

Property Condition Assessment

**100 North Main
100 North Main Street
Memphis, TN 38103**



Prepared For:

**Medallion Financial Corp.
437 Madison Avenue
New York, NY 10022**

Prepared By:

**DECA Real Estate Advisors, LLC
DECA Project #1503.3397C108
April 7, 2015**



April 7, 2015

Mr. Richard Spinelli
Medallion Financial Corp.
437 Madison Avenue
New York, NY 10022

**RE: Property Condition Assessment, 100 North Main
100 North Main Street, Memphis, TN 38103
DECA Project #1503.3397C108**


Dear Mr. Spinelli:

DECA Real Estate Advisors, LLC (DECA) is pleased to provide you with the enclosed Property Condition Assessment of the property known as 100 North Main, located at 100 North Main Street, Memphis, TN 38103 (the Subject Property). This assessment was completed in general accordance with ASTM E 2018-08, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* and the Client's Scope of Work.


We appreciate the opportunity to provide consulting services to Medallion Financial Corp. and assist you with the above-mentioned property. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Jeff Doss at 917.690.9498 or jdoss@decaadvisors.com.

Sincerely,

DECA Real Estate Advisors, LLC

Prepared by: 

Jeff Doss
Principal

Reviewed by: 

Elliott R. Gross, P.E.
Principal

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Property Condition Assessment

100 North Main
100 North Main Street
Memphis, TN 38103



DECA Project #: 1503.3397C108

Summary Table

Property Type: Office (vacant) Property Age: 50 # of Bldgs: 1 # of Stories: 38	Floor Area (SF): 436,280 Tenant Spaces: Vacant Land Area (acres): 1.00	Survey Date: 03/02/15 Report Date: 04/07/15 Analysis Term (yrs): 5
---------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

Report Section	Condition				Cost Recommendations		
	Good	Fair	Poor	NA	Immediate Repairs	Short-Term Repairs	Replacement Reserves
Site Components							
5.1 Topography & Storm Water	✓						
5.2 Parking, Paving, Curbing	✓	✓	✓				\$1,000,000
5.3 Landscaping & Flatwork	✓	✓					
5.4 Appurtenances	✓						
5.5 Recreational Facilities				✓			
5.6 Utilities	✓						
Structural Frame and Building Envelope							
6.1 Foundation & Frame	✓						
6.2 Facades/Exterior	✓	✓					\$100,000
6.3 Roofing	✓	✓					\$30,000
Tenant Spaces and Common Area Interiors							
7.1 Tenant Spaces		✓					
7.2 Common Areas		✓					\$184,696
Building Systems							
8.1 Plumbing	✓	✓					\$80,000
8.2 HVAC		✓	✓				\$821,000
8.3 Electrical	✓	✓					
8.4 Vertical Transportation		✓					\$800,000
8.5 Life Safety / Fire Protection		✓					\$125,000
Code Compliance & Out of Scope Issues							
	Issues Noted						
	Yes		No				
9.1 Mold			✓				
9.2 Handicap Accessibility			✓				
9.3 Fire Code			✓				
9.4 Building Code			✓				
Cost Estimate Totals:					\$0	\$0	\$3,140,696
Replacement Reserves Estimate, Inflated @ 2.50%							\$3,185,489
Replacement Reserves Estimate, \$/SF/Yr							\$1.44
Inflated Replacement Reserves Estimate, \$/SF/Yr							\$1.46
Immediate & Short-Term Repair Estimate @ 125% Escrow Factor					\$0	\$0	
Combined Immediate & Short-Term Repair Estimate @ 125% Escrow Factor					\$0		

Note: The recommendations in these cost tables are based on the accompanying text report and should not be interpreted independently

1.0 Executive Summary

1.1 General Property Description

This Report presents the observations and findings of a Property Condition Assessment performed on the property known as 100 North Main, the Subject Property, on March 2, 2015. The Property is located at 100 North Main Street, Memphis, TN 38103 and the current use is Vacant (former multi-tenant office).

GENERAL PROPERTY DATA	
Property Name	100 North Main
Property Address	100 North Main Street Memphis, TN 38103
Property Type	Vacant (former multi-tenant office)
Year(s) Completed / Age	1965 / 50 years old
Dates of Major Renovation(s), if applicable	Not Provided
Number of Buildings	One
Number of stories	38 with a basement level
Net Rentable Floor Area ¹	436,280 SF
Gross Floor Area ²	792,873 SF
Number of Tenant Spaces ³	N/A
Occupancy Status	0% (currently vacant)
Site Area ⁴	1.004 acres
Number of Parcels	1
Property Owner	ONE HUNDRED NORTH MAIN LLC

The Subject Property was completed in 1965 and consists of one generally rectangular-shaped, 38-story, vacant office building with an 8-level parking garage occupying the basement and portions of the first seven floors, totaling 792,873 gross square feet (SF) of floor area situated on a 1.004-acre parcel. The building currently contains one restaurant tenant on the first floor at the southwest corner of the building; the remainder of the building is vacant and planned for conversion into a hotel on floors 9-17

¹ Source for rentable floor area: Memphis Business Journal Article, August 12, 2013

² Source for gross building floor area: Shelby County Assessor's Office

³ Source for number of tenant units: Not applicable as the building is currently vacant

⁴ Source for land area: Shelby County Assessor's Office

and residential apartments on floors 18-36. Specific costs and/or a detailed budget for the proposed renovations were requested but not provided as of the issue date of this report.

Per the client's request this report was prepared assuming that the proposed renovation does not occur, and that approximately 275,000 SF of the office floors, or 18 floors, are leased to office tenants.

A more in-depth discussion of the property improvements, systems and components begins in Section 4.

Summary of Past Major Capital Improvements

Management reported that no significant capital improvements were completed over the past several years.

1.2 Overall Physical Condition and Significant Issues

Overall the Subject Property is in Fair condition. The apparent level of preventive maintenance is fair.

It is DECA's professional opinion that the Effective Age of Subject Property is approximately 40 years and the Remaining Useful Economic Life (RUL) of the Subject Property is estimated to be not less than 35 years based on the conditions observed and reported as of the date of the site survey, and assuming that appropriate repairs and maintenance are performed per prudent practice and recommended manufacturer's guidelines.

PHYSICAL CONDITION SUMMARY	
ITEM	OBSERVATION/ESTIMATE
Apparent Level of Preventive Maintenance	Fair
Actual Age(s)	50
Estimated Effective Age(s)	40
Estimated Remaining Useful Life (RUL)	Not less than 35

1.3 Opinions of Probable Costs

The following tables present opinions of estimated probable costs to remedy material physical deficiencies observed during the walk-through survey or otherwise brought to the attention of DECA by third-party reports and documentation (such as equipment inspection and test reports), owner or management representatives, vendors serving the property, municipal agencies, or other sources. This cost estimate specifically excludes minor deficiencies that can be remedied with routine or normal maintenance or minor repairs.

Any items of material physical deficiencies identified during the course of this assessment are summarized in the **Immediate and Short-Term Repairs** table below and further discussed within the

applicable sections of this Report. The definitions of Immediate Repairs and Short-Term Repairs are provided in Appendix A.

For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of a standard PCA. In these instances, the opinions of probable costs for additional study are provided. Generally these are considered to be Short-Term Repairs.

Although not within the scope of ASTM E 2018-08, to meet typical lending requirements this PCA also identifies customary repair and replacement expenditures anticipated to occur during a length of time most often equal to the loan term plus two years (**the analysis term**); such costs are commonly referred to as the **Replacement Reserves**. Opinions of estimated probable Replacement Reserves are presented in a table following the Immediate and Short-Term Repairs estimate.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs are likely to vary from those presented in this Report depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc.

Opinions of probable costs may be based upon: the extrapolation of representative observations, conditions deemed by the consultant as highly probable, results from information received, or the commonly encountered EULs or RULs of the components or systems, or a combination thereof.

The source of cost information used in developing the cost estimates in this Report may be from one or more of the following resources: owner or management provided unit costs; property historical costs; DECA's cost database or cost files; commercially available cost information such as published commercial data in R.S. Means; third party cost information from contractors, vendors, or suppliers; or other qualified sources.

Opinions of probable costs presented in this Report are limited to construction related costs. Related costs such as design, management fees, and other indirect costs are excluded unless in cases where a lump sum cost is provided by a vendor and the lump sum cost includes such indirect costs.

1.3.1

Property Condition Assessment
Immediate and Short-Term Repair Estimate

Property Type: **Office (vacant)**
 Property Age: **50**
 # of Bldgs: **1**
 Floor Area (SF): **436,280**
 Tenant Spaces: **Vacant**
 Survey Date: **March 2, 2015**
 Report Date: **April 7, 2015**

100 North Main
100 North Main Street
Memphis, TN 38103



DECA Project #: 1503.3397C108

Section	Recommendation	Quantity	Unit	Unit Cost	Immediate Estimate	Short-Term Estimate	Notes/Comments
Site Components							
5.1 Topography & Storm Water	None						
5.2 Parking, Paving, Curbing	None						
5.3 Landscaping & Flatwork	None						
5.4 Appurtenances	None						
5.5 Recreational Facilities	None						
5.6 Utilities	None						
Structural Frame and Building Envelope							
6.1 Foundation & Structural	None						
6.2 Facades, Windows & Doors	None						
6.3 Roofing	None						
Tenant Spaces and Common Area Interiors							
7.1 Tenant Spaces	None						
7.2 Common Areas	None						
Building Systems							
8.1 Plumbing	None						
8.2 HVAC	None						
8.3 Electric	None						
8.4 Vertical Transportation	Provide current operating certificates for the elevators and escalators	1	EA	OE	\$0		Current operating certificates for the elevator and escalator systems were requested but not provided as of the issue date of the report
8.5 Life Safety/Fire Protection	None						
Code Compliance & Out of Scope Issues							
9.1 Mold	None						
9.2 Handicap Accessibility	None						
9.3 Fire Code	Provide current fire alarm, fire pump and sprinkler inspection reports	1	EA	OE	\$0		Current fire alarm, fire pump and sprinkler inspection reports were requested but not provided as of the issue date of the report
9.4 Building Code	None						
IMMEDIATE and SHORT-TERM REPAIR COSTS					\$0	\$0	
REPAIR COSTS @ 125% (Escrow)					\$0	\$0	
COMBINED TOTAL, IMMEDIATE and SHORT-TERM REPAIRS						\$0	

Units of Measurement: LS - Lump Sum; LF - Linear Feet; SF - Square Feet; EA - Each; FL - Floor; AL - Allowance; RM - routine maintenance; kW - kilowatt; BTU - British Thermal Unit
Note: The recommendations in these cost tables are based on the accompanying text report and should not be interpreted independently

1.3.2

Property Condition Assessment
Replacement Reserves Estimate

Property Type: **Office (vacant)**
 Property Age: **50**
 # of Bldgs: **1**
 Floor Area (SF): **436,280**
 # of Tenants: **Vacant**
 Survey Date: **March 2, 2015**
 Report Date: **April 7, 2015**

100 North Main
100 North Main Street
Memphis, TN 38103



DECA Project #: 1503.3397C108

Report Section	Recommendation	EUL	Effective Age	RUL	Quantity per Occurrence	# of Occur	Unit	Unit Cost	Cost Per Occurrence	Year 1	Year 2	Year 3	Year 4	Year 5	Total Costs
Site Components															
5.1 Topography & Storm Water															
5.2 Parking, Paving, Curbing	Maintenance and repairs to pavement surfaces throughout the garage	Varies	varies	varies	1	2	LS	500,000.00	\$500,000	500,000	500,000				\$1,000,000
5.3 Landscaping & Flatwork															
5.4 Appurtenances															
5.5 Recreational Facilities															
5.6 Utilities															
Structural Frame and Building Envelope															
6.1 Foundation & Structural															
6.2 Facades, Windows & Doors	As-needed repairs to concrete facades including damaged columns at parking deck and sealant replacement	Varies	varies	varies	1	2	LS	50,000.00	\$50,000	50,000			50,000		\$100,000
6.3 Roofing	As-needed roof maintenance / repairs	25	18	7	1	1	LS	30,000.00	\$30,000					30,000	\$30,000
Tenant Spaces and Common Area Interiors															
7.1 Tenant Spaces															
7.2 Common Areas	Refurbish common areas (65% of all common areas, estimated)	8	varies	varies	26,616	2	SF	3.00	\$79,848	79,848	79,848				\$159,696
7.2 Common Areas	Refurbish main lobby	10	varies	varies	1	1	LS	25,000.00	\$25,000	25,000					\$25,000
Building Systems															
8.1 Plumbing	Replace heat exchangers or water distribution pumps, as-needed	Varies	varies	varies	1	2	LS	40,000.00	\$40,000	40,000			40,000		\$80,000
8.2 HVAC	Install self-contained HVAC units, 18 floors	18	varies	varies	9	2	Floor	45,000.00	\$405,000	405,000	405,000				\$810,000
8.2 HVAC	Inspect two cooling towers, allowance for minor repairs	Varies	varies	varies	1	2	EA	5,500.00	\$5,500	5,500	5,500				\$11,000
8.3 Electric															
8.4 Vertical Transportation	As-needed upgrades/modernization, 4 elevators	30	varies	varies	2	2	EA	200,000.00	\$400,000	400,000	400,000				\$800,000
8.5 Life Safety/Fire Protection	as-needed replacement of main fire alarm panel	Varies	varies	varies	1	1	LS	125,000.00	\$125,000	125,000					\$125,000
RESERVE RECOMMENDATIONS										\$1,630,348	\$1,390,348	\$0	\$90,000	\$30,000	\$3,140,696
INFLATION FACTOR 2.5%										1.000	1.025	1.051	1.077	1.104	
RESERVE RECOMMENDATIONS, INFLATED @ 2.5%										\$1,630,348	\$1,425,107	\$0	\$96,920	\$33,114	\$3,185,489
Abbreviations: EUL - Effective Useful Life; RUL - Remaining Useful Life; # of Occur - Number of occurrences during the term															
Units of Measurement: LS - Lump Sum; LF - Linear Feet; SF - Square Feet; EA - Each; FL - Floor; RM - routine maintenance; AL - Allowance; BTU - British Thermal Unit															TOTAL REPLACEMENT RESERVE RECOMMENDATIONS, per SF/Yr
Note: The recommendations in these cost tables are based on the accompanying text report and should not be interpreted independently															\$1.44
															INFLATED TOTAL REPLACEMENT RESERVE RECOMMENDATIONS, per SF/Yr
															\$1.46

1.4 Deviations from ASTM E 2018-08

ASTM notes that opinions of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from the cost estimates, and if there are more than four separate items that are below this threshold requirement, but collectively total over \$10,000, such items should be included. ASTM further recognizes that for properties of large scope or market value, the aforementioned thresholds may be inappropriate to be meaningful to a user, and the user may adjust these cost threshold amounts provided that they are disclosed within the PCA. DECA uses a threshold amount of \$1,000 in this Report for Immediate Repairs, Short-Term Repairs and Replacement Reserves.

Costs estimated to remedy material code violations and safety issues that have high likelihood to cause harm are included in Immediate Repairs regardless of cost.

2.0 Purpose and Scope

2.1 Purpose

The purpose of the assessment was to observe and report on the physical condition of the Subject Property and identify physical deficiencies and material fire and building code violations, as well as to estimate probable Replacement Reserves anticipated during the analysis term.

2.2 Scope of Work

This survey was conducted in general accordance with ASTM E 2018-08, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and the Client's Scope of Work*.

At the option of a user (i.e., Client), a PCA may include a higher level of inquiry and due diligence than the baseline scope described within ASTM E 2018-08, or at the user's option, it may include a lower level of inquiry or due diligence. This Report generally follows the baseline scope with enhancements for out of scope considerations.

2.3 Out of Scope Considerations

The following items are considered to be outside the scope of a baseline PCA per ASTM E 2018-08.

- Americans with Disabilities Act (ADA) Requirements
- Federal Fair Housing Act (FHA) Requirements
- Indoor Air Quality/Mold
- Property Security Systems
- Zoning
- Seismic Considerations
- Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.)
- Insect/Rodent Infestation
- Environmental Considerations

However, due to the Client's scope of work, the seismic zone, flood zone, zoning, suspected presence of mold and general handicap accessibility of the property are briefly discussed within this Report.

For some physical deficiencies, determining the appropriate suggested remedy may warrant additional research, testing, exploratory probing, and analysis. Such additional work is outside the scope of a standard PCA report. In instances where further study is recommended, the opinions of probable costs for additional study would be noted within the applicable component section(s) of this Report.

2.4 Limitations

This PCA was prepared based on areas of the Subject Property observed during the course of a walk-through survey performed on March 2, 2015 and information provided to DECA by property ownership, management and maintenance representatives, tenants, the Client, applicable municipal officials,

and/or others associated with the property. DECA has relied on information provided to the extent that the information appears reasonable.

DECA did not observe 100% of all areas, systems or components of the Subject Property. DECA observed representative systems and components and these observations are construed as representative of all similar improvements, unless specifically noted otherwise.

No operation or testing of equipment or system components was performed during the course of this assessment. No measurements were made to determine conformance with ADA, and neither this Report nor subsections within it are meant to constitute an ADA survey. Further, neither this Report nor subsections within it are meant to constitute a mold survey; and no testing for moisture or mold spores or destructive testing was conducted to determine the presence of mold, mildew or moisture within buildings contained in the Subject Property.

Observations of building exteriors generally are limited to vantage points that are on-grade or from readily accessible balconies or rooftops, unless otherwise noted.

No other warranties, either expressed or implied, are made by DECA.

2.5 User Reliance

This Report may be relied upon by Medallion Financial Corp., its successors and assigns, rating agencies and bond investors in determining whether to make a loan evidenced by a note ("Property Note") secured by the Property; may be relied upon by any purchaser in determining whether to purchase the Property Note for this transaction from Medallion Financial Corp.; may be relied upon by any Rating Agency in rating securities issued by Medallion Financial Corp. and representing the interest in the Property Note; may be included with and referred to in materials offering the Property Note or an interest in the Property Note for sale. Notwithstanding the foregoing, DECA encourages interested third parties to conduct their own due diligence with a scope commensurate to the level of intended involvement.

Any other use by or distribution of this report to third parties, without the express written consent of DECA, is at the sole risk and expense of such third party.

DECA makes no other representation to any third party (not specified above) except that it has used the degree of care and skill ordinarily exercised by environmental consultants in the preparation of the report and in the assembling of data and information related thereto. No other warranties are made to any such third party, either expressed or implied.

3.0 Walk-Through Survey

3.1 Survey Summary

Prior to the walk-through survey, DECA contacted a designated property representative to inform them of the assessment’s purpose, request pertinent property-related information, schedule the survey, request access to various areas within the building and property and furnish them with a pre-survey questionnaire. The pre-survey questionnaire requests various basic property data and documentation. The questionnaire was not completed and was not returned to DECA. A copy of the blank questionnaire is included in Appendix D.

Mr. Jeff Doss of DECA performed a walk-through survey of the Subject Property on March 2, 2015. A summary of the walk-through survey and identification of other property representatives contacted to obtain information for this assessment is provided in the following table.

ON-SITE SURVEY AND INTERVIEW SUMMARY*	
Survey Date	March 2, 2015
Field Observer	Mr. Jeff Doss
Weather Conditions	Cloudy/rainy with temperatures of approximately 50s°F
Escort During Survey	Mr. Isaac Thomas with Thomas Investments LLC, the Owner’s Representative
Others Property Reps Interviewed During the Assessment	Mr. John Ballantine, Maintenance representative

*Contact information for the listed representatives is included in Section 3.2

Mr. Thomas reported that he has been familiar with the Subject Property for the past two years; Mr. Ballantine reported that he has worked at the Subject Property for the past 39 years. The property representatives were somewhat knowledgeable about the condition of the property components and past capital improvements.

Representative areas of the Subject Property were observed by DECA during the course of the walk-through survey. Specific tenant spaces observed during the survey included the following:

AREAS OBSERVED		
FLOOR/SPACE	SUITE/ROOM	CONDITION/COMMENT
Lower level parking garage and lobby	N/A	Fair
1 st floor lobby	N/A	Fair
2 nd floor Mezzanine/lobby	N/A	Fair

AREAS OBSERVED		
FLOOR/SPACE	SUITE/ROOM	CONDITION/COMMENT
Floors 7, 8, 22, 29, 34, 35 and 36	N/A	Fair
Rooftop restaurant	N/A	Fair

3.2 Information Sources/References

No other reports (such as previous property condition assessments, appraisal reports, handicap accessibility surveys, etc.) were provided to DECA during the course of this assessment.

The following property and municipal representatives, vendors, and/or other persons knowledgeable of the Subject Property were contacted and/or websites reviewed during the preparation of this Report.

INTERVIEWS		
Name and Organization	Street Address and/or Web Address	Phone Number and/or Email
Isaac Thomas, Thomas Investments LLC		305.766.8645, thomasinvestmentsllc@gmail.com
Mr. John Ballantine, Maintenance representative		901.503.6259
Dwan L. Gilliom, Director, City of Memphis Public Works	125 North Main Street, Room 608 Memphis, TN 38103 http://www.memphistn.gov/Government/PublicWorks.aspx	901.636.6742 or pubworks@memphistn.gov
Administration Division, City of Memphis Fire Services	65 South Front Street Memphis, TN 38103 http://www.memphistn.gov/Government/FireServices/Administration.aspx	901.636.1400 or mfdinquiries@memphistn.gov
Shelby County Assessor's Office	http://www.assessor.shelby.tn.us	
Mr. Allen Medlock, Shelby County Department of Construction Code Enforcement	6465 Mullins Station Road Memphis, TN 38134	901.222.8300 or allen.medlock@shelbycountyttn.gov
Shelby County Department of Planning and Development	http://www.shelbycountyttn.gov/index.aspx?NID=542	

4.0 Property Description & Summary

4.1 Property Description

The Subject Property is located on the south side of Adams Street, which runs east to west along the northern site perimeter, between North Main Street (west) and North 2nd Street (east), in the central downtown portion of Memphis. The address of the property is 100 North Main Street, Memphis, TN 38103. A site location map is included in Appendix B.

The Subject Property was completed in 1965 and consists of one generally rectangular-shaped, 38-story, vacant office building with multi-level parking garage occupying the basement and portions of the first eight floors, totaling 792,873 gross SF of floor area situated on a 1.004-acre parcel. The building currently contains one restaurant tenant on the first floor at the southwest corner of the building; the remainder of the building is vacant and planned for conversion into a hotel on floors 9-17 and residential apartments on floors 18-36. Specific costs and/or a detailed budget for the proposed renovations were requested but not provided as of the issue date of this report.

Per the client's request this report was prepared assuming that the proposed renovation does not occur, and that approximately 275,000 SF of the office floors, or 18 floors, are leased to office tenants. An analysis term of five years is used to estimate Replacement Reserves.

The building envelopes consist of glass storefront systems and black marble lined columns on the ground floor at the north and west sides that extend to the top of the garage; the east and south facades are mostly concrete with black marble lined columns on the east side; the upper levels of the building on all sides is comprised of vertical tiers and horizontal fins composed of concrete with a layer of marble chip patina. The windows are aluminum framed, double-pane sliding type and the ground floor consists of gold anodized aluminum, fixed, storefront type windows; metal-framed with glass panels and metal service doors; and gravel topped built up roofing systems.

The Subject Property has interior common areas consisting of a main lobby, a lower lobby that accesses the parking garage on the ground floor at the east side of the building, a large common corridor on the west side of the 4th floor accessed via the two escalators on the ground floor, elevator lobbies on each multi-tenant floor, common area restrooms, and interior corridors leading from the elevator lobbies to the tenant spaces. Common area finishes generally consist of marble floors and wall cladding in the lobby; vinyl tile in the lower lobby and 4th floor corridors, generally carpet flooring at the upper level elevator lobbies and corridors; painted gypsum board, wood panel walls and acoustical tile ceilings in the lobbies/corridors on the upper floors; and vinyl/ceramic tile flooring, painted gypsum board and ceramic tiled walls, and acoustical tile or painted gypsum board ceilings in the restrooms. Tenant spaces have a variety of finishes including carpet, parquet, tile and exposed concrete floors; gypsum board, wood panel and specialty finish walls; and painted gypsum board, acoustical tile and exposed structure ceilings.

Reportedly the building HVAC systems have largely been disconnected but the building was formerly serviced by a four-pipe system consisting of two 8375 MBH Cleaver Brooks hot water boilers; three water-cooled chillers totaling just over 1,500 tons; four 400-ton cooling towers; and multi-zone air

handlers in mechanical rooms on each floor. Plumbing systems include copper domestic piping, cast iron and PVC sanitary and vent piping and water to water heat exchangers for domestic hot water. Fire protection/life safety systems include smoke detectors, pull stations, strobe lights and horns; a dry pipe sprinkler system in the parking garage; wet pipe sprinkler system only in the lower lobby, egress areas of the upper lobby and the 38th floor rooftop lounge; and standpipes and fire hoses in stairwells and in corridors. The property contains 10 main elevators: five servicing the garage to 22nd floor and five servicing the 22nd through the 34th floor. In addition, there are two separate elevators servicing floors 35-38 including the top floor revolving restaurant/lounge and a service lift at the loading dock on the south side of the building that reportedly accesses the kitchen on the 4th floor. Finally, two escalators service the main lobby and fourth floor common area corridor.

4.2 Systems and Components Summary

The following table contains a summary of the primary Subject Property systems and components:

PROPERTY COMPONENT	DESCRIPTION
Paving / Parking	Reinforced concrete parking garage occupies portions of the basement and eight above grade levels; parking areas are mostly concrete-paved
Landscaping	Limited in-ground trees and planters in sidewalk on the west side of the building
Flatwork & Site Stairs	Concrete, brick/marble pavers and black and white granite chip aggregate sidewalks
Site Amenities	N/A
Appurtenances	Metal, chain-link and cable fencing at the parking garage and select exterior locations on the roof and loading dock; Building-mounted address signage at the canopies on the north and west pedestrian entrances and the restaurant on the southwest corner of the building, window- or door-mounted signage at other entrances; Building-mounted lighting fixtures at main pedestrian entrances, pole-mounted fixtures on surrounding sidewalks; Refuse storage area at the six-bay loading dock on the south side of the building facing the public alley
Utilities	Publicly available
Foundation Systems	Reinforced concrete and high-strength pilings; basement level present
Structural Frames	Reinforced concrete floors, walls and columns
Exterior Walls	Glass storefront systems and black marble lined columns on the ground floor at the north and west sides that extend to the top of the garage; the east and south facades are mostly concrete with black marble lined columns on the east side; the upper levels of the building on all sides is comprised of vertical tiers and horizontal fins composed of concrete with a layer of marble chip patina

<i>PROPERTY COMPONENT</i>	<i>DESCRIPTION</i>
Windows	Aluminum framed, double-pane sliding type and fixed units on the upper floors; the ground floor consists of gold anodized aluminum, fixed, storefront systems
Exterior Doors	Metal-framed with glass panels and metal service units
Roofing	Gravel topped built up roof system
Tenant Spaces	Various finishes including carpet, parquet, tile and exposed concrete floors; gypsum board, wood panel and specialty finish walls; and painted gypsum board, acoustical tile and exposed structure ceilings
Common Areas	Marble floors and wall cladding in the main lobby; Vinyl tile in the lower lobby and 4 th floor corridors, generally carpet or tile flooring at the upper level elevator lobbies and corridors; painted gypsum board and wood panel walls; acoustical tile, gypsum board and exposed structure ceilings
Plumbing Systems	Copper domestic supply piping; cast iron sanitary and vent piping with some PVC replacements observed; heat exchangers provide domestic hot water
HVAC Systems	Reportedly the building HVAC systems have largely been disconnected but the building was formerly serviced by a four-pipe system consisting of two 8375 MBH Cleaver Brooks hot water boilers; three water-cooled chillers totaling just over 1,500 tons; four 400-ton cooling towers; and multi-zone air handlers in mechanical rooms on each floor
Electrical	5,000-amp, 480-volt dual-fed service with six 1,500-amp disconnects, multiple 1,600-amp bus duct risers and step down transformers in multiple locations; 600 KW diesel emergency generator in the lower level parking garage (inactive)
Vertical Transportation	10 main elevators: five servicing the garage to 22 nd floor and five servicing the 22 nd through the 34 th floor. In addition, there are two separate elevators servicing floors 35-38 including the top floor revolving restaurant and a service lift at the loading dock on the south side of the building that reportedly access the kitchen on the 4 th floor. Finally, two escalators service the lower and upper lobbies.
Life Safety/Fire Protection	Dry pipe system in the parking garage; wet pipe system only in the lower lobby, egress areas of the upper lobby and the 38 th floor rooftop lounge; standpipes and fire hoses in stairwells and in corridors

Management reported that no significant capital improvements were completed over the past several years.

The respective components and systems are addressed further in the following sections of this Report.

5.0 Site Components

5.1 Topography and Site Storm Water Drainage

COMPONENT	DESCRIPTION
Topography	Down to the southeast
Features	None
Site Drainage	Area drains, storm sewers



Alley on the south side of the building, facing east and sloping to the south/southeast



Garage entrance on the east side of the building, facing south with slope to the south/southeast



Area drain in the parking garage



Downward slope to the south viewed looking south across from northeast property corner

CONDITION & RECOMMENDATIONS:

- No problematic features or storm water drainage problems were reported or observed.

5.2 Parking, Paving, Curbing & Ingress/Egress

COMPONENT	DESCRIPTION
Parking Spaces	500 total spaces in the parking garage as reported in a proposed redevelopment document provided by Mr. Thomas
Pavement, Roads and Travel Lanes	Concrete and asphalt parking areas and travel lanes; Concrete service and loading pavement
Curbs	Concrete
Ingress/Egress	Via North 2 nd Street to the east; a six-bay loading dock is accessed via the alley on the south side of the property that connects North Main Street to the west and North 2 nd Street to the east
Garages	The basement, lower lobby and main lobby levels are partially occupied by a parking garage along with floors 2 through 8



Entrance to the parking garage on the east side of the building, along North 2nd Street



Concrete ramp accessing lower lobby level of parking garage



View at basement level of parking garage



View at level 8 of parking garage



Exposed surface at level 8 of the parking garage



Deteriorated pavement conditions at level 7 of the parking garage



Deteriorated pavement conditions at the lower lobby level of the parking garage



Deteriorated pavement conditions at level 7 of the parking garage



Deteriorated pavement conditions and concrete curbing (center) at the upper garage level ramp



Pavement conditions at level 8 of the parking garage

CONDITION & RECOMMENDATIONS:

- The pavement in the parking garage ranged from good to poor condition with some areas of chipped and deteriorated surfaces observed. The age of the pavement is unknown; however, based on its observed condition and EUL, as-needed repairs (saw cut and patch) are anticipated early in the analysis term. Mr. Thomas reported an estimated cost of \$1 million to make the necessary repairs in the parking garage in order to re-use the building for office purposes. DECA requested a copy of a proposal showing the specific scope of work and related costs; however, this information was not provided as of the issue date of this report. Based on observations at several levels of the parking garage this amount appears reasonable; therefore, for budgeting purposes the cost estimate provided by Mr. Thomas is included early in the Replacement Reserves.
- The pavement striping was generally faded and in fair to poor condition. Based on the observed conditions and EUL, striping is recommended early in the analysis term and this can be performed in conjunction with the above-referenced repairs.
- The building is currently vacant; no problems were reported with regard to parking, traffic flow, ingress or egress.

5.3 Landscaping and Flatwork

COMPONENT	DESCRIPTION
Landscaping	Limited in-ground trees and aboveground planters on sidewalk at the west side of the building
Sidewalks, patios, plazas	Concrete, brick/marble pavers and black and white granite chip aggregate sidewalks
Site stairs and porches	None



Limited landscaping and pole-mounted lighting fixtures on the west side of the building



Brick sidewalk, planters and pole-mounted lighting fixtures on west side of building



Concrete sidewalk along alley on the south side of the building, looking east



Sidewalk on the east side of the building at the parking garage entrance, looking south



Newer concrete on the northeast corner of the building, looking north towards Adams Avenue



Brick and black and white aggregate sidewalk, north side of the building, looking east

CONDITION & RECOMMENDATIONS:

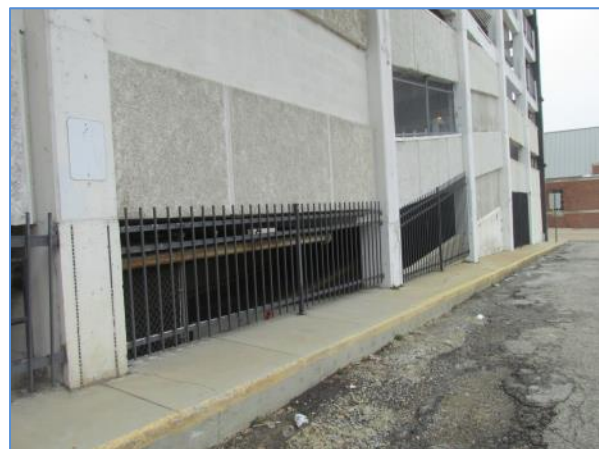
- The limited landscaping appeared to be in good condition. Landscaping is handled as part of routine maintenance.
- The sidewalks appeared to be in good to fair condition and should require only routine maintenance during the analysis term.

5.4 Appurtenances

COMPONENT	DESCRIPTION
Fences/Walls	Metal, chain-link and cable fencing at parking garage and select exterior locations on the roof and loading dock
Signage	Building-mounted address signage at the canopies on the north and west pedestrian entrances and the restaurant on the southwest corner of the building; window- or door-mounted signage at other entrances
Lighting	Building-mounted fixtures at main pedestrian entrances; pole-mounted fixtures on surrounding sidewalks
Refuse/Recycling Storage	Refuse storage area within loading dock on south side of building
Outbuildings, Mail Center	None
Loading Docks	One six-bay loading dock on south side of building facing the public alley



Loading dock on south side of building



Fencing along building perimeter at the parking garage



Building-mounted signage at the pedestrian entrance on the north side of the building



Signage at the restaurant tenant on the first floor



Building-mounted lighting fixtures at pedestrian entrance along Adams Avenue



Building-mounted lighting fixtures at pedestrian entrance along Main Street

CONDITION & RECOMMENDATIONS:

- The appurtenances appeared to be in good to fair condition overall. Minor repairs to signage, exterior lights and the refuse storage area/loading dock can be handled as part of routine maintenance.

5.5 Recreational Facilities/Amenities

The Subject Property does not contain any exterior recreational facilities or amenities.

CONDITION & RECOMMENDATIONS:

- Not applicable.

5.6 Utilities

<i>UTILITY</i>	<i>PROVIDER</i>
Domestic Water	Memphis Light Gas & Water (MLGW)
Sanitary Sewer	City of Memphis Public Works
Storm Sewer	City of Memphis Public Works
Electricity	MLGW
Natural Gas	MLGW

CONDITION & RECOMMENDATIONS:

- The utilities were reported to be adequate and no problems were reported or observed.

6.0 Structural Frame and Building Envelope

6.1 Foundation & Structural Frame

COMPONENT	DESCRIPTION
Foundations	Reinforced concrete and high-strength pilings
Basement/Crawl Space	Basement level present
Structural Frame	Reinforced concrete floors, walls and columns



Reinforced concrete columns and floor in the lower level of the parking garage/basement



CMU and poured concrete walls in the lower level of the parking garage



Another view in the lower level of the parking garage/basement



Vacant area on the first floor showing reinforced concrete floors and columns

CONDITION & RECOMMENDATIONS:

- The foundation systems were not open for observation except within basement. No indications of problems with the foundations or structural systems were reported or observed.

6.2 Facades, Windows and Doors

COMPONENT	DESCRIPTION
Walls	Glass storefront systems and black marble lined columns on the ground floor at the north and west sides that extend to the top of the garage; the east and south facades are mostly concrete with black marble lined columns on the east side; the upper levels of the building on all sides is comprised of vertical tiers and horizontal fins composed of concrete with a layer of marble chip patina
Windows	Aluminum framed, double-pane sliding type and fixed units on the upper floors; the ground floor consists of gold anodized aluminum, fixed, storefront type
Doors	Metal-framed with glass panels and metal service units
Stair Systems	Concrete steps at the loading dock on the south side of the building
Canopies/Awnings	Canopies at the main pedestrian entrances along Adams Avenue and Main Street; the south elevation has a partial overhang that covers the six-bay loading dock fronting the public alley to the south
Other	The top floor consists of a vacant rotating restaurant/lounge space that seats 125 people; the window seating area is circular with a 12-foot wide platform mounted on rubber automobile tires that run on a steel track and rotates completely every 90 minutes



Lower level façade and 2nd floor overhang on the south side of the building, facing east



The loading dock on the south side of the building



Façade conditions at the south side of the building at the parking garage



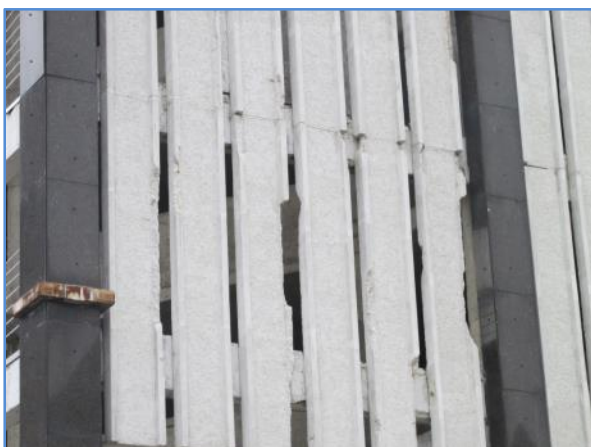
The concrete façade on the east side of the building; note marble panels on the lower level



Storefront type windows and doors at southeast corner of building



Main pedestrian entrance finishes on the north side of the building



Close up view of damaged concrete tiers on the southeast corner of the building parking garage



Close up view of the upper level facades on the north side of the building



The concrete façade on the north side of the building; note marble panels on the lower level



Close up view of windows and concrete tiers on the north side of the building



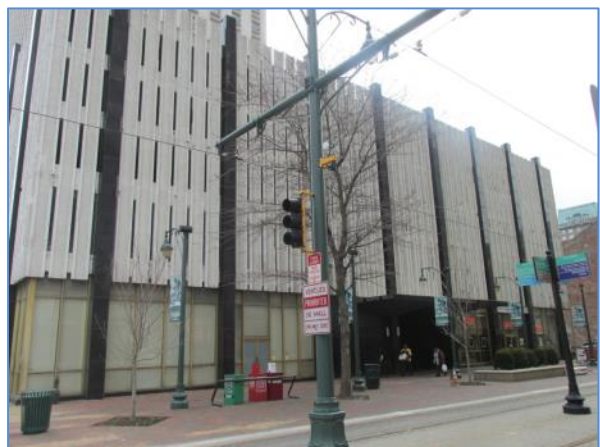
Storefront type windows on the north side of the building



Damage to marble cladding on the lower north facade



Storefront windows and doors at restaurant on southwest corner of building



Lower level facades and storefront type systems on the west side of the building



The rotating restaurant/lounge on the roof of the building



Close up view of the windows and façade at the rotating restaurant/lounge on the roof

Observations of building exteriors were limited to vantage points from ground level or the main roof unless otherwise noted.

CONDITION & RECOMMENDATIONS:

- The walls, windows, doors and associated components observed appeared to be in overall good to fair condition and the sealants appeared to be in good to fair condition. Some areas of damage were observed at the vertical concrete tiers surrounding the parking garage; however, Mr. Thomas and Mr. Ballantine reported that repairs were previously performed to address the damage and there have not been recurring problems. In addition, according to Mr. Ballantine the windows on the south and west sides of the building have periodically experienced leaks during heavy rainfall events; however, previous caulking around the windows approximately 15 years ago has limited leaks since that time. No ongoing issues or deficiencies were observed or reported with respect to the façades at the upper levels of the building. For budgeting purposes periodic inspections of the façades should be performed and an allocation has been included in the Replacement Reserves for as-needed repairs to damaged marble panels and concrete façades, particularly on the vertical panels at the parking garage, and also for as-needed sealant replacement/caulking around windows.
- The windows and doors were reported to be in overall good condition and are not expected to need large scale replacement during the analysis term.
- Some of the façade areas were stained and periodic façade cleaning is recommended; this is handled as an operating expense.
- The limited painted surfaces appeared to be in overall fair condition; additional painting is recommended during the analysis term and due to the minor area of exterior painted surfaces this can be completed as an operating expense.
- According to Mr. Thomas the rotating restaurant/lounge is not planned to be leased and/or re-used at this time.

6.3 Roofing

COMPONENT	DESCRIPTION
Roofing System/Type	Flat, built up roof covered with gravel and concrete pavers
Warranty	None in effect
Roof Drainage	Internal roof drains tied to below-ground storm water system
Coping, Fascia	Precast concrete
Skylights & Hatches	None



View of the flat, built up roof surface with concrete pavers



Another view of the roof surface with concrete pavers



Close up view of the roof surface, parapet and concrete coping



Close up view of the roof surface and internal roof drain



Concrete coping and concrete panels at the outdoor seating area for the rooftop lounge



Another view of the concrete pavers and outdoor seating area for the rooftop lounge

CONDITION & RECOMMENDATIONS:

- The roofing was reported to be in good condition and the roofing appeared to be in good to fair condition with no evidence of leaks observed or reported. The age of the roof was estimated and appeared to be at least 15 years old.
- Based on its observed apparent condition, the age, EUL and length of the analysis term, full replacement is not anticipated during the analysis term; however, an allocation for as-needed repairs is included in the Replacement Reserves.
- The other roof components, including the roof drains, roof screen, coping and flashing, appeared to be in good condition.

7.0 Tenant Spaces and Common Interior Areas

7.1 Tenant Spaces

COMPONENT	DESCRIPTION
Floors, Walls, Ceilings	Various finishes including carpet, parquet, tile and exposed concrete floors; gypsum board, wood panel and specialty finish walls; and painted gypsum board, acoustical tile and exposed structure ceilings
Bathrooms	Vinyl or ceramic tile flooring; painted gypsum board and ceramic tiled walls; acoustical tile or painted gypsum board ceilings



Vacant tenant space on the ground floor



Management office finishes at the southeast corner of the ground floor



A conference room on the 4th floor



Typical office space on the 4th floor



Typical office space on the 29th floor



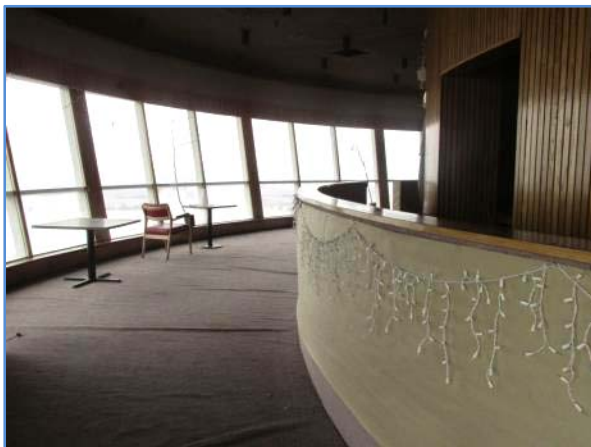
34th floor tenant space



Another view of interior finishes on the 34th floor



Typical view within the former Tennessee Club on the 36th floor



View within the rotating restaurant/lounge on the top level of the building



Another representative office space

CONDITION & RECOMMENDATIONS:

- The tenant spaces observed were vacant and generally in fair condition with the finishes observed to be dated and worn. Mr. Thomas stated that he’s planning to allocate \$20/SF to move in new office tenants if necessary, which would include new walls and carpet/flooring. However, as the cost for this work is typically handled elsewhere during underwriting, it is not included in the Replacement Reserves estimate.

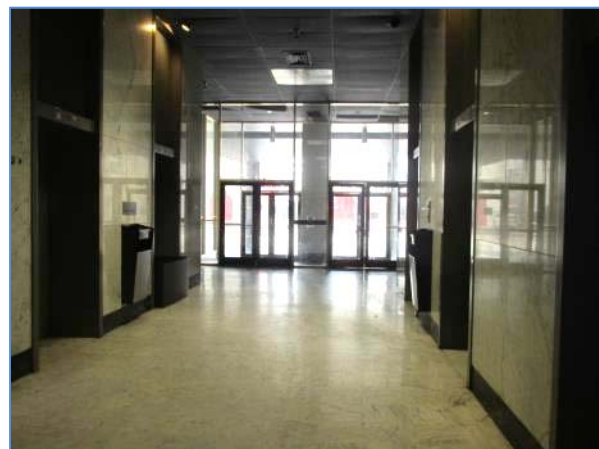
7.2 Common Areas

<i>COMPONENT</i>	<i>DESCRIPTION</i>
Lobby	Marble floors and wall cladding in the main lobby
Corridors	Vinyl tile in the lower lobby and 4 th floor corridors, generally carpet flooring at the upper level elevator lobbies and corridors; painted gypsum board and wood panel walls; acoustical tile, gypsum board and exposed ceilings
Bathrooms	Vinyl or ceramic tile flooring; painted gypsum board and ceramic tiled walls; acoustical tile or painted gypsum board ceilings

The Subject Property has interior common areas consisting of a main lobby, a lower lobby that accesses the parking garage on the ground floor at the east side of the building, a large common corridor on the west side of the 4th floor accessed via the two escalators on the ground floor, elevator lobbies on each multi-tenant floor, common area restrooms, and interior corridors leading from the elevator lobbies to the tenant spaces.



Common corridor at the lower lobby entrance at the parking garage



The main lobby on the ground level



Common corridor on the 4th floor



Common restroom on the 4th floor



Common elevator lobby on the 29th floor



Common elevator lobby on the 34th floor



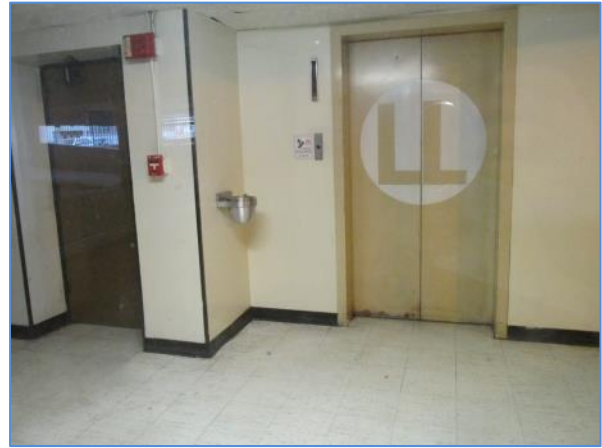
Typical upper floor elevator lobby



Common area restroom finishes on an upper floor



Common bathroom finishes in the lower lobby level



Elevator lobby at the lower lobby level

CONDITION & RECOMMENDATIONS:

- The common areas were generally in fair condition with the finishes observed to be dated and worn. Mr. Thomas stated that he's planning to refurbish the common areas to accommodate future office tenants if necessary, which would include painting the walls and carpet/flooring. For budgeting purposes the cost to update the main lobby and an estimated 60% of the common areas on the office floors within the building is included in the Replacement Reserves.

8.0 Building Systems

8.1 Plumbing

COMPONENT	DESCRIPTION
Domestic Water Lines	Copper where observed; the water main enters the building from Adams Avenue and splits into three 4-inch copper lines in the pump room, which supply three different height zones within the building. Zone 1 serves floors 9-21; zone 2 serves floors 22-38 and zone three serves the floors below the 9 th floor
Sanitary Sewer	Cast iron with some PVC replacements
Hot Water Systems	Domestic hot water is provided from water to water heat exchangers located in each of the three zones within the building
Pumps/Sumps	Four domestic water pumps located in the pump room; sump pump located in lower basement serves the basement floor drains



Basement sump area in the parking garage



Waste lines in the basement parking garage; note PVC replacement piping



Typical piping beneath a restroom sink



Cast iron drain line at the 7th floor of the parking garage

CONDITION & RECOMMENDATIONS:

- The plumbing system components observed appeared to be in good to fair condition and no problems were reported or observed.
- The heat exchangers and water distribution pumps were not observed during the survey but Mr. Thomas reported them to be in good condition requiring only routine maintenance during the analysis term; however, for budgeting purposes an allocation has been included for possible replacement of some of this equipment during the analysis term.
- According to Mr. Thomas, any future commercial tenants will be responsible for repair and replacement of plumbing systems, including supplemental water heaters and fixtures, within their spaces.
- Minor repair or replacement of components and replacement of motors, valves and miscellaneous plumbing components are considered operating expenses.

8.2 HVAC (Heating, Ventilation and Air-Conditioning)

COMPONENT	DESCRIPTION
Heating and Cooling Systems	Reportedly the building HVAC systems have largely been disconnected but the building was formerly serviced by a four-pipe system consisting of two 8375 MBH Cleaver Brooks hot water boilers; three water-cooled chillers totaling just over 1,500 tons; four 400-ton cooling towers
Ventilation Systems / Air-Handlers / Fans	Multi-zone air handlers in mechanical rooms on each floor



Three of the cooling towers as viewed from the 8th floor parking deck



One of the Cleaver Brooks boilers (disconnected) in the 7th floor mechanical room



The cooling towers as viewed from the 7th floor parking deck



Typical view of an air handler on the floors



Air diffuser in a vacant office space



Floor mounted radiator unit in the lobby

CONDITION & RECOMMENDATIONS:

- As noted above, the site representatives stated that the HVAC systems are dated and have largely been disconnected and not in service at this time. According to Mr. Thomas full floor, self-contained HVAC units will be installed on each floor to provide future heating and cooling. Mr. Thomas estimated the cost to install self-contained units at \$20,000 per floor; however, based on a review of RS Means and experience with similar properties and equipment it is likely the cost to install this equipment will be higher than the estimate provided. DECA requested a copy of the proposal for this work but as of the issue date of this report the requested documentation had not been provided. Based on the assumption that approximately 275,000 SF of the rentable floor area (estimated to be 18 office floors) might be for future office use DECA’s estimation of \$45,000 to install self-contained HVAC units on each floor has been included in the Replacement Reserves.
- It is anticipated the self-contained HVAC units would work in conjunction with the cooling towers; therefore, an allowance to get two of the cooling towers inspected and back in operation has been included in the Replacement Reserves.
- Minor repair or replacement of components and replacement of pumps, motors, valves and miscellaneous HVAC components are considered operating expenses.

8.3 Electrical

<i>COMPONENT</i>	<i>DESCRIPTION</i>
Main Service	5,000-amp, 480-volt dual-fed service with six 1,500-amp disconnects, multiple 1,600-amp bus duct risers and step down transformers
Wiring	Copper where observed
Emergency Power	A former tenant-owned 600 KW diesel emergency generator in the lower level parking garage (inactive)



Typical electrical panel in the basement electrical room



1,200-amp panelboard in the basement electrical room



Electrical panels in the elevator equipment room



The inactive emergency generator in the basement level of the parking garage

CONDITION & RECOMMENDATIONS:

- No issues were reported or observed with regard to the electrical systems or components. According to Mr. Thomas no significant upgrades or capital expenses would be required in order to continue using the building for office tenants.
- Mr. Thomas reported that the owner is responsible for base building electric repairs and replacement. The tenants are responsible for repair and replacement of electrical systems within their spaces.
- Mr. Thomas reported that an infrared (IR) survey of the building electrical components has not been conducted in recent years. Due to the age of the building and electrical components, an IR survey is recommended within the next year but is considered an operating expense.
- According to Mr. Thomas there are no current plans to use the generator in the basement; therefore, costs are not included in this report to periodically test or operate this equipment.

8.4 Vertical Transportation

COMPONENT	DESCRIPTION
Elevator Quantity, Type & Capacity	10 main elevators: five servicing the garage to 22 nd floor and five servicing the 22 nd through the 34 th floor. In addition, there are two separate elevators servicing floors 35-38 including the top floor revolving restaurant/lounge and a service lift at the loading dock on the south side of the building that reportedly accesses the kitchen on the 4 th floor. Finally, two escalators service the lower and upper lobbies.
Cab Interior Finishes	Wood laminate walls with carpet flooring
Licenses	Requested but none provided

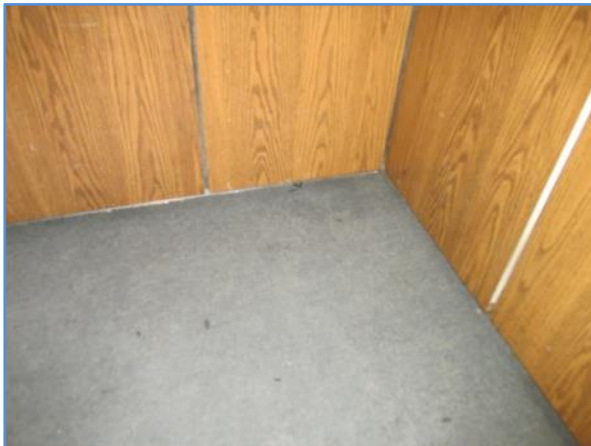
<i>COMPONENT</i>	<i>DESCRIPTION</i>
Lifts / Escalators	Two escalator systems connecting the main lobby and mezzanine



Typical view of the elevator equipment



Panel in an elevator serving the upper floors



Cab finishes within an elevator



The freight elevator at the loading dock that reportedly accesses the 4th floor kitchen



Ground floor elevator lobby for units serving through the 22nd floor



Escalators on the ground floor

CONDITION & RECOMMENDATIONS:

- Mr. Thomas reported that the elevators and escalators were in good operating condition but were shut off due to the building being vacant. DECA requested current operating certificates for these systems; however, as of the issue date of this report the requested certificates had not been provided. These should be provided for review and this is noted in the Immediate and Short-Term Repairs Estimate.
- The elevator electro-mechanical controllers and machinery are reportedly mostly original, with as-needed replacement of components. No major problems were reported or observed during the survey, but Mr. Thomas reported that if the building remained in use for office purposes only four elevators would be needed, two serving through the 22nd floor and two serving through the 34th floor. Mr. Thomas estimated the cost to bring the four elevators online for continued office use is \$100,000 per unit. DECA requested a copy of the proposal to upgrade the elevators; however, a proposal was not provided as of the issue date of this report. It is DECA's opinion that the cost to upgrade or modernize each of the four elevators could be significantly higher; therefore, DECA's allocation of \$200,000 per elevator is included in the Replacement Reserves.
- The cab finishes were dated and worn; therefore, refurbishment is recommended early in the analysis term and the cost to upgrade the finishes in four elevators can be considered an operating expense.

8.5 Life Safety / Fire Protection

COMPONENT	DESCRIPTION
Hydrants / Connections	Hydrants located in the municipal sidewalks around the site; hose connections at the base of the building

<i>COMPONENT</i>	<i>DESCRIPTION</i>
Sprinkler Systems, Standpipes & Fire Hoses	Dry pipe system in the parking garage; wet pipe system only in the lower lobby, egress areas of the upper lobby and the 38 th floor rooftop lounge; standpipes and fire hoses in stairwells and in corridors
Sprinkler Inspection	Inspection report requested but not provided
Fire Pump & Tanks	Two-stage 500-gpm pump
Alarm System	Smoke detectors, pull stations, strobe lights and horns; specific details regarding the fire alarm panel were requested but not provided
Alarm Inspection	Inspection report requested but not provided



Hydrant in the sidewalk surrounding the site



Stand pipe near the pedestrian entrance on the west side of the building



Fire hose in a cabinet at the main lobby on the ground floor



Sprinkler head in the lower lobby



Pull station, strobe and audible alarm in the Lower Lobby



Exit signage on an upper floor



Pull station on an upper floor



Exit signage, strobe and fire hose in a wall mounted cabinet on the 34th floor

CONDITION & RECOMMENDATIONS:

- No issues were reported or observed with regard to the life safety / fire protection systems; however, specific details about the fire alarm panel and fire pump were not provided, such as age of these components. Therefore, as a best management practice, an allocation has been included in the Replacement Reserves for as-needed replacement of the fire alarm panel and fire pump as part of possible future office occupancy.
- Fire alarm, fire pump and sprinkler inspection reports were requested for review but not provided. Inspections are considered operating expenses but often reports will note deficiencies and without the reports it cannot be known if there are any. This is noted in the Immediate and Short-Term Repairs Estimate.

9.0 Code Compliance & Out of Scope Items

Note that per ASTM E 2018-08 handicap accessibility, indoor air quality/mold, and the zoning, seismic, flood and wind zones are considered out of scope items.

9.1 Mold

Interior areas accessed during the course of the walk-through survey were observed for obvious visual and olfactory indications of the presence of mold, mildew and moisture. Additionally, the designated site contact was interviewed regarding past or existing occurrences.



Stained ceiling tiles in the 4th floor common corridor



Stained ceiling tile in the lower lobby common corridor



Suspected water damage due to window leaks on the 34th floor

CONDITION & RECOMMENDATIONS:

- DECA observed several water-stained ceiling tiles in some of the common areas and tenant spaces inspected, which are reportedly due to former leaks from the roof, windows and/or HVAC condensate lines and not indicative of current leaks. No active water leaks or visible mold growth was observed. Mr. Thomas stated that the stained tiles can be replaced as part of routine maintenance or upon renovation of the interior components. In addition, the walk through identified localized evidence of water damage with some areas of peeling paint. The water damage appears related to the intrusion of precipitation since the building was vacated.
- As the building is currently vacant areas affected by continual water leaks should be repaired and subsequently inspected for the presence of mold growth as part of any interior renovation or lease up activities. Any evidence of mold should be cleaned and removed in accordance with applicable regulations prior to occupancy. In addition, gypsum board and other water damaged building materials (if any) should be removed from the building and properly disposed as an operating expense.

9.2 Handicap Accessibility

For the purposes of this *Report* a limited visual 'Tier I Accessibility Survey' was performed on areas accessed during the walk-through survey. A Tier I survey addresses a) path of travel, b) parking, c) public restrooms, d) elevators, and for hotels and motels, e) guestrooms.



Accessible curb ramp at the public sidewalk on the northeast corner of the site



Flush-mounted pedestrian entrance on the west side of the building



Accessible toilet in a common restroom on the 4th floor



Non-compliant elevator cab panel



Non-compliant water fountain in a common hallway on an upper floor

CONDITION & RECOMMENDATIONS:

- The property was first occupied prior the effective date of ADA and is a Commercial Facility. Commercial Facilities built prior to ADA do not have an obligation to install accessible restrooms or parking unless there is an alteration. If an employee has a disability then reasonable accommodation should be made.
- No measurements were made to determine conformance with ADA, and this Report is not meant to constitute an ADA survey, but is intended to help provide a general understanding of conformance with ADA.
- The U.S. Department of Justice operates an ADA information hotline at (800) 514-0301; one can press 7 to be connected to an information specialist to discuss specific issues or questions.

9.3 Fire Code Compliance

- DECA submitted a Freedom of Information Act (FOIA) request regarding storage tanks, chemical spills, or any other environmental responses or concerns at the site to the Memphis Fire Services Department - Administrative Division to obtain information indicating recognized environmental conditions in connection with the site. No response was received as of the issue date of this report, but any pertinent findings will be forwarded to the Client upon receipt.

9.4 Building Code Compliance and Tax Assessor Information

- DECA submitted a FOIA request regarding material building code concerns at the site to Mr. Allen Medlock with the Shelby County Department of Construction Code Enforcement, to obtain information indicating code violations in connection with the site. No response was received as of the issue date of this report, but any pertinent findings will be forwarded to the Client upon receipt.
- A copy of the base building Certificate of Occupancy (C.O.) was requested but was not reasonably ascertainable.

The following salient property data was obtained from the Shelby County Assessor's Office website:

ITEM	DESCRIPTION
Tax ID / Account #/Parcel	002012 00001C
Land Area, Acres	1.0040
Building Area(s), SF	792,873
Year Built	1965
Owner	ONE HUNDRED NORTH MAIN LLC

9.5 Zoning

- The Shelby County Department of Planning and Development (DPD) website indicates that the zoning of the Subject Property is Central Business District (CBD). An excerpt of the zoning map is included in Appendix B.

9.6 Flood Zone

Nearly 20,000 communities across the United States and its territories participate in the National Flood Insurance Program (NFIP) by adopting and enforcing floodplain management ordinances to reduce future flood damage. In exchange, the NFIP makes federally backed flood insurance available to homeowners, renters, and business owners in these communities. Community participation in the NFIP is voluntary. One can determine if an area is included in the NFIP by checking the Community Status Book (CSB) online at <http://www.fema.gov/fema/csb.shtm>.

As part of the NFIP, the Federal Emergency Management Agency (FEMA) identifies and maps floodplains and rates flood hazard zones throughout the United States. Flood zones are geographic areas that the FEMA has defined according to varying levels of flood risk. These zones are depicted on a community's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map. Each zone reflects the severity or type of flooding in the area. Lending institutions use the FIRM to locate properties and buildings in relation to mapped flood hazards, and to determine whether flood insurance is required when making loans.

FIRMs state a Community Map Number and Panel Number that identify a particular jurisdiction and specific area within the jurisdiction that is mapped, the date that the FIRM is effective, and the particular flood hazard zone of the areas within the map.

FIRMs do not typically show the locations of specific buildings or site improvements but do typically show the locations of public streets that were present when the FIRM was created. In cases where no public streets are in close vicinity of a property its location must be estimated by using known points as references.

The FEMA website <http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1> provides maps; additional contact info is as follows: FEMA Map Service Center, Jessup, Maryland, phone 800.358.9616 or FEMA-MSCSservice@dhs.gov.

FINDING:

- According to FIRM #47157C0270F, dated September 28, 2007, the Subject Property is located within an area identified as Zone X, defined as outside the 0.2% annual chance floodplain. A flood map covering the Subject Property is contained in Appendix B.

* Standard definitions of official FEMA Flood Zone Designations are provided on the FEMA website at: <http://msc.fema.gov/webapp/wcs/stores/servlet/info?storeId=10001&catalogId=10001&langId=-1&content=floodZones&title=FEMA%20Flood%20Zone%20Designations>

9.7 Seismic Zone

The U.S. Geological Survey (USGS) provides seismic hazard assessments for the U.S. and areas around the world. These hazard maps serve as the basis for seismic provisions used in building codes.

Chapter 16 of the 1997 edition of the Uniform Building Code (UBC) includes a map (Figure 16-2) of seismic hazard zones within the continental United States, Alaska, Hawaii, Puerto Rico and the U.S. Virgin Islands. The map demarcates seismic Zones ranging from 0 to 4, with 0 being an area of very low probability of damaging ground motion and 4 being an area of high probability of damaging ground motion. The probabilities of damaging ground motion of the UBC seismic zones are defined as follows:

1997 UBC SEISMIC ZONES					
Zone 0	Very Low	Zone 2A	Low to Moderate	Zone 3	Moderate to High
Zone 1	Low	Zone 2B	Moderate	Zone 4	High

The Uniform Building Code was published by the International Conference of Building Officials (ICBO). Several code publishing organizations in the United States merged and formed the International Code Council (ICC). The ICC produces the International Building Code (IBC), and the IBC uses USGS Figure R301.2(2) to help identify seismic design categories. The UBC relied solely on the property location and UBC map to determine the seismic zone and resultant risk classification, whereas the IBC methodology relies on the soils type, use of the building, and newer, much more detailed maps that outline seismic contours, not zones.

With regard to new building codes, most U.S. jurisdictions now use the IBC seismic methodology. The probabilities of damaging ground motion of the IBC seismic design categories are A, B, C, D₀, D₁, D₂ and E, where category A represents areas least likely to experience damaging ground motion and category E represents areas most likely to experience damaging ground motion. Roughly speaking category A is somewhat similar to UBC Zone 0, category B is similar to Zone 1, categories C and D₀ are somewhat similar to Zones 2 and 3, and categories D₁, D₂ and E are somewhat similar to Zone 4.

FINDING:

- According to Figure 16-2, the Subject Property is located within UBC Zone 3, an area of moderate to high probability of damaging ground motion.

APPENDICES

Appendix A – Reference Information

- Definitions and Acronyms
- ADA and Fair Housing Act Background Information

Appendix B – Maps, Plans and Drawings

This appendix includes items such as the following, if available:

- Site location map, site plan and/or land survey
- Building layout plan, floor plan(s), pertinent excerpted portions of building plans
- Flood map (if available)

Appendix C – Supporting Documentation – Code Related

This appendix includes items such as the following, if available and applicable:

- Certificate of Occupancy and Assessor records
- Records relating to outstanding fire or building code violations and FOIA requests
- Zoning information such as the zoning ordinance, zoning verification letter, documentation regarding special exceptions, etc. (if applicable to the scope of work)

Appendix D – Supporting Documentation – Other

This appendix includes items such as the following, if available:

- Pre-survey questionnaire
- Correspondence with the owner, property manager, site contact, etc.
- Property brochure / broker marketing materials / offering memorandum, etc.
- Rent roll and/or tenant listing
- Inspection/test reports (fire alarm, fire sprinkler, fire pump, generator, chiller, etc.)
- Equipment/system descriptions, summaries, schedules, maintenance and warranty information
- Capital improvement records (purchase orders, receipts, signed proposals, invoices, etc.)
- Proposals and/or contracts for repairs, replacements, renovations, etc.
- Vendor lists and/or contact information
- Previous handicap accessibility surveys, if applicable

Appendix E – Qualifications

Appendix A

Reference Information

Definitions and Acronyms

The following terms and acronyms have the meanings ascribed below for the purposes of this Report.

Terms Regarding Opinions of Probable Costs

Analysis Term – The length of time, in years, for which Replacement Reserves are estimated. It is most often the length of the loan term plus two years.

Immediate Repairs – (a) Existing or potential unsafe conditions, (b) material building or fire code violations, or (c) 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.

Short-Term Repairs – Opinions of probable costs to remedy physical deficiencies that require repairs or replacements that should be undertaken on a priority basis but not of a nature to be considered an Immediate Repair. Generally, the time frame for such repairs is within one to two years, but for the purposes of this Report it would be within one year. Short-Term Repairs may include costs for testing, exploratory probing, and further analysis; the performance of such additional services is beyond the scope of ASTM.

Replacement Reserves – Opinions of probable costs for repair or replacement of building systems or components that are projected to occur during the specified analysis term.

Terms Regarding the Condition of the Property and its System and Components

Excellent – The component or system is in new or like new condition.

Good – The component or system is sound and performing its intended function, with only preventive maintenance and periodic repair or replacement of components, as may be recommended by the manufacturer, anticipated during the analysis term. Typically replacement would not be anticipated for at least three or more years.

Fair – The component or system is performing its intended function but requires a higher amount of maintenance than manufacturer's recommendations, exhibits deferred maintenance, and/or is approaching the end of its expected useful life.

Poor – The component or system has no longer performs its intended function or cannot perform its intended function without excessive repair or maintenance and/or exhibits significant deferred maintenance or physical deficiencies. The condition of this component or system could contribute to or cause the deterioration of other Property systems or components. Generally, Immediate or Short-Term Repairs would be recommended.

(Note: a term applied to an overall system does not preclude that a part or a section of the system or component may be in a different condition.)

Deferred Maintenance – Refers to physical deficiencies that cannot be remedied with routine maintenance or normal operating maintenance.

Expected Useful Life (EUL) – The average amount of time in years that an item, component or system is estimated to function when installed new and assuming routine maintenance is practiced.

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

Additional Terms

Base building – The core (common areas) and shell of the building and its systems that typically are not subject to improvements to suit tenant requirements.

Component – A fully functional portion of a building system, piece of equipment, or building element.

Material – Having significant importance or great consequence to the item in question.

Observation – The visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of a subject property.

Property Condition Assessment – The process by which a person or entity observes a property, interviews sources, and reviews available documentation for the purpose of developing an opinion and preparing a Property Condition Report of a commercial real estate's current physical condition.

Readily Accessible – Describes areas of a subject property that are promptly made available for observation by the field observer at the time of the walk-through survey and do not require the removal of materials or personal property, such as furniture, and that are safely accessible in the opinion of the field observer.

Readily Available – Describes information or records that are easily and promptly provided to the consultant (e.g., DECA) upon making a request in compliance with an appropriate inquiry and without the need for the consultant to research archive files.

Reasonably Ascertainable – Describes information that is publicly available as well as readily available, provided within reasonable time, practically reviewable, and available at a nominal cost.

System – A combination of interacting or interdependent components assembled to carry out one or more function.

User – the party that retains the consultant for the preparation of this PCR

ACRONYMS	
ADA	The Americans with Disabilities Act
AHU	Air-handling unit
ASTM	ASTM International or ASTM standard E 2018-08, <i>Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process</i>
BOMA	Building Owners and Managers Association
BTU	British Thermal Unit (heat energy)
BUR	Built-up roofing
C.O.	Certificate of Occupancy
CMU	Concrete masonry unit (block)
EIFS	Exterior Insulation and Finish System
EMS	Energy management system
EPDM	Ethylene Propylene Diene Monomer (type of rubber roofing)
EUL	Expected useful life
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Act
FIRM	Flood insurance rate map
FOIA	Freedom of Information Act
FOIL	Freedom of Information Letter
FRT	Fire-retardant-treated (plywood)
GFCI	Ground fault circuit interrupter
HVAC	Heating, Ventilating and Air Conditioning
IBC	International Building Code
IR	Infrared (electrical survey)
kW	Kilowatt (1000 watts)
kVA	Kilovolt-amperes
lb	Pound
MEP	Mechanical, Electrical & Plumbing (typically also includes Life Safety & Elevators)
NEC	National Electrical Code
NFPA	National Fire Protection Association
PCA	Property Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
psi	Pounds per square inch (pressure)
PVC	Polyvinyl chloride (type of plastic)
RTU	Rooftop Unit (type of HVAC unit)
RUL	Remaining Useful Life
SF	Square foot or square feet
TCO	Temporary Certificate of Occupancy
TI	Tenant improvement
VAV	Variable air volume (ventilation component)
VFD	Variable frequency drive (motor control)
UL	Underwriters Laboratories

NOTE: Many definitions and acronyms presented in this Section were taken directly from ASTM E 2018-08.

ADA Background Information

Title III of the Americans with Disabilities Act (ADA), enacted July 26, 1990 and effective January 26, 1992, governs handicap accessibility requirements at places of Public Accommodation and Commercial Facilities. The provisions of Title III provide that persons with disabilities should have accommodations and access to public facilities that are equal or similar to those available to the general public. (Assessment of Title I and Title II provisions of the ADA that govern employer responsibilities are not included in this Scope of Work or *Report*.) ADA Standards for Accessible Design are contained within 28 CFR Part 36, revised as of July 1, 1994, and can be found at <http://www.ada.gov/reg3a.html> or <http://www.usdoj.gov/crt/ada/adastd94.pdf>. Additionally, an ADA Technical Assistance Manual, which provides additional clarifications and explanations, is provided at <http://www.ada.gov/taman3.html>.

Title III requires places of Public Accommodation and Commercial Facilities initially occupied on or after the effective date (termed new facilities) to comply with ADA standards for new construction. Owners of places of public accommodation occupied prior to the effective date (termed existing facilities) are required "to expend, *reasonable* sums, and must make *reasonable efforts* to make *practicable* or *readily achievable* modifications to remove barriers, unless the modification would create an undue financial burden." If an 'existing building' is renovated, the area renovated and the path of travel accessing the renovated area must comply with ADA, also taking into consideration the financial burden of compliance. Commercial Facilities constructed prior to January 26, 1992 are not required to perform barrier removal unless there is an alteration or new addition.

On Friday, July 23, 2010, the U.S. Department of Justice signed final regulations revising the Department's ADA regulations, including its ADA Standards for Accessible Design. The official text was published in the Federal Register on September 15, 2010. These final rules will take effect March 15, 2011. Compliance with the 2010 Standards for Accessible Design is permitted as of September 15, 2010, but not required until March 15, 2012.

Removal of Barriers, 28 CFR Part 36, 36.304. "A place of public accommodation shall remove architectural barriers in existing facilities, including communication barriers that are structural in nature, where such removal is readily achievable, i.e., easily accomplishable and able to be carried out without much difficulty or expense. Examples of steps to remove barriers include, but are not limited to, the following actions:"

- 1) Installing ramps;
- 2) Making curb cuts in sidewalks and entrances;
- 3) Repositioning shelves;
- 4) Rearranging tables, chairs, vending machines, display racks, and other furniture;
- 5) Repositioning telephones;
- 6) Adding raised markings on elevator control buttons;
- 7) Installing flashing alarm lights;
- 8) Widening doors;
- 9) Installing offset hinges to widen doorways;
- 10) Eliminating a turnstile or providing an alternative accessible path;
- 11) Installing accessible door hardware;
- 12) Installing grab bars in toilet stalls;
- 13) Rearranging toilet partitions to increase maneuvering space;

- 14) Insulating lavatory pipes under sinks to prevent burns;
- 15) Installing a raised toilet seat;
- 16) Installing a full-length bathroom mirror;
- 17) Repositioning the paper towel dispenser in a bathroom;
- 18) Creating designated accessible parking spaces;
- 19) Installing an accessible paper cup dispenser at an existing inaccessible water fountain;
- 20) Removing high pile, low density carpeting; or
- 21) Installing vehicle hand controls.

A public accommodation is urged to take measures to comply with the **barrier removal requirements** in accordance with the **following order of priorities**:

- (1) “To provide access to a place of public accommodation from public sidewalks, parking, or public transportation. These measures include, for example, installing an entrance ramp, widening entrances, and providing accessible parking spaces.
- (2) To provide access to those areas of a place of public accommodation where goods and services are made available to the public. These measures include, for example, adjusting the layout of display racks, rearranging tables, providing Brailled and raised character signage, widening doors, providing visual alarms, and installing ramps.
- (3) To provide access to restroom facilities. These measures include, for example, removal of obstructing furniture or vending machines, widening of doors, installation of ramps, providing accessible signage, widening of toilet stalls, and installation of grab bars.
- (4) Take any other measures necessary to provide access to the goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.”

“In order to be considered a public accommodation with Title III obligations, an entity must be private and it must Own, Lease, Lease to, or Operate a place of public accommodation. A **place of public accommodation** is a facility whose operations affect commerce and fall within at least one of the following 12 categories” per Section 301(7) of ADA:

- 1) Places of lodging (e.g., inns, hotels, motels) (except for owner-occupied establishments renting fewer than six rooms)
- 2) Establishments serving food or drink (e.g., restaurants and bars)
- 3) Places of exhibition or entertainment (e.g., movie theatres, live theaters, concert halls, stadiums)
- 4) Places of public gathering (e.g., auditoriums, convention centers, lecture halls)
- 5) Sales or rental establishments (e.g., bakeries, grocery stores, hardware stores, shopping centers)
- 6) Service establishments (e.g., laundromats, dry-cleaners, banks, barber shops, beauty shops, travel services, shoe repair services, funeral parlors, gas stations, offices of accountants or lawyers, pharmacies, insurance offices, professional offices of health care providers, hospitals)
- 7) Public transportation terminals, depots, or stations (not including facilities relating to air transportation)
- 8) Places of public display or collection (e.g., museums, libraries, galleries)

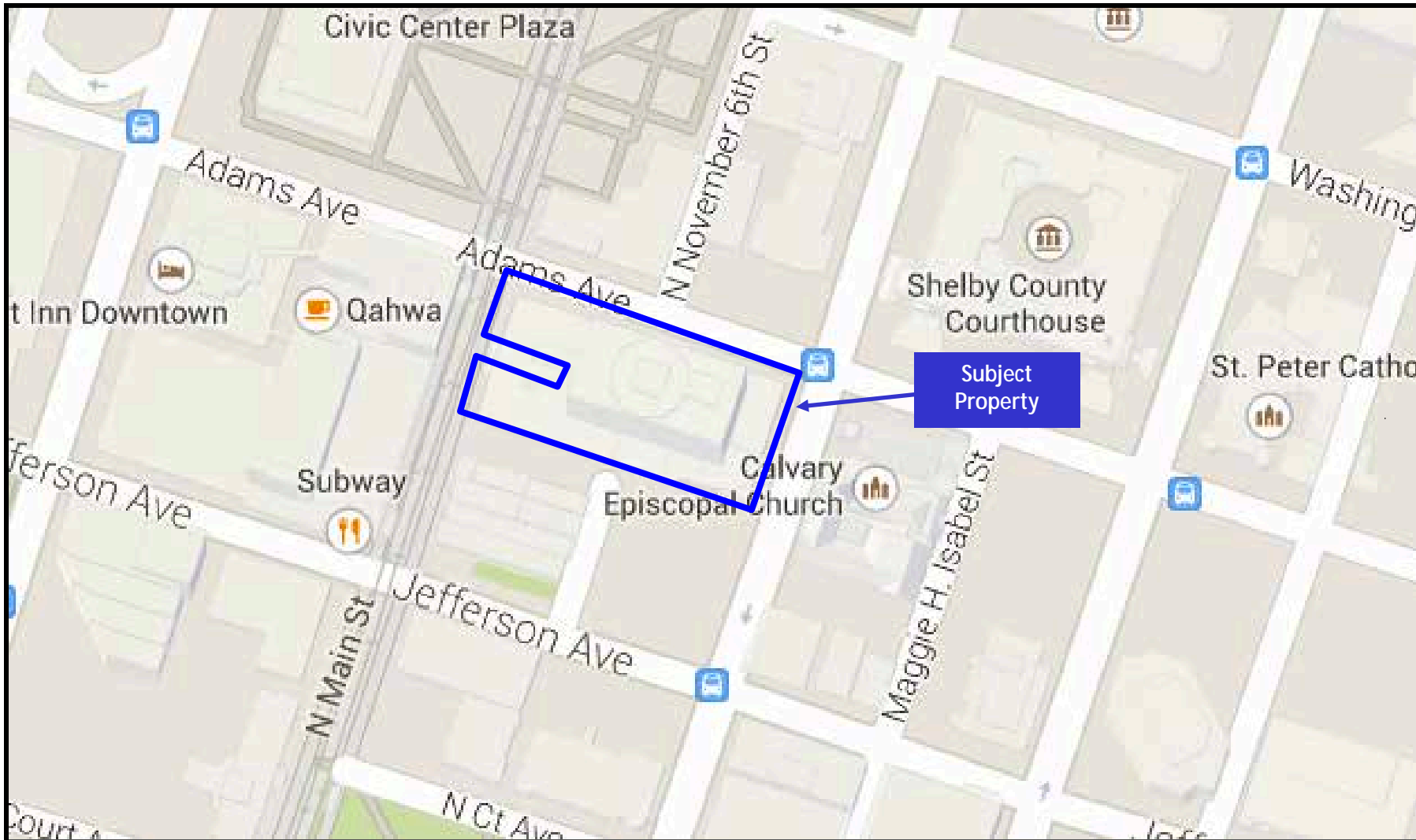
- 9) Places of recreation (e.g., parks, zoos, amusement parks)
- 10) Places of education (e.g., nursery schools, elementary, secondary, undergraduate, or postgraduate private schools)
- 11) Social service center establishments (e.g., day care centers, senior citizen centers, homeless shelters, food banks, adoption agencies)
- 12) Places of exercise or recreation (e.g., gymnasiums, health spas, bowling alleys, golf courses)

Appendix A to Part 36, *Standards for Accessible Design*, Sections 4.1.2 and 4.6, provide **standards for accessible parking**. If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces shall be provided in conformance with the following:

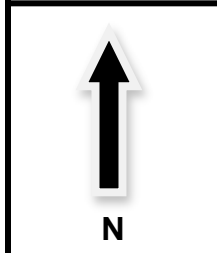
TOTAL PARKING SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES	TOTAL PARKING SPACES IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1	151 to 200	6
26 to 50	2	201 to 300	7
51 to 75	3	301 to 400	8
76 to 100	4	401 to 500	9
101 to 150	5	501 to 1000	2% of total
		1001 and over	20 + 1 for each 100 over 1000

- Accessible parking spaces shall be at least 96 in (2440 mm) wide
- Access aisles adjacent to accessible spaces shall be 60 in wide minimum
- Two accessible parking spaces may share a common access aisle
- One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated “van accessible”

Appendix B
Maps, Plans and Drawings



Subject
Property

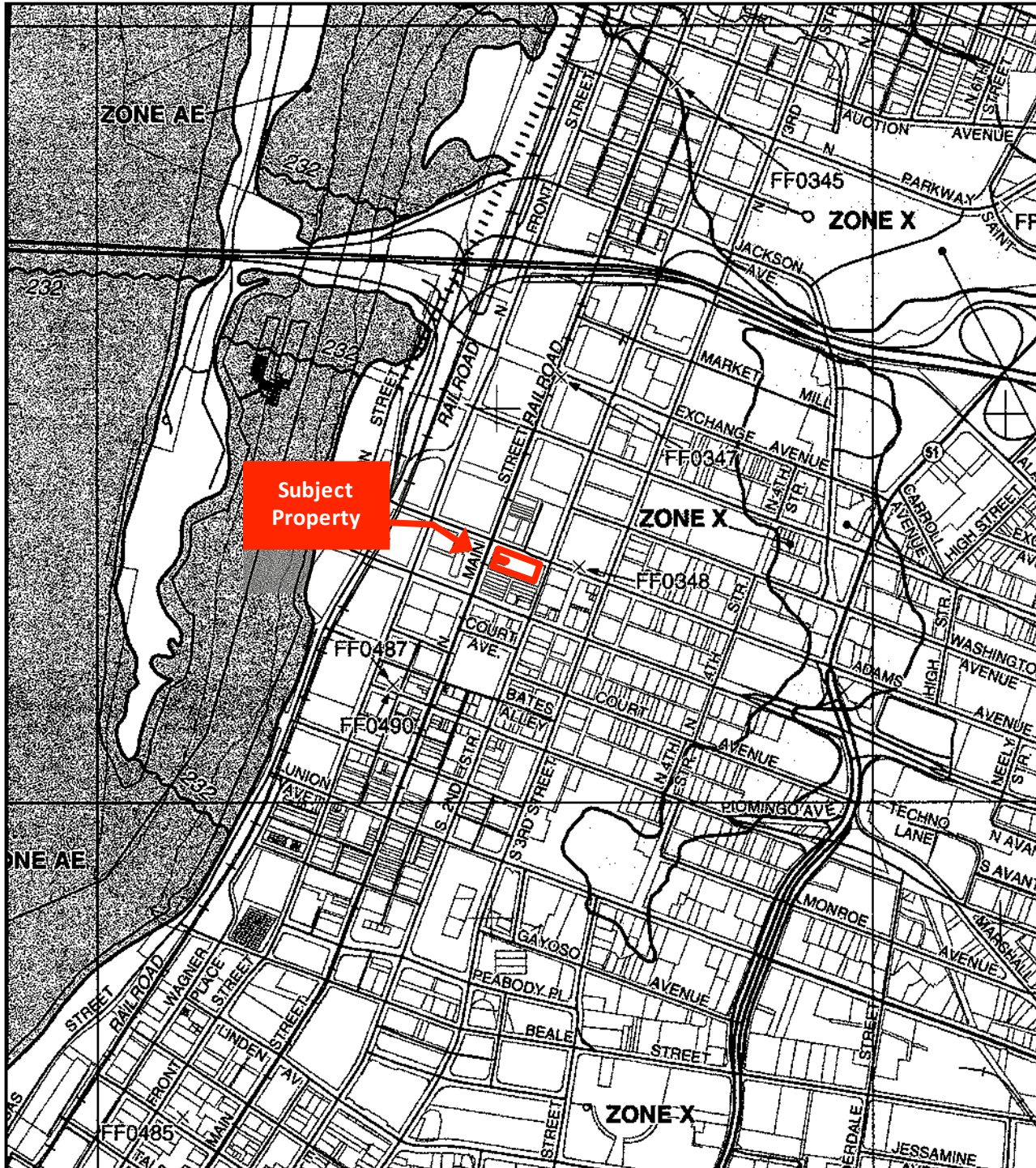


SITE LOCATION MAP

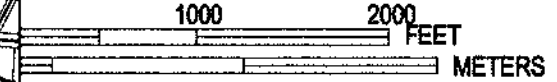
100 North Main
100 North Main Street
Memphis, TN 38103

Source Google Maps





MAP SCALE 1" = 1000'



FIRM
FLOOD INSURANCE RATE MAP
HELBY COUNTY,
TENNESSEE
AND INCORPORATED AREAS

PANEL 270 OF 635

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HELBY COUNTY	470214	0270	F
MEMPHIS, CITY OF	470177	0270	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
47157C0270F
MAP REVISED
SEPTEMBER 28, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LEGEND

 **SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 **FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 **OTHER FLOOD AREAS**

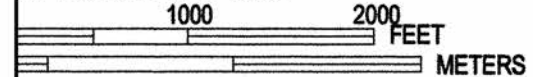
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 **OTHER AREAS**

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.



MAP SCALE 1" = 1000'



FIRM
LOOD INSURANCE RATE MAP
HELBY COUNTY,
TENNESSEE
ND INCORPORATED AREAS

ANEL 270 OF 635

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
HELBY COUNTY	470214	0270	F
MEMPHIS, CITY OF	470177	0270	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

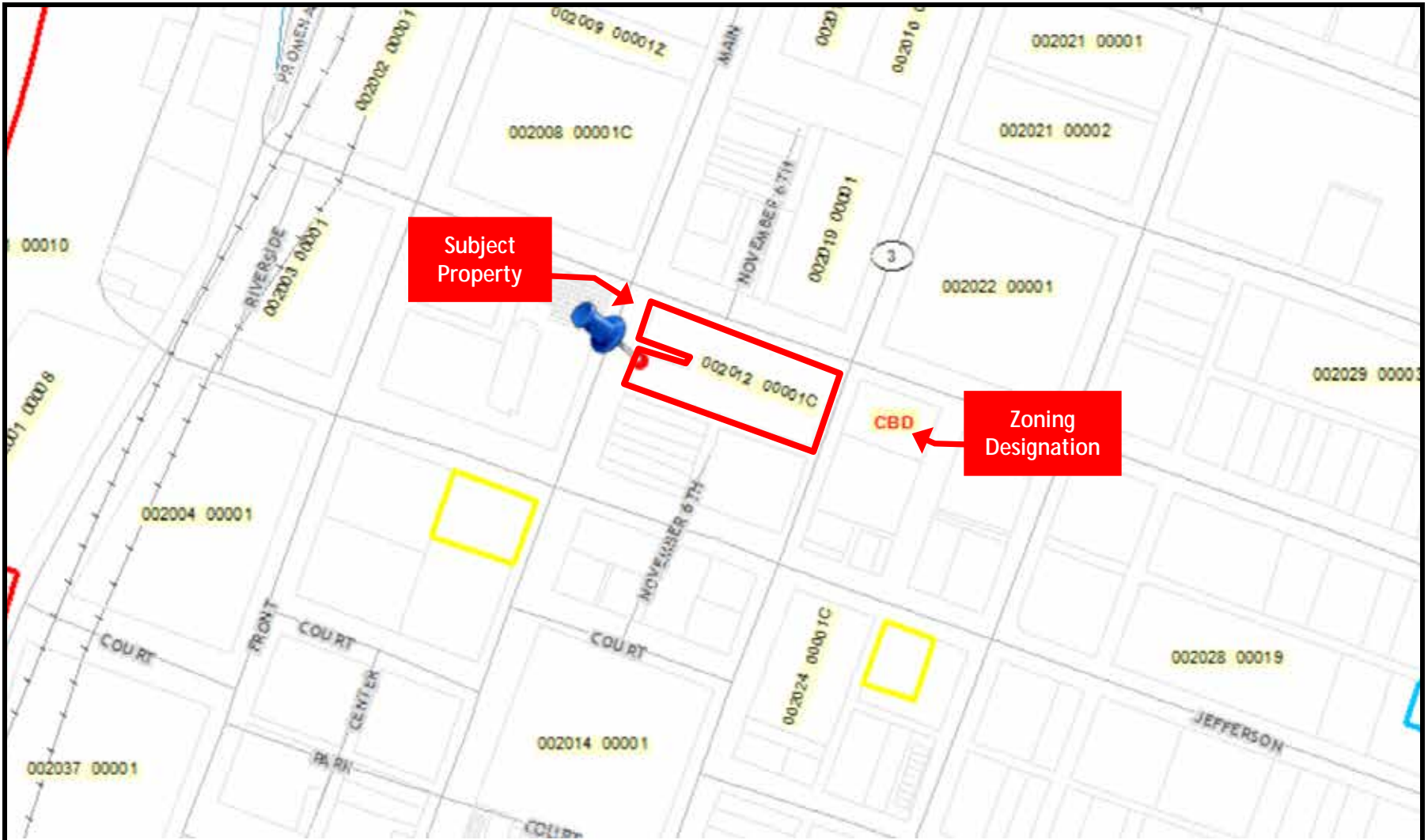


MAP NUMBER
47157C0270F

MAP REVISED
SEPTEMBER 28, 2007

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Subject Property

Zoning Designation

3

CBD

ZONING MAP

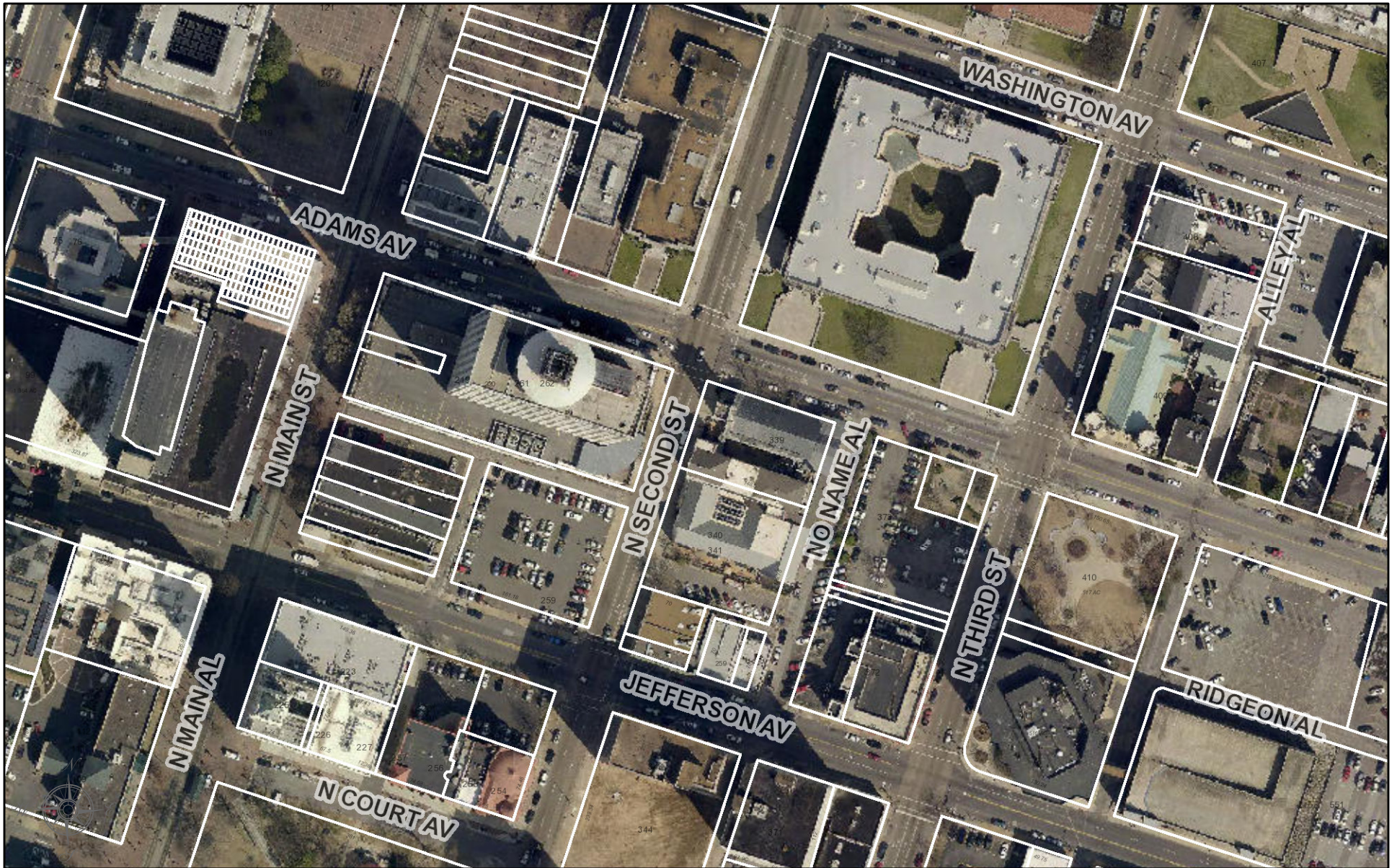
100 North Main
100 North Main Street
Memphis, TN 38103

Source DPD GIS Viewer



Appendix C
Supporting Documentation – Code Related

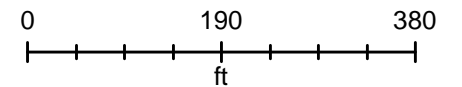
100 North Main Street Main Parcel



CHEYENNE JOHNSON, ASSESSOR
SHELBY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: March 23, 2015



CHEYENNE JOHNSON

Assessor of Property

Property Location and Owner Information	2014 Appraisal and Assessment Information
<p>Parcel ID: 002012 00002</p> <p>Property Address: 0 N MAIN ST</p> <p>Municipal Jurisdiction: MEMPHIS</p> <p>Neighborhood Number: 00708B83</p> <p>Tax Map Page: 132F</p> <p>Land Square Footage:</p> <p>Acres: 0.0430</p> <p>Lot Dimensions: 21X90.41</p> <p>Subdivision Name:</p> <p>Subdivision Lot Number: 0219</p> <p>Plat Book and Page:</p> <p>Number of Improvements: 0</p> <p>Owner Name: ROSEN IZZY & ET AL</p> <p>In Care Of: FREEMAN REAL ESTATE CO INC</p> <p>Owner Address: 100 N MAIN ST STE 2200</p> <p>Owner City/State/Zip: MEMPHIS, TN 38103 5011</p>	<p>Class: COMMERCIAL</p> <p>Land Appraisal: \$ 23,800</p> <p>Building Appraisal: \$ 0</p> <p>Total Appraisal: \$ 23,800</p> <p>Total Assessment: \$ 9,520</p> <p>Greenbelt Land: \$ 0</p> <p>Homesite Land: \$ 0</p> <p>Homesite Building: \$ 0</p> <p>Greenbelt Appraisal: \$ 0</p> <p>Greenbelt Assessment: \$ 0</p> <p>Click Here for 2013 Values</p> <p>View: Assessor's GIS Map</p> <p>View: GIS Parcel Map</p>

Dwelling Construction Information	
<p>Stories:</p> <p>Exterior Walls:</p> <p>Land Use: - VACANT LAND</p> <p>Year Built:</p> <p>Total Rooms:</p> <p>Bedrooms:</p> <p>Bathrooms:</p> <p>Half Baths:</p> <p>Basement Type:</p>	<p>Heat:</p> <p>Fuel:</p> <p>Heating System:</p> <p>Fireplace Masonry:</p> <p>Fireplace Pre-Fab:</p> <p>Ground Floor Area:</p> <p>Total Living Area:</p> <p>Car Parking:</p>

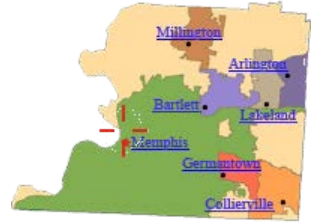
[Other Buildings on Site for this Property](#)
[See Permits Filed for this Property](#)
[See Sales Data for this Property](#)

Disclaimer: The information presented on this web site is based on the inventory of real property found within the jurisdiction of the county of Shelby in the State of Tennessee. Shelby County assumes no legal responsibility for the information contained within this web site. This is not a bill and does not serve as a notice or invoice for payment of taxes nor does it replace scheduled notices mailed to property owners.

Tom Leatherwood Shelby County Register of Deeds

Property Data

Owner: ROSEN IZZY & ET AL
 Property Address: 0 N MAIN ST
 Tax District: MEMPHIS
 Parcel ID: 002012 00002
 Tax Map: 132F [TIFF PDF](#)
 Year Built:
 Lot Number: 0219
 Subdivision Name:
 Plat BK. & PG.:
 Dimensions: 21X90.41
 Land Total: 0.04
 Total Acres: 0.04
 Owner's address: 100 N MAIN ST
 FREEMAN REAL ESTATE
 CO INC
 MEMPHIS, TN 38103-5011
 Class: COMMERCIAL
 Use: - VACANT LAND
 Zoning: CBD
 Taxes: [County Tax Info](#)
[Memphis Tax Info](#)
 Appraisal: [Appraisal Info](#)
[Recent and Comparable Sales Search](#)



Shelby County



Search Type: Address

To optimize search, leave street direction and type off. ie., MAIN instead of N MAIN ST.

- Parcels
- Streets
- 2ft Contours - 2006
- FEMA Flood Plain
- Cemeteries
- AERIALS
- Parks
- Streams
- Parcel IDs
- Soil Data
- CITY BOUNDARIES
- LEGENDS

Property Transactions

Item 1
 Inst #: [4667-184](#)
 Inst Type: UNKNOWN
 Sales Date: 03/19/1962
 Sales Price: 21,200
 Item 2
 Inst #: [4667-184](#)
 Inst Type: UNKNOWN
 Sales Date: 03/19/1962
 Sales Price: 21,200

NAD83 Coordinates

X Coordinate: 757590
 Y Coordinate: 321552

Property data, transactions and parcels reflect information from the April 2014 certified tax roll. More recent information is available at [Property Search](#).

Property tax maps and parcel boundaries do not reflect accurate survey information or exact legal ownership boundaries but are only provided for general information purposes.

Property tax maps are provided to the County Register by the County Assessor's office "on or before October 1 of each year" according to T.C.A. 67-5-806.

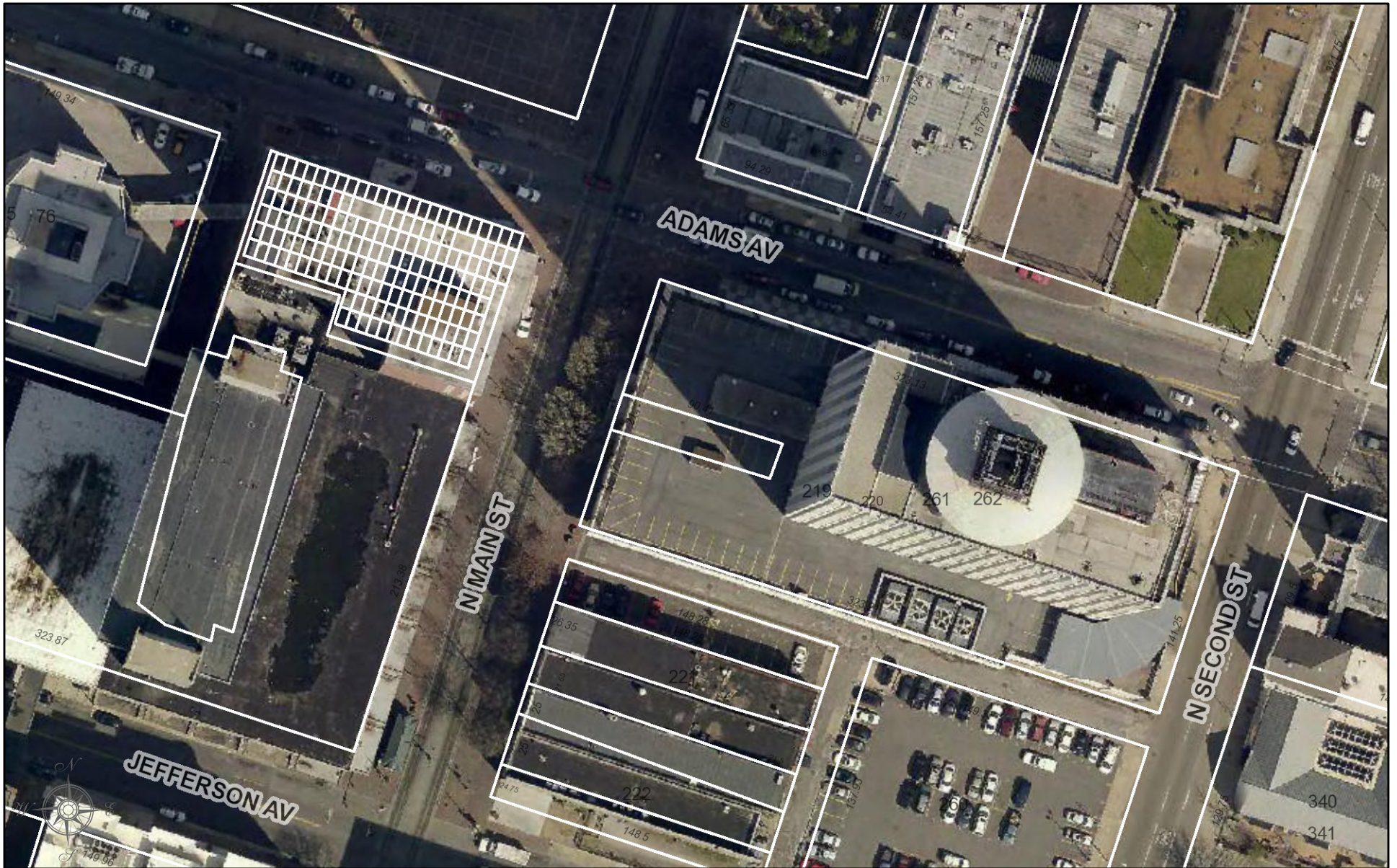
Aerial Map - 2004 is from the 2004 USGS flyover. Parts of North and Southwest Shelby County were not included in this flyover.

FEMA data is based on their Q3 Flood Data product. More information is available at http://www.fema.gov/plan/prevent/fhm/fq_q3.shtm.

Soil data is derived from the United States Department of Agriculture, Natural Resources Conservation Service. More information is available at <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.

Cemetery points were provided by the Shelby County Historical Commission and do not reflect accurate survey information or exact cemetery locations within parcels. The information provided is for general purposes only.

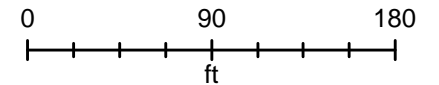
Izzy Rosen Parcel



CHEYENNE JOHNSON, ASSESSOR SHELBY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY ASSESSMENT PURPOSES ONLY. IT IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP AND THEREFORE, SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF ANY PROPERTY FOR ANY PURPOSE.

MAP DATE: March 23, 2015



CHEYENNE JOHNSON

Assessor of Property

Property Location and Owner Information	2014 Appraisal and Assessment Information
<p>Parcel ID: 002012 00001C</p> <p>Property Address: 100 N MAIN</p> <p>Municipal Jurisdiction: MEMPHIS</p> <p>Neighborhood Number: 00708B83</p> <p>Tax Map Page: 132F</p> <p>Land Square Footage: Acres: 1.0040</p> <p>Lot Dimensions:</p> <p>Subdivision Name:</p> <p>Subdivision Lot Number: 0219</p> <p>Plat Book and Page:</p> <p>Number of Improvements: 1</p> <p>Owner Name: ONE HUNDRED NORTH MAIN LLC</p> <p>In Care Of:</p> <p>Owner Address: 100 N MAIN ST STE 2901</p> <p>Owner City/State/Zip: MEMPHIS, TN 38103 0554</p>	<p>Class: COMMERCIAL</p> <p>Land Appraisal: \$ 732,900</p> <p>Building Appraisal: \$ 3,050,400</p> <p>Total Appraisal: \$ 3,783,300</p> <p>Total Assessment: \$ 1,513,320</p> <p>Greenbelt Land: \$ 0</p> <p>Homesite Land: \$ 0</p> <p>Homesite Building: \$ 0</p> <p>Greenbelt Appraisal: \$ 0</p> <p>Greenbelt Assessment: \$ 0</p> <p>Click Here for 2013 Values View: Assessor's GIS Map View: GIS Parcel Map</p>

Commercial Structure Information	
Land Use:	- OFFICE HIGH
Total Living Units:	0
Structure Type:	OFFICE BLDG H-R 5ST
Year Built:	1965
Investment Grade:	C
Building Square Footage:	792873

[Other Buildings on Site for this Property](#)
[See Permits Filed for this Property](#)
[See Sales Data for this Property](#)

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Jeff Doss

From: Jeff Doss <jdoss@decaadvisors.com>
Sent: Tuesday, April 07, 2015 8:35 PM
To: 'allen.medlock@shelbycountyttn.gov'
Subject: Outstanding code violations, 100 North Main Street, Memphis, TN

Mr. Medlock,

DECA Real Estate Advisors (DECA) is performing a due diligence assessment of the high rise office building property located at 100 North Main Street, Memphis, TN 38103. As part of our due diligence efforts we are requesting the following information:

1. The issuance date of the initial base building Certificate of Occupancy (C.O.) or Certificates for Use for each building. Copies are requested if available.
2. The dates of the most recent code inspection of the property.
3. If there are any known building code violations on file, and if so, what they are. Documentation of any active violations and correspondence relating to such violations is also requested.

It is preferable if any documentation pertaining to this request is provided electronically via email versus hard copies via regular postal mail. If you have any questions regarding this request please contact me anytime. Thank you.

Sincerely,

Jeff Doss
DECA Real Estate Advisors, LLC
Tel: 917.690.9498



From: Michael Gross <mgross@decaadvisors.com>
Subject: FOIA Request, Stafford, VA
Date: March 11, 2015 at 1:22 PM EDT
To: MFDInquiries@memphistn.gov
Administration Division, City of Memphis Fire Services – 901.636.1400
FOIA Request, Compliance/Violations
100 North Main Street, Memphis, TN 38103

To Whom It May Concern:

DECA Real Estate Advisors (DECA) is performing a due diligence assessment of the commercial property located at 100 North Main Street, Memphis, TN 38103. As part of our due diligence efforts we are requesting the following information:

1. The date of the most recent fire/life safety inspection of the property
2. If there are any known fire code violations or issues with regards to the property
3. If there are currently any USTs on the property and if there are historical records indicating that had been there previously, and
4. If there are records of any fires or hazardous materials incidents at the property

It is preferable if any documentation pertaining to this request is provided electronically via email versus hard copies via regular postal mail. If you have any questions regarding this request please contact me at 301.502.4330 or by email at mgross@decaadvisors.com. Thank you for your assistance.

Michael Gross,
Environmental Project Manager
Michael Gross
Project Manager
DECA Real Estate Advisors, LLC
301.502.4330
mgross@decaadvisors.com
www.decaadvisors.com

Appendix D
Supporting Documentation – Other



PRE-SURVEY QUESTIONNAIRE

**100 North Main Street
Memphis, TN 38103**

DECA Real Estate Advisors, LLC (DECA) has been contracted to perform a Property Condition Assessment (PCA) and Phase I Environmental Site Assessment (ESA) of 100 North Main Street in Memphis, TN (the Property). The purpose of the following Questionnaire is to assist DECA Real Estate Advisors, LLC (DECA) in the completion of these assessments.

Information requested in the Questionnaire is essential in completing our reports. Therefore, **it is important that the Questionnaire be completed to the best of the ability of persons knowledgeable of the Property, and copies of documentation requested be provided (in electronic format and prior to the site survey, if possible).** It is also preferred that the Questionnaire be completed within the Word document for ease of transmittal via email.

We will need to perform a walk-through survey of the Property as part of this effort and will contact you in the next day or so to coordinate that. During the survey DECA staff will require access to the site and representative building systems, equipment, mechanical rooms, roofs, common areas and **30% or more of tenant spaces** (including vacant units). DECA will not bring ladders or other tools, so this should be provided by on-site management or maintenance staff, if necessary.

Please complete this Questionnaire as soon as possible and email back prior to the visit if possible. Send back any documentation to **Jeff Doss** at jdoss@decaadvisors.com or fax to 215.701.0798. Please indicate within the Questionnaire if hard copies of documents will be available on site, transmitted via U.S. mail or delivery service, as applicable.

Please provide the contact information of the person(s) completing this questionnaire below, along with their signature(s).

Name:	Title:
Company:	Date:
Email:	Phone #:

Length of time familiar with the property: _____

Date: _____

Signature

Name:	Title:
Company:	Date:
Email / Fax:	Phone #:

Length of time familiar with the property: _____

Date: _____

Signature

PRE-SURVEY QUESTIONNAIRE

GENERAL PROPERTY DATA	
Property Name	
Property Tax ID #, Account #, Lot and/or Block	
Property Address	
Applicable Jurisdictions (City/Town, County)	
Property Type (retail, multifamily, office, etc.)	
Year(s) Constructed / Age	
Dates of Major Renovation(s), if applicable	
Number of Buildings and Use for each (e.g, 5 multi-family, 2 laundry, 1 maintenance, etc.)	
Number of stories; note if basements are present	
Net Rentable Floor Area (square feet, SF) if multiple bldgs, list for each	
Gross Floor Area (SF); if multiple bldgs, list for each	
Number of Tenant Spaces	
Occupancy Status (% or # of occupied & total)	
Site Area (acres or SF)	
Number of Parcels	
Total Number of Parking Spaces	
Number of Handicap Accessible Parking Spaces	Total _____ Van Accessible _____
Property Owner (legal name)	
Property Management Company & Contact (if different from persons identified above)	



PRE-SURVEY QUESTIONNAIRE

Utility Providers	
Water	
Sanitary Sewer	
Storm Sewer	
Electric	
Gas, Oil and/or Propane	

If the property contains any buildings that are owned by another entity and not within the scope of this assessment (**such as a ground lease at a shopping center or anchor stores**), please identify them here: __

If there are any components or equipment within buildings subject to this assessment that are owned by and/or the responsibility of tenants or subject to NNN leases, such as HVAC units, paving, common area finishes, etc., please identify them here: _____

Are any capital improvements or renovations planned or underway?_____ If Yes, describe below:

Describe past expansions, renovations or major capital improvements (attach documentation):

If the property is LEED Certified provide the certification level:_____

PRE-SURVEY QUESTIONNAIRE

Are you aware if any of the following are present at the property (use Y or N):

	Yes	No
1. Foundation or structural issues, such as differential settlement?		
2. Any equipment or components (such as roofing, windows, etc.) that require repair or replacement either because of damage or age?		
3. Any recurring maintenance/repair issues, such as repeated window leaks, plumbing leaks, tripped circuits, etc.?		
4. Fire sprinkler heads subject to recall, such as Omega/Central?		
5. Polybutylene piping, ABS piping, or galvanized steel water lines?		
6. EIFS (exterior insulation & finish system), compressed or composite board siding, or masonite?		
7. Aluminum wiring (multi-family properties)		
8. Fire retardant treated plywood (multi-family properties)		
9. High pressure boilers/water heaters?		
10. Issues with inadequate parking capacity traffic flow within the property or ingress/egress?		
11. Fire code, building code, or zoning violations?		
12. Current or past flood damage?		
13. Current or past water leaks?		
14. Current of past incidents of mold?		
15. Past abatement or correction of conditions involving mold?		
16. Complaints of symptoms relating to mold?		
17. Current or past allegations of mold-related ailments?		

If you answered Yes to any questions in the table above, please provide additional details:



PRE-SURVEY QUESTIONNAIRE

Do you have any knowledge of the following operations, currently or historically, at the subject property and, if so, please explain and provide all pertinent documentation **(use Y or N)**:

	Yes	No
1. Chemical manufacturing/storage		
2. Petroleum storage/gasoline station		
3. Dry cleaning operations		
4. Automobile uses (service, storage, disposal, etc.)		
5. Electronic assembly or manufacturing		
6. Agriculture		
7. Airport		
8. Agriculture		
9. Printing facility		
10. Railroad		
11. Other facilities that potentially utilized hazardous materials and/or generated hazardous waste		
12. Are you aware of current or former underground storage tanks (USTs) or aboveground storage tanks (ASTs) on-site?		

If you answered Yes to any questions in the table above, please provide additional details:

PRE-SURVEY QUESTIONNAIRE

<i>PROPERTY HISTORY</i>	
Was the structure ever renovated? What year?	
How long has the property/structures on-site been used for its current purpose?	
Were there previous structures on the property? If yes, note the number and use	
What was the property's previous use?	
Who previously occupied the property?	
If the property was vacant land, note whether it was pasture land, agricultural land, wooded land, etc	
Have environmental remediation activities been conducted on the property (e.g. asbestos abatement, tank removal, soil cleanup, asbestos removal, asbestos operations & maintenance program). If yes, provide copies of documents.	
Has the property had any environmental violations? If yes, briefly describe below	
Have any environmental site assessments been conducted on the property? (If yes, briefly describe below and provide copies if available)	



PRE-SURVEY QUESTIONNAIRE

Documentation: Please provide a copy of each of the following, **if applicable**, and note (by placing a Y in the appropriate cells) whether each will be provided electronically or via hard copy.

<i>DOCUMENT/REPORT TYPE</i>	<i>ELECTRONIC</i>	<i>HARD COPY ONSITE</i>	<i>HARD COPY VIA MAIL</i>
Property Brochure / Leasing Literature, etc.			
Rent Roll / Occupancy Report			
Base Building Certificate(s) of Occupancy			
Building Permit(s)			
Outstanding Citations for Fire, Building, or Zoning Code Violations			
Previous Environmental Site Assessment or Property Condition Report(s)			
Appraisal Report(s), current or previous			
Accessibility Survey (such as ADA, FFHA)			
Facade Inspection Report (if applicable for jurisdiction and building height)			
ALTA/Land Title Survey and/or Site Plan			
Floor Plans			
Construction Drawings and/or Specifications			
Capital Improvements records and/or summary			
Proposals, bids for capital improvements			
Capital expenditure forecasts/budgets			
Fire alarm / fire sprinkler / fire pump test / emergency generator inspection/test reports			
Elevator certificates, load test reports, modernization studies; escalator certificates			
Infrared (IR) survey, eddy current testing, or other equipment inspection/test reports			
Warrantees for Major Items (such as roofs)			
Equipment descriptions and/or schedules, if applicable (such as for HVAC, hot water, water purification or treatment systems)			
Vendor Listing (for equipment service contracts)			

Appendix E
Qualifications



Jeff Doss

Principal

EXPERIENCE:

Jeff has over 15 years of experience in the due diligence industry. He has performed and managed over 1,000 environmental site assessments and property condition assessments for residential, commercial and industrial properties throughout the continental United States and internationally. Prior to launching DECA Real Estate Advisors, Jeff worked for environmental due diligence firms in Oregon and New York City. In addition, he ran the New York City national headquarters operation for a due diligence firm in the late 1990s and early 2000s. During Jeff's career he has been intimately involved with conduit lending, and has been a senior reviewer for several major lenders including C. S. First Boston, Merrill Lynch, Natixis Real Estate Capital Inc., Citigroup and Greenwich Capital.

In addition to due diligence assessments, Jeff also performed and managed Phase II site investigations, underground storage tank management and closure activities, and Phase III remedial investigations/cleanups under various regulatory programs. The clients serviced for these projects included industrial and commercial clients, financial institutions, real estate developers, and individual investors. Furthermore, Jeff has prepared and successfully implemented soil and groundwater remedial investigation and remedial action work plans for the cleanup of facilities including large bulk petroleum and industrial facilities, marinas, gasoline service stations, dry cleaner facilities and vacant and/or undeveloped properties. Management responsibilities have included running an office with more than 40 employees; directing advisory efforts between lenders, property owners and lawyers; negotiating with the regulatory agencies and using innovative remedial technologies for cost effective mitigation of the project sites.

Areas of Expertise:

- Due Diligence Environmental and Property Condition Site Assessments
- Third Party Desktop reviews for major commercial conduit lenders
- Project Management
- UST Management, Closure, Investigation, Remediation, System Upgrades
- Remedial Investigations/Feasibility Studies
- Groundwater Monitoring and Sampling
- Remedial Design and Implementation
- Subsurface Investigations
- Industrial Facility Site Characterization



Representative projects performed and/or managed by Jeff include the following:

- PCA; a 453,000 square foot, Class-A, 27-story office tower located within New Orleans central business district. The building was 25 years old with mostly original mechanical equipment. The building had experienced problems during Hurricane Katrina, with extensive roof and window damage. Jeff evaluated and quantified the damage, and set aside an escrow amount to cover the repairs.
- PCA; a multi-building bed and breakfast hotel facility that opened for business in 1742 and is located in Edgartown, Martha's Vineyard, MA. Several of the buildings were being renovated, and Jeff worked with the owners to identify and quantify the costs associated with the building improvement activities.
- Construction Monitoring; an approximately 500,000 square foot, 17-story, Class-A office building that was constructed in 2006 on the site of a former oil refinery on the waterfront in Baltimore. Jeff performed monthly construction monitoring services for the lender in addition to evaluating and monitoring the existing environmental risks and necessary waterfront bulkhead replacement.
- PCA; an 8-building, mixed-use, industrial/warehouse/distribution complex with approximately 500,000 square feet of rentable space, and located in Alexandria, VA. Jeff worked with the owner, seller and bank to identify and quantify future necessary capital expenditures to maintain the operational integrity of the buildings.
- Construction Monitoring; a 5-building hotel portfolio located in several cities in the continental United States. The owner was performing major renovations of the lobbies and guest rooms at each location. Jeff performed multiple construction monitoring visits for the lender to confirm the adequate completion of the upgrades within the specified budget
- Phase II and Phase III; soil and groundwater remediation at a marina in Seaford, NY during its conversion into multi-family residential apartments. Jeff actively managed several components of the investigation including soil sampling, excavation and onsite soil remediation, groundwater sampling and characterization; underground storage tank removals and building demolition activities. This site was one of the first to be completed under New York State's Region II Voluntary Cleanup Program.
- Third Party Desktop Reviews; thousands of Phase I ESA, Phase II, Phase III and PCA reports including single deals and portfolios up to 200 sites

EDUCATION:

Wake Forest University, Winston-Salem, North Carolina

Masters in Business Administration

January 2003

University of North Carolina, Charlotte, North Carolina

Bachelor of Science: Business Administration, Marketing

May 1992

Bachelor of Arts: Earth Sciences, Geology

August 1992



Elliott R. Gross, P.E.

Principal

EXPERIENCE:

Elliott Gross has in excess of 25 years experience with engineering assessments, construction, and environmental issues. He has performed hundreds of Property Condition Assessments (PCAs), managed thousands of PCAs and related due diligence reports, performed dozens of construction monitoring site visits and completed pre-construction plan and cost reviews. He has also performed many specialty services for clients including Zoning Compliance Analyses, estimates of Insurable Replacement Costs, hotel Property Improvement Plan (PIP) reviews and cost estimates, punch list reviews, and roof inspections; has completed a variety of assessments including equity-scope PCAs, Fannie Mae Physical Needs Assessments, Capital Needs Assessments, Property Condition Screens, and MEPEF (mechanical/electrical/plumbing/elevator/fire protection systems) reports; and has served as an expert witness. Elliott is adept at problem solving and working with clients to determine the best courses of action for their situations.

Elliott has completed the 3-day ASTM Phase I and Phase II Environmental Site Assessment training for commercial real estate and has performed dozens of ESA site surveys over the past 15 years. He is well versed in the issues pertaining to Phase

In his current position (as well as past positions), Elliott prepares and reviews PCAs and related reports as well as construction administration reports (plan and cost reviews and construction monitoring reports), and performs desktop reviews of other consultants' reports. He has also managed PCA portfolios of various sizes. He is intimately knowledgeable with the ASTM Standard Guide for Property Condition Assessments, ADA, and scopes of work of major Wall Street investment banks. Elliott understands the various site and building systems that make up a property, the types of issues that may arise pertaining to PCAs, and the various needs of the clients. He has served as a senior reviewer for several major lenders including Credit Suisse, Bear Stearns, Prudential Mortgage Capital, Wells Fargo, Morgan Stanley, Merrill Lynch and Citigroup.

Prior to launching DECA Real Estate Advisors, Elliott worked for a leading engineering due diligence firm, a construction management firm, the engineering department of one of the most populous counties in the country (Fairfax County, Virginia), and an environmental consulting company. His previous environmental experience included AHERA asbestos inspector certification; Phase I ESA site surveys, many of which included sampling for lead in water, radon, lead-based paint, and asbestos; review of Environmental Assessments, Environmental Impact Statements and site Hazard Ranking Scores for the U.S. Department of Energy; and participation in monitoring and reporting of air emissions and effluent from a waste-to-energy plant, leachate and methane gas collection and treatment at landfills, and operation of a county-wide household hazardous waste program.

Assignments completed by Elliott Gross include the following:

- PCA, 31-story, 450,000 SF office tower in St. Louis, Missouri with underground parking garage and cogeneration electrical power and steam plant; the property was 37 years old and required estimation of replacement needs for original power and steam generation, electrical and mechanical equipment



- PCA, 3.4 million SF furniture exhibition facility in six interconnected buildings built in phases from 1921 to 2001, High Point, NC
- PCA, 1,102-guestroom convention center resort hotel in Orlando, FL; extensive complex built at various stages with 25 buildings and 619,000 gross SF of floor area
- PCAs, all-inclusive resort hotels in Cancun, Playa del Carmen and Tulum, Mexico and Punta Cana, Dominican Republic; in addition to typical building systems and property components, these properties required consideration of the corrosive effects of ocean saltwater on the various property components, and all contain onsite water supply and wastewater treatment facilities, which required special evaluation
- PCA, 472-unit, 472,000 rentable SF apartment complex with 27 buildings on 34 acres in Orlando, Florida; the property was constructed with masonite siding, much of which was original and required extensive replacement
- Phase I ESA site survey, 244-room full service hotel, Springfield, VA (representative of many ESA surveys)
- Construction Monitoring, 285,055 SF office building and adjacent 1,100+ space parking garage Chantilly, VA, \$53 million budget
- Construction Monitoring, 132,000 SF medical office building and adjacent 896-stall, 287,000 SF parking garage in Allentown, PA; \$30 million budget
- Assisted clients with interpretation of cost proposals and recommendations for structural, roof, and façade repairs on a variety of projects

EDUCATION:

Bachelor of Science, Engineering, University of Maryland (1984)

Master of Science in Management, University of Maryland University College (1996-1999)

PE & EIT Review Courses, University of Maryland (2000-2001)

LICENSES, CERTIFICATES & ASSOCIATIONS:

Registered Professional Engineer, State of Maryland (No. 27072) & State of Virginia (No. 47068)

ASTM 3-Day Training on Phase I and Phase II Environmental Site Assessments, December 2011

Successfully completed HUD *Advanced 3rd Party Architectural/Cost/PCNA Training*, May 2010

Successfully completed HUD REACS Inspector 5-day training course, October 2009

Tau Beta Pi National Engineering Honor Society

National Society of Professional Engineers (NSPE) and Maryland Society of Professional Engineers

AHERA 24-Hour Building Inspector Certification (Asbestos Inspector)

Member, Mortgage Bankers Association of Metropolitan Washington and MBA/MW Commercial Real Estate Finance (CREF) Council