

PROPERTY CONDITION REPORT

CENTRE CITY TOWER
650 Smithfield Street
Pittsburgh, Pennsylvania 15222

April 21, 2016
Partner Project Number: 16-155930.4

Prepared for:

UBS Real Estate Finance Group
1285 Avenue of the Americas
New York, New York 10019



April 21, 2016

UBS Real Estate Securities Inc.

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Subject: Property Condition Report
Centre City Tower
650 Smithfield Street
Pittsburgh, Pennsylvania
Partner Project No. 16-155930.4

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the property condition assessment performed on the above-referenced property. This assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-08 $\frac{1}{2}$ Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process $\frac{1}{2}$. The findings are detailed in the attached report.

This report is addressed to UBS Real Estate Securities Inc., such other persons as may be designated by UBS Real Estate Securities Inc., and their respective successors and/or assigns.

This report and the information contained herein (i) may be relied upon by UBS Real Estate Securities Inc. in determining whether to make a loan secured by the Property and/or one or more loans secured by interests therein (each individually, a $\frac{1}{2}$ Loan $\frac{1}{2}$), (ii) may be relied upon by any potential purchaser in determining whether to purchase any Loan, an interest in any Loan, or any securities backed or secured, in whole or in part, by any Loan or an interest in any Loan, (iii) may be relied upon by any rating agency rating securities representing an interest in any Loan or backed or secured, in whole or in part, by any Loan or an interest in any Loan, (iv) may be referred to in and included, in whole or in part, with materials offering for sale any Loan, an interest in any Loan or any securities backed or secured, in whole or in part, by any Loan or an interest in any Loan and (v) speak only as of the date of this report in the absence of a specific written update of this report signed and delivered by Partner Engineering and Science, Inc. (Partner).

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (310) 615-4500.

Sincerely,

Charles Tallinger

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