COMMERCIAL PROPERTY INSPECTION REPORT

Inspection Co.:	A.R.T. Asset Management, Inc.	*Management Co.:*	
Address:	16910 Dallas Parkway Suite 116	*Address:*	
City/State/Zip:	Dallas, TX 75248	*City/State/Zip:*	
Telephone #:	214-237-0388	*Telephone #:*	
Inspector (Print):	Brian Rosenbaum	*Contact Name:*	

Asset Number:	-102970104	*Property Name:*	8830 E. Germann Rd
Inspection Date:	5/24/2011 *(mm/dd/yyyy)*	*Address:*	8830 E. Germann Rd.
FDIC Contact:		*City/State/Zip:*	Mesa, AZ 85212

General Information

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

Land Area: Unknown

Structural Improvements: Three Commercial Buildings/ Commercial Building Pads

Building Area: Unknown

Number of Units: Three

Known or Observed Code Violations: None at this time

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:

Bee Hive located on west side of property. Extreme erosion on channel and spillways

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

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: Brian Rosenbaum *(Sign)*

Inspection Date: 5/24/2011

Occupancy

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

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

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
Primerica		480-374-5700	
Allens Automotive Repair		480-677-3190	
Baci Italian Bistro		480-988-1061	

(If more occupants are present, attach additional Pages)

Comments:

I. PROPERTY DESCRIPTION

Briefly Describe the Property:

Three commercial buildings located in southeast Mesa. Additional commercial building pads are vacant on the property.

II. EXTERIOR OF THE STRUCTURE(S)

A. Structure(s)
- *i. Type:* Stucco and Block
- *ii Condition:* Good

B. Painted Surfaces:
- *i. Type:* Exterior CMU and stucco Interior drywall
- *ii. Condition:* Good

C. Foundation:
- *i. Type:* Concrete slab on Grade
- *ii. Condition:* Good

D. Exterior Glass Condition:

E. Roofs:
- *i. Type:* Rolled roofing
- *ii. Condition:* Unable to inspect

F. Air Conditioning Units (Pictures reqired):
- *i. Brands & Typ* Roof Mounted A(Not accesable
- *ii. Tonnage:*
- *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 Sewer

ii. Condition: Good

J. Parking Lots(Pictures reqired):

i. Type: Asphalt

ii Condition: Good

iii. Any Chuck (Pot) Holes? None

iv. Are curbs broken? Minor

v. Do they need to be seal coated? No

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: Spillways adjacent to parking need to be repaired

K. Landscaping:

i. Overall condition: Fair

ii. Is it neat and clean? Fair

iii. Is it adequate? Fair

iv. Are the beds turned? N/A

v. Are there flowering bed plants? Yes

vi. Is the property properly watered? Yes

Comments:

L. Trash Removal System:

i. Frequency of collection: Weekly

ii. Size of containers: 98 cu ft containers

iii. Are they in good condition? Yes

M. Signage (Pictures reqired):

i. Type: Wood For Sale Sign

ii. Condition: Good

iii. Is it adequate for the circumstances? Yes

N. List Exterior Personal Property:

List Debris Requiring Removal: Weed Control

If condition is less than acceptable, describe deficiencies:

III. INTERIOR OF THE STRUCTURE(S):

A. Vacant Units:

i. How many? None

ii. Is it shell space or improved space? Is it heated? Improved

iii. Has it been trashed out?

iv. Is it in showable condition?

Comments:

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

B. Entry Doors:

i. Type: Steel, wood, roll down doors at auto shop

ii. Condition: good

C. Interior Walls:

i. Type: Drywall

ii. Condition: Good

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

i. What type of unit and brand? Heat pump- not accessable

ii. How many units? 3

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? 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:

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? N/A

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: Fall hazard at Spillways, Bee Hive

i. Fencing around loading, manufacturing areas, pools, etc.:

ii. Balcony/Catwalk issues: No

iii. Railing issues: No

iv. Stair conditions: No

v. Fire escape issues: No

vi. Smoke detector issues: No

C. Fire Alarm & Fire Sprinkler Systems (Pictures required):

i. Is there a fire sprinkler system? How many risers? Yes- Wet and Dry

ii. Is there presure in the system? Is this a Wet or Dry system? Yes- Combination

iii. When was the last time it was inspected? If it is a dry system has it been serviced before freezeing weather?
3/7/2011 and 3/8/2011

iv. Is there a fire alarm system? Is the fire alarm monitored and by who?

v. Who is on the call list for the monitoring company? Tenant

C. Elevator Systems (Pictures required):

i. Is there an elevator system? What type, brand and size? No

ii. Is the system operational?

iii. When was the last time it was inspected? Is the inspection posted?
iv. Is the elevator monitored and by who?
v. Who is on the call list for the monitoring company?

C. Generator Systems (Pictures required):
i. Is there an generator system? What type, brand and size? No
ii. Is the system operational?
iii. When was the last time it was serviced? Who serviced it?

D. Other Notes:

D. Location: Isolated

How Does the Location affect the value? Fair to Poor

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

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]

A.R.T. Asset Management, Inc.

Erosion at Spillway

Drainage Channel Erosion

Parking Lot Condition

Building 1

Building 2 Automotive

Building 2

Vacant Pad

For Sale Sign

Vacant Pad

102970104, 8830 E. Germann, 5/24/2011