

## Property Condition Assessment Survey Questionnaire

**Borrower:** Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject, please respond with an "N/A". This document must be signed on the last page by the Borrower or his/her representative. If you have any questions about how to answer any of the questions, please call BBG. If additional pages for response are necessary, please attach them to this form. Clearly mark all references to the appropriate question number(s). This document, and your written response to same may become an exhibit in BBG report.

### GENERAL PROPERTY INFORMATION

Property Name: **Franklin North**

Property Address: **556, 560 and 564 Franklin Street**

City: **Buffalo**

State: **New York**

Zip: **14202**

County: **Erie**

Property Owner/Owner's Representative: **Nick Sinatra**

Telephone **716-220-8468**

Fax

**716 - 299 - 2061**

Property Manager/Site Contact: **Nick Sinatra**

Telephone **716-220-8468**

Fax

Total Land Area: **0.96 acre(s)**

Date of Construction Completion: **Early 1900's**

Total Number of Buildings: ~~Two (2)~~ **Four (4)**

Total Number of Rental Units/Tenants: **5 Commercial Rental Units; 4 Commercial Tenants; 1 Multi-Family Unit/Tenant**

Total Gross Square Feet (SF)

**28,560 ±**

Net Rentable Square Feet (NRSF) **Commercial - 28,560 ±; MF - 950 ±**

Current Occupancy (%) **Commercial - 73%; MF - 100%**

Average Occupancy (%) Last Calendar Year - **Commercial - 73%; MF - 100%**

Property Complies with Jurisdictional



Building Code



Fire Code



Zoning

List Any Known Code Violations/Issues:

**NONE KNOWN**

As-built Property Construction Plans Available?



Yes



No

### UTILITIES AND VENDORS (Provide name and contact number)

Electricity

**NATIONAL GRID**

**(716 - 832-2400)**

Natural Gas/Heating Oil

**NATIONAL FUEL GAS**

**(716 - 686 - 6123)**

BBG ASSESSMENT

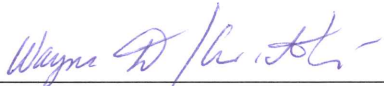
4615 SOUTHWEST FREEWAY, SUITE 810 HOUSTON, TEXAS 77027  
TELEPHONE 713-942-8980 FACSIMILE: 713-882-8987

Potable Water	YEOLIA WATER (716-847-1065)	
Sewer	BUFFALO SEWER 716-851-4200	
Refuse Disposal	MODERN DISPOSAL	
Telephone	VERISON	
Cable TV	SPECTRUM / TIME WARNER	
Landscaping	J.B. LANDSCAPING	
Termite/Pest Control	BUGS NO MORE - 716-228-3663	
Roofing Contractor	BELVEDER HOME IMP. (GCR) + (C.A.T)	
HVAC Contractor	TMAK MECHANICAL	
Elevator Contractor	SCHINDLER (* CURRENTLY OUT OF SERVICE)	
Are Utilities Adequate for Property Uses? YES		
<b>SITE IMPROVEMENTS</b>		
Pavement	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Concrete	
Total Number of Parking Spaces - 55	Number of ADA Parking Spaces	
Last Re-seal & Re-stripe Date * ANTICIPATE SUMMER 2017	Last Overlay Date UNKNOWN	
Exterior Lighting TO BE		
Any known concerns/issues with site improvements NO		
<b>BUILDING MATERIALS/FINISHES</b>		
Construction Framework Type <b>Brick &amp; Wood</b>		
Foundation Type <b>Concrete Slab</b>		
Exterior Walls & Finishes BRICK		
Exterior Doors WOOD + ALUMINUM		
Windows WOOD		
Any known concerns with the foundation, superstructure of facade NONE KNOWN		
<b>ROOFING SYSTEMS</b>		
Type of Roof FLAT TORCH RUBBER + 3/1 ASPHALT	Age of Roof/Original Roof 40% of the roof has been replaced since the Borrower acquired the Subject in 2012.	
Roof Warranty	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No EXPIRED	
Any known issues with the roofing systems NONE KNOWN		
<b>ELECTRICAL</b>		
Load (Volts/Phase/Wires)		

Total Amps		
Overload Protection	<input checked="" type="checkbox"/> Circuit breakers	<input type="checkbox"/> Fuses
Electrical Metering	<input checked="" type="checkbox"/> Individually Metered	<input type="checkbox"/> Common Metering
Branch Wiring	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum
Emergency Generator	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Any known issues with the electrical system NONE KNOWN		
<b>MECHANICAL</b>		
HVAC Units 3 BOILERS 2 FHA		
Electric/Natural Gas NATURAL GAS	Total Number & Capacity (Tons) 5	
Age of HVAC Units FHA - 3 YEARS		
Elevators/Escalators OUT OF SERVICE		
Last Inspection Date OUT OF SERVICE		
Any known concerns with the mechanical systems NO		
<b>PLUMBING</b>		
Piping Material		
Copper/PVC/Galvanized Metal/Cast Iron ALL LISTED		
Major Upgrades DUENTOWN - UPDATED PVC		
<b>Water Heaters</b>		
Number & Capacity 6 - 40 GALLON		
Electric/Natural Gas NATURAL GAS		
Age of Water Heaters BETWEEN 1-2 YEARS OLD (3)		
<b>Gas Service</b>		
Gas Distribution Piping Material BLACK IRON		
Any known issues with the plumbing systems NONE KNOW		
<b>FIRE SUPPRESSION/LIFE SAFETY</b>		
<b>Sprinkler System</b>		
Type (Wet/Dry Pipe)		
<b>Fire Extinguishers</b>		
Maintenance Routine		
Last Inspection		

<b>Smoke Detectors</b>
Hard-Wired/Battery HARD + BATTERY
Any known issues with the fire suppression/life safety systems NONE KNOWN
<b>INTERIOR/COMMON AREAS</b>
<b>Common Area Finishes</b>
Major Improvements Last 3 Years
<b>Common Area Restrooms</b> YES (DR. WOODS)
Major Improvements Last 3 Years
<b>Rental Unit Interior Finishes</b>
Appliances provided NO
Any down units NO
Any known issues with the interior finishes and common areas? NONE KNOWN

<b>COMPLETED AND PLANNED CAPITAL IMPROVEMENTS</b>
Please comment on completed and planned capital improvements in the last 3 years. Attach documentation if available.
<b>Completed Capital Improvements and Dates:</b>
ROOF REPLACEMENT
<b>Planned Capital Improvements and Dates:</b>
REDO PARKING AREAS TO INCLUDE NEW SPACES, STRIPING, PAVING ETC.
ADDITIONAL ROOF WORK

  
 Signature  
 WAYNE KWIATKOWSKI  
 Name (Printed or Typed)

3/17/17  
 Date



Director of operations  
Title

716-800-7706  
Telephone

Fax

WAYNE K@ SINDERS AND COMPANY,  
E-mail com

