



August 9, 2018

LG Acquisitions, LLC  
Attn: Nedra Leach  
3500 Maple Avenue, Suite 1600  
Dallas, Texas 75219

**Re: Property Condition Assessment Report  
Ruby Tuesday  
798 E I-10 Service Road  
Slidell, Louisiana 74061  
Nova Project No.: V18-3955**

This Property Condition Assessment (PCA) Report was prepared based on observations made at the Ruby Tuesday (the "Property") on July 25, 2018, in accordance with the agreement between Nova Consulting Group, Inc. (Nova) and LG Acquisitions, LLC dated July 25, 2018. This PCA has been prepared in accordance with ASTM E2018-15: "Standard Guide for Property Condition Assessments: *Baseline Property Condition Assessment Process*."

The purpose of this PCA is to describe the major physical systems and opine on their condition, provide Opinions of Costs to remedy deferred maintenance and existing physical deficiencies, and to provide a schedule of Replacement Reserve Schedule for recurring replacement costs anticipated within the future.

Nova Consulting Group, Inc. certifies that we have no undisclosed interest in the Property, and that our employment and compensation are not contingent upon our findings or opinions. The scope of this assessment, methodology, limiting conditions, and reliance language are outlined within this Report.

Nova appreciates the opportunity to assist you. If you have any questions, please contact Vanessa Chambers at (281) 889-3054.

Sincerely,

**NOVA CONSULTING GROUP, INC.**

Prepared by:

A handwritten signature in black ink that reads "James Knight".

James Knight  
Professional Associate

Reviewed by:

A handwritten signature in black ink that reads "Robert S. Applegate".

Robert S. Applegate  
Senior Project Manager

# **PROPERTY CONDITION ASSESSMENT REPORT**

**RUBY TUESDAY  
798 E I-10 SERVICE ROAD  
SLIDELL, LOUISIANA 74061**

**REPORT DATE: AUGUST 9, 2018  
NOVA PROJECT NO. V18-3955**

## **PREPARED FOR**

**LG ACQUISITIONS, LLC  
3500 MAPLE AVENUE, SUITE 1600  
DALLAS, TEXAS 75219**

## **PREPARED BY**

**NOVA CONSULTING GROUP, INC.  
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**VANESSA CHAMBERS  
SVP - SOUTHERN REGIONAL MGR  
(281) 889-3054**



*Leaders in Environmental and Engineering Services*

## Property Summary

At the request of LG Acquisitions, LLC, Nova Consulting Group, Inc. ("Nova") prepared a Property Condition Assessment (PCA) Report on Ruby Tuesday at 798 E I-10 Service Road in Slidell, Louisiana ("the Property"). This assignment was conducted in accordance with ASTM E2018-15 and LG Acquisitions, LLC Scope of Services.

The Property was observed to be in good overall condition. Maintenance appeared to be minimal.

CONSTRUCTION SYSTEM	GOOD	FAIR	POOR	ACTION	ACCESSIBILITY	IMMEDIATE	SHORT TERM	OVER TERM YEARS 1-12
3.2.1 Property Configuration and Size	X			None				
3.2.2 Utilities	X			None				
3.2.3 Grading, Drainage, and Property Landscaping	X			None				
3.2.4 Water and Sanitary Lines	X			None				
3.2.5 Ingress/Egress	X			None				
3.2.6 Parking, Flatwork, and Walkways	X	X		Repair				\$14,088
3.2.7 Property Lighting	X			None				
3.3.1 Foundations	X			None				
3.3.2 Framing	X			None				
3.3.3 Building Cladding / Exteriors		X	X	Refurbish				\$7,280
3.3.4 Roof Systems	X			Replace				\$23,850
3.3.5 Doors and Windows	X			None				
3.4.1 Water Distribution and Domestic Hot Water	X			None				
3.4.2 Sanitary Waste and Vent	X			None				
3.4.3 Heating/Cooling System and Controls	X	X		Replace				\$30,000
3.4.4 Ventilation Systems	X			None				
3.4.5 Electrical Service	X			None				
3.4.6 Fire and Life Safety Systems	X			None				
3.4.7 Property Security	X			None				
3.5.1 Tenant Unit Summary and Units Observed	X			None				
3.5.2 Unit Finishes	X			None				
4.1.1 Moisture and Microbial Growth	X			None				
4.2.1 Wood Destroying Organisms	X			None				
6.2.1 Municipal Research	X			None				
6.3.1 Americans with Disabilities Act (ADA)	X			None				

CONSTRUCTION SYSTEM	GOOD	FAIR	POOR	ACTION	ACCESSIBILITY	IMMEDIATE	SHORT TERM	OVER TERM YEARS 1-12
Totals					\$0	\$0	\$0	\$75,218

SUMMARY	TODAY'S DOLLARS	\$/SF
Accessibility Repairs	\$0	\$0.00

SUMMARY	TODAY'S DOLLARS	\$/SF
Immediate Repairs	\$0	\$0.00

SUMMARY	TODAY'S DOLLARS	\$/SF
Short Term Repairs	\$0	\$0.00

	TODAY'S DOLLARS	\$/SF	\$/SF/YEAR
Replacement Reserves, today's dollars	\$75,218.00	\$14.40	\$1.20
Replacement Reserves, w/12, 2.5% escalation	\$87,107.90	\$16.67	\$1.39

# Immediate Repair Cost

ITEM	QUANTITY	UNIT	UNIT COST	REPLACEMENT PERCENT	ACCESSIBILITY TOTAL	IMMEDIATE TOTAL	SHORT TERM TOTAL
Total Repair Cost					\$0.00	\$0.00	\$0.00

## Capital Reserve Schedule

ITEM	EUL	EFF AGE	RUL	QUANTITY	UNIT	UNIT COST	CYCLE REPLACE	REPLACE PERCENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	TOTAL COST	
3.2.6 Parking, Flatwork, and Walkways																						
Concrete Pavement patching (6)	40	11	29	2,000	SF	\$6.00	\$12,000	100%		\$4,000					\$4,000					\$4,000	\$12,000	
Parking Striping and Markings	5	3	2	58	EA	\$12.00	\$696	300%		\$696					\$696					\$696	\$2,088	
3.3.3 Building Cladding / Exteriors																						
Exterior Building Painting	10	8	2	5,600	SF	\$0.65	\$3,640	200%		\$3,640										\$3,640	\$7,280	
3.3.4 Roof Systems																						
Roofing Modified Bitumen with seal coat	20	11	9	5,300	SF	\$4.50	\$23,850	100%									\$23,850				\$23,850	
3.4.3 Heating/Cooling System and Controls																						
RTU Single-Zone Elect. Cool Only (7.5 Ton)	15	11	4	3	EA	\$10,000.00	\$30,000	100%				\$10,000	\$10,000	\$10,000							\$30,000	
Total (Uninflated)									\$0.00	\$8,336.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00	\$4,696.00	\$0.00	\$23,850.00	\$0.00	\$0.00	\$8,336.00	\$75,218.00	
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312		
Total (inflated)									\$0.00	\$8,544.40	\$0.00	\$10,768.91	\$11,038.13	\$11,314.08	\$5,445.92	\$0.00	\$29,058.91	\$0.00	\$0.00	\$10,937.55	\$87,107.90	

Evaluation Period:	12
# of SFs:	5,224
Reserve per SF per year (Uninflated)	\$1.20
Reserve per SF per year (Inflated)	\$1.39

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## 1.0 INTRODUCTION

### 1.1 Purpose

Nova Consulting Group, Inc. ("Nova") was retained by LG Acquisitions, LLC to render an opinion as to the Property's current general physical condition as of the day of the Property visit in general accordance with the scope and terms of the agreement with LG Acquisitions, LLC.

### 1.2 Scope of Work

Nova has prepared this PCA in accordance with ASTM E2018-15: "Standard Guide for Property Condition Assessments: *Baseline Property Condition Assessment Process*" and the LG Acquisitions, LLC scope of Work. This PCA incorporates the information obtained during the PCA process, which is generally outlined as follows:

- A single Property visit consisting of observations based upon a cursory, "walk-through" of the Property. A survey for latent defects was not conducted.
- Inquiries were made of the municipal Building and Fire Departments to determine whether there were any outstanding recorded code violations on file.
- A brief review of any available construction or leasing documents/records was conducted.
- The taking and annotating of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.

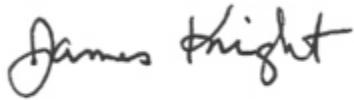
## 2.0 CONSULTANT TEAM

On behalf of Nova, the undersigned hereby certifies that:

The report was prepared in a manner consistent with generally accepted industry practices and standards. Nova, or the individuals working on this assignment, are not affiliated with the property owners, its affiliates or representatives.

All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment.

### Nova Consulting Group, Inc.



James Knight  
Professional Associate



Vanessa Chambers  
SVP - Southern Regional Mgr

PROPERTY VISIT INFORMATION	
Date of Property Observation	July 25, 2018
Weather Conditions	Sunny, 95 degrees F.
Nova Professional Associate	James Knight
Nova Reviewer	Robert S. Applegate
Property Contact	Ryan Malinchak, District Supervisor Ruby Tuesday 727-365-4279

## 3.0 PROPERTY CHARACTERISTICS

The Property consists of a 1.29-acre rectangular-shaped parcel developed with one single-story restaurant containing a total of 5,224 square feet of rentable area. The Site is also improved with concrete driveways and parking areas as well as a brick pavers , all developed in 2007.

The Property is bound by Gause Boulevard to the north which tracks in an east west direction, E I-10 Service Road to the west which tracks in a north-south direction, and Tyler Street to the east which tracks in an north-south direction.

Vehicular access to the Site is provided from concrete-paved entrances to the north from Gause Boulevard, east from Tyler Street, and west from E I-10 Service Road. Concrete -paved parking and drives are located to the north, east, south, and west sides of Building. Landscaped areas are provided along the perimeters of the Site.

PROPERTY CHARACTERISTICS	
Property Name	Ruby Tuesday
Property Address	798 E I-10 Service Road, Slidell, Louisiana 74061
Property Age	The Property was constructed in 2007, and is 11 years old.
Property Age Source	Aerial Photographs
Property Acreage and Parcels	Consists of 1.29 acres, and has 1, rectangular, contiguous parcel.
Property Acreage Source	Tax Appraisal Records
Number of Buildings	There is One building.
Number of Stories	One
Number of Lessee Units	There is one unit at this Property.
Gross Building Square Footage	5224 square feet
Gross Building Square Footage Source	Tax Appraisal Records
Net Rentable Square Footage	5224 square feet
Net Rentable Square Footage Source	Tax Assessor
Number of Parking Spaces	There are a total of 52 parking spaces, and 3 of those spaces are designated as ADA accessible.
Number of Parking Spaces Source	Field Count
Date of Property Visit	July 25, 2018
Property Contact	Ryan Malinchak, District Supervisor
Weather on the Date of the Property Visit	Sunny, 95 degrees F. degrees F

## Property Expected Useful Life

The structural elements of the building have performed adequately for approximately the past 11 years. Assuming the recommendations in this report in reference to the Immediate and Physical Needs over the Evaluation Term are made in an appropriate time frame; a preventive/remedial maintenance program is implemented continually; and all systems and building components are replaced as necessary with an acceptable standard of care, this Property's estimated remaining useful life (ERUL) should be at least an additional 39 years barring any natural disasters. This is based on the observation that the foundation, which has an expected useful life of 50 years plus, was observed to be functioning properly with no major deficiencies. Other site and building elements are replaceable. However, as the property ages, the maintenance program cost should be expected to increase.

### 3.1 INTRODUCTION

The report includes the following indicators of recommended action:

**IM** = Immediate Repair

**ST** = Short Term Repair

**RR** = Replacement Reserve

**INV** = Investigation is Recommended

Action entries are left blank where no action is required, or only routine maintenance will be required during the reserve term.

This report assumes that all systems are acceptable in condition and function, except as specifically noted.

#### Reconciliation of Data Provided at Engagement

The Property was found to be generally in conformance with the information provided at engagement for this report.

### 3.2 PROPERTY COMPONENTS

The Property Components are described in the sections below.

#### 3.2.1 Property Configuration and Size

ITEM	DESCRIPTION	ACTION
Number of Parcels	The Property consists of 1 parcel. The parcel is rectangular in shape.	
Type of Parcels	The parcel is contiguous.	
Acreage	1.29 acres.	
Topography	The Property is generally flat, with engineered slopes away from the building.	
Bodies of Water	No bodies of water were observed at the Property.	
Other Characteristics	No other characteristics were noted.	

## Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

### 3.2.2 Utilities

ITEM	DESCRIPTION	ACTION
Domestic Water	Domestic water is provided by City of Slidell Department of Public Utilities.	
On-Property Well	There is no on-site well.	
Domestic Sewer	Domestic sewage service is provided by City of Slidell Department of Public Utilities..	
On-Property Sewage	There is no on-site sewage treatment.	
Storm Drainage	The Property storm water is collected by the municipal system.	
Electricity	Electricity is provided by CLECO.	
Natural Gas	ATMOS Engery	
Propane	Propane is not utilized on site.	
Fuel Oil	Fuel oil is not utilized at this Property.	

## Comments and Observations

No observed or reported deficiencies were noted. All necessary utilities are installed and available to the site and appear to be adequate for the needs of the facility.

### 3.2.3 Grading, Drainage, and Property Landscaping

ITEM	DESCRIPTION	ACTION
Property Storm Water Drainage	Property storm water is directed from the roof areas to the paved and landscaped areas. Storm water is then diverted via storm drains to the municipal underground storm water system.	
Catch Basins	Concrete catch basins are located throughout the site.	
Retention / Detention Ponds	There are no retention or detention facilities at this Property.	
Drywells	There are no drywells at this Property.	
Erosion	Erosion was not observed.	
Grading	Grading appears to slope away from the buildings.	
Landscaping	Landscaping was noted at the building exteriors and streetscapes.	
Irrigation	Irrigation is provided for the landscaping, and appears adequate for maintaining the plantings.	
Landscape Stairs and Rails	Landscape stairs are not provided	
Water Features	There are no water features at this Property.	

ITEM	DESCRIPTION	ACTION
Other Landscape Features	There are no other landscape features.	
Waste Enclosures	Waste enclosures are constructed of painted concrete masonry units with metal gates.	

### Comments and Observations

No deficiencies were reported or observed. Catch basins, if observed to be clogged, can be cleared as part of routine maintenance activities..

### 3.2.4 Water and Sanitary Lines

ITEM	DESCRIPTION	ACTION
Property Water Lines	The site water lines were underground and could not be observed.	
Property Sanitary Lines	The site sanitary lines were underground and could not be observed. "As-built" plans of the Property were unavailable for review to determine the below ground components; thus, Nova was unable to physically identify all types of piping used throughout the Property.	

### Comments and Observations

No concerns were reported or observed regarding the site water supply and site sanitary lines.

### 3.2.5 Ingress/Egress

ITEM	DESCRIPTION	ACTION
Property Access and Egress	Vehicles access the site from a driveway from Gause Boulevard to the north and the adjacent retail center from the south.	
Walkable Neighborhood	Walkability was determined from <a href="http://www.walkscore.com">www.walkscore.com</a> . The Walk Score as reported by the web site is 50.	
Property to Municipal Walkways	There are no municipal walkways.	
Secured Access	There is no secured access to the site, beyond access to individual building.	
Property Signage	Property signage is located on the front of the building structure.	
Traffic Pattern Signage	There is no traffic signage on the Property.	

### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

### 3.2.6 Parking, Flatwork, and Walkways

ITEM	DESCRIPTION	ACTION
Asphalt Pavement	There is no asphalt pavement at this Property.	
Concrete Pavement	Concrete pavement is utilized for driving and parking surfaces.	IM/RR
Other Pavement	Brick pavers are utilized for parking along the north and east perimeters.	
Pedestrian Sidewalks	There are no pedestrian sidewalks at the Property.	
Curb and Gutter	Curb and gutter are constructed of concrete.	
Wheel stops	Wheel stops on the Property are provided by six-inch raised concrete curbs.	
Paved Drainage Swales	There are no paved drainage swales at the Property.	
Pool Decks	There are no pool decks.	
Unit Patios	There are no unit patios.	

### Comments and Observations

The concrete pavement is in generally good condition, but has localized areas of potholing and linear cracks. In order to prevent further deterioration, and to mitigate tripping hazards, these areas should be repaired as an immediate need.

The concrete pavement will require restriping during the reserve term. The cost and scope of this work is limited, and it can be completed as part of routine maintenance activities.

### Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Concrete Pavement patching (6)	40	11	29	2	\$4,000
				7	\$4,000
				12	\$4,000
Parking Striping and Markings	5	3	2	2	\$696
				7	\$696
				12	\$696
Total					\$14,088

### 3.2.7 Property Lighting

ITEM	DESCRIPTION	ACTION
Property Lighting	Site lighting consists of pole lights in the parking areas, and building-mounted lighting.	
Exterior Lighting	Exterior lighting consists of building mounted package light fixtures.	

### Comments and Observations

The Property lighting appears to be in good condition, and is anticipated to require routine maintenance activities during the reserve term. The light fixtures appear operational. The covers

are free of excessive staining. The fixtures do not appear to be obstructed by landscaping or other materials. The Property appears to have sufficient lighting. Assessment of the "effectiveness" of the Property lighting is a result of a visual inspection during the Property visit, as a night visit is outside the scope of work of these instructions.

### 3.3 ARCHITECTURAL COMPONENTS

The Architectural Components are described in the sections below.

#### 3.3.1 Foundations

ITEM	DESCRIPTION	ACTION
Grade at the Foundation	The grade at the foundation slopes away from the building.	
Foundation Structure	Construction documents were not available, but based on experience and location, the foundation consists of a concrete slab-on-grade, with continuous perimeter reinforced concrete spread footings and interior isolated spread footings and column pads.	
Basements	There are no basements at this Property.	
Concrete Floor Slabs	Concrete floor slab appeared level, with an acceptable level of minor shrinkage cracking.	
Crawl Spaces	No crawl spaces were observed at this Property.	
Crawl Space Insulation	NA	
Substructure Parking Garage	There is no parking structure at this Property.	
Moisture or Water Infiltration Observed?	Moisture or water infiltration of the substructure was not observed.	
Sumps	Sumps were not observed at the Property.	

#### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

#### 3.3.2 Framing

ITEM	DESCRIPTION	ACTION
Wall Framing System	The superstructure appears to be conventional wood stud framing.	
Upper Floor Framing System	N/A	
Roof Framing System	Roof framing consists of pre-manufactured wood trusses, supporting plywood or OSB roof sheathing.	

ITEM	DESCRIPTION	ACTION
Separate Parking Structure	There are no parking structures at the Property.	
Insulation	Wall insulation was presumed to be present, but was not observed.	
Fire Retardant Plywood Observed?	Fire resistant plywood was not observed or reported.	
Other Concerns Noted?	No other concerns were noted.	
Interior Stair Framing	There are no interior stairs at this Property.	

### Comments and Observations

While observation of the ground floor slab, superstructure, and roof framing was limited to exposed elements, no signs of excessive deflection or movement were noted. Observed floors appeared level and stable, and walls and structural elements appeared to be plumb and/or level. Based upon these observations, the structure of the building was assumed to be in good condition. No evidence of structural failure or deficiencies was noted.

### 3.3.3 Building Cladding / Exteriors

ITEM	DESCRIPTION	ACTION
Facade Finishes	Facades are finished with painted Exterior Insulation and Finish System (EIFS) and stone veneer	RR
Exterior Insulation and Finishing System (EIFS)	EIFS finishes are present at the Property, and appear to be patent, without obvious damage. Small patched areas were observed	
Compressed Wood Panel or Masonite Panel	Compressed wood panels or masonite panels were not observed at the Property.	
Sealants and Caulking	Sealant and caulking at dissimilar surfaces are patent and appear flexible.	RR

### Comments and Observations

The exterior facades are in good condition. Repainting and re-caulking will be required during the reserve reserve term.

### Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Exterior Building Painting	10	8	2	2 12	\$3,640 \$3,640
Total					\$7,280

### 3.3.4 Roof Systems

ITEM	DESCRIPTION	ACTION
Roof Type	The main roof area is flat, with slight pitch to roof drains.	
Roof Access Provided	Access to the roof was provided by ladder.	
Roof Material - Main Roof	The main roof material is a built-up bituminous system with coating.	RR
Roof Material - Ancillary Roof	The roof material is dimensional asphalt shingle.	
Roof History	No roofing history was available.	
Roof Age	The roofs are reported to be, and appear to be, original to construction.	
Parapets	Parapets were observed.	
Roof Flashing	The roof membrane is self-flashed at penetrations.	
Roof Drainage	The roof is drained by sheet metal gutters and downspouts. Water is directed away from the structure.	
Roof-Mounted Equipment	Roof mounted equipment consists of the expected HVAC equipment.	
Ponding	Ponding was not observed at the Property.	
Debris	Minor debris was noted at gutters. The debris can be removed as part of routine maintenance activities.	
Active Roof Leaks	No evidence of active roof leaks was reported or observed.	
Historic Roof Leaks	No historic roof leaks were reported. Staining of interior ceilings was not observed.	
Roof Warranties	No information regarding roof warranties was available.	
Roof Maintenance	No information regarding roof maintenance was available.	
Roof Color	The roof is primarily white in color.	

MULTIPLE ROOFS OF DIFFERING AGE				
ROOF LOCATION	APPROX. S.F.	EFFECTIVE AGE	ROOF TYPE	ERUL
Main	5,300	11	Built up bituminous	9
Freezer	250	11	Metal panels	29
Storage room	70	11	Asphalt shingle	14

### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term; however, it is expected that the main roof covering will need to be replaced during the reserve term due to its age and observed condition.

## Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Roofing Modified Bitumen with seal coat	20	11	9	9	\$23,850
Total					\$23,850

### 3.3.5 Doors and Windows

ITEM	DESCRIPTION	ACTION
Windows	Windows are aluminum framed.	
Unit Entry Doors and Hardware	Units are accessed by metal-framed glass storefront units.	
Unit Patio Doors	NA	
Service Doors and Hardware	Service doors are metal doors in metal frames.	
Overhead Doors	No overhead doors were observed at the Property.	
Window or Door Leaks	Window and door leaks were not reported or observed.	
Weatherstripping and Doorsweeps	Weatherstripping was observed at doors and windows.	

### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

## 3.4 MECHANICAL/ELECTRICAL/PLUMBING COMPONENTS

The Mechanical/Electrical/Plumbing Components are described in the sections below.

### 3.4.1 Water Distribution and Domestic Hot Water

ITEM	DESCRIPTION	ACTION
Water Source	Water is provided by the municipal utility.	
Domestic Water Piping	Domestic pipe was not able to be observed, but was reported to be copper.	
Galvanized Pipe	No galvanized pipe was observed or reported at the Property.	
Polybutylene Pipe	Polybutylene pipe was not observed or reported at the Property.	
Pipe Insulation	Pipe insulation was not observed.	
Domestic Water Heaters	Water heaters are located in a closet outside.	
Domestic Water Boilers	There are no boilers for domestic water heating at the Property.	
Water Softening Equipment	Water softening equipment was not observed.	

ITEM	DESCRIPTION	ACTION
Low-Flow Devices	It could not be determined if low-flow devices were present.	
Natural Gas Pipe	Natural gas pipe was observed to be painted black steel pipe.	

### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

### 3.4.2 Sanitary Waste and Vent

ITEM	DESCRIPTION	ACTION
Waste and Vent Pipe	Waste and vent pipe was observed to be PVC.	
ABS Pipe	ABS pipe was not reported or observed on site.	
Lift Stations	A lift station is located adjacent to the northwest of the Property and is the responsibility of the waste utility.	
Waste Treatment	Waste is treated by the municipal system.	

### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

### 3.4.3 Heating/Cooling System and Controls

ITEM	DESCRIPTION	ACTION
Heating and Cooling System	Heating and cooling are provided by package units.	
Split Systems	No split systems were observed at the Property.	
Package Units	Electric package units are mounted on the roof.	RR
Central Boiler	Central boilers are not utilized at the Property.	
Chiller	Chillers are not utilized at this Property.	
Cooling Tower	Cooling towers are not utilized at this Property.	
Air Handlers	Air handlers were not observed at the Property.	
PTAC Unit	PTAC units are not utilized at this property.	
Through Wall AC	Through-the-wall air conditioning units were not observed.	
HVAC Unit Capacities	Package units have capacities ranging from 5 to 10 tons.	
HVAC Unit Ages	Package units range in age from 3 to 11 years.	RR
Energy Management Systems	The Property does not utilize an energy management system.	
Cadet Wall Heaters	Cadet wall heaters were not reported or observed at the Property.	

ITEM	DESCRIPTION	ACTION
Thermostats	Each unit's heating and cooling is controlled by thermostats.	
Maintenance	Maintenance is handled by a third party contractor.	
Warranties	No information regarding warranties was available.	

## Comments and Observations

The package units are in overall good to fair condition, relative to their individual age. Cycle replacement are anticipated during the reserve term.

## Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
RTU Single-Zone Elect. Cool Only (7.5 Ton)	15	11	4	4	\$10,000
				5	\$10,000
				6	\$10,000
Total					\$30,000

### 3.4.4 Ventilation Systems

ITEM	DESCRIPTION	ACTION
Type	Mechanical ventilation is provided by the systems described above and the exhaust units for the kitchen.	
Vents	Vent openings are clean and well-maintained. Vent chases could not be observed.	
Controls	Mechanical ventilation is controlled by the central energy management system.	

## Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

### 3.4.5 Electrical Service

ITEM	DESCRIPTION	ACTION
Service Supply	Electrical service to the Property was observed to be 208/120 volt, three phase, four wire alternating current (AC).	
Unit Service Capacity	Unit service was observed to be 600 amps per unit.	
Wiring	Branch wiring was observed to be copper.	
Meters	The Property has a single meter.	
Breakers	Breakered, labeled subpanels were observed.	
Fuses	Fused subpanels were not observed.	
GFCI	GFCI outlets were noted at all appropriate locations.	

ITEM	DESCRIPTION	ACTION
Transformers	Transformers are pad-mounted, and are the property of the electric utility.	
Generator	No generators were observed or reported.	

### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

### 3.4.6 Fire and Life Safety Systems

ITEM	DESCRIPTION	ACTION
Fire Sprinklers	The Property does not utilize fire sprinklers.	
Fire Sprinkler Inspection	NA	
Recalled Sprinkler Heads	NA	
Fire Alarm	No fire alarm system was observed.	
Fire Alarm Inspection	NA	
Emergency Exit Lighting	Emergency exit lighting was observed in the appropriate locations.	
Fire Extinguishers	Fire extinguishers are located in the in the kitchen, at the front counter, and in the mechanical areas.	
Fire Extinguisher Inspection	Fire extinguisher inspection tags are current.	
Dry Chemical Extinguishers	Dry chemical extinguishers were noted over the commercial cooking equipment.	
Smoke Detectors	Smoke detectors were observed in appropriate locations.	
CO Detectors	CO detectors were reported in the observed unit.	

### Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

### Comments and Observations

INSERT WORD BANK COMMENTS HERE, BY HIGHLIGHTING THIS INSTRUCTION, AND THEN CHOOSING THE APPROPRIATE WORD BANK ITEM.

### 3.4.7 Property Security

ITEM	DESCRIPTION	ACTION
Property Security	There is no site security at the Property.	

ITEM	DESCRIPTION	ACTION
Unit Security	Unit security consists of conventional door locks.	

### 3.4.7.1 Comments and Observations

No deficiencies were observed or reported. The components can be maintained under routine maintenance as part of the normal operating program during the reserve term.

## 3.5 INTERIOR COMPONENTS

The Interior Components are described in the sections below.

### 3.5.1 Tenant Unit Summary and Units Observed

#### Unit Breakdown

TYPE	UNITS PRESENT	UNITS OBSERVED	% OBSERVED	DOWN UNITS	DOWN UNITS OBSERVED
Retail	One	One	100	No	N/A

#### Units Observed

UNIT	UNIT TYPE	BUILDING	FLOOR	OCCUPIED/ VACANT	COMMENT
Ruby Tuesday	Retail	Restaurant	First	Occupied	Observed to be in Good Condition

Units observed were chosen by the Consultant.

### 3.5.2 Unit Finishes

#### 3.5.2.1 Comments and Observations

Unit finishes vary per use. According to Ryan Malinchak, District Supervisor for Ruby Tuesday, interior finishes are the responsibility of the tenant.

## 4.0 MICROBIAL GROWTH AND WOOD DESTROYING ORGANISMS

The following sections provides details regarding observed moisture intrusion, microbial growth, and wood destroying insects.

### 4.1 MOISTURE AND MICROBIAL GROWTH

As part of the PCA, Nova completed a limited, visual assessment for the presence of visible mold damage, conditions conducive to mold damage, or evidence of moisture in readily accessible areas of the Property. Nova interviewed Property Representatives concerning any known or suspected mold contamination, water infiltration, or mildew-like odor problems.

This assessment does not constitute a comprehensive mold survey of the Property. The reported observations and conclusions are based solely on interviews with Property Representatives and conditions observed in readily accessible areas of the Property at the time of the assessment. Sampling was not conducted as part of the assessment.

No areas of moisture intrusion or microbial growth beyond the scope of normal housekeeping was observed.

#### 4.1.1 *Moisture and Microbial Growth*

### 4.2 WOOD DESTROYING ORGANISMS

Consistent with inspecting the structures for deferred maintenance and other potential building concerns, Nova observed areas around various representative observations of the foundations, wood trim, and balconies for the conspicuous presence of termite shelter tubes, obvious damaged wood, and other obvious indicators of termite infestation.

No evidence of wood destroying organisms was observed. No recent pest control report was available. No further action is required at this time.

#### 4.2.1 *Wood Destroying Organisms*

## 5.0 SPECIAL HAZARDS

The following sections provides details regarding special hazards including seismic, flood, and wind hazards.

### 5.1 PEAK GROUND ACCELERATION

The Peak Ground Acceleration (PGA) represents the shaking or ground motion from an earthquake, expressed as a percentage of g, with g being the acceleration of a falling object due to gravity. The maximum predicted Peak Ground Acceleration (PGA) for the Property, considering a design basis earthquake (DBE) having a 10% chance in of exceedance in a 50 year period (the mean return time of 475 years) was determined by referencing United States Geological Service (USGS) data.

Property specific Peak Ground Acceleration was determined using the Property's address or its latitude and longitude.

The PGA-475 for the Property is 0.0178g.

### 5.2 SEISMIC ZONE

According to the 1997 Uniform Building Code, the Property is located in Zone 0, which is an area of low probability of damaging ground motion.

### 5.3 FLOOD

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed.

FLOOD MAP PANEL	MAP PANEL DATE	FLOOD ZONE(S)
220204 0010 C	April 12, 1999	C, X (unshaded): Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

### 5.4 WIND AND HURRICANE

Source: <http://www.fema.gov/safe-rooms/wind-zones-united-states>

WIND AND HURRICANE	
Wind Zone	Wind Zone III, defined as an area with maximum wind speeds between 160 and 200 mph.
Special Wind Region	No

WIND AND HURRICANE	
Hurricane Susceptible Region	Yes
Is the Property subject to a local wind code?	Information was requested from the municipality, but no response has been received.

According to the paper, "Wind Safety of the Building Envelope", by Tom Smith, AIA, dated June 18, 2010, published by the National Institute of Building Sciences, the performance of a building is determined by the topography, the shape of the building itself, and those buildings around it; and indeterminate factors such as open or broken windows and doors at the time of the wind load. Other factors to consider are:

- Sloped roofs tend to perform better than flat or low-slope roofs.
- Roofs without overhangs perform better than roofs with overhangs.
- Properties with operable, securable shutters perform better than properties with unprotected windows.
- Properties constructed with structural elements that resist roof uplift, and structural elements that resist wall uplift, perform better than properties without.

The Property was constructed in 2007. Newer properties will tend to perform better than older properties, as they tend to be constructed to higher code standards.

Actual performance will be a function of the characteristics of each event. Additional instruction on reducing hazards can be found at the FEMA Resource and Document library, in the Section "Protect Your Property From High Winds" at <http://www.fema.gov>.

## 6.0 REGULATORY COMPLIANCE

The following sections provide information regarding the current zoning, capital improvements, ADA requirements, and information obtained from the local building fire and zoning departments which were obtained through the Freedom Information Act.

### 6.1 ZONING

The Property is zoned C4 Highway Commercial by the City of Slidell. The Property appears to be a conforming use.

### 6.2 MUNICIPAL RESEARCH

Inquiries with the local municipal agencies were conducted to obtain and review reasonable ascertainable information such as the base building certificate of occupancy, recorded and outstanding material building code violations and recorded material fire violations. The following summarizes Nova's municipal research:

DEPARTMENT	CONTACTS	FINDINGS
Building Department	Beth Kahr	No violations were reported.
Planning/Zoning Department	Tara Hunter	No violations were reported.
Fire Department	Jason Gaubert	No violations were reported.
Health Department	Staff	No violations were reported.

#### 6.2.1 *Municipal Research*

#### 6.2.2 *Certificates of Occupancy*

Though requested, no certificates of occupancy were available.

### 6.3 AMERICANS WITH DISABILITIES ACT

The scope of this report is limited to a general overview of the subject improvement's common public areas (of improvements considered to be "Public Accommodations") and commercial facilities, based upon the requirements of Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing "Public Accommodations" be removed if they are "readily achievable" and are not an "undue burden". Most states and local municipalities have adopted accessibility requirements that generally align with the ADA; however, in some cases, may be more stringent than the ADA. The review of the Property for compliance with state and local accessibility requirements is beyond the scope of this report.

Per Title III of the ADA, all areas of newly designed or newly constructed buildings or facilities and altered portions of existing buildings and facilities are required to be compliant with ADA requirements if constructed for first occupancy after January 26, 1992. All areas of "Public

Accommodation" are required to remove physical barriers to entering and using existing facilities when "readily achievable", irrespective of age. Readily achievable is defined in Title III as "easily accomplishable and able to be carried out without much difficulty or expense."

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers may be provided herein, they do not constitute an opinion that elimination of the barriers is "readily achievable" and not an "undue burden" as defined by the ADA. The owner must determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants.

It is also important to note that the ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for existing buildings. According to Title III of the ADA, what is "readily achievable" will be determined on a case-by-case basis in light of the resources available. The extent of any upgrade requirements may be subject to interpretation by any number of city, state or federal agencies. Determining what is "readily achievable" or is an "undue burden" is beyond the scope of this report.

The Department of Justice recommends this be done by the development of an implementation plan stating specifically what improvements are determined to be readily achievable. ADA Section 36.3049(c) sets the following guidelines.

Priorities: A public accommodation is urged to take measures to comply with the barrier removal requirements of this Section in accordance with the following order of priorities.

First, a public accommodation should take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. These measures include, for example, installing an entrance ramp, widening entrances, and providing accessible parking spaces.

Second, a public accommodation should take measures to provide access to those areas of a place of public accommodation where goods and services are made available to the public.

Third, a public accommodation should take measures to provide access to restroom facilities.

Fourth, a public accommodation should take any other measures necessary to provide access to the goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.

The ADA guidelines are civil rights issues as they pertain to the disabled.

Future renovations or alteration of the Property may require proportional compliance with ADA requirements. This determination should be made by the local governing authority when permit acquisition for renovation is made.

No ADA deficiencies were noted.

### 6.3.1 Americans with Disabilities Act (ADA)

#### ASTM E2018-15 Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act.

SECTION	SUBJECT	YES	NO	UNK	NA	COMMENTS
<b>A. HISTORY</b>						
1.	Has an ADA survey previously been completed for this property?	✓				Assumed to have been as part of the original construction plans
2.	Have any ADA improvements been made to the property since original construction?	✓				
3.	Has building ownership/management reported any ADA complaints or litigation?		✓			
<b>B. PARKING</b>						
1.	Does the required number of standard ADA-designated spaces appear to be provided?	✓				
2.	Does the required number of van-accessible designated spaces appear to be provided?	✓				
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	✓				
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	✓				
5.	Does each accessible space have an adjacent access aisle?	✓				
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	✓				
<b>C. EXTERIOR ACCESSIBLE ROUTE</b>						
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?				✓	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?				✓	
3.	Do the curb cut ramps appear to have the proper slope for all components?				✓	
4.	Do ramps on an accessible route appear to have a compliant slope?				✓	
5.	Do ramps on an accessible route appear to have a compliant length and width?				✓	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?				✓	
7.	Do ramps on an accessible route appear to have compliant handrails?				✓	
<b>D. BUILDING ENTRANCES</b>						

SECTION	SUBJECT	YES	NO	UNK	NA	COMMENTS
1.	Do a sufficient number of accessible entrances appear to be provided?	✓				
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?				✓	
3.	Is signage provided indicating the location of alternate accessible entrances?	✓				
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	✓				
5.	Do doors at accessible entrances appear to have compliant hardware?	✓				
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	✓				
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	✓				
8.	Do thresholds at accessible entrances appear to have a compliant height?	✓				
<b>E. INTERIOR ACCESSIBLE ROUTES AND AMENITIES</b>						
1.	Does an accessible route appear to connect with all public areas inside the building?				✓	No public routes within building
2.	Do accessible routes appear free of obstructions and/or protruding objects?				✓	
3.	Do ramps on accessible routes appear to have a compliant slope?				✓	
4.	Do ramps on accessible routes appear to have a compliant length and width?				✓	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?				✓	
6.	Do ramps on accessible routes appear to have compliant handrails?				✓	
7.	Are adjoining public areas and areas of egress identified with accessible signage?				✓	
8.	Do public transaction areas have an accessible, lowered counter section?				✓	
9.	Do public telephones appear mounted with an accessible height and location?				✓	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?				✓	
<b>F. INTERIOR DOORS</b>						
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?				✓	No public routes within building
2.	Do doors at interior accessible routes appear to have compliant hardware?				✓	

SECTION	SUBJECT	YES	NO	UNK	NA	COMMENTS
3.	Do doors at interior accessible routes appear to have compliant opening force?				✓	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?				✓	
<b>G. ELEVATORS</b>						
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?				✓	
2.	Is accessible floor identification signage present on the hoistway sidewalls?				✓	
3.	Do the elevators have audible and visual arrival indicators at the entrances?				✓	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?				✓	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?				✓	
6.	Do elevator car control buttons appear to be mounted at a compliant height?				✓	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?				✓	
8.	Are audible and visual floor position indicators provided in the elevator car?				✓	
9.	Is the emergency call system at the base of the control panel and not require voice communication?				✓	
<b>H. TOILET ROOMS</b>						
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?				✓	No public toilets (customer use only)
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?				✓	
3.	Does the lavatory faucet have compliant handles?				✓	
4.	Is the plumbing piping under lavatories configured to protect against contact?				✓	
5.	Are grab bars provided at compliant locations around the toilet?				✓	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?				✓	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?				✓	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?				✓	
9.	Do accessories and mirrors appear to be mounted at a compliant height?				✓	
<b>I. HOSPITALITY GUESTROOMS</b>						

SECTION	SUBJECT	YES	NO	UNK	NA	COMMENTS
1.	Does property management report the minimum required accessible guestrooms?				✓	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?				✓	

## 7.0 AREAS OF ADDITIONAL ASSESSMENT

The following sections provide information regarding areas of additional assessment including known problematic building materials, reported past capital repairs, work in progress observed, and planned capital improvements and repairs.

### 7.1 KNOWN PROBLEMATIC BUILDING MATERIALS

If known problematic building materials were identified, those materials are discussed in the appropriate subsection of Section 3.0 Property Characteristics above.

### 7.2 REPORTED PAST CAPITAL REPAIRS

No information regarding past capital improvements was provided for this assessment. ITEM.

### 7.3 WORK IN PROGRESS OBSERVED

No work in progress was observed or reported for this Property at this time.

### 7.4 PLANNED CAPITAL IMPROVEMENTS AND REPAIRS

No information regarding planned capital expenditures was provided for this assessment.

## 8.0 DOCUMENT REVIEW AND INTERVIEWS

The objective of the Document Review and Interview process in terms of this PCA is to augment the walk-through survey and to further assist in understanding the Property's latent physical components, physical deficiencies as well as preceding or on-going efforts. The information obtained as a result of the Document Review and Interview process is assumed to be true and correct, provided that such information appears to be reasonable.

### 8.1 Pre-Survey Questionnaire

A "Pre-Survey Questionnaire" was transmitted to a representative of the Property's ownership to obtain particular documents or information which would assist with the review. Specific questions and various construction, service, maintenance and leasing documents were requested as well. The status of the Pre-Survey Questionnaire is as follows:

#### *Pre-Survey Questionnaire*

	The Pre-Survey Questionnaire was completed by a representative of the Property and was sent to Nova prior to/ after the Site visit.
	The Pre-Survey Questionnaire was completed by Nova by way of interviews with the Property Representative during the course of the Property visit.
	The Pre-Survey Questionnaire was completed in full and all the documents requested were received.
✓	As of the date of this PCA, the Pre-Survey Questionnaire was not completed, nor was any of the information requested provided. Follow-up phone calls were made on several occasions, but to no avail.
	The Pre-Survey Questionnaire was partially completed and several of the documents requested were provided for the review.

### 8.2 Documents Reviewed

Nova was provided with the following written documents for review:

#### *Documents Provided for Review*

DOCUMENT	PREPARED BY	DATED
None		

### 8.3 Service Provider Interviews

Interviews with representatives of the Site were conducted to inquire about past repairs, pending repairs, improvements or recurring problems. Select service providers which may have been contracted to repair or maintain the Site may be contacted for similar purposes.

## Service Provider Information

✓	Property Management did not provide Nova with service provider information as requested in the Pre-Survey Questionnaire.
	Property Management did provide Nova with some information regarding service providers.

## Individuals and Organizations Contacted and/or Interviewed

SERVICE PROVIDER/ PROPERTY REP	TITLE/ ORGANIZATION/ RELATIONSHIP	SERVICE PROVIDER INFO PROVIDED	CONTACT ATTEMPTED	CONTACT MADE	NO REPLY/NO RESPONSE
Ryan Malinchak, District Supervisor	Property Contact			✓	
	Building Engineer				
	Roofer				
	Plumber				
	HVAC Firm				
	Electrician				
	Elevator Service				
	Fire Sprinkler Service				
	Fire Alarm Service				
	Other				

## 8.4 Property Data Sources

The following data sources were used to obtain Property information for this report:

PROPERTY DATA SOURCES	
Gross Floor Area (GFA)	Parish Tax Assessor
Net Rentable Area (NRA)	Parish Tax Assessor
Number of Parking Spaces	Field count
Acreage	Parish Tax Assessor
Date of Construction	Aerial Photographs

## 9.0 OPINIONS OF COSTS TO REMEDY PHYSICAL DEFICIENCIES

Nova has prepared general-scope Opinions of Costs for the suggested remedy of the material physical deficiencies observed as well as the replacement of major systems and components that should be budgeted for future replacement. These costs are categorized into “Immediate”, “Short-Term” and “Replacement Reserve Schedule” categories, which are described in the beginning of Section 3.0 “Systems and Conditions”. The preparation of the Replacement Reserve Schedule is not a requirement of ASTM E2018-15; however, Nova agrees to provide this schedule at the client’s request.

### 9.1 Description and Terms

Many of the terms used in this PCA to describe the condition of the Property and observable components and systems are listed and defined below. It should be noted that a term applied overall to a system does not preclude the possibility that a part, section, or component of the system may differ in condition.

For purposes of this report the agreed threshold is presumed to be the de minimus reporting threshold with repairs not to be more than \$3,000, unless it is related to a life safety item or item that if not repaired will significantly cause further damage.

**Good** – in working condition and does not require immediate or short term repairs above the agreed threshold.

**Fair** – In working condition, but may require immediate or short term repairs above the agreed threshold.

**Poor** – Not in working condition or requires immediate or short term repairs above the agreed threshold.

The Opinions of Estimate Costs shall be segregated into the following cost categories:

**Immediate Term (0-90 Days)** - Opinions of Costs that require immediate action as a result of any of the following: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that if left unremedied, have the potential to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost.

**Short Term (0-1 Year)** - Opinions of Costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Such Opinions of Costs may include costs for further testing, exploratory, and/or investigation that are beyond the scope of this Report.

**Replacement Reserve Schedule (1-12 Years)** - Opinions of Costs which encompass short to

long-lived recurring systems and components that do not require attention at this time, but should be annually budgeted for in advance. Reserve items include systems and components that are reasonably predictable in terms of frequency and cost. Systems and components listed would include those items that would impact use and tenancy, which are not classified as routine maintenance or operational expenses. Systems and components that are predicted to expire beyond the reserve term or would not affect the material use or system integrity of the Property may be excluded from the schedule; therefore, not all systems and components would be listed.

## **9.2 Immediate Term and Short Term**

The purpose of the Opinions of Costs for the Immediate and Short-Term is to outline material physical deficiencies and not for repairs and improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program or tenant improvement/ finishes; (3) enhancements to reposition the Property in the marketplace; (4) for warranty transfer purposes; or (5) routine or normal preventative maintenance, or a combination thereof.

Material physical deficiencies observed and the corresponding Opinions of Costs are to (1) be commensurate with the complexity of the Property; (2) not be minor or insignificant; and (3) serve the purpose of the use in accordance with the user's risk tolerance level. Opinions of Costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items may be omitted with the exception of life-safety code violations. If there are four (4) or more separate items that are below this threshold requirement, but collectively total over \$10,000, such items should be included.

Opinions of Costs should only be construed as preliminary budgets. The Opinions of Costs are not intended to be based upon exact quantities or identify exact locations of items or systems as the basis for its preparation. Costs are limited to construction related costs only; those types of costs that commonly are provided by contractors who perform the work. Business related, design, management fees, and other indirect costs should be excluded.

For some physical deficiencies, determining the appropriate suggested remedy or scope may warrant further study/research or design, testing, exploratory probing, and exploration of various repair schemes, or a combination thereof, all of which are outside the scope of this guide. In these instances, the Opinions of Costs for additional study will only be provided.

## **9.3 Replacement Reserve Schedule**

The Replacement Reserve Schedule is provided to predict recurring replacement expenditures of significant systems or components that should be budgeted for future replacement. This schedule is to include components or systems that have a predictable Expected Useful Life (EUL), requires significant reserve budgeting, and/or is not classified as cosmetic, an operational expense or routine preventative maintenance. However, there also may be components or systems that have an indeterminable life but a potential to fail within the evaluation term.

The EUL of a system or component is based upon commonly accepted empirical data, research, professional judgment, and observations in the field. From this information, an opinion as to when a system or component will likely require replacement as a result of either failure or obsolescence is

provided. Historical data about replacements and the costs for same will be requested from Property Management and incorporated into Nova's findings.

The Effective Age (EFF AGE) is not defined as the actual age of a system or component, although the EFF AGE and the actual age could be the same. The EFF AGE takes into consideration its current condition, exposure to elements, extent of use, and the quality and level of preventative maintenance exercised. As a result, the EFF AGE may be more or less than its actual age. The Remaining Useful Life (RUL) of a component or system is calculated as the EUL less its EFF AGE.

Budgeting for items expected to expire beyond the evaluation term or are not considered material to the building or its use is excluded from this Replacement Reserve Schedule. In addition, items identified as a tenant responsibility have been excluded. Therefore, not all recurring replacements costs are itemized in the Replacement Reserve Schedule.

The Replacement Reserve Schedule assumes that the repairs and replacement items listed as Immediate and Short Term of this Report are completed. Cost estimates are based on approximate quantities and costs, or furnished information that is reported to be accurate. A detailed survey of quantities for cost estimating has not been performed and is beyond the scope of this PCA. These stated costs are, in Nova's opinion, probable for the marketplace. Such statements do not constitute a warranty.

## 10.0 RELIANCE

Authorization to perform this work was given by a directive from LG Acquisitions, LLC.

LG Acquisitions, LLC and its affiliates (collectively, "Client"), assigns, rating agencies and certain limited investors involved in the Securitization (as defined below), may use and rely upon this Report in connection with a planned loan securitization involving the subject property (the "Securitization"), including, without limitation, utilizing selected information in the Report in LG Acquisitions, LLC Offering Memorandum relating to the Securitization and Nova agrees to cooperate in answering questions by any of the above parties in connection with the Securitization.

## 11.0 LIMITATIONS

This PCA has been prepared in accordance with ASTM E2018-15: "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". While every reasonable attempt has been made to properly evaluate the building conditions as revealed by the walk-through visual observation, it must be recognized that the conclusions reached in this PCA are based on the Property conditions during the observation period and any follow-up research. Not all typical areas such as all tenant floors, toilet rooms, closets, corridors, etc., will be surveyed; only a representative sampling of such areas.

Nova's observations and report do not warrant or guarantee the performance of any building components or systems. The scope of this assignment excludes a Phase I Environmental Assessment, consultation relating to asbestos, indoor air quality or hazardous materials and Nova Consulting Group, Inc. can assume no liability for the work, opinions, or reports of any other independent consulting firms engaged for this purpose. No responsibility is assumed for legal matters regarding easements, zoning issues, compliance with municipal organizations or encroachments.

Because of the complexities of the ADA, it is understood that Nova Consulting Group, Inc. will not be held liable for any complaints or actions brought against the building, nor can it be held responsible for determining whether deficiency corrections are "readily achievable" within the owner's means to support expenses or not. The ADA and recommendation sections of the Report will enumerate the costs of rectifying deficiencies in general categories but is not intended to be an all-inclusive discussion of each ADA category which can only be performed in a stand-alone, detailed report of the buildings accessibility status requiring a full ADA audit, which is not part of the scope of this PCA.

The PCA process does not include an in-depth as-built drawing compliance study, system/component analysis or code compliance studies; measurements; survey for wood-destroying insects or damaged caused by same; or the preparation of engineering calculations of the structural, mechanical or electrical systems to determine compliance with any drawings that may have been submitted or with commonly accepted design or construction practice.

This survey does not include an evaluation or tenant-installed or maintained improvements, equipment, fixtures or finishes. Inquiries regarding tenant responsibilities will be made, of which information revealed will be relied upon as true and correct. The PCA process will be continued based upon that information and the PCA disclosing those assumptions. Verification of these assumptions through the analysis of lease agreements is not included in this scope.

Nova's opinions are based solely upon those areas that were observed on the day of the Property visit and information resulting from interrogatories and research. Actual performance of individual components may vary from a reasonably expected standard and could be affected by circumstances which occur after the date of Nova's PCA.

Concealed physical conditions, special apparatus of any kind, testing, removal of materials or exploratory probing, use of protective clothing, scaffolding, metering and operation of equipment by the field observer is excluded. This survey is not intended to be technically exhaustive.

## 12.0 OUT OF SCOPE CONSIDERATIONS

The following activities are generally excluded from or otherwise represent limitations to the scope of this PCA performed under ASTM E2018-15. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement.

- Removing or relocating materials, 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 obstructs access or visibility.
- Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirement or building codes, or preparing designs to specifications to remedy any physical deficiency.
- Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the Property or Property Building; any legal encumbrances, such as easements, dwelling unit count and mix; building Property line setbacks or elevations; number and size of parking spaces; etc.
- Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided by the owner, client, Property Manager, etc. Nova Consulting Group, Inc. is not required to provide a suggested remedy for the treatment or remediation, determine the extent of infestation, nor provided opinions of probable costs for treatment or remediation of any deterioration that may have resulted.
- Reporting on the condition of subterranean conditions such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process-related or peculiar to a specific tenancy or use; waste-water treatment plants; or items or systems that are not permanently installed.
- Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure that may damage or impair the physical integrity of the Property, any system, or component.
- Providing an opinion on the condition of any system or component that is shutdown or whose operation by the field observer may increase significantly the registered electrical demand-load; however, an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition manufacture, etc. should be provided.
- Evaluating acoustical or insulating characteristics of system or components.
- Providing an opinion on matters regarding security of the Property and protection of its occupants or users from unauthorized access.
- Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.
- Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of wetlands, indoor air quality, etc.

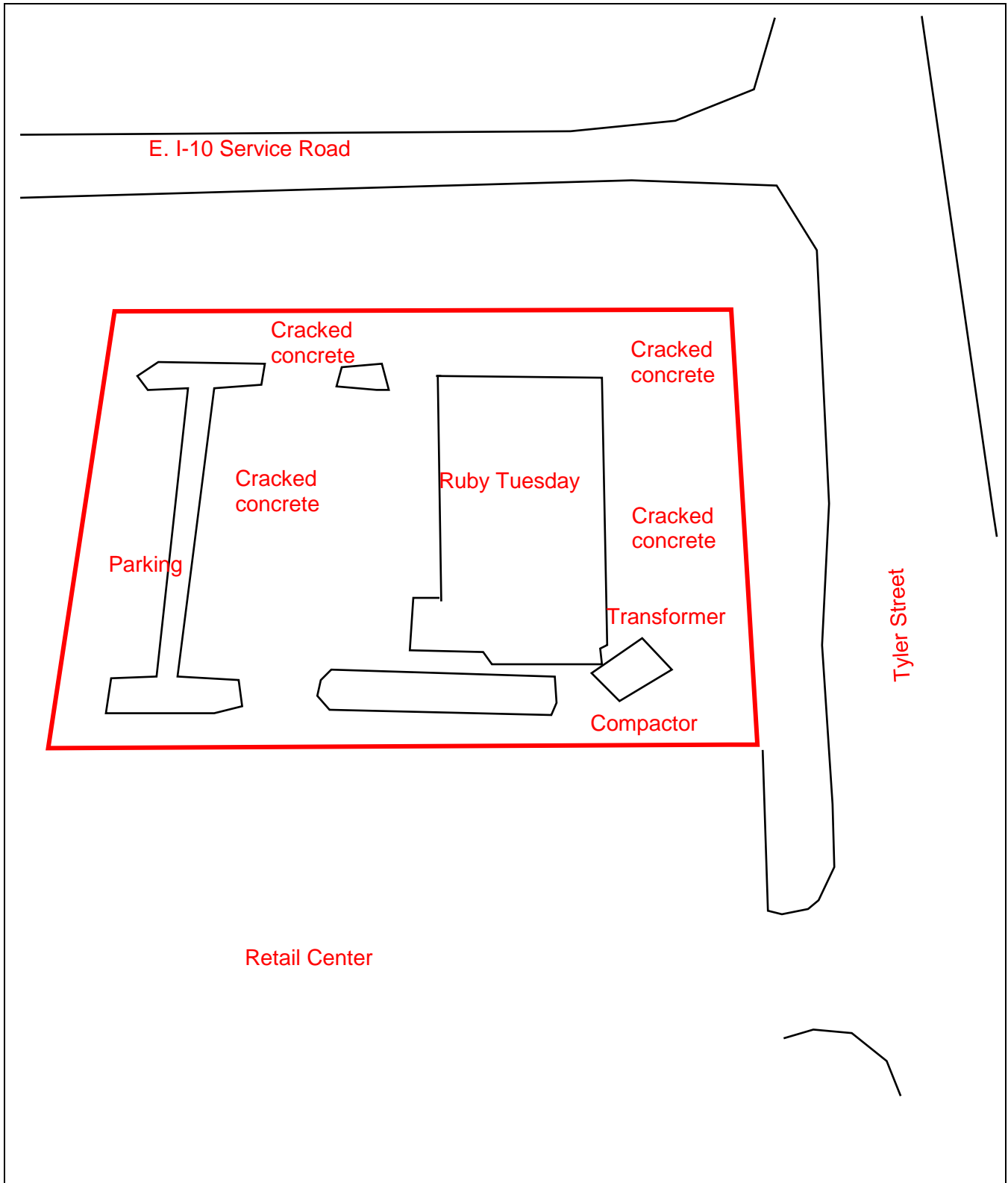
- By conducting a Property Condition Assessment and preparing a Property Condition Report, Nova Consulting Group, Inc. is merely providing an opinion and does not warrant or guarantee the present or future condition of the Property, nor may the Property Condition Assessment be construed as either a warranty or guarantee of any of the following:
  - Any system's or component's physical condition or use, nor is a Property Condition Assessment to be construed as substituting for any system's or equipment's warranty transfer inspection;
  - Compliance with any federal, state or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the reviewer of this Report, they should be identified herein.
  - Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.
- There may be physical condition issues or certain physical improvements at the Property that the client may wish to have Nova assess in connection with a commercial real estate transaction that are outside the scope of ASTM E2018-15. Such issues are referred to as non-scope considerations and if included in the PCA, should be identified within the pertinent sections.

# FIGURES: Property Maps



**Property Vicinity Map**  
Ruby Tuesday - Slidell, LA  
798 E I-10 Service Road  
Slidell, LA 74061  
Project #: V18-3955





<b>SITE PLAN</b>	DRAWING NOT TO SCALE	N↑
NOVA CONSULTING GROUP, INC.	Site Name: Ruby Tuesday - Slidell 798 I-10 Service Road Slidell, Louisiana  Project Number: V18-3955	

# **APPENDIX A: Photographic Documentation**



1. Signage



2. southeast entrance to the Property



3. The Property from the northeast



4. The Property from the northwest



5. North border



6. East border



7. South border



8. West border



9. North side of the building



10. East side of the building



11. South side of the building



12. West side of the building



13. Main entrance



14. Concrete flatwork



15. Back flow preventer



16. Pad mounted transformer



17. Compactor



18. Electric service meter



19. Natural gas service meter



20. Electric main



21. Grease traps



22. Compactor enclosure



23. Damaged to compactor enclosure



24. Rear service metal door



25. Downspout



26. Faded paint



27. Cracked curbing and concrete



28. Cracked curbing



29. Cracked curbing and concrete



30. Cracked concrete paving



31. Cracked concrete



32. Fire suppression under the hood



33. Missing floor tiles in kitchen



34. Fire suppression under the hood



35. Electric circuit breakers



36. Ceramic kitchen floor tiles



37. ANSUL system and chemical fire suppression



38. Dining area



39. Front counter



40. Bar



41. Thermostat



42. Rest room finishes



43. Fire extinguisher



44. Smoke detector



45. Wood frame and OSB decking



46. Black iron gas piping



47. Water heater



48. Handicapped parking



49. BUR modified bitumen roof with flood coat



50. Metal roof above freezer



51. Rooftop gas-fired packaged HVAC units



52. PVC vent pipe



53. Parapet



54. Asphalt shingles

# **APPENDIX B: Supporting Documentation**

# Unified Hazard Tool



- Please do not use this tool to obtain ground motion parameter values for the design code reference documents covered by the [U.S. Seismic Design Maps web tools](#) (e.g., the International Building Code and the ASCE 7 or 41 Standard). The values returned by the two applications are not identical.

## ^ Input

### Edition

### Spectral Period

### Latitude

Decimal degrees

### Time Horizon

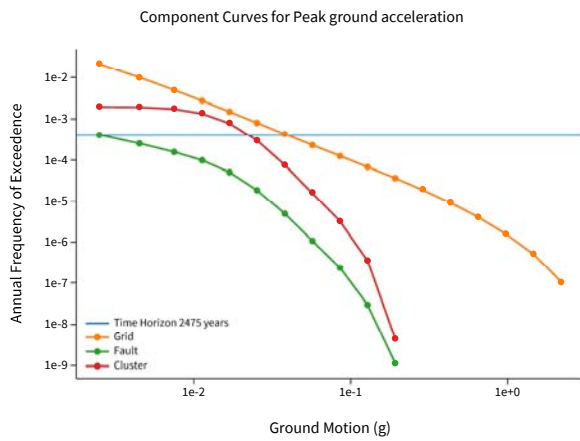
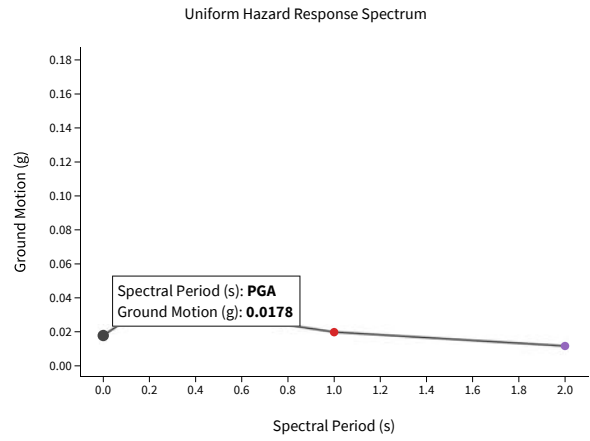
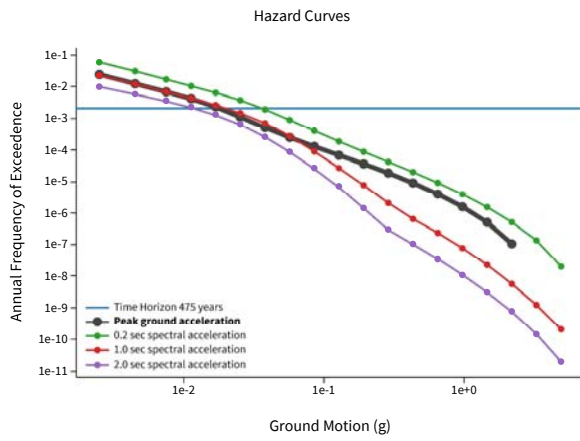
Return period in years

### Longitude

Decimal degrees, negative values for western long...

### Site Class

## ^ Hazard Curve



[View Raw Data](#)

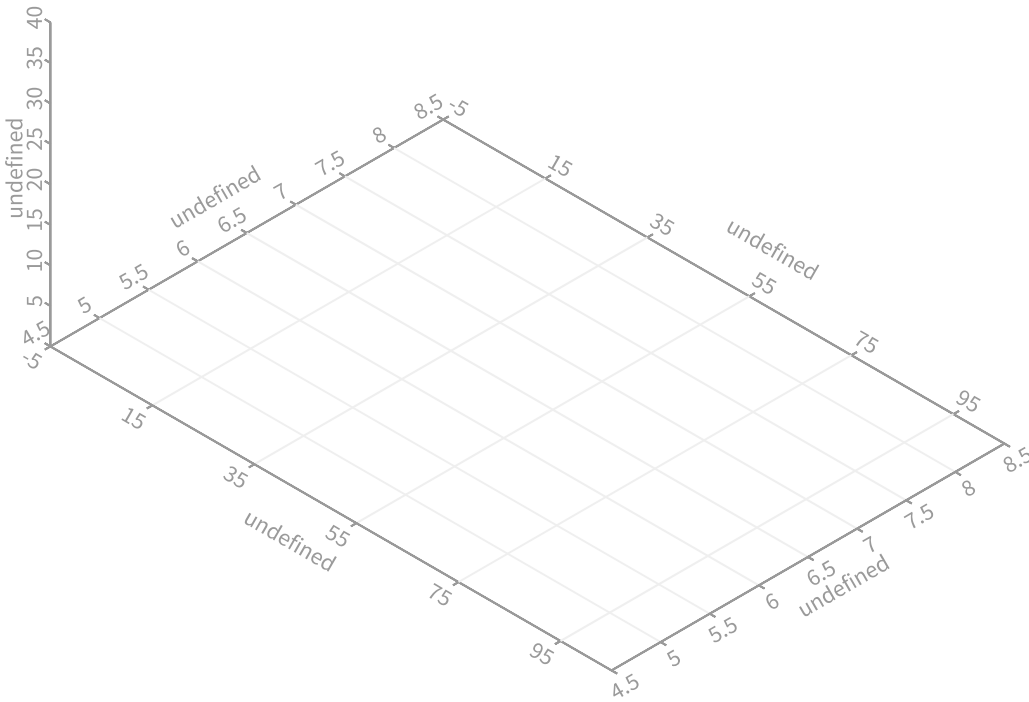
^ Deaggregation

Component

Please select "Edition", "Location", "Site Class", "Spectral

Period" & "Time Horizon" above to compute a deaggregation.

Compute Deaggregation







# APPENDIX C: Qualifications

## **JAMES KNIGHT, PG NOVA ASSOCIATE**

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### **PROFESSIONAL EDUCATION**

B.S. Geological Science, University of Memphis, Memphis, Tennessee, 1993

Post Graduate Studies in Geological Science, University of Memphis, Memphis, Tennessee, 1995

### **CERTIFICATIONS/QUALIFICATIONS**

- Professional Geologist in the States of Mississippi, Tennessee, and Texas
- Environmental Professional (EP) in Accordance with ASTM E1527-13
- AHERA Certified Asbestos Building Inspector
- ASTM 1527-97 Standard Practice for Environmental Site Assessments, 1999
- ASTM 1527-05 Standard Practice for Environmental Site Assessments, 2005
- HUD Identifying Accessibility Problems and Remedies Training, May 2012
- Property Condition Assessment On-the-Job Training, LandAmerica Assessment Corp., 2001
- Environmental Assessment Association Certified Environmental Consultant (CEC)
- OSHA 8-Hr HAZWOPER Refresher
- Termite and Other Wood-Destroying Organisms Training, InterNACHI, 2013
- Property Condition Assessment (PCA) Experience, 14+ years
- Multifamily PCA Experience, 12+ years
- Environmental Site Assessment (ESA) Experience, 21+ years
- Multifamily ESA Experience, 18+ years

### **SELECTED EXPERIENCE**

Mr. James Knight has more than twenty-one years of consulting experience in the environmental industry and more than fourteen years of consulting experience in property condition industry throughout the United States. He has conducted Environmental Site Assessments (ESAs) and Property Condition Assessments (PCAs) for a wide range of financial clients, attorneys, and real estate companies and has evaluated properties including assorted industrial, manufacturing, commercial, retail, medical, agricultural, institutional and multi-family residential.

Mr. Knight has provided hundreds of environmental site assessments in accordance with ASTM E1527, the USEPA All Appropriate Inquiry rules, Fannie Mae Delegated Underwriting Standards, Freddie Mac guidelines, and HUD guidelines. His environmental background includes a detailed understanding of the risks associated with the generation, use, storage and disposal of hazardous and regulated materials, aboveground and underground storage tanks, and polychlorinated biphenyls (PCBs). Mr. Knight has also provided limited and comprehensive surveys for asbestos, LBP, lead-in-drinking-water and radon gas emissions.

Mr. Knight has also conducted hundreds of property condition assessments in accordance with ASTM 2018, Fannie Mae Delegated Underwriting Standards, HUD guidelines and other client specific scopes of work. He is proficient in conducting site reconnaissance, interviews, applicable research, and assessing site improvements, building structures and envelopes, and mechanical, electrical and plumbing systems for evidence of deferred maintenance or problematic materials. He has been responsible for estimating Immediate Needs Reserves as well as On-Going Reserves needed to maintain a property.

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## **BOB APPLGATE**

### **SENIOR PROJECT MANAGER**

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#### **PROFESSIONAL EDUCATION**

University of Houston, Professional Bachelor of Architecture, Minor in Business

#### **SELECTED EXPERIENCE**

Mr. Applegate has had a dynamic leadership career demonstrating extensive experience in performing and managing high quality, thorough, timely, professional Design/Build Projects and careful preparation of Construction Loan Monitoring as well as Property Condition Reports and Phase I Environmental Site Assessment Reports of commercial, industrial and multi-family residential properties throughout the United States for a wide range of clients contributing to profitable sustained Business Development.

#### **CONSTRUCTION LOAN MONITORING**

Mr. Applegate currently leads Nova's Construction Loan Monitoring services and provides direct review of construction documents and administers the efforts of Nova staff throughout the preparation of the monthly Site Observation Reports.

#### **PROPERTY CONDITION AND PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

Mr. Applegate is a Houston Senior Project Manager for Nova Consulting. He has 20 years experience in conducting Property Condition Assessments. His top quality Due Diligence work has never led to a legal suit.

Mr. Applegate has conducted Property Condition Assessments and Phase I Environmental Site Assessments of commercial, industrial and multi-family residential properties throughout the United States for a wide range of clients. He has extensive experience completing construction monitoring and remedial investigation of building system failures. Consistently in the top 5% of Professional Associates qualified to perform dual scope projects.

Mr. Applegate has evaluated compliance with provisions of Title III of the Americans with Disabilities Act in addition to building and fire code compliance.

A significant part of Mr. Applegate's 20 years of experience noted above has included conducting Property Condition Assessments and writing and reviewing reports in accordance with HUD Market to Market Program Guidelines, Fannie Mae DUS Guidelines, and Freddie Mac Multi-Family Engineering and Property Condition Report Requirements.

#### **PROFESSIONAL ACHIEVEMENTS**

- Formulated methods to streamline permitting process that typically took twelve months to just under three months for design-build clients in Maryland.
  - Was recruited to take on design-build projects in the extremely complex market of New York City and New England, while based in Texas.
  - Set up and conducted meetings with select interest groups in neighborhoods where projects were to be constructed in order to assure them the new development would not be a hindrance to their way of life.
  - Led one of six teams to top production in a five-month extensive review of all Texas Department of Transportation properties across Texas.
  - Top quality Due Diligence work that has never led to a legal suit.
  - Certified as an Environmental Professional by Nova Consulting Group.
  - Completed training with respect to Termites and Other Wood Destroying Pests.
  - Completed PCNA training by the US Department of Housing and Urban Development with respect to Accessibility in Capital Needs Assessments that primarily included identifying accessibility problems and remedies.
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**VANESSA L. CHAMBERS, LEED AP  
SENIOR VICE PRESIDENT  
SOUTHERN REGIONAL MANAGER**

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**PROFESSIONAL EDUCATION**

B.S. Bioenvironmental Science, Texas A&M University, College Station, Texas, 2002

**CERTIFICATIONS/QUALIFICATIONS**

- Texas Department of State Health Services Licensed Asbestos Inspector, #602314
- AHERA-Accredited Asbestos Inspector
- Lead Inspector, Texas Department of State Health Services
- Mold Assessment Consultant, Texas Department of State Health Services, License No. MAC0392
- Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

**SELECTED EXPERIENCE**

Mrs. Chambers currently serves as a Senior Vice President and the Southern Regional Manager for Nova's Southern Region and is based in the Dallas/Fort Worth area. She has experience with a wide variety of projects ranging from vacant land to industrial manufacturing, Brownfields sites, petroleum facilities, oil/gas properties, and telecommunications sites. As a result of her experience, Mrs. Chambers has become proficient in a variety of environmental services including environmental site assessments; limited site investigations; indoor air quality consulting; asbestos consulting services; activities under the jurisdiction of the National Environmental Policy Act; and regulatory compliance. In addition, Mrs. Chambers oversees the client development and technical delivery functions of the region.

**Environmental Site Assessments (ESAs)**

Mrs. Chambers has performed numerous ESAs nationwide on industrial, commercial, and residential facilities under conventional ASTM standards as well as Texas Department of Housing and Community Affairs (TDHCA), Fannie Mae/Freddie Mac, and HUD programs. The performance of ESAs has required a strong understanding of facility operating systems, state and federal regulations, and fate and transport of chemicals through air, soil, surface water and groundwater.

**Phase II Investigations**

Mrs. Chambers has experience scoping and coordinating Phase II projects for a variety of clients. She has experience overseeing projects for sites throughout the United States, most notably in Texas. She has managed projects that received closure through the Texas Commission on Environmental Quality (TCEQ) Innocent Owner/Operator Program (IOP) and Voluntary Cleanup Program (VCP). Her experience also includes Municipal Setting Designations and Brownfields site assessments.

## **Indoor Air Quality (IAQ)**

Mrs. Chambers has performed hundreds of indoor air quality assessments on commercial, industrial, and residential facilities. These investigations have included visual inspections, interviews of building occupants, and bulk, surface, and air sampling for VOCs, fungi (molds) and bacteria, respirable dust and formaldehyde, as well as the assessment of the adequacy of ventilation. Following receipt of the laboratory reports, she has interpreted data to prepare a written project report, including recommendations for corrective action. She has also participated in numerous seminars and training courses in indoor air quality. Mrs. Chambers is familiar with IAQ abatement procedures, including visual and analytical clearance standards.

## **Asbestos Consulting Services**

Mrs. Chambers has performed bulk sampling on numerous buildings to satisfy state and federal regulations for asbestos in public buildings. Surveys performed by Mrs. Chambers have been used to develop site-specific asbestos management plans and asbestos abatement plans and specifications. Mrs. Chambers is licensed as an asbestos inspector through the Texas Department of State Health Services and is proficient in her understanding of applicable rules and regulations.

## **Regulatory Compliance**

Mrs. Chambers has assisted and reviewed spill prevention, control, and countermeasure plans (SPCC Plans), industrial wastewater permits, industrial storm water pollution prevention plans (SWP3); regulatory compliance assessments, storm water sampling and monitoring reports, and air permitting and compliance reports.

## **National Account Management**

Mrs. Chambers has managed several national accounts which require oversight of environmental, geotechnical, construction materials and facilities services. Mrs. Chambers has served as the point of contact for lending institutions, large commercial/real estate institutions, developers, special servicers, and law firms.

## **PROFESSIONAL ORGANIZATIONS**

- Society of Texas Environmental Professionals
- North Texas Association of Environmental Professionals
- Commercial Real Estate Women (CREW) Member