



**REPORT OF
PROPERTY CONDITION ASSESSMENT
WIKUS SAW TECHNOLOGY, CORP.**

1.12 ACRE RECYCLING FACILITY

**700 W BELDEN AVE,
ADDISON, IL 60101**

PROJECT NO. 22147

December 27, 2012



K - PLUS ENGINEERING, LLC

December 27, 2012

Ms. Kellie Grengs
WiKUS Saw Technology, Corp.
700 W Belden Ave,
Addison, IL 60101

Re: Property Condition Assessment Report
WiKUS Saw Technology, Corp.
700 W Belden Ave,
Addison, IL 60101
K-Plus Project No. 22147

Dear Ms. Grengs

K-Plus Engineering LLC (K-Plus) performed a Property Condition Assessment (PCA) on the 48,787 square foot office & production building (the Property), located at 700 W Belden Avenue, Addison Illinois, 60101. The scope of the PCA was performed in general accordance with ASTM E 2018-08 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". Resumes for the following professionals are included in the Appendix.

We appreciate the opportunity to provide these technical support services to WiKUS Saw Technologies. If you have any questions regarding this report, please do not hesitate to contact us at (312) 207-1600.

Respectfully submitted,
K-PLUS ENGINEERING LLC

Kashif Bazal
Project Scientist

Daniel M. Caplice, P.E.
Principal Engineer

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SUMMARY TABLE

SITE VISIT DATE: December 17, 2012

PROPERTY DESCRIPTION: Office/Warehouse/Production facility

SITE AREA: 1.12 Acres

YEAR BUILT: 2001

BUILDING AREA: 21,098 SF

EVALUATION PERIOD: 12 Years

Construction System	Condition				Recommendations and Costs		
	Good	Fair	Poor	N/A	Recommendation	Immediate & Short Term	Over Term
3.2.1 Topography	■				Site relatively level. Topography generally slopes to the southwest.		
3.2.2 Storm Water Drainage	■				Surface water on the Property drains overland to drop inlets located about the Property or percolates into the exposed soils. Site inlets connect to a dry retention area located at the northeast end of the Property and/or the municipal drainage system.		
3.2.3 Site Access and Egress	■						
3.2.4 Paving, Curbing, and Parking			■		Building features asphalt drives and parking. Concrete curbs and walking surfaces with concrete ADA curb ramps were also noted throughout the Property. Loading dock with concrete drive. K-Plus anticipates routine sealing and striping over the term.		\$18,800
3.2.5 Flatwork	■				No concern noted		
3.2.6 Landscaping and Appurtenances	■				Mature turf, trees, shrubs and vegetation throughout the Property. Automated sprinkler system. No significant concerns were noted.		
3.2.7 Recreational Facilities				■	No facilities		
3.2.8 Utilities	■				No problems reported		
3.3.1 Structural Systems	■				Steel frame with CMU walls		
3.3.2 Building Frame and Envelope	■				Pre-cast concrete panels, insulated windows in fixed anodized aluminum frames. No building exterior concerns noted.		\$20,000
3.3.3 Stairs and Steps	■						
3.3.4 Exterior Doors	■						
3.3.5 Exterior Windows	■						
3.3.6 Roofing Systems	■				Flat roof with rubber membrane, fully adhered EPDM system (installed 2001),		\$90,392

Property Condition Assessment

WiKUS Saw Technology, Corp.

700 W. Belden Avenue

Addison, Illinois

					with pre-finished aluminum coping. No leaks or concerns. Based on the estimated useful life, roof replacement anticipated at the end of the term.		
3.4.1 Plumbing Systems	■						
3.4.2 HVAC Systems	■				HVAC equipment is original; HVAC units can be expected to provide 15 to 20 years of useful life. Based on age of 11+ years K-Plus anticipates replacement over term.		\$5,000
3.4.3 Electrical Systems	■						
3.5 Vertical Transportation Systems				■			
3.6.1 Sprinklers & Suppression Systems	■				100% Wet sprinkler system. Property Management reported that the Property has been inspected January 2012. Fire extinguishers and heat/smoke detectors were noted throughout the Property. Exit signage, emergency lights, pull switches and fire alarm control panels were also noted.		
3.6.2 Alarm Systems				■			
3.6.3 Security and Other Systems	■						
3.7.1 Interior Finishes of Common Areas	■	■			Interior walls are generally covered by painted drywall with acoustic ceiling, commercial grade carpet or resilient tile. Warehouse areas have painted concrete block walls. Property Management reported painting of warehouse is in the budget for 2013. K-Plus has attributed painting of warehouse in short-term cost.	\$21,000	\$29,000
3.7.2 Interior Finishes of Office Spaces	■				Ceilings in office areas feature typical acoustic drop ceiling tiles with painted drywall, flooring in office areas is vinyl tile, commercial grade carpet or resilient tile.		
4.1 Code Compliance	■						
4.2 Seismic Zone	■						
4.3 Accessibility to Disabled Persons	■				Property was noted to be generally compliant with ADA standards. Curb ramps are provided in parking area. Posted ADA		

Property Condition Assessment

WiKUS Saw Technology, Corp.

700 W. Belden Avenue

Addison, Illinois

					parking signs are located at all sides of building.		
Overall Property (uninflated)						\$21,000	\$163,192

Repairs and Reserve Summary	Today's Dollars	\$/SF	w/3.0% Inflation
Immediate and Short Term Repairs	\$21,000	\$0.99	NA
Replacement Reserves (12 years)	\$163,192	\$7.73	\$208,810

Unescalated \$/SF/Year	Escalated 3.0% \$/SF/Year
\$0.64	\$0.82

1.0 EXECUTIVE SUMMARY

1.1 Background

K-Plus Engineering LLC (K-Plus) performed a Property Condition Assessment (PCA) in general conformance with the ASTM E 2018- 08 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”, of the 47,787 square foot office & production facility (the Property), located at 700 W Belden Ave, Addison, DuPage County, Illinois, hereinafter known as the Property.

The report was completed and reviewed by the following team members:

Kashif Bazal
Project Scientist
Phone: (630) 272-1673

Daniel Caplice
Senior Engineer
Phone: (312) 207-5700
Email: dan@kplus.com

The following terms are used throughout the report and are defined as follows:

- Excellent:* New or like New
- Good:* Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- Fair:* Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition.
- Poor:* Below average condition for the building system evaluated. Requires immediate repair, significant work, or replacement anticipated to return the building system or material to an acceptable condition.

1.2 Property Description

The Property is an office and processing facility located at 700 W Belden Ave in the Village of Addison, Illinois. The area surrounding the Property is mixed-use light industrial. Adjacent properties include Regal Manufacturing and American Engraving to the east, CDS Office Technologies parking lot followed by vacant land to the north, Billco Corporation to the west and Better Bilt Productions to the south. The Property is developed with a square shaped office/warehouse building, drives, and parking areas with a total approximate property area of 1.12 acres. The building on the subject property was completed in 2001 and contains approximately 21,098 square feet.

As-built drawings of the structural systems were not provided for review. The building appeared to contain a concrete slab-on-grade based on observations. The structural framing systems for the building consist of structural steel frame and truss systems. Exterior walls primarily consist of pre-finished metal and masonry block (CMU) construction.

The Property is currently owned by DHS Partnership. WiKUS Saw Technology is presently leasing the Property from DHS Partnership. Information provided by Ms. Kellie Grengs, Property Operations Manager for WiKUS Saw Technology, indicated: 1) buildings and systems which are the responsibility of the tenant are well-maintained and in generally good condition, and 2) a preventive maintenance plan is in place.

Office and conference areas located in the south portion of the Property (approximately 2,000 square feet) consist of carpeting, wallpapered and painted walls, and acoustical drop-in ceiling tiles.

Interior wall framing consists of metal studs finished with painted/wallpapered gypsum board. Ceiling finishes consist of acoustical tiles in metal grids. Floor finishes include concrete slabs, carpeting and vinyl tile.

Interiors are lighted with incandescent and fluorescent fixtures. Light fixtures were noted to be recessed or hanging. Interior doors were noted to be laminated solid core wood in metal frames and solid glass in metal frames. Light fixtures and interior doors were noted to be in generally good condition.

Warehouse areas typically consist of unfinished ceilings, exposed steel framing and decking and concrete floors with wood platform over production areas. According to Ms. Grengs, the platform is to prevent damage to saw blades if rolled or dropped on the floor. Warehouse areas have painted concrete block walls.

The restrooms feature vinyl tile flooring with painted gypsum board walls and acoustic ceilings. Washrooms feature vitreous china fixtures, fluorescent light fixtures and metal partitions. K-Plus noted the restrooms at the Property comply with ADA guidelines.

Foundation systems for the building at the Property generally consist of poured concrete footings at the perimeter and at columns. K-Plus did not observe evidence of significant foundation movement, such as significant perimeter foundation cracking or significant facade cracking.

Building framing above the foundations consists of steel beams and open web steel bar joists. The framing supports corrugated metal decking with poured concrete and rigid insulation at the roof.

The roofing system at the Property consists of a flat roof with a fully adhered EPDM system. Pre-finished aluminum coping is provided at the roof edge. The roof does not feature parapet walls. Interior roof drains are used to remove storm water from the roof. Property management reported that the roof was original to 2001 construction. No significant leaks or concerns were noted or reported.

Heating and air conditioning of the office portion of the building was provided by a roof-mounted 5 ton Lennox (Model GCS16) unit installed original to the Building. K-plus noted a radiant heat system provided in warehouse.

Office windows are primarily single-pane set in metal frames. In general the windows were in good condition. Exterior doors and frames were pre-finished metal.

Electrical service was provided by an underground service that entered the building near the northeast exterior where an existing pad mounted transformer was located. The main electrical service was rated at 400 Amp.

There are three indoor loading docks at the Property. K-plus noted one at-grade indoor loading dock and two drive-in ramp docks with truck access to the warehouse. All of the docks have overhead doors.

Access to the subject property was through two drives off West Belden Ave. The access drives were constructed of Portland cement concrete and asphalt. The concrete driveway extended from the south entrance to the indoor loading docks. Concrete curbs and walking surfaces with concrete ADA curb ramps were also noted throughout the Property.

Open parking is located on the west and north sides of the building. There are no parking garages or parking structures (i.e. carports) at the Property. The driveways and parking areas are paved with asphalt and bounded by concrete curbing. There are a total of 32 asphalt-paved (including 2 ADA spaces) parking spaces. Asphalt pavement extended along the west exterior of the building and wraps around to the north where a trash dumpster was present. K-Plus noted the asphalt drives/parking areas to be in fair condition. Property management reported that the asphalt was sealed and striped in 2005. K-plus anticipates sealing and striping of the parking surfaces over the term.

Surface water on the Property drains overland to drop inlets located about the Property or percolates into the exposed soils. Site inlets connect to a dry retention area located at the northeast end of the Property and/or the municipal drainage system.

The building was constructed in 2001, well after the implementation of the ADA. K-Plus noted the building to be in compliance with ADA guidelines.

1.3 Remaining Useful Life of the Property

Overall, the Property is in very good condition. Property management maintains an aggressive maintenance program. K-Plus believes that, under normal maintenance conditions, the Property has an expected Remaining Useful Life (RUL) of 35 years or more.

Property management reported the following recent capital improvements:

- Office areas was painted in 2011
- Clean Air Filtrations System Installation in process to be completed Jan 2013 (approx. \$60,000)

Remaining Useful Life (RUL) is subject to the qualifications as stated in this section and elsewhere in this report. This RUL is based on observed physical condition of the property at the time of the K-Plus site visit and is subject to possible effects of concealed conditions or the occurrence of extraordinary events, such as natural disasters or other “acts of God,” which may occur subsequent to the date of the on-site visit. The RUL is further based on the assumption that immediate repairs, long term and replacement repairs provided as capital reserves are completed in a timely and professional manner, and appropriate routine maintenance and replacement items are performed on as needed basis.

1.4 Seismic Assessment

A Probable Maximum Loss report was not included as part of the scope of work for this project. Based on the UBC Seismic Zone map, the subject property was located in a Seismic Zone 1.

1.5 Estimated Required Expenditures

The property is considered to be in good condition. The anticipated costs to correct are outlined in *Attachment B – Immediate and Short Term Physical Needs* of this report as these items are not reported to be addressed via warranty.

Following is a summary of the estimated costs for immediate and short-term repair work identified at this property:

	<u>Immediate</u>	<u>Short-Term</u>
A. Site	\$0	\$0
B. Frame and Envelope	\$0	\$0
C. Interior Elements	\$0	\$21,000
D. Plumbing, HVAC, and Electrical	\$0	\$0
E. Conveying Systems	\$0	\$0

F. Fire Protection	\$0	\$0
G. Miscellaneous	\$0	\$0
H. ADA Americans with Disabilities Act	\$0	\$0
Totals	\$0	\$21,000

Future capital expenditures have been projected for a period of twelve years. Please refer to *Attachment C – Estimated Capital Reserves Over the Term* for further detail.

1.6 Recommendations

The property is considered to be in good condition. Completion of any repair (if relevant) items noted in *Attachment B – Immediate and Short Term Physical Needs* of this report should be completed. For this property, Immediate or Short Term Repair needs were identified.

In reference to the physical components of the subject property, K-Plus recommends sealing and striping of the parking surfaces over the term. It is assumed the building equipment (e.g., HVAC equipment, pumps, boiler, etc.) associated with the buildings are no longer under warranty. Additionally we have provided for full replacement of the existing roof field during the term.

2.0 Purpose and Scope

2.1 Scope of Services

K-Plus completed a walk-through reconnaissance of the property on December 17, 2012 and interviewed the Operations Manager in an attempt to evaluate the physical condition of the various components of the building, examine obvious defects, opine on suspected hidden or latent defects, and determine the need for immediate and future capital expenditures. This report was prepared in general compliance with the requirements of ASTM E2018-08 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” as modified herein. Ms. Kellie Grengs, WiKUS Saw Technology Corp. Operations Manager, provided access and site information during our survey.

A rule of thumb estimate of equipment capacities was completed. A detailed analysis of the building components was not performed, but interviews with facility staff were conducted to evaluate current maintenance schedules and identify recent renovation activities.

Please be advised that the scope of the field survey work included only a visual review of readily visible physical components of the property and a spot-check of the accessible spaces and public areas. Therefore, this assessment did not identify discrepancies that would be present within concealed spaces. No materials testing (e.g., roof cuts, pavements corings, etc.) or field testing (e.g., water testing, etc.) were performed unless specifically authorized and detailed herein.

2.2 Assessment Procedures

The PCA included the following: site reconnaissance; interviews with tenants and property management personnel; inquiries or attempted inquiries with appropriate local government authorities (e.g., building and fire departments) and a review of construction documents as provided by the building management (if applicable). Copies of limited construction drawings were provided by the building maintenance personnel. Operational testing of building systems or components was not conducted. During the PCA, K-Plus conducted visual observations of the following facility features: site development systems; building structure systems; building exterior systems; building interior systems; roof systems; mechanical systems; electrical systems; plumbing systems; conveyance systems; and life and fire safety systems. This report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of any individual section are the sole responsibility of the User.

3.0 System Description and Observations

The accessible interior areas were observed in order to gain a clear understanding of the overall property condition. Other areas accessed included the exterior of the property.

3.1 Property Description

The Property is developed with a single office/warehouse structure. There are no below grade or basement areas. Employee parking is located along the west and north portion of the building adjacent to the warehouse area. Access drives to West Belden Avenue are located along the south property boundary. Generally the subject property is level with a slight slope to the southwest. Site landscaping is present on the south portion of the property and consists of mowed grass, decorative shrubs and trees.

The interior production area contained conveyors and welding equipment for metal belts. According to Property management the 3-inch metal strips are welded in series to long coiled strips and shipped to customers. The warehouse portion consists of storage racks for storing supplies and parts.

3.1.1 Property Location

The property is located at 700 W. Belden Avenue, Addison, Illinois, in central DuPage County, approximately half way between Veterans Memorial Tollway (355 S) and Kingery Highway (Route 83). (See Figure 1-Site Location). The property is located on the *Addison, Illinois USGS* topographic quadrangle at an elevation of approximately 703 feet above mean sea level.

Surrounding properties include:

North: CDS Office Technologies Inc at 780 W. Belden Ave Suite A.

South: Better Bilt Products at 900 Key Avenue.

West: Billco Corporation at 770 W. Belden Ave.

East: Regal Manufacturing Co. at 844 Key Avenue

3.1.2 Construction History

The building on the subject property was reportedly constructed in 2001. The building consists of a square-shaped office/warehouse structure. The structure appears to have been constructed in one phase with the main larger high bay portion of the building used for production and warehouse and two bay interior truck docks located in the southeastern portion of the building. Office and conference rooms were located in the north side of the Building by the main entrance.

3.1.3 Current Property Improvements

The subject property consists of the aforementioned office building/warehouse structure with a combination of concrete parking and asphalt drive areas. The driveways currently consist of Portland cement concrete and asphalt.

Open parking is located on the west and north sides of the building.

There are three indoor loading docks at the Property. K-plus noted one at-grade indoor loading docks and two drive-in ramp docks with truck access to the warehouse. All of the docks have overhead doors.

Landscaped areas consist of native and invasive species growing on the west perimeter and mowed grass and scattered small trees and shrubs on the eastern portion of the property.

The Property improvements appear to be of generally good quality construction.

3.2 Site Conditions

3.2.1 Topography

Overall Condition: Good

Observations: The property is located on the *Addison, IL USGS* topographic quadrangle at an elevation of approximately 703 feet above mean sea level. The topography slopes slightly down to the southwest. Generally the property is located in a central topographically high area with slopes down to the east, west, north and south locally.

Comments and Recommendations: Potential Immediate Repair Needs and/or Physical Needs Over the Term were not identified by K-Plus.

3.2.2 Storm Water Drainage

Overall Condition: Good

Observations: Storm water from the roof fields is diverted to interior mounted roof drains that discharge to interior discharge pipes. The storm water is then directed to below grade storm water collection pipes and is discharged to the local storm water sewer. Exterior storm waste surface flows across on site pavement to an east on site drainage swale. A storm water inlet was located at the south end of the swale and discharges to the community storm sewer located south of the subject property.

Comments and Recommendations: Potential Immediate Repair Needs and/or Physical Needs Over the Term were not identified by K-Plus.

3.2.3 Access and Egress

Overall Condition: Good

Observations: Access to the subject property was through two drives off West Belden Ave. The access drives were constructed of Portland cement concrete and asphalt. The concrete driveway extended from the south entrance to the indoor loading docks. Concrete curbs and walking surfaces with concrete ADA curb ramps were also noted throughout the Property.

Comments and Recommendations: Potential Immediate Repair Needs and/or Physical Needs Over the Term were not identified by K-Plus.

3.2.4 Paving, Curbing, and Parking

Overall Condition: Good to Fair

Observations: Open parking is located on the west and north sides of the building. There are no parking garages or parking structures (i.e. carports) at the Property. The driveways and parking areas are paved with asphalt and bounded by concrete curbing. There a total of 32 asphalt-paved (including 2 ADA spaces) parking spaces. Asphalt pavement extended along the west exterior of the building and raps around to north where a trash dumpster was present. K-Plus noted the asphalt drives/parking areas to be in fair condition. Property management reported that the asphalt was approximately sealed and striped in 2005.

Comments and Recommendations: K-plus anticipates sealing and striping of the parking surfaces over the term.

3.2.5 Flatwork

Overall Condition: Good

Observations: Flat work at the site was limited to sidewalks to provide access to the office portion of the structure. In general, the flat work was in good condition.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs Over the Term were identified by K-Plus.

3.2.6 Landscaping and Appurtenances

Overall Condition: Good

Observations: Landscaping consists of low grass and limited shrubs and trees on the southern portion of the property.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs Over the Term were identified by K-Plus.

3.2.7 Recreational Facilities

Overall Condition: N/A

Observations: None are present.

Comments and Recommendations: N/A.

3.2.8 Utilities

3.2.8.1 Water

Overall Condition: Good

Observations: Domestic water is supplied by through the Village of Addison.

Comments and Recommendations: There are no recommendations.

3.2.8.2 Electricity

Overall Condition: Good

Observations: ComEd supplies electric to the subject property. A utility-owned pad-mounted transformer was located near the northeast building exterior. In general, electrical distribution lines can be expected to provide 40 or more years of useful life, depending on the type and quality of materials and workmanship of the installation. Ms. Grengs reported that there have been no problems associated with the electrical distribution lines. The on-site electrical service mains were noted as 400 Amp. No emergency electricity generator was present.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.2.8.3 Natural Gas

Overall Condition: Good

Observations: Nicor supplies natural gas to the Property. No problems associated with the gas service were reported.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.2.8.4 Sanitary Sewer

Overall Condition: Good

Observations: Sanitary waste is directed to an existing Village of Addison sanitary sewer located along W. Belden Ave. The size/diameter and construction of the line was not reported. No problems associated with the sewer were reported.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.2.8.5 Storm Sewer

Overall Condition: Good

Observations: Storm water interior floor drains were not present in the warehouse. Liquids collected in drip pans and equipment pits was discharged to the sanitary sewer.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.3 Structural Frame/Slab and Building Envelope

3.3.1 Foundation

Overall Condition: Good

Observations: As-built drawings of the structural systems were not provided for review. The property building is likely supported by concrete spread footings and piers for interior columns. A concrete slab-on-grade is provided. K-Plus was unable to determine whether vapor barriers are present.

Interior PCC slabs were observed in good condition. The observed interior slabs appeared to concrete floors with wood platform over production areas.

Comments and Recommendations: No construction observation or testing documentation has been reviewed. The foundation systems were not visible. No evidence of settlement, differential settlement was observed. Foundations throughout the Property appear to be properly designed for the soil conditions and respective structures at the Property. Soils adjacent to building perimeters should be sloped to maintain positive drainage away from building foundations. No significant capital expenditures are anticipated during the evaluation period for the substructure.

3.3.2 Building Frame/Envelope

Overall Condition: Good to Poor

Observations: Based on observations of the buildings, the structural framing systems consist of structural steel beams with steel web roof joists. The structural framing systems for the building consist of structural steel frame and truss systems. Exterior walls primarily consist of pre-finished metal and masonry block (CMU) construction.

Comments and Recommendations: Tuck point repairs of the CMU as well as repainting should be completed as long term projects. K-Plus has included long term cost estimates.

3.3.3 Stairs and Steps

Overall Condition: Good

Observations: One metal staircase was noted in receiving docks. The staircase was in good condition.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs Over the Term were identified by K-Plus.

3.3.4 Exterior Doors

Overall Condition: Good

Observations: Exterior doors for the office structure consisted of painted metal doors or metal and glass. The main entrance had a metal frame with glass panel door and the interior doors were noted to be laminated solid core wood in metal frames and solid glass in metal frames. The condition of the doors was noted generally in good condition. Two metal roll up doors were present on the south truck dock exterior. A single metal roll up door was located on the northwest corner of the building.

Overall, the exterior doors and locking hardware appeared to be in good to fair condition. In general, exterior doors can be expected to provide 25 to 40 years of useful life.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs Over the Term were identified by K-Plus.

3.3.5 Exterior Windows

Overall Condition: Good

Observations: Windows on the office structure consisted of single pane metal frame windows. The windows were present on the south office exterior. No other windows were present on the structure. The windows were in good condition. In general, windows can be expected to provide 30 to 50 years of useful life.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs Over the Term were identified by K-Plus.

3.3.6 Roofing Systems

3.3.6.1 Roofing Surface

Overall Condition: Poor

Observations: The roofing system at the Property consists of a low slope roof with a fully adhered EPDM system. Pre-finished aluminum coping is provided at the perimeter wall tops. The roof does not feature parapet walls. Interior roof drains are used to remove storm water from the roof. Property management reported that the roof was original to 2001 construction. No significant leaks or concerns were noted or reported. Based on the estimated useful life, roof replacement is anticipated near the end of term.

Comments and Recommendations: No short term costs have been provided; however, K-Plus recommends replacement of the roof fields during the end of the term and associated costs are shown. Annual maintenance should be conducted and costs would be considered as part of routine maintenance and has been shown in the term table.

3.3.6.2 Parapet Walls and Attics

Overall Condition: N/A

Observations: Parapet walls or attics were not observed on the Subject Property.

Comments and Recommendations: N/A

3.3.6.3 Penetrations, Skylights and Flashing

Overall Condition: Fair

Observations: Sky lights were not noted.

Comments and Recommendations: Cost is included in Section 3.3.6.1 for roof repair/replacement. No Repair Needs or Physical Needs over the Term were identified by K-Plus that are not address in a prior section.

3.4 Plumbing, Mechanical and Electrical Systems

3.4.1 Plumbing Systems

3.4.1.1 Supply and Waste Piping

Overall Condition: Good

Observations: K-Plus observed that the water supply lines inside the office building are not polybutylene. Destructive testing was not within the scope of services of this report; therefore, K-Plus was not able to visually evaluate if polybutylene piping exists within the concealed areas, walls or underground supply piping. Water supply piping and drain piping is located in the walls and floors of the building. Water supply piping is copper; drain piping is a combination of copper, PVC and ductile-iron. Reportedly the Property has not experienced abnormal plumbing problems. K-Plus observed no items indicating that the plumbing systems are in less than good condition. In general, plumbing lines can be expected to provide 50 or more years of useful life, depending on the type and quality of materials and workmanship of the installation. Wastewater discharges to the Village of Addison sanitary sewer system.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.4.1.2 Domestic Hot Water Production

Overall Condition: Good

Observations: One natural gas water heater provided domestic hot water to the office and restrooms. The water heater was reported to be in good condition.

In general, water heaters of this type can be expected to provide 10 to 15 years of useful life.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus. Should the water heater require replacement during the term, the cost would be less than \$1,000, therefore is would be considered routine maintenance.

3.4.1.3 Fixtures

Overall Condition: Fair

Observations: Bathrooms in the office portion of the building are provided with standard fixtures, porcelain enamel toilets with stalls and sink vanities. The fixtures observed by K-Plus were generally in good condition and no evidence of inadequate venting or water pressure was noted. Tempered water response time at fixtures and faucets in the building was also adequate.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus. .

3.4.2 HVAC Systems

3.4.2.1 Equipment

Overall Condition: Fair

Observations: Heating for the non-office portions of the office and maintenance building was provided by natural gas overhead radiant heat units. A roof-mounted package Lennox 5 ton unit was present over the office portion of the building. HVAC equipment is original and was also reported and noted to be well-maintained. In general, HVAC units can be expected to provide 15 to 20 years of useful life. As the unit is functional, replacement may not be necessary; however, a continued preventative maintenance program is necessary. Additionally K-Plus recommends replacement of the office HVAC during the term.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus with the exception of replacement of the office HVAC package unit.

3.4.2.2 Distribution System

Overall Condition: Good

Observations: Distribution of conditioned air from the office is provided by metal ductwork with ceiling-mounted slot diffusers and returns in the office. The duct and diffusers were reportedly installed during original construction and were in good operating condition.

Comments and Recommendations: Annual inspections and routine maintenance are recommended.

3.4.2.3 Control Systems

Overall Condition: Good

Observations: Wall-mounted thermostats control the temperature in the office area. At the time of our site reconnaissance the interior temperature was warm.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.4.3 Electrical Systems

Overall Condition: Good

Observations: Primary electrical service is fed from a utility-owned pad-mounted transformer. The units can be expected to provide 20-30 or more years of service.

Interior light fixtures in the office areas consist primarily of flush ceiling mounted fluorescent fixtures. The fixtures were observed to be in good condition with no significant deficiencies observed. Lighting in the warehouse/production portion of the facility was good. Warehouse lighted consisted of ceiling-mounted fluorescent fixtures.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.4.3.2 Distribution

Overall Condition: Good

Observations: Multiple service panels with main disconnect were located in the structure with the main service disconnect listed as 400 Amp. Distribution panels with 10 and 20 amp circuit breakers were observed in interior office, warehouse and maintenance areas. K-Plus observed no items indicating that the electrical systems are in less than good condition. The electrical systems appeared to be adequate to meet the tenant requirements with adequate capacity for future similar tenants. In general, electrical components can be expected to provide approximately 50 years of service from the date of installation.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term was identified by K-Plus.

3.5 Vertical Transportation Systems

Overall Condition: N/A

Observations: No elevators are included in the facility.

Comments and Recommendations: N/A

3.6 Life Safety and Fire Protection

3.6.1 Sprinklers and Suppression Systems

Overall Condition: N/A

Observations: In July 2001, CSC issued a recall notice for O-ring sprinkler heads. The recall includes a variety of models manufactured by Central Sprinkler Company and a limited number of models sold by Gem Sprinkler Company and Star Sprinkler, Inc. The recall was initiated because it was discovered that the performance of these O-ring sprinklers can degrade over time. These sprinkler heads can corrode or minerals, salts and other contaminants in water can affect the rubber O-ring seals. These factors could cause the sprinkler heads not to activate in a fire. In no way does this defect create, cause or initiate a fire hazard.

K-Plus observed and Property management reported these systems to be in good working order. In addition, Property management routinely inspects, services, and maintains the fire and life safety systems. The sprinkler system at the building was inspected in November 2012. In addition, Fire extinguishers with current inspection tags were present.

K-Plus does not anticipate significant expenditures associated with the fire alarm system at the Property over the term.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term was identified by K-Plus.

3.6.2 Alarm Systems

Overall Condition: Good

Observations: Smoke detectors were observed within the office/warehouse facility.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

3.6.3 Security and Other Systems

An alarm system was present in the office

Comments and Recommendations: K-Plus has no recommendations.

3.7 Interior Building Components

3.7.1 Interior Finishes of Common Areas

Overall Condition: Good to Poor

Observations: Office and conference areas located in the south portion of the Property consist of carpeting, wallpapered and painted walls, and acoustical drop-in ceiling tiles.

Interior wall framing consists of metal studs finished with painted/wallpapered gypsum board. Ceiling finishes consist of acoustical tiles in metal grids. Floor finishes include concrete slabs, carpeting and vinyl tile.

Interiors are lighted with incandescent and fluorescent fixtures. Light fixtures were noted to be recessed or hanging. Interior doors were noted to be laminated solid core wood in metal frames and solid glass in metal frames. Light fixtures and interior doors were noted to be in generally good condition.

Warehouse areas typically consist of unfinished ceilings, exposed steel framing, and decking and concrete floors with wood platform over production areas. Warehouse areas have painted concrete block walls. Property Management reported painting of warehouse is budget for 2013.

Overall, the interior finishes throughout the warehouse and office areas appeared to be in good to fair condition.

Comments and Recommendations: K-Plus has attributed painting of warehouse in the short-term cost. During the term we have included cost to replace carpeting and painting of office/warehouse walls.

3.7.2 Office Spaces

Overall Condition: Good

Observations: The offices are maintained in good condition. The office portion of the structure was approximately 2,000 square feet.

Comments and Recommendations: No Immediate Repair Needs or Physical Needs over the Term were identified by K-Plus.

4.0 Document Review and Interviews

4.1 Documentation Review

K-Plus requested relevant documentation prior to the PCA that typically provides knowledge of the subject property’s physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. K-Plus’s review of documents submitted does not include commenting on the accuracy of such documents or their preparation, methodology, or protocol.

The following documentation was provided for review while performing the PCA. Discrepancies and referenced report sections are noted in the table below.

Documentation Reviewed			
Resource Item	Provided for Review	Discrepancy Observed	Report Section Reference
Design construction drawings	None	N/A	N/A
Maintenance logs	None	N/A	N/A
Certificate of Occupancy	None	N/A	NA
Prior property condition reports / surveys	None	N/A	N/A
Outstanding citations for building, fire, life safety, and zoning violations	None	N/A	NA
Safety inspection records	None	N/A	N/A
Appraisal	N/A	N/A	N/A
Roof warranty information	None	N/A	N/A.
Warranty information (boilers, chillers, cooling towers, etc.)	None	N/A	N/A
EUL age information for components and systems	None	N/A	N/A
Property specific historical repair and replacement cost information	None	N/A	N/A
Pending proposals or executed contracts for material repairs or replacements	None	N/A	N/A
ADA accessibility survey	None	N/A	N/A
Marketing and/or leasing information	None	N/A	N/A

Documentation Reviewed			
Resource Item	Provided for Review	Discrepancy Observed	Report Section Reference
Building rent roll, occupancy percentage, and turnover rate	N/A	N/A	N/A
Other items (building permits, FEMA Flood Map, As-Built Survey)	Site plan/sketch	None	N/A

K-Plus did not review a prior property condition report/survey while performing the PCA. Significant issues referenced in the above table (where relevant) are further discussed in the appropriate section of this report.

4.2 Interview Summary

The property representative Ms. Kellie Grengs was interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings and other documentation.

In the process of conducting the PCA and follow-up telephone calls, the following personnel were interviewed: N/A

It is K-Plus's opinion that the on-site contacts were fairly knowledgeable about the subject property; however, several maintenance related questions were not answered during our interview process.

4.3 Building, Life Safety, and Zoning Compliance

K-Plus requested information from the Village of Addison and a response was received. K-Plus is waiting for requested documents to be forwarded. The property is located in a conforming use designated zoning district "M3" or light industrial.

4.4 Flood Plain

Review of the USGS topographic map indicates the property is located at an approximate elevation of 703 feet above mean sea level. According to the Federal Emergency Management Agency (FEMA) Flood Information Rate Map (FIRM) for Addison, IL (DuPage County) (Community/Panel Number: 17043C0307H, December 16, 2004, the Property lies within Zone X which is defined as: "Areas located outside the 500-year flood plain". Such areas are not considered to be flood hazard areas.

5.0 Additional Considerations

5.1 ADA Compliance

The Americans with Disabilities Act (ADA) is comprehensive civil rights legislation designed to prohibit discrimination on the basis of disability. The rules and regulations of the ADA require that new construction, renovations, and existing public accommodations provide accessibility for the disabled. Public Law 101-336- July 26, 1990, Section 302, Prohibition of Discrimination by Public Accommodations, states, “Discrimination includes a failure to remove architectural barriers and communication barriers that are structural in nature, in existing facilities...where such removal is readily achievable.”

Title III of the ADA includes barrier-free design standards and “prohibits discrimination on the basis of disability by private entities in places of public accommodations,” and requires that “all places of public accommodation and commercial facilities be designed, constructed, and altered in compliance with the accessibility standards.”

Observations and Comments: The building was constructed in 2001, well after the implementation of the ADA. K-Plus noted the building to be in compliance with ADA guidelines.

5.2 Building Code Violation Issues

There was no current violation information on file with the Village of Addison for the property. Village of Addison Engineering Department personnel completed a records search and no violators were on record for the subject property.

Observations and Comments: The building appears to have been constructed in applicable code at the time of original construction.

6.0 Recommendations and Preliminary Cost Estimates

The cost estimates identified below are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, and appropriate overhead, general conditions, and profit. A detailed analysis of quantities for cost estimating purposes is not included. The estimated costs to repair, replace, or upgrade the improvements are considered typical for the marketplace. No contractors have provided pricing. The actual cost of repairs may vary from our estimates. We have not included contingency funds in our estimates. Amounts indicated represent today’s dollars. The cost estimates for physical deficiencies have been categorized as either Immediate or Short-Term Issues. We offer the following comments relative to Immediate and Short-Term criteria:

6.1 Immediate Issues

Physical deficiencies that require immediate action as a result of (i) existing or potentially unsafe conditions, (ii) significant negative conditions impacting tenancy, (iii) material building code violations,

(iv) poor or deteriorated condition of critical element or system, or (v) a condition that is left “as is,” with an extensive delay in addressing same, would result in or contribute to critical element or system failure within one year. The property is considered to be in good condition.

6.2 Short-Term Issues (0-12 Months)

Physical deficiencies are those which are inclusive of deferred maintenance that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventative maintenance work within a zero to one year time frame. Included are such physical deficiencies resulting from improper design, faulty installation, and/or substandard quality of original systems or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within a zero to one year time frame are also included.

6.3 Capital Reserves

Capital Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses, which should be annually budgeted for in advance. Capital reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

Capital Reserves excludes systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that were not deemed to have a material affect on the use were also excluded. Costs that are caused by acts of God, accidents or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs were solicited from ownership/property management, K-Plus discussions with service companies, manufacturers’ representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by ownership’s or property management’s maintenance staff were also considered.

K-Plus’s reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the evaluation period which is defined as the effective age plus the reserve term. Additional information concerning systems or components respective replacement costs (in today’s dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Capital Reserve Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair and Short Term Cost Estimate.

7.0 Limitations and Qualifications

K-Plus's PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCA in accordance with ASTM E2018-08 is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Out of scope issues, as presented in the ASTM E2018-01 guide are listed in the Appendix.

This PCA was prepared recognizing the inherent subjective nature of K-Plus's opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. It should be understood that K-Plus's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. K-Plus opinions are generally formed without detailed knowledge from individuals familiar with the component's or system's performance.

This evaluation has been performed in conformance with all applicable legal requirements and accepted practices prevailing in the environmental engineering and consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of any applicable federal, state, and local laws, rules, and/or regulations. K-Plus, its officers, and its employees have no present or contemplated interest in the property or the parties involved. Our employment and compensation for preparing this report are not contingent upon any action or event resulting from the analyses, opinions, observations, or conclusions, in or from the use of, this report. The reported analyses, opinions, observations, and conclusions are unbiased, professional, and limited only by the reported assumptions, qualifications, and conditions stated herein we assume no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented are not representations regarding the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Appendices

Attachment A – Location Map/Layout



ENGINEERING, LLC

15 SPINNING WHEEL . SUITE 320 . HINSDALE, IL 60521
P 312.207.1600 . F 312.831.2191 . W K-PLUS.COM

Google Earth Image
Site Map
700 W. Belden Avenue
Addison, Illinois



Attachment B – Immediate and Short Term Physical Needs

EVALUATOR'S SUMMARY
IMMEDIATE AND SHORT TERM PHYSICAL NEEDS



Project: WiKUS Saw Technology Corp.

Address: 700 W. Belden

Addison, IL

Date: December 27, 2012

Project 22147A

ITEM	QUANTITY	UNIT COST	Immediate Needs	Short Term Needs	REMARKS
Interior Finishes of Common Areas - Painting of Warehouse	1	\$21,000		\$21,000	Management reported in budget for 2013
		TOTAL	\$0	\$21,000	

Attachment C – Estimated Capital Reserves Over the Term



K-PLUS ENGINEERING, LLC

Project Name
Address
City

WiKUS Saw Technology, Corp.
700 W Belden Ave
Addison, IL

Age of Building: 11+
Number of Buildings: 1
Number of Floors: 1
Elevators No: 0
Basement (levels): 0
Square Footage of building: 21,098

Project Number 22147

ESTIMATED CAPITAL RESERVES OVER THE 12 YEAR TERM

SYSTEM OR COMPONENT	COMMENTS	AVG EUL	EFF AGE	RUL	QTY.	UNIT	UNIT COST	ESTIMATED REPLACEMENT DATES AND EXPENDITURES (\$)												TOTAL			
								2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	RESERVE			
								1	2	3	4	5	6	7	8	9	10	11	12				
SITE DRAINAGE																							
No recommendations at this time																							
STRUCTURAL																				\$0			
No recommendations at this time																				\$0			
BUILDING ENVELOPE																				\$0			
Caulking or Tuck point exterior as needed or in year 6.	approximate 1,000 sq/ft cost basis per square foot	40	40	0	2,000	sq/ft	\$10.00				\$10,000						\$10,000			\$20,000			
BUILDING INTERIOR																							
Commercial Carpeting		10	10	6	2,000	sq/ft	LS			2000							\$2,000			\$4,000			
Office walls painting		10	10	6	2,000	sq/ft	LS				\$2,000								\$2,000	\$4,000			
Warehouse walls painting		10	10	6	21,000	sq/ft	\$1.00						\$21,000							\$21,000			
ROOFING																							
COMPLETE ANNUAL MAINTENANCE		20	30	0	21,098	LS	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000		
Roof Replacement	replace roof anticipated at end of term	20	11	9	21,098	sq/ft	\$4													\$84,392	\$84,392		
MEP																					\$0		
Replace 5 ton of HVAC cooling capacity		10	6	4	5	ton	\$1,000				\$5,000										\$5,000		
PAVEMENTS																					\$0		
sealing and striping parking areas.					31,275	SF	\$0.30	\$ 9,400					\$ 9,400								\$18,800		
ARCH. FINISHES																					\$0		
NONE	Tenant responsibility																				\$0		
ADA																					\$0		
No recommendations at this time		NA	NA	NA																	\$0		
ANNUAL REQUIREMENTS, UNINFLATED								9900	500	2500	10500	7500	500	30900	500	2500	10500	2500	84892	\$163,192			
INFLATION RATE FACTOR @ 3 %								1.000	1.030	1.061	1.093	1.126	1.159	1.194	1.230	1.267	1.305	1.344	1.384				
ANNUAL REQUIREMENTS, INFLATED								\$9,900	\$515	\$2,652	\$11,474	\$8,441	\$580	\$36,896	\$615	\$3,167	\$13,700	\$3,360	\$117,510	\$208,810			
CUMULATIVE TOTAL								\$9,900	\$10,415	\$13,067	\$24,541	\$32,982	\$33,562	\$70,458	\$71,073	\$74,240	\$87,940	\$91,300	\$208,810				
One Year per sq/ft cost																						\$0.47	
(Twelve Year per sq/ft cost/per year) inflated																						\$0.825	

AVG EUL: Average Expected Useful Life
EFF AGE: Effective Age
RUL: Remaining Useful Life
LS - Lump Sum
S.Y. - Square Yard
SF - Square Foot
FL - Linear Foot
SR - Site Reconnaissance

Attachment D – Photographs

PHOTOGRAPHS



Photograph No. 1

Main entrance access to the Property is via driveway located along the side of the W. Belden Avenue



Photograph No. 2

ADA Accessible

PHOTOGRAPHS



Photograph No. 3

Surface water runoff via drop inlets.



Photograph No. 4

ADA Parking Available at the Property.

PHOTOGRAPHS



Photograph No. 5

Typical Parking and dumpster located north of the Property.



Photograph No. 6

Typical office interior of the Property.

PHOTOGRAPHS



Photograph No. 7
Typical landscaping at the Property.



Photograph No. 8
Dry water detention area to the northeast of the Property.

PHOTOGRAPHS



Photograph No. 9
Existing restrooms



Photograph No. 10
Fire backflow system

PHOTOGRAPHS



Photograph No. 11
Typical fire alarm and emergency exit.



Photograph No. 12
Exterior view of the Property.

PHOTOGRAPHS



Photograph No. 13

Interior production / warehouse view of the Property.



Photograph No. 14

Typical storage warehouse shelves at the Property.

PHOTOGRAPHS



Photograph No. 15

Typical warehouse walls and emergency exit doors at the Property.



Photograph No. 16

Typical concrete floors with wood overlay for production areas.

PHOTOGRAPHS



Photograph No. 17
South view of the Property.



Photograph No. 18
East view of the Property.

PHOTOGRAPHS



Photograph No. 19

West view of the Property - parking and dumpsters



Photograph No. 20

Electrical panel at the Property.

PHOTOGRAPHS



Photograph No. 21
Production area at the Property.



Photograph No. 22
Clean Air ventilation system at the Property.

PHOTOGRAPHS



Photograph No. 23

Clean Air Filtrations System Installation in process to be completed Jan 2013
(approx. \$60,000)



Photograph No. 24

Typical conference room at the Property.

PHOTOGRAPHS



Photograph No. 25
Typical indoor receiving dock area.



Photograph No. 26
Typical acces to office areas from production / warehouse facility.

PHOTOGRAPHS



Photograph No. 27
Typical HVAC system at the Property.



Photograph No. 28
Certificate of Registration from Illinois Business Authorization

PHOTOGRAPHS



Photograph No. 29

Certificate of Registration to the Quality System Standards ISO 9001:2008,
Certificate Number Q2708.

Attachment E – Engineering Firm’s Check List

ENGINEERING FIRM'S CHECK LIST

		RATING	TYPE OF MATERIAL	ESTIMATED COST FOR	COMMENTS
CATEGORY I - GENERAL PHYSICAL PLANT CONDITION				See Attached Tables	
A.	General description	G	Office/Manufacturing facility/Warehouse		Overall good condition
B.	Building construction type	G	Steel frame/CMU walls		Concrete slab on grade
C.	Overall observation	G			Good
CATEGORY II - EXTERIOR LANDSCAPING, TOPOGRAPHY, ETC.					
A.	Storm water drainage and detention	G	Discharge to an east on site drainage swale		
B.	Topography	G			
C.	Landscaping	G	Low grass, limited shrubs and trees		Well-maintained
D.	Utilities	G			No reported deficiencies
E.	Access and egress	G	Access form Belden Avenue		Portland Cement
F.	Site Drainage	G	see A above		
CATEGORY III - PARKING, SIDEWALKS, ETC.					
A.	Parking lot	G-F	Open parking sealed and striped in 2005		Sealing and striping anticipated over long term
B.	Loading docks	F	Two loading docks		Concrete in fair condiiton
C.	Retaining walls	NA			
D.	Curbs	F	Concrete		
E.	Islands	NA	NA		NA
F.	Concrete sidewalks	G-F	Concrete		
G.	Stairs	G	Metal in receiving dock		
H.	Miscellaneous				
CATEGORY IV - EXTERIOR ENVELOPE					
A.	Building exterior	G-P	Metal and CMU block		Condition varies, CMU needs repainted and tuck point repairs
B.	Doors and Windows	G	Painted metal or metal and glass		
C.	Overhead doors	G	Metal roll-up		
D.	Miscellaneous				
CATEGORY V - ROOFING					
A.	Roofing - Main Fields	P	Low slope roof with a fully adhered EPDM system; pre-finished aluminum at wall tops		Recommened replacement near end of the term; annual maintenance advised
B.	Roofing - Parapet Walls	NA			
C.	Skylights	NA			
D.	Entrance Canopies	NA			
CATEGORY VI - HVAC					
A.	General observation of HVAC	F	Roof-mounted Lennox 5 ton unit for office; natural gas overhead heaters of non-office areas		Replacement of office unit expected over the term
B.	MEP Miscellaneous	G-F			

ENGINEERING FIRM'S CHECK LIST

		RATING	TYPE OF MATERIAL	ESTIMATED COST FOR	COMMENTS
CATEGORY VII - PLUMBING					
A.	Inspection and notation of any sanitary lines or grease traps that noted any repairs needed	NA	NA		NA
CATEGORY VIII - ELECTRICAL					
A.	Notation of any transformers as well as any deficiencies noted during interviewing of the tenants	G	Pad-mounted near northeast building exterior		No reported deficiencies
CATEGORY IX - LIFE SAFETY					
A.	Building sprinklers	NA			Inspected in November 2012 and found to be in working order
B.	Fire alarm panel	G			
C.	Smoke detection and heat detection	G	No reported deficiencies		
D.	Any other life safety equipment	NA			
CATEGORY X - CODE COMPLIANCE					
A.	ADA	G	ADA compliant		
B.	Local	NA			IBA and ISO 9001
C.	State				
D.	Federal				

Attachment F – Resumes



Title: Senior Project Manager

SUMMARY OF EXPERIENCE

Education:

*BS, Electrical Engineering,
Northern Illinois University*

*BS, Civil Engineering,
University of Illinois*

*OSHA 40-hour HazMat
Training*

*OSHA 8-hour On-site
Management &
Supervisor Training*

Mr. Bazal has over 6 years of extensive experience as a project manager working with REA Environmental and Bazal Properties. As a project manager, Mr. Bazal, has managed projects nationwide of over 300 Phase I Environmental Site Assessments. Mr. Bazal has managed and acquired the following:

- Responsible for ensuring district compliance with Federal, State, and Local regulations related to hazardous materials.
- Projects performed for governmental agencies, private property owners, non-profit organizations, lending institutions, schools/universities, hotels and others.
- Updating and delivering employee training programs related to hazardous materials and waste.
- Supervising work of outside contractors involved in removing or testing hazardous materials.
- Keeping informed of current and proposed regulations related to program areas assigned.
- Performing related fieldwork as required. Including sampling hazardous and/or industrial waste and bulk sampling of material suspected of containing lead or asbestos.
- Maintaining operation and inspection logs (O&M's).
- Submitting clear and concise written reports based on field inspections.
- Recommending and coordinating the development of programs needed to comply with hazardous materials regulations. Analysis and litigation support for petroleum hydrocarbon contaminated and UST sites. Providing coordination with regulatory agencies; concerning hazardous materials.



K-PLUS ENGINEERING, LLC

Education:

*MM, Finance and
Managerial Economics,
J.L. Kellogg Graduate
School of Management,
Northwestern University*

*MPH, Industrial Hygiene
and Safety Engineering,
University of Illinois at
Chicago*

*BS, Civil Engineering,
University of Illinois,
Urbana, IL*

Licenses/Certifications:

*Professional Engineer:
IL, IN, IA, FL, KY, LA, MI,
MN,MO, NC, OH, PA,SC,
TX, and WI,*

*AHERA Building Inspector:
IL and IN*

*LUST Site Assessor:
WI and IN*

*OSHA 40 Hour HazMat
Training*

*OSHA 8-hour On-site
Management &
Supervisor Training*

*HM-126F Safe HazMat
Transportation Training*

Radon Detection Services

*Corrective Actions for
Ground Water
Contamination*

DANIEL M. CAPLICE

Mr. Caplice is a licensed professional engineer in multiple states with 30 years of engineering and consulting experience. He has an in-depth understanding of local, state and federal regulations and has performed projects in accordance with CERCLA, RCRA, CWA/Oil Pollution Act, CAA, TSCA, and FIFRA requirements. His specialized areas of expertise are evaluation of contaminated properties, assessment of risk and endangerment, regulatory compliance and permitting, hazardous waste management, industrial processes, Brownfield development, and site management including investigation, remediation, construction management, and monitoring.

Currently, a Partner at K-Plus Engineering, a 20 year-old, full service, engineering and consulting company with offices in Illinois, Indiana, Wisconsin, North Carolina, and California. At K-Plus, Mr. Caplice is responsible for managing and directing the company in addition to his ongoing work as an expert in environmental matters.

For the past 25 years, he has served as a consulting environmental expert for numerous private, public, and non-profit institutions. His responsibilities have included designing and directing various projects, particularly voluntary cleanups of contaminated soil and ground water sites, underground storage tank remediations, and NPL evaluations, investigations, and cleanups. Mr. Caplice has worked extensively on the investigation and cleanup of numerous active and abandoned industrial facilities, landfills, and other waste sites. He has also served as the project manager or senior technical advisor on hundreds of Phase I and Phase II Environmental Assessments at a multitude of sites, from small, undeveloped parcels of property to multi-location industrial facilities. Finally, Mr. Caplice has served as a technical expert on numerous State and Federal cases pertaining to the investigation and cleanup of contaminated properties as well as industrial hygiene and safety related issues pertaining to the investigation and remediation of contaminated property.

Mr. Caplice also has experience in the regulatory analysis of projects for compliance with federal and state environmental regulations, guidance, protocols, and procedures. His environmental regulatory experience includes evaluating compliance of private party actions, reviewing and preparing comments on proposed environmental laws and administrative rules, reviewing site documents and preparing detailed comments, and serving as a technical expert in various environmental cases. Mr. Caplice is also regular speaker at environmental conferences and seminars.

Prior to joining K-Plus, Mr. Caplice served in several capacities for the USEPA, Region 5, including Manager of a Superfund unit responsible for sites in Illinois and Indiana, and Manager of the Pre-Remedial Unit that was responsible for the investigation and assessment of abandoned waste sites (CERCLIS sites) for possible inclusion on the Superfund National Priorities List. While at the USEPA, he also regularly represented the Agency at the International Joint Commission on Water Quality in the Great Lakes.