



Project #201500075-01
May 7, 2016

Property Condition Assessment

(ASTM E 2018-15)

**Atmore Shopping Center
1234 Spring Avenue
Atmore, Alabama 36502**



Prepared For:
Client Name

Prepared By:
Bock and Clark
3550 W. Market Street, Suite 200
Akron, Ohio 44333
800-787-8396



May 7, 2016

CLIENT

RE: Property Condition Assessment: Atmore Shopping Center
1234 Spring Avenue
Atmore, Escambia County, Alabama 92802

Dear Mr. Smith:

Bock & Clark Environmental, LLC 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.

Bock & Clark Environmental, LLC 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,

Bock & Clark Environmental, LLC

A handwritten signature in black ink that reads "Vincent L. Jacques".

Vincent L. Jacques, P.E.
Project Manager

A handwritten signature in black ink that reads "Jamie Ziembra".

Jamie Ziembra
Project Manager

A handwritten signature in black ink that reads "David P. Conway".

David P. Conway
Site Inspector

TABLE OF CONTENTS

| | | |
|------------|---|-----------|
| 1.0 | EXECUTIVE SUMMARY | 1 |
| 1.1 | PROPERTY SUMMARY | 1 |
| 1.2 | PROPERTY DESCRIPTION | 2 |
| 1.3 | GENERAL PHYSICAL CONDITION..... | 3 |
| 1.4 | RECOMMENDATIONS & DISCUSSION..... | 3 |
| 2.0 | PURPOSE, SCOPE AND LIMITATIONS | 5 |
| 2.1 | PURPOSE | 5 |
| 2.2 | SCOPE OF WORK | 5 |
| 2.3 | LIMITATIONS..... | 8 |
| 2.4 | PROPERTY ACCESS AND NON-ACCESS DISCLOSURE..... | 9 |
| 2.5 | USER RELIANCE..... | 10 |
| 3.0 | PROPERTY DESCRIPTION..... | 11 |
| 3.1 | PROPERTY DETAILS | 11 |
| 3.2 | UTILITIES AND SERVICE PROVIDERS | 11 |
| 3.3 | NEIGHBORING PROPERTIES | 12 |
| 4.0 | CODE COMPLIANCE | 13 |
| 4.1 | MUNICIPAL DEPARTMENTS..... | 13 |
| 5.0 | PROPERTY GROUNDS..... | 14 |
| 5.1 | TOPOGRAPHY AND DRAINAGE | 14 |
| 5.2 | PAVING AND CURBING | 15 |
| 5.3 | FLATWORK | 17 |
| 5.4 | LANDSCAPING AND APPURTENANCES | 30 |
| 5.5 | AMENITIES AND ANCILLARY STRUCTURES/AREAS | 31 |
| 6.0 | FRAME AND ENVELOPE | 37 |
| 6.1 | SUBSTRUCTURE | 37 |
| 6.2 | SUPERSTRUCTURE..... | 38 |
| 6.3 | ROOFING..... | 42 |
| 6.4 | FACADES..... | 47 |
| 7.0 | INTERIOR ELEMENTS | 56 |
| 7.1 | FINISHES | 56 |
| 7.2 | FIXTURES | 57 |
| 7.3 | APPLIANCES, EQUIPMENT, FURNISHINGS, ETC..... | 58 |
| 7.4 | DOWN AREAS | 58 |
| 8.0 | PLUMBING, MECHANICAL & ELECTRICAL..... | 64 |
| 8.1 | PLUMBING..... | 64 |
| 8.2 | HEATING, VENTILATION AND AIR CONDITIONING | 65 |

| | | |
|------------|---|-----------|
| 8.3 | ELECTRICAL..... | 66 |
| 8.4 | ELEVATORS & ESCALATORS | 66 |
| 9.0 | LIFE SAFETY-FIRE PROTECTION/ADA/MOLD | 71 |
| 9.1 | LIFE SAFETY SYSTEMS..... | 71 |
| 9.2 | ADA ISSUES | 72 |
| 9.3 | MICROBIAL CONTAMINATION (MOLD) | 73 |

APPENDICES

| | | |
|------------|---|----------------------------------|
| Appendix 1 | - | Property Photographs |
| Appendix 2 | - | Property Maps and Drawings |
| Appendix 3 | - | Property Questionnaire |
| Appendix 4 | - | Municipal/Regulatory Information |
| Appendix 5 | - | Replacement Reserves Table |
| Appendix 6 | - | Personnel Qualifications |

1.0 Executive Summary

1.1 Property Summary

Property Name: Atmore Shopping Center

Property Address: 1234 Spring Avenue

County/City/State/Zip: Escambia County, Atmore, Alabama 92802

Property Usage: Retail shopping center

Based upon the walk-through of the subject property conducted by Bock and Clark Environmental, the following short term repairs are recommended.

| IMMEDIATE NEEDS /SHORT TERM COSTS | | |
|--|-------------------------|----------------|
| REPAIR ITEM | COST BASIS | ESTIMATED COST |
| Paving and Curbing: | | |
| Repair/replace damaged/deteriorated asphalt pavement | ~32,000 SF @ \$4.00/ SF | \$128,000 |
| Superstructure: | | |
| Repair, clean and maintain CMU walls | ~13,000 SF @ \$3.00/ SF | \$39,000 |
| Roofing: | | |
| Roof replacement | ~94,000 SF @ \$7.00/ SF | \$658,000 |
| HVAC: | | |
| Replace non-working HVAC units | ~30 tons @ \$1,800/ ton | \$54,000 |
| Facades: | | |
| Exterior maintenance | ~25,000 SF @ \$2.00/ SF | \$50,000 |
| ADA Issues: | | |
| Install vertical signage at three ADA spaces | 3 units @ \$350/ unit | \$1,050 |
| Mold: | | |
| Remove/ replace water damaged building materials | Lump sum | \$2,000 |



Atmore Shopping Center
B&C Project No. 201500075-01

| IMMEDIATE NEEDS /SHORT TERM COSTS | | |
|-----------------------------------|--------------|------------------|
| REPAIR ITEM | COST BASIS | ESTIMATED COST |
| Moisture Minimization Plan | Lump sum | \$500 |
| | Total | \$932,550 |

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

| REPLACEMENT RESERVE SUMMARY | | | | |
|-----------------------------|-----------------------|-----------------------|---------------------|-----------------------|
| TERM | UNINFLATED RESERVE | ANNUAL COST PER SF | INFLATED RESERVE | ANNUAL COST PER SF |
| 10 YEAR | \$193,000 | \$0.21 | \$226,089.80 | \$0.25 |

1.2 Property Description

The subject property consists of an irregularly shaped parcel of land totaling approximately 8.5 acres. It is improved with one, single-story retail building containing four tenant spaces totaling 91,868 net rentable square feet (NRSF). Additionally, two lumber storage sheds were constructed in 2005, and consist of approximately 18,900 total square feet of storage space. The main building was constructed in 1993, and is of steel and concrete masonry unit (CMU) construction with CMU, split-face CMU, concrete block, and EIFS exterior walls. The primary roofing system on the retail building is flat and covered with rubber membrane, topped with ballast. Awnings topped with pitched standing seam metal roofs are present at the store entrances. The foundation consists of reinforced concrete slabs on grade. The two lumber storage sheds consist of steel frame construction, with pitched standing seam metal roofs and reinforced concrete footings at column locations. Additional site improvements include a small lumber sales office adjacent to the lumber storage sheds, as well as two stormwater detention ponds, which are located along the southern property boundary, along Lindberg Avenue. A stormwater retention pond is located in the northernmost portion of the subject property, beyond the chain link fencing. The building is heated and cooled by electric rooftop package units. The property is serviced by municipal water and sewer.

The remainder of the property is improved with asphalt paved driveways and parking areas, concrete sidewalks, a concrete patio for exterior sales, and landscaping. Current tenants include Marvin's (home and building materials), Goody's (department store), Citi Trends (clothing) and Hibbett Sports (sporting goods). A vacant space is also present, accessed in the rear of the building. The surrounding properties consist of undeveloped land and residential



Atmore Shopping Center
B&C Project No. 201500075-01

properties to the north, a strip retail building, including Rent-a-Center, Subway and a clothing store to the east, undeveloped land and Lindberg Avenue followed by Adam's Plaza, which includes Dollar Tree and Dirt Cheap to the south, and Atmore Plaza, including Cash Advance and a restaurant to the west.

1.3 General Physical Condition

General Condition: Fair – Short term needs were observed during the inspection, and are discussed in greater detail below.

Level of Maintenance: Fair

1.4 Recommendations & Discussion

Paving and Curbing:

While the majority of the main parking lot and driveways have been sealed recently, it appears that many areas with pavement damage, such as alligator cracking, were sealed over, rather than repaired. Alligator cracking and raveling was observed in many locations. Additionally, the rear (north) service drive exhibits significant cracking and raveling. The damaged/deteriorated asphalt pavement should be repaired/replaced, in order to prevent further deterioration. Minor cracks can be crackfilled, some areas can be patched/ overlain and the more significantly deteriorated areas should be removed and repaved. An opinion of costs for this work has been included in the Short Term Costs Table.

Superstructure:

Cracking of the CMU walls throughout the rear building areas was observed, some of which is significant. Some of the cracking appears to have led to interior water intrusion issues. Additionally, a concrete block at the northeast corner of the building was damaged. The walls showing damage on both the interior and exterior should be repaired, cleaned and maintained, and testing should be completed to positively determine the reason for the observed water intrusion. An opinion of costs for this work has been included in the Short Term Costs Table.

Roofing:

Based on the age of the roof, reported significant roof leaks, and an EUL of 20 years for flat roofs, replacement will likely be required at the beginning of the term. An opinion of costs for this work is included in the Short Term Costs Table.

Facades:

Any deteriorated caulking/pointing should be replaced. Exterior maintenance such as



painting, power washing, caulking, stucco patching, etc., is typically required every six to eight years depending on the quality of preparation of the surfaces, the quality of materials used and weather conditions. The building currently requires this exterior maintenance. An opinion of costs for the above work is included in the Short Term Costs Table.

HVAC:

The five inoperable HVAC units should be removed from the roof to prevent any water intrusion issues. The curbs should then be covered. This can be handled as part of routine maintenance. As the property owner is responsible for providing a working system at tenant turnover, the replacement of the units at the vacant tenant space (approximately 30 tons) will likely be necessary. Costs for the replacements are included in the Short Term Needs Table. Otherwise, given an EUL of 20 years for the packaged units, it is not anticipated that any of the other HVAC equipment will require replacement during the term.

ADA Issues:

Three of the ADA parking spaces were observed to lack vertical signage. As such, vertical signage should be installed at these spaces. Costs for this work are included in the Short Term Costs table.

Mold:

A comprehensive mold survey was beyond the scope of this assessment; however, during the assessment, visual evidence of active water and mold damage was observed throughout the interior areas inspected by Bock & Clark Environmental. In particular, mold growth appeared to be associated with water damage from multiple roof leaks. Mold growth was observed on water piping in the Marvin's space, and according to a Marvin's store employee, mold grows through the floor tiles and must be cleaned every once in a while.

It is recommended that mold-impacted building materials are removed and replaced in accordance with EPA guidelines. Additionally, due to the history and continued presence of water intrusion issues at the subject property, a Moisture Minimization Plan should be implemented at the subject property. The plan takes a proactive, preventative approach in order to minimize any moisture damage and/or mold impact by insuring the early identification and repair of potential problems. Bock & Clark Environmental has included costs for this work in the Short Term Costs Table.

No other building components or systems were identified that would require additional investigation at this time.



Atmore Shopping Center
B&C Project No. 201500075-01

2.0 Purpose, Scope and Limitations

2.1 Purpose

Bock & Clark Environmental 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 Bock & Clark Environmental in a reasonable time to formulate an opinion and complete the PCA, will be stated in the PCA, and Bock & Clark Environmental 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 Bock & Clark Environmental 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.

Bock & Clark Environmental provided the owner or owner's representative, or both, with a pre-survey questionnaire. In addition, if readily available, Bock & Clark Environmental 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



Atmore Shopping Center
B&C Project No. 201500075-01

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).

Bock & Clark Environmental requested that the owner or user identify a person or persons knowledgeable of the physical characteristics, maintenance, and repair of the property. Bock & Clark Environmental 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 Bock & Clark's services. No physical tests were made nor were any samples for engineering analysis collected. As such, Bock & Clark Environmental 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.



Atmore Shopping Center
B&C Project No. 201500075-01

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, Bock & Clark'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 Bock & Clark Environmental, 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 Bock & Clark'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, Bock & Clark's professional experience and contractor cost quotations, when available.

Photographs representative of Bock & Clark's observations are included throughout the report and in Appendix 1. In addition to visual observations, letters to and responses from municipal and regulatory agencies are included in Appendix 4. Bock & Clark Environmental relied on the sources and contacted the individuals listed within the report and the appendices.

2.3 Limitations

Bock & Clark Environmental 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.



Atmore Shopping Center
B&C Project No. 201500075-01

Bock & Clark Environmental, 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: David Conway

Date of Inspection: February 18, 2015

Weather Conditions: The weather conditions were clear with temperatures in the low 50s at the time of the site inspection.

Property Contact: Mr. Marc Harris of Focus Management Group, the Property Manager

Property Escort: Unaccompanied

Property Questionnaire Sent to: Mr. Marc Harris of Focus Management Group, the Property Manager

Questionnaire Results: A questionnaire was completed by Mr. Keith Hyatt of Focus Management, the property manager. A copy of this questionnaire is included in Appendix 3 of this report. Mr. Marc Harris also provided information regarding the lease agreements and physical condition of the property, including recent capital improvements and required repairs. This information is included in the appropriate sections of the report.



Atmore Shopping Center
B&C Project No. 201500075-01

Under the terms of the leases, the tenants are responsible for the maintenance and replacement of their respective interior finishes/fixtures, as well as the water heaters. The landlord is responsible for the maintenance of the buildings' structures, common areas, pavement and grounds, roofing systems, and HVAC equipment.

Areas Accessed: Bock & Clark Environmental accessed each of the four tenant spaces, the fire sprinkler room, and the public restrooms. Bock & Clark Environmental also assessed the building's exteriors and the property grounds, including the lumber storage sheds.

Inaccessible Areas: Bock & Clark Environmental did not access the vacant space accessed from the rear of the building, or the roof.

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 Bock & Clark Environmental, including the lender(s) in connection with a secured financing of the property, and their respective successors and assigns.



Atmore Shopping Center
B&C Project No. 201500075-01

3.0 Property Description

3.1 Property Details

Property Size: 8.5 Acres

Source: Escambia County

Property Usage: Retail shopping center

Number of Buildings: One, plus two lumber storage sheds and a lumber office

Number of Tenant Spaces: Four tenant spaces

Net Rentable Square Footage: 91,868 NRSF

Source: Property Management

Dates of Construction: 1993 (Multi tenant retail building) and 2005 (lumber storage sheds)

Source: Property Management and Escambia County

A legal description was not provided to Bock & Clark Environmental; however, a brief legal description was obtained from Escambia County, as follows:

BEG 829.05 W LY & 556.61 S LY OF NE COR OF SE1 4 OF NW1 4 S32-T1N-R6E; TH E LY 210 ; N LY 33.10 ; E LY 413.5 ; S LY ; S LY 93.38 ; E LY 48.45 ; S LY 402.43 TO N R W LINDBERG AVE; W LY 358.24 ALG SD N R W; N LY 185.44 ; W LY 180.80 ; 41.18 ; S LY 85.96 ; W LY 113.64 ; S LY 124.47 ; W LY 19.94 N LY 528.59 TO POB CN TG 8.5 AC (C)

3.2 Utilities and Service Providers

Electricity: Information not provided

Gas: N/A

Potable Water: City of Atmore

Sanitary Service: City of Atmore

Storm Water: City of Atmore

Solid Waste: Information not provided; tenant responsibility

HVAC Maintenance: Coley AC

Pest Control: Information not provided



Atmore Shopping Center
B&C Project No. 201500075-01

Landscaping: Hawkeye LawnCare

Fire Systems: VSC Fire Systems

Security: Information not provided

Roof Maintenance: Edwards Roofing

Elevator: N/A

Electrical Maintenance: Tri-Co Electric

Plumbing Maintenance: Southern Plumbing

3.3 Neighboring Properties

North of property: Undeveloped land and residential properties along West Meadow Drive

East of property: Strip retail building, featuring Rent-a-Center, Cato Fashions, and Subway

South of property: Undeveloped land and Lindberg Avenue followed by Adam's Plaza, which includes Dollar Tree and Dirt Cheap

West of property: Atmore Plaza, including Cash Advance and a restaurant

4.0 Code Compliance

4.1 Municipal Departments

Building Department: City of Atmore Building Inspections/Permits & Code Enforcement

Pertinent Information: Bock & Clark Environmental 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 Chris Black, Building Inspector, there are no open permits or documented building code violations for the subject property. One Certificate of Occupancy for Marvin's was available. It is dated July 2005, and classified at Business. A copy of this can be found in the appendices of this report.

Fire Department: City of Atmore Fire

Pertinent Information: Bock & Clark Environmental requested information pertaining to any outstanding fire code violations for the subject property. As of the writing of this report, a response to this request has not been received.

Zoning Department: City of Atmore Building Inspections/Permits & Code Enforcement

Pertinent Information: Bock & Clark Environmental requested information regarding the current zoning of the property and whether the property is a legal conforming use or a legal non-conforming use according to density, parking, and today's codes. According Chris Black, Building Inspector, the property is zoned B-2: General Business district. There are no documented zoning violations associated with the property.

Health Department: Escambia County Health Department, Environmental Health

Pertinent Information: Bock & Clark Environmental requested information regarding inspections and/or code violations regarding applicable activities or facilities (such as restaurants) that require inspections for the subject property. As of the writing of this report, Bock & Clark Environmental has not received a response to this request.

Recommendations: No concerns were uncovered based on information obtained from the City of Atmore Building Inspections/Permits & Code Enforcement.

Bock & Clark Environmental has not received a response from the City of Atmore Fire Department or Escambia County Health Department as of the writing of this report. It should be noted that it is often the case that the municipal departments either do not, or are very slow to respond to these requests. However, based on the other sources of information obtained and reviewed, the absence of this information is not deemed critical.



Atmore Shopping Center
B&C Project No. 201500075-01

5.0 Property Grounds

5.1 Topography and Drainage

Topography: The elevation of the subject property is approximately 280 feet above mean sea level (AMSL). The property is generally flat, with a gentle slope to the southeast. No unusual or problematic features were noted or reported.

Property Drainage: The runoff from the building's roof is directed to scuppers, gutters, and downspouts, and subsequently flows via sheet flow to catch basins, raceways, and drainage culverts which discharge to two detention ponds (south) and one retention pond (north).

Surface Water Bodies: There are no onsite surface water bodies, with the exception of the above-mentioned retention pond in the northern portion of the subject property.

Flood Plain Designation: The subject property is situated within Zone X (not shaded) which is defined as areas determined to be outside of the 0.2% annual chance floodplain.

Seismic Zone: The property is located in Zone 0. 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 - The topography and drainage at the 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 significant erosion were noted or reported. Minor signs of erosion were observed at some of the culverts and raceways.

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

Indications of Wetlands: Evidence of wetlands was noted on the subject property in the northernmost portion. A stormwater retention pond is located in this area, and vegetation typical of wetlands was also observed within this area.

Recommendations: No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. The areas of minor erosion can be addressed as part of routine maintenance.

Potential wetland areas were identified. It is Bock & Clark's recommendation that a determination be made regarding whether or not this area would be considered a jurisdictional wetland prior to any development activities likely to impact the area.



Atmore Shopping Center
B&C Project No. 201500075-01

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.

Curbs/Swales/Other: Poured concrete curbs are present throughout the parking areas and driveways, along the sidewalks and around the landscape medians. Preformed concrete parking stops are present in select areas.

Ingress/Egress: Primary ingress and egress for the subject property is provided via one driveway off of Lindberg Avenue. Access to the areas behind the building to the north is provided via one service driveway off of South Presley Street.

Number of parking spaces: There are approximately 220 onsite parking spaces, 12 of which are ADA parking spaces.

General Condition: Poor to Good – Limited pavement repairs, sealing and striping appear to have been conducted recently. The western driveway along Marvin's, the pavement in front Marvin's, as well as the pavement within the lumber sheds, appears to have been overlain recently. 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 pavement striping were noted or reported.

Spalling/Cracking: While the majority of the main parking lot and driveways have been sealed recently, it appears that many areas with pavement damage, such as alligator cracking, were sealed over, rather than repaired. Alligator cracking and raveling was observed in many locations. Additionally, the rear (north) service drive exhibits significant cracking and raveling.

Depressions or potholes: No significant depressions or potholes were observed, other than depressions associated with the above-described damage.

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

Other: No other concerns relating to the paving and curbing were noted or reported.

Recommendations: The damaged/deteriorated asphalt pavement should be repaired/replaced, in order to prevent further deterioration. Minor cracks can be crackfilled, some areas can be patched/overlain and the more significantly deteriorated areas should be removed and repaved. An opinion of costs for this work has been included in the Short Term Costs Table.

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. Bock & Clark Environmental has included costs for periodic sealing and striping of the parking areas in the Replacement Reserve Schedule.



Atmore Shopping Center
B&C Project No. 201500075-01

5.3 Flatwork

Sidewalks/Patios: The sidewalks, located along the storefronts and in some cases, the rear of the building, consist of standard poured concrete slabs. A concrete patio for exterior sales is present along the west side of the building, at Marvin's. One concrete loading dock area is present at the northeast corner of the building, with another present behind Marvin's.

Other: Concrete pads support the electrical transformers and switchboxes. Concrete raceways are present at pavement edges, which help to facilitate drainage to the detention/retention ponds. Concrete is also present at water meters/drainage lines located throughout the property.

General Condition: Fair to Good – Minor to moderate cracking was observed in flatwork throughout the property. Some sections of sidewalk appear to have been recently replaced, or recently repainted.

Concerns:

Significant Cracks, Heaving and Settlement: No significant cracking, heaving or settlement was observed or reported. Minor to moderate cracking was observed in flatwork throughout the property.

Trip Hazards: No trip hazards were observed or reported.

Other: Damaged concrete was observed at water meters and drainage lines located in the rear of the building. No other significant concerns were noted or reported.

Recommendations: The damaged concrete observed at water meters and drainage lines in the rear of the building should be repaired in order to prevent further damage. This can be handled as part of routine maintenance. No other 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. Bock & Clark Environmental has included costs for ongoing concrete repairs in the Replacement Reserve Schedule.

DRAINAGE, PAVING AND FLATWORK



Area of soil erosion at concrete raceway to detention pond



Detention pond with drainage culverts in the southern portion of the subject property

DRAINAGE, PAVING AND FLATWORK



Retention pond in the northern portion of the subject property



Parking lot

DRAINAGE, PAVING AND FLATWORK



Parking lot



Recently patched pavement

DRAINAGE, PAVING AND FLATWORK



Recently overlain pavement



Typical alligator cracking

DRAINAGE, PAVING AND FLATWORK



Typical pavement condition



Typical alligator cracking and raveling

DRAINAGE, PAVING AND FLATWORK



Typical pavement damage



Recently overlaid pavement

DRAINAGE, PAVING AND FLATWORK



Typical sidewalk



Painted sidewalk

DRAINAGE, PAVING AND FLATWORK



Typical cracking in sidewalk



Concrete pad for loading dock

DRAINAGE, PAVING AND FLATWORK



Damaged concrete at water meter surrounded by damaged asphalt



Damaged concrete at drainage line

DRAINAGE, PAVING AND FLATWORK



Concrete patio associated with Marvin's exterior sales



Typical cracking in concrete patio

DRAINAGE, PAVING AND FLATWORK



Driveway; note cracking



Typical alligator cracking and other pavement damage

DRAINAGE, PAVING AND FLATWORK



Northern service drive



Pavement damage in northern service drive

5.4 Landscaping and Appurtenances

Landscaping: The landscaping consists of trees, manicured lawns, and landscaped islands and medians.

Irrigation/Sprinkler: The landscaping is not serviced with an underground sprinkler system.

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

Retaining Walls: No retaining walls are present on the property.

Fencing/Walls: Chain link fencing topped with barbed wire is present along the north, west and southwest property boundaries. This fencing also surrounds the lumber storage shed area at Marvin's.

Property Signage: Building mounted lettering, some illuminated, identifies the various tenants. A ground mounted concrete and metal monument sign is present at the main entrance.

Other: No other significant landscaping or appurtenances were observed.

General Condition: Good - 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: Some of the chain link fencing was observed to be slightly damaged or bent along its length. In one instance, a pole and wood board appeared to be propping a fence up. Additionally, several letters were noted to be missing on the main sign at the property entrance.

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

Other: No other concerns were noted or reported.

Recommendations: The slight damage to chain link fencing should be repaired, to prevent further deterioration. Additionally, missing letters can be replaced on the main property sign. This can be handled as part of routine maintenance. No other physical deficiencies/deferred maintenance or immediate/ short term needs were noted.

5.5 Amenities and Ancillary Structures/Areas

Ancillary Structures: Two steel-framed lumber storage sheds, associated with Marvin's, are present in the southwestern portion of the subject property. The sheds are topped with pitched standing-seam metal roofs. A small wood and steel shed is located adjacent to the lumber storage sheds, which serves as the exterior lumber office.

Mechanical/Electrical/Boiler Room: Dedicated electric and storage rooms are located within the building.

Other: No other amenities or ancillary structures are present.

General Condition: Good – No recent repairs were reported.

Concerns:

Problems with the Ancillary Structures: No concerns were noted or reported.

Recommendations: The ancillary structures/areas should be maintained as part of the ongoing exterior maintenance of the property as noted in Section 6.4, or as part of routine maintenance.

LANDSCAPING, APPURTANCES AND ANCILLARY STRUCTURES



Property signage and landscaping



Note missing letters on main property sign

LANDSCAPING, APPURTANCES AND ANCILLARY STRUCTURES



Landscaping



Landscaping, median and site lighting

LANDSCAPING, APPURTANCES AND ANCILLARY STRUCTURES



Chain link fencing with barbed wire



Chain link fencing

LANDSCAPING, APPURTANCES AND ANCILLARY STRUCTURES



Area of damaged chain link fencing; note pole and board propping fence up



Lumber office

LANDSCAPING, APPURTANCES AND ANCILLARY STRUCTURES



Lumber storage shed



Lumber storage shed

6.0 Frame and Envelope

6.1 Substructure

Foundation: The foundation consists of concrete slabs on grade.

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

General Condition: Good - The building's foundation is original.

Concerns:

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

Insufficient exposed slab: In some areas, the foundation elements are exposed, while in other areas, they are obscured by the abutting pavement and façade elements. This should not pose a significant concern.

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

Other: No other concerns with the substructures were noted or reported.

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

6.2 Superstructure

Framing System: The building is of steel and concrete masonry unit (CMU) construction.

Roof Framing and Decking: The roof decks are corrugated steel. Marvin's features a storage mezzanine in the rear of the building, which consists of wood framing and decking.

General Condition: Fair to Good - The superstructure is original.

Concerns:

Cracks on exterior walls: Cracking of the CMU walls throughout the rear building areas was observed, some of which is significant. Some of the cracking appears to have led to interior water intrusion issues. Additionally, a concrete block at the northeast corner of the building was damaged.

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: Fire retardant wood decking was not observed

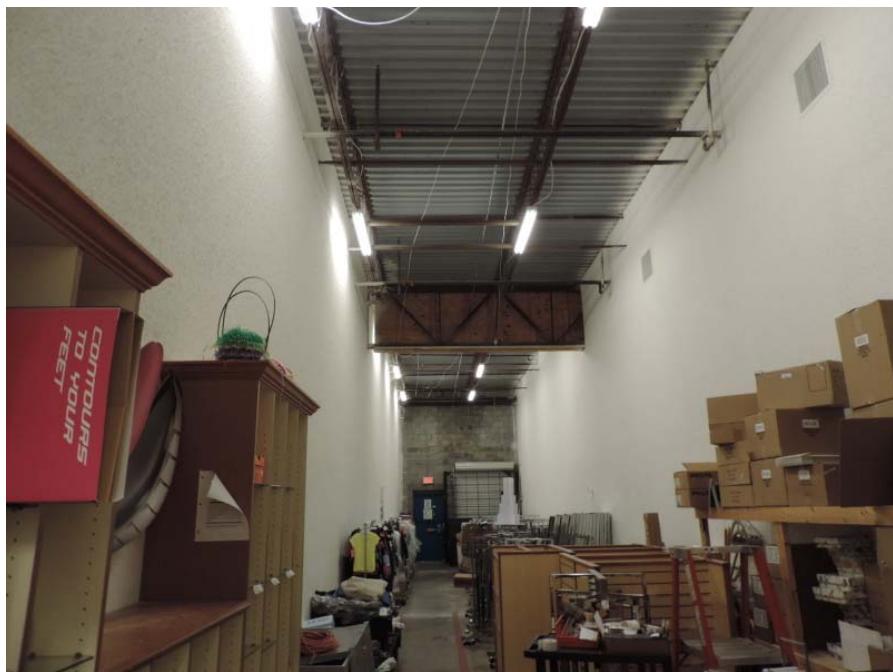
Other: No other concerns relating to the superstructures were noted or reported.

Recommendations: CMU walls showing damage on both the interior and exterior should be repaired, cleaned and maintained, and testing should be completed to positively determine the reason for the observed water intrusion. An opinion of costs for this work has been included in the Short Term Costs Table.

SUBSTRUCTURE AND SUPERSTRUCTURE



CMU wall, steel framing and roof decking



Steel framing and roof decking

SUBSTRUCTURE AND SUPERSTRUCTURE



Cracking of exterior wall



Cracking of exterior wall

SUBSTRUCTURE AND SUPERSTRUCTURE



Evidence of water intrusion



Evidence of water intrusion

6.3 Roofing

Type: The primary roofing system on the building is flat and covered with a rubber membrane, topped with ballast. In some areas, a reflective sealant has been applied over the membrane. Awnings topped with pitched standing seam metal roofs are present at the store entrances.

Drainage: Storm water from the roofs is directed to one main gutter and downspout system located along the northern perimeter of the roof, which discharges to the surrounding pavement. Scuppers provide additional drainage.

Parapets and Coping: Extension of the exterior CMU walls serve as parapets, and are covered with the rubber membrane and capped with aluminum coping. Decorative parapets are present above the awnings at the store entrances, which are covered with EIFS, and are topped with aluminum coping.

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: Poor to Fair - The roofs are original. According to the Marvin's and Goody's store managers, major roof leaks have occurred during the recent past. In 2014, extensive repairs to the roof occurred in order to prevent further leaking issues.

Concerns:

Leaks: No current leaks were reported or noted.

Evidence of ponding: No significant areas of ponding were observed. In general, the roofs have sufficient slope to facilitate drainage to the roof drains.

Evidence of repairs: Ballast was removed and reflective coating was applied to damaged areas in 2014.

Deteriorated membrane/damaged shingles: No significant deterioration or damage to the roof surfacing was observed.

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

Damaged parapets/flashing: No damaged flashing was noted.

Damaged drains, scuppers, etc.: Several downspouts were observed to be damaged. No other concerns with the roof drains were noted or reported.

Other: No other concerns relating to the roofs were observed or reported.



Recommendations: Based on the age of the roof, reported significant roof leaks, and an EUL of 20 years for flat roofs, replacement will likely be required at the beginning of the term. An opinion of costs for this work is included in the Short Term Costs Table. In addition, activities including, but not limited to, keeping drains clear and repairing leaks promptly, should be done as part of routine maintenance. Additionally, damaged or missing downspouts can be replaced as part of routine maintenance.

ROOFS



Roof



Reflective coating repair

ROOFS



Roof surface, note reflective sealant



Roof surface

ROOFS



Damaged downspout



Missing downspout

6.4 Facades

Exterior Walls: The exterior walls consist of CMU, split-face CMU, concrete block, and EIFS exterior walls.

Fascia, Soffits and Trim: The fascia, in some areas, consists of EIFS. The soffits and trim consist of aluminum.

Entrances/Doors/Windows: The building features typical aluminum and glass, storefront doors and associated window systems. The windows are non-opening. Service doors are metal in metal frames. Two overhead doors are also present, associated with the loading dock areas.

Exterior Stairs and Landings: One set of wood framed stairs with wood plank treads and landings and wood railings is located in one of the lumber storage sheds.

Other: No other significant façade features were observed.

General Condition: Poor to Fair – No recent repairs were reported and the date of the last exterior painting was unknown. Minor damage to EIFS was observed, while peeling and chipping paint was observed throughout. As noted previously, there are issues with exterior cracking in the CMU walls, which lead to water infiltration.

Concerns:

Deteriorated wood, siding, EIFS, etc.: No exposed wood was observed. Minor damage to EIFS was located along the storefront facades. A recent repair to EIFS at one of the entrances was also observed. As noted previously, there are issues with exterior cracking in the CMU walls, which lead to water infiltration.

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

Deteriorated paint: The paint on the building was generally faded; especially on the rear facades, which exhibit chipping and peeling of paint.

Deteriorated caulking/pointing: Evidence of deteriorated caulking and pointing was noted, particularly at the rear facades.

Damaged/deteriorated masonry: As noted previously, there are issues with exterior cracking in the CMU walls, which lead to water infiltration.

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: No concerns were noted or reported.

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

Vapor/moisture penetration: As previously noted, damage to exterior CMU walls likely contributes to moisture penetration. No other areas of vapor or moisture penetration due to leaks in the building sidewalls were noted or reported.

Evidence of termites: No obvious evidence of termites or other wood boring insects was observed or reported. Given the primarily CMU and steel construction, termites are not considered a concern.

Other: No other issues with the facades were noted or reported.

Recommendations: Any deteriorated caulking/pointing should be replaced. Exterior maintenance such as painting, power washing, caulking, stucco patching, etc., is typically required every six to eight years depending on the quality of preparation of the surfaces, the quality of materials used and weather conditions. The building currently requires this exterior maintenance. An opinion of costs for the above work is included in the Short Term Costs Table. Damage to the CMU walls have been previously addressed in the report. The building will likely require maintenance again during the term and 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.

Minor EIFS damaged can be patched as part of routine maintenance. The remaining portions of the facade should be monitored and addressed as part of the routine maintenance of the property.

FACADES



Facade elements – Public elevations, note tenant signage



Facade elements – Public elevations, note tenant signage

FACADES



Facade elements – Store entrance

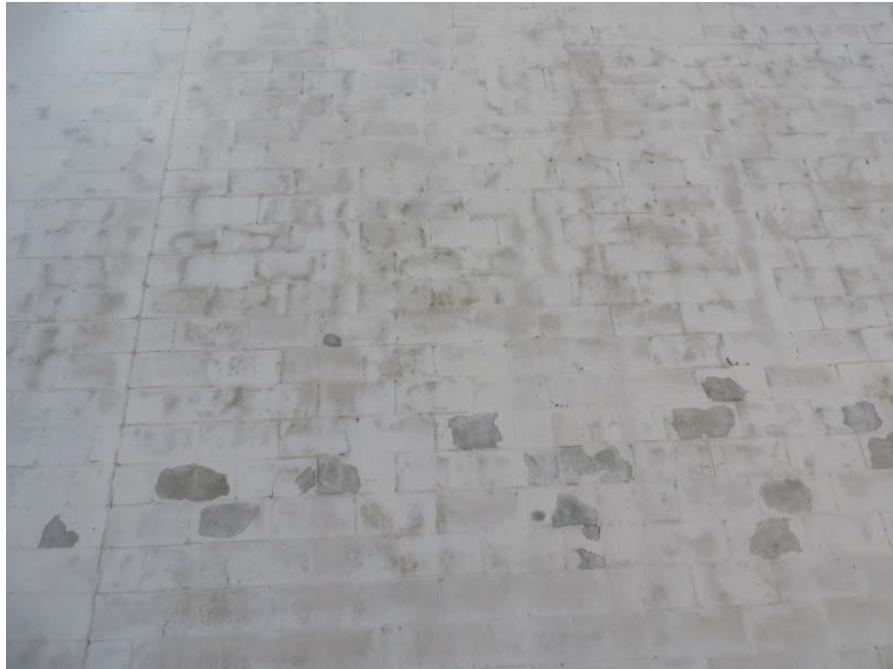


Facade elements – Rear façade

FACADES



Facade elements – Rear façade



Deteriorated paint

FACADES



Deteriorated paint



Deteriorated caulking/pointing

FACADES



Walkway soffit



Storefront awning and entrance

FACADES



Damaged EIFS (minor)



Recent EIFS repair

FACADES



Wood stairs in the lumber storage shed



Typical overhead garage door

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 tenant needs. In some areas, the CMU exterior walls are exposed.

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. In some areas, the metal roof decking is exposed.

Flooring: Flooring consists of a variety of carpeting, vinyl flooring, ceramic tile, etc. In some areas, the bare concrete slabs are exposed. The tenant spaces are built out in accordance with the tenants' needs.

Interior Stairs: A flight of wood stairs leading to a storage mezzanine was noted in Marvin's. Otherwise, there are no interior stairs as the spaces are single-story.

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 storefront doors.

General Condition: Fair (unfinished/vacant tenant space) to Good - Interior finishes are replaced as part of tenant improvement (TI) allowances negotiated as part of the lease, or by the tenant during the term of the lease. Common and mechanical area finishes are replaced as needed.

Concerns:

Water damage: With the exception of stained ceiling tiles from past roof leaks and evidence of water intrusion through the CMU walls, no damage to the interior elements was noted or reported.

Holes or other damage: No major holes or other damage were observed or reported. The vacant space is largely unfinished; however, this would be addressed during tenant build-out.

Soiled or worn flooring: No significant areas of soiled or worn flooring that could not be addressed during tenant build-out 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. Interior finishes are the responsibility of the tenant and are either addressed as part of TI allowances at the beginning of the lease or are handled by the tenant during the lease; therefore, no replacement costs for interior finishes are addressed in the Replacement Reserve Schedule. Any common area finishes can be handled as part of routine maintenance. Stained ceiling tiles can also be replaced as part of routine maintenance.

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 in the tenant spaces. The tenant spaces are built out in accordance with the tenants' needs.

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

Kitchen Fixtures: Some of the tenant spaces feature kitchenettes or coffee stations. The fixtures generally consist of plastic laminate cabinets and countertops and a sink and vary based on tenant needs. These are typically the responsibility of the tenant.

General Condition: Fair (unfinished/vacant tenant space) to Good - Interior fixtures are replaced as part of TI allowances negotiated as part of the lease. Property management is responsible for the replacement of interior lights, which are replaced as needed. Common area fixtures are replaced as needed.

Concerns:

Damaged/Obsolete fixtures: No significantly damaged or obsolete building fixtures that could not be addressed during tenant build-out were noted or reported.

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

Recommendations: Interior fixtures are generally the responsibility of the tenant and are either addressed as part of TI allowances at the beginning of the lease or are handled by the tenants during the lease; therefore, replacement costs for interior fixtures are not addressed in the Replacement Reserve Schedule. The replacement of interior lights and the maintenance/replacement of common area fixtures should be handled as part of routine maintenance.

7.3 Appliances, Equipment, Furnishings, etc.

Appliances: There are no property-owned 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. With the exception of Marvin's, which has several forklifts onsite, the retail tenants have no significant equipment.

Furnishings: There are minimal property-owned furnishings in the maintenance areas, as well as any items remaining in vacated tenant spaces. The tenants provide and are responsible for the furnishings and décor for their respective operations.

General Condition: Fair to Good – 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 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. The vacant unit is mostly gutted with some finishes remaining. These areas would be addressed and built-out/renovated as part of TI allowances at the beginning of the lease; therefore, no costs to address these areas have been allocated.

FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Typical occupied tenant space



Typical occupied tenant space

FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Typical occupied tenant space



Typical occupied tenant space

| |
|---|
| FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT |
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| Vacant tenant space |
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| Vacant tenant space |
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FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Typical tenant restroom

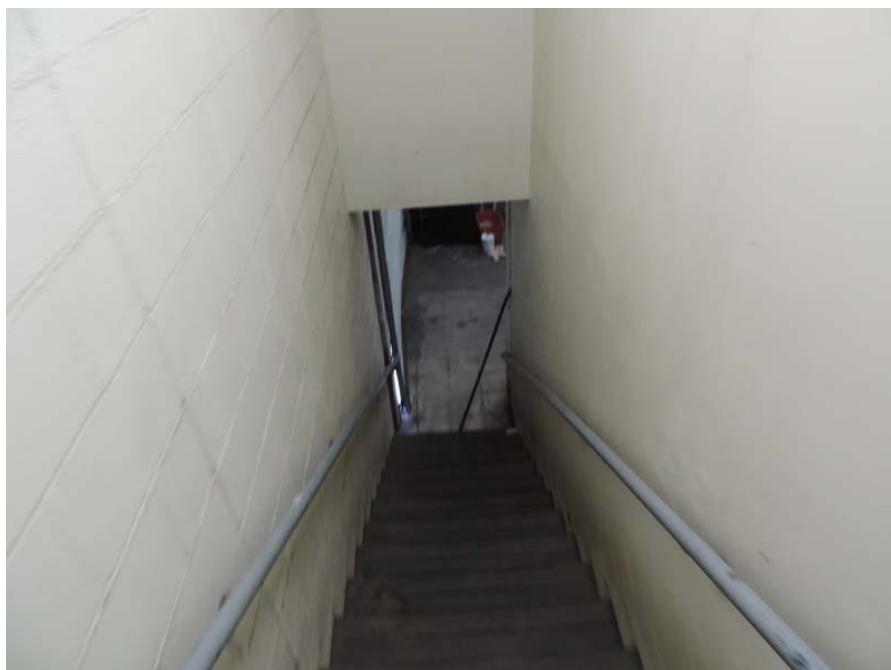


Typical tenant restroom

FINISHES, FIXTURES, APPLIANCES AND EQUIPMENT



Marvin's mezzanine storage area



Stairs to the mezzanine

8.0 Plumbing, Mechanical & Electrical

8.1 Plumbing

Supply Piping: The supply lines are copper. The sprinkler lines are black steel.

Drainage/Wastewater Piping: Drainage/wastewater piping was not observed during this investigation.

Hot Water Production: Domestic hot water for the restrooms and kitchenettes is produced by 30 gallon, electric water heaters located in various tenants spaces.

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: Fair to Good - The plumbing systems are of various ages depending on tenant build-out and maintained as needed. Much of the piping is original. The water heaters are replaced as needed. The water heater observed in the Marvin's space appeared to be outdated.

Concerns:

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

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

Galvanized steel/lead piping: No galvanized or lead supply piping was noted.

Polybutylene (PB) or Acrylonitrile-Butadiene-Styrene (ABS) piping: No evidence of polybutylene piping or ABS piping was observed.

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.

Tenant complaints: Bock & Clark Environmental did not receive any complaints



Atmore Shopping Center
B&C Project No. 201500075-01

from the tenants regarding the plumbing at the property.

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

Recommendations: No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. The water heaters are the responsibility of the tenants or replaced as part of TI allowances at the beginning of the lease; therefore, no costs for their replacement are included in the Replacement Reserve Schedule.

8.2 Heating, Ventilation and Air Conditioning

Heating and Cooling: Heating and cooling is provided by 16 roof-mounted, electric packaged units. The units are all made by Carrier, and range from approximately 8.3 to 15 tons capacity.

General Condition: Poor to Good – All currently functioning units (16) were installed from 2006 to 2014. However, five units are no longer functioning, and are covered with tarps. Additionally, at some point, two units were removed, and the curbs were covered. The maintenance and replacement of the equipment is the responsibility of property management.

Concerns:

Inoperable/obsolete equipment: As mentioned above, five units are inoperable.

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 usage was reported.

Tenant complaints: Bock & Clark Environmental 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: The five inoperable HVAC units should be removed from the roof to prevent any water intrusion issues. The curbs should then be covered. This can be handled as part of routine maintenance. As the property owner is responsible for providing a working system at tenant turnover, the replacement of the units at the vacant tenant space (approximately 30 tons) will likely be necessary. Costs for the replacements are included in the Short Term Needs Table. Otherwise, given an EUL of 20 years for the packaged units, it is not anticipated that any of the other HVAC equipment will require replacement during the term.



Atmore Shopping Center
B&C Project No. 201500075-01

8.3 Electrical

Level of Service: Each tenant space unit is provided the level of service required for their operation. Electrical service to the building runs from pole-mounted transformers into the main electrical panels, switchgear and meters located within the Marvin's tenant space. From there, the power is routed to electrical panels and breakers inside each tenant space. The tenants are supplied 2000 amp, 3-phase, 4-wire service, at 480/277 volts.

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

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

Other: There are no emergency generators.

General Condition: Good - The active systems are maintained as needed by the applicable tenants.

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 such as the bathrooms and kitchenettes and have been installed as needed as part of TI.

Complaints: Bock & Clark Environmental 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: No elevators are present on the subject property.

Escalators: No escalators are present on the subject property.



PLUMBING, HVAC, and ELECTRICAL



Tenant space water heater



Tenant space water heater

PLUMBING, HVAC, and ELECTRICAL



Rooftop packaged HVAC units



Inoperable unit

PLUMBING, HVAC, and ELECTRICAL



Covered curb- location of former unit



Utility electrical transformers

PLUMBING, HVAC, and ELECTRICAL



Electrical distribution panel and switchgear



Typical electrical equipment in tenant space

9.0 Life Safety-Fire Protection/ADA/Mold

9.1 Life Safety Systems

Smoke/Heat Detectors: The property does not feature smoke or heat detectors; however, some of the tenants have installed smoke detectors in their spaces.

Sprinkler/Alarm System: The building is fully sprinklered with a wet type fire suppression system. The systems operate under city water pressure. The sprinkler riser and the alarm panel is located in the rear storage area of Marvin's. Fire department hose connections are present at the northwest corner of the building. Alarm bells are situated on the building's exteriors, as well as throughout the interior tenant spaces. The systems are monitored by an outside service.

Fire Extinguishers: Portable extinguishers are located throughout the building.

Restricted Access Gates: There are no restricted access vehicle gates at the property. However, a chain link fence gate is present behind the Marvin's tenant space, which was closed and locked at the time of inspection. Additionally, a chain link fence gate is present in front of Marvin's, which, when closed, encloses the entire Marvin's exterior lumber storage area, the side driveway and exterior patio, and the rear areas.

Security Cameras/Guards/Alarms: There are no central security systems or guards. Tenant owned intrusion alarms, security and video surveillance systems are present.

Other: Emergency lighting, illuminated exit signs, and alarms are present throughout the building. Fire hydrants are present in the parking areas.

Fire Inspection/Safety Reports: No concerns were noted or reported. However, as of the writing of this report, Bock & Clark Environmental has not received a response regarding fire code violations from the City of Atmore Fire Department.

General Condition: Good – The fire/life safety systems are maintained under a service contract.

Concerns:

Out of date inspection: The inspection tags on the sprinkler risers and fire extinguishers were current. In general, the tenants are responsible for the fire extinguishers.

Inoperable equipment: No inoperable equipment was noted or reported.



Atmore Shopping Center
B&C Project No. 201500075-01

Other: No other concerns were noted or reported.

Recommendations: No physical deficiencies/deferred maintenance or immediate/ short term needs were noted. The fire/life safety systems should be maintained under a service contract.

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 property has approximately 220 total parking spaces, which requires seven ADA parking spaces and at least one van accessible ADA parking space. The property

has twelve ADA spaces, at least one of which is van accessible. However, three of the parking spaces were observed to be lacking vertical signage.

| 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 and ramps as well as walkways and entrances that meet the ADA accessibility guidelines.

Public Restrooms: The public restrooms inspected at the subject property were in general compliance with the ADA guidelines.

Elevators: N/A

Recommendations: Three of the ADA parking spaces were observed to lack vertical signage. As such, vertical signage should be installed at these spaces. Costs for this work are included in the Short Term Costs table. 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.



Atmore Shopping Center
B&C Project No. 201500075-01

Concerns:

Mold growth: A comprehensive mold survey was beyond the scope of this assessment; however, during the assessment, visual evidence of active water and mold damage was observed throughout the interior areas inspected by Bock & Clark Environmental. In particular, mold growth appeared to be associated with water damage from multiple roof leaks. Mold growth was observed on water piping in the Marvin's space, and according to a Marvin's store employee, mold grows through the floor tiles and must be cleaned every once in a while.

Recommendations: It is recommended that mold-impacted building materials are removed and replaced in accordance with EPA guidelines. Additionally, due to the history and continued presence of water intrusion issues at the subject property, a Moisture Minimization Plan should be implemented at the subject property. The plan takes a proactive, preventative approach in order to minimize any moisture damage and/or mold impact by insuring the early identification and repair of potential problems. Bock & Clark Environmental has included costs for this work in the Short Term Costs Table. As previously mentioned, water damaged ceiling tiles can be removed and replaced as part of routine maintenance.

LIFE SAFETY, ADA and MOLD



Sprinkler riser and alarm panel



Interior alarm bell, sprinkler head and exit sign

LIFE SAFETY, ADA and MOLD



Fire extinguisher



Emergency lighting and exit sign

LIFE SAFETY, ADA and MOLD



Fire department connection



Fire hydrant

LIFE SAFETY, ADA and MOLD



ADA parking spaces



ADA parking spaces missing vertical signage

LIFE SAFETY, ADA and MOLD



Mold growth



Water damaged ceiling tiles with mold growth

APPENDIX 1

PROPERTY PHOTOGRAPHS

Appendix 1

Property Photographs



Property overview – Building and pavement



Property overview – Building and pavement

Appendix 1

Property Photographs



Property overview – Interior of lumber storage sheds



Property overview – Lumber storage area

APPENDIX 2

PROPERTY MAPS AND DRAWINGS

Appendix 2 Property Maps

PROPERTY LOCATION MAP



Atmore Shopping Center

1234 Spring Avenue

Atmore, Alabama 92802

Escambia County

Bock & Clark Environmental

Project No. 201500075-01

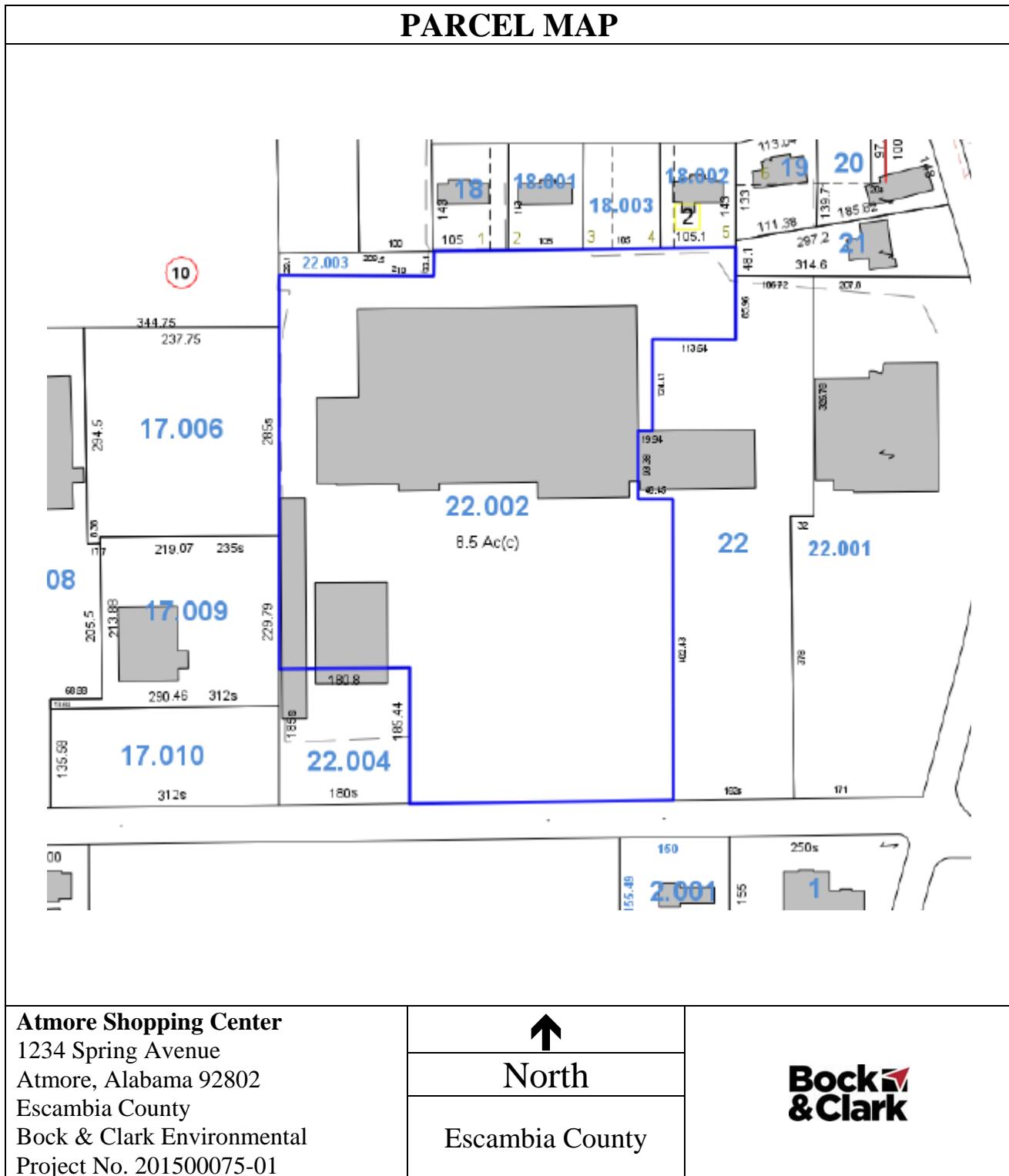


North

Google Maps

**Bock
& Clark**

Appendix 2 Property Maps



Appendix 2 Property Maps

AERIAL PHOTOGRAPH



Atmore Shopping Center
1234 Spring Avenue
Atmore, Alabama 92802
Escambia County
Bock & Clark Environmental
Project No. 201500075-01

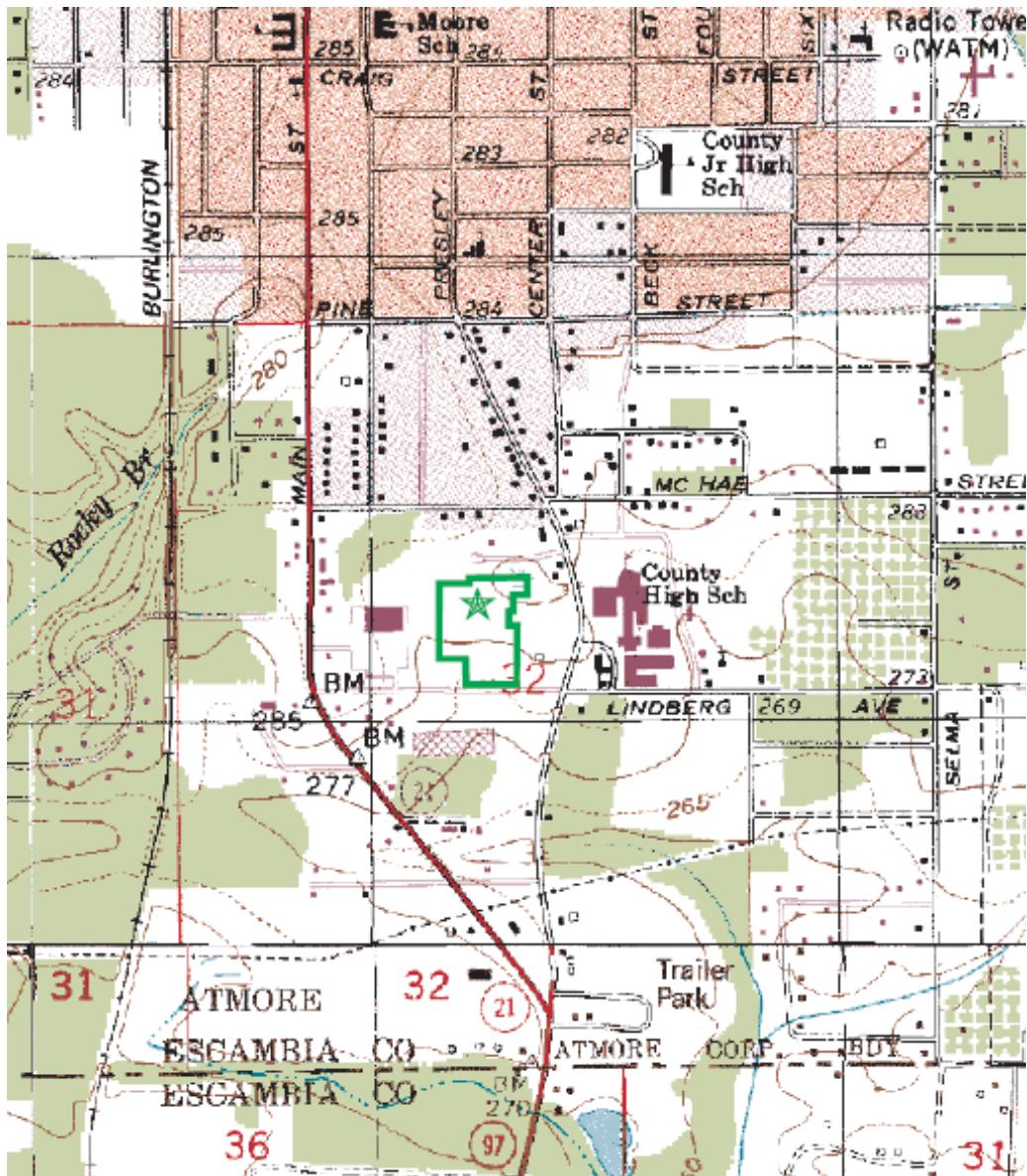


North

**Bock
& Clark**

Appendix 2 Property Maps

TOPOGRAPHIC MAP



Atmore Shopping Center
1234 Spring Avenue
Atmore, Alabama 92802
Escambia County
Bock & Clark Environmental
Project No. 201500075-01

↑
North

1986

**Bock
& Clark**

Appendix 2 Property Maps

SITE PLAN



Atmore Shopping Center
1234 Spring Avenue
Atmore, Alabama 92802
Escambia County
Bock & Clark Environmental
Project No. 201500075-01



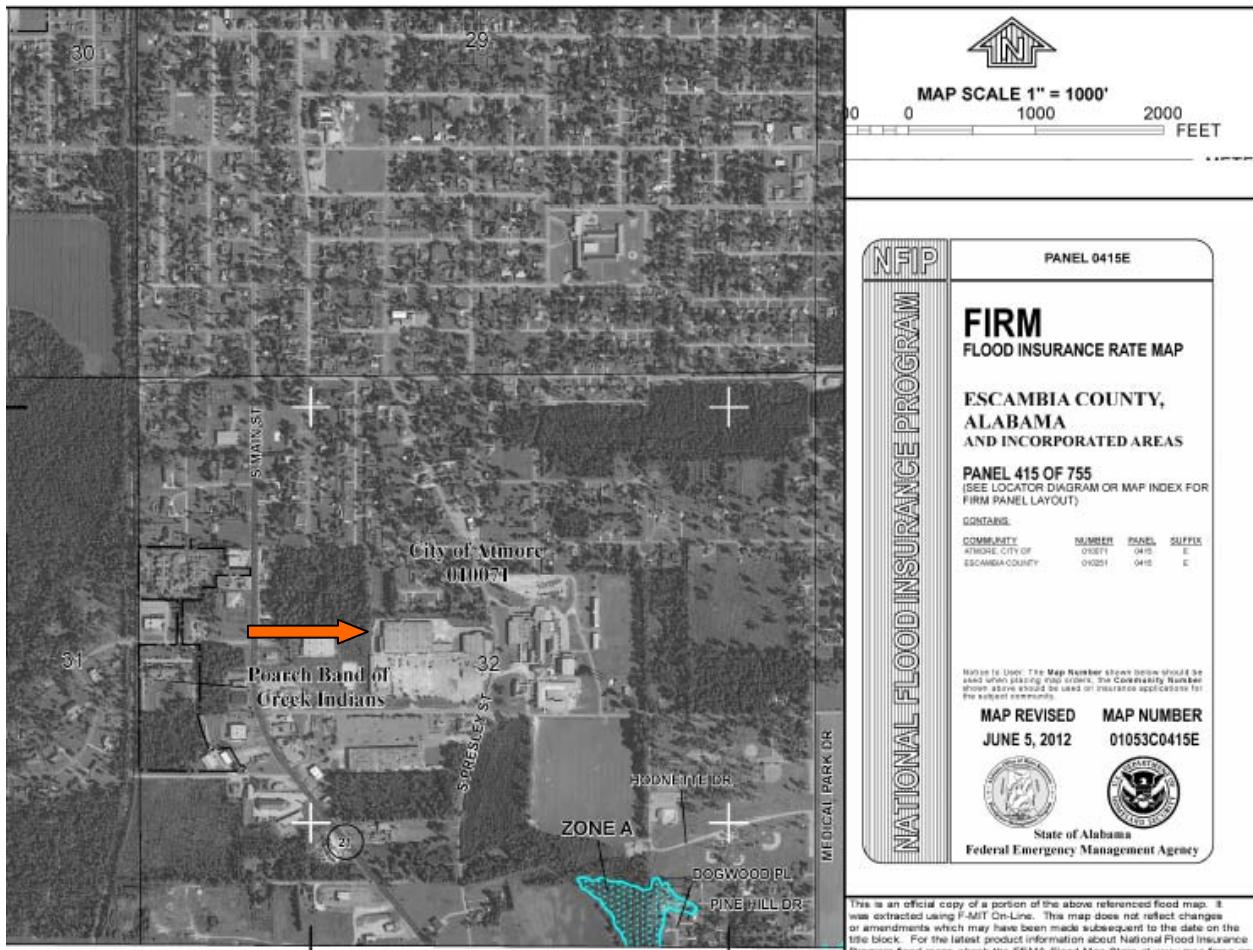
North

**Bock
& Clark**

Appendix 2

Property Maps

FLOOD ZONE MAP



Atmore Shopping Center
1234 Spring Avenue
Atmore, Alabama 92802
Escambia County
Bock & Clark Environmental
Project No. 201500075-01

↑
North
FEMA

**Bock
& Clark**

APPENDIX 3

PROPERTY QUESTIONNAIRE



SURVEY • ZONING
ENVIRONMENTAL • ASSESSMENT

COMMERCIAL PCA QUESTIONNAIRE

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

Bock & Clark
3550 West Market Street, Suite 200
Akron, OH 44333
Fax: 866-486-2388
Phone: 800-787-8397
DDelorenzo@bockandclark.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: _____

**Please attach a Property Site Plan and a current Tenant List or Rent Roll to
the returned Questionnaire**

UTILITY AND SERVICE PROVIDERS

| | | | |
|---------------------|--|--------------------------|--|
| Electric | | Pest Control | |
| Gas | | HVAC Maintenance | |
| Drinking Water | | Roof Maintenance | |
| Sanitary Sewer | | Fire Systems | |
| Storm Water | | Security Systems | |
| Solid Waste | | Elevator (if applicable) | |
| Landscaping | | Electrical maintenance | |
| Pool Maintenance | | Plumbing maintenance | |

The questionnaire information was provided by:

Name: _____ Title: _____

Signature: _____ Phone Number: _____

Date: _____

PROPERTY CONDITION INFORMATION

PREVIOUS REPORTS

1. 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?

1- Yes

1 - No

1- Do not Know

CAPITAL IMPROVEMENTS

1. Have any capital improvements been conducted on the subject property in the past five years? If yes, please provide any information such as the type of improvement, approximate date of improvement and the cost associated with each improvement. As an example, have any of the roofs been replaced, concrete/asphalt repairs, the buildings' exteriors painted, new HVAC equipment installed, improvements to the parking garage, etc?

-
-
-
2. 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

BUILDING COMPONENTS:

Foundation

What does the foundation consist of?

- stone poured concrete slab on grade
 reinforced concrete footings other (please specify)

Are there any drainage or leakage problems in the foundation?

- yes no

Was the foundation constructed on pilings?

- yes no

Framing

What is the structure constructed of?

- steel poured/cast-in-place concrete
 concrete block (CMU) timber
 other (please specify)

Exterior Walls

What is the exterior finish?

- paint stain sealer
 grout dryvit stucco
 other (please specify)

What are the exterior walls constructed of?

- timber concrete panels concrete block (CMU)
 grout dryvit stucco
 other (please specify)

Do you foresee any immediate or future concerns with the exterior walls?

- yes no

If yes, what is the extent of the anticipated repairs? At what cost? _____

Windows

Are the windows single or double paned?

single double

Are the windows glazed?

yes no

Roof

What is the deck's construction

wood metal concrete

other (please specify)

What is the covering of the roof made of?

asphalt fiberglass roll roofing

wood clay concrete

steel aluminum other:

Does the roof have roofing felt?

yes no

Does the roof have ballast on top of the covering?

yes no

When the roof was last replaced? _____

Is the current roof under warranty? _____ If yes, how many years remain? _____

Elevators

What type of elevators does the property have?

electric hydraulic N/A

How many cars does the property have?

guest cargo

service

What is the weight capacity of each car?

guest cargo

service

When the elevators were last renovated? _____

Electrical

What level of service is provided for the property (i.e. 220/277/480, 1/2/3/4 phase service)

Does the current electrical system deliver ideal amperes at peak periods for all the property's needs?

yes no

Does the property share electrical connections with other businesses or lessees?

yes no

HVAC

What kind of HVAC systems does the property utilize? _____

Do the HVAC systems function appropriately? _____

What year were the systems installed? _____

Have there been any repairs to the HVAC systems? _____

Have there been any HVAC system failures? _____

Are there any repairs that are needed that have not been completed? _____

Security and Security Systems

Are there:

standpipes sprinklers

hose cabinets smoke detectors (check one: battery-operated / hard-wired)

heat detectors

Are there areas of either safety or security that you feel need improvement?

yes no

Parking/ Paved Services

When were the last repairs to the parking lot completed?

Are there any issues which you feel need improvement?

Plumbing

Does the plumbing function appropriately? _____

What type of supply/drainage piping is used? _____

Have there been any leaks or failures? _____

Miscellaneous

Are there any site drainage concerns (i.e., standing water, flooding)?

YES NO Describe:

Does the lawn irrigation system function properly?

YES NO Describe:

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

APPENDIX 4

MUNICIPAL/REGULATORY INFORMATION

APPENDIX 5

REPLACEMENT RESERVE SCHEDULE

| <i>Replacement Reserves Table</i> | | | | | | | | | | | | | | |
|---------------------------------------|---------|-------------|--------------|--------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|
| Project 201500075-01 | | | | | | | | | | | | | | |
| Address: 1234 Spring Avenue | | | | | | | | | | | | | | |
| Atmore, AL 36502 | | | | | | | | | | | | | | |
| COST BY YEAR | | | | | | | | | | | | | | |
| Item | EUL | Units | Unit cost | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 | Year 10 | Total |
| Topography and Drainage | NA | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Paving and Curbing (seal & stripe) | 5-7 yrs | ~210,000 SF | \$.25/ SQ FT | \$0 | \$0 | \$0 | \$52,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$52,500 | \$105,000 |
| Paving and Curbing (full depth) | 25 yrs | ~210,000 SF | \$.4/ SQ FT | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Flatwork | 25+ yrs | ~8,500 SF | \$.10/ SQ FT | \$0 | \$0 | \$500 | \$0 | \$500 | \$0 | \$500 | \$0 | \$500 | \$0 | \$2,000 |
| Landscaping and Appurtenances | NA | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Substructure | - | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Superstructure | - | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Roofing (flat) | 20 yrs | ~94,000 SF | \$.7/ SQ FT | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior maintenance | 7 yrs | ~25,000 SF | \$.2/ SQ FT | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50,000 | \$0 | \$0 | \$0 | \$50,000 |
| Finishes - Common areas | - | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fixtures & Furnishings- common | - | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Plumbing- TI or tenant responsibility | - | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| HVAC- packaged units | 20 yrs | ~160 tons | \$1,800/ ton | \$0 | \$0 | \$36,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$36,000 |
| Electrical | - | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Life Safety Systems | - | - | - | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| ADA | NA | lump | lump | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | | | | \$0 | \$0 | \$36,500 | \$52,500 | \$500 | \$0 | \$50,500 | \$0 | \$500 | \$52,500 | \$193,000 |
| Total Inflation 3% | | | | \$1 | \$1.03000 | \$1.06090 | \$1.09270 | \$1.12550 | \$1.15930 | \$1.19410 | \$1.22990 | \$1.26680 | \$1.30480 | |
| Inflation Total | | | | \$0 | \$0 | \$38,723 | \$57,367 | \$563 | \$0 | \$60,302 | \$0 | \$633 | \$68,502 | \$226,090 |

APPENDIX 6

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 Bock and Clark Environmental, LLC. 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 | Bock and Clark Environmental, LLC – 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

Jamie L. Ziembra, EP, LEED AP

Bock & Clark Environmental & Assessment, Manager

Profile:

With 12 years' of experience in commercial real estate due diligence, Ms. Ziembra serves as the Manager of Bock & Clark's national environmental and assessment services division. Her primary responsibility is managing and maintaining client relationships through the delivery of professional and prompt service. Additionally her responsibilities include managing staff, scheduling, project coordination, field work, report preparation [Phase I Environmental Site Assessments (ESAs), Phase II Environmental Assessments and Property Condition Reports (PCR)], quality control, reviewing and troubleshooting. Day-to-day tasks include preparing bids and proposals, supervising and training field staff and coordinating with lenders, borrowers, contractors, legal counsel, and regulatory agencies. Ms. Ziembra has performed and prepared well over 3,000 Phase I ESAs, 1,500 PCAs and supervised hundreds of Phase II Environmental Assessments.

EDUCATION

Kent State University, Bachelor of Science, Conservation

- Research Project: "Efficiency and Sustainability of the Use of Constructed Wetlands to Treat Effluent Associated With Runoff from Airport De-icing Operations"

PROFESSIONAL TRAINING/CERTIFICATIONS

- ASTM 1527-13 Phase I ESA Certification- July 2015
- Green Building Certification Institute- LEED Accredited Professional- Commercial Interiors
- ASTM 2018 Property Condition Assessment- Principles and Practice Common Ground University
- ASTM 2600 Vapor Intrusion
- Environmental Due Diligence- Principles and Practice- Common Ground University
- Ohio EPA ORAM v 5.0 Wetland Certification
- Army Corps of Engineers Wetland Delineation & Management Training Program
- Advanced Wetland Assessment Methods
- Ohio Asbestos Hazard Evaluation Specialist
- Residential Radon Management
- SWCA NEPA Management Training

EMPLOYMENT HISTORY

The Orin Group, LLC.-Senior Project Manager (May 2004-June 2012)

- Coordination and completion of Phase I Environmental Assessments, Phase II Environmental Assessments and Property Condition Assessment.
- Completion of Wetland Delineations/ Wetland Assessment Projects and Wetland Permitting

- Assisted Portage County, Homeland Security and Emergency Management complete a comprehensive Pre-Disaster Mitigation Plan.
- Completed Phase I Environment Site Assessments in conjunction with HUD regulations and other government lending agencies

Chad Dale

Project Manager/Environmental Professional

EDUCATION

Kent State University, 2004 B.S. in Conservation

CAREER SUMMARY

*The Orin Group, LLC – Project Manager of Environmental Projects
(April 2005 – June 2012)*

Quoting, coordinating, scheduling and monitoring the progress of Environmental Assessments

Quoting, coordinating, scheduling and monitoring the progress of Property Condition Assessments

Proofreading and providing final approval of completed Phase I and II ESAs and Property Condition Assessments

Bock & Clark Environmental – Project Manager of Environmental Projects

(June 2012 – Current)

Quoting, coordinating, scheduling and monitoring the progress of Environmental & Property Condition Assessments

Proofreading and providing final approval of completed Phase I and II ESAs and Property Condition Assessments

Reconnaissance of the subject property; including Retail Shopping Centers, Office, Industrial, Multi-family, Hospitality (Hotel), Self-Storage, Manufactured Housing (Mobile Home Parks), Hospitals and Assisted Living facilities

Identification of Physical Deficiencies in building systems

Recommending Repair and Maintenance Work

Providing costs estimates for deferred maintenance and life safety issues

Providing estimates for costs that are recommended for the first one to two years of the term

Reviewing federal, state, and local government records

Determining applicable regulations and making recommendations

Client and government agency consultation

Reconnaissance of the subject and adjacent properties

Reviewing historical records and regulatory databases

Apply "All Appropriate Inquiry" and ASTM E 1527-13 Standards

Cursory evaluation of non-ASTM considerations such as asbestos, radon, and lead paint

PROFESSIONAL TRAINING/CERTIFICATIONS

ASTM 2018-08 – Property Condition Assessment Course

ASTM 1527-13 – Environmental Site Assessment Course