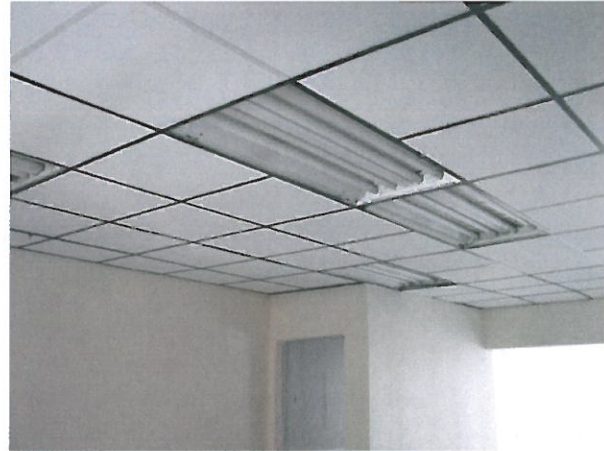


EXECUTIVE SUMMARY

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Parking

- Total stalls in lot: 14 Stalls
- Number of stalls adjacent to Quiznos: 11 Stalls
- Stalls assigned to Quiznos: 11 Stalls

Photo(s): 1, 2, 14, 16, 17



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Signage

- Type and location (building, pole, monument/illumination): An Illuminated Pole Sign located at the Northeast corner of parking lot near the street.

Photo(s): 1, 18, 19



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Building Components

- Roof Material: Corrugated Metal
- Roof Condition: Good
- Height to deck: 13'-1/2" to 10'-3-3/4"
- Height to roofing members: 12'-1-1/2" to 9'-4-3/4"
- Ceiling Type: Suspended Ceiling with tiles
- Height to Grid: 8'-11"
- Wall composition, inside: Drywall
- Wall vertical boundary: Grid and Deck
- Flooring Type: Cement and Rolled Goods.
- Flooring Condition: Poor, linoleum is in the process of being removed.

Photo(s): 30, 36, 45, 51, 61, 62, 63, 64, 65, 66, 67, 69, 108



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Existing Restrooms:

- Number and location: One restroom located at the rear of suite, West corner.
- Existing fixtures: None have been installed.
- Floor and wall coverings: Concrete and unfinished drywall.

Photo(s): 35, 36, 37, 38, 39



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Mechanical

- HVAC Type and location: HVAC has not been installed, proposed location within suite.
- Water Heater Manufacturer, type and location: Water heater has not been installed.

Photo(s): 33



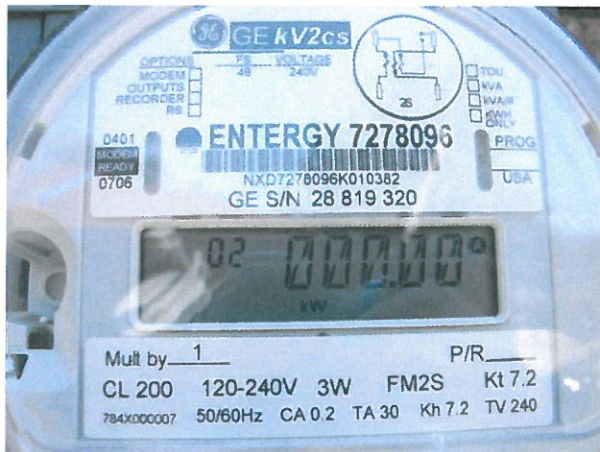
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Electrical

- Electric Meter#: 7278096
- Electric Meter location and distance to service entrance: Located at the rear of building, 12' to the service entry.
- Panel Box location: Panel Box has not been installed.
- Demarc location and distance to service entrance: Located at the rear of building, 10' to the service entry.

Photo(s): 8, 9, 11, 12



Plumbing

- Water Meter#: Water Meter has not been installed.
- Gas meter#: Gas meter has been removed. New meter has not been installed.
- Grease Trap Location and size: Grease trap doesn't exist on site.

Photo(s): 10

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Utility and Service Providers

Dumpster and Trash Service

- There are no dumpsters located on site.

Water Provider

- Company: St Bernard Parish Water & Sewer
- Address: 1111 E St Bernard Hwy
Chalmette, LA 70043
- Mailing Address: PO Box 1278
Chalmette, LA 70044
- Contact Name: Tammy Lion
- Contact Phone: 504-271-1681

Electric Provider

- Company: Entergy
- Address: Local Service Office - 3400 Canal St.
New Orleans, LA 70119
- Contact Name: Customer Service Rep.
- Contact Phone: 800-368-3749



EXECUTIVE SUMMARY

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General Site Information

- **Site Name:** Chalmette, LA
- **Site Address:** 2022 E. Judge Perez Dr.
Chalmette, LA 70043
- **Landlord Company Name:** Jaber & Sons
- **Landlord Contact Name:** Abe Jaber
- **Landlord Contact Number:** 504-650-8300

Recommendations and Concerns

- There are no MEP elements located on the roof.
- There is no HVAC currently installed for the Quiznos space.
 - The HVAC will be placed within the suite to suit Quiznos specifications.
- The tenants are responsible for all utilities.
- According to the landlord there is no dumpster pad/enclosure currently on site, but one will be built.
- The Gas service line is 1-1/2", will be replaced with a new line of 2"
- The Water service line is 3/4"
- The existing Electric Capacity is 200Amp, 220 Volts, 3-Phase.
- Building owner was unsure of the existing Sewer Lateral, but stated that the utility company would know.
- This site has significant work to be done, however the landlord is willing to make any changes Quiznos deems necessary.
- The flooring is currently in the process of being removed.
- The restroom ceiling has not been installed and there are no fixtures.
- The restroom, office and open space to the Northwest of the Quiznos space is intended for multi-tenant use.
- Currently there is no Water Meter, Gas Meter, Panel Box or Grease Trap.
- Zoning designation allows for restaurant use, however due to the previous use changing from gift shop to retail food establishment, please check the regulations of St Bernard Parish for restaurant parking.
- Change of Use will be required by the Community Development Department. To get the change of use and the corresponding Zoning Compliance letter, building permits must be issued, construction completed, all inspections must pass including by the Health Department. Then the Certificate of Occupancy will be issued which is required to obtain the Zoning Compliance letter which will be used to issue the Occupational License letter.
- Grease interceptor is required. Sizing depends on fixtures and manufacturer's specifications.
- At least one employee of a retail food establishment must receive food safety certification. Certification must occur within 60 days of the food permit being issued; it costs \$25.
- The Recorded Title of Ownership must be submitted with plans and application for building permits.
- The LA State Fire Marshal's office reviews plans for Life Safety as well as compliance with ADAAG. When plans are approved a Plan Approval letter will be stamped, as will the plans, with the department's Case Number and sent back to the applicant. Both must be taken to the parish's permits office so that the permit can be issued. The plans stamped by the state office must be kept on the job site at all times through construction and inspection.
- The St Bernard Parish Fire Department will also review plans (submitted to the building department of the parish) for additional Life Safety requirements.
- Existing electrical service is 120/240 volts, single-phase. The voltage will be adequate to service 120/208, however a company technician will have to make the change to 3-phase. In order to do this, customer should call Entergy to request a work order, which can take up to 2 weeks to fulfill depending on the design requirements.



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- Existing gas meter capacity is 1.5". Owner plans to replace it with a 2" meter. To request a local technician, customers must call the main Atmos Energy customer service number and make the request, and it can take 3 days just to get a response from the local tech. The customer service call center has no means to reach the local tech except through electronic messages. Due to this process, FSU has not been able to find out about service line capacity at this site at the time of this report. The information will be forwarded as soon as it is available.

Summary of The Quiznos Shell Upgrade to LOI Budget Items

- ***Approximate total Square Footage:*** 1,350
- ***Is this a second generation space?*** Yes
- ***Is there an existing concrete floor?*** Yes
- ***Is there an existing back door?*** Yes
- ***Is there an existing front door?*** Yes
- ***Is there an existing store front?*** Yes
- ***Are one or two restrooms being added?*** One
- ***Are one or two demising walls required to be built?*** Yes
- ***What size grease trap is required?*** Unknown
- ***Is there an existing suspended ceiling?*** Yes
- ***Is there an existing sprinkler system?*** No
- ***Does the HVAC meet the existing Q shell requirements (one ton per 150-200 sq. ft.)?*** Unknown
- ***Is there an existing electrical service to the store?*** Yes
- ***Is the existing panel large enough to meet the electrical requirements?*** Unknown

Summary of Building Permit Process

- Agency: Community Development, Plan Review and Permits
- Contact Name: Ed Hinyub
- Phone Number: 504-278-4304 (direct) or 504-278-4310
- Timeline to secure certificate of occupancy/Building Permit: Approximately 7 to 10 working days. There is not a set timeframe for resubmittals; the sooner any required changes are made the sooner the permit can be issued.

Real Estate Type and Configuration

- Real Estate Type: The space is located on an end cap in an existing 2-tenant building.
- Construction Type: Demolition Required

Photo(s): 30, 40, 45, 54, 70, 76, 80, 83

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