# APPLICATION
## SPECIAL USE PERMIT

## ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

**[X ] Change of Ownership [ X ] Minor Amendment**

[*must use black ink or type*]

**PROPERTY LOCATION:** ~~4740~~ 4748 Eisenhower Avenue, Alexandria, VA 22304

**TAX MAP REFERENCE:** 1068.04-01-18 **ZONE:** OCM-100

**APPLICANT**

Name: Destination Pet, LLC dba Whole Dogz

Address: 8822 S. Ridgeline Blvd #260, Highlands Ranch, CO 80129

**PROPERTY OWNER**

Name: James N. Yates and Toni R. Yates

Address: 113 Poplar Lane, Occoquan, VA 22125

**SITE USE:** Dog daycare, boarding, grooming, training and retail business

**Business Name:** **Current:** **Proposed (if changing):**

[ » ] **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

[» ] **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

[» ] **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

[» ] **THE UNDERSIGNED,** having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

DocuSigned by: Jennifer Strickland Fowler 326B793DBD704F4...

Jennifer Strickland ~~Folwer~~ Fowler
Print Name of Applicant or Agent

Signature

8822 S. Ridgleine Blvd #260
Mailing/Street Address

720-605-0700
Telephone # Fax #

HIghlands Ranch, CO 80129
City and State Zip Code

legal@destpet.com
Email address

5/29/2023 | 8:16 AM PDT
Date

**DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY**

Application Received: _____ Fee Paid: $_____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____ ACTION - CITY COUNCIL: _____

**Special Use Permit #**_____

**The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.**

**1. Please describe prior special use permit approval for the subject use.**

Most recent Special Use Permit # 2013-0017

Date approved: June / 15th / 2013
month day year

Name of applicant on most recent special use permit Mary Kenkel

Use Dog daycare, boarding, grooming, and training facility with overnight boarding and retail sales

**2. Describe below the nature of the *existing* operation *in detail*** so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

Change of business ownership for pet grooming, training, boarding facility; # of employees remains the same at approximately 8; same # of parking spaces and hours of operation

**3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council** during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

Only change requested is maximum # of dogs increased to 250 total for daytime, maximum of 150 for overnight boarding

**Special Use Permit #**_____

**4. Is the use currently open for business?** _[X]_ Yes _[ ]_ No

If the use is closed, provide the date closed. _____ /_____ /_____
month day year

**5. Describe any proposed changes to the conditions of the special use permit:**

Daytime # of dogs increased to 250, overnight boarding # of dogs increased to 150

**6. Are the hours of operation proposed to change?** _[ ]_ Yes _[X]_ No
If yes, list the current hours and proposed hours:

| Current Hours: | Proposed Hours: |
|---|---|
| | |
| | |
| | |
| | |

**7. Will the number of employees remain the same?** _[X]_ Yes _[ ]_ No
If no, list the current number of employees and the proposed number.

| Current Number of Employees: | Proposed Number of Employees: |
|---|---|
| | |

**8. Will there be any renovations or new equipment for the business?** _____ Yes _X_ No
If yes, describe the type of renovations and/or list any new equipment proposed.

**9. Are you proposing changes in the sales or service of alcoholic beverages?** _____ Yes _X_ No
If yes, describe proposed changes:

**10. Is off-street parking provided for your employees?** [X] Yes [ ] No
If yes, how many spaces, and where are they located?
Multiple spaces in parking lot by main entrance

**11. Is off-street parking provided for your customers?** [X] Yes [ ] No
If yes, how many spaces, and where are they located?
42 spaces in parking lot by main entrance

**12. Is there a proposed increase in the number of seats or patrons served?** [X] Yes [ ] No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

| Current: | Proposed: |
|---|---|
| | |
| | |
| | |

**13. Are physical changes to the structure or interior space requested?** [ ] Yes [X] No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

**14. Is there a proposed increase in the building area devoted to the business?** [ ] Yes [X] No
If yes, describe the existing amount of building area and the proposed amount of building area.

| Current: | Proposed: |
|---|---|
| | |
| | |
| | |

**15. The applicant is the** (check one) [ ] Property owner [X] Lessee

[ ] other, please describe:_____

**16. The applicant is the** (check one) [ ] Current business owner [X] Prospective business owner

[ ] other, please describe: _____

17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ten percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

**Please provide ownership information here:**

Destination, Pet, LLC, 8822 S. Ridgeline Blvd #260, Highlands Ranch, CO 80129

Jennifer Strickland Fowler, CEO

Phone: 720-605-0700

Email: legal@destpet.com

# FOR YOUR INFORMATION

## Special Use Permits Eligible for Administrative Approval

Certain uses of land that have potentially negative impacts on surrounding properties require special use permit approval from City Council. The City Council may impose conditions on the operation of the special use in order to protect the health, safety and welfare of the surrounding area. For new uses and for intensifications or amendments of existing uses, the Planning Commission and City Council conduct public hearings and decide whether to approve the request. The Director of Planning and Zoning, however, may approve a special use permit administratively if it is only a change in ownership or a minor amendment of a previously approved special use permit.

## Special Use Permit for Change of Ownership

If the existing special use permit for an operation restricts the ownership of the use, a prospective owner may not take ownership of the operation until he receives special use permit approval for the change of ownership. Pursuant to Section 11-503, the director may approve the change and transfer the special use permit to a new owner, if the following conditions apply:

1) The applicant is not requesting a change in the conditions of the special use permit;
2) there have been no substantiated violations of the special use permit conditions;
3) there are no changes proposed or anticipated in the operation of the use involved;
4) the director has concluded that no new conditions or no amendments to existing conditions are necessary; and
5) following notice of the application in a newspaper of general circulation in the City, no person has requested that the director forward the application to the Planning Commission or City Council.

If the application does not meet any one of the above conditions, it must be docketed for the next available Planning Commission and City Council public hearings. If the Director approves a special use permit for change in ownership, the new owner must sign an agreement stating that he/she will to continue to comply with the special use permit conditions.

## Special Use Permit for Minor Amendment

Pursuant to Sections 11-509 and 11-511 of the zoning ordinance, the director may approve minor amendments to approved special use permits. Only changes that constitute no more than a minimal enlargement or extension of the special use permit or that are so insignificant they will have little or no zoning impact on the surrounding neighborhood are eligible for administrative approval. If a change will intensify the use, it requires Planning Commission and City Council approval. Changes that intensify a use include any increase in the following:

1) Hours of operation;
2) number of seats;
3) number of employees; visitors of customers; or
4) number of vehicle trips generated.

The Director may not administratively approve minor amendments if any of the following apply:

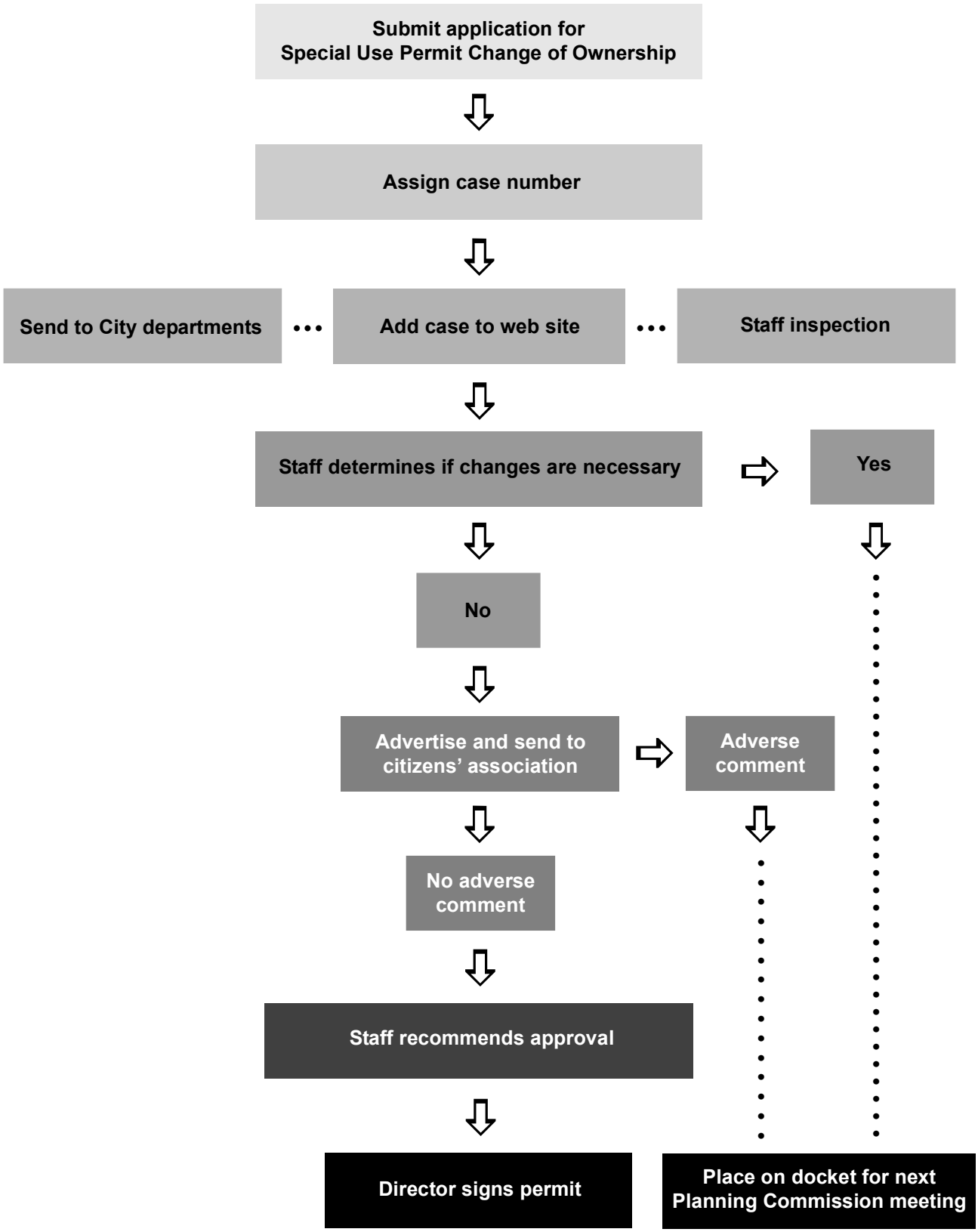
1) He/She has received written or oral complaints that the use is in violation of the zoning ordinance;
2) at the time the special use permit was approved, opposition was presented to the Planning Commission or City Council; or
3) new conditions or amendments to existing conditions are necessary.

Notice of the application is published in a newspaper of general circulation in the City and is sent to docket subscribers.

## Approval Process

For both change in ownership and minor amendment special use permits, the approval process generally takes between four and six weeks from the time an application is submitted. During that time, staff will review the application, inspect the subject property for compliance with special use permit conditions and advertise the proposed change in the newspaper to provide an opportunity for citizens to comment on the change and, in the case of minor amendments, send notice to the Planning Commission and City Council members. If the Director determines that the Planning Commission and City Council must consider the application, he/she will docket the application for the next available Planning Commission and City Council hearings. At that time, the Director may require additional information regarding the application.

# PROCESS FLOW CHART: Change of Ownership SUP



PARTNER
Engineering and Science, Inc.

More Than Just Assessments.
*Solutions.*

# PROPERTY CONDITION REPORT

## Whole Dogz

4748 Eisenhower Avenue
Alexandria, Virginia 22304

## Report Date

March 9, 2023

## Partner Project Number:

23-400799.1

## Prepared for:

Destination Pet
Highlands Ranch, Colorado 80129

Building Science | Environmental Consulting | Construction & Development | Energy & Sustainability

PARTNER

March 9, 2023

Kenna Jovaag
Destination Pet LLC
8822 South Ridgeline Boulevard #260
Highlands Ranch, Colorado 80129

Subject: Property Condition Report
Whole Dogz
4748 Eisenhower Avenue
Alexandria, Virginia 22304
Partner Project No. 23-400799.1

Dear Kenna Jovaag:

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "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 Jake Wegleitner at 612-252-8660 or jwegleitner@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Eric Guikema
Project Manager

Jake Wegleitner
Principal

# 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 accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this PCA 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.

| *Property Data* | |
|---|---|
| ***Name*** | Whole Dogz |
| ***Address*** | 4748 Eisenhower Avenue |
| ***City, State and Zip Code*** | Alexandria, Virginia 22304 |
| ***Property use*** | Pet boarding and daycare |
| ***Land acreage (acres)*** | 1.18 |
| ***Number of buildings*** | One |
| ***Number of floors*** | 1 + mezzanine level |
| ***Year built*** | 1972 |
| ***Gross building area (sf)*** | 38,000 |
| ***Net rentable area (sf)*** | 14,000 (approx. for Whole Dogz tenant suite) |
| ***Number of tenant spaces*** | One |
| ***Foundation / Substructure*** | Concrete slab-on-grade over spread footings |
| ***Superstructure*** | Concrete masonry load bearing walls, precast concrete roof decking |
| ***Façade*** | Brick masonry; CMU block |
| ***Roof type*** | Flat, built-up roofing topped with pea gravel |
| ***Parking area*** | Asphalt paved surface lot |
| ***Parking space count*** | 42 |
| ***ADA-designated parking count*** | Two ADA-designated, of which one was van-designated |
| ***HVAC system*** | Packaged units; split system units |
| ***Water supply piping*** | Copper |
| ***Electrical branch wiring*** | Copper |
| ***Number of elevators*** | None provided |
| ***Fire suppression*** | Wet-pipe sprinkler system |
| ***Fire alarm*** | Central system with outside dialer |

## Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good to fair condition. The overall level of preventative maintenance appeared to be good. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the tables below.

## Reported Capital Expenditures

No recent or planned capital improvements were reported by property management.

**Immediate and Short-Term Repair Items**

This report presents opinions of 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 physical deficiencies that if left uncorrected would be expected 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 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 costs 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, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

**Expected Useful Life**

Unless noted otherwise, the subject property appeared to be performing within its intended purpose. Assuming the collective building systems are maintained within industry-recognized standards of care with respect to scope and frequency and correction of apparent deficiencies, the remaining useful life of the subject property is estimated to be no less than 35 years. This opinion assumes indemnity from natural disaster and is based on observations within the limits of ASTM E 2018-15.

**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.

- 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 combines the opinions of immediate and short-term costs included in Table 1.

**Recommendations for Additional Investigations**

There were no issues observed or reported that indicate the need for additional investigations.

# TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Whole Dogz

4748 Eisenhower Avenue

Alexandria, VA

Partner Project No. 23-400799.1

March 9, 2023

| Sect. No. | Deficiency or Repair Item | Quantity | Unit | Unit Cost | Total Cost |
|---|---|---|---|---|---|
| **2.0** | **Regulatory Compliance** | | | | |
| | None Noted | | | | |
| **3.0** | **Site Improvements** | | | | |
| **3.2.2** | Asphalt pavement appeared to be in good to fair condition. Damaged pavement consisting of alligator and linear cracking were observed in the parking lot area. Sectional full-depth replacement and crack routing/sealing is recommended. | 750 | SF | $4.00 | $3,000 |
| **4.0** | **Structural Frame and Building Envelope** | | | | |
| | None Noted | | | | |
| **5.0** | **Mechanical and Electrical Systems** | | | | |
| **5.5.2** | Obtain updated inspection tag for fire alarm control panel | 1 | LS | $1,500 | $1,500 |
| **6.0** | **Interior Elements** | | | | |
| | None Noted | | | | |
| **7.0** | **Accessibility** | | | | |
| | None Noted | | | | |
| **8.0** | **Water Intrusion and Microbial Growth** | | | | |
| | None Noted | | | | |

**TOTAL** $ 4,500

PARTNER

# TABLE 2 - LONG-TERM COST OPINION

Whole Dogz
4748 Eisenhower Avenue
Alexandria, VA

Partner Project No. 23-400799.1
March 9, 2023

Number of Guestrooms: 0
Site effective age (years): 51
Inflation rate: 2.5%
Evaluation period (years): 12

| Sect. No. | Description | Avg EUL (YR) | Eff Age (YR) | RUL (YR) | On Site Qty | Qty in Eval Period | Unit | Unit Cost | YR 1 | YR 2 | YR 3 | YR 4 | YR 5 | YR 6 | YR 7 | YR 8 | YR 9 | YR 10 | YR 11 | YR 12 | Total Cost |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **3.0** | **Site Improvements** | | | | | | | | | | | | | | | | | | | | |
| **3.2.2** | Asphalt seal coat & striping | 5 | 2 | 3 | 14,700 | 29,400 | SF | $0.25 | | | $ 3,675 | | | | | $ 3,675 | | | | | $ 7,350 |
| **3.2.9** | Synthetic turf, Replace | 5 | 2 | 3 | 1,000 | 2,000 | SF | $12 | | | $ 12,000 | | | | | $ 12,000 | | | | | $ 24,000 |
| **4.0** | **Structural Frame and Building Envelope** | | | | | | | | | | | | | | | | | | | | |
| **4.3.1** | Exterior cleaning, painting, masonry pointing, sealing | 8 | 6 | 2 | 4,000 | 8,000 | SF | $1.50 | | $ 6,000 | | | | | | | | $ 6,000 | | | $ 12,000 |
| **4.4.1** | Roof replacement - BUR | 20 | 15 | 5 | 14,000 | 14,000 | SF | $12 | | | | | $ 168,000 | | | | | | | | $ 168,000 |
| **5.0** | **Mechanical and Electrical Systems** | | | | | | | | | | | | | | | | | | | | |
| **5.2** | Split-system condenser, Replace | 15 | 10 | 5 | 1 | 1 | EA | $3,500 | | | | | $ 3,500 | | | | | | | | $ 3,500 |
| **5.2** | Split-system furnace/fan coil, Replace | 20 | 10 | 10 | 1 | 1 | EA | $3,500 | | | | | | | | | | $ 3,500 | | | $ 3,500 |
| **5.2** | HVAC package unit (RTU), 7.5 ton, Replace | 20 | 15 | 5 | 8 | 8 | TON | $2,000 | | | | | $ 15,000 | | | | | | | | $ 15,000 |
| **5.2** | HVAC package unit (RTU), 12.5 ton, Replace | 20 | 10 | 10 | 13 | 13 | TON | $2,000 | | | | | | | | | | $ 25,000 | | | $ 25,000 |
| **6.0** | **Interior Elements** | | | | | | | | | | | | | | | | | | | | |
| | None anticipated-tenant responsibility | | | | | | | | | | | | | | | | | | | | $ - |
| | Uninflated Totals: | | | | | | | | $ - | $ 6,000 | $ 15,675 | $ - | $ 186,500 | $ - | $ - | $ 15,675 | $ - | $ 34,500 | $ - | $ - | $ 258,350 |
| | Inflated Totals: | | | | | | | | $ - | $ 6,150 | $ 16,469 | $ - | $ 205,861 | $ - | $ - | $ 18,633 | $ - | $ 43,086 | $ - | $ - | $ 290,198 |

**Uninflated cost per guest room per year:**

**Inflated cost per guest room per year:**

PARTNER

# TABLE OF CONTENTS

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 and Scope of Work

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. This report is intended for use in evaluating the subject property as collateral for a mortgage loan. 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. This report may not be used for any purpose other than that described herein.

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process” (the Standard) and as specified in the engagement agreement that initiated this work.

Due to time and budgetary constraints of the scope of work, this report does not reflect the investigative effort and detailed evaluation required to adequately address the risks associated with the purchase or operations of the subject property. Additionally, this report may contain conclusions and recommendations that reflect the stated or implied risk tolerances of the addressee.

Opinions provided in the report are conceptual in nature and may be affected by the availability of information, concealed conditions, the objectives and scope of work as communicated by the addressee, management and maintenance activities, and other considerations.

## 1.2 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.

## 1.3 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: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair: In working condition, but may require immediate or short-term repairs above an agreed threshold.

Poor: Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

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

## 1.4 Addressee 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.

# 2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

## 2.1 Site Reconnaissance

| | |
|---|---|
| Date: | March 3, 2023 |
| Weather: | Raining, approximately 43° Fahrenheit |
| Field Assessor: | Darrin Holly |
| Escort: | Mary Kenkel<br>Owner,<br>202.236.2387 |

### Limiting Conditions

The performance of this assessment was limited by the following conditions:

- Access was not provided to the fire protection equipment room.
- A pre-survey questionnaire was not completed at the time of the assessment.

## 2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Mary Kenkel has been associated with the subject property for approximately 9-1/2 years and was cooperative during the property observations. Mary Kenkel appeared to be somewhat knowledgeable about the subject property and maintenance practices.

## 2.3 Regulatory Compliance Inquiry

| | | | |
|---|---|---|---|
| ***Building Codes*** | City of Alexandria Code Administration Department | | |
| Contact: | Chris Evans | Contact Info: | (703) 746-4200 |
| Findings: | ☐ No Violations | ☐ Violations | ☒ Awaiting response |
| | Awaiting response. A written request for information was submitted on March 3, 2023; no response was received prior to the preparation of this report. | | |
| ***Fire or Life Safety*** | City of Alexandria Fire Department | | |
| Contact: | Fire Chief Corey Smedley | Contact Info: | (703) 746-5200 |
| Findings: | ☐ No Violations | ☐ Violations | ☒ Awaiting response |
| | Awaiting response. A written request for information was submitted on March 3, 2023; no response was received prior to the preparation of this report. | | |
| ***Zoning*** | City of Alexandria Planning and Zoning Department | | |
| Contact: | Representative | Contact Info: | (703) 746-4666 |
| Findings: | ☒ No Violations | ☐ Violations | ☐ Awaiting response |
| | The subject property was reported to be compliant with current zoning regulations. According to a review of the zoning map obtained from City of Alexandria, the subject property is zoned OCM (100), Office Commercial Medium District. The permitted uses listed in the zoning regulations include retail and hospitality use. | | |

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. 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 readily available or provided to Partner for review as part of this assessment.

- City of Alexandria Tax Assessor property information
- City of Alexandria Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Pre-Lease HVAC survey

# 3.0 PROPERTY CHARACTERISTICS

## 3.1 Parcel Configuration

The subject property improvements were placed upon one parcel. The parcel was rectangular and comprised approximately 1.18 acres.

## 3.2 Site Improvements

### *3.2.1 Topography and Storm Water Drainage*

The subject property lies relatively flat. Gentle slopes were present for drainage purposes to accommodate grade changes where required due to building pad elevations and roadway design.

Storm water runoff from the roof areas of the subject building, landscaped areas, and paved areas appeared to be removed primarily by sheet flow action across paved surfaces, which drain to the public right of way and to on-site storm water drains. The subject property was connected to a storm sewer system that was owned and maintained by the municipality.

***Survey Condition and Analysis***

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

Precipitation was present during the walk-through survey. The system appeared to be operating properly. Routine maintenance, including clearing of debris from inlets, channels, piping, and outlets, is anticipated throughout the evaluation period.

### *3.2.2 Vehicular Access, Paving*

Vehicular access was provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization was not provided at the entrance point to the subject property.

| *Parking Type* | *Paving* | *Total Spaces* | *ADA (Including Van)* | *Van* |
|---|---|---|---|---|
| Surface lot | Asphalt | 42 | 1 | 1 |

The parking count was based on a physical count. Asphalt pavement was utilized throughout the property. Curbing, where present, consisted of cast-in-place concrete.

***Survey Condition and Analysis***

Asphalt pavement appeared to be in good to fair condition. Damaged pavement consisting of alligator and linear cracking were observed in the parking lot area. Sectional full-depth replacement and crack routing/sealing is recommended. An opinion of cost for this work is included in Table 1.

Asphalt seal coat appeared to be in good to 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.

Pavement markings and striping appeared to be in good condition. Reapplication of markings and striping is anticipated at the same time as the seal coating.

Curbing appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### 3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consisted of cast-in-place concrete construction. Sidewalk grade changes were minor; steps and significant ramps were not present.

***Survey Condition and Analysis***

The pedestrian walkways appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

### 3.2.4 Landscaping and Irrigation

Landscaping and irrigation were not present at the subject property.

### 3.2.5 Retaining Walls

Retaining walls constructed with cast-in-place concrete were present at the subject property.

***Survey Condition and Analysis***

The retaining walls appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### 3.2.6 Site and Building Signage

Property identification was primarily provided by monument and facade-mounted, tenant-specific signage.

***Survey Condition and Analysis***

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

### 3.2.7 Perimeter Walls, Gates, and Fences

Concrete masonry unit walls finished with brick veneer were present along the perimeter of the subject property. A solid waste dumpster enclosure was present in the front parking lot area. Refuse enclosure was constructed of pressure treated wood board fencing and gate.

***Survey Condition and Analysis***

The perimeter walls appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

The trash enclosure appeared to be in good to fair overall condition. Routine maintenance is anticipated during the evaluation period.

### 3.2.8 Exterior Lights

Outdoor lighting was provided by facade-mounted light fixtures. Soffit areas over entryways had recessed halogen lighting. Timers and photocells controlled 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 appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good overall condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

### *3.2.9 Site Amenities*

Play areas are provided that are finished with synthetic turf flooring and contain various play structures.

***Survey Condition and Analysis***

Replacement of the synthetic turf flooring is anticipated throughout the evaluation period. An opinion of cost for this work is included in Table 2.

The play structures are in good condition and will require routine maintenance.

### *3.2.10 Special Utility Systems*

Special utility systems were not present at the subject property.

### *3.2.11 Utility Service Providers*

| *Utility* | *Provider* | *Meter configuration and location* |
|---|---|---|
| **Storm Water** | VA American Water | |
| **Electric** | Dominion Energy | The building meters were located in the main electrical room on the first floor. |
| **Gas** | Washington Gas | The building meters were located in an exterior closet. |
| **Water** | VA American Water | The building water meter was located in a below grade vault. |
| **Sanitary Sewer** | VA American Water | |

***Survey Condition and Analysis***

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

# 4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

## 4.1 Foundation/Substructure

According to experience with similar structures in this geographic region and the observation of exposed structure, foundations consisted of a conventional concrete spread footing system with a reinforced-concrete slab-on-grade over continuous footings at the perimeter and isolated pad footings at interior bearing locations.

***Survey Condition and Analysis***

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

## 4.2 Building Frame

The building was constructed of concrete masonry unit load bearing walls with interior concrete columns. The upper mezzanine level consisted of steel-framing with steel decking and concrete topping. The roof structure was comprised of precast concrete decking.

***Survey Condition and Analysis***

Evidence of structural distress indicative of framing failure was not observed. Observed framing appeared to be in functional condition. Periodic monitoring of the framing is recommended throughout the evaluation period.

Fire retardant-treated plywood (FRTP) was not observed

## 4.3 Facades or Curtain Walls

### *4.3.1 Exterior Walls*

The exterior walls of the building consisted primarily of brick masonry and concrete masonry units. There with caulked joints at transition points between dissimilar materials and around windows and doors.

***Survey Condition and Analysis***

The exterior walls appeared to be in generally good to fair condition. Routine maintenance is anticipated during the evaluation period.

Based on the average effective useful life of paint coatings, additional exterior painting is anticipated during the reserve term. Partner also recommends additional façade maintenance consisting of periodical power washing of the exterior surfaces, minor repointing, and applying new sealants as needed. An opinion of cost for this work is included in Table 2.

### *4.3.2 Windows*

Windows appeared to be part of a storefront window system which consisted of full-height tinted glazing that incorporated the entry doors. Vinyl gaskets were used at the joints between glazing panes and the framing at the storefront units. Window framing appeared to be aluminum.

***Survey Condition and Analysis***

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

### *4.3.3 Doors*

The main entrance consisted of an aluminum-framed door with full-height glazing set in an aluminum storefront system. Hardware included exterior pulls, horizontal exit bars, closers, and deadbolts.

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

There was one overhead door located at the rear elevation of the building. The overhead door consisted of an overhead, steel panel roll-up door that was manually-operated.

***Survey Condition and Analysis***

Doors were reported and appeared to be in good to fair overall condition. Some corrosion was observed on secondary doors. Cleaning, repainting, or replacement can occur as part of routine maintenance. Routine maintenance is anticipated throughout the evaluation period.

## 4.4 Roof

### *4.4.1 Roofing Materials*

Roof coverings consisted of built-up roofing topped with pea gravel over low-slope roof construction. Exterior walls extended above the roof plane as parapets and were capped with masonry coping. Roof materials covered the inboard sides of the parapets. Materials terminated at metal counterflashing. Flashing materials appeared to be similar to the roofing membrane.

***Survey Condition and Analysis***

The roofing system appeared to be in good to fair overall condition. The roof installation date was not reported. No roof warranty information was provided. Based on visual observations and aerial imagery, the roof appeared to be approximately 15 years old. Based on EUL, replacement of the built-up roof is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Parapets appeared to be in good to fair overall condition. Routine maintenance is anticipated during the evaluation period.

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

### *4.4.2 Roof Drainage*

Storm water runoff for the roof was directed to roof drains connected to internal leaders that discharge directly into the storm drain collection system.

***Survey Condition and Analysis***

Roof drainage components appeared to be in good condition. Roof drainage components should be repaired or replaced as needed during roof replacement activities or as part of routine maintenance.

## 4.5 Fire Escapes, Stairs, Balconies, Upper-Level Walkways, and Breezeways

The building had exterior stairs providing access along the front elevation of the building. Exterior stairs were cast-in place concrete construction with closed risers. Wood guardrail was located on the open sides. Wood handrail was located on adjacent wall.

Interior stairs were steel framed with precast concrete treads providing access to the mezzanine level. Open sides were protected by steel guardrails. Steel handrails were located on walls at closed sides. Interior stairs were steel treads.

***Survey Condition and Analysis***

Stairs appeared to be in good to fair condition. Routine maintenance is anticipated during the evaluation period. Painting of the stairs and guardrails can be performed in conjunction with the painting of the building exterior or interior common areas.

# 5.0 MECHANICAL AND ELECTRICAL SYSTEMS

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

Observation of visible piping at plumbing stub-outs indicated that the piping was copper. Domestic water piping was reported to be copper by the site escort. Observation of visible vent piping indicated that the piping was cast iron. Sanitary drainage and vent piping were reported to be cast iron by the site escort.

Domestic hot water was supplied to the building by two electric water heaters and one electric point of service water heater. Observed water heaters consisted of two small capacity, electric water heaters and an instantaneous hot water heater mounted on the wall in the pet grooming area.

***Survey Condition and Analysis***

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

The water heating equipment appeared to be in good condition and varied in age. Routine maintenance and as-needed replacement of water heaters is anticipated during the evaluation period.

## 5.2 Heating, Ventilation, and Air Conditioning (HVAC)

Heating and cooling were provided by HVAC packaged units. Manufactured by Trane and Carrier, each of the units had an input capacity of 7.5 to 12.5 tons, respectively. Cooling was provided by direct expansion and appeared to utilize R22 and R410A refrigerant, while heating was provided by gas-fired heating coils. Packaged units were generally located on the roof. Conditioned air was distributed through sheet metal ducts to diffusers located in finished ceilings. Fresh air was supplied by intakes on the side of the packaged units. Return air was collected by concealed sheet metal ducts through ceiling-mounted intakes. Temperature was controlled by local thermostats located throughout the interior space.

Heating and cooling were also provided by direct expansion HVAC split systems. Each system had a furnace and a condensing unit. The furnace units provided heat through gas-fired heating coils and were typically located in a utility closet. Manufactured by Lennox and Goodman, the condensing units were located on the roof. Units had an input capacity of 3 and 3.5 tons, respectively, and used R22 and R410A refrigerant. Distribution of the conditioned air was by concealed sheet metal ductwork.

Accessory areas such as mechanical rooms and vestibules were heated by wall mounted unit heaters. Ventilation was provided by bathroom fans and common fans that vent through the roof.

***Survey Condition and Analysis***

According to property management, the mechanical equipment was maintained by an outside vendor.

The packaged units appeared to be in good to fair condition. Based on EUL, replacement of the packaged units is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The split systems appeared to be in good condition and were observed to vary in age. Based on EUL, partial replacement of the split system condensing unit and furnace is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Roof-mounted exhaust fans appeared to be in good condition. Routine maintenance, including regular inspection, testing, and minor repair is anticipated throughout the evaluation period.

## 5.3 Electrical

Electrical service was provided via a pad-mounted utility-owned transformer. Main electrical service was rated at 200-amp, 120/208-volt at the main distribution panel. Breaker panels for lighting and power controls were located in the electrical room. Observed panels were manufactured by Square D. Ground fault circuit interrupter (GFCI) outlets were observed in wet areas. According to the site escort and observation, the electrical branch wiring was copper. Federal Pacific Electric (FPE) Stab-Lok circuit breaker panels were not observed.

***Survey Condition and Analysis***

The electrical service was reported to be adequate for the current demands of the facility. The electrical systems appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

## 5.4 Vertical Transportation

Vertical conveyances were not present.

## 5.5 Life Safety and Fire Protection

### *5.5.1 Fire Suppression Systems*

The building was protected by a wet-pipe automatic sprinkler system. Water was supplied via a fire sprinkler line from the municipal main that was reportedly fitted with flow and tamper switches and a backflow prevention device. Fire sprinkler piping appeared to be steel.

Fire extinguishers were present throughout the tenant space and in mechanical/electrical spaces. The annual inspection of the fire extinguishers last occurred in February 2023.

Fire hydrants were observed along the public right-of-way.

***Survey Condition and Analysis***

The fire suppression system appeared to be in good overall condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period. The system was reportedly tested on an annual basis. Access to the fire protection room was not provided during the time of the on-site inspection because of a lack of keys, therefore, the date of the last inspection could not be determined.

The fire extinguishers appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

Fire hydrants were noted to be in good condition. Routine maintenance is anticipated during the evaluation period.

### *5.5.2 Alarm Systems*

The fire alarm system was reportedly comprised of smoke detectors, heat detectors, CO detectors, pull stations, alarm horn/strobes, and a central panel. Smoke detectors were located throughout the commercial tenant space. The fire alarm system components were connected to a central panel located in the electrical room. Manufactured by Silent Knight, the fire alarm control panel monitored the initiating devices. The system was reportedly monitored offsite and included a remote dialer.

***Survey Condition and Analysis***

The fire alarm system appeared to be in good condition and is reportedly tested on an annual basis. Current inspection tags were not observed on the main control panel. Therefore, it is recommended that updated inspection tags be obtained as an immediate repair. An opinion of cost for this work is included in Table 1.

### *5.5.3 Other Systems*

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

***Survey Condition and Analysis***

The observed components appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

# 6.0 INTERIOR ELEMENTS

## 6.1 Common Areas

No interior common areas were present. The subject property was accessed directly from the exterior.

## 6.2 Amenities and Special Features

Amenities were not provided.

## 6.3 Support Areas

No support areas were present.

## 6.4 Commercial Tenant Spaces

Tenant occupancy included a single, ground-floor retail tenant. Observed tenant space flooring consisted of laminated wood and synthetic turf. Walls were typically painted gypsum board and CMU. Ceilings were typically suspended acoustic tiles and exposed structure.

According to property management, the building was configured for a single tenant. Interior doors were typically stained, solid core wood set in metal frames. Miscellaneous cabinetry was located at break and office areas.

| *Tenant Space ID* | *Square Footage* | *Tenant* | *Occupied* | *Condition Notes* |
|---|---|---|---|---|
| 4748 Eisenhower Ave | 14,000 | Whole Dogz | Yes | Observed, good condition |
| *Total* | 14,000 | | | |

***Survey Condition and Analysis***

The tenant finishes appeared to be in good condition. Kennels, wash stations, and other care related equipment are considered process equipment. Repair and replacement of these components is the responsibility of the occupant and occurs at the discretion of the occupant. As such, no costs are provided.

## 6.5 Residential Spaces

Residential spaces were not provided.

# 7.0 ACCESSIBILITY

## Americans with Disabilities Act

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 was a "public accommodation".

Parking areas that provide self-parking for employees and visitors must provide ADA-compliant parking spaces. The subject property provided 42 total parking spaces, including two accessible parking spaces, of which one was a van-accessible space. The accessible parking spaces appeared to be correctly configured and identified.

Exterior routes from public transportation stops, accessible parking spaces, and public sidewalks at the subject property appeared to be generally accessible. Exterior entrances provided at the subject property appeared to be generally accessible.

No readily apparent barriers were observed at the time of the assessment.

# 8.0 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.

# 9.0 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.

## 9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 5155190036E, dated June 16, 2011, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

## 9.2 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, an area with low probability of damaging ground motion.

## 9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone II, an area with design winds speeds up to 160 miles per hour. The subject property does not appear to be located in a special wind region, but does appear to be located in a hurricane-susceptible zone.

# 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 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items unless specifically requested by the addressee.
- 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;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;
- Determining NFPA hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;

- 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;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- 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;
- 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;
- Performing 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 the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- 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;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

# 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 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,

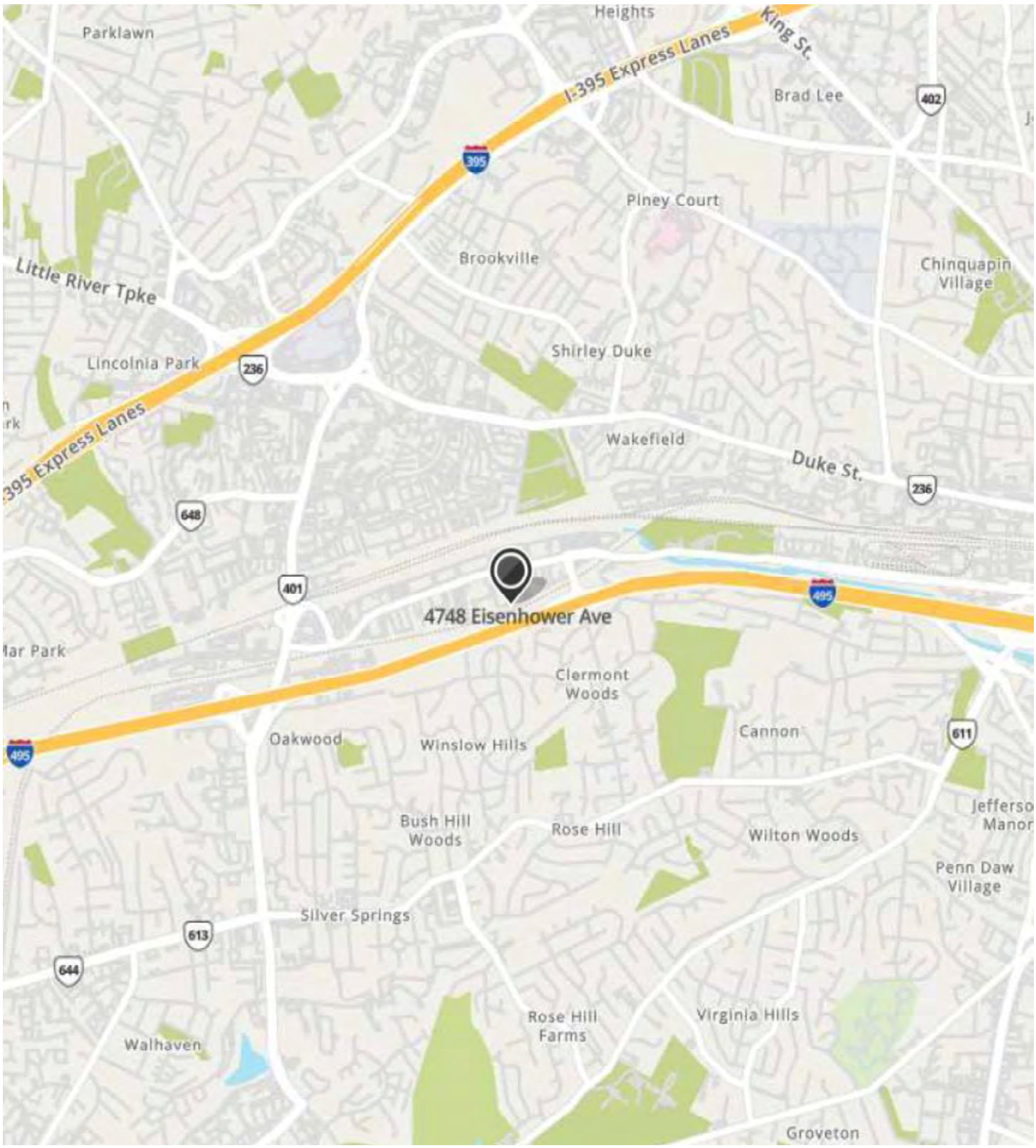
door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

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

**Site Location Map**

**Site Plan**




N

KEY:
Subject Property

**FIGURE 1: SITE LOCATION MAP**
**Project No. 23-400799.1**

PARTNER


N

KEY:
Subject Property

**FIGURE 2: SITE PLAN**
**Project No. 23-400799.1**

PARTNER

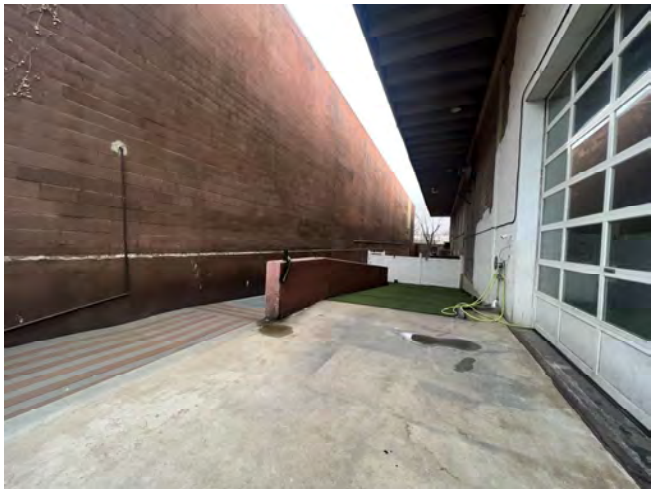
# APPENDIX A: SITE PHOTOGRAPHS

1. Street view of Subject Property

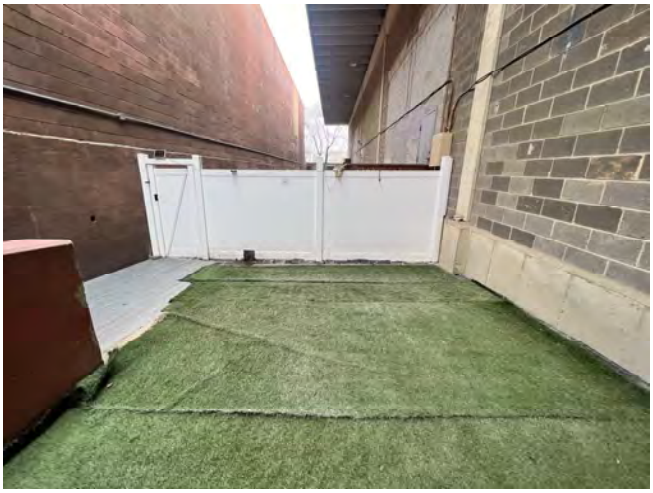
2. Front (east) elevation of building

3. Left (south) elevation of building

4. Rear (west) elevation of building



5. Rear of property



6. Exterior play area


7. Parking lot


8. Parking lot

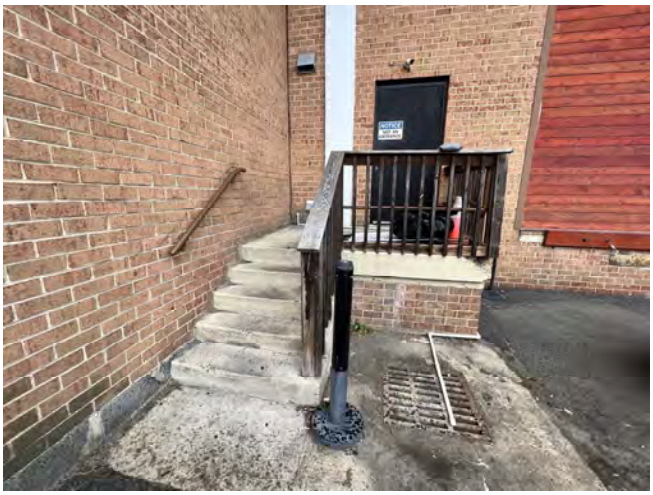

9. Parking lot area

10. Cracking in asphalt pavement

11. Cracking in asphalt pavement

12. Cracking in asphalt pavement

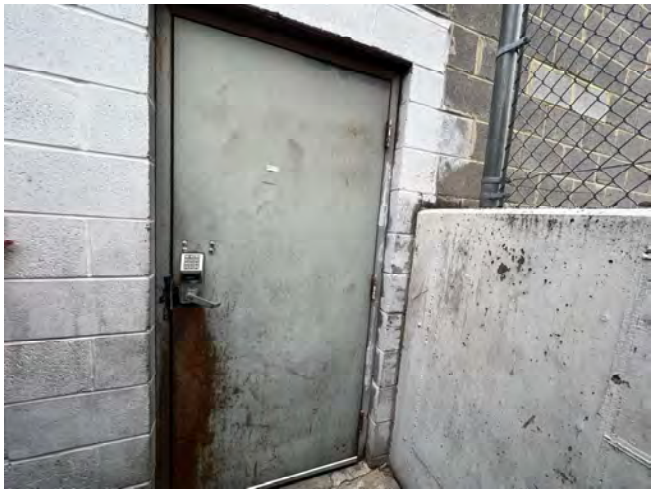

13. Dumpster enclosure



14. Exterior stairs

15. Tenant storefront


16. Storefront entrance



17. Exterior of exterior door

18. Close-up of door lock

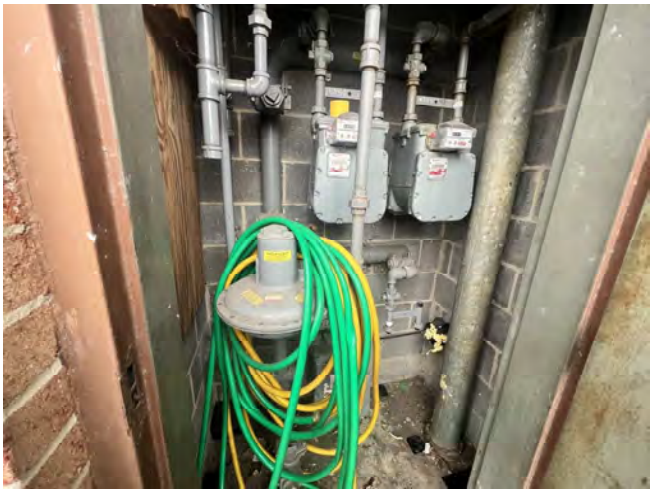
19. Interior of exterior door

20. Roof structure

21. Built-up roof topped with pea gravel

22. Built-up roof topped with pea gravel

23. Built-up roof topped with pea gravel



24. Gas meters

25. Hot water heaters


26. Instantaneous hot water heater

27. Packaged rooftop unit


28. Condenser


29. Furnace

30. Pad-mounted transformer

31. Electric meters

32. Main distribution panel

33. Circuit breaker panel

34. Fire alarm control panel

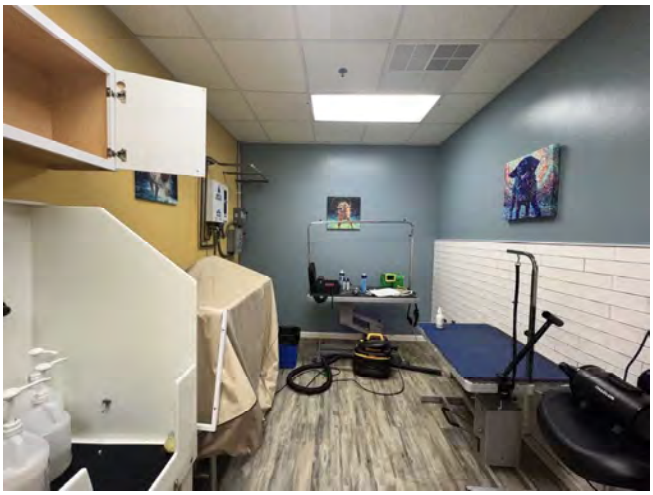

35. Fire extinguisher


36. Storefront entrance

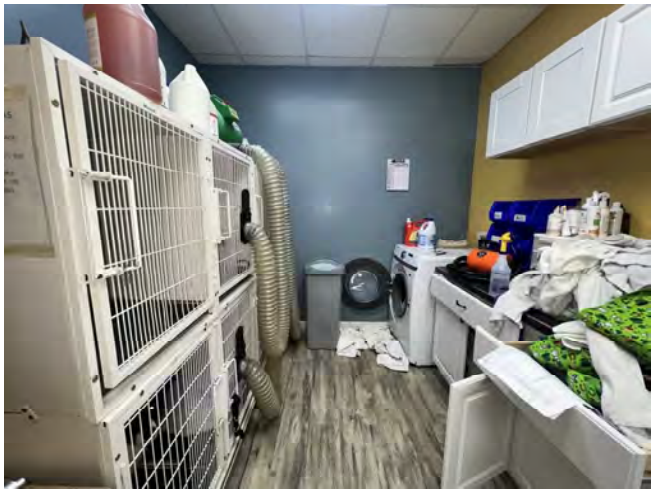

37. Retail area


38. Retail area

39. Pet grooming area

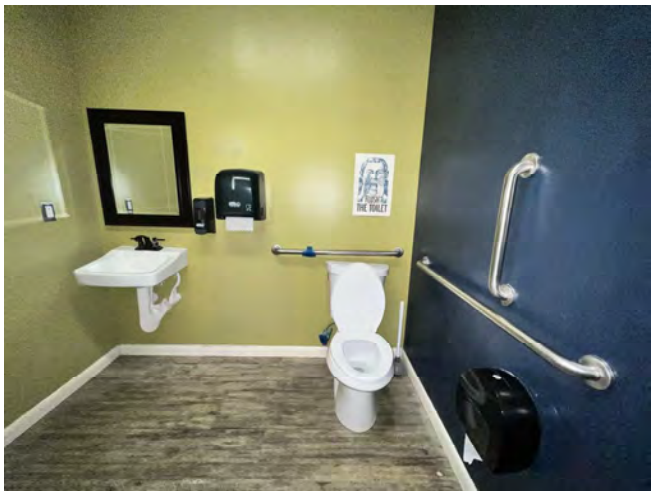


40. Pet grooming area

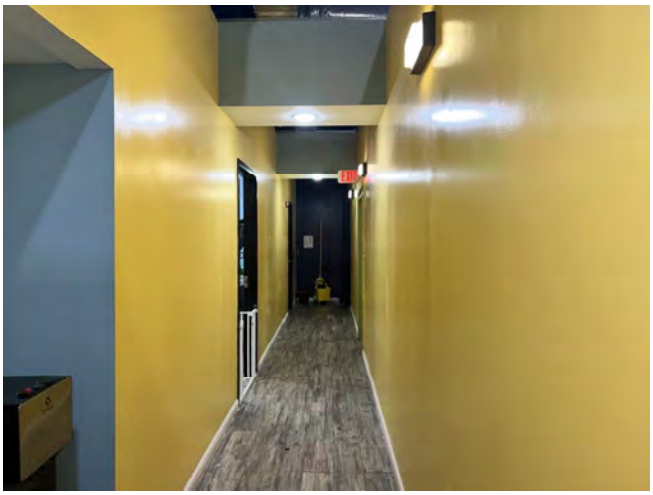


41. Kennels

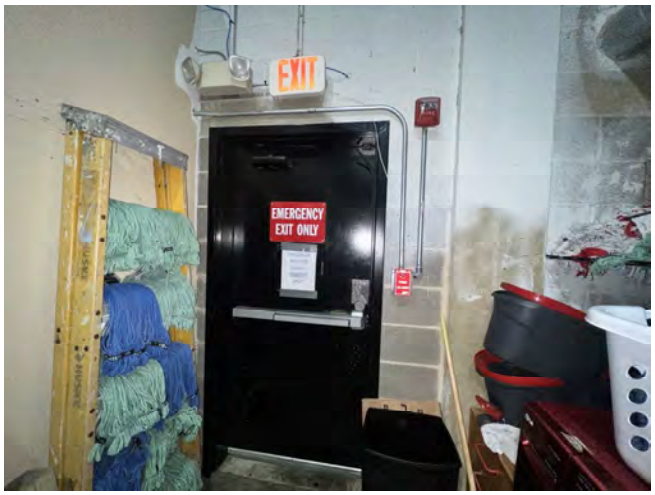
42. Employee break room



43. Restroom



44. Corridor

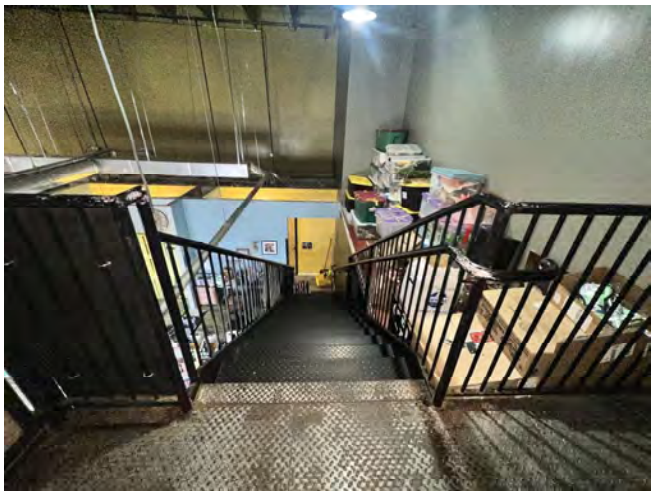



45. Exit door

46. Fence enclosure for pet play area

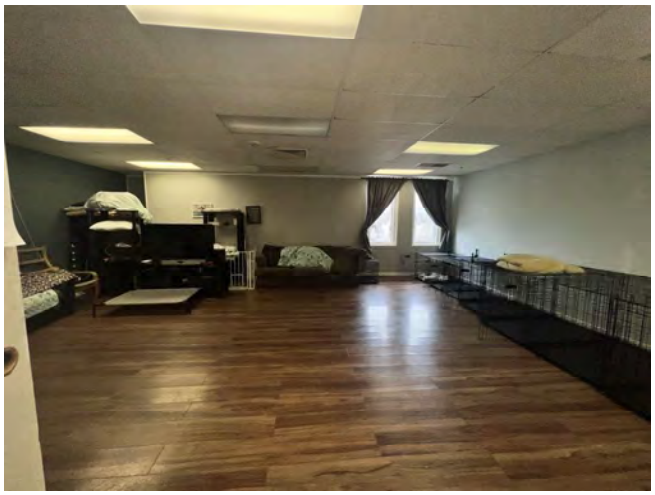
47. Play area


48. Office space



49. Stairs to mezzanine level

50. Mezzanine level



51. Mezzanine level

# APPENDIX B: SUPPORTING DOCUMENTATION

PARTNER
Engineering and Science, Inc.

March 3, 2023

Office of the City Attorney
301 King Street, Suite 1300; P. O. Box 178
Alexandria, VA 22313
(703) 746-3750 (phone)
FOIArequests@alexandriava.gov (email)

Reference: Whole Dogz
4748 Eisenhower Avenue
Alexandria, VA 22304
Partner Project Number: 23-400799.1

Dear Building Official,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against the property? (if Yes, please provide details below, or by attachment) ☐ Yes ☐ No

_____

_____

2. How frequently is the property inspected by the building department?
   ☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
   ☐ Never ☐ Other (describe) _____
3. Date of last inspection (if applicable): _____
4. When was the original core/shell Certificate of Occupancy issued? _____
5. Is a copy of the original core/shell Certificate of Occupancy available? ☐ Yes ☐ No
   (Please send copy if available)
6. Are there any open building department permits? ☐ Yes ☐ No
   (If Yes, please describe below or by attachment)

_____

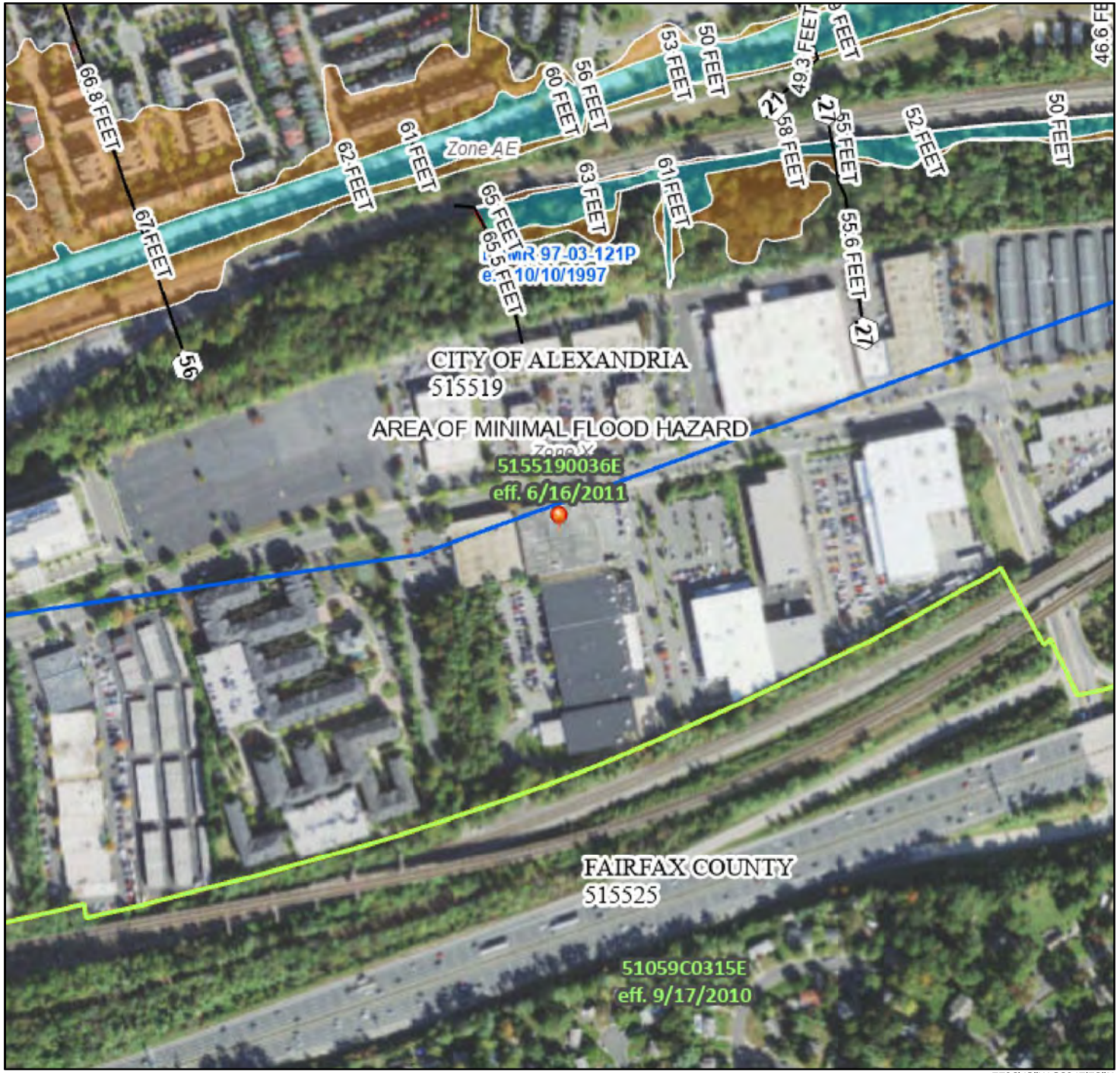
_____

We appreciate your assistance with this information. Please fax this page and any additional attachments to (925) 269-2853. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Darrin Holly
Project Engineer
Phone: (443) 801-6309 Fax: (866) 928-7418 E-Mail: dkholly@yahoo.com

# National Flood Hazard Layer FIRMette

77°7'20"W 38°48'26"N




77°6'43"W 38°47'58"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

*Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/6/2023 at 2:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PARTNER
Engineering and Science, Inc.

March 3, 2023

Office of the City Attorney
301 King Street, Suite 1300; P. O. Box 178
Alexandria, VA 22313
(703) 746-3750 (phone)
FOIArequests@alexandriava.gov (email)

Reference: Whole Dogz
4748 Eisenhower Avenue
Alexandria, VA 22304
Partner Project Number: 23-400799.1

Attn. Fire Official,

Partner Engineering and Science, a national Real Estate Due Diligence Firm, is preparing a Property Condition Report and/or an Environmental Site Assessment on the above-named development for a financial services client. In accordance with rules and regulations of conventional Freedom of Information Act provisions, we are requesting the following information to include in our report.

1. Are there any unresolved Notice of Violation or Notice to Comply against the property? ☐ Yes ☐ No
   (If Yes, please provide details below or by attachment)

   _____

   _____

2. How frequently is the property inspected by the fire department?
   ☐ During construction activity ☐ To investigate a citizen complaint ☐ Annually
   ☐ Never ☐ Other (describe) _____

3. Date of last inspection (if applicable):

4. Are there any records related to the following for the property? ☐ Yes ☐ No
   (If Yes, please provide details below or by attachment)
   - Current or historical use of hazardous materials/waste
   - Storage or Releases of hazardous materials/waste
   - Current of historical underground/aboveground storage tanks
   - Current or historical clarifiers

We appreciate your assistance with this information. Please fax this page and any additional attachments to (925) 269-2853. **Also, please include the responder's name, title, and contact info.**

Respectfully,
Darrin Holly
Project Engineer
Phone: (443) 801-6309 Fax: (866) 928-7418 E-Mail: dkholly@yahoo.com

CLS
FACILITY SERVICES
Facility Management Solutions

# Pre-Lease HVAC Inspection Report

**Property Name:** Whole dogs

**Address:** 4748 @ Eisenhower Ave / Alexandria 22333

**Prepared For:** Click here to enter text.

# HVAC Prelease Inspection Report

**Instructions:**

1. **Complete one form completely for each unit – indicate N/A where applicable**
2. **Take photos of internal and external parts of the unit**
3. **Reports must be returned to CLS via email or fax no later than 3 business days**
4. **Repair quote (if applicable) must be received within 5 business days**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Store Address:** | | | | | | | |
| **City:** | | | | | **State:** | | |
| **Unit#** | RTU 1 | **Package Unit** | ✓ | **Split Unit** | | **Unit Size** | **Ton** |
| **Unit Age:** | 13 Years | | | | | | **BTUH** |
| **Manufacturer** | Trane | **Model #** | YSCD90A3RMA 11 D0000000600 | | **Serial #** | 3101018261 | |

**IS ELECTRIC CURRENTLY BEING SUPPLIED TO THE UNIT?** ☑Yes ☐No

**IS GAS SERVICE CURRENTLY BEING SUPPLIED TO THE UNIT?** ☑Yes ☐No

## Exterior of Unit

| | | |
|---|---|---|
| 1. | Is roof curb level? | ☑Yes ☐No |
| 2. | Flashed and sealed? | ☑Yes ☐No |
| 3. | Is unit mounted on curb correctly? | ☑Yes ☐No |
| 4. | Adequate clearance around unit? | ☑Yes ☐No |
| 5. | Any visible damage? | ☑Yes ☐No |
| 6. | Is ductwork connected properly to unit? | ☑Yes ☐No |
| 7. | Is condensate drain trapped properly? | ☑Yes ☐No |
| 8. | Is unit located near any exhaust fan? | ☐Yes ☒No |
| 9. | Is separate electrical disconnect installed? | ☑Yes ☐No |
| 10. | Is there power to the unit? | ☑Yes ☐No |
| 11. | What is the refrigerant type? | ☑R-22 ☐R-410a ☐Other |

## Fans & Motors

| | | |
|---|---|---|
| 1. | Check blower assembly | ☑Good ☐Poor |
| 2. | Check condenser fan motor. | ☑Good ☐Poor |
| 3. | Check direction of fan rotation | ☑Good ☐Poor |
| 4. | Check that fan wheel does not rub housing. (manually turn if no power). | ☑Good ☐Poor |
| 5. | Check fan for vibration. | ☑Good ☐Poor |
| 6. | Check fan speed. | ☑Good ☐Poor |
| 7. | Check fan blades. | ☑Good ☐Poor |
| 8. | If fan has inlet guide vanes, does assembly function properly? | ☑Yes ☐No |

# HVAC Pre & Post Lease Inspection Survey

**UNIT #** RTU 1 **PG.2**

## Belts & Filters

1. Check belt tension. ☐Good ☑Poor
2. Check drive alignment. ☑Good ☐Poor
3. Are belts and pulleys installed properly? ☑Yes ☐No
4. Are correct return air filters installed? ☑Yes ☐No

**Filter(s)** Filter Size: 16X25X2 Quantity: 4 Fiberglass ☐ Polyester ☐ Pleated ☑
**Belt(s)** Size: A32 Quantity: 1 V-Belt ☑ Cog ☐

## Gas / Furnace

1. Is gas piping installed? ☑Yes ☐No
2. What is the natural gas pressure reading? _____
3. Is furnace electrically grounded? ☑Yes ☐No
4. Is crankcase heater energized? ☐Yes ☑No
5. What is the condition of heat exchanger? ☑Good ☐Poor
6. What is the condition of overall heating system (inducer draft motor, etc.?) ☑Good ☐Poor

## Compressor & Refrigerant Lines

1. Is compressor mounted per manufacturer recommendations? ☑Yes ☐No
2. Are refrigerant service valves in proper position? ☑Yes ☐No
3. Reading: _____
4. Has a refrigerant leak been detected? ☐Yes ☑No

## Electrical Systems

1. Are all electrical connections tight? ☑Yes ☐No
2. Is separate disconnect installed? ☑Yes ☐No
3. Is damper actuator connected to proper linkage bar? ☐Yes ☑No
4. Actual voltage readings (take 3 readings):

   _____ Actual Reading (A-B)

   _____ Actual Reading (B-C)

   _____ Actual Reading (A-C)

   _____ Average Voltage ((A-B+B-C+A-C) ÷ by 3)

5. Imbalance _____% (greatest differential between actual voltage readings and average volts, divided by the average voltage) **Calculate voltage imbalance on 3-phase compressor motors.** ***If voltage imbalance is greater than 2%, notify utility company***.

# HVAC Pre & Post Lease Inspection Survey

**UNIT #** **PG.3**

## Economizer

| | | | |
|---|---|---|---|
| 1. Does system have an economizer? | ☐Yes | ☑No | |
| 2. Is economizer wired properly? | ☐Yes | ☐No | ☑ n/a |
| 3. Is out door air hood installed? | ☐Yes | ☐No | ☑ n/a |
| 4. Are outdoor air inlet screens installed? | ☐Yes | ☐No | ☑ n/a |

## Thermostat

| | | | |
|---|---|---|---|
| 1. Is thermostat mounted and installed in proper space? | ☑Yes | ☐No | |
| 2. Is thermostat operating properly? | ☑Yes | ☐No | |
| 3. Thermostat type: | ☐Programmable | | ☑ Manual |

Manufacturer: Model #

## Chilled Water System (if applicable)

| | | | |
|---|---|---|---|
| 1. Is chilled water piped correctly to unit? | ☐Yes | ☐No | ☐ n/a |
| 2. Are water valves installed and functioning properly? | ☐Yes | ☐No | ☐ n/a |
| 3. If outdoor air is used, is coil freeze-up thermostat installed? | ☐Yes | ☐No | ☐ n/a |
| 4. Are bearing setscrews or locking collars tight? | ☐Yes | ☐No | ☐ n/a |
| 5. Is fan shaft bearing mounting tight? | ☐Yes | ☐No | ☐ n/a |
| 6. Are motor hold-down bolts tight? | ☐Yes | ☐No | ☐ n/a |

## SUMMARY CHECKLIST - OVERALL CONDITION OF UNIT

| | Poor | Good | Excellent | | Poor | Good | Excellent |
|---|---|---|---|---|---|---|---|
| Blower | ☐ | ☑ | ☐ | Heater Assembly | ☐ | ☑ | ☐ |
| Fans | ☐ | ☑ | ☐ | Electrical Connections | ☐ | ☑ | ☐ |
| Compressor | ☐ | ☑ | ☐ | Exterior of Unit | ☐ | ☑ | ☐ |
| Cond. Coil | ☐ | ☑ | ☐ | Economizer (if applicable) | ☐ | ☑ | ☐ |
| Evaporator | ☐ | ☑ | ☐ | VAV (if applicable) | ☐ | ☐ | ☐ |
| Belt(s) | ☐ | ☑ | ☐ | | | | |

**Recommended Repairs**: Please submit your suggestions for immediate repairs below.

**EXPECTED YEARS LEFT:** 5-10 years

R-22

# HVAC Prelease Inspection Report

**Instructions:**

1. **Complete one form completely for each unit – indicate N/A where applicable**
2. **Take photos of internal and external parts of the unit**
3. **Reports must be returned to CLS via email or fax no later than 3 business days**
4. **Repair quote (if applicable) must be received within 5 business days**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Store Address:** | | | | | | | |
| **City:** | | | | | **State:** | | |
| **Unit#** | ATM | **Package Unit** | ✓ | **Split Unit** | | **Unit Size** | **Ton** |
| **Unit Age:** | | | | | | | **BTUH** |
| **Manufacturer** | Carrier | **Model #** | 48TCED14A3A6A DADAD | | **Serial #** | 3613G30213 | |

**IS ELECTRIC CURRENTLY BEING SUPPLIED TO THE UNIT?** ☑Yes ☐No

**IS GAS SERVICE CURRENTLY BEING SUPPLIED TO THE UNIT?** ☑Yes ☑No

## Exterior of Unit

| | | |
|---|---|---|
| 1. | Is roof curb level? | ☑Yes ☐No |
| 2. | Flashed and sealed? | ☑Yes ☐No |
| 3. | Is unit mounted on curb correctly? | ☑Yes ☐No |
| 4. | Adequate clearance around unit? | ☑Yes ☐No |
| 5. | Any visible damage? | ☐Yes ☑No |
| 6. | Is ductwork connected properly to unit? | ☑Yes ☐No |
| 7. | Is condensate drain trapped properly? | ☑Yes ☐No |
| 8. | Is unit located near any exhaust fan? | ☐Yes ☑No |
| 9. | Is separate electrical disconnect installed? | ☑Yes ☐No |
| 10. | Is there power to the unit? | ☑Yes ☐No |
| 11. | What is the refrigerant type? | ☐R-22 ☑R-410a ☐Other |

## Fans & Motors

| | | |
|---|---|---|
| 1. | Check blower assembly | ☑Good ☐Poor |
| 2. | Check condenser fan motor. | ☑Good ☐Poor |
| 3. | Check direction of fan rotation | ☑Good ☐Poor |
| 4. | Check that fan wheel does not rub housing. (manually turn if no power). | ☑Good ☐Poor |
| 5. | Check fan for vibration. | ☑Good ☐Poor |
| 6. | Check fan speed. | ☑Good ☐Poor |
| 7. | Check fan blades. | ☑Good ☐Poor |
| 8. | If fan has inlet guide vanes, does assembly function properly? | ☐Yes ☐No |

# HVAC Pre & Post Lease Inspection Survey

**UNIT #** **PG.2**

## Belts & Filters

1. Check belt tension. ☐Good ☑Poor
2. Check drive alignment. ☑Good ☐Poor
3. Are belts and pulleys installed properly? ☑Yes ☐No
4. Are correct return air filters installed? ☑Yes ☐No

**Filter(s)** 4 Filter Size: 20X20X2 Quantity: 4 Fiberglass ☐ Polyester ☐ Pleated ☑
**Belt(s)** 1 Size: A45 Quantity: 1 V-Belt ☑ Cog ☐

## Gas / Furnace

1. Is gas piping installed? ☐Yes ☑No
2. What is the natural gas pressure reading? _____
3. Is furnace electrically grounded? ☐Yes ☑No NP
4. Is crankcase heater energized? ☐Yes ☑No
5. What is the condition of heat exchanger? ☐Good ☑Poor
6. What is the condition of overall heating system (inducer draft motor, etc.?) ☐Good ☑Poor

## Compressor & Refrigerant Lines

1. Is compressor mounted per manufacturer recommendations? ☑Yes ☐No
2. Are refrigerant service valves in proper position? ☑Yes ☐No
3. Reading: _____
4. Has a refrigerant leak been detected? ☐Yes ☑No

## Electrical Systems

1. Are all electrical connections tight? ☑Yes ☐No
2. Is separate disconnect installed? ☑Yes ☐No
3. Is damper actuator connected to proper linkage bar? ☐Yes ☐No NP
4. Actual voltage readings (take 3 readings):

   _____ Actual Reading (A-B)

   _____ Actual Reading (B-C)

   _____ Actual Reading (A-C)

   _____ Average Voltage ((A-B+B-C+A-C) ÷ by 3)

5. Imbalance _____% (greatest differential between actual voltage readings and average volts, divided by the average voltage) **Calculate voltage imbalance on 3-phase compressor motors.** ***If voltage imbalance is greater than 2%, notify utility company***.

# HVAC Pre & Post Lease Inspection Survey

**UNIT #** **PG.3**

## Economizer

| | | | |
|---|---|---|---|
| 1. Does system have an economizer? | ☐Yes | ☑No | |
| 2. Is economizer wired properly? | ☐Yes | ☐No | ☑n/a |
| 3. Is out door air hood installed? | ☐Yes | ☐No | ☑n/a |
| 4. Are outdoor air inlet screens installed? | ☐Yes | ☐No | ☑n/a |

## Thermostat

| | | | |
|---|---|---|---|
| 1. Is thermostat mounted and installed in proper space? | ☑Yes | ☐No | |
| 2. Is thermostat operating properly? | ☑Yes | ☐No | |
| 3. Thermostat type: | ☐Programmable | | ☑ Manual |

Manufacturer: Model #

## Chilled Water System (if applicable)

| | | | |
|---|---|---|---|
| 1. Is chilled water piped correctly to unit? | ☐Yes | ☐No | ☐ n/a |
| 2. Are water valves installed and functioning properly? | ☐Yes | ☐No | ☐ n/a |
| 3. If outdoor air is used, is coil freeze-up thermostat installed? | ☐Yes | ☐No | ☐ n/a |
| 4. Are bearing setscrews or locking collars tight? | ☐Yes | ☐No | ☐ n/a |
| 5. Is fan shaft bearing mounting tight? | ☐Yes | ☐No | ☐ n/a |
| 6. Are motor hold-down bolts tight? | ☐Yes | ☐No | ☐ n/a |

## SUMMARY CHECKLIST - OVERALL CONDITION OF UNIT

| | Poor | Good | Excellent | | Poor | Good | Excellent |
|---|---|---|---|---|---|---|---|
| Blower | ☐ | ☑ | ☐ | Heater Assembly | ☐ | ☐ | ☐ |
| Fans | ☐ | ☑ | ☐ | Electrical Connections | ☐ | ☑ | ☐ |
| Compressor | ☐ | ☑ | ☐ | Exterior of Unit | ☐ | ☐ | ☐ |
| Cond. Coil | ☐ | ☑ | ☐ | Economizer (if applicable) | ☐ | ☐ | ☐ |
| Evaporator | ☐ | ☑ | ☐ | VAV (if applicable) | ☐ | ☐ | ☐ |
| Belt(s) | ☐ | ☐ | ☐ | | | | |

**Recommended Repairs**: Please submit your suggestions for immediate repairs below.

**EXPECTED YEARS LEFT:** 15 years

# HVAC Prelease Inspection Report

**Instructions:**

1. **Complete one form completely for each unit – indicate N/A where applicable**
2. **Take photos of internal and external parts of the unit**
3. **Reports must be returned to CLS via email or fax no later than 3 business days**
4. **Repair quote (if applicable) must be received within 5 business days**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Store Address:** | | | | | | | |
| **City:** | | | | | **State:** | | |
| **Unit#** Split | **Package Unit** | | **Split Unit** | ✓ | **Unit Size** | | **Ton** |
| **Unit Age:** | | | | | | | **BTUH** |
| **Manufacturer** | LENNOX | **Model #** | 14HPX-042-230-18 | | **Serial #** | 1913G2207 | |

**IS ELECTRIC CURRENTLY BEING SUPPLIED TO THE UNIT?** ☐Yes ☐No

**IS GAS SERVICE CURRENTLY BEING SUPPLIED TO THE UNIT?** ☐Yes ☐No

## Exterior of Unit

| | | |
|---|---|---|
| 1. Is roof curb level? | ☑Yes | ☐No |
| 2. Flashed and sealed? | ☑Yes | ☐No |
| 3. Is unit mounted on curb correctly? | ☑Yes | ☐No |
| 4. Adequate clearance around unit? | ☑Yes | ☐No |
| 5. Any visible damage? | ☐Yes | ☑No |
| 6. Is ductwork connected properly to unit? | ☑Yes | ☐No |
| 7. Is condensate drain trapped properly? | ☑Yes | ☐No |
| 8. Is unit located near any exhaust fan? | ☐Yes | ☑No |
| 9. Is separate electrical disconnect installed? | ☑Yes | ☐No |
| 10. Is there power to the unit? | ☑Yes | ☐No |
| 11. What is the refrigerant type? | ☐R-22 | ☑R-410a ☐Other |

## Fans & Motors

| | | |
|---|---|---|
| 1. Check blower assembly | ☑Good | ☐Poor |
| 2. Check condenser fan motor. | ☑Good | ☐Poor |
| 3. Check direction of fan rotation | ☑Good | ☐Poor |
| 4. Check that fan wheel does not rub housing. (manually turn if no power). | ☑Good | ☐Poor |
| 5. Check fan for vibration. | ☑Good | ☐Poor |
| 6. Check fan speed. | ☑Good | ☐Poor |
| 7. Check fan blades. | ☑Good | ☐Poor |
| 8. If fan has inlet guide vanes, does assembly function properly? | ☐Yes | ☐No |

## Belts & Filters

1. Check belt tension. ☑Good ☐Poor
2. Check drive alignment. ☑Good ☐Poor
3. Are belts and pulleys installed properly? ☑Yes ☐No NA
4. Are correct return air filters installed? ☑Yes ☐No

**Filter(s)** Filter Size: 16 18X24X1 Quantity: 1 Fiberglass ☐ Polyester ☐ Pleated ☑
**Belt(s)** Size: NA Quantity: V-Belt ☐ Cog ☐

## Gas / Furnace

1. Is gas piping installed? ☐Yes ☐No
2. What is the natural gas pressure reading? ____
3. Is furnace electrically grounded? ☐Yes ☐No NA
4. Is crankcase heater energized? ☐Yes ☐No
5. What is the condition of heat exchanger? ☐Good ☐Poor
6. What is the condition of overall heating system (inducer draft motor, etc.?) ☐Good ☐Poor

## Compressor & Refrigerant Lines

1. Is compressor mounted per manufacturer recommendations? ☑Yes ☐No
2. Are refrigerant service valves in proper position? ☑Yes ☐No
3. Reading: ____
4. Has a refrigerant leak been detected? ☐Yes ☐No

## Electrical Systems

1. Are all electrical connections tight? ☑Yes ☐No
2. Is separate disconnect installed? ☑Yes ☐No
3. Is damper actuator connected to proper linkage bar? ☐Yes ☐No
4. Actual voltage readings (take 3 readings):

   _____ Actual Reading (A-B)

   _____ Actual Reading (B-C)

   _____ Actual Reading (A-C)

   _____ Average Voltage ((A-B+B-C+A-C) ÷ by 3)

5. Imbalance _____% (greatest differential between actual voltage readings and average volts, divided by the average voltage) **Calculate voltage imbalance on 3-phase compressor motors.** ***If voltage imbalance is greater than 2%, notify utility company.***

# HVAC Pre & Post Lease Inspection Survey

**UNIT #** **PG.3**

## Economizer

| | | | |
|---|---|---|---|
| 1. Does system have an economizer? | ☐Yes | ☑No | |
| 2. Is economizer wired properly? | ☐Yes | ☐No | ☑ n/a |
| 3. Is out door air hood installed? | ☐Yes | ☐No | ☑ n/a |
| 4. Are outdoor air inlet screens installed? | ☐Yes | ☐No | ☑ n/a |

## Thermostat

| | | | |
|---|---|---|---|
| 1. Is thermostat mounted and installed in proper space? | ☑Yes | ☐No | |
| 2. Is thermostat operating properly? | ☑Yes | ☐No | |
| 3. Thermostat type: | ☐Programmable | | ☑ Manual |

Manufacturer: Model #

## Chilled Water System (if applicable)

| | | | |
|---|---|---|---|
| 1. Is chilled water piped correctly to unit? | ☐Yes | ☐No | ☐ n/a |
| 2. Are water valves installed and functioning properly? | ☐Yes | ☐No | ☐ n/a |
| 3. If outdoor air is used, is coil freeze-up thermostat installed? | ☐Yes | ☐No | ☐ n/a |
| 4. Are bearing setscrews or locking collars tight? | ☐Yes | ☐No | ☐ n/a |
| 5. Is fan shaft bearing mounting tight? | ☐Yes | ☐No | ☐ n/a |
| 6. Are motor hold-down bolts tight? | ☐Yes | ☐No | ☐ n/a |

## SUMMARY CHECKLIST - OVERALL CONDITION OF UNIT

| | Poor | Good | Excellent | | Poor | Good | Excellent |
|---|---|---|---|---|---|---|---|
| Blower | ☐ | ☑ | ☐ | Heater Assembly | ☐ | ☐ | ☐ |
| Fans | ☐ | ☑ | ☐ | Electrical Connections | ☐ | ☑ | ☐ |
| Compressor | ☐ | ☑ | ☐ | Exterior of Unit | ☐ | ☑ | ☐ |
| Cond. Coil | ☐ | ☑ | ☐ | Economizer (if applicable) | ☐ | ☐ | ☐ |
| Evaporator | ☐ | ☑ | ☐ | VAV (if applicable) | ☐ | ☐ | ☐ |
| Belt(s) | ☐ | ☑ | ☐ | | | | |

**Recommended Repairs**: Please submit your suggestions for immediate repairs below.

**EXPECTED YEARS LEFT:** 10 years

# HVAC Prelease Inspection Report

**Instructions:**

1. **Complete one form completely for each unit – indicate N/A where applicable**
2. **Take photos of internal and external parts of the unit**
3. **Reports must be returned to CLS via email or fax no later than 3 business days**
4. **Repair quote (if applicable) must be received within 5 business days**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Store Address:** | | | | | | | |
| **City:** | | | | | **State:** | | |
| **Unit#** | Split 2 | **Package Unit** | | **Split Unit** | ✓ | **Unit Size** | **Ton** |
| **Unit Age:** | | | | | | | **BTUH** |
| **Manufacturer** | Goodman | **Model #** | CK36-16 | **Serial #** | 9403137 6 | | |

**IS ELECTRIC CURRENTLY BEING SUPPLIED TO THE UNIT?** ☑Yes ☐No

**IS GAS SERVICE CURRENTLY BEING SUPPLIED TO THE UNIT?** ☑Yes ☐No

## Exterior of Unit

| | | | |
|---|---|---|---|
| 1. | Is roof curb level? | ☑Yes | ☐No |
| 2. | Flashed and sealed? | ☑Yes | ☐No |
| 3. | Is unit mounted on curb correctly? | ☑Yes | ☐No |
| 4. | Adequate clearance around unit? | ☑Yes | ☐No |
| 5. | Any visible damage? | ☐Yes | ☑No |
| 6. | Is ductwork connected properly to unit? | ☑Yes | ☐No |
| 7. | Is condensate drain trapped properly? | ☑Yes | ☐No |
| 8. | Is unit located near any exhaust fan? | ☐Yes | ☑No |
| 9. | Is separate electrical disconnect installed? | ☑Yes | ☐No |
| 10. | Is there power to the unit? | ☑Yes | ☐No |
| 11. | What is the refrigerant type? | ☑R-22 | ☐R-410a ☐Other |

## Fans & Motors

| | | | |
|---|---|---|---|
| 1. | Check blower assembly | ☑Good | ☐Poor |
| 2. | Check condenser fan motor. | ☑Good | ☐Poor |
| 3. | Check direction of fan rotation | ☑Good | ☐Poor |
| 4. | Check that fan wheel does not rub housing. (manually turn if no power). | ☑Good | ☐Poor |
| 5. | Check fan for vibration. | ☑Good | ☐Poor |
| 6. | Check fan speed. | ☑Good | ☐Poor |
| 7. | Check fan blades. | ☑Good | ☐Poor |
| 8. | If fan has inlet guide vanes, does assembly function properly? | ☑Yes | ☐No |

# HVAC Pre & Post Lease Inspection Survey

**UNIT #** **PG.2**

## Belts & Filters

1. Check belt tension. ☐Good ☐Poor
2. Check drive alignment. ☐Good ☐Poor
3. Are belts and pulleys installed properly? ☐Yes ☐No N/A
4. Are correct return air filters installed? ☑Yes ☐No

**Filter(s)** Filter Size: 20X20X Quantity: 2 Fiberglass ☐ Polyester ☐ Pleated ☑

**Belt(s)** Size: N/A Quantity: V-Belt ☐ Cog ☐

## Gas / Furnace

1. Is gas piping installed? ☑Yes ☐No
2. What is the natural gas pressure reading? ____
3. Is furnace electrically grounded? ☑Yes ☐No
4. Is crankcase heater energized? ☑Yes ☐No
5. What is the condition of heat exchanger? ☑Good ☐Poor
6. What is the condition of overall heating system (inducer draft motor, etc.?) ☑Good ☐Poor

## Compressor & Refrigerant Lines

1. Is compressor mounted per manufacturer recommendations? ☑Yes ☐No
2. Are refrigerant service valves in proper position? ☑Yes ☐No
3. Reading: ____
4. Has a refrigerant leak been detected? ☑Yes ☐No

## Electrical Systems

1. Are all electrical connections tight? ☑Yes ☐No
2. Is separate disconnect installed? ☑Yes ☐No
3. Is damper actuator connected to proper linkage bar? ☐Yes ☐No
4. Actual voltage readings (take 3 readings):

   ____ Actual Reading (A-B)

   ____ Actual Reading (B-C)

   ____ Actual Reading (A-C)

   ____ Average Voltage ((A-B+B-C+A-C) ÷ by 3)

5. Imbalance ____% (greatest differential between actual voltage readings and average volts, divided by the average voltage) **Calculate voltage imbalance on 3-phase compressor motors.** ***If voltage imbalance is greater than 2%, notify utility company***.

# HVAC Pre & Post Lease Inspection Survey

**UNIT #** **PG.3**

## Economizer

| | | | |
|---|---|---|---|
| 1. Does system have an economizer? | ☐Yes | ☑No | |
| 2. Is economizer wired properly? | ☐Yes | ☐No | ☐n/a |
| 3. Is out door air hood installed? | ☐Yes | ☐No | ☑n/a |
| 4. Are outdoor air inlet screens installed? | ☐Yes | ☐No | ☑n/a |

## Thermostat

| | | | |
|---|---|---|---|
| 1. Is thermostat mounted and installed in proper space? | ☑Yes | ☐No | |
| 2. Is thermostat operating properly? | ☑Yes | ☐No | |
| 3. Thermostat type: | ☐Programmable | ☑Manual | |

Manufacturer: Model #

## Chilled Water System (if applicable)

| | | | |
|---|---|---|---|
| 1. Is chilled water piped correctly to unit? | ☐Yes | ☐No | ☐ n/a |
| 2. Are water valves installed and functioning properly? | ☐Yes | ☐No | ☐ n/a |
| 3. If outdoor air is used, is coil freeze-up thermostat installed? | ☐Yes | ☐No | ☐ n/a |
| 4. Are bearing setscrews or locking collars tight? | ☐Yes | ☐No | ☐ n/a |
| 5. Is fan shaft bearing mounting tight? | ☐Yes | ☐No | ☐ n/a |
| 6. Are motor hold-down bolts tight? | ☐Yes | ☐No | ☐ n/a |

## SUMMARY CHECKLIST - OVERALL CONDITION OF UNIT

| | Poor | Good | Excellent | | Poor | Good | Excellent |
|---|---|---|---|---|---|---|---|
| Blower | ☐ | ☑ | ☐ | Heater Assembly | ☐ | ☑ | ☐ |
| Fans | ☐ | ☑ | ☐ | Electrical Connections | ☐ | ☑ | ☐ |
| Compressor | ☐ | ☑ | ☐ | Exterior of Unit | ☐ | ☑ | ☐ |
| Cond. Coil | ☐ | ☑ | ☐ | Economizer (if applicable) | ☐ | ☐ | ☐ |
| Evaporator | ☐ | ☑ | ☐ | VAV (if applicable) | ☐ | ☐ | ☐ |
| Belt(s) | ☐ | ☑ | ☐ | | | | |

**Recommended Repairs**: Please submit your suggestions for immediate repairs below.

**EXPECTED YEARS LEFT:** 10 years

City of Alexandria, VA
Office of Real Estate Assessments
301 King Street, Room 2600, Alexandria, VA
Phone: 703.746.4646

Translate

# Detailed Property Description

## 4740 EISENHOWER AV, ALEXANDRIA, VA

Primary Sales Compa | 2023 Sales & Other Tr | 2022 Sales & Other Tr | Tax & Fee Info

**Account Number:** 36345230
**Primary Property Class:** OFFICE/COMM WHSE (486)
**Map-Block-Lot Number:** 068.04-01-18
**Study Group:** 0581

# General Information & Description

**Owner Name:**
4740 EISENHOWER AVENUE LLC

**Census Tract:**
2004.01

**Legal Description:**
PAR 3431-01.1-02 S/D PAR 3431-01.1 S/D PAR 3431-01 ETC

**Mailing Address:**
PO BOX 510
OCCOQUAN VA 22125-0510

**Census Block:** 115

Explore in Parcel Viewer

# Assessment Information

## Property owners may request an assessment review no later than March 15, 2023.

**Tax Status:** TAXABLE

| Assessment Date | Land Value | Building Value | Total Value |
|---|---|---|---|
| 01/2023 | $2,106,785 | $4,921,215 | $7,028,000 |
| 01/2022 | $1,953,000 | $4,802,000 | $6,755,000 |
| 01/2021 | $1,953,000 | $3,780,000 | $5,733,000 |
| 01/2020 | $1,953,000 | $3,653,000 | $5,606,000 |
| 01/2019 | $1,953,000 | $3,526,000 | $5,479,000 |
| 01/2018 | $1,953,000 | $3,334,000 | $5,287,000 |
| 01/2017 | $1,953,000 | $3,253,000 | $5,206,000 |
| 01/2016 | $1,953,000 | $3,047,000 | $5,000,000 |
| 01/2015 | $1,953,000 | $2,097,000 | $4,050,000 |
| 01/2014 | $1,953,000 | $1,963,000 | $3,916,000 |
| 01/2013 | $1,953,000 | $2,101,000 | $4,054,000 |

| | | | |
|---|---|---|---|
| 01/2012 | $1,953,000 | $2,023,600 | $3,976,600 |
| 01/2011 | $1,953,000 | $2,010,000 | $3,963,000 |
| 01/2010 | $1,953,000 | $2,197,000 | $4,150,000 |
| 01/2009 | $2,354,832 | $2,264,368 | $4,619,200 |
| 01/2008 | $2,354,832 | $2,264,368 | $4,619,200 |
| 01/2007 | $1,962,360 | $2,290,800 | $4,253,160 |
| 01/2006 | $1,635,300 | $2,290,800 | $3,926,100 |
| 01/2005 | $1,422,000 | $1,985,400 | $3,407,400 |
| 01/2004 | $1,236,500 | $1,878,000 | $3,114,500 |
| 01/2003 | $1,030,400 | $1,801,000 | $2,831,400 |
| 01/2002 | $936,700 | $1,363,300 | $2,300,000 |
| 01/2001 | $936,700 | $1,248,300 | $2,185,000 |
| 01/2000 | $936,700 | $1,113,300 | $2,050,000 |

## Sales Information

| Sale Date | Sale Price | Grantor | Grantee | Sale Code | Sale Ref. ID |
|---|---|---|---|---|---|
| 10/17/2019 | $0 | YATES JAMES N OR TONI R | 4740 EISENHOWER AVENUE LLC | J | 190015004 |
| 11/10/1993 | $2,100,000 | SANDERS EDWARD H OR PHYLLIS M | YATES, JAMES N OR TONI R | A | 14551905 |
| 01/01/1942 | $0 | | SANDERS EDWARD H OR PHYLLIS M | A | 712-177 |

## Land Description

**Lot Size (Sq. Ft.):** 51,385

**Zoning:** OCM(100)

### Building Description

**Year Built:** 1972
**Construction Quality:** GOOD
**Building Condition:** GOOD
**HVAC:** PACKAGE UNIT
**Building Type:** DISTRIBUTION WAREHOUSE
**Gross Building Area (Sq. Ft.):** 38,000
**Net Leaseable Area (Sq. Ft.):** 0

There may be additional data for this property; contact Office of Real Estate Assessments for more information.
**NOTE: Building area is above grade and does not include basement area.**

*Date of Query: 2:01 PM on March 6, 2023*

# APPENDIX C: QUALIFICATIONS

# Darrin K. Holly, P.E.

Partner Associate

## Education

M.S. in Engineering Management - University of Maryland University College
B.S. in Mechanical Engineering - University of Delaware

## Registrations

Professional Engineer – State of Maryland, License No. 23405

## Summary of Professional Experience

Mr. Holly has 20 years of experience in the engineering service industries. He has significant experience in due diligence assessments for a variety of property types and is very familiar with the needs and requirements of a varied number of reporting standards, including ASTM standards. Specifically, Mr. Holly has performed Property Condition Assessments (PCAs) of commercial, industrial, retail, office, nursing homes facilities, and multi-family residential properties throughout the United States. Several projects that highlight Mr. Holly's experience are:

- Vistula Heritage Village Apartments; Toledo, OH – Performed a Mark to Market Program Property Condition Assessment of this 250 unit multi-family property. This included observations of the buildings and systems, review of previous reports, interviews with property staff and research of municipal records. His engineering expertise was critical in defining the condition of this property and provided the client with highly valuable information.
- 1330 7th Street Apartments; Washington, DC – Completed a HUD 223(f) Assessment on this 10-story, 136 unit apartment building. His knowledge of structural and mechanical building elements was crucial to the level of detail required for this assessment. His report was clear and concise, yet thorough. He provided the information that was essential to the client's needs.
- Desert Pines Apartments; El Paso, Texas – Completed a Tax Credit Assessment of this property that consisted of 22, two-story buildings. During his evaluation of the complex, he conducted interviews with the property manager and maintenance staff. His findings included information on existing building conditions, site improvements, mechanical and electrical systems, and code and accessibility information.
- Garden View Health Care; Baltimore, MD – Evaluated this 326 unit health care facility and was very effective in outlining the property's capital need requirements for the next 12 years. Mr. Holly's findings provided the client with the necessary information to make an effective business decision.

Finally, Mr. Holly's diversity across residential, industrial, municipal, and commercial environments is a major contribution to Partner Engineering and Science's Associate team in the Southeast, Northeast, Midwest, Mid-Atlantic, Carolinas, and Great Lakes region of the United States.

PARTNER

**Eric Guikema**
**Project Manager**

## Education

Bachelor of Science: Facility Management – Ferris State University
Bachelor of Science: Geography and Urban Planning – Grand Valley State University
Associate in Applied Science: Architecture – Grand Rapids Community College

## Registrations

Facility Management Professional (FMP) – International Facility Management Association (IFMA)

## Highlights

Nine years' experience in the commercial real estate due diligence industry conducting all aspects of Property Condition Assessments (PCAs), Architectural Plan and Cost Reviews, and Construction Progress Monitoring.

## Experience Summary

Mr. Guikema has experience conducting PCAs for consulting companies since 2012. PCAs were prepared in accordance with ASTM, HUD, USDA-RD, Fannie Mae, Freddie Mac, state housing authorities, and lender-specific requirements. Property types have included industrial, commercial, retail, office, multifamily, hospitality, religious, education, dining, mobile-home communities, high-rise buildings, and mixed-use properties. Additionally, Mr. Guikema has experience conducting plan and cost reviews and construction progress monitoring. Projects have included construction or substantial rehabilitation of office buildings, hotels, churches, and movie theaters.

Mr. Guikema has also handled aspects from client relations, proposals and quoting, staffing, hiring and coordinating trade subcontractors, inspecting, senior reviewing reports, training staff, developing internal processes and report templates, business and professional development, financial management, and quality control.

## Project Experience

*Maintenance Planning Property Condition Reports – Shenandoah national Park – Luray, Virginia.* The project consisted of PCRs covering 100+ lodging, service and operations support structures throughout Shenandoah National Park. The PCRs identified and prioritized items of differed maintenance and served as a baseline for facility managers to develop maintenance schedules and budgets. The project included four days of reconnaissance by a team of four. Responsibilities included development of a reconnaissance plan, conducting site assessments and organizing reconnaissance data, building custom report templates, organizing large amounts of diverse data into logical groupings for reporting, and authoring all reports.

*Debt Property Condition Reports – Publix Supermarkets – Southeastern United States.* Mr. Guikema served as a due diligence vendor to Publix Supermarkets, Inc. and completed 50+ PCRs on strip retail centers in the southeastern U.S. that they intended to purchase. Developed a custom PCR report format that was approved by Publix. The expanded scope of work included coordination of HVAC assessments at all vacant retail suites and documentation of utility services at all retail suites.

*Equity Property Condition Report – Rocky Mountain Park Inn, Estes Park, Colorado.* The project consisted of an equity PCR on a hotel property in need of substantial updating. The facility consisted of 160 hotel rooms, a conference center, pool facilities, and an employee dormitory. The project included separate assessments and quotes for roofing, HVAC, windows, masonry, and pool facilities.

*Private Equity Property Condition Reports – 6 Apartment Properties – Various Locations in Florida.* The project consisted of PCR reports on six apartment properties totaling 1,250-units and served as a means for the lender to "check-in" on how the properties have been maintained by the borrower. The project required strong communication with property management staff to understand current and planned maintenance and to address and reconcile the identified immediate and short-term needs.

*Architectural Review and Construction Progress Monitoring – 1 Park at Unio – Yonkers, NY.* The project consisted of a four-story office building that was converted into 99 apartments. The project included the addition of three floors to the existing building and substantial structural reinforcing. The project budget was $15M and was completed in two years.

*Capital Needs Assessments – Various Agency Multifamily*
Hillcrest Apartments – Stillwater, MN – HUD 811 PRAC
Village of Spring Meadows – Jackson, MI – HUD 202 PRAC
Fairview and Bayview Manor – Gladstone, MI – HUD RAD
Carriage Hill Apartments – Lansing, MI – HUD 223(f)
Tryon Park – Charlotte, NC – Freddie Mac
Pine Creek Apartments – Hammond, LA – Fannie Mae

## Affiliations

Building Owners and Managers Association (BOMA) West Michigan Chapter

## Contact

eguikema@partneresi.com

PARTNER

# Jacob Wegleitner
**Senior Project Manager, Principal**

## Education
Bachelor of Science-Environmental Science/Engineering (University of Minnesota-Duluth)

## Registrations
Minnesota Asbestos Inspector #AI12231

## Training
OSHA 40-Hour HAZWOPER

## Highlights
Over 10 years of experience in the construction industry
Over 8 years of experience in commercial real estate due diligence including Phase I and Phase II Environmental Site Assessments (ESAs), Property Condition Assessments (PCAs), Construction Progress Monitoring, and Asbestos Surveys
Completed over 400 Phase I ESAs, PCAs and Physical Needs Assessments (PNAs)
Experience performing Fannie Mae ESAs and PNAs

## Experience Summary
Mr. Wegleitner serves as a Senior Project Manager and Principal for Partner Engineering and Science, Inc. (Partner), performing Phase I and Property Condition Assessment technical reviews in line with the American Society of Testing and Materials International (ASTM) standard and United States Environmental Protection Agency's All Appropriate Inquiry as well as numerous customized client formats. Mr. Wegleitner's areas of expertise include Phase I & Phase II ESAs, PCAs, and Construction Services.

Mr. Wegleitner is currently geared towards client management, project oversight, and technical report reviews for various asset types, financing situations, and equity investment opportunities.

Mr. Wegleitner has become proficient in completing and reviewing Fannie Mae ESAs and PNAs under the new Fannie Mae guidelines as well as multiple State agencies for low income housing and tax credit projects.

Mr. Wegleitner has performed hundreds of Phase I ESAs and PCAs site assessments and corresponding reports as the onsite assessor and/or senior reviewer. Quality control of detailed report descriptions, report conclusions and recommendations, and direct client interaction and debriefing are Mr. Wegleitner's strengths of service.

## Project Experience
**Building Science/Construction**

*Project Management of 18-site Industrial Portfolio, Upper Midwest and Texas*. Managed, reviewed, and delivered 18 Property Condition Assessments conforming with ASTM E2018-08 for a joint venture of national and international clients. The subject sites ranged from single building to multi-building sites ranging in size from 50,000 to over 200,000 square feet of floor space.

*Property Condition Assessment, Capella Tower, Minneapolis, Minnesota*. Conducted an equity/owner level Property Condition Assessment on a 56-story office tower conforming with ASTM E2018-15 guidelines. The

subject building consisted of approximately 1.5 million square feet of rentable area with three floors of retail/restaurants, 33 elevator cars, and extensive HVAC system.

*Construction Progress Monitoring, New Construction, Venue at Dinkytown, Minneapolis, MN*. Conducted ongoing on-site construction progress monitoring assessments at the $25-millon construction of the Venue at Dinkytown near the University of Minnesota campus. The property included sub-grade parking, first floor retail, and five-stories of luxury apartments. Recorded, verified, and quantified construction schedule and project budget adherence, as well as the quantity and quality of the completed work. Provided review of contractor payment request documentation in order to verify accuracy of reported percentage of completion and requested amount of contract sum.

**Environmental/Subsurface**

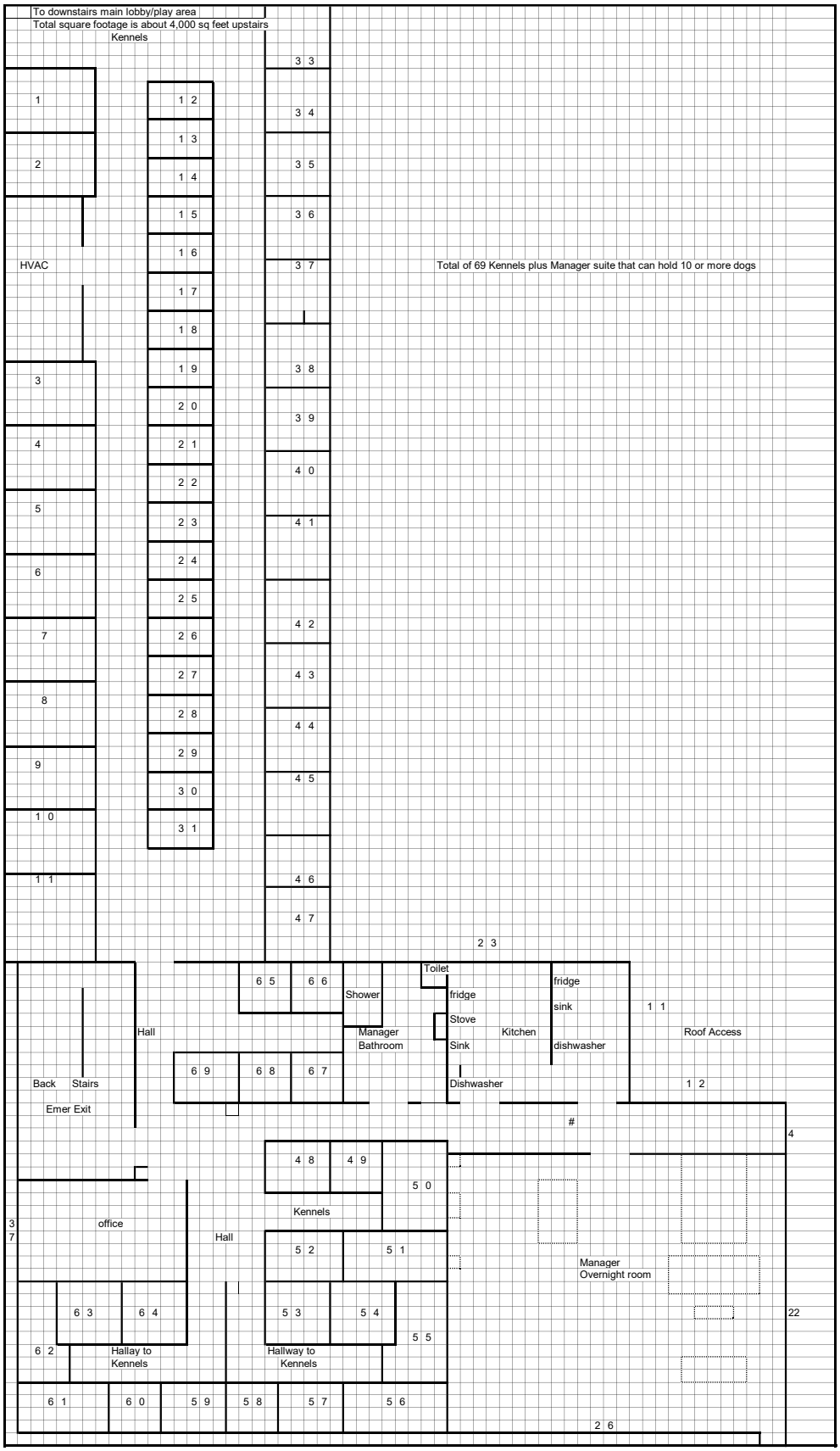
*Project Management of a Multi-Site Industrial Portfolio in the Upper Midwest*. Managed, reviewed, and delivered a portfolio of four industrial sites in the upper Midwest for acquisition by a local client. The portfolio included a site previously contaminated with tetrachlorethylene (TCE) in soil and groundwater and subsequently closed by the Illinois EPA (ILEPA). At the time of the closure, the ILEPA did not regulate indoor inhalation (vapor intrusion), which is currently part of the Tiered Approach to Corrective Action Objectives (TACO). Based on previous data, the property was believed to exceed the current TACO levels for vapor intrusion. Partner recommended additional investigation and possible implementation of a vapor mitigation system to prevent liability.

*Phase I Environmental Site Assessment and Phase II Investigation, Pipestone, MN*. Conducting a Phase I ESA, Mr. Wegleitner identified a gas station on the subject property (current fast food restaurant) until the mid-1980s; however, no tank records were identified. Mr. Wegleitner and Partner proceeded with Ground Penetrating Radar and Phase II Subsurface Investigation consisting of four soil and groundwater probes in suspected areas of the USTs and former pump islands. Significant soil and groundwater impacts were encountered. Per Minnesota regulations, Partner contacted the MPCA in order to report a release within 24-hours of discovery and Partner recommended that the property owner contact his attorney and the MPCA to direct him further. No previous ESA was conducted prior to the current owner purchasing the property and may be considered liable for the release.

*Phase I Environmental Site Assessment, Top Golf, Miami Gardens, FL*. Managed the Phase I ESA for the undeveloped land prior to acquisition and construction. Upon completion of their new 65,000 SF facility, Partner then provided TopGolf and a real estate REIT with Property Condition Assessment services for the sale leaseback of the facility. Partner's Property Condition Assessment was then used by the REIT to help negotiate obligations (NNN) and asset management of the facility throughout the lease term.

## Contact

jwegleitner@partneresi.com


To downstairs main lobby/play area
Total square footage is about 4,000 sq feet upstairs
Kennels
Total of 69 Kennels plus Manager suite that can hold 10 or more dogs
HVAC
Hall
Back Stairs
Emer Exit
office
Hall
Kennels
Hallway to Kennels
Hallay to Kennels
Toilet
Shower
Manager Bathroom
Kitchen
fridge
sink
dishwasher
Stove
Sink
Dishwasher
Roof Access
Manager Overnight room