knowledgeable of the physical characteristics, maintenance, and repair of the property. NV5 (previously branded as Bock & Clark) interviewed the property manager or agent of the owner so as to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, frequency of repairs and replacements, and existence of ongoing or pending litigation related to subject property's physical condition.

Walk-Through Survey - The report is based on observations made during the property "walk-through." Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative units, and mechanical, staff, vacant and common areas. No inspection or investigation behind walls, inside plenums or in any other generally inaccessible areas was performed. The investigation of the building facade was performed from street and/or balcony level. The riding of scaffolding equipment was not part of the scope of NV5's services. No physical tests were made nor were any samples for engineering analysis collected. As such, NV5 makes no warranties regarding EIFS systems, curtain walls or other building skin conditions that would not be readily observable and would, therefore, be considered outside the scope of this assignment. Reliance was placed on the accuracy and disclosure of property representatives.

A visual survey for mold was conducted. The survey was limited to visual observations in the areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted. No inspection or investigation behind walls or in any other generally inaccessible areas was performed. A conclusion that no mold was observed, therefore, should not be taken as the property is mold free or concerns do not exist in areas that were not inspected.

The condition of building structures and components evaluated were broken down into one of the following descriptions: 1) Poor - Requiring action immediately or within 12 months; 2) Fair - Serviceable, but showing age and wear, and will require maintenance, repair or replacement during the loan term; 3) Good - No major signs of age or wear, may need replacement during the loan term; or 4) Excellent - New or like new.

Property/Site Features - Observations were conducted at the property as to the type, condition and adequacy of the following items: general topography, storm water drainage, ingress and egress, paving, curbing and parking, flatwork, landscaping and appurtenances, recreational facilities, amenities and ancillary structures, and utilities.

Building Frame and Envelope - Observations were conducted at the property as to the type,

condition and adequacy of the following items: substructure, superstructure, facade, and roofing.

Interior Elements - Observations were conducted at the property as to the type, condition and adequacy of the following items: interior finishes, fixtures, appliances, and furnishings.

Plumbing, Mechanical and Electrical - Observations were conducted at the property as to the type, condition and adequacy of the following items: plumbing, heating, ventilation and air conditioning, electrical, and elevators/escalators.

The Property Condition Assessment included a Baseline Americans with Disabilities Act (ADA) Evaluation which is a Visual Accessibility Survey consisting of a limited scope visual survey and based on the checklist provided in ASTM E 2018-15. The baseline scope of work excludes limited measurements 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. This evaluation screening is not to be considered an in-depth ADA or FHA survey or audit. The opinion regarding ADA compliance should be considered preliminary. The purpose of the limited visual survey is to provide a general observation of the level of attention paid to keeping the property ADA compliant.

Life Safety/Fire Protection- Observations were conducted at the property as to the type, condition and adequacy of the life safety and fire protection systems

Opinions of Costs to Remedy Physical Deficiencies – Opinions of Cost are segregated into immediate costs and short term costs. Immediate Needs are defined as opinions of Costs that require immediate action as a result of any of the following: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost. The deficiencies and/or items identified are based on our observations unless otherwise noted. Short terms costs are opinions of Costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of Costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within one to two years.

Quantities are estimates and extrapolations from representative areas observed. Unit prices and replacement costs are based on a combination of construction cost guide data, NV5's experience and discussions with property managers, facility engineers and/or individuals who are familiar with the local market. Generally, repair or replacement items that total less than \$1,000 are considered routine maintenance items and are not included in the itemized list of recommended repairs or as immediate needs, unless they are associated with a regulatory compliance, safety issue or, in the opinion of NV5, have the potential to significantly impact the marketability of the property to prospective tenants or purchasers.

Assumptions regarding the overall condition of the subject property have been developed based upon inspection of "representative" property improvements. As such, estimations of mechanical and structural system conditions, remaining useful lives and costs associated with the correction of identified deficiencies are based upon the limited inspection and are also limited with respect to completeness. Where quantities could not be derived from actual takeoffs or measurements, lump sum figures or allowances are used. Estimated costs to correct are based on professional judgment and the probable or actual extent of the observed defect, exclusive of the cost to design, procure, construct and manage the corrections.

Useful life estimates of components are based on published sources including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift, United States Department of Housing and Urban Development guidelines, industry standards and NV5's professional experience in evaluating life and performance of elements, components and systems. Expected remaining useful lives for the building and components assume the current level of maintenance and capital improvements are maintained and the recommendations in this report are implemented.

Quantity estimates are typically based on our field observations or information provided by property management. Replacement costs are based on published sources including, but not limited to, the Means Facility Cost Data, and Means Repair and Remodeling Cost Data, historical costs provided by property management or ownership, NV5's professional experience and contractor cost quotations, when available.

Photographs representative of NV5's observations are included throughout the report. In addition to visual observations, letters to and responses from municipal and regulatory agencies are included in Appendix 3. NV5 relied on the sources and contacted the individuals listed within the report and the appendices.

2.3 Limitations

NV5 (previously branded as Bock & Clark) has performed the services and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

NV5, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, including, but not limited to property managers and maintenance personnel; however, no representation or warranty is made as to the accuracy thereof.

No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. ASTM also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining Useful Life (RUL) of any given component or system. ASTM recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency.

2.4 Property Access and Non-Access Disclosure

Inspector: Wayne Bushnell

Date of Inspection: April 9, 2018

Weather Conditions: The weather conditions were clear and sunny with temperatures in the low 70s at the time of the site inspection.

Property Contact: Ms. Aaron Kuhl, Property Manager

Property Escort: Mr. Steve Rosenberg, Chief Engineer

Property Questionnaire Sent to: Ms. Aaron Kuhl, Property Manager of Office Building

Questionnaire Results: A copy of the pre-survey was completed by Mr. Kuhl and returned to

NV5. A copy of the completed questionnaire is provided in the appendix of this report.

Under the terms of the leases, the tenants are responsible for the maintenance and replacement of their respective interior finishes/fixtures. The landlord is responsible for the maintenance of the HVAC systems, water heaters, building structure, common areas, pavement and grounds and roofing system.

Areas Accessed: NV5 accessed approximately 80% of the tenant spaces, the first and second floor common hallways and areas, elevator lobbies, elevator equipment rooms, rooftop, parking lots, fire sprinkler riser room and the tenant-specific restrooms. NV5 also assessed the building's exteriors and the subject property grounds.

Inaccessible Areas: NV5 was not denied access to any areas.

Exceptions/Deletions from Scope: None

2.5 User Reliance

This report is for the use and benefit of, and may be relied upon by Client and any of its affiliates, and third parties authorized by Client and NV5, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.

3.0 Property Description

3.1 Property Details

Property Size: 0.68 Acre & 8,973 SQ FT.

Source: Summit County Assessor's Office / ALTA/ACSM Survey

Property Usage: Multi-tenant medical office building

Number of Buildings: One

Number of Tenant Spaces: Five tenant spaces

Net Rentable Square Footage: 17,642 NRSF

Source: Property Management

Dates of Construction: 1980

Source: Property Management, City of Akron Development Services Department and Summit County Assessor

Legal description: A full legal description is provided in the warranty deed for the property attached in the appendices of this report.

3.2 Utilities and Service Providers

Electricity: Ohio Public Service

Gas: Southwest Gas

Potable Water: City of Akron

Sanitary Service: City of Akron

Storm Water: City of Akron/On-site management

Solid Waste: Waste Management, Incorporated

HVAC Maintenance: Atticus Mechanical, Incorporated

Pest Control: Burns Pest Control

Landscaping: AME Landscaping, Incorporated

Fire Systems: Metro Fire Protection, Incorporated

Security: Benson Security Systems, Incorporated (key card monitoring)

Roof Maintenance: Low Bidder

Elevator: Ohio Elevator Solutions, Incorporated

Electrical Maintenance: Amark Lighting, Incorporated

Plumbing Maintenance: Rainforest Plumbing, Incorporated

3.3 Neighboring Properties

North of property: Highland Park Executive Offices (4620 West Beller Street)

East of property: West Beller followed by the Altera Apartments (1602 Highland Road) and a multi-tenant medical office building (4533 West Beller Street) to the southeast

South of property: East Meadowfrog Avenue followed by two separate parking lot parcels

West of property: United Methodist Federal Credit Union (1558 East Meadowfrog Avenue)

4.0 Code Compliance

4.1 Municipal Departments

Building Department: Akron Development Services Department

Pertinent Information: NV5 requested information pertaining to any outstanding building code violations for the subject property as well as any information regarding dates of construction and Certificates of Occupancy. According to Ms. Evelyn Naranjo, the structure on the subject property was developed in 1980. No records of the prior development on-site were indicated. No open or past building code violations were on file for the subject property. Copies of the Certificates of Occupancy, general building permits for tenant renovations and Certificates of Completion are included in the appendices.

Fire Department: Akron Fire Department

Pertinent Information: NV5 requested information pertaining to any outstanding fire code violations for the subject property. According to Ms. Rosa Arguellas, Records Clerk, no open or past fire code violations are on file for the subject property. The City of Akron does not have an annual inspection program unless the property is part of the Annual Facilities Permit program that expedites building and fire permits. The subject property is not a part of the AFP program.

Zoning Department: Akron Planning and Zoning Department

Pertinent Information: NV5 requested information regarding the current zoning of the subject property and whether the subject property is a legal conforming use or a legal non-conforming use according to density, parking, and today's codes. According to the on-line zoning map and code, the subject property is zoned C-2: Commercial-Intermediate Commercial. According to Ms. Carol Johnson, Planner II, there are no outstanding zoning code issues associated with the subject property.

Health Department: Summit County Health Department

Pertinent Information: NV5 requested information regarding inspections and/or code violations regarding applicable activities or facilities (such as restaurants or pools) that require inspections for the subject property. No health code violations were reported.

Recommendations: No concerns were uncovered based on information obtained from the City of Akron.

5.0 Property Grounds

5.1 Topography and Drainage

Topography: The elevation of the subject property is approximately 1,140 feet above mean sea level (AMSL). The subject property is generally flat, with engineered grades to direct storm water flow. No unusual or problematic features were noted or reported.

Property Drainage: Leaders, drain strainers and internal cast iron downspouts are located along the rear and side building envelopes that discharge into landscaping, catch basins in the parking lot or the municipal storm water system. Storm water flows via sheet flow to storm drains located throughout the parking area or infiltrates into onsite soils.

Surface Water Bodies: There are no onsite surface water bodies.

Flood Plain Designation: The subject property is situated within Zone X (shaded) which is defined as areas determined to be inside of the 500 year floodplain.

Seismic Zone: The subject property is located in Zone 1. Properties located in Seismic Zones 3 or 4 are considered potentially vulnerable to significant impact from earthquake activity. The subject property is not located in one of these zones.

General Condition: Good

Age/ Last Action: The topography and drainage at the subject property are maintained as part of routine maintenance.

Concerns:

Signs of Ponding: No significant ponding problems were noted or reported.

Signs of Erosion: No signs of erosion were noted or reported.

Drainage Problems: No major drainage problems were noted or reported.

Indications of Wetlands: NV5 did not observe any water bodies or vegetation indicative of wetlands on the subject property. The subject property is covered with the building, asphalt, concrete and landscaping. It is unlikely that portions of the subject property would be classified as wetlands.

Recommendations: No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

5.2 Paving and Curbing

Driveways: The driveways consist of asphalt over a stabilized base.

Parking Areas/Garages: The parking areas consist of asphalt over a stabilized base, including a tuck-under parking area along the central and northern portions of the structure.

Curbs/Swales/Other: Poured concrete curbs are present throughout the parking areas and driveways, along the sidewalks and around the landscape medians. Concrete curb stops are present at the tuck-under parking areas.

Ingress/Egress: Primary ingress and egress for the subject property is provided two driveways along the southern boundary of the structure via East Meadowbrook Avenue.

Number of parking spaces: According to the site plan and a field count, there are 60 onsite parking spaces, four of which are ADA-accessible parking spaces (all are van-accessible).

General Condition: Fair

Age/ Last Action: Pavement repairs, sealing and striping was reported to have been conducted in 2016. No other recent pavement work was reported.

Concerns:

Inadequate Ingress or Egress: No concerns relating to ingress to or egress from the property were noted or reported.

Inadequate number of spaces: No problems regarding inadequate parking were noted or reported.

Faded pavement striping: No concerns relating to faded pavement striping were noted or reported with the exception of those areas discussed below.

Spalling/Cracking: No significant areas of spalling or cracking were noted or reported with the exception of those areas discussed below.

Depressions or potholes: No significant depressions or potholes were observed with the exception of those areas discussed below.

Ponding: No significant areas of ponding were noted or reported.

Other: No other concerns relating to the paving and curbing were noted or reported with the exception of those areas discussed below.

Recommendations: The site contact confirmed that the paving at the subject property was resealed and re-striped in 2017. The parking surfaces were observed to be in generally fair

overall condition. The parking lots exhibited minor to moderate areas of longitudinal cracking as well as minor potholes observed along the western drive aisle. No apparent demonstrated signs of rutting, shoving or heaving throughout viewed pavement areas on-site were observed. Since the asphalt seal coat was recently applied, it is likely that the asphalt base is deteriorating in several areas onsite, and a seal coat is no longer an effective method to extend the asphalt EUL. Based on the observed damage, the areas of heaviest impacted damage require an asphalt overlay, with a matching asphalt seal coating and striping operation (to include routing along the length of each crack and then sealing) as to not allow storm water to infiltrate into the sub-base of the asphalt to accelerate the damage in the balance of the drives. Accordingly, NV5 recommends that approximately 3,500 SF of asphalt receive an overlay, with the balance of the asphalt onsite be crack-sealed, seal coated and striped. An opinion of probable costs for this work has been included in the Short Term Costs Table.

Although the asphalt has structural cracking or alligating, the asphalt is a prime candidate for overlay resurfacing to extend its effective useful life. Asphalt maintenance is typically addressed by applying a 2" overlay surface to the asphalt as it approaches its effective useful life and before additional structural cracking occurs. An overlay application is not a repair solution but rather is a proactive maintenance recommendation to avoid system failure. If an overlay is applied, it should be applied before significant stress cracking occurs. Ideally, the wear (top) course of asphalt should be milled 2" or the perimeter of the pavement should be milled to avoid changing surface drainage patterns and to allow the new asphalt surface to integrate into the surrounding surfaces such as curbs and sidewalks. Areas of alligating should be cut out and replaced prior to installing the overlay, with the concrete curbing also repaired at this time.

Asphalt parking areas typically have an EUL of 20 to 25 years depending on the level of maintenance, traffic and weather conditions. The EUL can be extended significantly with periodic sealing of these surfaces. NV5 has included an opinion of probable costs for periodic sealing and striping of the parking areas in the Replacement Reserve Schedule.

The concrete pavement at the site was observed to be in generally good condition throughout (including the concrete/asphalt interfaces at the dumpster location and pad footers at the concrete columns for the tuck-under parking area), exhibiting typical shrinkage cracking. Based upon current conditions, it is recommended that periodic cleaning of concrete surfaces be completed annually as part of routine maintenance. Concrete surfaces can be resurfaced as part of routine maintenance.

5.3 Flatwork

Sidewalks/Patios: Municipal sidewalks are provided along North 16th Street and East Meadowbrook Avenue that are constructed of cast-in-place concrete. There are no access steps or ramps leading to the subject property. The structure is at-grade with the surrounding areas. The site and building entrance flatwork and pedestrian walkways consists of poured-in-place concrete construction. Curb cuts are provided as necessary near handicapped parking spaces to overcome the curb elevation.

Other: Concrete pads support the electrical transformer and dumpster enclosure.

General Condition: Good

Age/ Last Action: No recent repairs were reported.

Concerns:

Significant Cracks, Heaving and Settlement: No significant cracking, heaving or settlement was observed or reported.

Trip Hazards: No trip hazards were observed or reported.

Other: No other significant concerns were noted or reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

Concrete flatwork generally has an EUL in excess of 25 years if constructed over a properly stabilized base and maintained regularly. The flatwork at the property should be maintained as part of routine maintenance.

DRAINAGE, PAVING AND FLATWORK



Topography - the site is generally level



Roof drainage to asphalt

DRAINAGE, PAVING AND FLATWORK



Catch basin



Typical asphalt pavement at tuck-under area

DRAINAGE, PAVING AND FLATWORK



Typical asphalt pavement



Typical asphalt pavement

DRAINAGE, PAVING AND FLATWORK



Typical asphalt pavement



ADA-accessible parking stalls

DRAINAGE, PAVING AND FLATWORK



Curbing



Flatwork

DRAINAGE, PAVING AND FLATWORK



Parking lot overview



Ingress to site

5.4 Landscaping and Appurtenances

Landscaping: Small and large growth trees, shrubs and other desert landscaping specific to the Sonoran Desert are provided along the front-facing facade of the structure and the site boundaries, as well as in the concrete islands and peninsulas in the parking lots.

Irrigation/Sprinkler: Landscape irrigation is provided by an automatic drip system and consists of underground piping, shut-off valves, drip lines and automatic timers.

Property Lighting: Pole-top, building and soffit-mounted fixtures illuminate the driveways, parking areas, subject property grounds and building exteriors.

Retaining Walls: Retaining walls are not present. A CMU planter is present at the southeast corner of the site

Fencing/Walls: A CMU three-sided enclosure with no gates is utilized at the dumpster area. A six-foot CMU screen wall is located along the northern boundary, with low-height CMU decorative walls along portions of the east and southern boundaries.

Property Signage: A monument sign of CMU construction is situated at the ingress point with North 16th Street. The sign is finished with masonry stucco, with the name of the office park and address etched in off-color paint. The tenants are featured in a metal frame with backlit vinyl placards.

Other: The tenants have also installed adhesive lettering, logos and suite addresses on the entry door at their primary entrances. No other signage was observed with the exception of illuminated exit signs within the structure, directional signage for elevators, stairs, exits and circulation, and a wall-mounted directory in the first-floor elevator lobby.

General Condition: Good

Age/ Last Action: The landscaping and appurtenances are maintained as needed.

Concerns:

Overgrown or dead landscaping: No significant areas of overgrown landscaping were noted.

Damaged fences/retaining walls/signs: No damaged retaining walls, walls, fences or signs were noted.

Inadequate/broken property lighting: No significant concerns relating to inadequate or non-functional subject property lighting were noted.

Other: No other concerns were noted or reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

5.5 Amenities and Ancillary Structures/Areas

Ancillary Structures: There are no amenities or ancillary structures associated with the subject property.

LANDSCAPING, APPURTENANCES AND ANCILLARY STRUCTURES



Property signage and landscaping



Property landscaping and low-height wall along eastern boundary

LANDSCAPING, APPURTENANCES AND ANCILLARY STRUCTURES



Property landscaping and planter



Property lighting

LANDSCAPING, APPURTENANCES AND ANCILLARY STRUCTURES



Dumpster enclosure



Perimeter wall along portion of southern boundary

6.0 Frame and Envelope

6.1 Substructure

Foundation: The foundation was not readily visible. Based on experience with similar type buildings, the foundation would likely consist of a reinforced-concrete slab-on-grade at the portion of the building occupied by the first floor, and a CMU wall along the termination of the tuck-under parking spaces. The substructure of the tuck under parking area consists of a series of concrete columns approximately 20 feet on center and includes pad footings. The concrete columns support the concrete slab-on-deck and metal floor framing of the second floor over the tuck-under area.

Basement/Crawl Spaces: There are no basements, crawlspaces or subgrade building areas.

General Condition: Good

Age/ Last Action: The building foundation is original.

Concerns:

Foundation cracks/settlement: No significant foundation cracks or indications of settlement were noted or reported.

Insufficient exposed slab: A minimum of four to six inches of the slab was visible, per generally accepted construction practices.

Flooding/water damage: No major areas of flooding or water damage due to foundation issues were noted or reported.

Other: NV5 did observe very minor cracks in the foundation of hairline width at 2-3 locations along the building envelope. Based on the age of the building, it is likely that the cracks have existed for some time. These cracks may have been caused by such factors as inadequate strength concrete, inadequate slab-on-grade design, lack of reinforcement or the improper placement of the reinforcement, inadequate compaction of the supportive soils, poor subsoil conditions that have inadequate soil bearing capacity, etc. The observed cracking does not appear to be impacted the structural integrity of the structure. Accordingly, no further action is recommended at this time.

Recommendations: No physical deficiencies/deferred maintenance or immediate / short term needs were noted. No significant expenditures for the foundation are anticipated during the term.

6.2 Superstructure

Framing System: The building is of steel frame construction, with long-span, open-web steel joists supporting fluted metal floor and roof decks. Steel lintels were observed above the ceiling plenums and in the vacant suite to evidently strengthen the joist system and roof decking. Elevator shafts and stairwell areas are reportedly constructed of CMU.

Roof Framing and Decking: Fluted metal roof decking is supported by open-web structural steel joists.

Decking between floors: A lightweight concrete slab-on-deck supported by fluted metal floor decks is situated between floors on the three-story building.

General Condition: Good

Age/ Last Action: The superstructure is original and maintained as needed.

Concerns:

Cracks on exterior walls: No significant cracking of the facades or floors suggestive of underlying structural concerns or movement was observed.

Bowed walls or sagging ceiling or floors: No evidence of bowed walls or sagging ceilings were noted or reported.

Deteriorated framing or support members: No evidence of deteriorated framing or support members were noted or reported.

Fire Retardant Wood Decking: Certain types of fire-retardant treated plywood rapidly deteriorate when exposed to excessive heat and humidity or may cause nails or the metal fasteners to corrode. The use of fire-retardant plywood is most likely to be in buildings with pitched, shingled roofs constructed after 1981. Common signs of this condition including a darkening of the wood and the presence of a powder-like substance, warping of the roof and the curling of shingles. No indications of fire-retardant wood were noted.

Other: No other concerns relating to the superstructures were noted or reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate / short term needs were noted. No significant expenditures for the superstructure are anticipated during the term.

SUBSTRUCTURE AND SUPERSTRUCTURE



Concrete column supporting tuck-under parking area



Steel framing and floor decking

SUBSTRUCTURE AND SUPERSTRUCTURE



Steel joists and floor decking at tuck-under area



CMU wall, steel framing and roof decking

SUBSTRUCTURE AND SUPERSTRUCTURE



Roof decking



Steel framing and floor decking

6.3 Roofing

Type: The roofing at the subject property is considered a low-slope system, and is covered with a built-up system finished with mineral surfaced cap sheets. The roof field features a polyurethane foam coating with an elastomeric acrylic finish that was reportedly applied in 2006-2007 (confirmed based on aerial photography supplied by the Flood Control District of Summit County). The elastomeric coating also features an aggregate finish. The roof areas are insulated with glass-fiber batt insulation installed over the fluted metal roof deck. The roofing slopes gently to the building perimeters for drainage purposes. The roofing material extends to the copings along the parapet walls. Exterior walls slightly extend above the roof plane as parapets (approximately six feet) that are capped with sheet metal coping. The roofing is flashed approximately one foot up the parapet wall with the asphalt and foam finishes (affixed to cant strips at angles) and counter flashed with galvanized steel that is mechanically fastened to the parapet. Painted grout-filled CMU finished with stucco or jointed pre-finished metal coping encapsulates the parapet tops. Plumbing-related roof vent penetrations are patched with sealant or roof patch compound, over soft metal counterflashing. Central equipment curbs, platforms and dunnages are similarly flashed with the asphalt membrane and foam finishes terminating underneath metal curb or platform caps, and counterflashing at dunnages. According to Mr. Rosenberg, the base roofing was likely replaced in the late 1990s. Interior access to the roof is provided by a roof hatch and fixed metal ladder a third level stairwell.

The building is equipped with roof mounted HVAC units discussed below. No expansion joints were observed on the roof field. Roof penetrations occur throughout the area of the roof. Some of the penetrations are in pitch pockets and others are flashed with metal and roofing compound. Mechanical equipment is mounted on built-in curbs. Other roof penetrations observed included plumbing vents, exhaust fans and electrical power and control conduit lines.

Drainage: Surface drainage from the low-slope roofing of the structure is directed to leaders and internal cast iron downspouts (and overflow scuppers) that discharge to grade level and into either landscaping along the eastern boundary of the structure or to asphalt along the western boundary of the building.

Parapets and Coping: Discussed above.

Roof penetrations: Roof penetrations are present for sanitary stacks, vent fans, HVAC equipment, plumbing and electrical lines, etc.

Other: No other significant roof elements were observed.

General Condition: Fair

Age/ Last Action: The roofing system is in excess of 20 years old, with the foam coatings

applied in 2006/2007.

Concerns:

Leaks: No current leaks were reported or noted.

Evidence of ponding: Several areas of past water ponding were observed (approximately 20-30 areas). Areas of stained foam were observed at 3-4 areas where the lip of the strainer is approximately one inch over the roofing material.

Evidence of repairs: No significant evidence of repairs was noted.

Deteriorated membrane/damaged tiles: No significant deterioration or damage to the roof surfacing was observed with the exception of those areas discussed below.

Deteriorated/damaged decking: No damaged roof decking was noted or reported.

Damaged parapets/flashing: No damaged flashing was noted with the exception of those areas discussed below.

Damaged drains, scuppers, etc. No concerns with the roof drains were noted or reported.

Other: Select areas of roofing near the equipment curbs and mechanical areas were cracking or observed to be "pillowing", where moisture has entered the roofing substrate, and the foam materials are expanding and cracking the elastomeric coatings.

Recommendations: The roofing system is low-slope, and covered with a built-up system, and also features a polyurethane foam coating with an elastomeric acrylic finish that was reportedly applied in 2006-2007 (confirmed based on aerial photography supplied by the Flood Control District of Summit County). NV5 observed multiple areas where the foam material was exposed, or delamination was noted throughout the roof field. Minor pillowing was observed at 5-6 locations; however, were not open. Pillowing on a foam roof is where moisture has entered the roofing substrate, with the foam materials expanding and cracking under the elastomeric coatings. Several areas of the built-up roofing under the foam coating were demonstrating minor to moderate signs of membrane ridging; however, were not open. Foam degradation was also observed at multiple areas throughout the roof field.

Recommendations: Based on observed conditions and EUL of foam roofing, the roof should be replaced immediately. An opinion of probable costs for this work has been included in the Short Term Costs Table. The built up roofing has likely deteriorated to the point that an elastomeric or foam coating would not properly adhere, or would deteriorate in a relatively short period of time.

Lastly, activities including, but not limited to, keeping drains clear and repairing leaks promptly, should be done as part of routine maintenance.

ROOFS



Typical roof surface



Typical roof surface

ROOFS



Typical roof surface



Typical roof surface

ROOFS



Typical roof surface



Typical "pillowing" observed

ROOFS



Typical foam degradation



Typical "pillowing" observed

ROOFS



Typical foam degradation and delamination



Typical roof drainage

6.4 Facades

Exterior Walls: The exterior walls consist of painted masonry stucco as well as buttresses along the western building envelope. Partial glass curtain wall systems are present at the main administrative entrance along the southeastern envelope of the structure that features vertical butt glaze mullions. Spandrel glass with insulation behind the glass is provided at non-vision areas. A narrow soffit is located at the main entrance and consists of exterior rated gypsum board with a textured finish and recessed lighting. Concrete pad footings support the concrete columns at the tuck-under parking area, with strip footings at the load bearing CMU walls. Sealant is located at joints between contiguous systems and materials

Fascia, Soffits and Trim: The soffits and trim consist of exterior rated gypsum board.

Entrances/Doors/Windows: Primary entrances into the office building are part of a storefront system with dual-swing glass panel doors in metal frames. The windows are non-opening. Observed exterior service doors along the opposite side of the primary entrances were typically painted hollow core insulated metal doors set in painted metal frames with orbital or lever hardware. No panic hardware was observed. Observed windows were fixed pane, tinted and double-glazed with neoprene gaskets. Windows were primarily organized in horizontal ribbons. Window curtainwall accents were located at the main administrative entrance as discussed above. Spandrel glass with insulation behind the glass is provided at non-vision areas. Sealant and gaskets around the windows appeared to be in average condition.

Exterior Stairs and Landings: No exterior stairs are present.

General Condition: Good

Age/ Last Action: According to Mr. Rosenberg, the building exteriors were repainted in 2017.

Concerns:

Deteriorated wood, siding, EIFS, etc: No damaged exterior facade elements were observed.

Use of Masonite/Hardboard: No hardboard siding is present.

Deteriorated paint: There was no deteriorated painted noted.

Deteriorated caulking/pointing: No evidence of deteriorated caulking was noted.

Damaged/deteriorated masonry: No damaged or deteriorated masonry was noted.

Damaged/deteriorated soffits/trim, etc: No concerns were noted or reported.

Damaged exterior doors: No damaged exterior doors were observed or reported.

Broken or non-airtight windows: No broken or damaged windows were observed.

Damaged exterior stairs: N/A

Inadequate insulation: No areas of inadequate insulation were noted or reported.

Vapor/moisture penetration: No areas of vapor or moisture penetration due to leaks in the building sidewalls were noted or reported.

Other: A total of two large-growth trees were contacting the building exteriors that can be cut back as part of routine maintenance. No other issues with the facades were noted or reported.

Recommendations: The exterior walls appeared to be in good overall condition at the time of the site reconnaissance. Exterior maintenance such as painting, power washing, caulking, and sealing is typically required every six to eight years and/or brick pointing/wet sealing every ten to 15 years, depending on the quality of preparation of the surfaces, the quality of materials used and weather conditions. The building will likely require maintenance during the term (including wetsealing the curtainwall areas and storefront entrance areas) and probable costs are included in the Replacement Reserve Schedule. Damaged exterior components should be repaired or replaced as part of the on-going routine maintenance of the property and during pre-painting preparation.

The remaining portions of the facade should be monitored and addressed as part of the routine maintenance of the subject property.

FACADES



Façade elements



Façade elements

FACADES



Façade elements



Façade elements

FACADES



Façade elements



Minor contact by landscaping

FACADES



Storefront entrance



Curtainwall area

FACADES



Service door



Tenant entry doors with key card access

FACADES



Curtainwall at western boundary of structure



Curtainwall wetsealing

7.0 Interior Elements

7.1 Finishes

Walls: The interior walls consist primarily of painted and/or wallpapered gypsum board, with other varying wall finishes based on needs. Ceramic tile wainscoting was observed in select tenant restrooms.

Ceilings: The ceilings are primarily suspended ceiling systems with either 2'x2' or 2'x4' lay-in ceiling panels and light fixtures or gypsum board.

Flooring: Flooring consists of a variety of carpeting, ceramic tile, etc.

Interior Doors: Tenant suite entrance doors ranged from conventional, stained, solid core doors set in painted metal frames to anodized aluminum storefront-style systems and structural glazing systems. Interior doors are typically stained, solid core wood set in painted metal frames.

General Condition: Good - Interior finishes are replaced as needed.

Concerns:

Water damage: No damage to the interior elements was noted or reported.

Holes or other damage: No major holes or other damage was observed or reported.

Soiled or worn flooring: No significant areas of soiled or worn flooring were noted or reported.

Other: No other concerns relating to the finishes were reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate / short term needs were noted. Mr. Rosenberg stated that maintenance, repair, and replacement of the tenant area finishes are generally tenant responsibilities; therefore, no replacement costs are included in the Replacement Reserve Schedule.

7.2 Fixtures

Lighting: Primary lighting in the building is provided by a variety of suspended fluorescent ceiling fixtures and a variety of incandescent, halogen, track and display lighting.

Bathroom Fixtures: The restrooms include standard toilets, urinals, sinks, partitions, counters, etc.

General Condition: Good - Interior fixtures are replaced as needed.

Concerns:

Damaged/Obsolete fixtures: No significantly damaged or obsolete building fixtures were noted or reported.

Other: No other concerns relating to the fixtures were noted or reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate / short term needs were noted. Mr. Rosenberg stated that maintenance, repair, and replacement of the tenant area finishes are generally tenant responsibilities; therefore, no replacement costs are included in the Replacement Reserve Schedule.

7.3 Appliances, Equipment, Furnishings, etc.

Tenant Appliances: Various kitchen appliances are located in some of the tenant kitchenettes and coffee stations. All of the equipment is the responsibility of the respective tenants.

Equipment: Property owned equipment consists of maintenance items and equipment related to various mechanical systems.

Furnishings: The tenants provide and are responsible for the furnishings and décor for their respective operations.

General Condition: Good

Age/ Last Action: No recent capital expenditures or repairs/replacements were reported.

Concerns:

Damaged/Obsolete items: No concerns were observed or reported.

Recommendations: Any repairs or replacements required for the property owned items can be addressed as part of routine maintenance. The tenants are responsible for their respective items.

7.4 Common Area Finishes

Walls: The interior walls for the common areas consist primarily of painted and/or wallpapered gypsum board. In some areas, the CMU walls are exposed.

Ceilings: The ceilings of the common areas are primarily suspended ceiling systems with 2'x4' lay-in ceiling panels and light fixtures.

Flooring: Flooring in the common areas consists of the bare concrete slabs on the first and second floors. The third floor is a whole-floor tenant.

Interior Stairs: Two sets of interior stairwells are located in the office building. The stairs are

situated in each wing that discharges to the building exteriors. Stairs are steel-framed with concrete-filled steel pan treads and closed risers. Steel pipe guardrails are located on the open sides while steel handrails are located on adjacent walls. All steel components are painted.

Interior Doors: Interior doors consist of a variety of solid and hollow core wood and insulated metal units in metal frames and aluminum and glass doors.

General Condition: Good

Age/ Last Action: The common areas were reportedly renovated in 2016-2017. Copies of work orders are included in the appendices.

Concerns:

Water damage: No damage to the common area interior elements was noted or reported.

Holes or other damage: No major holes or other damage was observed or reported.

Soiled or worn flooring: No significant areas of soiled or worn flooring were noted or reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. Interior finishes such as the walls and ceilings can be repaired, painted and wallpapered as needed as part of the routine maintenance of the subject property.

7.5 Down Areas

While one of the tenant spaces is vacant, no down areas due to damage or other serious concerns etc., were noted or reported.

FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Typical interior finishes



Typical interior finishes

FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Typical interior finishes



Typical interior finishes

FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Typical interior finishes



Elevator lobby on third floor

FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Common area hallway on second floor



Interior stairwell

8.0 Plumbing, Mechanical & Electrical

8.1 Plumbing

Supply Piping: The supply lines are copper.

Drainage/Wastewater: Sanitary drainage and vent piping was observed to be cast iron. Plumbing components from the faucets at the subject property to the coupling at the wall penetration were observed to be polyvinyl chloride (PVC) or acrylonitrile butadiene styrene (ABS), depending on location. Roof-mounted vent lines were observed to be cast iron. The sprinkler distribution system was also observed to be cast iron piping.

Hot Water Production: Individual 30-gallon electric water heaters are located within the tenant spaces and provide domestic hot water. Observed units were manufactured by A.O. Smith and Ruud. There are no common area water heaters.

Wells: There are no wells on the subject property.

Septic or Wastewater Treatment Systems: There are no septic or wastewater treatment systems located on the subject property.

Ejector Pumps/Lift Stations: There are no ejector pumps or lift stations on the subject property.

General Condition: Good

Age/ Last Action: The piping is original. The water heaters all have various ages.

Concerns:

Inoperable or obsolete equipment: All of the systems and equipment were operational.

Leaks, corrosion or deterioration: No plumbing leaks, corrosion or deterioration was noted or reported.

Problematic piping: No polybutylene (PB) or galvanized piping was noted by or reported to NV5. ABS pipe is rigid black plastic pipe used to drain sinks, tubs, showers, toilets, washing machines and dishwashers. Six class action complaints allege that ABS pipe manufactured at certain times between 1984 and 1990 by Polaris Pipe Company, Gable Plastics, Incorporated, Centaur Manufacturing, Incorporated, Akron Extrusion Company and Apache Plastics, Incorporated is defective and may leak. The overwhelming majority of the allegedly defective ABS pipe at issue is located in the State of California. That a residence or commercial building has ABS piping installed by one or more of the defendant manufacturers does not mean that the installation involves the allegedly defective ABS pipe. Based

on the fact that there have been no reported plumbing problems and that the overwhelming majority of the allegedly defective ABS pipe is located in the State of California, the noted ABS piping at the subject property is not anticipated to pose a significant concern. NV5 recommends monitoring the ABS piping for leaks during the evaluation period.

Sewage/Grease/Oil backups or spills: No concerns were noted or reported.

Insufficient Pressure: No evidence of insufficient water pressure was reported.

Inadequate hot water: No evidence of inadequate hot water was reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate / short term needs were noted. The supply, sewage and vent lines should be maintained as part of routine maintenance. Replacement of water heaters is anticipated during the evaluation period. However, maintenance and replacement of water heaters is reported by property management to be a tenant responsibility under current lease agreements and as such, funds have not been allocated for tenant responsible water heaters during the evaluation period. Nevertheless, the observed water heaters observed at the subject property appeared to be properly configured with overflow piping.

8.2 Heating, Ventilation and Air Conditioning

Heating and Cooling: Heating and cooling is provided to the tenant spaces and common area by roof-mounted electric packaged units (RTUs) to the third floor, with split-systems with air handling units located above the ceiling plenum for the first and second floor tenant spaces and common areas. Each RTU utilizes R-22HCFC or R-410A refrigerant. The HVAC units are provided with 120/240-volts and were equipped with electrical disconnect switches. Thermostats controlling individual HVAC units are located in the tenant spaces throughout the building. Conditioned air is distributed via a low-pressure flexible ductwork system through sheet metal ducts to diffusers located in the ceilings, with electric forced air furnaces situated above the ceiling plenum on the first or second floor. No significant signs of leakage from condensate were noted on suspended ceiling tiles. Outside air is provided by rooftop intakes on the sides of the RTUs and condensing units. Ambient air is returned through return air grilles via an open plenum located above the ceiling tiles.

TYPE	CONDITION	SIZE	CAPACITY/ AGE	REFRIGERANT
RTUs	Good	4-5 tons	2010-2017	R-22HCFC or R-410A
Split systems	Good	1- 2.5-ton	2005-2017	R-22HCFC or R-410A

General Condition: Good

Age/ Last Action: All but two condensing units and all but one RTU has been replaced in the

past two years. Units are serviced and repaired as part of routine maintenance and replaced as needed on an on-going basis by their applicable tenant or by the landlord to address capital improvements between tenants and/or tenant default.

Concerns:

Inoperable/obsolete equipment: No inoperable equipment was noted or reported.

Insufficient capacity: No concerns regarding the HVAC capacity were noted or reported.

Use of chlorofluorocarbon (CFC) refrigerants: As of July 1, 1992, it became illegal to intentionally vent CFC refrigerants to the atmosphere, and the manufacture of CFC refrigerants was phased out in 1995. CFC refrigerants include R-11, R-12, R-113, R-114 and R-115.

No CFC refrigerant usage was noted or reported. R-410A, a blend of hydrofluorocarbons (HFCs), has replaced R-22 as the preferred refrigerant for use in residential and commercial air conditioners as it does not contribute to ozone depletion, and is therefore becoming more widely used, as so-called ozone-depleting refrigerants like R-22 are phased out. Parts designed specifically for R-410A must be used as R-410A operates at higher pressures than other refrigerants. Thus R-410A systems require service personnel to use different tools, equipment, safety standards and techniques.

R-22 is a hydro-chlorofluorocarbon (HCFC) refrigerant, that cannot be intentionally vented to the atmosphere and is scheduled to be phased out of production in 2030. The packaged units will require replacement by 2030, so this does not represent an issue.

Tenant complaints: NV5 did not receive any complaints from the tenants regarding the HVAC systems at the property.

Other: No other concerns relating to the HVAC systems were noted or reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate / short term needs were noted.

Given an EUL of 10-15 years for the remaining condensing units and 20-25 years for larger package units, replacement of some of the remaining equipment is anticipated, and costs are included in the Replacement Reserve Schedule. The regular changing of the air conditioning filters, cleaning of drip pans and keeping the drain lines clear as well as cleaning of the condenser coils should be handled as part of routine maintenance.

The remaining condensing units and the remaining RTU observed at the subject property use R-22 HCFC refrigerant. R-22 is scheduled at this time in accordance with the "Montreal Protocol" for production until the year 2020 and ultimate phase-out by the year 2030. This now begins to fall within the expected life of a new HVAC system installed at the present

time. Although not included in the reserve table, care and forethought must be used when specifying new unit refrigeration choices. It is possible that the choice of this refrigerant may result in an accelerated regulatory mandated replacement of units prior to natural end of life age.

8.3 Electrical

Level of Service: Electrical service to the building runs from a pad-mounted transformer into the main electrical panel (manufactured by Cutler Hammer). From there, the power is routed to electrical panels and breakers throughout the building. It is estimated that the building is supplied with 3-phase service, at 240/208/120 volts.

Type of wiring: Copper branch wiring is used throughout the subject property.

Overload Protection: Overload protection is provided by circuit breakers and disconnect switches.

Other: There are no emergency generators.

General Condition: Good

Age/ Last Action: The systems are maintained as needed.

Concerns:

Inadequate capacity: No evidence of inadequate electrical capacity was noted or reported.

Aluminum wiring: No aluminum branch wiring was observed.

GFCI: In general, GFCI receptacles were present in the wet areas.

Complaints: NV5 did not receive any complaints regarding the electrical service at the property.

Other: No damaged or obsolete equipment was observed.

Recommendations: No physical deficiencies/deferred maintenance or immediate / short term needs were noted. The electrical system should be maintained as part of routine maintenance, including periodic infrared surveys.

8.4 Elevators & Escalators

Elevators: The subject property has one hydraulic passenger elevator servicing all levels of the structure. The elevator was observed to be manufactured by the Dover Elevator Company with a rated capacity of 4,000 pounds. The car had an approximate operating speed of 125 feet per minute. The elevator was observed to be operating adequately. Elevator machinery is

located in an adjacent utility closet to the cab. The current elevator certificate is maintained in the cab and is licensed from the City of Akron and Industrial Commission of Ohio on a yearly basis. A copy of the current certificate is included in the appendices. Ohio Elevator Solutions, Incorporated performs monthly preventive maintenance on the elevators through a service contract.

Passenger elevator finishes include ceramic tile flooring with faux wood panels, stainless steel elevator control panels, stainless steel panel ceilings with recessed incandescent lighting and steel railing for handicap accessibility. The elevators also feature raised Braille markings, cab arrival and floor bypass chimes, electronic recall mechanisms to prevent closure on obstructions and hands-free communication devices. Controls appeared to be within ADA accessibility standards.

Escalators: No escalators are present on the subject property.

General Condition: Good

Age/ Last Action: The elevators are maintained under a service contract, and all equipment is original.

Concerns:

Inadequate capacity: The elevator provides sufficient capacity for the demands of the subject property.

Out of date inspection: The inspection certificate was current.

Inoperable or Obsolete equipment: No inoperable or significantly obsolete equipment was observed or reported.

Complaints: No complaints were reported regarding the elevator.

Recommendations: Elevators typically need annual service, which is considered a routine maintenance item, cab renovations every 10-15 years, and a major overhaul of machinery every 25 years. Based on the ages of the elevator, a major overhaul of equipment and interior renovation is anticipated during the loan term. An opinion of cost is included in the Replacement Reserve Schedule.

PLUMBING, HVAC, ELECTRICAL and ELEVATORS



Hot water heater



Copper water distribution piping

PLUMBING, HVAC, ELECTRICAL and ELEVATORS



Cast iron waste piping



Condensing units

PLUMBING, HVAC, ELECTRICAL and ELEVATORS



Condensing units



Air handler

PLUMBING, HVAC, ELECTRICAL and ELEVATORS



RTU



RTU

PLUMBING, HVAC, ELECTRICAL and ELEVATORS



Older RTU from 2010



Main distribution panel

PLUMBING, HVAC, ELECTRICAL and ELEVATORS

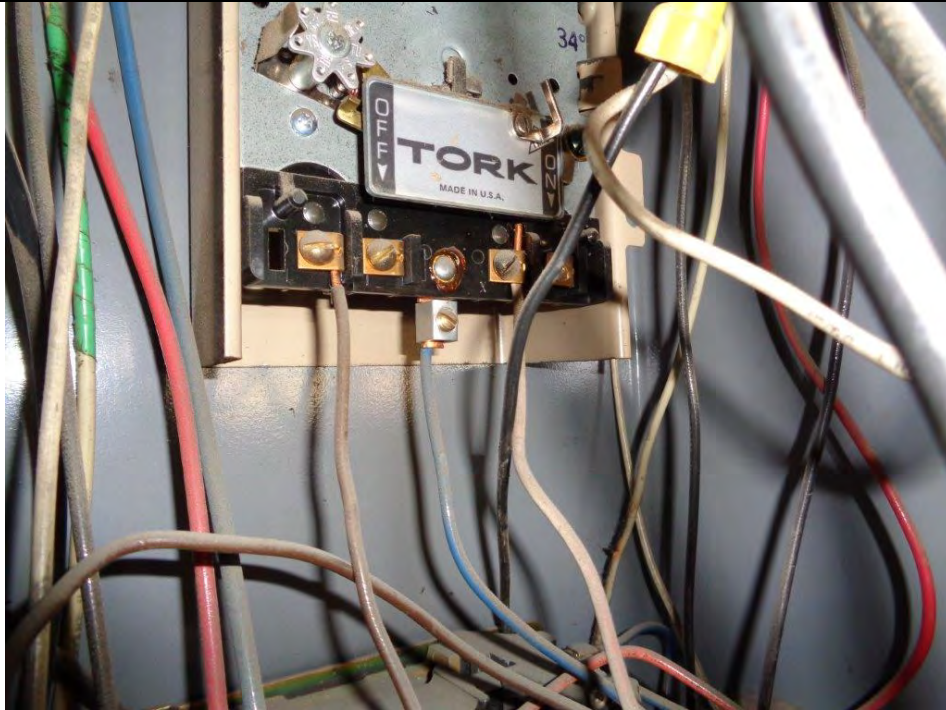


Service disconnects



Subpanel

PLUMBING, HVAC, ELECTRICAL and ELEVATORS



Copper branch wiring



GFCI

PLUMBING, HVAC, ELECTRICAL and ELEVATORS



Elevator finishes



Elevator equipment (original)

9.0 Life Safety-Fire Protection/ADA/Mold

9.1 Life Safety Systems

Smoke/Heat Detectors: Smoke/ heat detectors are present throughout the building.

Sprinkler/Alarm System: The building is 100% sprinkled with a wet type fire suppression sprinkler system. There are post indicator valves, audible flow alarms, pull stations, outside stem & yoke (OSY) connections, strobes and fire department connections located at the fire sprinkler riser area. Fire hydrants are located adjacent to the building and along North 16th Street. The subject property has a fully addressable FACP located in a utility room that is monitored by Metro Fire Equipment, Incorporated. The panel is manufactured by AES, Incorporated (#7706-ULF), and includes an integrated dialer.

Fire Extinguishers: Portable extinguishers are located throughout the building.

Restricted Access Gates: There are no restricted access vehicle gates at the subject property.

Security Cameras/Guards/Alarms: Intrusion alarms, security and video surveillance systems are present. Employees are also provided key-cards for after-hours access.

Other: Emergency lighting, illuminated exit signs, and alarms are present throughout the building. Each resident room has a panic button monitored at the various nurse's stations.

General Condition: Good

Age/ Last Action: The systems are handled as part of routine maintenance. The FACP was installed in 2017, according to the City of Akron green tag on the panel.

Concerns:

Out of date inspection: The inspection certificated for the fire riser and the fire extinguishers were current and dated November 2017.

Inoperable equipment: No inoperable equipment was noted or reported.

Other: No other concerns were noted

Recommendations: No immediate repairs were identified or deferred maintenance was identified. Given a EUL of 15 to 20 years for a fire panel, routine maintenance is anticipated over the evaluation period.

9.2 ADA Issues

All places of public accommodation and commercial facilities constructed for first occupancy

after January 26, 1993 must be constructed to be accessible. Any alteration made to a place of public accommodation or commercial facility after January 26, 1992, must be made so as to ensure that, to the maximum extent feasible, the altered portions of the facility are readily accessible to and useable by individuals with disabilities. Alterations include, but are not limited to, remodeling, renovations, rehabilitation, reconstruction, historic restoration, changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

A public accommodation is required to remove architectural barriers in existing facilities, prior to the making of any alterations, where such removal is readily achievable, i.e., easily accomplished and able to be carried out without much difficulty or expense. Examples include, but are not limited to, providing designated handicapped parking spaces, adding small ramps and curb cuts, widening doorways, rearranging furniture, adding raised markings on elevators, installing grab bars in toilet stalls and rearranging toilet partitions to increase maneuvering space. If not readily achievable, alternative methods of providing service, such as access to the management office, must be offered. Alternative methods include, but are not limited to, installing an intercom system between the leasing office and an accessible area, or relocating activities to accessible locations. It is the property owner's burden to prove that a modification is not readily achievable, or would pose an undue financial or administrative burden.

The Property Condition Assessment included a Baseline Americans with Disabilities Act (ADA) Evaluation which is a Visual Accessibility Survey consisting of a limited scope visual survey and based on the checklist provided in ASTM E 2018-15. The baseline scope of work excludes limited measurements 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. This evaluation screening is not to be considered an in-depth ADA or FHA survey or audit. The opinions regarding ADA compliance should be considered preliminary. The purpose of the limited visual survey is to provide a general observation of the level of attention paid to keeping the property ADA compliant.

Parking Spaces: The subject property has 60 total parking spaces, which requires three ADA parking spaces and at least one van accessible ADA parking space. The subject property has five ADA spaces, all of which are van accessible.

Required ADA Parking Spaces		
Total Spaces	Total ADA	ADA-Van
1-25	1	1
26-50	2	1
51-75	3	1
76-100	4	1
101-150	5	1
151-200	6	1
201-300	7	1

301-400	8	1
401-500	9	2
501-1000	2% of total	1 of 8
> 1000	20, plus 1 for each 100, or fraction thereof, over 1,000	1 of 8

Accessibility/Path of Travel: The property has sufficient curb cuts as well as walkways and entrances that meet the ADA accessibility guidelines.

Public Restrooms: No common area restrooms are present at the subject property.

Elevators: The elevator was observed to be in general compliance with the ADA guidelines.

Recommendations: No further action is recommended at this time. Any future renovations should be reviewed to insure compliance with ADA guidelines.

9.3 Microbial Contamination (Mold)

A visual/olfactory survey for mold was conducted. The survey was limited to observations in the areas walked and should not be considered a comprehensive survey of the property. No sampling was conducted. No inspection or investigation behind walls or in any other generally inaccessible areas was performed. In addition, inquiries were made of the owner and/or manager of the Property regarding past and current leaks or any known mold issues, any tenant complaints regarding health problems, musty odors or water leaks. In addition, when applicable, areas of reported or likely significant leaks or water intrusion/penetration were inspected.

Concerns:

Mold growth: A comprehensive mold survey was beyond the scope of this assessment; however, during the assessment, no visual or olfactory evidence of active water damage or mold growth were observed in the areas inspected by NV5. Air supply and return grates did not show significant particulate buildup. No obvious evidence of potential air quality impacts were observed or reported.

Recommendations: No further actions or investigations are recommended at this time.

LIFE SAFETY, ADA and MOLD



Sprinkler riser

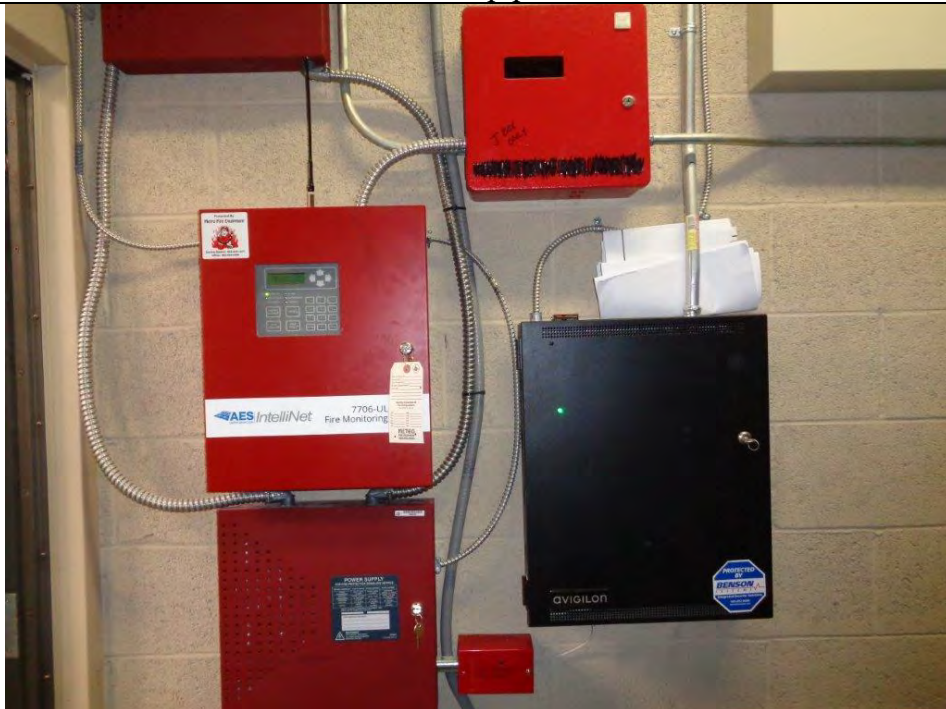


Fire extinguisher

LIFE SAFETY, ADA and MOLD



Standpipe

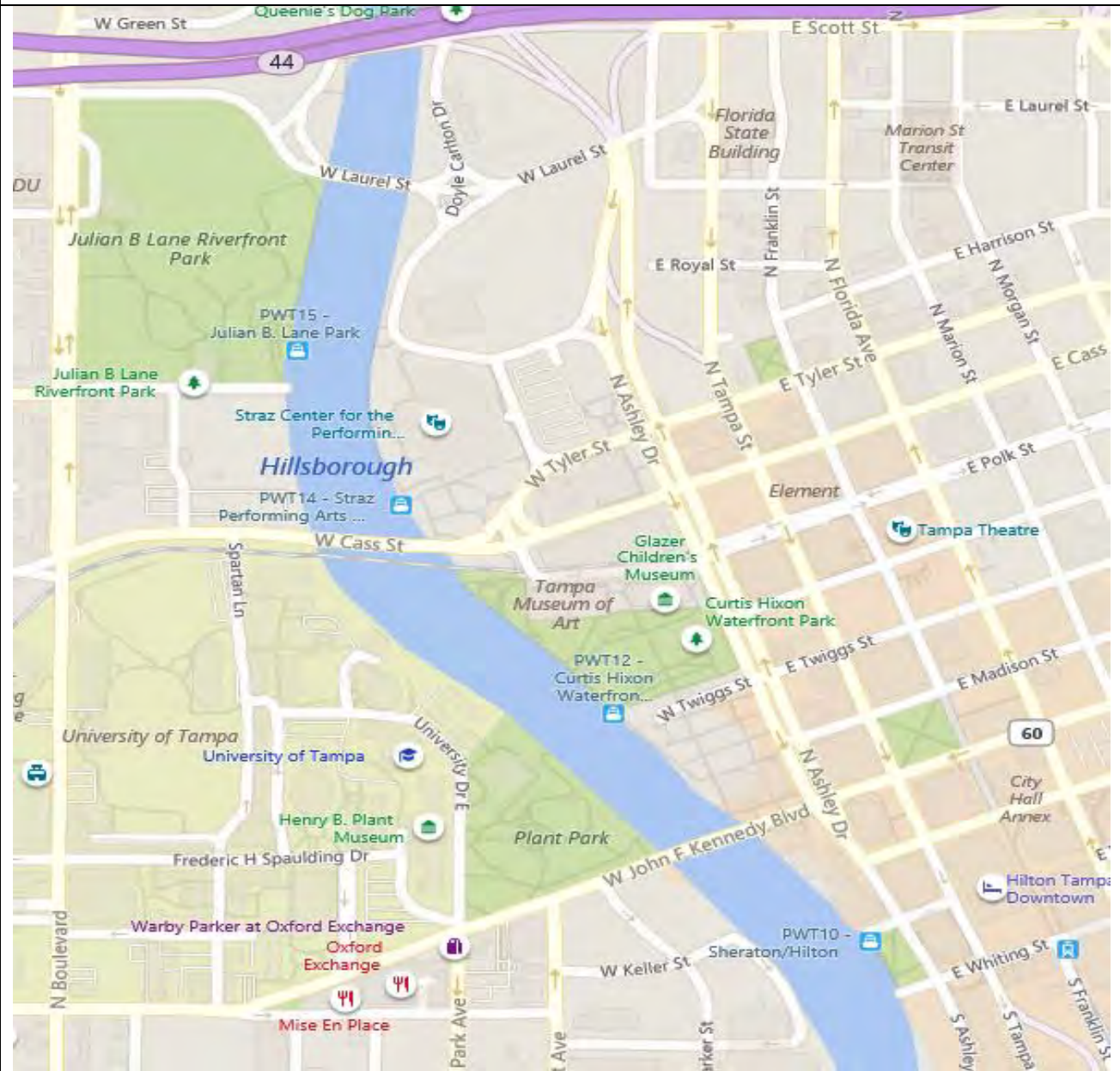


FACP and key card security monitoring panel

1.0 APPENDIX - Property Maps and Drawings

Appendix 1
Property Maps

PROPERTY LOCATION MAP



Office Building
1234 Spring Ave.
Akron, Ohio 44333
Orange County
NV5
Project No. 201900001

↑
North
Bing Maps



Appendix 1
Property Maps

PROPERTY AERIAL MAP



Office Building
1234 Spring Ave.
Akron, Ohio 44333
Orange County
NV5
Project No. 201900001

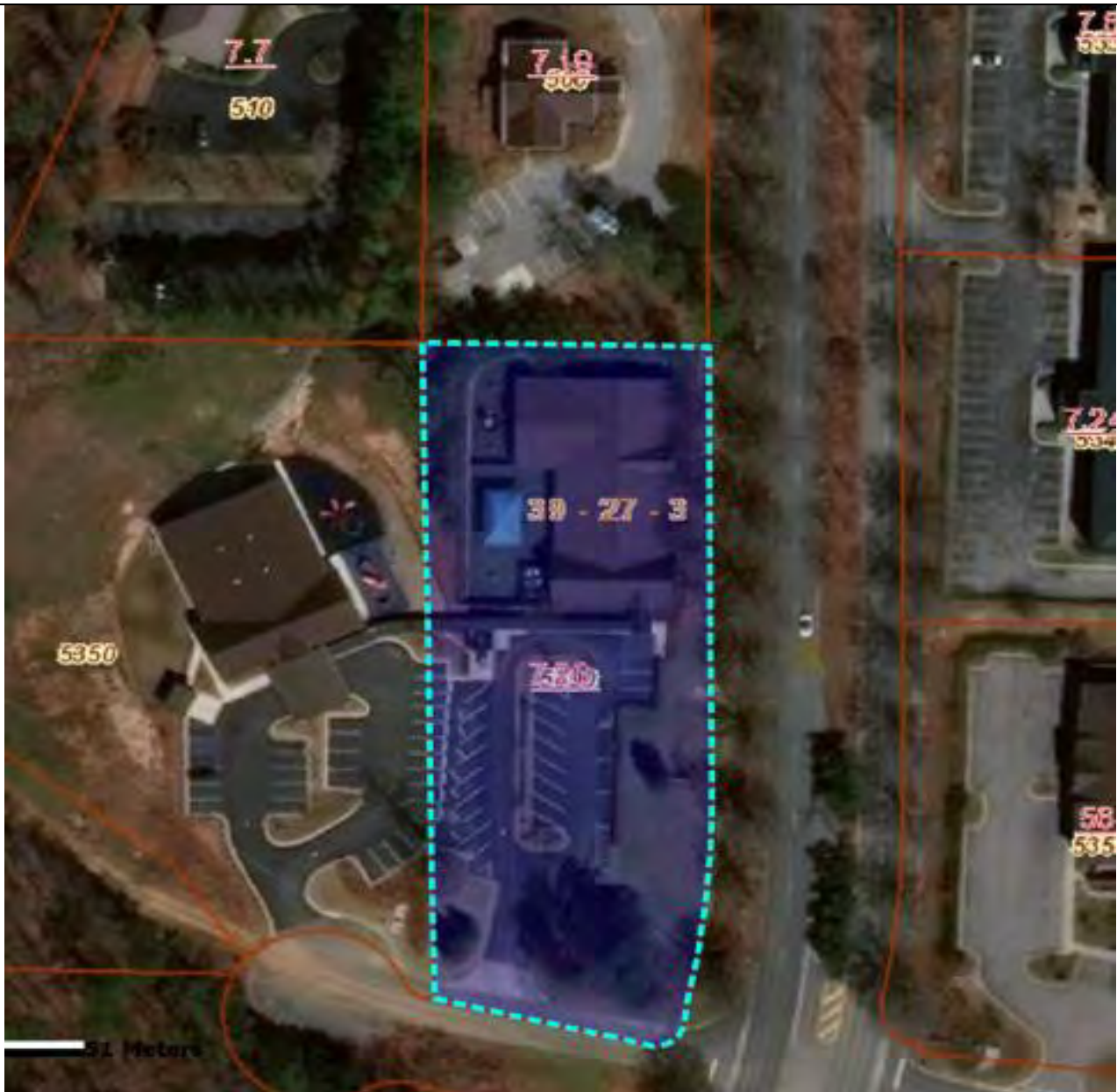


North

NV5

Appendix 1
Property Maps

PARCEL MAP

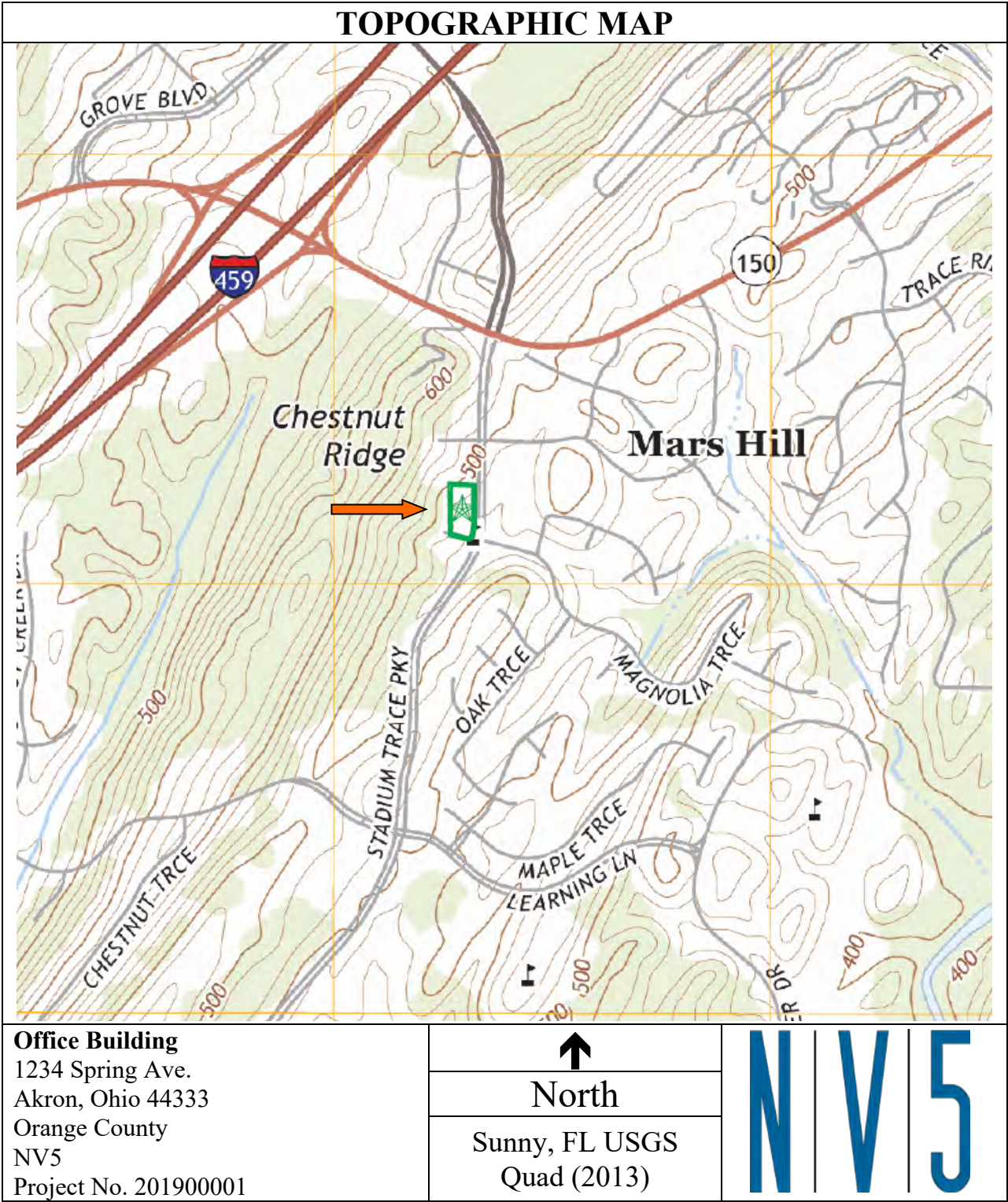


Office Building
1234 Spring Ave.
Akron, Ohio 44333
Orange County
NV5
Project No. 201900001

↑
North
Orange County
GIS

NV5

Appendix 1
Property Maps



Appendix 1
Property Maps



Appendix 1
Property Maps

FLOOD ZONE MAP



Office Building
1234 Spring Ave.
Akron, Ohio 44333
Orange County
NV5
Project No. 201900001

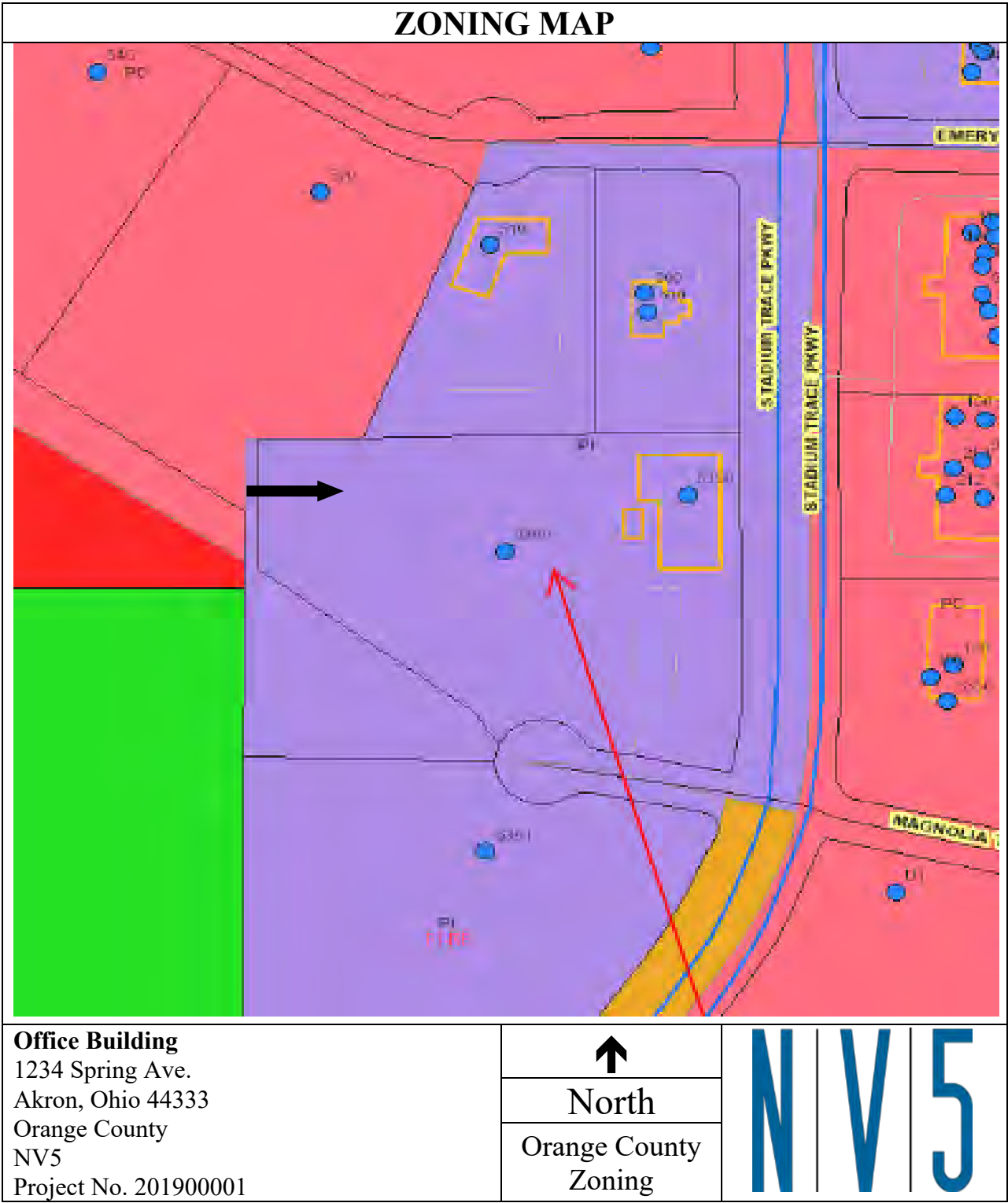


North

FEMA Map#

NV5

Appendix 1
Property Maps



2.0 APPENDIX - Property Questionnaire



COMMERCIAL PCA QUESTIONNAIRE

INSTRUCTIONS: As soon as possible, please complete to the best of your knowledge and return to:

NV5
3550 West Market Street, Suite 200
Akron, OH 44333
Fax: 866-486-2388
Phone: 800-787-8397
Daneale.Delorenzo@NV5.com

Project Number: _____

GENERAL INFORMATION

Property Name: _____

Address: _____

City, State, Zip _____

PROPERTY INFORMATION

Property Size (in acres): _____ # of Buildings: _____

Gross Building Square Footage: _____ # of Tenant Spaces: _____

Net Rentable Square Footage: _____ # of Parking Spaces: _____

Date of Construction: _____ # of ADA Parking Spaces: _____

The questionnaire information was provided by:

Name: _____ Title: _____

Signature: _____ Phone Number: _____

Date: _____

UTILITY AND SERVICE PROVIDERS

SERVICE	COMPANY NAME	PHONE NUMBER
Electric		
Natural Gas		
Drinking Water		
Sanitary Sewer		
Storm Water		
Trash		
Landscaping		
HVAC		
Roof		
Fire Systems		
Security Systems		
Electrical		
Plumbing		
Elevator		
Pest Control		
Pool/Fountain Maintenance		

TENANT LIST

SUITE NUMBER	TENANT NAME	SQUARE FOOTAGE	SUITE NUMBER	TENANT NAME	SQUARE FOOTAGE

RESIDENTIAL UNIT BREAKDOWN

UNIT TYPE	NUMBER of UNITS	SQUARE FOOTAGE

HOTEL BREAKDOWN (Please designate ADA Compliant rooms)

UNIT TYPE	NUMBER of UNITS	SQUARE FOOTAGE

PROPERTY CONDITION INFORMATION

PREVIOUS REPORTS

Are you aware if a Property Condition Assessment or structural assessment has ever been performed on the subject property? If yes, are you aware of the recommendations made in the report or please provide a copy of the report?
☐ - Yes ☐ - No ☐ - Do not Know

CAPITAL IMPROVEMENTS

ITEM	YEAR REPLACED	COST
Asphalt Pavement		
Exterior Maintenance (painting, caulking, etc.)		
Roof Replacement		
HVAC Equipment		
Plumbing Equipment		
Interior Finishes		
Elevator/ Escalator Renovations		
Other items:		

Please describe any replacements mentioned above:

Are you aware of any budgeted capital improvements to be conducted this year? If yes, please provide any information such as the type of improvement and cost associated with the improvement or attach any contractor bid.

CURRENT PROPERTY CONDITION/REQUIRED CAPITAL IMPROVEMENTS

Please discuss any noted property condition concerns that require repair or replacement. This would include roof leaks, damaged asphalt and/or concrete, structural or foundation concerns, problems with the HVAC systems, the waste or supply plumbing, sprinkler systems, erosion, electrical systems, etc. Is there any evidence of mold on the property? If yes, please note where the concerns are located and the extent of the concern.

LEASE TERMS

Please briefly describe the terms of the lease. What are the responsibilities of the tenant(s)? What are the responsibilities of the landlord?

REGULATORY COMPLIANCE

1. Are you aware of any outstanding building code violations?

☐ - Yes

☐ - No

☐ - Do not Know

2. Are you aware of any outstanding fire code violations?

☐ - Yes

☐ - No

☐ - Do not Know

3. Are you aware of any outstanding health/environmental department violations?

☐ - Yes

☐ - No

☐ - Do not Know

If yes to any of the above, please discuss.

4. Is the property in compliance with the Americans with Disability Act? For example, are there a sufficient number of handicapped accessible parking spaces?

☐ - Yes

☐ - No

☐ - Do not Know

PROBLEMATIC MATERIALS

Type	Y/ N (if yes please describe)
ABS Sanitary Lines	
Galvanized Steel Piping	
Omega or Central Brand Sprinkler Heads	
Aluminum Wiring	
Fire Retardant Treated Plywood (FRT)	
Polybutylene Piping	
Imported drywall	
Engineered Wood Siding	

BUILDING COMPONENTS

BUILDING COMPONENTS	TYPE (please circle)	KNOWN ISSUES?
Foundation	Slab on grade, concrete footings, pilings	
Framing	CMU, Steel, Wood, Concrete	
Exterior Walls/ Finish	CMU , Stucco, Brick, Brick Veneer, EFIS/ concrete tilt up	
Roof	EPDM, TPO, PVC, BUR, Asphalt shingles	
Fire Safety and security systems	Standpipes, Hose cabinets Smoke detectors (battery-operated or hard-wired), heat detectors, central cameras	
Electrical Service	AMPS, 220/277/480, 1/2/3/4 phase service	

Elevators	What type of elevators does the property have? ____ electric ____ hydraulic How many cars does the property have? ____ guest ____ cargo What is the weight capacity of each car? ____ guest ____ cargo	
HVAC	Type of equipment/ size/ year installed?	

COMMENTS/ADDITIONAL INFORMATION (If necessary. please provide any additional relevant property condition information that has not been discussed above.)

Please provide the following as available:

- Original / As-built Drawings (including Civil, Architectural, Structural, Mechanical, Electrical, and Plumbing)
- Warranty / guaranty Information (Roofs, Caulking, HVAC, Elevators etc.)
- Past ADA Audits / Studies
- Service Contracts (including HVAC, Electrical PM, Elevators, Fire & Life Safety Systems etc.)
- Past Condition Assessment Reports (including Roofs, Pavements, Exterior Curtain Walls and Caulking, HVAC, Electrical, Elevators, Fire & Life Safety systems etc.)
- Preventative Maintenance Logbooks (including HVAC, Electrical, Elevators etc.)
- Past Repair / Replacement Project Information (including Roof, Pavements, Caulking, Interior Renovations, HVAC, Elevators, Fire & Life Safety Systems etc.)
- ALTA Survey (including Legal Description of Property)
- Common Area Association Covenants / Regulations
- Geotechnical Investigations / Soil Testing Information

3.0 APPENDIX - Municipal/Regulatory Information

4.0 APPENDIX - Replacement Reserve Schedule

5.0 APPENDIX - Personnel Qualifications

Vincent L. Jacques, P.E.

Civil/Environmental Engineer

PROFILE

Mr. Jacques is a Professional Engineer with 23+ years' experience conducting environmental investigations of contaminated sites, due diligence assessments, and hazardous material assessment/abatement projects throughout New England. Mr. Jacques has supervised and completed numerous Level I & II Environmental Site Assessments and Property Condition Assessments on industrial, commercial and residential properties for lending institutions, municipalities and private clients locally as well as nationwide. Mr. Jacques has also been involved in various Phase III/remediation projects involving the restoration of impact soil, groundwater, and vapor gas. He also completed numerous mold, asbestos, radon and lead-based paint surveys, abatement plans, operations and maintenance programs, project monitoring, and final clearance testing for various types of properties, each approved by appropriate state agencies. He also has set-up and operates a small Phase Contrast Microscopy (PCM) laboratory and is an analyst for asbestos PCM air samples. Mr. Jacques also has significant experience in preparing storm water permits, Title V air permits, underground injection control permits, spill prevention counter control measure plans and he is also trained in residential Radon measurement.

Mr. Jacques currently serves as the New England Regional Manager for NV5. In this capacity, Mr. Jacques is responsible for business development, management of staff and overall management of the profit center and analytical laboratory. Mr. Jacques is responsible for recruiting, rewarding, motivating and managing employee performance; ensuring that business development and client service is a priority in the office; ensuring that QMS and Health & Safety processes are supported and followed; developing and ensuring that the budget for the area is achieved and improved in with regard to profitability; ensuring that Accounts Receivable and Work-In-Progress targets are met; accountability for office administration and accounting for the area; and responsible for the physical assets within the area. As a part of the Business Development team, Mr. Jacques also provides continuing education (CE) seminars for clients around the country.

EDUCATION

The University of Rhode Island, 1992
B.S. in Civil Environmental Engineering

Northeastern University, 1997
Certificate of Professional Achievement, Specialization: Hazardous Waste Management
Concentration: Site Investigation and Remediation

Continuing Education, 1997-Present
See Professional Course and Designations

CAREER SUMMARY

2012-Present	NV5 (previously branded as Bock & Clark – Narragansett, RI New England Regional Manager
2009-2012	The Orin Group – Narragansett, RI New England Regional Manager
2001-2009	Jacques Whitford Company, Inc. – Lincoln, Rhode Island (bought Kenyon Environmental, Inc.) Area Manager
1994-2002	Kenyon Environmental, Inc. – Pawtucket, RI President and Sole Owner
1992-1994	Kenyon Environmental, Inc. – East Providence, RI Vice President and Co-Owner
1988-1992	Narragansett Bay Commission, Providence, RI Environmental Engineer Technician – Developed Waste Water Local Limits for all Dischargers to System

PROFESSIONAL COURSES AND DESIGNATIONS

Professional Engineer, Rhode Island – No. 7047, 1999

Certificate of Achievement – Property Condition Assessment Course – EDR Commonground

Certified Asbestos Inspector & Project Designer, Rhode Island – AAC-0409IS/AAC-0409PD

Certified Asbestos Inspector, Project Designer and Project Monitor, Massachusetts – AI 040309/AD
040576/AM 040310

Certified Asbestos Analyst – PCM – NIOSH 7400

EMLab P&K, The Science and Ambiguity of Asbestos Testing

ASTM Registered Professional for E2600 Vapor Encroachment Screening

Residential Radon Measurement, 16 Category I Course

Environmental Lead Inspector Training – Initial 40 hour course

Princeton Gamma-Tech, Inc. X-ray Fluorescence Analyzer Training

Lorman Education Services – Green Building Design Basics

Contech, Construction Products, Erosion Control Design Short Course

NEWMOA In-Situ Chemical Oxidation

Spruce Environmental Technologies, Residential Radon Measurement

Jacques Whitford Company, Mold Investigation and Remediation Course

Strategies for Mold Investigations and Sampling, EMLab P&K

Crystalline Silica Exposure in the Workplace, Mystic Air Quality

OSHA 29 CFR 1910.120, 40 Hour Hazardous Waste Site Worker Protection Training

OSHA 29 CFR 1910.120, Confined Space Entry

OSHA 29 CFR 1910.120, 8 Hour Supervisor Training

OSHA 29 CFR 1910.120, 8 Hour Refresher Training

OSHA 29 CFR 1910.1200 Hazard Communication - HazCom

OSHA 10 Hour Construction Safety and Health

First Aid and CPR Trained

MEMBERSHIPS/ASSOCIATIONS

American Industrial Hygiene Association (AIHA) – PCM Proficiency Testing

American Society of Civil Engineering

Member, National Environmental Assessment Association

Member, National Society of Environmental Professionals

Member, PADI - Certified for Scuba Diving

Member, American Philatelic Society

Member, Vino Rouge Club