**COMMERCIAL PROPERTY INSPECTION REPORT**

<table>
<thead>
<tr>
<th>Inspection Co.:</th>
<th>Management Co.: Emcon Associates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>Address: 74 Brick Blvd.</td>
</tr>
<tr>
<td>City/State/Zip:</td>
<td>City/State/Zip: Brick, NJ 08723</td>
</tr>
<tr>
<td>Telephone #:</td>
<td>Telephone #: 732-920-5400</td>
</tr>
<tr>
<td>Inspector (Print): CHISHOLM SMITH</td>
<td>Contact Name: PM TEAM X411</td>
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</tbody>
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<tr>
<th>Asset Number:</th>
<th>Property Name: WEST HAVEN OFFICE</th>
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<tbody>
<tr>
<td>Inspection Date:</td>
<td>Address: 4640 SOUTH 3500 WEST</td>
</tr>
<tr>
<td>FDIC Contact:</td>
<td>City/State/Zip: ROY, UT 84401</td>
</tr>
</tbody>
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### General Information

- **Property Type:** COMMERCIAL PROPERTY INCLUDING HOTELS, OFFICE BUILDINGS, APARTMENTS, INDUSTRIAL WAREHOUSES AND MANUFACTURING FACILITIES.
- **Land Area:** NEED LANDSCAPING
- **Structural Improvements:** WALLS NEED FINISHING
- **Building Area:** GOOD
- **Number of Units:** 8
- **Known or Observed Code Violations:** NONE
- **Known or Observed Environmental Conditions:**
  - (Check for Spills, Contaminated Soil, Chemicals) NONE
  - (Check for Asbestos Tile, Insulation, etc.) NONE
  - (Check for Fuel Tanks Above or Below Ground) NONE
  - (Check for Landfills & Environmental Hazard Signs) NONE

### Photos Taken and Submitted?

- YES (Y/N)

### Name of on-site Property Manager:

- CHET BARBER

### Comments:

List all parties with access to or possession of keys or lockbox combinations:

Are all structures secured?

- YES (Y/N)

Is the property winterized?

- YES (Y/N)

If not secured or winterized, list all security issues that need corrective action:

Inspected By: CHISHOLM SMITH (Sign)
I. PROPERTY DESCRIPTION

Briefly Describe the Property:
CONDOS THAT ARE TO BE USED AS OFFICE SPACE

II. EXTERIOR OF THE STRUCTURE(S)

A. Structure(s)
   i. Type: SHEET ROCK WALLS
   ii. Condition: GOOD

B. Painted Surfaces:
   i. Type: WALLS LAYERED
   ii. Condition: GOOD

C. Foundation:
   i. Type: CEMENT
   ii. Condition: GOOD

D. Exterior Glass Condition: GOOD-NONE BROKE

E. Roofs:
   i. Type: ASPHALT/SHINGLES
   ii. Condition: GOOD

F. Air Conditioning Units:
   i. Brands:
   ii. Tonnage: PAYNE
   iii. Condition:
II. EXTERIOR OF THE STRUCTURE(S) CONT'D

G. Shipping or Loading Docks:
   i. Type: NONE
   ii. Condition: 
   iii. Are loading dock doors secure? Comments: 

H. Type of Water System:
   i. Type: CITY WATER
   ii. Condition: GOOD

I. Type of Sewer/Septic System:
   i. Type: CITY
   ii. Condition: GOOD

J. Parking Lots:
   i. Type: ALPHALT
   ii. Condition: OK
   iii. Any Chuck (Poth) Holes? NONE
   iv. Are curbs broken? NONE
   v. Do they need to be seal coated? YES
   vi. Do they need to be re-striped? NO
   vii. Are there any abandoned vehicles? NO
   viii. Is there any covered parking? Carports? NO
   Comments: CRACKS NEED TO BE SEALED

K. Landscaping:
   i. Overall condition: NONE
   ii. Is it neat and clean?
   iii. Is it adequate?
   iv. Are the beds turned?
   v. Are there flowering bed plants?
   vi. Is the property properly watered? Comments: 

L. Trash Removal System:
   i. Frequency of collection: UNKNOWN
   ii. Size of containers: 5X4X4
   iii. Are they in good condition? YES

M. Signage:
   i. Type: BANNER ON BACK OF BUILDING & FRONT WINDOW
   ii. Condition: GOOD
   iii. Is it adequate for the circumstances? YES-CAN BE SEEN FROM ROAD

N. List Exterior Personal Property: List Debris Requiring Removal:

If condition is less than acceptable, describe deficiencies:

III. INTERIOR OF THE STRUCTURE(S):

A. Vacant Units:
   i. How many? 6
   ii. Is it shell space or improved space? SHELLED
   iii. Has it been trashed out? YES
iv. Is it in showable condition?  YES
   Comments: NEEDS CEILING TILES AND WALLS FINISHED

III. INTERIOR OF THE STRUCTURE(S) CONT'D:

B. Entry Doors:
   i. Type:  GLASS DOORS IN FRONT AND METAL DOORS IN BACK
   ii. Condition:  GOOD

C. Interior Walls:
   i. Type:  SHEET ROCK
   ii. Condition:  GOOD

D. Mechanical System (If Common Utilities) or Systems:
   i. Describe:  1 HEATER/5 WATER HEATERS
   ii. How many units?  6
   iii. Cleanliness:  YES
   iv. Are there any fire extinguishers?  NO
   v. Were any flammable materials stored nearby?  NO

E. Basement:
   i. Is there a Basement?  NO
   ii. Is it neat and clean?
   iii. Are all items properly stored?
   iv. Are any flammable materials stored there?

F. List Interior Personal Property:
   List Debris Requiring Removal:
   
   
   
If condition is less than acceptable, describe deficiencies:


IV. ADDITIONAL PROPERTY INSPECTION COMMENTS

A. Maintenance Room:
   i. Is there a maintenance room?  NO
   ii. Is it neat and clean?  NO
   iii. Are all items properly stored?  NO
   iv. Are any flammable materials stored there?  NO
   v. Is there a fire extinguisher? Is it properly installed?  NO

B. Liability Issues:
   i. Fencing around loading, manufacturing areas, pools, etc.:  NONE
   ii. Balcony/Catwalk issues:
   iii. Railing issues:
   iv. Stair conditions:
   v. Fire escape issues:
   vi. Smoke detector issues:

C. Other Notes:


D. Location:

   How Does the Location affect the value?  GOOD PLACEMENT-LOTS OF TRAFFICE

E. Marketing:
i. How does the property present itself? 

REALLY WELL

V. OTHER COMMENTS: (Special Issues)

Instructions: Fill in all items pertaining to the type of property. If the item does not apply, write N/A. If the information is not obtainable, write N/O. Be as complete as possible and do not abbreviate any response. Use attachments for responses requiring additional space. Use "Enter" key to move around on protected sheet.

VI. PICTURES TAKEN

[ Insert hard copies and add pages for file copy OR Attach electronically ]