

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.

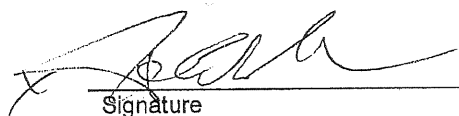
GENERAL PROPERTY INFORMATION			
Property Name 3340 Monroe Ave Associates LLC			
Property Address 3340 Monroe Ave			
City Rochester	State NY	Zip 14618	County Monroe
Property Owner/Owner's Representative I Gordon Corp		Telephone 546-8111	Fax 546-8154
Property Manager/Site Contact Chris Hill		Telephone 703-9977	Fax 546-8154
Total Land Area 6.30 Acres			
Date of Construction Completion 1968			
Total Number of Buildings 1			
Total Number of Rental Units/Tenants 4			
Total Gross Square Feet (SF) 93,589		Net Rentable Square Feet (NRSF) 92,740	
Current Occupancy (%) 100		Average Occupancy (%) Last Calendar Year 73	
Property Complies with Jurisdictional <input checked="" type="checkbox"/> Building Code <input checked="" type="checkbox"/> Fire Code <input checked="" type="checkbox"/> Zoning			
List Any Known Code Violations/Issues:			
As-built Property Construction Plans Available? <input type="checkbox"/> Yes <input type="checkbox"/> No			
UTILITIES AND VENDORS (Provide name and contact number)			
Electricity		RGE 800-743-2110	
Natural Gas/Heating Oil		RGE 111	
Potable Water		MCWA 442-7200	
Sewer		MCWA 442-7200	

Refuse Disposal	Casella		
Telephone	Frontier		
Cable TV	O		
Landscaping	FV Cortina Corp		
Termite/Pest Control			
Roofing Contractor	Five Star		
HVAC Contractor	WP. Tallie		
Elevator Contractor	O		
Are Utilities Adequate for Property Uses?	Yes		
SITE IMPROVEMENTS			
Pavement	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Concrete	
Total Number of Parking Spaces	Parking for 350+ spaces		Number of ADA Parking Spaces
Last Re-seal & Re-stripe Date	7-18-2017		Last Overlay Date
Exterior Lighting	upgrade 10-3-2017		
Any known concerns/issues with site improvements			
BUILDING MATERIALS/FINISHES			
Construction Framework Type	Steel Frame w/ concrete Block perimeter wall		
Foundation Type			
Exterior Walls & Finishes	Concrete Block w/ Brick Store Front facade		
Exterior Doors	Glass Doors & Steel Other		
Windows	Store Front Thermopane		
Any known concerns with the foundation, superstructure of facade			
ROOFING SYSTEMS			
Type of Roof	Flat	Age of Roof/Original Roof 2 years	
Roof Warranty	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Any known issues with the roofing systems			
ELECTRICAL			
Load (Volts/Phase/Wires)			
Total Amps			
Overload Protection	<input type="checkbox"/> Circuit breakers	<input type="checkbox"/> Fuses	

Electrical Metering	<input checked="" type="checkbox"/> Individually Metered	<input checked="" type="checkbox"/> Common Metering
Branch Wiring	<input 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		
MECHANICAL		
HVAC Units <i>Separate units for east tenant</i>		
Electric/Natural Gas	Total Number & Capacity (Tons)	
Age of HVAC Units <i>2016</i>		
Elevators/Escalators <i>0</i>		
Last Inspection Date		
Any known concerns with the mechanical systems		
PLUMBING		
Piping Material		
Copper/PVC/Galvanized Metal/Cast Iron		
Major Upgrades		
Water Heaters		
Number & Capacity		
Electric/Natural Gas		
Age of Water Heaters		
Gas Service		
Gas Distribution Piping Material		
Any known issues with the plumbing systems		
FIRE SUPPRESSION/LIFE SAFETY		
Sprinkler System <i>yes</i>		
Type (Wet/Dry Pipe)		
Fire Extinguishers <i>yes</i>		
Maintenance Routine <i>Qtr Insp</i>		
Last Inspection <i>Jan 2019</i>		
Smoke Detectors		
Hard-Wired/Battery		

Any known issues with the fire suppression/life safety systems
INTERIOR/Common Areas
Common Area Finishes
Major Improvements Last 3 Years
Common Area Restrooms
Major Improvements Last 3 Years
Rental Unit Interior Finishes
Appliances provided
Any down units
Any known issues with the interior finishes and common areas?

COMPLETED AND PLANNED CAPITAL IMPROVEMENTS
Please comment on completed and planned capital improvements in the last 3 years. Attach documentation if available.
Completed Capital Improvements and Dates:
Planned Capital Improvements and Dates:


3-5-19
 Signature Date
 Robert Gordon
 Name (Printed or Typed)
 Owner
 Title
 546-8111 Fax E-mail
 Telephone

