# COMMERCIAL PROPERTY INSPECTION REPORT

**Inspection Co.**: A.R.T. Asset Management, Inc.  
**Management Co.**: CB Richard Ellis, Inc.

**Address**: 16910 Dallas Parkway Suite 116  
**Address**: 2001 Ross Ave Suite 3300

**City/State/Zip**: Dallas, TX 75248  
**City/State/Zip**: Dallas, TX 75201

**Telephone #**: 214-237-0388  
**Telephone #**: 214-863-3037

**Inspector (Print)**: Andy Miguez  
**Contact Name**: Bill Rugg

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<table>
<thead>
<tr>
<th>Asset Number</th>
<th>Property Name</th>
<th>Inspection Date</th>
<th>FDIC Contact</th>
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</thead>
<tbody>
<tr>
<td>10162001470</td>
<td>786 Square Lake Rd</td>
<td>11/01/10 (mm/dd/yyyy)</td>
<td>786 Square Lake Rd</td>
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**GEO Location**:  
- Latitude: N42.71  
- Longitude: W83.91

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### General Information

**Property Type**: COMMERCIAL PROPERTY INCLUDING HOTELS, OFFICE BUILDINGS, APARTMENTS, INDUSTRIAL WAREHOUSES AND MANUFACTURING FACILITIES.

**Land Area**: n/o

**Structural Improvements**: Single Bay automated car wash

**Building Area**: n/o

**Number of Units**: 1

**Known or Observed Code Violations**: none observed

**Known or Observed Environmental Conditions**:
- None
- None
- None
- None

**Photos Taken and Submitted?**: yes (Y/N)

**Name of on-site Property Manager**:

**Comments**: none

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

**ART Asset Management and Realtors**

**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**:  
- Spring winterization has been completed, facility currently has no power.

**Inspected By**: Andy Miguez (Sign)

**Inspection Date**: 11/01/10
Occupancy

Is the Property occupied, vacant/open, vacant/locked, boarded? vacant/locked

What is the properties condition? (Good, Fair, Poor): poor

Occupant(s) - List tenants or other occupants by unit number (List all units and indicate if vacant):

<table>
<thead>
<tr>
<th>Name</th>
<th>Unit Number</th>
<th>Phone Number</th>
<th>Tenant/Previous Debtor</th>
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<tbody>
<tr>
<td>n/a</td>
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(If more occupants are present, attach additional Pages)

Comments:

none

I. PROPERTY DESCRIPTION

Briefly Describe the Property:

Single bay automated drive through car wash located next to a small shopping plaza.

II. EXTERIOR OF THE STRUCTURE(S)

A. Structure(s)
   i. Type: cinder block
   ii. Condition: good

B. Painted Surfaces:
   i. Type: cinder block and metal siding
   ii. Condition: fair

C. Foundation:
   i. Type: concrete slab
   ii. Condition: good

D. Exterior Glass Condition: one window has a long crack, others are intact and in good condition

E. Roofs:
   i. Type: N/O
   ii. Condition: unknown

F. Air Conditioning Units:
   i. Brands: None
   ii. Tonnage: N/a
   iii. Condition: N/a
II. EXTERIOR OF THE STRUCTURE(S) CONT’D

G. Shipping or Loading Docks:
   i. Type: none
   ii. Condition: n/a
   iii. Are loading dock doors secure? n/a

H. Type of Water System:
   i. Type: city
   ii. Condition: shut off

I. Type of Sewer/Septic System:
   i. Type: city
   ii. Condition: n/o

J. Parking Lots:
   i. Type: concrete and asphalt
   ii. Condition: fair
   iii. Any Chuck (Pot) Holes? yes
   iv. Are curbs broken? no
   v. Do they need to be seal coated? yes
   vi. Do they need to be re-striped? yes
   vii. Are there any abandoned vehicles? no
   viii. Is there any covered parking? Carports? no

K. Landscaping:
   i. Overall condition: fair
   ii. Is it neat and clean? yes
   iii. Is it adequate? yes
   iv. Are the beds turned? no
   v. Are there flowering bed plants? no
   vi. Is the property properly watered? yes

L. Trash Removal System:
   i. Frequency of collection: none
   ii. Size of containers: none
   iii. Are they in good condition? n/a

M. Signage:
   i. Type: CBRE For Sale Sign
   ii. Condition: Good
   iii. Is it adequate for the circumstances? Yes

N. List Exterior Personal Property:
   none
   List Debris Requiring Removal:
   none
   
   If condition is less than acceptable, describe deficiencies:
   n/a

III. INTERIOR OF THE STRUCTURE(S):

A. Vacant Units:
   i. How many? 1
   ii. Is it shell space or improved space? improved retail car wash
   iii. Has it been trashed out? yes
   iv. Is it in showable condition? yes
III. INTERIOR OF THE STRUCTURE(S) CONT’D:

B. Entry Doors:
   i. Type: metal
   ii. Condition: good

C. Interior Walls:
   i. Type: cinder block and plastic wall covering
   ii. Condition: poor

D. Mechanical System (If Common Utilities) or Systems:
   i. Describe: commercial boiler system and automated car wash equipment
   ii. How many units? 1 each
   iii. Cleanliness: dirty
   iv. Are there any fire extinguishers? yes, outdated
   v. Were any flammable materials stored nearby? none observed

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

F. List Interior Personal Property: none
   List Debris Requiring Removal: none

If condition is less than acceptable, describe deficiencies:
It has been determined that power is provided to the building from the city but the building has not power. Electrical boxes are in poor condition and may be the cause of the power problem. An electrician will be engaged to evaluate the electrical systems.

IV. ADDITIONAL PROPERTY INSPECTION COMMENTS

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

B. Liability Issues:
   i. Fencing around loading, manufacturing areas, pools, etc.: no
   ii. Balcony/Catwalk issues: no
   iii. Railing issues: no
   iv. Stair conditions: no
   v. Fire escape issues: no
   vi. Smoke detector issues: none observed

C. Other Notes:
A wood cover has been placed over a deteriorated metal cover.

D. Location: Square lake Rd in Bloomfield Township near Telegraph Road.

   How Does the Location affect the value? It would be more valuable in another location.

E. Marketing:
   i. How does the property present itself? Deteriorated condition inside is not good for presentation.
V. OTHER COMMENTS: (Special Issues)

none

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 ]
A.R.T. Asset Management, Inc.

10162001470, 786 W Square Lake Rd, 110110