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 #:	214-738-8830	*Telephone #:*	214-863-3023
Inspector (Print):	Andy Miguez	*Contact Name:*	Preston Pillsbury

Asset Number: 10215000344 *Property Name:* 14447 East Jefferson Ave

Inspection Date: 11/01/10 *(mm/dd/yyyy)* *Address:* 14447 East Jefferson Ave

FDIC Contact: *City/State/Zip:* Detroit, MI 48214

GEO Location Latitude: N42.37 Longitude: *W82.94*

General Information

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

Land Area: N/O

Structural Improvements: 2-level restaurant building

Building Area: N/O

Number of Units: 1

Known or Observed Code Violations: None Observed

Known or Observed Environmental Conditions: None
(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:
(Name, Address, Phone)

Comments:

None

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

A.R.T. Asset Management, CBRE Realtors 6753

Are all structures secured? Yes *(Y/N)*

Is the property winterized? No *(Y/N)*

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

Inspected By: Andy Miguez *(Sign)*

Inspection Date: 11/01/10

Occupancy

Is the Property occupied, vacant/open, vacant/locked, boarded? Vacant/Locked/one window boarded

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

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

Name	Unit Number	Phone Number	Tenant/Previous Debtor
N/A	N/A	N/A	N/A

(If more occupants are present, attach additional Pages)

Comments:

None

I. PROPERTY DESCRIPTION

Briefly Describe the Property:

Property is a single story building with a basement. The building is an unfinished restaurant. Bars are on all ground floor windows and doors.

II. EXTERIOR OF THE STRUCTURE(S)

A. Structure(s)

i. Type: Cinder Block

ii Condition: Good

B. Painted Surfaces:

i. Type: Cinder block

ii. Condition: Good

C. Foundation:

i. Type: Poured cement walls with concrete slab in basement

ii. Condition: Good

D. Exterior Glass Condition: One broken window which has been boarded, all others intact

E. Roofs:

i. Type: N/O

ii. Condition: N/O

F. Air Conditioning Units:

i. Brands: N/O

ii. Tonnage: N/O

iii. Condition: Very poor, unit has been gutted

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

Comments: None

H. Type of Water System:

i. Type: city

ii. Condition: not connected

I. Type of Sewer/Septic System:

i. Type: city

ii. Condition: N/O

J. Parking Lots:

i. Type: Concrete

ii Condition: Good

iii. Any Chuck (Pot) Holes? no

iv. Are curbs broken? yes

v. Do they need to be seal coated? no

vi. Do they need to be re-striped? yes

vii. Are there any abandoned vehicles? no

viii. Is there any covered parking? Carports? no

Comments: still under construction

K. Landscaping:

i. Overall condition: fair

ii. Is it neat and clean? no

iii. Is it adequate? No

iv. Are the beds turned? N/A

v. Are there flowering bed plants? No

vi. Is the property properly watered? N/A

Comments: still under construction

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: 2 Exclusive Realty signs posted on building (photos provided)

ii. Condition: Good

iii. Is it adequate for the circumstances? No

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? One

ii. Is it shell space or improved space? improved

iii. Has it been trashed out? no

iv. Is it in showable condition? yes

Comments: none

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

B. Entry Doors:

i. Type: Glass with metal frame(front) metal(back)

ii. Condition: Front is good/back is fair (missing the complete knob assembly, secured by 2 bolts on inside)

C. Interior Walls:

i. Type: Cinder Block,sheetrock and ceramic tile on ground level/poured cement walls with ceramic tile in basement

ii. Condition: fair

D. Mechanical System (If Common Utilities) or Systems:

i. Describe: none

ii. How many units? none

iii. Cleanliness: N/A

iv. Are there any fire extinguishers? N/A

v. Were any flammable materials stored nearby? N/A

E. Basement:

i. Is there a Basement? yes

ii. Is it neat and clean? yes

iii. Are all items properly stored? n/a

iv. Are any flammable materials stored there? no

F. List Interior Personal Property: left over construction materials

List Debris Requiring Removal: none

If condition is less than acceptable, describe deficiencies:

none

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 is properly installed? N/A

B. Liability Issues:

i. Fencing around loading, manufacturing areas, pools, etc.: none

ii. Balcony/Catwalk issues: no

iii. Railing issues: yes, no railing on stairs leading to and from basement

iv. Stair conditions: yes, pieces of ceramic tile have been broken and several steps are very narrow

v. Fire escape issues: no

vi. Smoke detector issues: none present yet

C. Other Notes:

no light in the basement.

D. Location: Located on the corner of East Jefferson and Marlborough in Detroit, MI

How Does the Location affect the value? Poor Location

E. Marketing:

i. How does the property present itself? Poor

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.

Exterior Front

A.R.T. contact sign

hole where access could be gained has been sealed off

right side view of building

parking lot condition

left side view

interior view

service area

one room of the basement

10215000344, 14447 East Jefferson Ave, 110110