

PROPERTY CONDITION ASSESSMENT REPORT



**2-STORY OFFICE BUILDING
2210 ENTERPRISE DRIVE
FLORENCE, SOUTH CAROLINA**

PROJECT NO.: 10135-K

Prepared For

**WOODRIDGE INVESTMENTS, LP
PO BOX 2473
ABILENE, TX 79604-2473**

Prepared By



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DECEMBER 15, 2017



December 15, 2018

Woodridge Investments, LP
PO Box 2473
Abilene, TX 79604-2473

Subject: Property Condition Assessment (PCA)
2-Story Office Building Campus
2210 Enterprise Drive
Florence, South Carolina
Project No. 10135-K

Ladies and Gentlemen:

CC&I Services, LLC (CC&I) has completed the Property Condition Assessment for the above referenced site. Included in this report is a description of the methodology used, observed conditions, information reviewed, and our conclusions.

CC&I appreciates the opportunity to provide our consulting services to you on this project. If you have any questions, or need additional information, please feel free to contact us.

Sincerely,

CC&I Services, LLC

A handwritten signature in blue ink that reads "Robin D. Bell". The signature is written in a cursive, flowing style.

Robin D. Bell, P.E.
Commercial Inspector

A handwritten signature in black ink that reads "Wayne Willis". The signature is written in a cursive, flowing style.

Wayne Willis, MCP, CBO, CFCO
Chief Executive Officer



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1.0 PROPERTY DESCRIPTION

Property:	2-Story Office Building Campus 775 Spartan Blvd. Florence, South Carolina
Age:	Constructed in 1998.
Site Area:	±16.53 acres
Zoning:	B-6 Industrial
Flood Plain:	The property is not located within the 100-year floodplain.
Building Area:	The subject property is developed with a vacant 2-story office building totaling approximately 179,000 ft ² and approximately 176,557 ft ² of net rentable area.
Legal Description:	Parcel ID No. 00120-01-082
Design/Construction Project Team:	Unknown

2.0 EXECUTIVE SUMMARY

This Property Condition Report describes the condition of the subject property, 2-Story Office Building Campus, which consists of approximately 16.53 acres of developed property located at 2210 Enterprise Drive in Florence, South Carolina. The subject property is developed with a vacant 2-story office building totaling approximately 179,000 ft² and approximately 176,557 ft² of net rentable area.

The Property Condition Report was prepared by Mr. Robin D. Bell, PE. The designated users are Woodridge Investments, LP. The purpose of this PCR is to provide information to a potential buyer of the property by describing the current condition of the property. The site was visited by this consultant on December 11, 2018.

The subject property was in overall good structural condition at the time of this assessment. Roof, foundation, and steel structural support system were sound and stable. Electrical system was in good operating condition. Plumbing system was in good operating condition. HVAC system was in good operating condition. Preventive maintenance appeared to be average. Deferred maintenance noted in needed pavement repairs.

The following is a summary of probable costs based upon material physical deficiencies and corresponding recommendations for their repair were found at the subject property:

	Description of Immediate Repairs	Estimated Cost of Repair	Report Section Where Noted
1	Improve site drainage conditions at south perimeter drive where water ponding was observed	\$3,200	4.2
2	Fill asphalt cracks, apply seal coat, and restripe asphalt paved parking lots and drives	\$46,474	4.5
3	Seal metal roof over rear patio and remove debris from roof	\$680	6.1
4	Replace cracked window and remove acid rain staining	\$2,400	6.5
5	Maintenance to RTU 5	\$1,100	8.1

This table displays the estimated costs for immediate repair and deferred maintenance expenditures for the term of 0 to 1 year and appended Table 1 Capital Replacement Reserve Schedule identifies estimated replacement reserves cost estimates for the term of 1 to 10 years. Appended Table 1 Capital Replacement Reserve Schedule identifies probable estimated costs. Opinions of probable costs are based on material physical defects only. Routine or normal preventative maintenance is not included. Actual costs may vary depending on type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment selected, field conditions, quality of contractor, market conditions, and whether competitive pricing is solicited.

Estimated probable costs for the material physical deficiencies observed during this assessment is \$53,854. Estimated replacement reserves total uninflated costs for the term from 1 to 10 years is \$1,148,099.

3.0 OBSERVATION INFORMATION

3.1 INTRODUCTION

CC&I has completed a Property Condition Assessment of the 2-Story Office Building Campus, which consists of approximately 16.53 acres of developed property located at 2210 Enterprise Drive in Florence, South Carolina. The subject property is developed with a vacant 2-story office building totaling approximately 179,000 ft² and approximately 176,557 ft² of net rentable area.

This review has been performed using the same degree of care and skill ordinarily exercised for this type of service by licensed professionals who review projects and present judgment assessments regarding the current condition of the improvements and development or construction feasibility. No other warranty, expressed or implied, is made as to the professional advice in this report. It is not the intent of this office to assume any part of the design responsibility, but rather to report our findings to the Client to whom this report is addressed.

The purpose of this project review is for CC&I to provide an overview for Woodridge Investments, LP and in no way infers that every aspect of the project has been reviewed. The sole purpose of this report is to observe the major aspects of the property and evaluate their condition. The use of this report is limited to the client to whom it is addressed.

This Property Condition Assessment has been conducted in general accordance with industry standards and the type and level of services defined by ASTM E 2187-17 Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process.

3.2 SITE OBSERVATIONS

The project observation was conducted on December 11, 2018 by Mr. Robin D. Bell, PE. The walk-through incorporated a review of the site improvements, building shell components, fire and life safety systems, plumbing, HVAC, electrical systems, and interior spaces, as well as a cursory review of accessibility requirements for disabled.

3.3 DOCUMENTS REVIEWED

The following documents were provided and/or reviewed:

- Florence County Tax Assessor's property information
- Seller provided tenant plans
- 2016 Annual Roof Inspection Report prepared by Roof Management
- Roof repair/replacement quotes prepared by Heritage Roofing Co. dated 11/13, 2017, Radco Roofing dated 10/9/17, and Spann Roofing & Sheet Metal dated 6/23/17.
- NFPA 72, 2002 Report "Inspection and Testing Form", prepared by Siemens Building Technologies, dated 12/13/17.
- Siemens Fire Panel Replacement Bid prepared by Siemens Building Technologies dated 2/5/18.
- West Florence Fire Department Annual Inspection Form dated 10/30/18

4.0 SITE

4.1 UTILITY SERVICE PROVIDERS

Water:	City of Florence Sewer & Water
Sanitary/Sewer:	City of Florence Sewer & Water
Electric:	Duke Energy
Waste Disposal:	Waste Management
Gas:	No Service Currently Provided
Phone:	AT&T

Condition: No significant issues were noted or reported with the on-site utilities.

4.2 STORM DRAINAGE

Description: Storm water drainage occurs as overland flow which is directed away from the building across the asphalt paved parking lots. Concrete flumes located around the perimeter of the parking lots discharge water into an open drainage ditch located east and south of the parking lot and grassed lined drainage ditches along the west and north sides of the parking lots. The grassed lined drainage ditches direct runoff to grate covered storm sewer catch basins which pipe the collected stormwater off site.

Condition: Some evidence of minor water ponding conditions was observed within the south and east parking lots and perimeter drive. The ponding appeared to be localized with minimal depths (less than ½-inch) of water collected. CC&I recommends that consideration be given to either installing flumes across the landscape strip or modifying grades within the perimeter drive at the south side of the site to improve site drainage conditions. No significant issues were noted.

4.3 TRAFFIC CONTROL

Description: Access to and from the property is available to Enterprise Drive from two drives located at the southwest corner and west central side of the property and to Otis Way at the northeast corner of the property. The access drives are not signalized.

Condition: No significant issues were noted.

4.4 PARKING

Description: There are asphalt paved parking lots surrounding the building. A total of 1,078 parking spaces are provided on the campus.

Lighting: Pole mounted HID lights are located within the central portions and around the perimeter of the parking lots surrounding the building.

Condition: Site parking and lighting appeared to be adequate. No significant issues were noted.

4.5 PAVING AND SIDEWALKS

Paving: There are asphalt paved parking lots located on all four sides of the building.

Curbing: Concrete curbs are located around the exterior perimeter of the parking lots and around centrally located landscaped islands.

Sidewalks: Pedestrian walkways are concrete paved. Public concrete sidewalks are light broom finished concrete.

Condition: The asphalt pavements are worn with cracks evident of the pavement age throughout. Some vegetation was observed growing in some of the cracks. Striping throughout the parking lots is faded. The last application of a seal coat and restriping was reported to have occurred in 2008. Cleaning and filling of the asphalt cracks, sealcoating, and re-striping of the parking lot and all of the drives is recommended at this time and included as part of future maintenance. No repairs or replacement appears to be warranted immediately. No significant issues were noted or reported

4.6 LANDSCAPE / IRRIGATION

Description: There are landscaped strips located around the perimeter of the building, within interior islands in the parking lots, and along the perimeter of the site. These strips have a combination of grass, mulch, ornamental grasses, evergreen shrubs, deciduous trees, and evergreen trees.

Irrigation: Landscaped areas are sprinklered.

Condition: The landscape vegetation is well maintained but in need of some pruning of the shrubs and trees adjacent to the building which are in contact with the building in some locations. Landscape shrubs/trees have been removed from the landscape strip adjacent to the east side of the building south of the northeast building corner. Replacement of the removed landscaping is considered optional. No other significant issues were noted.

4.7 RETAINING WALLS

Description: Not present.

Condition: No significant issues were noted.

4.8 SIGNAGE

Description: Low mounted signs are located adjacent to the main west central and northeast access drives. No tenant names are identified on the signage.

Condition: No significant issues were noted or reported.

4.9 OTHER CONDITIONS

Description: None observed.

Condition: No significant issues were noted or reported.

5.0 STRUCTURE

5.1 GENERAL

Project Description: The subject property is developed as a 2-Story Office Building Campus and currently occupied by one (1) 2-story office building totaling approximately 179,000 ft² and approximately 176,557 ft² of net rentable area. The building is steel-framed with a ground floor concrete slab-on-grade, concrete on metal deck elevated floor, and metal deck supported roof system. The building is supported by shallow foundations. The interior office suites are constructed utilizing metal stud framed interior walls.

5.2 FOUNDATIONS

Geotechnical Report: No geotechnical report was provided for review.

Description: The building foundation system appears to consist of individual spread footings with a perimeter wall footing supporting the cast-in-place concrete loading dock walls.

Condition: No significant issues were noted or reported.

5.3 DESCRIPTION OF THE BUILDING FRAMING SYSTEM

Description: The building is steel-framed with a ground floor concrete slab-on-grade, concrete on metal deck elevated floor, and metal deck supported roof system. The building foundation system appears to consist of individual spread footings with a perimeter wall footing supporting the cast-in-place concrete loading dock walls. The interior office suites are non-load bearing and constructed utilizing metal stud framed interior walls.

Condition: Where observed, no significant issues were noted or reported.

6.0 ENVELOPE AND EXTERIOR

6.1 ROOFING

Description: The office building currently has the originally constructed mechanically attached 40 mil Fibertite PVC (heat welded) roof membrane system. The front canopy overhang roof system is ballasted. The rear loading dock and patio area have a metal roof system which drains to a gutter located along the east side of the roof. A parapet extends up around the perimeter of the building. The roofing membrane extends 8 to 18 inches up the interior faces of the parapets and terminates with a termination bar. The exterior precast wall panels extend up above the roof elevation to form parapets. The precast wall panel joints are sealed. The roof has positive slope to interior roof drains and through wall scuppers.

Flashing: The parapet walls (exterior precast concrete wall panels) are exposed with no cap flashing.

Expansion/Contraction: Expansion joints are present extending in a general west to east direction near the center of the building. The roofing membrane spans the expansion joint. No distress to the roofing membrane was observed at the expansion joint.

Slope/Drainage: The roof has positive slope to interior roof drains and through wall scuppers.

Condition: The building currently has the originally constructed mechanically attached 40 mil Fibertite PVC (heat welded) roof membrane system. Previous roof leaks have been repaired and no recent or on-going roof leaks was reported or observed. The existing roof system appears to be in good condition with the following conditions observed:

- There is evidence of minor debris accumulation at the interior roof drains and at the northeast corner of the roof. This debris should be cleaned from the roof.
- Some of the mechanical fasteners for the insulation has begun to back out and are evident beneath the roofing membrane. Further raising of the fasteners could result in punctures to the membrane.
- Cracking and crazing of the roofing membrane was observed at various locations. This condition is typically the result of plasticizer migration from the PVC as it ages.
- The metal decking over the rear patio area has begun to rust at the gutter along the east side of the roof. Painting/sealing of the metal decking is recommended.
- No evidence of recent or on-going roof leaks due to this condition was observed or reported.

The average life expectancy of the installed Fibertite PVC roof membrane system is approximately 18 to 20 years. While no significant issues were noted or reported that require immediate attention, CC&I recommends that replacement of the roof system within the next 3 to 5 years be budgeted for as a capital expenditure.

6.2 EXTERIOR WALLS

Description: The building has painted precast concrete exterior wall panels with commercial aluminum framed windows and doors.

Condition: No other significant issues were reported or observed.

6.3 THERMAL INSULATION

Roof: The offices do not have insulation above the suspended ceiling system. The roof is constructed with rigid insulation beneath the roofing membrane.

Exterior Walls: The building has precast concrete exterior wall panels. No insulation was observed on the interior face of the concrete wall panels where accessible.

Condition: No significant issues were noted or reported.

6.4 EXTERIOR DOORS/FRAMES

Description: The building has storefront exterior doors at its north, west, and south sides.

Weather Tightness: The exterior doors were observed to have weather stripping at multiple locations.

Condition: No significant issues were noted or reported.

6.5 EXTERIOR WINDOWS

Description: The building has commercial aluminum framed double paned windows.

Condition: A single window on the second floor south wall of the building is cracked and should be replaced. Some spotting/staining from acid rain on some of the ground floor windows on the east and north sides of the building was observed. A commercial window washing contractor should be retained to remove these stains. No other significant issues were noted.

6.6 EXTERIOR SOFFITS AND TRIM

Description: Soffits are limited to over the three entry covered doorways. The soffits are finished with recessed scone lighting.

Condition: No significant issues were noted.

7.0 INTERIOR IMPROVEMENTS

7.1 INTERIOR WALLS

Description: Interior partition walls at the office spaces are typically painted gypsum wallboard on the second floor and a combination of painted gypsum wallboard and wallpaper on the ground floor.

Finishes: Walls typically have a paint finish with a vinyl or rubber-molded wall base. Wall paper was observed within some of the northern open office areas on the ground floor.

Condition: The interior walls within the northern open office areas on the ground floor which have not been up-fitted recently has peeling wall paper which will require removal and replacement. These areas are anticipated to be improved during the next tenant up-fits. No significant issues were noted.

7.2 INTERIOR DOORS/FRAMES

Description: Interior doors within the offices consist of solid core wood doors hung in steel frames. Door hardware is typically turn knob style.

Finishes: Doors typically have a stain finish.

Condition: No significant issues were noted.

7.3 CEILINGS

Description: The finished areas of the offices have suspended acoustical tiles.

Condition: No other significant issues were noted.

7.4 FLOORS

Description: Flooring within the finished areas of offices are commercial grade carpet (square tiles) of varying age dependent on the last suite up-fit. Flooring within the kitchen and restrooms are typically ceramic tile.

Condition: No significant issues were noted.

7.5 RESTROOMS

Description: Men's and women's public restrooms are located on each floor of the building. Unisex restrooms are located near the front ground floor lobby. Restroom finishes consist of ceramic tile floors and painted gypsum board at the walls. Standard residential-grade plumbing fixtures and accessories are provided.

Condition: No significant issues were noted.

7.6 MISCELLANEOUS

Description: The ground floor level of the building has a full service cafeteria that can accommodate approximately 400 people and an in-house medical facility with three patient rooms and a small lab. The patient rooms have wash sinks.

Condition: The interior finishes within the cafeteria and medical facility were consistent with the remaining areas of the building. No significant issues were noted.

8.0 MECHANICAL/ELECTRICAL

8.1 HEATING, VENTILATION, AND AIR CONDITIONING

Description: The building is serviced with eleven electric powered roof top units (RTUs). Variable Air Volume (VAV) Units are located above the suspended ceilings on both levels of the building for air distribution. The following details were noted:

- All of the RTUs were manufactured by Trane.
- RTU 4 and RTU 7 were manufactured in 2011 with 40-ton and 75-ton capacities, respectively, with a total of 115 tons of capacity.
- The remaining RTUs were manufactured in 1997 with a 40-ton to 75-ton capacities with a total of 457 ½ tons.
- The building has 113 regular air VAVs and 70 heating VAVs.

Condition: The following conditions were noted and/or reported:

- Compressors have recently been replaced on two of the RTUs.
- RTU 5's electrical control panel makes a continuous clicking noise and reportedly doesn't cycle off properly. Repair of this condition is recommended.
- Nine of the RTUs have reached their anticipated service life of 20 years. Budgeting for the replacement of the older RTUs (total of 457 ½ tons) in the next 3 to 5 years is recommended.

- All of the VAVs were reportedly the original units installed in 1997 which have reached the anticipated service life of 20 years. Budgeting for the replacement of VAVs in the next 3 to 5 years is recommended.

No other significant issues were noted.

8.2 PLUMBING

Water Service: Domestic water is supplied by the City of Florence Sewer & Water.

Water Heaters: The building has two 80-gallon hot water heaters which service the cafeteria located on the ground floor level of the building. These heaters were manufactured by State Industries in 2011 and 2012. A 50-gallon hot water heater services the ground floor offices. A, 80-gallon hot water heater services the second floor offices.

Plumbing Waste and Vent Lines: Where visible, vent lines extend up at least 6 inches above the roof system. All sanitary waste is gravity fed to drain. No sump pumps or sewage lift stations were noted.

Fixtures: Restroom fixtures appeared to be in good condition.

Condition: The 50-gallon hot water heater servicing the ground floor offices has reached its anticipated service life and the need for its replacement in the next 3 to 5 years is anticipated. No other significant issues were noted nor reported or observed.

8.3 ELECTRICAL SYSTEMS

Description: The electrical system is powered underground to the electrical room located on the ground floor level of the building adjacent to the loading dock. Electrical service is fed to subpanels located in electrical closets throughout both levels of the building. A diesel powered emergency backup generator is located on the east side of the building adjacent to the loading dock.

Type of Lighting: Interior lighting consists of florescent lights within the offices. Exterior lighting consists of pole-mounted HID fixtures.

Condition: The following conditions were noted and/or reported:

- The electrical system was last tested on 5/2008.
- An infrared electrical survey was last conducted on the electrical system in 2012. No issues were reported from that survey.
- The backup emergency generator was reported to be tested monthly. No issues were reported from the past tests.

No significant concerns were noted or reported with the electrical system at the time of this assessment.

8.4 FIRE PROTECTION SYSTEMS

Description: The building is sprinklered with a wet system. The Fire Main Riser Room is located in Room C-200 on the ground floor of the building.

Fire Extinguishers: Fire extinguishers were observed within the office and common areas. A review of the inspection service tags indicates that the extinguishers have been serviced within the past year (January 2018).

Condition: The following conditions were reported and/or observed:

- West Florence Fire Department conducted its last annual inspection on 10/30/2018 with a reinspection on 11/1/2018. No violations/deficiencies were reported following the 11/1/2018 reinspection.
- The fire sprinkler system is a Siemens system.
- Siemens monitors the fire sprinkler system.
 - Siemens conducted its last annual inspection on December 13, 2017. Review of the issued Inspection and Testing Form did not indicate any deficiencies.
 - The last date that any service or any software or configuration was revised was reported to be 1/17/2011.

No significant concerns were noted or reported.

8.5 OTHER CONDITIONS

Description: The building is serviced with two elevators located at the west main lobby and a service elevator located within the northeastern portion of the building. The elevators were manufactured by Otis Elevator Co.

Condition: Review of the available service records indicates that the elevators are inspected and/or serviced quarterly. Historically, 3 to 5 gallons of hydraulic oil is added during these quarterly inspections; however, no repairs have been required. South Carolina LL&R last inspected the elevators on 11/6/2018 with no deficiencies noted. No significant issues were noted.

Description: The building has a full cafeteria located within the southeastern portion of the ground floor. The cafeteria kitchen has walk-in refrigerators/freezers, sinks, food preparation areas, stoves with under hood fire suppression systems, and a dishwashing room with an automated dishwasher.

Condition: Electrical service had been turned off for the major appliances in the kitchen so the condition of the refrigerators/freezer, appliances, and automated dishwasher could not be assessed. No significant issues were noted.

9.0 CODE REVIEW

9.1 CODE CLASSIFICATION

The property is reported to be currently zoned B-6 Industrial and does not restrict its current development as offices.

9.2 CERTIFICATES OF OCCUPANCY/BUILDING PERMITS

CC&I was not provided with copies of the original Certificate of Occupancy.

9.3 GOVERNMENT AGENCY REVIEW

Fire Department: CC&I was not made aware of any outstanding deficiencies from the last annual inspection by the local fire department on 11/1/2018.

9.4 MEANS OF EGRESS

Description: Egress from the upper floor level is via interior stairwells located at the front lobby area and in the north and south central portions of the floor. Egress from the ground floor level are through the common hallways to multiple entry doors located at the north, south, east, and west sides of the building. Egress is assisted by lit emergency exit signage.

Condition: No significant concerns were noted or reported with the means of egress at the time of this assessment.

10.0 DISABLED ACCESSIBILITY

In July 1990, the Americans with Disabilities Act (ADA) was signed into law, extending civil rights protection to persons with disabilities.

The ADA sets forth “recommended priorities for public accommodation.” In general, the four priorities are as follows: 1) Access from public sidewalks, parking or public transportation to a building entrance; 2) Access to any areas or goods or services that are made available to the public; 3) Access to restroom facilities; and, 4) Access in remaining ways to goods and services provided.

The property has twenty-seven (27) disabled-accessible parking stalls located in close proximity to the east and west entrances to the building with hatched crosswalks adjacent to the stalls. The disabled-accessible parking stalls were painted with the appropriate signage. Handicap accessible ramped sidewalk access is located at the hatched crosswalks.

Access to the tenant spaces is considered part of the individual tenant improvements, and was therefore not reviewed. The public restrooms on each floor appeared to meet ADA requirements including accessibility, clearances, and grab bars. Future tenant improvements or renovations for new tenants may have to include ADA compliance depending on the requirements of the local issuing authority.

11.0 REPAIRS, RECOMMENDATIONS, AND OPINIONS OF COSTS

11.1 EXPLANATION OF RECOMMENDATIONS

The Property Condition Assessment and the Property Condition Report are performed and prepared for the use of Woodridge Investments, LP. Consultant accepts no responsibility for use or misinterpretation by third parties. This assessment and report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability, or suitability of the commercial property or its components. Consultant assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. Consultant does not perform engineering, architectural, plumbing, electrical, or any other job function requiring an occupational license in the jurisdiction where the assessment is taking place.

11.2 METHODS OF DETERMINING COSTS

Conceptual opinion of probable costs estimates is provided for each recommendation. Costs are based on CC&I's experience with projects of a similar type, known construction industry average costs per square foot, and/or historical cost data. Cost information is inclusive of labor, material, design fees, and appropriate overhead, general conditions, and profit. It is exclusive of any local taxes that may be assessed on this project. It is assumed that remedial work will be performed by outside contractors.

The costs have been assembled for budgetary purpose only and should not be considered final costs to repair items identified in this report. The methods of repair and details and specifications required for corrective work will require further study by an expert in each field. It should be clearly understood that these are only suggested repair costs.

11.3 ITEMS NOT CONSIDERED

ASTM Standard E2018-08 contains certain limitations, exceptions, and exclusions. Examples include, but are not limited to:

- identifying capital improvements
- moving or dismantling any items or structures
- preparing engineering calculations
- taking measurements
- inspecting for pests
- reporting on subterranean conditions
- entering any area that is unsafe or that would damage property
- providing opinion on a system that is shut down
- providing opinion on security of building
- guaranteeing compliance with laws and regulations, including building codes

11.4 ESTIMATED COSTS

The following is a summary of probable costs based upon material physical deficiencies and corresponding recommendations for their repair were found at the subject property:

	Description of Immediate Repairs	Estimated Cost of Repair	Report Section Where Noted
1	Improve site drainage conditions at south perimeter drive where water ponding was observed	\$3,200	4.2
2	Fill asphalt cracks, apply seal coat, and restripe asphalt paved parking lots and drives	\$46,474	4.5
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Estimated probable costs for the material physical deficiencies observed during this assessment is \$53,854. Estimated replacement reserves total uninflated costs for the term from 1 to 10 years is \$1,148,099.

12.0 EXHIBITS



LEGEND

IMAGE SOURCE: FLORENCE SC MAINTAINED GIS WEBSITE



**FIGURE 1 – SITE VICINITY MAP
2-STORY OFFICE BUILDING
2210 ENTERPRISE DRIVE
FLORENCE, SOUTH CAROLINA
FHG PROJECT NO. 10135-K**



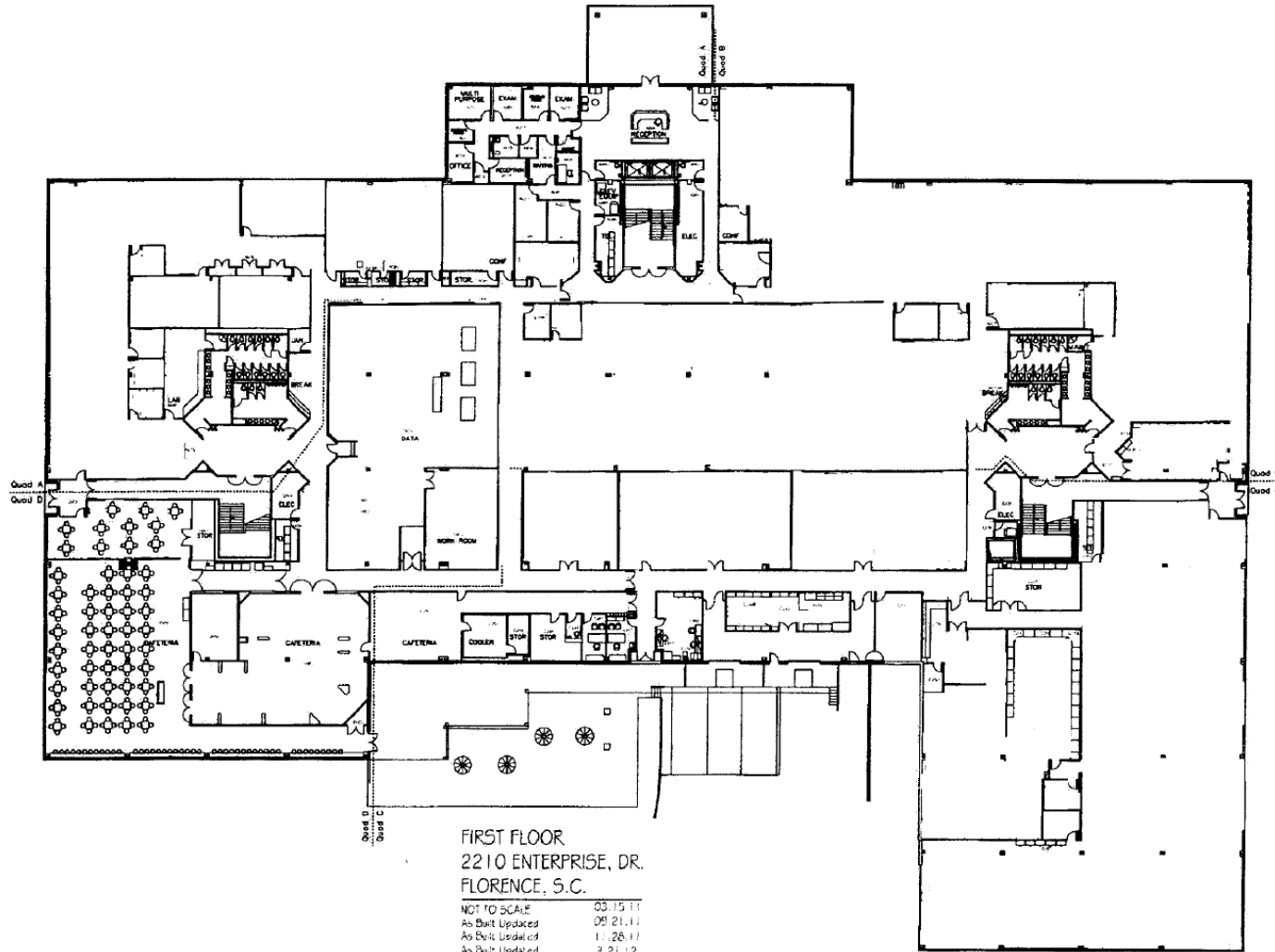
LEGEND

IMAGE SOURCE: FLORENCE SC GIS WEBSITE



**FIGURE 2 - SITE SURVEY MAP
2-STORY OFFICE BUILDING
2210 ENTERPRISE DRIVE
FLORENCE, SOUTH CAROLINA
FHG PROJECT NO. 10135-K**

FIRST FLOOR

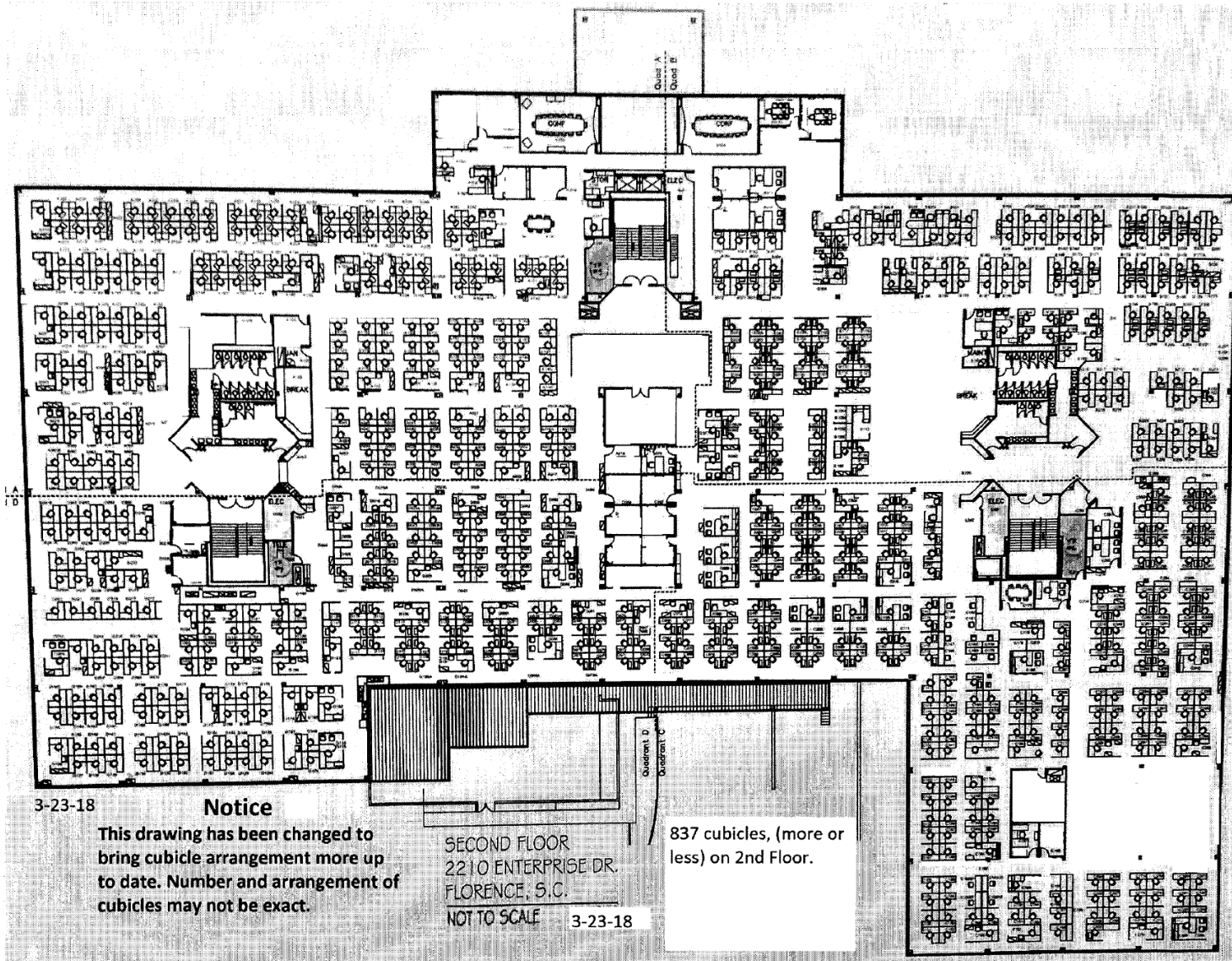


LEGEND

IMAGE SOURCE: SELLER PROVIDED GROUND FLOOR
TENANT PLAN



FIGURE 3 – TENANT PLAN
 2-STORY OFFICE BUILDING
 2210 ENTERPRISE DRIVE
 FLORENCE, SOUTH CAROLINA
 FHG PROJECT NO. 10135-K



3-23-18

Notice

This drawing has been changed to bring cubicle arrangement more up to date. Number and arrangement of cubicles may not be exact.

SECOND FLOOR
2210 ENTERPRISE DR.
FLORENCE, S.C.
NOT TO SCALE

3-23-18

837 cubicles, (more or less) on 2nd Floor.

LEGEND

IMAGE SOURCE: SELLER PROVIDED SECOND FLOOR TENANT PLAN



**FIGURE 4 – TENANT PLAN
2-STORY OFFICE BUILDING
2210 ENTERPRISE DRIVE
FLORENCE, SOUTH CAROLINA
FHG PROJECT NO. 10135-K**

**TABLE 1
CAPITAL REPLACEMENT RESERVE SCHEDULE**

Definitions

EUL: Expected Useful Life
EFF AGE: Effective Age
RUL: Remaining Useful Life

Property 2-Story Office Building Campus
2210 Enterprise Drive
Florence, SC

Projected Term: 10 yrs.
Building Age: 20 yrs.
No. of Buildings: 1
Net Rentable SF: 176,557 s.f.

ITEM	AVE EUL	EFF AGE	RUL	QUANTITY	UNIT COST	UNIT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	TOTAL RESERVES (ALL YEARS)	
SITE IMPROVEMENTS																		
Sealcoat and stripe asphalt parking lots	5	1	5	464,743	\$ 0.10	sf	-	-	-	-	\$ 46,474	-	-	-	-	\$ 46,474	\$ 92,949	
FAÇADE/EXTERIOR WALLS																		
None	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
ROOFING																		
Replace Fibertite PVC roof system with 60 mil mechanically fastened TPO roof system	18	20	3-5	87,425	\$ 4.00	sf	-	-	\$ 349,700	-	-	-	-	-	-	-	\$ 349,700	
MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS																		
Replace RTUs	20	20	3-5	457.5	\$ 900	ton	-	-	\$ 135,000	\$ 135,000	\$ 141,750	-	-	-	-	-	\$ 411,750	
Replace VAVs	20	20	3-5	183	\$ 1,600	ea	-	-	\$ 87,840	\$ 87,840	\$ 117,120	-	-	-	-	-	\$ 292,800	
Replace 50-gallon hot water heater	15	15	3-5	1	\$ 900	ea	-	-	\$ 900	-	-	-	-	-	-	-	\$ 900	
LIFE SAFETY/FIRE PROTECTION																		
None	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
INTERIOR ELEMENTS																		
None	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	
							TOTAL UNINFLATED	\$ -	\$ -	\$ 573,440	\$ 222,840	\$ 305,344	\$ -	\$ -	\$ -	\$ -	\$ 46,474	\$ 1,148,099
							INFLATION FACTOR @ 3%	100	103	106.09	109.27	112.55	115.93	119.41	122.99	126.68	130.48	
							TOTAL INFLATED	\$ -	\$ -	\$ 608,362	\$ 243,503	\$ 343,668	\$ -	\$ -	\$ -	\$ -	\$ 60,638	\$ 1,256,172
							CUMULATIVE TOTAL INFLATED	\$ -	\$ -	\$ 608,362	\$ 851,866	\$ 1,195,533	\$ 1,195,533	\$ 1,195,533	\$ 1,195,533	\$ 1,195,533	\$ 1,256,172	\$ 2,512,344



Photo 1: View of building facing east



Photo 2: View of landscaping and handicap accessible parking at front entrance



Photo 3: View of building facing north



Photo 4: View of south entry of building



Photo 5: View of east loading dock area



Photo 6: View of site lighting in east parking lot (typical)



Photo 7: View of drainage flume at east side of site



Photo 8: View of poor drainage conditions at south perimeter drive



Photo 9: View of cracks in parking lot asphalt pavements (typical)



Photo 10: View of handicap accessible parking stalls at east side of building



Photo 11: View of vegetation in asphalt cracks in west parking lot



Photo 12: View of cracks in concrete loading dock pavements



Photo 13: View of north parking lot facing northeast



Photo 14: View of west parking lot facing northwest



Photo 15: View of patio at east side of building



Photo 16: View of emergency backup generator at east loading dock area



Photo 17: View of roof over west entrance canopy



Photo 18: View of roof facing northwest



Photo 19: View of northwest portion of roof



Photo 20: View of debris at roof drain



Photo 21: View of perimeter roof scupper



Photo 22: View of mechanical fasteners backing out (raising)



Photo 23: View of rusted metal roofing over patio on east side of building



Photo 24: View of RTU screen wall (typical)



Photo 25: View of RTUs



Photo 26: View of above ceiling air handling unit and ducts (typical)



Photo 27: View of electrical room and roof access



Photo 28: View of stairwell at lobby area



Photo 29: View of exposed building framing with sprayed fire proofing



Photo 30: View of fire protection sprinkler system



Photo 31: View of fire sprinkler head (typical)



Photo 32: View of ground floor hallway at cafeteria



Photo 33: View of lit egress signage (typical)



Photo 34: View of interior suite on ground floor



Photo 35: View of front lobby and elevators



Photo 36: View of interior finish at lobby



Photo 37: View of north open office area on ground floor



Photo 38: View of peeling wallpaper in north office area on ground floor



Photo 39: View of ground floor office area at south end of building



Photo 40: View of medical exam room on ground floor (typical)



Photo 41: View of electrical subpanels in data room



Photo 42: View of handicap accessible toilet in ground floor restroom



Photo 43: View of ground floor men's restroom



Photo 44: View of kitchen area on ground floor



Photo 45: View of walk-in cooler in ground floor kitchen



Photo 46: View of automated dishwasher on ground floor



Photo 47: View of cafeteria on ground floor



Photo 48: View of cafeteria dining room on ground floor



Photo 49: View of loading dock on east side of building



Photo 50: View of second floor conference room



Photo 51: View of cubicles in northern portion of second floor



Photo 52: View of second floor men's restroom



Photo 53: View of cracked window on south end of second floor of building



Photo 54: View of acid rain staining on ground floor windows at northeast corner of building



Photo 55: View of acid rain staining on ground floor windows at northeast corner of building



Photo 56: View of two storage buildings located in southern portion of east parking lot