



1. Bldg 1 west elevation



2. Bldg 2 west elevation



3. Moisture damage bldg 2



4. Mold damage bldg 2



5. Poor drainage along southeast



6. Fair asphalt paving



7. Bldg 2 interior



8. Trash and debris to be removed



9. Damaged wood landscaping borders



10. Fair to poor finishes



11. Damaged soffits



12. Roof parapet wall



13. Soffits exposed



14. Roof surface rust bldg 1



15. Roof leak bldg 1



16. Roof coping poor



17. Damaged gutters



18. Interior overview bldg 1



19. Past roof leaks bldg2



20. Bldg 2 interior poor



21. ADA signage needed



22. Bldg 1 east elevation



23. Bldg 2 east elevation



24. Bldg 2 restroom



25. Circuit breaker panel



26. Circuit breaker panels bldg 1



27. Concrete retaining wall along south



28. Concrete slab bldg 1



29. Copper plumbing



30. Corrugated metal roofing bldg 1



31. Corrugated metal roofing bldg 2



32. CPVC plumbing



33. Domestic water heater



34. Drive thru sign



35. Electrical meter



36. East paving



37. Electrical removed bldg 1



38. Entrance door and windows



39. Entrance doors bldg 1



40. Fire hydrant



41. Limited landscaping



42. Metal overhead door



43. Metal panel wall damages



44. Packaged HVAC



45. Plumbing removed bldg 1



46. Pole transformer



47. Poor water heater



48. Property east entrance



49. Property signage



50. Recent framing repairs



51. Recent roofing repairs bldg 2



52. Roof repairs bldg 1



53. Sidewalk along street



54. Split system HVAC



55. Steel framing



56. Walk in cooler roof



57. Windows bldg 1



58. Wood framing bldg 1



59. Wood framing



60. Rusting gutters



61. Minor brick crack at bldg 1



62. Pole signage

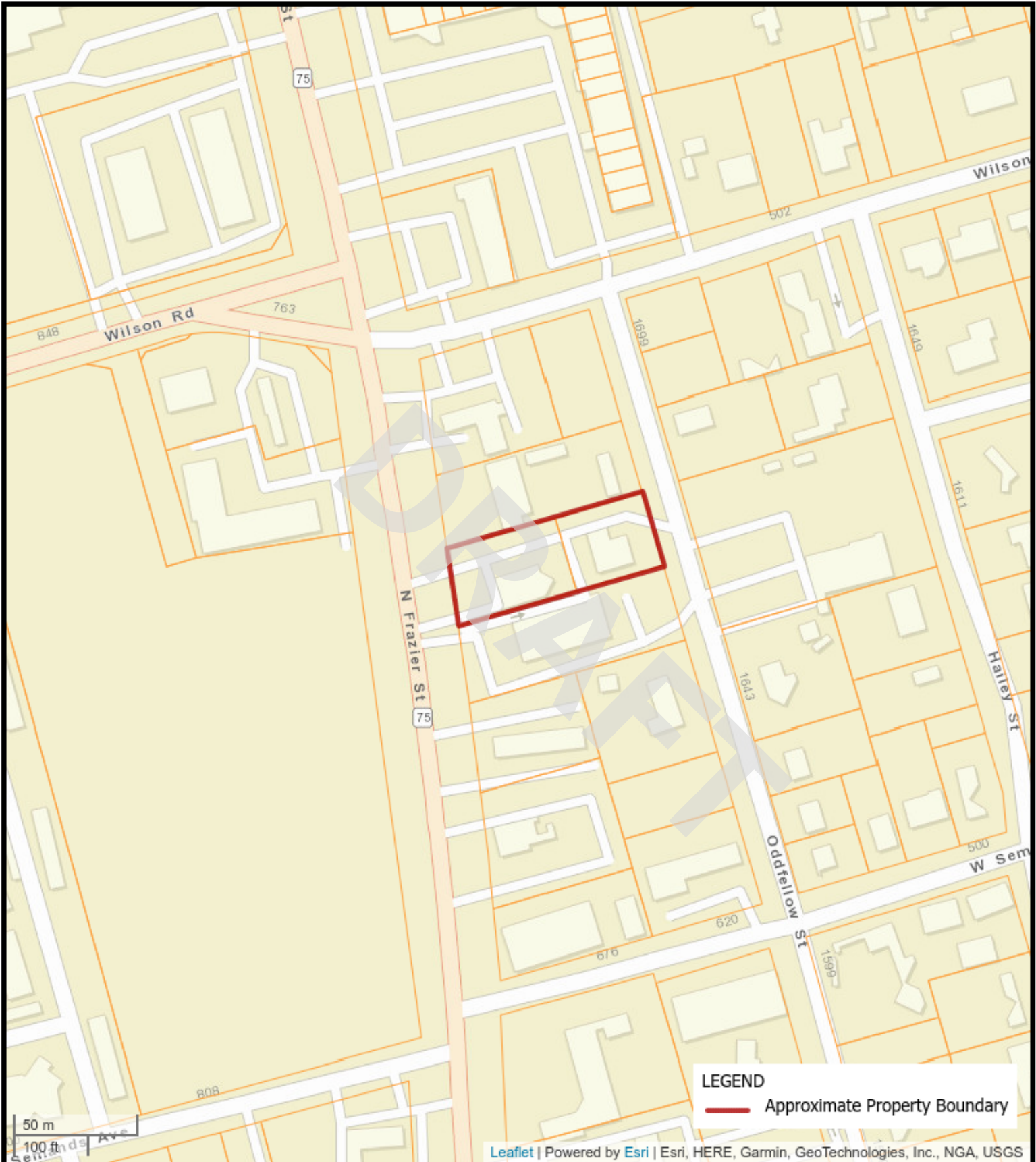
DRAFT

APPENDIX B

Street Map and Aerial Photo

DRAFT





Leaflet | Powered by Esri | Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

LEGEND
— Approximate Property Boundary



STREET MAP

1612 Frazier St, Conroe, Texas 77301
AEI Project Number: 458021





20 m
50 ft

LEGEND
— Approximate Property Boundary

Leaflet | Powered by Esri | Maxar, Microsoft



AERIAL PHOTO

1612 Frazier St, Conroe, Texas 77301
AEI Project Number: 458021

AEI
Consultants

APPENDIX C

Pre-Site Visit Questionnaire

DRAFT





AEI
Consultants

Environmental & Engineering Services

**PCA PRE-SURVEY
QUESTIONNAIRE (ROI)**

36 Parking

| GENERAL PROPERTY INFORMATION | | | | | |
|---------------------------------|----------------------|------------------------------|----------------|-------------------------------|---------------|
| PROPERTY NAME: | Frazier | | | | |
| SITE ADDRESS: | 1612 Frazier | CITY: | Conroe | STATE: | Tx |
| Number of Buildings: | 2 | Date of Construction: | 1972 | Current Occupancy: | 0 % |
| Number of Stories: | 1 | Renovation Date(s): | N/A | Area of Current Vacant Space: | |
| Site Area in Acres: | 0.344 0.264 acres | Gross Building Area: | 1,600 2,592 | Rentable Building Area: | 1,400 sq. ft. |
| Total Number of Parking Spaces: | 35 | Number of HC Parking Spaces: | 1 - Car | Number of Van HC Spaces: | 0 |

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 15 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

Roof repairs. Still more. Frame Bracing. elect panels replaced Rear

Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:

#1 Bldg has been gutted. majority of elect and Plumb removed. All interior finishes removed.

Please describe any future building maintenance, renovation, seismic, and upgrade work:

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:

| | Tenant | Landlord | | Tenant | Landlord |
|----------------------------------|-------------------------------------|-------------------------------------|---------------------------------|-------------------------------------|-------------------------------------|
| Paving | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | HVAC Condensing units | <input checked="" type="checkbox"/> | |
| Pavement Seal-coating | | | Window AC Units or Other | | |
| Pavement Striping | | | Domestic Water Heaters | <input checked="" type="checkbox"/> | |
| Sidewalks | | <input checked="" type="checkbox"/> | Fire Sprinkler in Tenant Space | | |
| Exterior Paint | <input checked="" type="checkbox"/> | | Fire Alarm in Tenant Space | | |
| Brick Pointing | | <input checked="" type="checkbox"/> | Elevators/ Escalators | | |
| Roofing | | | Tenant Space Finishes | | |
| HVAC Rooftop Units | <input checked="" type="checkbox"/> | | Toilet Room Fixtures & Finishes | <input checked="" type="checkbox"/> | |
| HVAC Air handling/Fan coil units | <input checked="" type="checkbox"/> | | ADA compliance | | <input checked="" type="checkbox"/> |

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

| Vendor Name | Phone No. | Vendor Name | Phone No. |
|-----------------|-----------|-----------------|-----------|
| Roofing | | Painting | |
| Elevator | | HVAC | |
| Fire Protection | | Plumbing | |
| Electrician | | Trash Disposal | |
| Landscaping | | Security System | |

Firas Rahman. Owner 281.389.4269
13 years



AEI Consultants

Environmental & Engineering Services

Please list all utility providers for the Property:

| | | | |
|----------------|-------------|-----------------|-------------|
| Domestic Water | City Center | Gas/ Oil/ Other | Centerpoint |
| Sanitary Sewer | " | Electricity | Centerpoint |
| Storm Drainage | " | Steam | N/A |

| QUESTIONNAIRE | YES | NO | UNKNOWN |
|---|-----|----|---------|
| Are you aware of any violations the property has been cited for? (If Yes, attach citation) | X | | |
| Is a tenant monthly fee charged for common area maintenance (CAM)? | | X | |
| Does the Property experience any site drainage, ground water or flooding problems? | X | | |
| Is the amount of on-site parking provided adequate? | X | | |
| Is the site lighting fully operational? | X | | |
| Are the utilities (water, sewer, gas, electric) adequate to meet needs of the tenants? | X | | |
| Does the Property have any structural issues such as settlement, cracking or deflection? | | X | |
| Has the Property experienced any fire related or seismic damage? | | X | |
| Does the Property exhibit any water/ moisture infiltration? | X | | |
| Does the Property have any leakage or failures at the roof, walls or cellar? | X | | |
| Is fire retardant plywood (FRT) installed anywhere in the structure(s)? | | X | |
| Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)? | | X | |
| Any problems regarding synthetic stucco or EIFS? | | X | |
| Is roof access available? | X | | |
| Are the HVAC systems adequate and fully functional? | X | | |
| Are there any plumbing leaks or prevalent past leaks? | | X | |
| Is the water pressure sufficient at all times? | X | | |
| Is galvanized or polybutylene "gray" piping present anywhere in the Property? | | X | |
| Has any active or historical leaks related to galvanized or polybutylene piping occurred? | | X | |
| Has retrofitting or replacement of galvanized or polybutylene piping taken place? | | | |
| Are there any electrical problems or inadequate electrical service? | | X | |
| Does each unit have a minimum of 60 amp electrical service? | X | | |
| Is aluminum branch wiring present anywhere in the Property? | | X | |
| If aluminum branch wiring is present, has retrofitting been performed? | | | |
| Are there any screw-in fuses present in the Property? | | X | |
| Are there GFIs/ GFCIs located in kitchens and bathrooms? | X | | |
| Are there any elevator or escalator shutdowns or deemed out of service? | | | |
| Are the elevators regularly serviced under a full service maintenance contract? | | | |
| Are the fire sprinkler systems regularly serviced and tested? | | | |
| Are the fire alarm and detection devices regularly serviced and tested? | | | |
| Is common area interior painting performed as part of routine maintenance? | X | | |
| Was an "ADA Survey" ever conducted on the property? (If Yes, please attach a copy) | | X | |
| Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property? | | X | |
| Is there any unresolved ADA related complaints or pending litigation? | | X | |
| Is there any mold or microbial growth at the Property? #2 Bly Room | X | | |
| Have any tenants or occupants complained about mold or microbial growth at the Property? | | | |
| Is there a current formal indoor air quality management plan at the Property? | | X | |

Please indicate when the following systems have been last inspected:

Fire Sprinkler _____

Elevators/ Escalators _____

Fire Alarm _____

Facades _____



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REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:

(Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. - please attach additional pages for comments/ clarifications.

| | | |
|-------------------------------|---------------------------------|--------------------------------------|
| Paving: _____ Yrs. | Sealant/Striping: _____ Yrs. | Exterior Lighting: _____ Yrs. |
| Landscaping: _____ Yrs. | Irrigation System: _____ Yrs. | Building Signage: _____ Yrs. |
| Masonry Pointing: _____ Yrs. | Exterior Paint: _____ Yrs. | EIFS: _____ Yrs. |
| Windows: _____ Yrs. | Doors: _____ Yrs. | Building Sealants: _____ Yrs. |
| Roofing: _____ Yrs. | Other Roofing: _____ Yrs. | Skylights: _____ Yrs. |
| HVAC(____): _____ Yrs. | HVAC(____): _____ Yrs. | HVAC(____): _____ Yrs. |
| Electric Service: _____ Yrs. | Emergency Generator: _____ Yrs. | Water Line: _____ Yrs. |
| Water Pumps: _____ Yrs. | Water Heaters: _____ Yrs. | Sewer Lines _____ Yrs. |
| Elevator Finishes: _____ Yrs. | Elevator Controller: _____ Yrs. | Elevator Machinery: _____ Yrs. |
| Escalators: _____ Yrs. | Fire Pump: _____ Yrs. | Central Fire Alarm Panel: _____ Yrs. |
| Lobby: _____ Yrs. | Common Flooring: _____ Yrs. | Common Restrooms: _____ Yrs. |

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

| | Available On-site | Available Attached | Not Available |
|---|-------------------|--------------------|---------------|
| Site Plan and ALTA Survey | | | X |
| Certificate of Occupancy | | | X |
| Copy of Open Building Permits or Code Violations | | | |
| Copy of Zoning Variances or Easements | | | |
| Rent Roll (with unit number, tenant name, unit area and occupancy %) | | | |
| Reduced Floor Plans | | | |
| Original construction documents (core and shell) | | | |
| List of Mechanical Equipment | | | |
| List of Capital expenditures for last 5 years | | | |
| List of Planned Capital expenditures | | | |
| Local Law #11 Façade Inspection Reports (NYC) | | | |
| Roof survey and warranty | | | |
| Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler) | | | |
| ADA Survey or Barrier Removal Plan | | | |
| Previously prepared Property Condition Report or engineering studies | | | |

Interviewee / Title:

Date:

Please fax completed questionnaire to: (732) 414-2721