

## PROPERTY CONDITION REPORT

City Center Marketplace  
15300 East Alameda Parkway & 402 South Chambers Road  
Aurora, Colorado 80017

June 12, 2015  
Partner Project Number: 15-140642.1

Prepared for:  
**A10 Capital**  
Boise, Idaho 83702



June 12, 2015

Mr. Chris Broer  
A10 Capital  
800 West Main Street, #1100  
Boise, Idaho 83702

Subject: Property Condition Report  
City Center Marketplace  
15300 East Alameda Parkway & 402 South Chambers Road  
Aurora, Colorado 80017  
Partner Project No. 15-140642.1

Dear Mr. Broer:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-08 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to provide sufficient information to evaluate the condition of the real property in order to facilitate completion of due diligence as a secured lender. The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the Subject Property serves as collateral. This report may not be used for any other purpose, including, without limitation, use by owner, borrower or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Melissa Dahl at (201) 984-3651 or email [mdahl@partneresi.com](mailto:mdahl@partneresi.com).

Sincerely,

Partner Engineering and Science, Inc.



Kelly DeJong  
Project Manager



Melissa Dahl  
National Client Manager

# EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

## Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the "Subject Property"). The assessment was performed in general accordance with ASTM E2018-08 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this Property Condition Assessment was to observe and document readily-visible materials and building system defects that might significantly affect the value of the Subject Property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

<b>Property Data</b>	
<b>Name</b>	City Center Marketplace
<b>Address</b>	15300 East Alameda Parkway & 402 South Chambers Road
<b>City, State and Zip Code</b>	Aurora, Colorado 80017
<b>Property use</b>	Retail shopping center
<b>Land acreage (acres)</b>	19.292
<b>Number of buildings</b>	Four
<b>Number of floors</b>	One
<b>Year built</b>	1985
<b>Gross building area (sf)</b>	234,255 sf
<b>Net rentable area (sf)</b>	234,255 sf
<b>Number of tenant spaces</b>	37 tenant spaces
<b>Foundation / Substructure</b>	Concrete slab-on-grade with footing reinforcement under load bearing structures
<b>Superstructure</b>	Masonry and concrete load-bearing walls; steel-framing
<b>Façade</b>	Brick masonry and painted exterior insulation finishing system (EIFS)
<b>Roof type</b>	Flat, fully ballasted, single-ply thermoset membrane
<b>Parking area</b>	Asphalt pavement
<b>Parking space count</b>	980 open parking spaces
<b>ADA-compliant parking count</b>	19 ADA-designated parking spaces
<b>HVAC system</b>	Roof-mounted packaged units
<b>Water supply piping</b>	Copper (domestic water); Cast Iron (sanitary)
<b>Electrical branch wiring</b>	Copper
<b>Number of elevators</b>	None
<b>Fire suppression</b>	Wet-pipe sprinkler system (Select Tenant Spaces)
<b>Fire alarm</b>	Central system (Select Tenant Spaces)

The buildings on the Subject Property are further described as follows:

<b>Structure</b>	<b>Address</b>	<b>Building Area (SF)</b>	<b>Construction Date</b>
Building 1	15300 East Alameda Parkway	40,248	1985
Building 2	406 South Chambers Road	89,557	1985
Building 3	512 South Chambers Road	92,775	1985
Building 4	420 South Chambers Road	11,675	1985

### **Overall Condition**

Based on the systems and components observed during the site visit, the Subject Property appears to be in good condition.

### **Reported Capital Expenditures**

According to property management, the following capital improvements were completed within the last three years:

- Roof replacement on 24 Hour Fitness and adjacent vacant tenant space building (2015) - \$158,200
- Roof replacement on the 420 South Chambers vacant building (2010 - cost not reported)

According to property management, the following capital improvements are planned:

- Concrete Repairs / Replacements - \$10,380
- Asphalt Repairs - \$34,830

The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the Appendices.

### **Immediate and Short-Term Repair Items**

This report presents opinions of probable costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other conditions that if left uncorrected, have the potential to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items should be addressed at the first practical opportunity.

In addition, this report presents opinions of probable costs for items or conditions that may not require immediate action, but should be conducted on a priority basis above and beyond routine maintenance. Generally, the recommended time frame for addressing these items is two years.

Deferred maintenance items and/or physical deficiencies that are considered significant are also identified in Table 1 - Immediate Repair and Deferred Maintenance Cost Opinion.

### **Replacement Reserve Items**

In accordance with the terms under which this assessment was performed, this report includes opinions of cost for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present

at the Subject Property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

### **Cost Exclusions**

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, costs that are generally associated with the normal operation of the Subject Property, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

### **Deviation from ASTM E2018**

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- The Standard establishes that opinions of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from the report. This report includes items above a threshold of \$1,000 in order to present a more comprehensive report.
- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.

**TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION**

City Center Marketplace  
 15300 East Alameda Parkway & 402 South Chambers Road  
 Aurora, Colorado

Partner Project No. 15-140642.1  
 June 12, 2015

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
<b>3.0 Site Improvements</b>							
3.3.4	Select planter beds were observed to contain damage in the form of cracked or missing brick masonry. Partner recommends a complete survey of the masonry planter beds at the subject property and conducting repairs / replacements as needed. Based on the limited amount of damage observed, this work can be conducted as part of routine maintenance; therefore, no costs are included.	1	LS	\$2,500		\$2,500	\$2,500
3.3.7	Missing / damaged brick masonry and extensive efflorescence / staining was observed at the wall to the south of the vacant tenant space adjacent to the 24 Hour Fitness. In addition, minor cracking and efflorescence was observed at the wall to the west of the 420 South Chambers Road building. Partner recommends conducting repairs / replacements to the damaged / missing brick masonry and cleaning the staining and efflorescence at the walls.	1	LS	\$1,500		\$1,500	\$1,500
3.3.7	Minor cracking and minor concrete deterioration was observed at the trash enclosure to the west and east of the 15300 East Alameda Parkway building and to the east of the 406 South Chambers Road building. In addition, minor rusting was observed at the trash enclosure doors adjacent to the Family Dollar tenant space. Partner recommends conducting repairs at the trash enclosures.	1	LS	\$750		\$750	\$750
3.3.8	One damaged pole-mounted site light fixture was observed in front of the vacant tenant space adjacent to the 24 Hour Fitness tenant space. Partner recommends replacing the pole-mounted lighting fixture. Based on low anticipated material and labor costs associated with replacement, this work can be conducted as part of routine maintenance. As such, no costs are included.	1	LS	\$2,200	\$2,200		\$2,200
3.3.2	Pavement appears to be in fair structural condition. Linear cracking, "map" or "alligator" cracking, and pothole formation were noted at select site locations. Specific areas of asphalt damage were observed at, but not limited to, the following locations: south of the 420 South Chambers Road. According to property management, a proposal / contract for asphalt repairs was signed on May 4, 2015. The asphalt repair activities will consist of full depth asphalt patching and patching. The total costs for asphalt repairs at the Subject Property is \$34,830.	1	LS	\$34,830	\$34,830		\$34,830
3.3.3	Areas of concrete damage, cracking, trip hazards and deterioration was observed throughout the Subject Property. According to property management, a proposal / contract for concrete repairs and replacements was signed on April 15, 2015. The concrete repairs / replacement activities will consist of the removal and replacement of deteriorated / cracked concrete pavement, grinding down of trip hazards and concrete patches. The total costs for concrete repairs / replacement at the Subject Property is \$10,380.	1	LS	\$10,380	\$10,380		\$10,380
<b>4.0 Structural Frame and Building Envelope</b>							
4.3	Minor efflorescence was observed on the inside of the exterior brick masonry walls at the vacant tenant spaces of the 420 South Chambers Road building. The efflorescence was observed to be in minor in nature. Partner recommends cleaning the areas of efflorescence and continued monitoring of the interior portions of the brick masonry walls during the evaluation period.	1	LS	\$750	\$750		\$750
4.4.4	Several areas of rusted sheet steel copings were observed at the parapet walls. Partner recommends a complete survey of the sheet steel copings and conducting replacements and sealing as need. A cost allowance for this work is included.	4,000	LF	\$3.00		\$12,000	\$12,000
4.6	The exterior stairs at the rear of the 406 South Chambers Road building were observed to contain efflorescence and cracking at the brick masonry enclosure walls and cracked / deteriorated concrete steps. Partner recommends conducting repairs / replacements at the damaged exterior stairs at the 406 South Chambers Road building. An opinion of costs associated with repairs / replacements is included.	1	LS	\$2,500	\$2,500		\$2,500
<b>5.0 Mechanical and Electrical Systems</b>							
<b>6.0 Interior Elements</b>							
<b>7.0 Accessibility</b>							
7.1	The subject property provides 980 standard parking spaces and 19 ADA-compliant parking spaces, including nine van-accessible spaces. The ADA-compliant parking spaces appear to be correctly configured and identified. According to the ADAAG, properties containing 501 to 1,000 parking spaces must have a minimum of 2% of the total parking spaces be designated as ADA parking spaces. As such, there should be 20 ADA-designated parking spaces. Partner recommends installing an additional ADA-designated parking space during future asphalt striping activities to comply with the ADAAG.	1	LS	\$250		\$250	\$250
<b>TOTAL</b>					\$ 50,660	\$ 17,000	\$ 67,660





# TABLE OF CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b> .....	<b>1</b>
1.1	Purpose.....	1
1.2	Scope of Work.....	1
1.3	Cost Evaluation Methodology.....	1
1.4	Descriptive Qualifiers.....	2
1.5	User Reliance.....	2
<b>2.0</b>	<b>RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW</b> .....	<b>3</b>
2.1	Site Reconnaissance.....	3
2.2	Property Personnel Interviewed/Contacted.....	3
2.3	Regulatory Compliance Inquiry.....	3
2.4	Document Review.....	4
2.5	Prior Reports.....	4
<b>3.0</b>	<b>PROPERTY CHARACTERISTICS</b> .....	<b>5</b>
3.1	Parcel Configuration.....	5
3.2	Observed Tenant Spaces.....	5
3.3	Site Improvements.....	6
3.3.1	Topography and Stormwater Drainage.....	6
3.3.2	Vehicular Access, Paving.....	6
3.3.3	Walkways, Grade-Level Steps and Ramps.....	7
3.3.4	Landscaping and Irrigation.....	7
3.3.5	Retaining Walls.....	8
3.3.6	Site and Building Signage.....	8
3.3.7	Perimeter Walls, Gates, and Fences.....	8
3.3.8	Exterior Lights.....	9
3.3.9	Site Amenities.....	9
3.3.10	Utility Service Providers.....	9
3.3.11	Special Utility Systems.....	9
<b>4.0</b>	<b>STRUCTURAL FRAME AND BUILDING ENVELOPE</b> .....	<b>10</b>
4.1	General Description.....	10
4.2	Foundation/Substructure.....	10
4.3	Building Frame.....	10
4.4	Facades or Curtain Walls.....	10
4.4.1	Exterior Walls.....	10
4.4.2	Windows.....	11
4.4.3	Doors.....	11
4.4.4	Parapets.....	12
4.5	Roof.....	12
4.5.1	Roofing Materials.....	12
4.5.2	Roof Drainage.....	13
4.6	Fire Escapes, Stairs or Balconies.....	13

<b>5.0</b>	<b>MECHANICAL AND ELECTRICAL SYSTEMS.....</b>	<b>14</b>
5.1	Plumbing, Domestic Hot Water, and Sewer Systems.....	14
5.2	Heating, Air Conditioning, and Ventilation.....	14
5.3	Electrical.....	15
5.4	Vertical Transportation.....	15
5.5	Life Safety and Fire Protection.....	15
5.5.1	Fire Suppression Systems.....	15
5.5.2	Alarm Systems.....	15
5.5.3	Other Systems.....	16
<b>6.0</b>	<b>INTERIOR ELEMENTS.....</b>	<b>17</b>
6.1	Common Areas.....	17
6.2	Amenities.....	17
6.3	Support Areas.....	17
6.4	Commercial Tenant Spaces.....	17
<b>7.0</b>	<b>Accessibility.....</b>	<b>18</b>
7.1	Americans with Disabilities Act Compliance.....	18
<b>8.0</b>	<b>NATURAL HAZARD INFORMATION.....</b>	<b>19</b>
8.1	Flood Zone.....	19
8.2	Seismic Zone.....	19
<b>9.0</b>	<b>SUSPECT WATER INTRUSION AND MICROBIAL GROWTH.....</b>	<b>20</b>
<b>10.0</b>	<b>OUT OF SCOPE CONSIDERATIONS.....</b>	<b>22</b>
<b>11.0</b>	<b>LIMITATIONS.....</b>	<b>24</b>

**FIGURES AND APPENDICES**

The following report Figures and Appendices are attached at the end of this report.

- |            |                                      |
|------------|--------------------------------------|
| Figures    | Figure 1: Site Location Map          |
|            | Figure 2: Site Plan                  |
| Appendices | Appendix A: Site Photographs         |
|            | Appendix B: Supporting Documentation |
|            | Appendix C: Qualifications           |

# 1.0 INTRODUCTION

---

## 1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the Subject Property in order to facilitate completion of due diligence by the addressee. The purpose is accomplished by describing the primary systems and components of the Subject Property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the Subject Property serves as collateral. This report may not be used for any other purpose, including, without limitation, use by owner, borrower or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property.

## 1.2 Scope of Work

This assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-08 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

## 1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the Subject Property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount

of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

#### **1.4 Descriptive Qualifiers**

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

- |      |  |
|------|--|
| Good | Satisfactory and performing adequately. System is anticipated to require routine maintenance during the short term; however, replacement may be necessary during the evaluation period due to EUL and RUL.                           |
| Fair | Performing marginally or system is performing adequately; however, is aged and near the end of the EUL. In addition, may be used to define systems that may require short-term and/or immediate attention to portions of the system. |
| Poor | Performing insufficiently. System requires immediate repair, replacement or significant maintenance to restore adequate performance.   |

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

#### **1.5 User Reliance**

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>

## 2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

### 2.1 Site Reconnaissance

Date: February 11, 2010  
Weather: Sunny and clear  
Field Assessor(s): Christopher Boser  
Escort: Sean Kidston, Gart Properties, 303-399-2555

### Limiting Conditions

The performance of this assessment was limited by the following condition(s):

- Access was not provided to a portion of the roof of the 406 South Chambers Road building. As such, roof membrane and HVAC condition at these locations were not assessed.

### 2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Additional site personnel were not available for interview. Mr. Kidston has been associated with the Subject Property for three years and was cooperative during the property observations. Mr. Kidston appeared to be knowledgeable about the Subject Property history and maintenance practices.

### 2.3 Regulatory Compliance Inquiry

<b>Building Codes</b>		City of Aurora Building Department	
Contact:	Ms. Leslie Williams	Telephone:	(303) 739-7074
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response
	A written request for information was submitted on May 27, 2015 and was forwarded to the City of Aurora Municipal Records Clerk; a file review was conducted and documents have been sent to Partner. However, as of the date this report was prepared, no response has been received. Any pertinent information will be forwarded upon receipt.		
<b>Fire or Life Safety</b>		Aurora Fire Department	
Contact:	Ms. Leslie Williams	Telephone:	(303) 739-7074
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response
	A written request for information was submitted on May 27, 2015 and was forwarded to the City of Aurora Municipal Records Clerk; a file review was conducted and documents have been sent to Partner. However, as of the date this report was prepared, no response has been received. Any pertinent information will be forwarded upon receipt.		

<b>Zoning</b>		City of Aurora Planning	
Contact:	Ms. Leslie Williams	Telephone:	(303) 739-7074
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response
	<p>Awaiting response. A written request for information was submitted on May 27, 2015 and was forwarded to the City of Aurora Municipal Records Clerk; no response was received prior to the preparation of this report.</p> <p>According to a review of the zoning map obtained from City of Aurora Zoning Map, the Subject Property is zoned B-1 for commercial use. The permitted uses listed in the zoning regulations include retail / office / commercial. Based on limited review, the Subject Property appears to be compliant.</p>		

This information does not constitute a detailed regulatory-compliance investigation. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

## 2.4 Document Review

The following documents were reviewed as part of this assessment. Information obtained from the documents is incorporated into the appropriate Sections of this report. If available, copies of the referenced documents are included in the appendices.

- 2000 ALTA/ACSM Land Title Survey
- Arapahoe County Tax Assessor property information
- Asphalt Pavement Repair Proposal and Contract
- City of Aurora On-line Property Information Portal
- City of Aurora Zoning Map
- Concrete Repair / Replacement Proposal and Contract
- Fire Inspection Reports
- Offering Memorandum Brochure
- Rent roll
- Roof Warranty Information

## 2.5 Prior Reports

A prior report was not available for reference.

## 3.0 PROPERTY CHARACTERISTICS

### 3.1 Parcel Configuration

The Subject Property improvements are placed upon two contiguous parcels. The parcels are irregularly-shaped and comprise approximately 19.292 acres.

### 3.2 Observed Tenant Spaces

<i>Observed Tenant Spaces</i>		
<i>Tenant Space</i>	<i>Status (O,V,M,D)</i>	<i>Tenant interviews</i>
Vacant Tenant Space (15306 East Alameda Parkway)	V	Not Applicable. Drywall damage was observed at the rear of the space.
Shoe Repair Tailor (15324 East Alameda Parkway)	O	No tenant complaints or issues mentioned.
Color Nails and Spa (15326 East Alameda Parkway)	O	No major tenant complaints or issues mentioned with the exception of a minor water leak in the restroom.
Cigarettes Plus (15342 East Alameda Parkway)	O	No tenant complaints or issues mentioned
Family Dollar (15390 East Alameda Parkway)	O	No tenant complaints or issues mentioned
Coin Laundry (410 South Chambers Road)	O	No tenant complaints or issues mentioned
Vacant Tenant Space (412 South Chambers Road)	V	Not Applicable
Two Vacant Tenant Spaces / Entire Building (420 South Chambers Road)	V	Not Applicable. Efflorescence was observed on the interior of the exterior brick masonry walls
Roca Fuerte Academy (450 South Chambers Road)	O	No tenant complaints or issues mentioned
Hope Online Learning Academy (472 South Chambers Road)	O	No tenant complaints or issues mentioned
24 Hour Fitness (512 South Chambers Road)	O	No tenant complaints or issues mentioned
Vacant Tenant Space (512 South Chambers Road)	V	Not Applicable
Sherwin-Williams (552 South Chambers Road)	O	No tenant complaints or issues mentioned
Vacant Tenant Space (564 South Chambers Road)	V	Not applicable. Extensive staining was observed on the floor of the main area.
City Center Chiropractic (572 South Chambers Road)	O	No tenant complaints or issues mentioned
Quality Auto Sound (584-586 South Chambers Road)	O	No tenant complaints or issues mentioned

Tenant spaces were randomly selected during the walk-through survey. Conditions appeared to be consistent throughout; consequently additional observation was not warranted.

### **3.3 Site Improvements**

#### **3.3.1 Topography and Stormwater Drainage**

The general vicinity is has an overall gradient towards the east. The Subject Property slopes gently to the east towards the adjacent West Toll Gate Creek.

Storm water is removed primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the Subject Property. Site storm water from the roofs of the subject buildings, limited landscaped areas, and paved areas is directed to on-site concrete swales, which drain to the public right of way, and to on-site storm water drains.

The Subject Property is connected to a storm sewer system that is owned and maintained by the municipality.

#### **Survey Condition and Analysis**

The topography was observed to be in good overall condition and appears to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the stormwater drainage system was not possible. Evidence of improper operation was not readily apparent. Routine maintenance, including clearing of debris from inlets, channels, piping, and outlets, is anticipated throughout the evaluation period.

#### **3.3.2 Vehicular Access, Paving**

Vehicular access is provided by four, two-way drive lanes from the north and west property perimeters leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization is provided at select entrance points to the Subject Property.

Concrete pavement is provided at the right-of-way approaches. Asphalt pavement is utilized throughout the property.

According to the property management and the 2000 ALTA Survey, parking areas provide a total of 999 spaces, including 19 ADA-designated of which nine are van-designated spaces.

Curbing placed at the parking area perimeters and interior islands consists of cast-in-place concrete.

#### **Survey Condition and Analysis**

Pavement appears to be in fair structural condition. Linear cracking, "map" or "alligator" cracking, and pothole formation were noted at select site locations. Specific areas of asphalt damage were observed at, but not limited to, the following locations: south of the 420 South Chambers Road. According to property management, a proposal / contract for asphalt repairs was signed on May 4, 2015. The asphalt repair activities will consist of full depth asphalt patching and patching. The total costs for asphalt repairs at the Subject Property is \$34,830. This cost is included in Table 1.

Pavement markings and striping appear to be in fair to good condition. Reapplication of markings and striping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Asphalt seal coat appears to be in fair condition. Reapplication of the seal coat is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

### **3.3.3 Walkways, Grade-Level Steps and Ramps**

Building entrance flatwork and pedestrian walkways consist of poured-in-place concrete construction. Ramps and stairs accommodate sidewalk grade changes. There are several ramps located throughout the Subject Property. The ramps are provided with painted metal handrails.

#### **Survey Condition and Analysis**

The pedestrian concrete walkways appear to be in fair to good overall condition. Areas of concrete damage, cracking, trip hazards and deterioration was observed throughout the Subject Property. According to property management, a proposal / contract for concrete repairs and replacements was signed on April 15, 2015. The concrete repairs / replacement activities will consist of the removal and replacement of deteriorated / cracked concrete pavement, grinding down of trip hazards and concrete patches. The total costs for concrete repairs / replacement at the Subject Property is \$10,380. This appears sufficient, the cost is included in Table 1.

The ramps at the Subject Property appear to be in good overall condition. Routine maintenance is anticipated during the evaluation period. Painting of the metal handrails can be conducted in conjunction with the painting of the building exteriors.

### **3.3.4 Landscaping and Irrigation**

Landscaped areas consisting of grass-covered lawn areas, floral plantings, trees, and shrubs are provided in areas not occupied by buildings, walkways, or pavement. An underground automatic irrigation system is provided. Brick masonry planter beds are provided at select site locations.

#### **Survey Condition and Analysis**

Vegetative materials were observed to be in good overall condition. Routine maintenance, including as-needed replacement of vegetation, is anticipated throughout the evaluation period.

Although operation of the sprinkler system was not directly tested, components are assumed to be in proper working order, based on the general appearance and as reported by management. The overall conditions of the landscaping and maintenance practices by the landscape service appear to be adequate. Routine maintenance is anticipated during the evaluation period.

The brick masonry planter beds throughout the Subject Property were observed to be in good overall condition. However, select planter beds were observed to contain damage in the form of cracked or missing brick masonry. Specific areas of damage were observed at, but not limited to, the following locations: adjacent to the Coin Laundry tenant space, adjacent to the vacant tenant space near the former Office Depot tenant space, adjacent to the Sherwin Williams tenant space and adjacent to the Arapahoe County Department of Motor Vehicles tenant space. Partner recommends a complete survey of the masonry

planter beds at the Subject Property and conducting repairs / replacements as needed. Costs are included in Table 1.

### **3.3.5 Retaining Walls**

Significant retaining walls are not present.

### **3.3.6 Site and Building Signage**

The main property identification signage consists of a monument sign located at the northwest corner of the site near the intersection of East Alameda Parkway and South Chambers Road. This sign contains metal signage mounted on a brick masonry base.

Additional metal signage is located at select site locations. In addition, either façade-mounted or storefront labelling tenant-specific signage is also present.

#### **Survey Condition and Analysis**

The signage was observed to be sufficient and in good condition. Sign painting or replacement can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

### **3.3.7 Perimeter Walls, Gates, and Fences**

Brick masonry walls are provided to the west of the 420 South Chambers Road building and to the south of the vacant tenant space adjacent to the 24 Hour Fitness.

Brick masonry and painted concrete masonry unit (CMU) trash enclosures are provided at select site locations throughout the Subject Property. The trash enclosures contain painted steel gates.

Wood fencing is located to the north of the First Step Infant Toddler Daycare tenant space, which encloses the children's play area. Chain link fencing is provided to the east of the Roca Fuerte Learning Academy Center tenant space.

#### **Survey Condition and Analysis**

The brick masonry walls were observed to be in good overall condition. However, missing / damaged brick masonry and extensive efflorescence / staining was observed at the wall to the south of the vacant tenant space adjacent to the 24 Hour Fitness. In addition, minor cracking and efflorescence was observed at the wall to the west of the 420 South Chambers Road building. Partner recommends conducting repairs / replacements to the damaged / missing brick masonry and cleaning the staining and efflorescence at the walls. An opinion of costs for this work is included in Table 1.

The brick masonry and CMU trash enclosures were observed to be in good overall condition. However, minor cracking and minor concrete deterioration was observed at the trash enclosure to the west and east of the 15300 East Alameda Parkway building and to the east of the 406 South Chambers Road building. Minor rusting was observed at the trash enclosure doors adjacent to the Family Dollar tenant space. An opinion of costs are included in Table 1. Painting of the CMU trash enclosure can be conducted in conjunction with the exterior painting of the buildings.

The wood and chain link fencing were observed to be in good overall condition. A minor area of leaning chain link fencing was observed. Routine maintenance is anticipated during the evaluation period.

### **3.3.8 Exterior Lights**

Outdoor lighting is provided by pole-mounted light fixtures generally located in parking areas. The fixtures are equipped with high-intensity discharge lamps. The poles are constructed with elevated concrete bollard bases. Building-mounted light fixtures are provided at the Subject Property buildings and are equipped with either high-intensity discharge lamps, compact fluorescent or halogen light bulbs. Timers and photocells control exterior lighting.

#### **Survey Condition and Analysis**

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appears to be adequate and was reported to be sufficient for the Subject Property.

The light fixtures were observed and reported to be in good overall condition. One damaged pole-mounted site light fixture was observed in front of the vacant tenant space adjacent to the 24 Hour Fitness tenant space. Partner recommends replacing the pole-mounted lighting fixture. An opinion of costs are included in Table 1. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

### **3.3.9 Site Amenities**

No significant site amenities are provided at the Subject Property.

#### **3.3.10 Utility Service Providers**

<b>Utility</b>	<b>Provider</b>
<b>Water</b>	Aurora Water
<b>Sanitary Sewer</b>	Aurora Water
<b>Storm Water</b>	Aurora Water
<b>Electric</b>	Xcel Energy
<b>Gas</b>	Xcel Energy
<b>Waste</b>	Waste Management

#### **Survey Condition and Analysis**

No issues or service deficiencies were reported. Routine maintenance is anticipated during the evaluation period.

### **3.3.11 Special Utility Systems**

Special utility systems are not present.

## 4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

---

### 4.1 General Description

The Subject Property is improved with a total of four single-story commercial buildings. Two buildings are rectangular and square-shaped while the remaining two are irregularly shaped. The buildings were constructed in 1985. The Subject Property buildings have a gross floor area of 234,255 square feet. The buildings are generally above grade with respect to the immediate surroundings and are elevated from the adjacent parking lot.

### 4.2 Foundation/Substructure

Based on experience with similar structures in this geographic region, foundations are presumed to consist of a reinforced-concrete slab-on-grade with footing reinforcement under load bearing structures.

#### *Survey Condition and Analysis*

Evidence of structural distress indicative of foundation settlement was not observed. Foundations appear to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

### 4.3 Building Frame

The building is constructed with brick masonry exterior structural walls and conventional metal framing at interior walls.

#### *Survey Condition and Analysis*

Evidence of structural distress indicative of framing failure was not observed. The framing appears to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

Minor efflorescence was observed on the inside of the exterior brick masonry walls at the vacant tenant spaces of the 420 South Chambers Road building. Partner recommends cleaning the areas of efflorescence and continued monitoring of the interior portions of the brick masonry walls (where available) during the evaluation period. An opinion of costs are included in Table 1.

### 4.4 Facades or Curtain Walls

#### 4.4.1 Exterior Walls

The exterior walls of the buildings consist primarily of brick masonry. However, select portions of each building contain painted exterior insulation and finish systems (EIFS). EIFS was observed primarily above tenant space entries. There are façade-mounted awnings located above tenant space entries. The awnings contain either canvas, standing seam metal or are steel-framed with corrugated metal.

#### *Survey Condition and Analysis*

The exterior walls were observed to be in generally good condition. Minor cracking was observed at the west elevation of the 406 South Chambers Road building near the entrance to the First Step Infant Toddler Center Daycare tenant space. In addition, minor efflorescence was observed at the north elevation of the

420 South Chambers Road building and the west elevation of the 15300 East Alameda Parkway building, adjacent to the Family Dollar tenant space. The cracking and efflorescence appears to be minor in nature. Based on the minor deficiencies observed and the anticipated material and labor costs, this work can be conducted as part of routine maintenance. As such, no costs are included in Table 1. Routine maintenance is anticipated during the evaluation period.

The awnings were observed to be in good overall condition. However, minor rusting was observed at the steel-framed awnings at the west and south elevations of the 15300 East Alameda Parkway building. The rust was observed to be minor in nature. Partner recommends removing the rust as part of routine maintenance. No costs for this work are included in Table 1.

The areas of painted EIFS were observed to be in good overall condition and no areas of damage were observed. Routine maintenance is anticipated during the evaluation period.

Based on the observed condition of the paint finish at the EIFS portions of the buildings and the average effective useful life of paint coatings, reapplication of exterior paint is anticipated during the evaluation period. Additional work consisting of masonry tuck-pointing is anticipated on an as-needed basis. An opinion of cost for this work is included in Table 2.

#### **4.4.2 Windows**

Windows are aluminum-framed storefront units with fixed panes of tinted, insulated glazing.

##### ***Survey Condition and Analysis***

Windows were reported and observed to be in good overall condition. No signs of window leaks or condensation were evident during the observation. Window sealants were observed to be intact, with no signs of deterioration. Routine maintenance is anticipated during the evaluation period.

#### **4.4.3 Doors**

Tenant space entrance doors consists of aluminum-framed doors with full-height glazing set in the aluminum storefront system. Hardware includes horizontal exit bars, exterior pulls, closers, and deadbolts.

Secondary doors are painted, hollow metal set in metal frames. The doors have horizontal exit bars, exterior lever handles, closers, and deadbolts.

Overhead doors are provided a select few tenant spaces at the Subject Property. Three dock doors are located at the vacant tenant space adjacent to the 24 Hour Fitness. This tenant space was formerly occupied by grocery tenants and furniture tenants. The dock doors consist of overhead, steel panel, roll-up doors that are opened with electric openers. The dock doors are furnished with varying levels of dock equipment including bumpers, seals, and levelers. In addition, an overhead, steel panel, coiling door was observed at the 15306 East Alameda Parkway vacant tenant space, which formerly occupied Checker Auto Repair. Lastly, an overhead, steel panel, roll-up door is provided at the Quality Auto Sound tenant space.

##### ***Survey Condition and Analysis***

All doors are reported and observed to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

#### 4.4.4 Parapets

Exterior walls extend above the roof plane as parapets and are capped with sheet steel copings. Roof materials terminate at the base of the parapets.

#### Survey Condition and Analysis

Parapets appear to be in good overall condition. However, several areas of rusted sheet steel copings were observed at the parapet walls. Partner recommends a complete survey of the sheet steel copings and conducting replacements and sealing as need. A cost allowance for this work is included. An opinion of anticipated costs associated with replacement is included in Table 1. Routine maintenance is anticipated during the evaluation period.

### 4.5 Roof

#### 4.5.1 Roofing Materials

Roof coverings consist of a ballasted, single-ply thermoset membrane.

<b>Structure</b>	<b>Roof type</b>	<b>Approximate area</b>	<b>Installation date</b>
<b>Building 1</b> (15300 East Alameda Parkway building)	Ballasted, single-ply thermoset membrane	44,395	1998
<b>Building 2</b> (406 South Chambers Road building)	Ballasted, single-ply thermoset membrane	72,221	1998
<b>Building 3</b> (512 South Chambers Road building)	Ballasted, single-ply thermoset membrane	24,438	1998
<b>Building 3</b> (24 Hour Fitness Section Only)	Ballasted, single-ply thermoset membrane	65,205	2015
<b>Building 4</b> (420 South Chambers Road building)	Ballasted, single-ply thermoset membrane	11,675	2010

#### Survey Condition and Analysis

The roofing systems appear to be in fair to good overall condition. According to property management, membrane at the 24 Hour Fitness tenant space roof and the 420 South Chambers Road building were last replaced in 2015 and 2010, respectively. Based on our observations, the reported age appears to be reasonable. Based on the EUL, these two flat roofs are anticipated to last beyond the evaluation period with routine maintenance. All remaining flat roof membranes were reportedly replaced in 1998. Based on EUL, replacement of the flat roof membranes is anticipated during the evaluation period with the cost for this work included in Table 2.

According to the site escort, roof maintenance and repairs are conducted by a roofing contractor, Tecta Roofing.

#### **4.5.2 Roof Drainage**

Storm water runoff for the roof is directed to roof drains connected to internal leaders that exit through the exterior walls and discharge at grade. Emergency overflow scuppers are provided at select areas of the buildings.

##### ***Survey Condition and Analysis***

Roof drains were observed to be in good overall condition. Roof drains should be repaired or replaced as needed during roof replacement activities or as part of routine maintenance. No obvious evidence of ponding was observed at the flat roof sections. No major signs of interior water damage associated with roof leaks were observed. Normal, minor water damaged drop-in ceiling tiles were observed at select tenant spaces.

#### **4.6 Fire Escapes, Stairs or Balconies**

Fire escapes and balconies are not present at the Subject Property.

The 406 South Chambers Road building has exterior stairs at the rear of the structure for employee use. The exterior stairs are poured-in-place concrete construction with brick masonry enclosure walls. Metal handrails are mounted to the brick masonry enclosure wall and the building exterior wall. Similar stair structures are provided at the rear of the 512 South Chambers Road building.

Interior stairs are not provided at the Subject Property.

##### ***Survey Condition and Analysis***

The exterior stairs appear to be in fair to poor overall condition. The exterior stairs at the rear of the 406 South Chambers Road building were observed to contain efflorescence and cracking at the brick masonry enclosure walls and cracked / deteriorated concrete steps. Partner recommends conducting repairs / replacements at the damaged exterior stairs at the 406 South Chambers Road building. An opinion of costs associated with repairs / replacements is included in Table 1.

The remaining exterior stairs were observed to be in fair to good overall condition.

Routine maintenance of the exterior stairs is anticipated throughout the evaluation period.

## 5.0 MECHANICAL AND ELECTRICAL SYSTEMS

---

### 5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Domestic water piping was reported to be copper by property management. Observation of visible piping at water heaters and plumbing stub-outs indicates that the piping is copper. Sanitary drainage and vent piping is reported to be cast iron by property management.

Observation of visible vent piping indicates that the piping is cast iron.

Domestic hot water to the individual tenant spaces is provided by either electric or natural gas-fired water heaters. Water heater tank capacities vary in size per tenant space and range from 30-100-gallons. Observed water heaters were manufactured by A.O. Smith, Bradford White, GE and Rheem.

#### ***Survey Condition and Analysis***

The plumbing systems were reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heaters appeared to be in fair to good overall condition. The units were reported and observed to vary in age with some original units (1985) and recent replacements (2013).

Maintenance and replacement of water heaters is reported to be a tenant responsibility under current lease agreements; consequently, an opinion of cost for repairs or replacements during the evaluation period have not been included in this report.

The sanitary drainage and vent system was reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

### 5.2 Heating, Air Conditioning, and Ventilation

Heating and cooling are provided by HVAC packaged units that are located on the roof of each building. The packaged units were manufactured by Carrier, Trane, York, Rheem and Allied Commercial. The units vary in size, depending on tenant space, however the units have an input capacity ranging from 2.5- to 15-tons (4 and 7.5 tons typical). Cooling is provided by direct expansion and appears to utilize R-22 and R-410A refrigerant while the heating is provided by gas-fired heating coils. Conditioned air is distributed through sheet metal ducts to diffusers located in the finished ceilings. Fresh air is supplied by intakes on the side or front of the package units. Return air is collected by concealed sheet metal ducts through ceiling-mounted intakes.

#### ***Survey Condition and Analysis***

According to property management, the mechanical equipment is maintained by an outside vendor, American Mechanical Service (AMS).

The rooftop packaged units were observed and reported to be to be in fair to good overall condition. Partner observed several newly installed packaged units that were manufactured / installed in 2013, 2014 and 2015. The remaining packaged units varied in age and condition ranging from original (1985) to 2005. New units that were installed in 2009 and later are anticipated to last beyond the evaluation period with routine maintenance. Based on the current condition and effective ages of the older units, replacement of

a portion of the packaged units is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

### **5.3 Electrical**

Electrical service is delivered via several pad-mounted, utility-owned transformers located adjacent to the Subject Property buildings. Typical electrical service is rated at 400-800 amp, 208/120 volt, three phase main distribution panels. Breaker panels for lighting and power controls are located in varying locations in different tenant spaces. Observed panels were manufactured by Siemens, American Midwest Power and Cutler-Hammer.

Electrical branch wiring was reported to be copper / aluminum by property management.

#### ***Survey Condition and Analysis***

The electrical service was reported to be adequate for the current demands of the facility. The switchgear, circuit breaker panels, electrical meters, and wiring appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### **5.4 Vertical Transportation**

Vertical conveyances are not provided.

### **5.5 Life Safety and Fire Protection**

#### ***5.5.1 Fire Suppression Systems***

The 24 Hour Fitness / adjacent vacant tenant space and the Roca Fuerte Academy / Hope Online Learning Academy tenant spaces are protected by an automatic fire protection system consisting of a dry-pipe automatic sprinkler system. Water is supplied via a fire sprinkler line from the municipal main.

Fire sprinkler piping was observed to be steel. Sprinkler heads in the spares cabinet were observed to be manufactured by Rasco.

Fire extinguishers were observed in the tenant spaces. Fire extinguisher inspections are a tenant responsibility and are reportedly inspected on a yearly basis. A majority of the fire extinguishers were last inspected in July 2014 or May 2015. Fire hydrants are located at several points adjacent to the parking lots.

#### ***Survey Condition and Analysis***

The fire suppression system appears to be in good condition. The system is reportedly tested on an annual basis. Current inspection tags were observed on the riser. Routine maintenance, including regularly-scheduled testing, is anticipated during the evaluation period.

Current inspection tags were observed on the fire extinguishers. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

#### ***5.5.2 Alarm Systems***

The fire alarm system is reportedly comprised of hardwired smoke detectors, pull stations, and alarm horn/strobes. Two central fire alarm control panels monitor the smoke detectors, pull stations, and sprinkler

system flow switches. The panels were manufactured by Silent Knight and Mircom. The system is fully-addressable and is reportedly monitored by Safe Systems.

***Survey Condition and Analysis***

The fire alarm system appears to be in good overall condition and is reportedly tested on an annual basis. Current inspection tags were not observed on the main control panel. Routine maintenance, including regularly-scheduled testing, is anticipated during the evaluation period.

**5.5.3 Other Systems**

Emergency lighting is typically provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations are indicated by illuminated exit signs.

***Survey Condition and Analysis***

The observed components appear to be in good overall condition. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

## 6.0 INTERIOR ELEMENTS

---

### 6.1 Common Areas

No interior common areas are present. Property tenant spaces are accessed directly from exterior doors.

### 6.2 Amenities

Significant amenities are not provided.

### 6.3 Support Areas

Significant support areas are not provided.

### 6.4 Commercial Tenant Spaces

Tenant occupancy includes multi-tenant floors. According to property management, the buildings are currently configured for 37 tenants.

Observed tenant space flooring consists of carpet, ceramic tile, wooden plank, resilient athletic tile and vinyl tile. Walls are typically painted gypsum board; vinyl wall covering, stained wooden panels and various tiles are also present. Ceilings are typically suspended acoustic tiles while painted gypsum board and exposed structure ceilings are also provided.

Entrance doors consist of aluminum storefront assemblies. Interior doors vary per tenant space, however, the majority are typically stained, solid core wood set in metal frames. Miscellaneous cabinetry is located at employee break and kitchenette areas.

#### ***Survey Condition and Analysis***

The tenant finishes and furnishings appear to be in fair to good overall condition. There were twelve vacant tenant spaces at the time of Partner's site survey. The vacant tenant spaces observed were in fair to good overall condition. Drywall damage was observed at the 15306 East Alameda Parkway vacant tenant space. In addition, the 564 South Chambers Road vacant tenant space contained extensive staining on the floor at the center of the space. Maintenance, repair, and replacement of the tenant area finishes are generally tenant responsibilities under current lease agreements, and as such an opinion of cost for this work are not included in this report.

## 7.0 ACCESSIBILITY

---

### 7.1 Americans with Disabilities Act Compliance

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the Subject Property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the Subject Property.

#### ***Survey Condition and Analysis***

Based on current use, the Subject Property is a "public accommodation".

Exterior routes from public transportation stops, accessible parking spaces, and public sidewalks at the Subject Property appeared to be generally conforming to ADA requirements. Exterior entrances provided at the Subject Property appeared to be generally conforming to ADA requirements.

According to the ADAAG, parking areas that provide self-parking for employees and visitors must provide ADA-compliant parking spaces. The Subject Property provides 980 standard parking spaces and 19 ADA-compliant parking spaces, including nine van-accessible spaces. The ADA-compliant parking spaces appear to be correctly configured and identified. According to the ADAAG, properties containing 501 to 1,000 parking spaces must have a minimum of 2% of the total parking spaces be designated as ADA parking spaces. As such, there should be 20 ADA-designated parking spaces. Partner recommends installing an additional ADA-designated parking space during future asphalt striping activities to comply with the ADAAG. An opinion of costs is included in Table 1.

Toilet facilities in each tenant space that are accessible to the public appeared to be generally conforming to ADA requirements. However, the following tenant spaces were observed to lack appropriate scald protection at the piping underneath the sinks: vacant tenant space (564 South Chambers Road) and Color Nails and Spa (15426 East Alameda Parkway). In addition, the City Center Chiropractic tenant space (572 South Chambers Road) contains a vanity that does not allow a forward approach for an individual in a wheelchair. For purposes of this report, ADA compliance within individual tenant spaces is considered a tenant responsibility. As such, no costs for correction of non-compliant items is included in Table 1.

## **8.0 NATURAL HAZARD INFORMATION**

---

Partner reviewed readily-available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

### **8.1 Flood Zone**

According to Flood Insurance Rate Map, Community Panel Number 08005C0183K, dated December 17, 2010, the Subject Property appears to be located in:

Zone C, X (unshaded); defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

### **8.2 Seismic Zone**

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the Subject Property appears to be located in Seismic Zone 1.

## 9.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the Subject Property observed specifically for the purpose of identifying areas of suspect mold growth. The Subject Property areas viewed were limited to those necessary to perform the primary scope of this PCA.

### Survey Condition and Analysis

Visual or olfactory indications of significant suspect microbial growth were not observed.

#### Mold Checklist

Interview – Is the owner/operator aware of:		Yes	No
1.	Current or past flood damage?		X
2.	Current or past water leaks?		X
3.	Past abatement or correction of conditions involving mold?		X
4.	Complaints of symptoms common to mold response?		X
5.	Current or past allegations of mold-related ailments, sick building syndrome or similar?		X

Observation	Yes	No	NA	NI
<b>6.0 Roof</b>				
6.1 Is there any visible mold present?		X		
6.2 Is the roof in good condition?	X			
6.3 Are roof vents blocked?		X		
<b>7.0 Heating Ventilation and Air Conditioning - Air Intake Vents</b>				
7.1 Is there any evidence of mold on or around the air intake?		X		
7.2 Is there evidence of standing water near the air intake?		X		
7.3 Is there any accumulation of organic materials near the air intake?		X		
7.4 Is the air intake screened?	X			
7.5 Is the air intake blocked?		X		
7.6 Is there a cooling tower located within 25 feet of the air intake?		X		
<b>8.0 Heating Ventilation and Air Conditioning - Air Handling</b>				
8.1 Is there evidence of mold on or around an air handling unit?		X		
8.2 Are return air filters moldy, dirty or blocked?		X		
8.3 Is there standing water around the air handling units?		X		
<b>9.0 Ductwork and Plenums</b>				
9.1 Are return air ducts and plenum clean?	X			
9.2 Are supply ducts clean?	X			
9.3 Was mold observed in supply or return air ducts or plenum?		X		
<b>10.0 Building Exterior</b>				
10.1 Did you observe staining or discoloration of the building exterior which is not an intended finish and did not appear to result from rust?		X		
10.2 Is there a musty smell or strong odor present?		X		
10.3 If the building has an underground sprinkler system, do sprinklers direct water away from the building?	X			
10.4 Does the exterior slope away from the building?	X			
10.5 Are crawlspace vents blocked?			X	

11.0 Building Interior				
11.1 Is there any visible mold present?		X		
11.2 Is there a musty smell or strong odor present?		X		
11.3 Did you observe staining or discoloration of the floor, walls, ceiling, fixtures or finish materials?		X		
11.4 Did you observe evidence of current or past water leaks?		X		
11.5 Did you observe crumbling or degrading of walls or ceilings?		X		
11.6 Did you observe bubbling or swelling of painted surfaces?		X		
11.7 Are sewer injectors located in the building?		X		
a) Do they appear to be working properly?			X	

## 10.0 OUT OF SCOPE CONSIDERATIONS

---

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

**Activity Exclusions-** These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-08). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes.
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;

- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects unless evidence of such presence is readily apparent during the field observer's walk-through survey or such information is provided to the consultant;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety, or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating any acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope.

## 11.0 LIMITATIONS

---

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the Subject Property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the Subject Property components, their ages and their expected useful life (EUL). Consequently, this report represents the condition of the Subject Property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed subsequent to site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the Subject Property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the Subject Property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily-available information or interview of municipal officials.

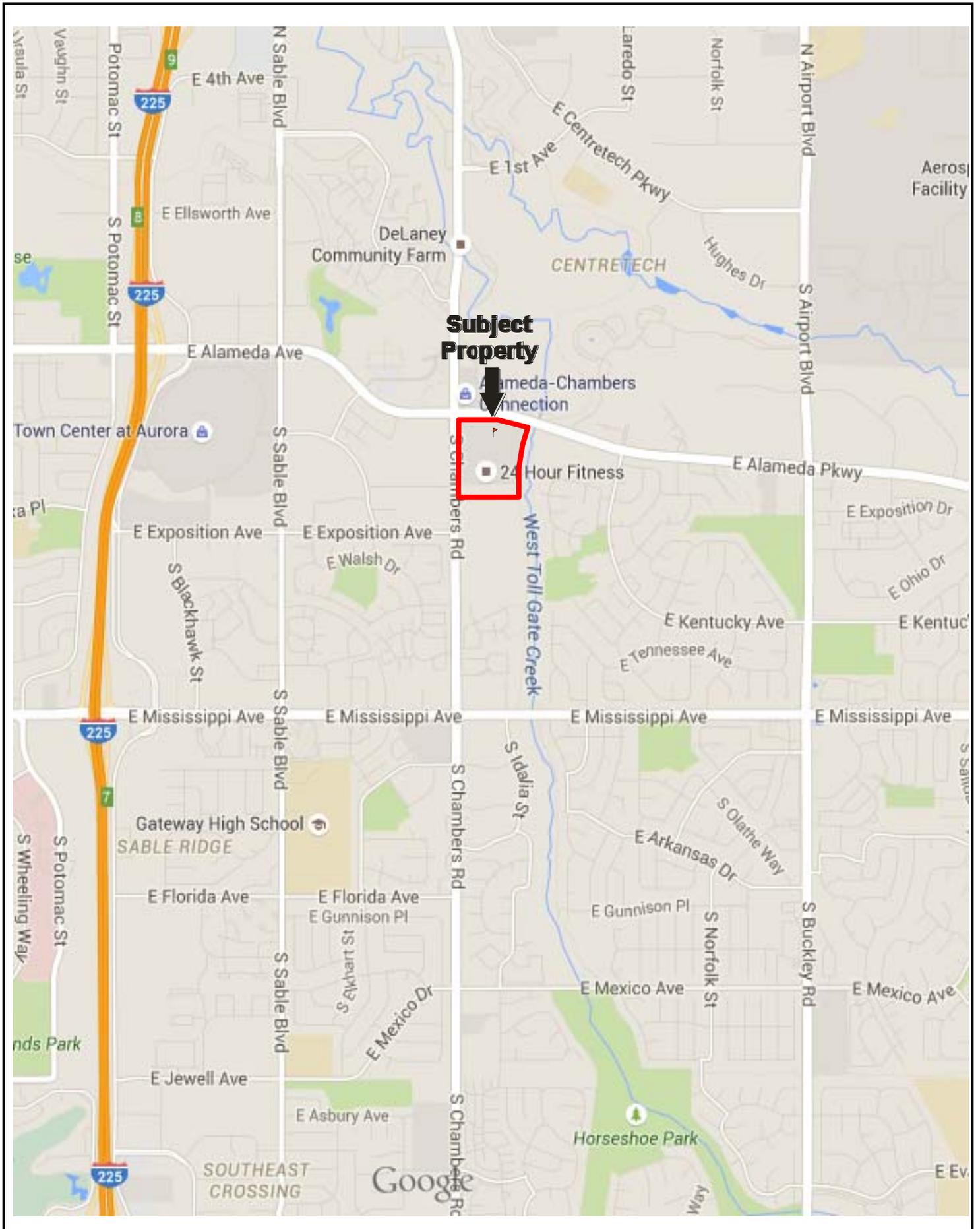
This report presents an evaluation of the accessibility of the Subject Property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

Acceptance and use of this report infers acknowledgment that the condition of the property may have changed and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

## **FIGURES**

---

- 1. SITE LOCATION MAP**
- 2. SITE PLAN**



**FIGURE 1: SITE LOCATION MAP**  
Project No. 15-140642.1

Drawing Not To Scale





KEY:

Subject Site 

**FIGURE 2: SITE PLAN**  
Project No. 15-140642.1

## **APPENDIX A: SITE PHOTOGRAPHS**

---



1. Partial view of the Subject Property looking north.



2. Partial view of the Subject Property looking northeast.



3. View of typical storm water drain inlet.



4. View of typical concrete improved drainage swale.



5. View of typical asphalt-paved open parking area.



6. View of typical ADA-designated van accessible parking space.



7. View of typical damage observed at the asphalt pavement.



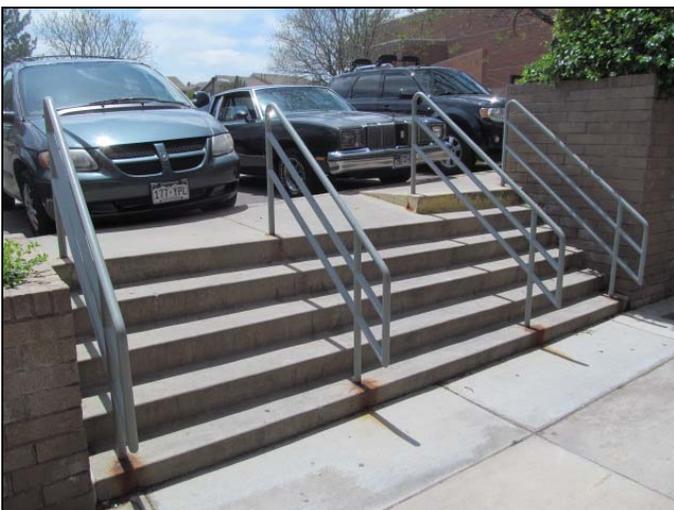
8. View of typical damage observed at the asphalt pavement.



9. View of typical concrete-paved pedestrian walkway.



10. View of typical concrete damage observed at the Subject Property



11. View of typical site steps located at select locations at the Subject Property.



12. View of typical landscaping.



13. View of typical landscaping planter bed.



14. View of typical masonry damage at landscaping planter bed.



15. View of the brick masonry wall located to the west of the 420 South Chambers Road building.



16. View of minor efflorescence observed at the brick masonry wall located to the west of the 420 South Chambers Road building.



17. View of damaged brick masonry at the wall located at the rear of the 24 Hour Fitness tenant space.



18. View of efflorescence observed at the wall located at the rear of the 24 Hour Fitness tenant space.



19. View of the chain link fencing (note leaning section).



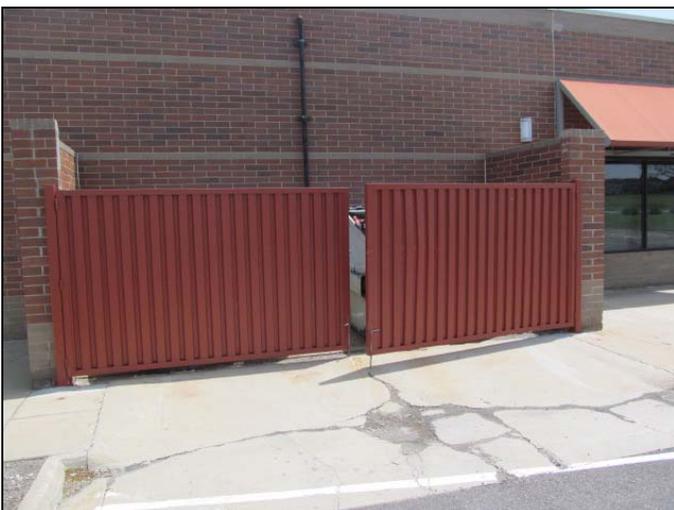
20. View of the wood fencing.



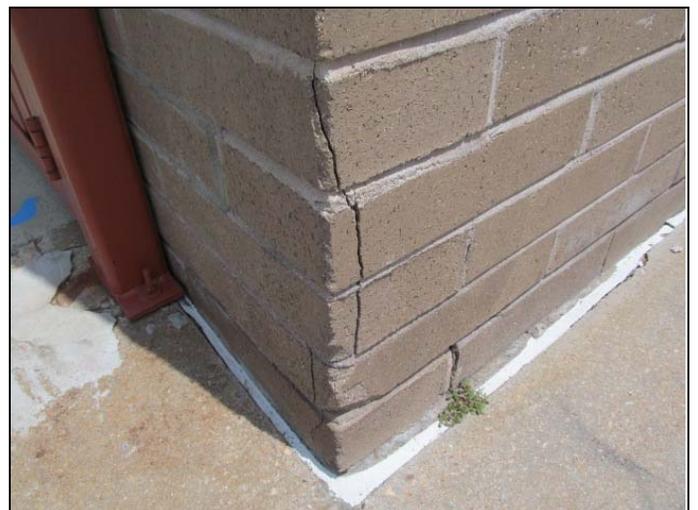
21. View of typical pole-mounted site lighting.



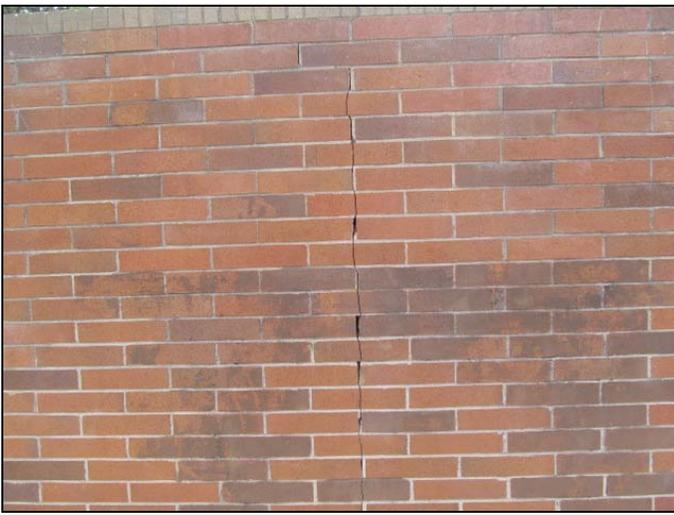
22. View of damaged light pole.



23. View of typical trash enclosure.



24. View of typical cracking observed at typical trash enclosures.



25. View of typical cracking observed at typical trash enclosures.



26. View of typical superstructure of the Subject Property buildings.



27. View of efflorescence observed at the interior of the exterior brick masonry walls.



28. View of the 420 South Chamber Road building (south elevation shown).



29. View of the 15300 East Alameda Parkway building (north elevation shown).



30. View of the 406 South Chambers Road building (west elevation at the north end shown).



31. View of minor cracking observed at the brick masonry near the entrance to the First Step Infant Daycare tenant space.



32. View of the 510 South Chambers Road building (north elevation shown).



33. View of typical awning structure above tenant space entries.



34. View of typical steel and corrugated metal awning structure above tenant space entries.



35. View of minor rusting observed at select steel and corrugated metal awning structures.



36. View of typical window assembly.



37. View of typical tenant space entry door..



38. View of typical overhead door.



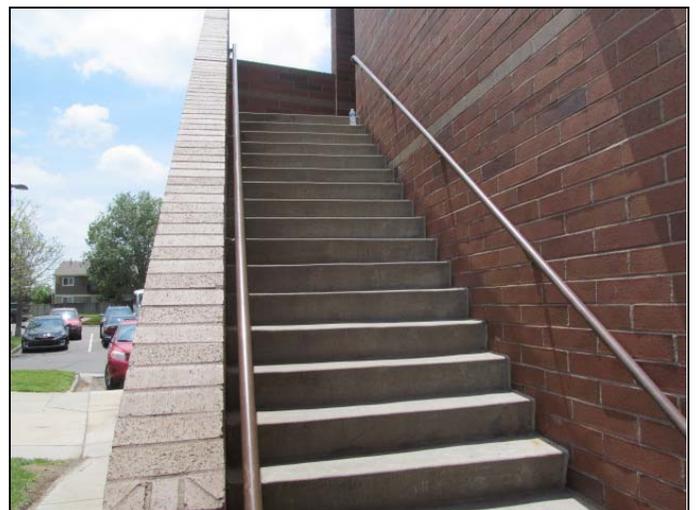
39. View of typical parapet wall.



40. View of typical rusting observed at parapet coping.



41. View of typical flat roof structure.



42. View of typical exterior stair structure.



43. View of efflorescence at the exterior stair structure observed at the rear of the 406 South Chambers Road building.



44. View of typical damaged concrete steps.



45. View of typical damaged concrete steps.



46. View of typical natural gas-fired water heater.



47. View of typical natural gas-fired water heater.



48. View of newer roof-mounted packaged unit.



49. View of older roof-mounted packaged unit.



50. View of typical electrical switch gear.



51. View of typical fire suppression riser.



52. View of typical fire extinguisher.



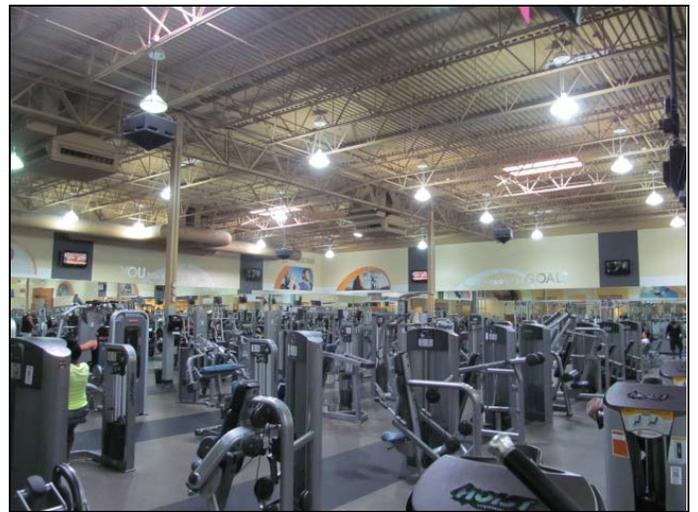
53. View of typical fire alarm control panel.



54. View of typical fire alarm.



55. View of typical tenant space (Coin Laundry).



56. View of typical tenant space (24 Hour Fitness).



57. View of typical tenant space (Family Dollar).



58. Select tenant spaces lacked appropriate scald protection per ADAAG.



59. View of typical vacant tenant space.



60. View of typical drywall damage observed at vacant tenant spaces.

## **APPENDIX B: SUPPORTING DOCUMENTATION**

---

# PARTNER'S PCA PRE-SURVEY QUESTIONNAIRE

This questionnaire is to assist Partner in the evaluation of the subject property. Please provide as much information as possible, as it will be part of the PCA report. Thank you for taking the time to provide this information.

GENERAL PROPERTY INFORMATION	
Property Name	CITY CENTER MARKETPLACE
Property Address(es)	402-586 S. CHAMBERS RD + 15300-15390 E. ALAMEDA PKWAY.
City, County, State, Zip	AURORA, CO 80017
Tax Parcel Number	1975.17.2.21.001, 002, 003
On-Site Contact Name	SEAN KIRSTAN
On-Site Contact Number	720.490.4825
Property Owner Name	NORTH SOUTH RETAIL PARTNERS, LLC
Property Owner Number	720.490.4825

PROPERTY DESCRIPTION INFORMATION			
Property Acreage	20.27 ACRES	Building Area	234,255 sq. ft. GLA
Number of Buildings	FOUR	Number of Stories	ONE
Construction Date	1984/1985	Renovation Date	
Parking Space Count	Approx. 1,000	ADA Parking Count	

TENANT PROFILE			
Office %		Retail%	
Manufacturing %		Warehousing %	
		Research and Development %	
		Data Center %	

TENANT LIST					
Suite Number	Tenant Name	Square Footage	Suite Number	Tenant Name	Square Footage
	SEE TENANT ROLL				



# PARTNER'S PCA PRE-SURVEY QUESTIONNAIRE

PROPERTY UTILITY PROVIDERS			
Electricity	Xcel	Water	NURORA WATER
Natural Gas	Xcel	Sewer	NURORA WATER
Telephone		Trash	WASTE MANAGEMENT

PROPERTY PROBLEMATIC MATERIALS	
Check each component known to be present on the subject property.	
ABS Sanitary Lines	<input type="checkbox"/>
Galvanized Steel Piping	<input type="checkbox"/>
Omega or Central Brand Sprinkler Heads	<input type="checkbox"/>
Aluminum Wiring	<input type="checkbox"/>
Fire Retardant Treated Plywood (FRT)	<input type="checkbox"/>
Polybutylene Piping	<input type="checkbox"/>
Wood Fiber Siding	<input type="checkbox"/>
Imported Drywall	<input type="checkbox"/>

MAJOR REPLACEMENT COST ITEMS		
Item	Year Replaced	Cost
Asphalt Pavement Sealing and Striping - DONE ANNUALLY		
Exterior Painting		
Roof Replacement	24 HOUR FITNESS BOX 2015	\$158,200
HVAC Equipment	VARIOUS UNITS REPLACED OVER LAST FEW YEARS	\$5-10k
Plumbing Equipment		
Common Area Flooring		
Common Area FF&E (Fixtures Furnishings & Equipment)		
Other Major Items		

# PARTNER'S PCA PRE-SURVEY QUESTIONNAIRE

## EQUIPMENT MAINTENANCE

Item	Maintenance Contractor	Contact Number	Maintenance Responsibility	
			Tenant	Owner
HVAC (Chillers, etc...)	AMS	303.806.7300	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing (Boilers, etc...)	AMS / GARVINS	303.806.7300 / 3.571.5114	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> CAM
Electrical	LTS	720.299.9022	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> CAM
Fire Sprinkler	LOSS PREVENTION	303.688.3946	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> CAM
Fire Alarm	LOSS PREVENTION	303.688.3946	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> CAM
Elevators	N/A		<input type="checkbox"/>	<input type="checkbox"/>
Roofing	TECTA ROOFING	303.573.3819	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> CAM

## PROPERTY CONDITION & DEFICIENCIES

Please list any deficiencies / violations reported by the building, fire, or health department during the last three years

NONE

Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, fire alarm, or electrical problems

420 S. CHAMBERS  
ONE NON-FUNCTIONING HVAC UNIT ON VACANT FREE-STANDING BUILDING

Are there any down tenant suites? Total number and reason?

VACANCIES? SEE TENANT ROLL.

Have any major **capital improvements** been made to the site or building(s) in the last five years? Please list or provide extra sheet with approximate cost

2015  
REPLACED ROOF ON 24 HOUR FITNESS BUILDINGS - \$158,200



# PARTNER'S PCA PRE-SURVEY QUESTIONNAIRE

## PROPERTY CONDITION & DEFICIENCIES

Are there any future major **capital improvements** planned for the property within the next five years?  
Please list or provide extra sheet with approximate cost

N/A

## Additional Documentation

Please provide the following (check the box, if available):

- Rent Roll
- Brochure
- Alta Survey 2008
- Roof Warranty - 420 S. CHAMBERS, 512 S. CHAMBERS
- Floor Plans
- Site Layout Plan
- Construction Documents / Plans
- Certificate of Occupancy
- Wood Destroying Pests & Organisms Inspection Report
- Fire Sprinkler Testing Report
- Fire Alarm Testing Report
- Fire Department Inspection Report

Completed By:

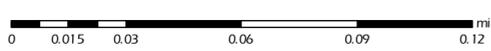


Contact No.

720.490.4825



1975-17-2-21-001



ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.

Map Generated On: 5/26/2015

Generated by Arapahoe County's ArapaMAP



Map Location



1975-17-2-21-001



ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.

Map Generated On: 5/26/2015

Generated by Arapahoe County's ArapaMAP



Map Location

**PIN:** 032563681  
**AIN:** 1975-17-2-21-001  
**Situs Address:** 15300 E Alameda Pky  
**Situs City:** Aurora

**Full Owner List:** North-South Retail Partners Llc  
**Ownership Type:** Fee Simple Ownership  
**Owner Address:** 299 Milwaukee St Suite 500  
**City/State/Zip:** Denver, CO 80206-5045

**Neighborhood:** Aurora Centrepont  
**Neighborhood Code:** 3087.00  
**Acreage:** 3.9810  
**Land Use:** Shopping Center - Community  
**Legal Desc:** Lot 3 Blk 1 City Center Marketplace Sub 1st Flg Ex M/R

	<b>Total</b>	<b>Building</b>	<b>Land</b>
2015 Appraised Value	2,738,000	2,217,764	520,236
2015 Assessed Value	794,020	643,152	150,868

**2014 Mill Levy:** 94.171

<i>Sale</i>	<b>Book Page</b>	<b>Date</b>	<b>Price</b>	<b>Type</b>
	B100 6581 *Multi Sched	01-09-2001	0	
	B015 3080 *Multi Sched	11-20-2000	0	
	B008 8412 *Multi Sched	07-17-2000	0	
	B006 5226 *Multi Sched	05-30-2000	6,300,000	
	7036 0327 *Multi Sched	07-19-1993	0	

<i>Building</i>	<b>Building</b>	<b>Attributes</b>	<b>Recorded</b>
	1	Quality Grade	Good
		Improvement Type	Shopping Center - Community
		Bathrooms	9.00
		Architectural	Shopping Center, Community
		Floors	1.00
		Year Built	1985
		Exterior Wall	Masonry Veneer
		Construction Type	C - Masonry or Concrete Load-Bearing Walls

<i>Commercial Area</i>	<b>Building</b>	<b>Description</b>	<b>SqFt</b>
	1	Total Area	41463

<i>Land Line</i>	<b>Units</b>	<b>Land Value</b>	<b>Land Use</b>
	173412.0000 SF	520,236	Merchandising (all Retail)

*Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.*

\* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior of the building.

The Arapahoe County Assessors Office does not warranty the accuracy of any sketch, nor assumes any responsibility or liability to any user.

Although some parcels may have multiple buildings and photos, at this time our system is limited to 1 sketch and 1 photo per parcel number. Sorry for any inconvenience.

[New Search](#)

**PIN:** 032563699  
**AIN:** 1975-17-2-21-002  
**Situs Address:** 402 S Chambers Rd  
**Situs City:** Aurora

**Full Owner List:** North-South Retail Partners Llc  
**Ownership Type:** Fee Simple Ownership  
**Owner Address:** 299 Milwaukee St Suite 500  
**City/State/Zip:** Denver, CO 80206-5045

**Neighborhood:** Aurora Centrepoint  
**Neighborhood Code:** 3087.00  
**Acreage:** 15.3110  
**Land Use:** Shopping Center - Community  
**Legal Desc:** Lot 1 Blk 1 City Center Marketplace Sub 1st Flg Ex M/R

	<b>Total</b>	<b>Building</b>	<b>Land</b>
2015 Appraised Value	11,809,000	9,808,159	2,000,841
2015 Assessed Value	3,424,610	2,844,366	580,244

**2014 Mill Levy:** 94.171

<i>Sale</i>	<b>Book Page</b>	<b>Date</b>	<b>Price</b>	<b>Type</b>
	B100 6581 *Multi Sched	01-09-2001	0	
	B015 3080 *Multi Sched	11-20-2000	0	
	B008 8412 *Multi Sched	07-17-2000	0	
	B006 5226 *Multi Sched	05-30-2000	6,300,000	
	7036 0327 *Multi Sched	07-19-1993	0	

<i>Building</i>	<b>Building</b>	<b>Attributes</b>	<b>Recorded</b>
	1	Quality Grade Improvement Type Bathrooms Architectural Floors Year Built Exterior Wall Construction Type	Good Shopping Center - Community 10.00 Shopping Center, Community 1.00 1985 Concrete, Formed, Load Bearing C - Masonry or Concrete Load-Bearing Walls

	2	Quality Grade Improvement Type Bathrooms Architectural Floors Year Built Exterior Wall Construction Type	Good Shopping Center - Community 3.00 Supermarket 1.00 1985 Masonry Veneer C - Masonry or Concrete Load-Bearing Walls
--	---	---	--

	4	Quality Grade Improvement Type Bathrooms Architectural Floors Year Built Exterior Wall Construction Type	Good Shopping Center - Community 2.00 Shopping Center, Regional 1.00 1985 Masonry Veneer C - Masonry or Concrete Load-Bearing Walls
--	---	---	--

<i>Commercial Area</i>	<b>Building</b>	<b>Description</b>	<b>SqFt</b>
------------------------	-----------------	--------------------	-------------

1	Total Area	73206
2	Total Area	3510
2	Total Area	90843
4	Total Area	11235

---

<i>Land Line</i>	<b>Units</b>	<b>Land Value</b>	<b>Land Use</b>
	666947.0000 SF	2,000,841	Merchandising (all Retail)

*Note: Land Line data above corresponds to the initial appraised value and does not reflect subsequent appeal related adjustments, if any.*

---

\* Not all parcels have available photos / sketches.

In some cases a sketch may be difficult to read. Please contact the Assessors Office for assistance. Measurements taken from the exterior of the building.

The Arapahoe County Assessors Office does not warranty the accuracy of any sketch, nor assumes any responsibility or liability to any user.

Although some parcels may have multiple buildings and photos, at this time our system is limited to 1 sketch and 1 photo per parcel number. Sorry for any inconvenience.

[New Search](#)

Rent Roll  
 City Center Marketplace  
 2/28/2015

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount	PSF

**Vacant Suites**

CCEN -030	Vacant			1,920									
CCEN -03A	Vacant			2,944									
CCEN -03B	Vacant			4,332									
CCEN -100	Vacant			31,734									
CCEN -170	Vacant			1,000									
CCEN -210	Vacant			3,675									
CCEN -220	Vacant			8,000									
CCEN -230	Vacant			10,260									
CCEN -260	Vacant			4,110									
CCEN -290	Vacant			4,000									
CCEN -29A	Vacant			2,018									
CCEN -29B	Vacant			1,065									

**Occupied Suites**

CCEN -010	First Step Infant & Toddler	6/1/2010	11/30/2015	3,500	4,375.00	15.00	1,265.83						
CCEN -020	South Chambers Laundry	5/1/2004	1/31/2024	2,880	3,818.40	15.91	1,541.60		43.75	RNT	2/1/2016	3,933.60	16.39
										RNT	2/1/2017	4,051.20	16.88
										RNT	2/1/2018	4,173.60	17.39
										RNT	2/1/2019	4,298.40	17.91
										RNT	2/1/2020	4,428.00	18.45
										RNT	2/1/2021	4,560.00	19.00
										RNT	2/1/2022	4,696.80	19.57
										RNT	2/1/2023	4,838.40	20.16
CCEN -040	Office Depot, Inc.	3/15/2008	3/31/2018	20,668	18,945.67	11.00	2,963.56						
CCEN -060	Heart For The World Christian	10/11/2006	12/31/2015	5,312	3,452.80	7.80	1,921.17						
CCEN -070	Roca Fuerte Learning Academy	8/22/2013	8/31/2019	28,287	11,786.25	5.00	10,230.48		163.51	RNT	9/1/2015	14,143.50	6.00
										RNT	9/1/2016	15,322.13	6.50
										RNT	9/1/2017	16,500.00	7.00
										RNT	9/1/2018	17,679.38	7.50
CCEN -080	Arapahoe County	6/15/2004	6/30/2016	11,126	7,982.91	8.61	2,596.06						

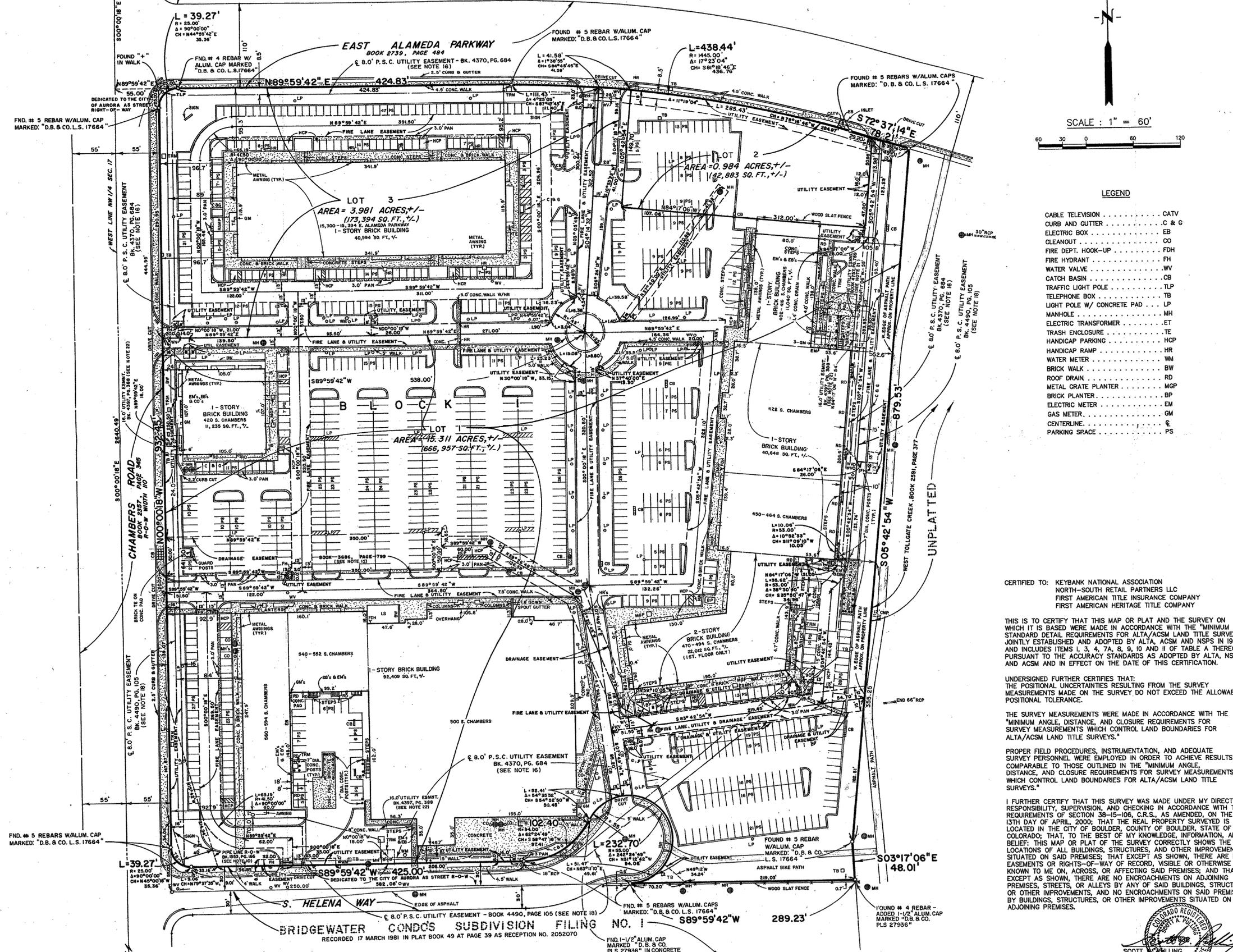
Rent Roll  
 City Center Marketplace  
 2/28/2015

Bldg Id-Suit Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Expense Stop	Monthly Other Income	----- Future Rent Increases -----			
										Cat	Date	Monthly Amount PSF	
										RNT	7/1/2015	8,298.14	8.95
CCEN -090	East Aurora Dialysis/Da Vita	5/1/2001	9/30/2024	8,588	9,546.99	13.34	3,105.99			RNT	10/1/2015	9,826.10	13.73
										RNT	10/1/2016	10,112.37	14.13
										RNT	10/1/2017	10,405.79	14.54
										RNT	10/1/2018	10,706.37	14.96
										RNT	10/1/2019	11,021.27	15.40
										RNT	10/1/2020	11,336.16	15.84
										RNT	10/1/2021	11,665.37	16.30
										RNT	10/1/2022	12,008.89	16.78
										RNT	10/1/2023	12,359.56	17.27
CCEN -10A	24 Hour Fitness #437	12/5/2008	12/31/2023	36,114	58,868.32	19.56	11,703.22			RNT	1/1/2019	65,932.52	21.91
CCEN -110	Quality Auto Sound	11/1/1994	10/31/2016	4,280	4,408.00	12.36	1,547.93			RNT	11/1/2015	4,540.66	12.73
CCEN -120	Blu Wireless Colorado, Inc.	3/28/2014	3/31/2017	1,000	1,250.00	15.00	361.22			RNT	4/1/2015	1,291.67	15.50
										RNT	4/1/2016	1,333.33	16.00
CCEN -130	Papa John's	3/15/1997	6/30/2020	1,200	1,850.00	18.50	434.00		127.91	RNT	7/1/2015	1,850.00	18.50
										RNT	7/1/2016	1,900.00	19.00
										RNT	7/1/2017	1,950.00	19.50
										RNT	7/1/2018	2,000.00	20.00
										RNT	7/1/2019	2,050.00	20.50
CCEN -140	City Center Chiropractic	6/1/1994	5/31/2018	2,240	2,426.67	13.00	810.13		64.25	RNT	6/1/2015	2,520.00	13.50
										RNT	6/1/2016	2,613.33	14.00
										RNT	6/1/2017	2,706.97	14.50
CCEN -150	Fred Loya Insurance	1/10/2012	1/31/2017	1,200	1,500.00	15.00	434.00			RNT	2/1/2016	1,550.00	15.50
CCEN -160	Cost Cutters/Regis	3/1/2003	2/29/2016	960	1,360.00	17.00	347.20			RNT	3/1/2015	1,400.00	17.50
CCEN -180	Pho 777	11/1/2014	12/31/2015	3,000	3,500.00	14.00	1,085.00		36.00	RNT	10/1/2015	3,625.00	14.50
										RNT	10/1/2016	3,750.00	15.00
										RNT	10/1/2017	3,875.00	15.50
										RNT	10/1/2018	4,000.00	16.00
										RNT	10/1/2019	4,125.00	16.50
CCEN -200	Alameda Crossing Liquor	4/1/2009	11/30/2019	3,580	4,496.05	15.07	1,294.77			RNT	12/1/2015	4,630.93	15.52
										RNT	12/1/2016	4,769.86	15.99
										RNT	12/1/2017	4,912.96	16.47
										RNT	12/1/2018	5,060.34	16.96
CCEN -240	Vision First Eyecare	1/1/2002	12/31/2017	2,300	3,195.08	16.67	831.83		43.00	RNT	1/1/2016	3,290.92	17.17
										RNT	1/1/2017	3,386.75	17.67
CCEN -250	State Farm Insurance	3/1/2013	2/29/2016	1,200	1,339.00	13.39	434.00			RNT	3/1/2015	1,379.17	13.79
CCEN -270	Jun's Tailor & Shoe Repair	9/3/2009	7/31/2017	1,365	1,649.38	14.50	493.69		33.00	RNT	8/1/2015	1,706.25	15.00
										RNT	8/1/2016	1,763.13	15.50



NW COR. SEC. 17  
(FOUND 3" BRASS CAP IN MONUMENT  
BOX MARKED "CITY OF AURORA L.S. 16848")  
(NOT RECOVERED THIS SURVEY)

**ALAMEDA - CHAMBERS CONNECTION SUBDIVISION FILING NO. 1**  
RECORDED 21 MAY 1984 IN PLAT BOOK 75 AT PAGE 12 AS RECEPTION NO. 2410342



**LEGAL DESCRIPTION**

LOTS 1, 2 AND 3, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION  
FILING NO. 1, RECORDED NOVEMBER 13, 1984 AT RECEPTION NO. 2471224,  
COUNTY OF ARAPAHOE,  
STATE OF COLORADO.

**NOTES**

- BEARINGS ARE BASED ON THE WEST LINE OF CITY CENTER MARKET-PLACE SUBDIVISION FILING NO. 1 AS RECORDED THE 13TH OF NOVEMBER, 1984 IN PLAT BOOK 80 AT PAGE 18 AS RECEPTION NO. 2471224 OF THE RECORDS OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO AS BEARING S00°00'18"E.
- SQUARE FOOTAGE OF BUILDINGS WERE CALCULATED FROM EXTERIOR BUILDING DIMENSIONS.
- ALL EASEMENTS THAT ARE NOT CITED WITH A BOOK AND PAGE WERE CREATED BY THE SUBDIVISION PLAT.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS INDICATED ON FLOOD INSURANCE RATE MAP, CITY OF AURORA AS SHOWN ON COMMUNITY PANEL NO. 080002-0185, EFFECTIVE DATE: AUGUST 16, 1995.
- RECORDED EASEMENTS, RIGHTS-OF-WAY AND LEGAL DESCRIPTION ARE SHOWN AS PER FIRST AMERICAN HERITAGE TITLE COMPANY COMMITMENT NO. KC11494800-4 EFFECTIVE DATE APRIL 7TH, 2000.
- UTILITIES SHOWN AS PER EXISTING SURFACE EVIDENCE. NO UNDERGROUND UTILITIES WERE FIELD LOCATED.
- THERE ARE 980 REGULAR PARKING SPACES AND 19 HANDICAP PARKING SPACES ON THE PROPERTY.

**PROPERTY IS SUBJECT TO THE FOLLOWING:**

- THE TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF AGREEMENT BETWEEN THE CITY OF AURORA AND CROWN PROPERTIES ET AL RECORDED MAY 31, 1983 IN BOOK 2132 AT PAGE 577.
- THE EFFECT OF PLANNED COMMUNITY ZONE DISTRICT FOR TOLL GATE VILLAGES RECORDED MARCH 7, 1978 AT RECEPTION NO. 1714600, AMENDED SEPTEMBER 4, 1984 AT RECEPTION NO. 244831.
- THE RIGHT-OF-WAY TO PHILLIPS PETROLEUM COMPANY ACROSS SUBJECT PROPERTY AS CONTAINED IN INSTRUMENT RECORDED MAY 9, 1947 IN BOOK 576 AT PAGE 579, AND AMENDED BY PARTIAL RELEASE RECORDED OCTOBER 15, 1984 IN BOOK 1553 AT PAGE 166. (AS SHOWN)
- THE RESERVATIONS MADE BY THE UNION PACIFIC RAILWAY COMPANY IN DEED RECORDED NOVEMBER 26, 1913 IN BOOK 66 AT PAGE 25.
- AN EASEMENT FOR STORM DRAINAGE, TRANSMISSION MAINS, LINES AND FACILITIES AS GRANTED TO THE CITY OF AURORA IN INSTRUMENT RECORDED AUGUST 26, 1982 IN BOOK 3686 AT PAGE 799. (AS SHOWN)
- A RESTRICTION AS SHOWN ON THE PLAT OF CITY CENTER MARKET PLACE SUBDIVISION FILING NO. 1 REQUIRING AN EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF EACH LOT, EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES, INCLUDING WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED, AS STATED ON THE PLAT OF THE CITY CENTER MARKET PLACE SUBDIVISION FILING NO. 1.
- THE EFFECT OF THE PLANNED BUILDING GROUP, RECORDED DECEMBER 17, 1984 IN BOOK 4328 AT PAGE 293.
- THE COVENANT BETWEEN THE OWNERS, THE CITY OF AURORA, THE STATE OF COLORADO AND THE UNITED STATES OF AMERICA REGARDING THE OVERTIGHT OF AIRCRAFT CONTAINED IN INSTRUMENT RECORDED DECEMBER 17, 1984 IN BOOK 4328 PAGE 304.
- A UTILITY EASEMENT GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO RECORDED FEBRUARY 15, 1985 IN BOOK 4370 AT PAGE 684. (AS SHOWN)
- THE EFFECT OF THE PLANNED BUILDING GROUP, CITY CENTER MARKETPLACE RECORDED NOVEMBER 13, 1984 AT RECEPTION NO. 2471228.
- A UTILITY EASEMENT GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO RECORDED JULY 15, 1985 IN BOOK 4490 AT PAGE 105. (AS SHOWN)
- A REVOCABLE LICENSE FOR PUBLIC RIGHT OF WAY LAWN SPRINKLING EQUIPMENT TO CROW-WATSON #22, LTD. BY THE CITY OF AURORA, SUBJECT TO THE TERMS AND CONDITIONS THEREOF ACCORDING TO INSTRUMENT RECORDED SEPTEMBER 10, 1985 IN BOOK 4541 AT PAGE 345.
- A REVOCABLE LICENSE FOR PUBLIC RIGHT OF WAY LAWN SPRINKLING EQUIPMENT TO CROW-WATSON #22, LTD. BY THE CITY OF AURORA, SUBJECT TO THE TERMS AND CONDITIONS THEREOF ACCORDING TO INSTRUMENT RECORDED SEPTEMBER 10, 1985 IN BOOK 4541 AT PAGE 346.
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF AURORA BY THE INSTRUMENT RECORDED MAY 19, 1986 IN BOOK 4757 AT PAGE 759. (AS SHOWN)
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF AURORA BY THE INSTRUMENT RECORDED MARCH 25, 1985 IN BOOK 4397 AT PAGE 388. (AS SHOWN)

SCALE: 1" = 60'

**LEGEND**

- CABLE TELEVISION . . . . . CATV
- CURB AND GUTTER . . . . . C & G
- ELECTRIC BOX . . . . . EB
- CLEANOUT . . . . . CO
- FIRE DEPT. HOOK-UP . . . . . FDH
- FIRE HYDRANT . . . . . FH
- WATER VALVE . . . . . WV
- CATCH BASIN . . . . . CB
- TRAFFIC LIGHT POLE . . . . . TL
- TELEPHONE BOX . . . . . TP
- LIGHT POLE W/ CONCRETE PAD . . . . . LP
- MANHOLE . . . . . MH
- ELECTRIC TRANSFORMER . . . . . ET
- TRASH ENCLOSURE . . . . . TE
- HANDICAP PARKING . . . . . HCP
- HANDICAP RAMP . . . . . HR
- WATER METER . . . . . WM
- BRICK WALK . . . . . BW
- ROOF DRAIN . . . . . RD
- METAL GRATE PLANTER . . . . . MGP
- BRICK PLANTER . . . . . BP
- ELECTRIC METER . . . . . EM
- GAS METER . . . . . GM
- CENTERLINE . . . . . CL
- PARKING SPACE . . . . . PS

CERTIFIED TO: KEYBANK NATIONAL ASSOCIATION  
NORTH-SOUTH RETAIL PARTNERS LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY  
FIRST AMERICAN HERITAGE TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS 1, 3, 4, 7A, 8, 9, 10 AND 11 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

UNDERSIGNED FURTHER CERTIFIES THAT:  
THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

I FURTHER CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 38-15-106, C.R.S., AS AMENDED, ON THE 15TH DAY OF APRIL, 2000; THAT THE REAL PROPERTY SURVEYED IS LOCATED IN THE CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF: THIS MAP OR PLAT OF THE SURVEY CORRECTLY SHOWS THE LOCATIONS OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON SAID PREMISES; THAT EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OF RECORD, VISIBLE OR OTHERWISE KNOWN TO ME ON, ACROSS, OR AFFECTING SAID PREMISES; AND THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS, OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

**ALTA/ACSM LAND TITLE SURVEY OF LOTS 1, 2 AND 3, BLOCK 1, CITY CENTER MARKETPLACE SUBDIVISION FILING NO. 1, A SUBDIVISION LOCATED IN THE NE1/4 OF SECTION 17, T4S, R66W OF THE 6TH P.M. IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO**  
**FOR: LAFF, STEIN, CAMPBELL, TUCKER & DELANEY**

IN ACCORDANCE WITH CRS 13-80-105:  
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

SCOTT COLLING  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 17936

Drexel, Barrell & Co. Engineers/Surveyors		4848 FRANK BART CIRCLE, SUITE 114 BOULDER, COLORADO 80501 (303) 440-4338	
6865 CORPORATE DRIVE COLORADO SPRING, COLORADO 80918 (719) 590-0897		810 64TH AVENUE, SUITE 210 CHEERY, COLORADO 80854 (303) 951-0646	
Revisions - Date	Date	Drawn By	Job No.
	4/14/00	SCJ	5059-9U
		Checked By	Drawing No.
		SAP	B44-60G

W 1/4 COR. SEC. 17  
(FOUND 3" BRASS CAP IN RANGE  
BOX MARKED "L.S. 16419") (NOT RECOVERED THIS SURVEY)

**BRIDGEWATER CONDOS SUBDIVISION FILING NO. 1**  
RECORDED 17 MARCH 1981 IN PLAT BOOK 49 AT PAGE 39 AS RECEPTION NO. 2052070

FND. # 4 REBAR W/ALUM. CAPS  
MARKED "D.B. & CO. L.S. 17664"  
PLS 27936" IN CONCRETE

FND. # 5 REBAR W/ALUM. CAPS  
MARKED "D.B. & CO. L.S. 17664"  
PLS 27936" IN CONCRETE

# RED SHIELD WARRANTY



## RED SHIELD ROOFING SYSTEM LIMITED WARRANTY

Warranty No: RB154725      FBPCO # DD0521      Square Footage: 65205 s.f.  
Building Owner: GART PROPERTIES  
Building Identification: 24 HOUR FITNESS  
Building Address: 512 S CHAMBERS RD, AURORA, CO, 80017-3606  
Warranty Period Of: TEN (10) Years, Beginning On: 01/30/15  
Roofing Contractor: TECTA AMERICA COLORADO LLC (02149)

For the warranty period indicated above, Firestone Building Products Company, LLC ("Firestone"), an Indiana limited liability company, warrants to the Building Owner ("Owner") named above that Firestone will, subject to the Terms, Conditions and Limitations set forth below, repair any leak in the Firestone Roofing System ("System").

### TERMS, CONDITIONS AND LIMITATIONS

- Products Covered.** The System shall mean only the Firestone brand roofing membranes, Firestone brand roofing insulations, Firestone brand roofing metal, and other Firestone brand roofing accessories when installed in accordance with Firestone technical specifications by a Firestone-licensed applicator.
- Notice.** In the event any leak should occur in the System, the Owner must give notice in writing or by telephone to Firestone within thirty (30) days of any occurrence of a leak. Written notice may be sent to Firestone at the street address or fax number shown on the reverse side of this Limited Warranty. Evidence of this notice shall be the receipt by Owner of a Firestone Leak Notification Acknowledgement. By so notifying Firestone, the Owner authorizes Firestone or its designee to investigate the cause of the leak.
- Investigation.** If upon investigation, Firestone determines that the leak is not excluded under the Terms, Conditions and Limitations set forth in this Red Shield Roofing System Limited Warranty (the "Limited Warranty"), the Owner's sole and exclusive remedy and Firestone's total liability shall be limited to the repair of the leak. Should the investigation reveal that the leak is excluded under the Terms, Conditions and Limitations, the Owner shall be responsible for payment of the investigation costs. Failure by Owner to pay for these costs shall render this Limited Warranty null and void. Firestone will advise the Owner of the type and/or extent of repairs required to be made at the Owner's expense that will permit this Limited Warranty to remain in effect for the unexpired portion of its term. Failure by the Owner to properly make these repairs in a reasonable manner using a Firestone-licensed applicator and within 60 days shall render this Limited Warranty null and void.
- No Dollar Limit (NDL).** There is no dollar limit placed on warranted leak repairs to the extent such repairs are covered by this Limited Warranty.
- Disputes.** Any dispute, controversy or claim between the Owner and Firestone concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Firestone do not resolve the dispute, controversy or claim in mediation, the Owner and Firestone agree that neither party will commence or prosecute any suit, proceeding, or claim other than in the courts of Hamilton County in the state of Indiana or the United States District Court, Southern District of Indiana, Indianapolis Division. Each party irrevocably consents to the jurisdiction and venue of the above-identified courts.
- Payment Required.** Firestone shall have no obligation under this Limited Warranty unless and until Firestone and the licensed applicator have been paid in full for all materials, supplies, services, approved written change orders, warranty costs and other costs which are included in, or incidental to, the System. In the event that repairs not covered by this Limited Warranty are necessary in the future, Firestone reserves the right to suspend this Limited Warranty until such repairs have been completed and the licensed applicator and/or Firestone has been paid in full for such repairs.  
**Exclusions.** Firestone shall have no obligation under this Limited Warranty, or any other liability, now or in the future if a leak or damage is caused by: (a) Natural forces, disasters, or acts of God including, but not limited to, fires, hurricanes, tornadoes, hail, wind-blown debris, lightning, earthquakes, volcanic activity, atomic radiation, insects or animals; (b) Winds of peak gust speed at or in excess of 55 MPH calculated at ten (10) meters above ground using available meteorological data; (c) Act(s), conduct or omission(s) by any person, or act(s) of war, terrorism or vandalism, which damage the System or which impair the System's ability to resist leaks; (d) Failure by the Owner to use reasonable care in maintaining the System, said maintenance to include, but not be limited to, those items listed on the reverse side of this Limited Warranty entitled "Building Envelope Care and Maintenance Guide"; (e) Deterioration or failure of building components, including, but not limited to, the roof substrate, walls, mortar, HVAC units, skylights etc.; (f) Construction generated moisture, condensation or infiltration of moisture in, from, through, or around the walls, copings, rooftop hardware or equipment, skylights, building structure or underlying or surrounding materials; (g) Acid, oil, harmful chemicals, or the reaction between them; (h) Alterations or repairs to the System that are not completed in accordance with Firestone's published specifications, not completed by an approved contractor, and/or not completed with proper notice to Firestone; (i) The design of the roofing system: Firestone does not undertake any analysis of the architecture or engineering required to evaluate what type of System is appropriate for a building and makes no warranty express or implied as to the suitability of its Products for any particular structure; such a determination is the responsibility of the architect, engineer or design professional; (j) Improper selection of materials for the roof assembly or the failure to accurately calculate wind uplift and/or roof loads; (k) Deterioration to metal roofing materials and accessories caused by marine salt water, atmosphere, or by regular spray of either salt or fresh water; or, (l) Change in building use or purpose.
- Transfer.** This Limited Warranty shall be transferable subject to Owner's payment of the current transfer fee set by Firestone.
- Term.** The term of this Limited Warranty shall be for the period set forth above and such term shall not be extended under any circumstances.
- Roof Access.** During the term of this Limited Warranty, Firestone's designated representative or employees shall have free access to the roof during regular business hours. In the event that roof access is limited due to security or other restrictions, Owner shall reimburse Firestone for all reasonable cost incurred during inspection and/or repair of the System that are due to delays associated with said restrictions. Owner shall be responsible for the damage caused by, removal and replacement of any overburdens, superstrata or overlays, either permanent or temporary, excluding accepted stone ballast or pavers, as necessary to expose the system for inspection and/or repair.
- Waiver.** Firestone's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty.
- Governing Law.** This Limited Warranty shall be governed by and construed in accordance with the laws of the State of Indiana without regard to that State's rules on conflict of laws.
- Severability.** If any portion of this Limited Warranty is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force.

FIRESTONE DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION THAT WERE NOT FURNISHED BY FIRESTONE. FIRESTONE SPECIFICALLY DISCLAIMS LIABILITY UNDER ANY THEORY OF LAW ARISING OUT OF THE INSTALLATION OF, PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY FIRESTONE.

THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, AND FIRESTONE HEREBY DISCLAIMS ALL SUCH WARRANTIES. THIS LIMITED WARRANTY SHALL BE THE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST FIRESTONE, AND FIRESTONE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGES TO THE BUILDING OR ITS CONTENTS OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF FIRESTONE. NO OTHER PERSON HAS ANY AUTHORITY TO BIND FIRESTONE WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

FIRESTONE BUILDING PRODUCTS COMPANY, LLC

By: Chris Huettig

Authorized

Signature:

Title:

Director, Quality Building Services

Firestone

040907

**BUILDING ENVELOPE CARE AND MAINTENANCE GUIDE**  
**(For Red Shield Warranted Roofing Systems)**

**Congratulations** on your purchase of a Firestone Roofing System! Your roof is a valuable asset that should be properly maintained. **Firestone Building Products recommends that all roofs and roofing systems receive periodic inspections and maintenance to ensure that they perform as designed.**

1. The roof should be inspected at least twice yearly and after any severe storms. A record of all inspection and maintenance activities should be maintained, including a listing of the date and time of each activity as well as the identification of the parties performing the activity.
2. Proper maintenance and good roofing practice require that ponded water (defined as water standing on the roof forty-eight hours after it stops raining) not be allowed on the roof. Roofs should have slope to drain, and all drain areas must remain clean. Bag and remove all debris from the roof since such debris can be quickly swept into drains by rain. This will allow for proper water run-off and avoid overloading the roof.
3. The Firestone Roofing System should not be exposed to acids, solvents, greases, oil, fats, chemicals and the like. If the Firestone Roofing System is in contact with any such materials, these contaminants should be removed immediately and any damaged areas should be inspected by a Firestone Licensed Applicator and repaired if necessary.
4. The Firestone Roofing System is designed to be a waterproofing membrane and not a traffic surface. Roof traffic other than periodic traffic to maintain rooftop equipment and conduct periodic inspections should be prohibited. In any areas where periodic roof traffic may be required to service rooftop equipment or to facilitate inspection of the roof, protective walkways should be installed by a Firestone Licensed Applicator as needed to protect the roof surface from damage.
5. Firestone recommends periodic maintenance for some roofing membranes:
  - a. **Smooth-surfaced Firestone APP membranes** should be coated with an approved liquid coating, such as Firestone Aluminum Roof Coating or Firestone AcryliTop applied in accordance with Firestone specifications, in order to maximize the service life of the membrane. If this coating is not applied as part of the initial roofing installation, it should be applied within the first five years after the roof is installed to help protect the membrane from surface crazing and cracking. In addition, this coating should be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - b. **Granule-surfaced Firestone APP and SBS membranes** do not normally need surface maintenance other than periodic inspection for contaminants, cuts or punctures. If areas of granular loss are discovered during inspection, these areas should be coated with Firestone AcryliTop or other Firestone-approved coating applied in accordance with Firestone specifications.
  - c. **Gravel-surfaced Firestone BUR membranes** do not normally need surface maintenance other than periodic inspection for contaminants or damage. If areas of gravel loss are discovered during inspection, gravel shall be reinstalled into hot asphalt to protect the surface of the membrane. Coatings on smooth surface BUR membranes shall be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - d. **Firestone EPDM and TPO roofing membranes** do not normally need surface maintenance other than periodic inspection for contaminants, cuts or punctures. Occasionally, approved liquid roof coatings, such as Firestone AcryliTop, are applied to the surface of EPDM membranes in order to provide a lighter surface color. Such coatings do not need to be maintained to assure the performance of the underlying EPDM roof membrane, but some maintenance and re-coating may be necessary in order to maintain a uniform surface appearance.
  - e. **Firestone Una-Clad metal roofing panels and trim** do not normally need surface maintenance other than periodic inspection for contaminants or damage. In addition, periodic cleaning of the surface may be needed to remove dirt and maintain the aesthetic appearance of the coated metal. Simple washing with plain water using hoses or pressure spray equipment is usually adequate. If cleaning with agents other than water is contemplated, several precautions should be observed: (1) do not use wire brushes, abrasives, or similar cleaning tools which will mechanically abrade the coating surface, and (2) cleaning agents should be tested in an inconspicuous area before use on a large scale.
6. All metal work, including counter-flashings, drains, skylights, equipment curbs and supports, and other Firestone brand rooftop accessories should be properly maintained at all times. Particular attention should be paid to sealants at joints in metal work and flashings. If cracking or shrinkage is observed, the joint sealant should be removed and replaced with new sealant.
7. Any alterations to the roof, including but not limited to roof curbs, pipe penetrations, roof-mounted accessories, and tie-ins to building additions must be performed by a licensed Firestone Licensed Applicator and reported to Firestone. Additional information and reporting forms for roof alterations are available at [www.firestonebpc.com](http://www.firestonebpc.com).
8. Should you experience a leak:
  - (a) Check for the obvious: clogged roof drains, loose counterflashings, broken skylights, open grills or vents, broken water pipes.
  - (b) Note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and time of day that the leak occurs are all-important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. If you are prepared with the facts, the diagnosis and repair of the leak can proceed more rapidly.
  - (c) Contact Firestone Warranty Claims at 1-800-830-5612 as soon as possible...but please don't call until you are reasonably sure that the Firestone Roofing System is the cause of the leak.

Firestone feels that the preceding requirements will assist you, the building owner, in maintaining a watertight roof for many years. Your roof is an investment, and maintenance is essential to maximize your return on this important investment.

**Firestone**

**BUILDING PRODUCTS**

**NOBODY COVERS YOU BETTER.®**

250 West 96<sup>th</sup> Street – Indianapolis, IN 46260

1-800-428-4442 \* 1-317-575-7000 \* FAX 1-317-575-7100

[www.firestonebpc.com](http://www.firestonebpc.com)

# RED SHIELD



# WARRANTY

## RED SHIELD ROOFING SYSTEM LIMITED WARRANTY

Warranty No: RD098633      FBPCO #: DB6485      Square Footage: 11024 s.f.  
Building Owner: GART PROPERTIES  
Building Identification: CITY CENTER MARKET PLACE  
Building Address: 456 S. CHAMBERS RD., AURORA, CO, 80017-2092  
Warranty Period Of: FIFTEEN (15) Years; Beginning On: 10/11/10  
Roofing Contractor: TECTA AMERICA CO. LLC (02149)

For the warranty period indicated above, Firestone Building Products Company, LLC ("Firestone"), an Indiana limited liability company, warrants to the Building Owner ("Owner") named above that Firestone will, subject to the Terms, Conditions and Limitations set forth below, repair any leak in the Firestone Roofing System ("System").

### TERMS, CONDITIONS AND LIMITATIONS

- Products Covered.** The System shall mean only the Firestone brand roofing membranes, Firestone brand roofing insulations, Firestone brand roofing metal, and other Firestone brand roofing accessories when installed in accordance with Firestone technical specifications by a Firestone-licensed applicator.
- Notice.** In the event any leak should occur in the System, the Owner must give notice in writing or by telephone to Firestone within thirty (30) days of any occurrence of a leak. Written notice may be sent to Firestone at the street address or fax number shown on the reverse side of this Limited Warranty. Evidence of this notice shall be the receipt by Owner of a Firestone Leak Notification Acknowledgement. By so notifying Firestone, the Owner authorizes Firestone or its designee to investigate the cause of the leak.
- Investigation.** If upon investigation, Firestone determines that the leak is not excluded under the Terms, Conditions and Limitations set forth in this Red Shield Roofing System Limited Warranty (the "Limited Warranty"), the Owner's sole and exclusive remedy and Firestone's total liability shall be limited to the repair of the leak. Should the investigation reveal that the leak is excluded under the Terms, Conditions and Limitations, the Owner shall be responsible for payment of the investigation costs. Failure by Owner to pay for these costs shall render this Limited Warranty null and void. Firestone will advise the Owner of the type and/or extent of repairs required to be made at the Owner's expense that will permit this Limited Warranty to remain in effect for the unexpired portion of its term. Failure by the Owner to properly make these repairs in a reasonable manner using a Firestone-licensed applicator and within 60 days shall render this Limited Warranty null and void.
- Disputes.** Any dispute, controversy or claim between the Owner and Firestone concerning this Limited Warranty shall be settled by mediation. In the event that the Owner and Firestone do not resolve the dispute, controversy or claim in mediation, the Owner and Firestone agree that neither party will commence or prosecute any suit, proceeding, or claim other than in the courts of Hamilton County in the state of Indiana or the United States District Court, Southern District of Indiana, Indianapolis Division. Each party irrevocably consents to the jurisdiction and venue of the above identified courts.
- Payment Required.** Firestone shall have no obligation under this Limited Warranty unless and until Firestone and the licensed applicator have been paid in full for all materials, supplies, services, approved written change orders, warranty costs and other costs which are included in, or incidental to, the System. In the event that repairs not covered by this Limited Warranty are necessary in the future, Firestone reserves the right to suspend this Limited Warranty until such repairs have been completed and the licensed applicator and/or Firestone has been paid in full for such repairs.  
**Exclusions.** Firestone shall have no obligation under this Limited Warranty, or any other liability, now or in the future if a leak or damage is caused by: (a) Natural forces, disasters, or acts of God including, but not limited to winds in excess of 65MPH, fires, hurricanes, tornadoes, hail, wind-blown debris, lightning, earthquakes, volcanic activity, atomic radiation, insects or animals; (b) Any act(s), conduct or omission(s) by any person, or act(s) of war, terrorism or vandalism, which damage the System or which impair the System's ability to resist leaks; (c) Failure by the Owner to use reasonable care in maintaining the System, said maintenance to include, but not limited to those items listed on the reverse side of this Limited Warranty titled "Building Envelope Care and Maintenance Guide"; (d) Deterioration or failure of building components, including, but not limited to, the roof substrate; walls; mortar, HVAC units, etc.; (e) Condensation or infiltration in, through, or around the walls, copings, rooftop, hardware or equipment, building structure or underlying or surrounding materials; (f) Any acid, oil, harmful chemical, chemical or physical reaction and the like which comes in contact with the System, which damages the System, or which impairs the System's ability to resist leaks; (g) Alterations or repairs to the System that are not completed in accordance with our published specifications, not completed by licensed contractor, and/or where current notification procedures were not followed; (h) The architecture, engineering, construction, or design of the roof, roofing system, or building. Firestone does not undertake any analysis of the architecture or engineering required to evaluate what type of roof system is appropriate; (i) A change in building use or purpose; (j) Deterioration to metal roofing materials and accessories caused by marine salt water atmosphere or by regular spray of either salt or fresh water; or (k) Failure to give proper notice as set forth in paragraph 2(a) above.
- Transfer.** This Limited Warranty shall be transferable subject to Owner's payment of the current transfer fee set by Firestone.
- Term.** The term of this Limited Warranty shall be for the period set forth above and such term shall not be extended under any circumstances.
- Roof Access.** During the term of this Limited Warranty, Firestone's designated representative or employees shall have free access to the roof during regular business hours. In the event that roof access is limited due to security or other restrictions, Owner shall reimburse Firestone for all reasonable cost incurred during inspection and/or repair of the System that are due to delays associated with said restrictions. Owner shall be responsible for the damage caused by, removal and replacement of any overburdens, superstrata or overlays, either permanent or temporary, excluding accepted stone ballast or pavers, as necessary to expose the system for inspection and/or repair.
- Waiver.** Firestone's failure to enforce any of the terms or conditions stated herein shall not be construed as a waiver of such provision or of any other terms and conditions of this Limited Warranty.
- Governing Law.** This Limited Warranty shall be governed by and construed in accordance with the laws of the State of Indiana without regard to that State's rules on conflict of laws.
- Severability.** If any portion of this Limited Warranty is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force.

FIRESTONE DOES NOT WARRANT PRODUCTS INCORPORATED OR UTILIZED IN THIS INSTALLATION THAT WERE NOT FURNISHED BY FIRESTONE. FIRESTONE SPECIFICALLY DISCLAIMS LIABILITY UNDER ANY THEORY OF LAW ARISING OUT OF THE INSTALLATION OF, PERFORMANCE OF, OR DAMAGES SUSTAINED BY OR CAUSED BY, PRODUCTS NOT FURNISHED BY FIRESTONE.

THIS LIMITED WARRANTY SUPERSEDES AND IS IN LIEU OF ALL OTHER WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND FIRESTONE HEREBY DISCLAIMS ALL SUCH WARRANTIES. THIS LIMITED WARRANTY SHALL BE THE OWNER'S SOLE AND EXCLUSIVE REMEDY AGAINST FIRESTONE, AND FIRESTONE SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL OR OTHER DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR DAMAGES TO THE BUILDING OR ITS CONTENTS OR THE ROOF DECK. THIS LIMITED WARRANTY CANNOT BE AMENDED, ALTERED OR MODIFIED IN ANY WAY EXCEPT IN WRITING SIGNED BY AN AUTHORIZED OFFICER OF FIRESTONE. NO OTHER PERSON HAS ANY AUTHORITY TO BIND FIRESTONE WITH ANY REPRESENTATION OR WARRANTY WHETHER ORAL OR WRITTEN.

FIRESTONE BUILDING PRODUCTS COMPANY, LLC

By: Phil LaDuke

Authorized Signature:

Title:

Director, Quality Assurance

010907

# Firestone

**BUILDING ENVELOPE CARE AND MAINTENANCE GUIDE**  
**(For Red Shield Warranted Roofing Systems)**

**Congratulations** on your purchase of a Firestone Roofing System! Your roof is a valuable asset that should be properly maintained. **All roofs and roofing systems require periodic inspection and maintenance to perform as designed and to keep your Limited Warranty in full force and effect.**

1. The roof should be inspected at least twice yearly and after any severe storms. A record of all inspection and maintenance activities should be maintained, including a listing of the date and time of each activity as well as the identification of the parties performing the activity.
2. Proper maintenance and good roofing practice require that ponded water (defined as water standing on the roof forty-eight hours after it stops raining) not be allowed on the roof. Roofs should have slope to drain, and all drain areas must remain clean. Bag and remove all debris from the roof since such debris can be quickly swept into drains by rain. This will allow for proper water run-off and avoid overloading the roof.
3. The Firestone Roofing System should not be exposed to acids, solvents, greases, oil, fats, chemicals and the like. If the Firestone Roofing System is in contact with any such materials, these contaminants should be removed immediately and any damaged areas should be inspected by a Firestone Licensed Applicator and repaired if necessary.
4. The Firestone Roofing System is designed to be a waterproofing membrane and not a traffic surface. Roof traffic other than periodic traffic to maintain rooftop equipment and conduct periodic inspections should be prohibited. In any areas where periodic roof traffic may be required to service rooftop equipment or to facilitate inspection of the roof, protective walkways should be installed by a Firestone Licensed Applicator as needed to protect the roof surface from damage.
5. Some Firestone roofing membranes require maintenance of the surface of the membrane:
  - a. **Smooth-surfaced Firestone APP membranes** should be coated with an approved liquid coating, such as Firestone Aluminum Roof Coating or Firestone AcryliTop applied in accordance with Firestone specifications, in order to maximize the service life of the membrane. If this coating is not applied as part of the initial roofing installation, it should be applied within the first five years after the roof is installed to help protect the membrane from surface crazing and cracking. In addition, this coating should be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - b. **Granule-surfaced Firestone APP and SBS membranes** do not normally require surface maintenance other than periodic inspection for contaminants, cuts or punctures. If areas of granular loss are discovered during inspection, these areas should be coated with Firestone AcryliTop or other Firestone-approved coating applied in accordance with Firestone specifications.
  - c. **Gravel-surfaced Firestone BUR membranes** do not normally require surface maintenance other than periodic inspection for contaminants or damage. If areas of gravel loss are discovered during inspection, gravel must be reinstalled into hot asphalt to protect the surface of the membrane. Coatings on smooth surface BUR membranes must be maintained as needed to re-coat any areas that have blistered, peeled or worn through.
  - d. **Firestone EPDM and TPO roofing membranes** do not normally require surface maintenance other than periodic inspection for contaminants, cuts or punctures. Occasionally, approved liquid roof coatings, such as Firestone AcryliTop, are applied to the surface of EPDM membranes in order to provide a lighter surface color. Such coatings do not need to be maintained to assure the performance of the underlying EPDM roof membrane, but some maintenance and re-coating may be necessary in order to maintain a uniform surface appearance.
  - e. **Firestone Una-Clad metal roofing panels and trim** do not normally require surface maintenance other than periodic inspection for contaminants or damage. In addition, periodic cleaning of the surface may be required to remove dirt and maintain the aesthetic appearance of the coated metal. Simple washing with plain water using hoses or pressure spray equipment is usually adequate. If cleaning with agents other than water is contemplated, several precautions should be observed: (1) do not use wire brushes, abrasives, or similar cleaning tools which will mechanically abrade the coating surface, and (2) cleaning agents should be tested in an inconspicuous area before use on a large scale.
6. All metal work, including counter-flashings, drains, skylights, equipment curbs and supports, and other Firestone brand rooftop accessories must be properly maintained at all times. Particular attention should be paid to sealants at joints in metal work and flashings. If cracking or shrinkage is observed, the joint sealant should be removed and replaced with new sealant.
7. Any alterations to the roof, including but not limited to roof curbs, pipe penetrations, roof-mounted accessories, and tie-ins to building additions must be performed by a licensed Firestone Licensed Applicator and reported to Firestone. Additional information and reporting forms for roof alterations are available at [www.firestonebpco.com](http://www.firestonebpco.com).
8. Should you experience a leak:
  - (a) Check for the obvious: clogged roof drains, loose counterflashings, broken skylights, open grills or vents, broken water pipes.
  - (b) Note conditions resulting in leakage. Heavy or light rain, wind direction, temperature and time of day that the leak occurs are all important clues to tracing roof leaks. Note whether the leak stops shortly after each rain or continues to drip until the roof is dry. If you are prepared with the facts, the diagnosis and repair of the leak can proceed more rapidly.
  - (c) Contact Firestone Warranty Claims at 1-800-830-5612 as soon as possible...but please don't call until you are reasonably sure that the Firestone Roofing System is the cause of the leak.

Firestone feels that the preceding requirements will assist you, the building owner, in maintaining a watertight roof for many years. Your roof is an investment, and maintenance is essential to maximize your return on this important investment.

**Firestone**  
**BUILDING PRODUCTS**

**NOBODY COVERS YOU BETTER™**

250 West 96th Street – Indianapolis, IN 46260

1-800-428-4442 \* 1-317-575-7000 \* FAX 1-317-575-7100

[www.firestonebp.com](http://www.firestonebp.com)

# Mountain States Fire Protection

1220 South Inca Street  
Denver, CO 80223

Report to:	Building or location:		
Street: 450 S. Chambers			
City & State: Aurora, CO	Zip: 80	Inspector: 80017	
Attn.:	Date: 7/31/14		
FIRE SPRINKLER SYSTEM ANNUAL TEST & INSPECTION			
	Yes	N/A	No*
<b>1. GENERAL</b>			
a. Is the building occupied according to information furnished by owner or owner's representative?	X		
b. Is occupancy same as previous inspection according to information furnished by owner or owner's representative?	X		
c. Are all systems in service?	X		
d. Are all fire protection systems same as last inspection according to information furnished by owner or owner's representative?	X		
e. Is building completely sprinklered?			X
f. Are all new additions and building changes properly protected according to information furnished by owner or owner's representative?	X		
g. Is all stock or storage properly below sprinkler piping?	X		
h. Was property free of fires since last inspection according to information furnished by owner or owner's representative? (Explain any fire on separate sheet)	X		
i. In areas protected by wet system, does the building appear to be properly heated in all areas, including blind attics, perimeter areas and are all exterior openings protected against entrance of cold air?	X		
<b>2. CONTROL VALVES (See Section 16)</b>			
a. Are all sprinkler system main control valves open?	X		
b. Are all other valves in proper position?	X		
c. Are all control valves in good condition sealed? supervised? X	X		
<b>3. WATER SUPPLIES (See Section 17)</b>			
a. Was a water flow test made and results satisfactory?	X		
<b>4. TANKS, PUMPS, FIRE DEPT. CONNECTIONS</b>			
a. Are fire pumps, gravity tanks, reservoirs and pressure tanks in good condition and properly maintained?		X	
b. Are fire dept. connections in satisfactory condition, couplings free, caps in place and check valves tight?	X		
<b>5. WET SYSTEMS (See Section 13)</b>			
a. Are cold weather valves open or closed as necessary?		X	
b. Have anti-freeze systems been tested and left in satisfactory condition?		X	
c. Are alarm valves, water-flow indicators and retards in satisfactory condition? See Alarm Report			X
<b>6. DRY SYSTEMS (See Section 14)</b>			
a. Is dry valve in service and in good condition?		X	
b. Is air pressure and priming water level normal?		X	
c. Is air compressor in good condition?		X	
d. Were low points drained during fall and winter inspections?		X	
e. Are quick-opening devices in service?		X	
f. Have dry valves been trip tested satisfactorily as required?		X	
g. Are dry valves adequately protected from freezing?		X	
h. Are valve house and heater condition satisfactory?		X	
<b>7. SPECIAL SYSTEMS (See Section 18)</b>			
a. Were valves tested as required?		X	
b. Were all heat responsive systems tested and results satisfactory?		X	
c. Were supervisory features tested and results satisfactory?		X	
<b>8. ALARMS</b>			
a. Are water motor and gong test satisfactory?		X	
b. Is electric alarm test satisfactory? See fire alarm test Inspectors test in the gym.			X
c. Is supervisory alarm service test satisfactory? See fire alarm test			X
<b>9. SPRINKLERS — PIPING</b>			
a. Are all sprinklers in good condition, not obstructed, and free of corrosion or loading?	X		
b. Are all sprinklers less than 50 years old?	X		
c. Are extra sprinklers readily available?	X		
d. Is condition of piping, drain valves, check valves, hangers, pressure gages, open sprinklers, strainers satisfactory? Gauges 2013			X
e. Have sprinklers been checked for proper temperature rating?	X		
f. Are portable fire extinguishers in good condition?	X		
g. Is hand hose on sprinkler systems satisfactory?		X	

# Mountain States Fire Protection

10. Date Dry System Piping last checked for stoppage \_\_\_\_\_  
 11. Date Dry System Piping last checked for proper pitch \_\_\_\_\_  
 12. Date Dry Pipe Valve last trip tested \_\_\_\_\_  
 13. Wet Systems: No. Make and Model? 6" febc0 850 with elect.flowswitches.  
 14. Dry Systems: No? Make and Model \_\_\_\_\_  
 15. Special Systems: No? N/A Type \_\_\_\_\_ Make and Model? \_\_\_\_\_ Condition? \_\_\_\_\_

16. CONTROL VALVES	No?	Type?	Open		Secured		Closed		Signs		Condition
			Yes	No	Yes	No	Yes	No	Yes	No	
City Connection Control Valve	Yes	Underground	X		X			X		X	Unknown
Tank Control Valves											
Pump Control Valves											
Sectional Control Valves	3	Butterfly	X		X			X	X		
System Control Valves	2	Butter fly valves	X		X			X	X		Good

**WATER FLOW TEST**

Water pressure?	City	105 PSI	Tank	N/A	PSI	Fire Pump	N/A	PSI
-----------------	------	---------	------	-----	-----	-----------	-----	-----

Water Flow Test? Yes

Test Pipe Located	Size Test Pipe	Pressure Before	Flow Pressure	Pressure After	Test Pipe Located	Size Test Pipe	Pressure Before	Flow Pressure	Pressure After
Main Drain	2	120	100	105					

18. Explanation of any "No" answers:  
 1E: South portion of school not sprinklered.  
 5C: Main water flow switch doesn't activate.  
 8B: Main water flow switch doesn't activate.  
 8C: #2 supervisory switch needed adjusting to activate when valve is shut.  
 9D: Rust on 2 main drains.

19. Recent changes in building occupancy or fire protection equipment:

20. Adjustments or corrections made: None...

21. Desirable improvements: Fix all items in #19.



## **APPENDIX C: QUALIFICATIONS**

---

Christopher T. Boser  
Staff Professional II



***Education***

Bachelor of Arts in Environmental Studies – University of Colorado at Boulder

***Summary of Professional Experience***

Mr. Boser has 3 years of experience in the environmental and engineering service industries. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Specifically, Mr. Boser has performed Phase I Environmental Site Assessments, Environmental Transaction Screens, Property Condition Assessments (PCAs), Small Loan PCAs, Limited Asbestos Surveys, Limited Lead-based Paint Surveys, and Radon Studies.

Mr. Boser served as a project manager / site assessor with extensive experience conducting multiple Phase I ESA projects and related additional activities. Mr. Boser has generated Phase I ESA Reports for commercial properties ranging from auto repair operations, multi-family apartment buildings/complexes, industrial warehouses and vacant land in the states of Arizona, California, Colorado, Iowa, Nevada, Texas, Utah, and Washington. Work within the Phase I ESA field has included: the preparation and submittal of proposals; coordination of project related activities; site investigations and local research; as well as generation of report text and associated attachments. Of note, in 2014 Mr. Boser conducted a Phase I ESA on a 2,000+ acre wind turbine power plant located in the northeast corner of Colorado (Peetz). Additionally, Mr. Boser conducted Phase I ESA's on several 70+ acre properties located on the Western Slope of Colorado.

Mr. Boser has generated Property Condition Assessments for commercial properties, ranging from commercial office buildings, mid-rise hotels and multi-family residences. Of note, Mr. Boser conducted PCAs on a nine story DoubleTree Suites hotel and a 300 unit / 15 building luxury multi-family residential development.

***Relevant Projects***

*Phase I SBA-Compliant Environmental Site Assessment, Commercial Structure, Bismarck, ND:* According to historical research, the subject property was part of an oil distribution facility from as early as 1949 until at least 1968. The Sanborn map did not depict any underground or aboveground storage tanks (USTs/ASTs) on the subject property itself; however, several gasoline and kerosene ASTs and USTs and an oil warehouse was depicted immediately to the west of the subject property on the larger oil distribution property. No information pertaining to the exact location, installation or removal dates, tank capacity or construction was available during the course of the assessment, which is to be expected given the lack of regulatory oversight that existed at during the operational era of this former facility. It was unknown if any ASTs/USTs or associated piping was present on the subject property itself, as historical information regarding the operations/layout of this facility was not available from 1950-1968.

---

Based on the lack of information regarding the disposition of the USTs and ASTs at this oil distribution facility and the lack of any previous subsurface investigations, this former facility was deemed as a recognized environmental condition.

*Phase I Environmental Site Assessment, Peetz Table Wind Power Plant, Peetz, CO:* This property consisted of a 2,200-acre plot of land containing thirty-three wind-powered turbines. During the site reconnaissance, a rubbish pile was observed in the vicinity of a wind turbine located on the opposite side of a barbed wire fence on the subject property's south-central portion. The rubbish pile contained miscellaneous rubbish, including tires, scrap metal and three rusted 55-gallon drums. No stained soil or odors was observed in the area. The rubbish was collected in an area with gradual changes in topography, creating a ditch. Based on prior project experience and the apparent conditions of the pile, the dump site was deemed to not represent a significant environmental concern. However, the User was notified of the dump site and it was called out as an environmental issue in the report.

*Phase I Environmental Site Assessment, Multi-Family Property, Watford City, ND:* This project consisted of a 10-acre parcel of land containing undeveloped land and two modular apartment buildings. Based on historical research, the subject property was historically used for agricultural purposes and agricultural related chemicals, such as pesticides, herbicides and fertilizers, may have been used on-site. The historical sources reviewed for this assessment indicate that the subject property did not support a farm headquarters, a maintenance facility, or an airstrip. In addition, the subject property will be paved over or covered by building structures that minimize direct contact to any potential remaining concentrations in the soil. As such, it was concluded that the possible former use of agricultural chemicals does not represent a recognized environmental condition or a human health risk. Additionally, during the site reconnaissance, a small open excavation was observed. The excavation was being used to burn solid waste generated at the subject property. No obvious evidence of hazardous substance having been disposed of within the excavation was observed and it was deemed that this excavation did not represent a significant recognized environmental concern. However, the User was notified of the excavation burning site and it was called out as an environmental issue in the report.

Finally, Mr. Boser's diversity across residential, municipal, and commercial environments is a major contribution to Partner Engineering and Science's team in the Rocky Mountain region of the United States.

Kelly DeJong  
Project Manager



***Education***

Bachelor of Architecture, Carnegie Mellon University, 2002

***Registrations***

Registered Architect in Pennsylvania and New Jersey  
LEED AP

***Summary of Professional Experience***

Ms. DeJong has over fourteen years of experience in the architecture and construction service industries. She has significant experience in due diligence assessments for a variety of property types and the needs and requirements of varied number of reporting standards, including ASTM standards, HUD, Freddie Mac, and customized client formats. Specifically, Ms. DeJong has performed Property Condition Assessments (PCAs), Roof Assessments, and ADA assessments as well as reviewed the work of her peers.

Ms. DeJong served as a senior project manager for assisting in coordinating the team performing property condition assessments on several large hotel portfolios with over 200 properties. Duties included working with field assessors who encountered issues on their assessments as well as coordinating technical management during the assessments. Responsibilities included developing, assembling, and revising custom matrices to assist the client in evaluating the properties on a scale that suited their needs on the individual projects.

Mr. DeJong has been involved with conceptual design, feasibility studies, construction, design, and implementation of construction activities associated with several projects including building renovation, and ground up construction of residential, institutional, and commercial facilities.

Finally, Ms. DeJong's diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's team in the Mid-Atlantic region of the United States.

***Relevant Project Experience***

- Debt and Equity Property Condition Assessments
  - Historical building renovations
  - HUD/LEAN and MAP program Facility Condition Assessments
  - Freddie Mac, Fannie Mae, and other multi-family Physical Needs Assessments
  - Technical report review
  - Property Condition Assessment portfolio coordination
  - LEED certification
-

Melissa Dahl  
National Client Manager



***Education***

A.S. in Mathematics  
B.S. in Environmental Science, Rutgers University

***Registrations***

NJDEP Subsurface Evaluation, Tank Testing, Certification and Closure Certification

***Summary of Professional Experience***

Ms. Dahl has over ten years' experience in the commercial real estate due diligence industry. She is familiar with all aspects of Due Diligence Property Assessments and the needs and requirements of varied number of reporting standards, including ASTM E 1527-05, EPA's All Appropriate Inquiry (AAI), Standard and Poor's Property Condition Assessment Criteria, and customized client formats. Ms. Dahl has also performed and reviewed ownership equity level Phase I Environmental Site Assessments, Property Condition Assessments, various HUD assessments, as well as Fannie Mae 3 MAX, DUS and Freddie Mac Environmental and Physical Needs Assessments.

Ms. Dahl's core focus is in providing commercial real estate due diligence services and environmental risk management for developers and financial institutions. She has managed over 1,000 studies to support pooled collateral property undergoing securitization. She has worked closely with property managers, legal counsel, regulatory agencies, and special asset groups at banks providing insight into the risks and liabilities associated with properties and assistance in structuring various transactions. Ms. Dahl also developed QA/QC procedures to streamline reporting processes for Phase I Environmental Site Assessments, and Property Condition Assessments.

Ms. Dahl formerly performed as a Project Manager for a Fortune 500 real estate firm, where her primary responsibilities were to manage field operations, remain apprised of latest state and federal regulatory mandates, and review Phase I Assessment reports to insure client scope of work was properly executed and project deadlines remained on target. Ms. Dahl's field experience includes the successful completion of over 1,000 Phase I Environmental Site Assessments on various retail, office, industrial, hospitality, and government facilities.

Earlier in her career, Ms. Dahl assisted with the design of a contaminated groundwater treatment plant for a highly publicized Superfund site located in New Jersey, which is continually scrutinized and monitored by the media. Ms. Dahl assisted with the writing of a feasibility study submitted to the EPA for the Superfund site. She also coordinated and ran daily public meetings with the citizens of the township providing constant interaction with public relations media.

Ms. Dahl is a committed team member to the guiding principles and success of an organization providing consistent product quality, customer focus, adherence to company standards and flawless execution resulting in complete client satisfaction.

---