

Property Condition Assessment Report

711 Keller Parkway

711 Keller Parkway
Keller, Texas 76248

EBI Project No. 1122002191

April 05, 2022



Prepared for:

Ten-X, LLC
15295 Alton Parkway
Irvine, CA 92618

Prepared by:



04/05/2022

Mr. Tim Gunsten
Ten-X, LLC
15295 Alton Parkway
Irvine, CA 92618

Subject: Property Condition Report, 711 Keller Parkway
711 Keller Parkway, Keller, Texas 76248
EBI Project # 1122002191

Dear Mr. Gunsten:

Attached please find EBI's Property Condition Report, (the Report) for the above-mentioned asset (the Subject Property). During the property survey and research, EBI's property surveyor met with agents representing the Subject Property, or agents of the owner, and reviewed the property and its history. The Report was completed according to the terms and conditions authorized by you, the Client. This Report has been completed in general conformance with ASTM E 2018-15 and Ten-X, LLC's Scope of Work/ amended Master Service Agreement dated March 26, 2021 between Ten-X, LLC and EnviroBusiness, Inc.

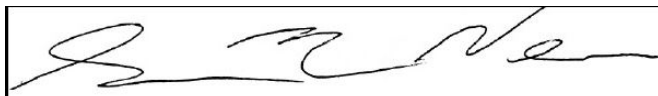
This Report is prepared for, addressed to and may be relied upon by Ten-X, LLC, such other persons as may be designated by Ten-X, LLC and their respective successors and assigns.

Reliance on the Report and the information contained herein shall mean: (i) the Report may be relied upon by Ten-X, LLC and their respective successors and assigns in determining whether to make a loan or loans evidenced by a note or notes secured by the property or a pledge of equity interests in the borrower (the "Loan"); (ii) the Report may be relied upon by any potential purchaser, successor or assignee of any of the Loans or an interest therein in determining whether to purchase the Loan from Ten-X, LLC or an interest in the Loan or Loans or securities backed or secured by same, and any rating agency rating securities representing an interest in the Loan or backed or secured by the Loan; (iii) the Report may be referred to in and included, in whole or in part, with materials offering for sale the Loan or an interest in the Loan or securities backed or secured by the Loan; (iv) the Report speaks only as of its date in the absence of a specific written update of the Report signed and delivered by EBI Consulting.

EBI Consulting is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction.

Thank you for the opportunity to prepare this Report, and assist you with this project. Please call us if you have any questions or if EBI Consulting may be of further assistance.

Respectfully Submitted,
EBI CONSULTING



Sara Veale
Scientist



Indra Deb, P.E.
Technical Director, Structural Services

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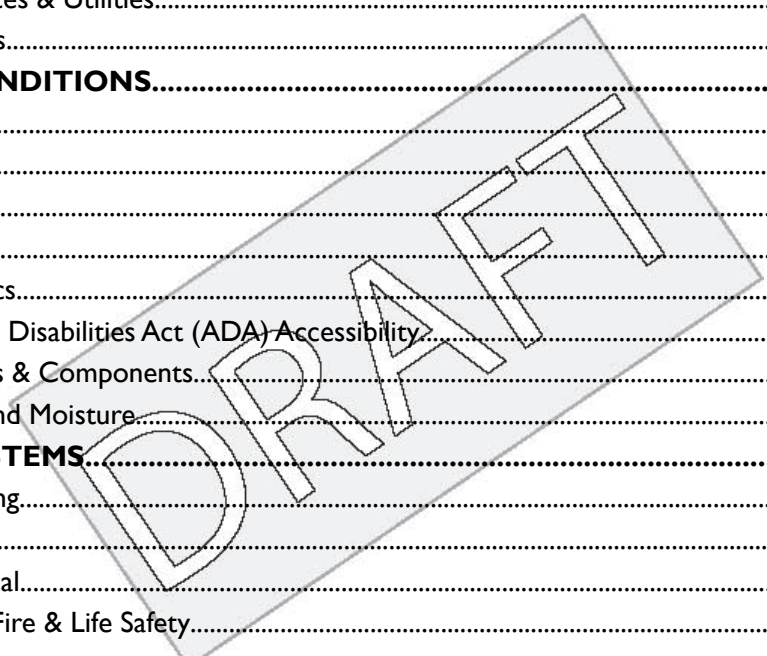


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EXECUTIVE SUMMARY TABLE

711 Keller Parkway
 711 Keller Parkway
 Keller, Texas 76248
 Assessment Date: March 30, 2022

Property Type: Retail
 Year(s) Built: 2005
 Gross Site Area: 0.8678 Acres
 Total Square Footage: 3,426

Construction System	Condition					Action Required	Recommendations	
	Excellent	Good	Fair	Poor	NA		Immediate Repairs	Replacement Reserves
2.1 Topography		X				None		
2.2 Pavement and Parking		X				None		
2.3 Landscaping, Site Improvements & Site Amenities		X				None		
2.4.1 Water & Sewer		X				None		
2.4.2 Gas/Oil		X				None		
2.4.3 Electrical		X				None		
2.4.4 Storm Drainage		X				None		
3.1 Substructure		X				None		
3.2 Superstructure		X				None		
3.3 Facades		X				Refurbish		\$1,350
3.4 Roofing		X				None		
3.5 Basements/Attics					X	None		
3.6 Americans With Disabilities Act (ADA) Accessibility		X				None		
3.7 Interior Finishes & Components		X				None		
3.8 Suspect Mold and Moisture		X				None		
4.1 Building Plumbing		X				None		
4.2 HVAC		X				None		
4.3 Building Electrical		X				None		
4.4 Building & Site Fire & Life Safety		X				Replace		\$15,000
4.5 Elevators					X	None		
5.1 Building Department		X				Close out open violations		
5.2 Fire Department		X				None		
Totals							\$0	\$16,350

Repairs and Reserve Summary	Today's Dollars	\$/SF	w/2.50% Inflation
Immediate Repairs	\$0	\$0.00	N/A
Replacement Reserves	\$16,350	\$4.77	\$17,325

	Uninflated \$/SF/Year	Inflated \$/SF/Year
Years 1-12	0.40	0.42

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TABLE 1 - IMMEDIATE REPAIRS

711 Keller Parkway
 711 Keller Parkway
 Keller, Texas 76248
 April 5, 2022
 Project Number: 1122002191

Item	Quantity	Unit	Unit Cost	Cycle Replacement	Replacement Percent	Immediate Repairs Total
5.1 BUILDING DEPARTMENT						
Close out open violations	1	ALW	\$0.00	\$0	100%	\$0
Total Repair Cost						\$0



TABLE 2 - REPLACEMENT RESERVES

711 Keller Parkway
 711 Keller Parkway
 Keller, Texas 76248
 April 5, 2022
 Project Number: 1122002191

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
3.3 FACADES																					
Sealant and control joint renewal	12	5	7	300	LF	\$4.50	\$1,350	100%							\$1,350						\$1,350
4.4 BUILDING & SITE FIRE & LIFE SAFETY																					
Replace fire alarm control panel	20	17	3	1	EA	\$15,000	\$15,000	100%			\$15,000										\$15,000
Total (Uninflated)									-	-	\$15,000	-	-	-	\$1,350	-	-	-	-	-	\$16,350
Inflation Factor									1.000	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.280	1.312	
Total (Inflated)									-	-	\$15,759	-	-	-	\$1,566	-	-	-	-	-	\$17,325

Evaluation Period:	12
Total Square Footage:	3,426
Reserve per SF per year (Uninflated):	\$0.40
Reserve per SF per year (Inflated):	\$0.42



EXECUTIVE SUMMARY & PROPERTY DESCRIPTION

GENERAL DESCRIPTION

The Subject Property, known as 711 Keller Parkway, is located in Keller, Texas at 711 Keller Parkway. The Subject Property was reportedly constructed in 2005 and renovated in 2020. The Subject Property consists of a single-story, approximately 3,426-net rentable square foot, single-tenant, retail facility located on a 0.8678-acre lot.

Mr. Lucia Sias of EBI surveyed the property on March 30, 2022 and was accompanied by, and interviewed Broker, Mr. Dan Cooper. At the time of the survey, the weather was overcast and approximately 70 degrees Fahrenheit. During the survey, representative areas of the site, common areas, tenant spaces, mechanical spaces, and mechanical equipment and building components were observed.

EBI's Pre-Survey Questionnaire was forwarded to the designated property contact. The information requested in the questionnaire assists in *EBI's* research of the Subject Property to obtain pertinent property data, discover existing physical deficiencies, chronic problems, the extent of repairs, if any, and their costs, and pending repairs and improvements. The *Pre-Survey Questionnaire* was not returned as of this *Report*. If the questionnaire is returned at a later date showing a material difference from information provided in this *Report*, *EBI* will forward the questionnaire under separate cover. If no response is received, or no material difference is noted in the questionnaire, *EBI's Report* will not be modified.

The Subject Property appears to be in good overall condition. It is *EBI's* professional opinion that the Remaining Useful Life (RUL) of the Subject Property is estimated to be not less than 35 years, based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed, and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. Please see the Executive Summary Table for a compilation of recommended Immediate Repairs and/or Replacement Reserves.

SUBJECT PROPERTY SUMMARY

The following summary describes and comments on the primary Subject Property components. Please see the body of the Report for complete survey results for all sections.

Pavement & Parking

The property is improved with concrete-paved, vehicle parking areas located at the front, sides and rear of the building, with concrete travel lanes, service, and loading areas. Two drives provide access to the Subject Property from the adjacent road frontages.

Overall Condition **Good**

Landscaping & Amenities

The property has sparse, established landscaping at the front of the site, around the building, and in islands throughout the parking area. The property has a monument sign and concrete sidewalks with handicapped-accessible ramps.

Overall Condition **Good**

Building Structure & Facades

The building structure consists of steel columns, beams, and joists.

The primary exterior materials consist of red, brick veneer.

The facades have metal trim around the windows and entrances. An aluminum-framed, storefront system with fixed, insulating windows is present at the lobby. Fixed windows are located at all facades of the building. A sliding, operable window is located at the drive through portion of the building.

Overall Condition **Good**

Roof

The Subject Property has a main, low-slope, fully-adhered, TPO-membrane roof. The Subject Property has several, smaller areas of shed roofs with standing-seam, metal, roof panels.

Overall Condition **Good**

Major Mechanical Systems

The building is heated and cooled by rooftop-mounted, packaged, electric and gas, HVAC units.

One, central gas fired, tankless water heater, 199,900-BTUH in heating capacity, is located in the utility closet and supplies domestic hot water to the Subject Property.

Overall Condition **Good**

System Responsibility

Given that the Subject Property building is vacant, maintenance, repair, and replacement of the roof, facades, landscaping, pavement and parking, interior finishes, mechanical systems, plumbing, electrical, HVAC, and life safety systems and components at the property are reportedly the responsibility of the Subject Property owner.

SUBJECT PROPERTY DESCRIPTION

The Subject Property is comprised of the improvements described above, situated on a rectangular-shaped parcel with an address of 711 Keller Parkway in Keller, Texas. The Subject Property has approximately 175 feet of frontage along Keller Parkway and 185 feet in depth.

Local surface arteries, Interstate, and state highway systems provide access to the property. The Subject Property is located approximately 4.58 miles from Interstate 35W.

The site is essentially level. Commercial development is located to the north, south, east and west.

The Subject Property is improved with one, rectangular-shaped, building. The buildings has rough dimensions of 40 feet in length and 80 feet in depth, and is configured so that the building is one-story tall on each side of the building.

The tenant space is directly accessed from the exterior and there are no common interior areas.

LISTED SUBJECT PROPERTY BUILDINGS & SQUARE FOOTAGES	
Building Name:	711 Keller Parkway
Year Built:	2005
Most Recent Year Renovated:	2020
Number of Floors:	1
Number of Units:	1
Number of Beds:	NA
Number of Basement Levels:	NA
Total Leasable Area:	3,426 sq ft
Structure:	concrete and steel
Exterior Walls:	brick veneer
Roof:	TPO-membrane
Foundation:	Slab-on-Grade
HVAC:	Package Unit
Electrical:	OffSite Source
Vertical Transportation:	None

The interior is divided into the retail/restaurant service area and support areas. Customer areas include general restaurant seating, a bar area and restrooms. Support areas include the management offices, a commercial kitchen and mechanical/utility areas.

The interior finishes of the Subject Property retail/restaurant area are finished with average quality materials typical of contemporary commercial retail/restaurant properties. Typical finishes include painted GWB, concrete flooring and suspended acoustic ceiling tiles.

TENANT UNIT TYPES AND MIX				
TYPE	QUANTITY	VACANT UNITS	DOWN UNITS	APPROX. LEASED AREA (NRSF)
Restaurant	1	1	0	3,426
TOTAL	1	1	0	3,426

TENANT UNITS OBSERVED		
ADDRESS / UNIT #	TENANT NAME	COMMENTS
711 Keller Parkway	Vacant (Former Dickey's Barbeque Pit)	Vacant. Good condition.

In general, the Subject Property appears to have been constructed within industry standards and has been adequately maintained.

Although requested, EBI was not provided with information regarding any major capital improvements completed at the Subject Property within the past five years.

MUNICIPAL INFORMATION & ZONING

Municipal Information

"Readily available", "reasonably ascertainable", or "publicly viewable", municipal records at the City of Keller Building Permits & Applications and the City of Keller Zoning Department were reviewed on-line.

Zoning

Personnel at the municipal zoning office were consulted, the website were reviewed, and/or the zoning ordinance was reviewed to determine the zoning of the Subject Property. According to the information provided, the Subject Property appears to be located within an R, Retail district, and appears to be a conforming use.

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1.0 PURPOSE AND LIMITATIONS

The exclusive purpose of this *Baseline Property Condition Report* (the *Report*) is to assist *Ten-X, LLC* in its underwriting of a proposed mortgage loan on the Subject Property described in this Report. This *Report* has no other purpose and should not be relied upon by any other person or entity. Reliance upon this *Report* does not extend to property owners, or entities or individuals interested in purchasing the subject property. Amendments to *EBI's* limitations as stated herein that may occur after issuance of the *Report* are considered to be included in this *Report*. Payment for the *Report* is made by, and *EBI's* contract and Report extends to *Ten-X, LLC* only. By accepting draft and final reports, *Ten-X, LLC* agrees to these terms and limitations.

This *Report* is prepared for, addressed to and may be relied upon by *Ten-X, LLC*, such other persons as may be designated by *Ten-X, LLC* and their respective successors and assigns.

Reliance on the *Report* and the information contained herein shall mean; (i) the *Report* may be relied upon by *Ten-X, LLC* and their respective successors and assigns in determining whether to make a loan or loans evidenced by a note or notes secured by the property or a pledge of equity interests in the borrower (the "Loan"); (ii) the *Report* may be relied upon by any potential purchaser, successor or assignee of any of the Loans or an interest therein in determining whether to purchase the Loan from *Ten-X, LLC* or an interest in the Loan or Loans or securities backed or secured by same, and any rating agency rating securities representing an interest in the Loan or backed or secured by the Loan; (iii) the *Report* may be referred to in and included, in whole or in part, with materials offering for sale the Loan or an interest in the Loan or securities backed or secured by the Loan; (iv) the *Report* speaks only as of its date in the absence of a specific written update of the *Report* signed and delivered by *EBI Consulting*.

The information reported was obtained through sources deemed reliable, a visual site survey of areas readily observable, easily accessible or made accessible by the property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property. Municipal information was obtained through file reviews of reasonably ascertainable standard government record sources, and interviews with the authorities having jurisdiction over the property. Findings, conclusions and recommendations included in the *Report* are based on *EBI's* visual observations in the field, the municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. No disassembly of systems or building components or physical or invasive testing was performed. *EBI* renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the Subject Property. *EBI* relies completely on the information provided during the site survey, or provided or obtained during the writing of the draft Report, whether written, graphic or verbal, provided by the property contact, owner or agent, or municipal source, or as shown on any documents reviewed or received from the property contact, owner or agent, or municipal source, and assumes that information to be true and correct. *EBI* assumes no responsibility for property information or prior reports withheld or not provided during preparation of the Report for any reason whatsoever. The observations in this Report are valid on the date of the survey. *EBI* uses the date of first occupancy to establish the Subject Property age.

EBI hereby authorizes *Ten-X, LLC* and the other parties specifically identified in the transmittal letter hereto to use and rely upon the *Report* subject to the explicit understanding that the extent of the physical survey for the production of this *Report* has been limited by contract and agreed upon Scope of Work to visual observations and a walk through of the Subject Property. The scope of work for this *Report* is intended only to identify life, health, and safety issues, and the minimum amount of repairs and maintenance required to maintain the property in its current condition, and does not identify or recommend improvements or upgrades. Assumptions regarding the overall condition of the Subject Property have been developed based upon a survey of representative areas of the Subject Property. As such, no representation of all aspects of all areas or components is made. Further, no disassembly of systems or building components, or physical or invasive testing, or functionality was performed. The *Report* was completed in accordance with a financing scope, *American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process ASTM E 2018-15*, and is not intended for use in making property purchase or sale decisions, or for purposes of making property management decisions. The contents of the *Report* are not intended to represent an in-depth acquisition analysis of the Subject Property, including, but not limited to, facades, roof, paving, mechanical, elevator, sprinkler, fire safety, and electrical systems or components. Anyone wanting information about the condition or characteristics of these property systems or components should consult the appropriate professional. That level of detail is beyond the scope of this *Report* prepared by *EBI*.

This assessment is based on the evaluator's opinion of the physical condition of the improvements and the estimated expected remaining useful life of those improvements, based on his observations in the field at the time of the survey, and the written or verbal information received. The conclusions presented are based on the evaluator's professional judgment. The actual performance of individual components or systems may vary from a reasonably expected standard and may be affected by circumstances that are not readily ascertainable or viewable, or that occur after the date of the survey.

Where quantities cannot be determined from information provided or physical takeoffs, lump sum estimates, or allowances are used. The costs shown are based on professional judgment and the apparent or actual extent of the observed defect, including the cost to design, procure, construct, and manage the repair or replacement. Where property-unique or specialty equipment is present, *EBI* relies solely on data regarding maintenance and/or replacement costs provided by the designated site contact or on-site individuals with first-hand knowledge of the specific equipment.

EBI provides Pre-Survey Questionnaires for completion by the designated site or property contact, as provided by *Ten-X, LLC* or their agent. The information requested in the questionnaire assists in *EBI*'s research of the Subject Property to obtain pertinent property data, discover existing physical deficiencies, chronic problems, the extent of repairs, if any, and their costs, and pending repairs and improvements. If the completed Pre-Survey Questionnaire is not returned as of this *Report*, this is a limiting factor in *EBI*'s analysis. If the questionnaire is returned at a later date showing a material difference from information provided in the *Report*, *EBI* will forward the questionnaire under separate cover. If no response is received, or no material difference is noted in the questionnaire, *EBI*'s *Report* will not be modified.

EBI may not have been provided with roof design or installation details, and may not have been provided with warranty information (see Section 3.4 Roofing). *EBI* has relied on general industry performance of similar type roofs and general observations of the surface covering of the roof to determine if roof replacement is warranted during the analysis term. *EBI* is not responsible for roof failure that may occur earlier than estimated due to hidden conditions or defects that cannot be readily ascertainable by general observation.

EBI may not have been provided with facade reports, and cannot opine on costs to repair facades of buildings five stories or more without receipt of current facade reports (see Section 3.3 Facades). *EBI* has relied on general industry performance of similar facade systems and general observations of the surfaces of the facades to determine if repair or replacement is warranted during the analysis term. *EBI* is not responsible for facade failures that may occur earlier than estimated due to hidden conditions or defects that cannot be readily ascertainable by general observation.

If the municipality in which the Subject Property is located has governing ordinances requiring facade studies, and a copy is not provided to *EBI*, this is a limiting factor in *EBI*'s assessment and analysis. Prudent property management will have had facade reports completed on their high-rise property, and if a copy of the report is not provided to *EBI*, this too, is a limiting factor in *EBI*'s assessment and analysis.

This Baseline Report was completed in general conformance with ASTM E 2018-15 and *Ten-X, LLC*'s Scope of Work/ amended Master Service Agreement dated March 26, 2021 between *Ten-X, LLC* and *EnviroBusiness, Inc.*

The survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The Report speaks only as of its date, in the absence of a specific written update of the Report, signed and delivered by *EBI*.

Any additional information that becomes available after *EBI*'s survey and draft submission concerning the Subject Property should be provided to *EBI* so that *EBI*'s conclusions may be revised and modified, if necessary, at additional cost. This *Report* has been prepared in accordance with *EBI*'s *Standard Conditions for Engagement*, which is an integral part of this *Report*.

DEVIATIONS FROM THE GUIDE

EBI includes an analysis of estimated Replacement Reserves in this Report. EBI uses an approximate threshold of \$1,000 in aggregate for reporting Immediate Repair or Replacement Reserve items. Material life, safety, health, fire, or building code violation or building or property stabilization issues observed at the Subject Property will be reported regardless of cost.

CONDITION

EBI uses terms describing conditions of the various site, building, and system components. The terms used by EBI are based on those defined in the ASTM Standard, but provide more detailed assessment of the various site, building, and system components and are defined below. It should be noted that a term applied to an overall system does not preclude that a part or a section of the system or component may be in a different condition.

Excellent - Not defined by ASTM, however, EBI uses the term to define a component or system that is in new or like new condition and no deferred maintenance is recommended.

Good - Defined by ASTM as "in working condition and does not require immediate or short term repairs above an agreed threshold*". EBI expands the definition to include components or systems in sound operation condition and performing its function, and/or scheduled maintenance can be accomplished through routine maintenance. It may show signs of normal aging or wear and tear and some remedial and routine maintenance or rehabilitation work may be necessary.

Fair - Defined by ASTM as "in working condition but may require immediate or short term repairs above an agreed threshold*". EBI expands the definition to include components or systems performing their function, but may be obsolete or is approaching the end of its expected useful life. The component or system may exhibit evidence of deferred maintenance, previous repairs, or workmanship not in compliance with commonly accepted standards. Significant repair or replacement may be recommended to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its expected useful life.

Poor - Defined by ASTM as "not in working condition or requires immediate or short term repairs substantially above an agreed threshold*". EBI expands the definition to include components or systems that have either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its typical expected useful life, excessive deferred maintenance, or state of disrepair. Present condition could contribute to, or cause, the deterioration of other adjoining elements or systems. Repair or replacement is recommended.

ABBREVIATIONS

EBI may use various abbreviations to describe various site, building or system components, or legal descriptions. Not all abbreviations may be applicable to all Reports. The abbreviations most often utilized are defined below.

ACT	Acoustic Ceiling Tile
ABS	Acrylonitrile Butadiene Styrene
ADA	Americans with Disabilities Act
ADAAG	Americans with Disabilities Act Accessibility Guidelines
AHU	Air Handling Unit
APA	American Plywood Association
BTU	British Thermal Unit (a measurement of heat)
BTUH	British Thermal Units per Hour
CFM	Cubic Feet per Minute
CMU	Concrete Masonry Unit
CPVC	Chlorinated Poly Vinyl Chloride
DHW	Domestic Hot Water
DWH	Domestic Water Heater
EIFS	Exterior Insulating Finishing System
EPDM	Ethylene Propylene Diene Monomer

EUL	Expected Useful Life or Effective Useful Life
FF&E	Fixtures, Furnishings & Equipment
FCU	Fan Coil Unit
FEMA	Federal Emergency Management Agency
FHA	Forced Hot Air or Federal Housing Administration
FHW	Forced Hot Water
FIRM	Flood Insurance Rate Map
FOIA	Freedom Of Information Act
FRT	Fire Retardant-treated Plywood
GFCI	Ground Fault Circuit Interrupter
GWB	Gypsum Wall Board
HCA	Handicapped-accessible
HID	High-intensity Discharge (lighting)
HVAC	Heating, Ventilating, and Air Conditioning
KVA	Kilovolt Ampere
KW	Kilowatt
MBH	Thousand BTUs per Hour
MDP	Main Distribution Panel
OSB	Oriented Strand Board
PTAC	Packaged Terminal Air Conditioning (Unit)
PVC	Poly Vinyl Chloride
RFI	Request for Information
RTU	Roof Top Unit
RUL	Remaining Useful Life
TPO	Thermoplastic Poly Olefin
UBC	Uniform Building Code
VAV	Variable Air Volume
VCT	Vinyl Composition Tile
VWC	Vinyl Wall Covering



2.0 SITE CONDITIONS

2.1 TOPOGRAPHY

Description:

The Subject Property is essentially level.

Condition:

No topography problems were reported or observed. Detriments or problems such as ground fractures, settlement areas, or evidence of erosion or chronically standing water were not observed.

2.2 PAVEMENT AND PARKING

Description:

According to a count in the field, the property is improved with parking areas for 34 cars. See *Section 3.6 Americans With Disabilities Act (ADA) Accessibility* for handicapped accessible parking information. The parking areas have concrete pavement. The property has concrete-paved service, access, and loading areas.

The parking is configured in lots toward the front, sides and rear of the building. Two entry drives provide access to the Subject Property from the adjacent road frontages. The parking area has cast-in-place, concrete curbing.

Condition:

No problems were reported regarding the adequacy of the parking areas.

The curbs are in good condition with no problems or areas of concern noted.

2.3 LANDSCAPING, SITE IMPROVEMENTS & SITE AMENITIES

Description:

The property has sparse, established landscaping at the front of the site, around the building, and in islands throughout the parking area.

Monument signage is located at the front of the property.

Concrete walkways are provided for pedestrian traffic.

Lighting is provided by pole mounted fixtures on aluminum poles with concrete bases, approximately 15 feet in height, and spaced around the site and parking areas. Building mounted flood lights provide exterior building lighting.

A concrete-masonry unit framed dumpster enclosure, with brick veneer, is located at the northeast corner of the Subject Property.

Condition:

The property landscaping appears to be in good condition. Landscape maintenance is reportedly handled as an operating expense.

The property signage appears to be in good condition.

The sidewalks appear to be in good condition with no observed areas of deterioration or trip hazards.

The parking area lighting and exterior light fixtures appear to be in good condition.

The dumpster enclosure appears to be in good condition.

2.4 MUNICIPAL SERVICES & UTILITIES

2.4.1 Water & Sewer

Description:

City of Keller provides water and sewer service to the Subject Property site. The sewer is discharged into the municipal lines beneath the abutting street.

Condition:

There were no reported or observed problems with the Subject Property water and sewer connections, systems, sizes, or capacities. The utilities appear to be configured and operated in a manner consistent with their intended use, adequate for the use type, and appear to be in good condition.

2.4.2 Gas/Oil

Description:

Atmos provides gas service to the Subject Property. No oil service is provided to the Subject Property.

Condition:

There were no reported or observed problems with the Subject Property gas connections, systems, sizes, or capacities. The utility appears to be configured and operated in a manner consistent with its intended use, adequate for the use type, and appears to be in good condition.

2.4.3 Electrical

Description:

Oncor provides electric service to the site. The service enters the property overhead to a pole at the front of the site, and then runs underground to an exterior-mounted, meter bank. The utility reportedly owns and maintains the lines up to the building. The secondary feeds to the switchgear are the responsibility of the Subject Property owner.

Condition:

There were no reported or observed problems with the Subject Property electric connections, systems, sizes, or capacities. The utility appears to be configured and operated in a manner consistent with its intended use, adequate for the use type, and appears to be in good condition.

2.4.4 Storm Drainage

Description:

The storm water flow from the site is controlled via on-site structures discharging into the municipal system, as well as directed by the site topography, resulting in sheet flow dispersal to curbs extending along the perimeter of parking area and the adjacent road frontages. The building's internal roof drains are tied to catch basins in the Subject Property parking areas. The parking lots are configured with slopes toward catch basins controlling storm water flow. The drainage system is the responsibility of the Subject Property owner.

Condition:

There were no reported or observed problems with the Subject Property storm water drainage connections, systems, sizes, or capacities. Drainage appears sufficient, as areas of ponding or standing water were not observed during the survey. The utility appears to be configured and operated in a manner consistent with its intended use, adequate for the use type, and appears to be in good condition.

2.5 NATURAL HAZARDS

2.5.1 Seismic

Description:

Chapter 16 of the 1997 edition of the *Uniform Building Code (UBC)* was reviewed to determine the seismic zone of the Subject Property. Chapter 16 includes calculations for, and mapping of, earthquake (seismic) loads on structures. Figure 16-2, *Seismic Zone Map of the United States* delineates differing ratings of seismic load. These ratings indicate the severity of how horizontal ground motion and sub-surface soil types affect a structure. Figure 16-2 shows the United States having seismic zones ranging from 0 to 4.

Conclusion:

According to Figure 16-2 in the *UBC*, the Subject Property appears to be located in Zone 0, with a very low probability of damaging ground motion.

2.5.2 Flood Zone

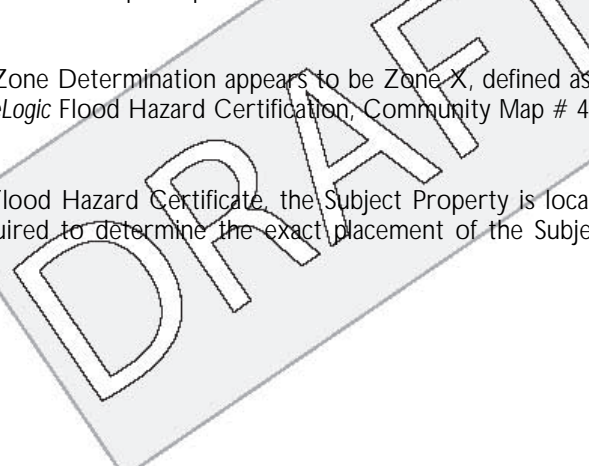
Description:

The *Federal Emergency Management Agency (FEMA)* maps and rates flood hazard zones throughout the United States. These zones are depicted on a *Flood Insurance Rate Map (FIRM)*, designated by Community Map and Panel numbers. The flood hazard zones range from *Zone A* or *AE (A1 - A130)*, with Base Flood Elevations (BFE) determined, to *Zone X (unshaded)*, areas outside the 500-year floodplain. EBI utilizes *CDYS' RiskMeter (Transamerica Data) First American Flood Data Services' Flood Insights* mapping system to obtain the *Flood Zone Determination* of the Subject Property. *First American Flood Data Services* searches the *FEMA FIRM* map and panel to obtain the *Flood Zone Determination* of the Subject Property.

Conclusion:

The Subject Property Flood Zone Determination appears to be Zone X, defined as an area outside the 100 and 500 year floodplains, as shown on *CoreLogic Flood Hazard Certification, Community Map # 480602, Panel #0090L, dated March 21, 2019*.

However, according to the Flood Hazard Certificate, the Subject Property is located within 250 feet of multiple zones. Further analysis may be required to determine the exact placement of the Subject Property and the proper zone, or zones.



3.0 BUILDING CONDITIONS

3.1 SUBSTRUCTURE

Description:

The majority of the Subject Property substructure was not visible due to the surrounding grade. Portions of the substructure were partially visible from the exterior. Based on EBI's visual survey and/or review of available construction drawings, the property appears to have cast-in-place reinforced concrete foundations and footings, supporting the load bearing exterior and interior walls and/or columns. The structure includes concrete slabs-on-grade.

Condition:

The substructure appears to be sound and in good condition. No indications of problems with the substructures were reported or observed.

3.2 SUPERSTRUCTURE

Description:

The superstructure is partially obscured from view by interior and exterior finishes.

The superstructure reportedly consists of load-bearing, reinforced, concrete masonry unit walls with steel columns, steel beams, and steel, truss joists supporting open-web, steel, floor and roof joists. Floor structures consist of lightweight concrete on steel decking, supported by the open-web, steel, floor joists. Roof structures consist of lightweight concrete on steel decking, supported by the open-web, steel, roof joists.

Condition:

Based on the overall appearance and observed general condition of the building, the superstructure appears to be sound and in good condition. No problems were noted or reported.

3.3 FACADES

Description:

During the site survey, representative building facades were viewed from the surrounding grade, from windows at upper floors, or adjacent buildings or roofs. In depth analysis of the facades is beyond the scope of work for this Report.

The primary exterior materials consist of red, brick veneer. The facades have trim bands of metal trim around the windows, doors, and other facade penetrations.

The exterior doors consist of average-quality, commercial-grade, aluminum and glass doors accessing the lobbies. Service and access doors are hollow metal.

An aluminum-framed, storefront system with fixed, insulating windows is present at the lobby. Fixed windows are located at all facades of the building. A sliding, operable window is located at the drive through portion of the building.

Condition:

The observed areas of the facades appear to be in good condition overall. The observed sealants appear to be in good condition. Based on average effective useful life and observed condition, Replacement Reserves are recommended for sealant and control joint renewal during the analysis term.

The brick veneer appears to be in good condition. It is recommended that a dedicated repair program be instituted for anticipated degradation of the mortar joints and overall exterior wall performance. Walls should be routinely checked for fractured, spalling or missing mortar joints, and cleaning or tuck pointing of the brick and joints should be performed where necessary, under routine maintenance operations.

Aside from normal wear, the observed doors appear to be in good condition.

The windows observed appeared to be weather tight and in good condition.

Exterior areas of the Subject Property buildings to which access was provided, and in which building elements were readily observable, were visually surveyed for the presence of termites or termite activity. No observations were conducted within concealed locations (construction elements behind exterior or interior wall finishes, and other building components, etc.). No disassembly of systems or building components or physical or invasive testing was performed. *EBI* renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the Subject Property. During the visual survey of the Subject Property, evidence of termite activity was not observed.

COST SUMMARY

Recommendations	EUL	EFF AGE	RUL	Year	Cost
Sealant and control joint renewal	12	5	7	7	\$1,350

3.4 ROOFING

Description:

During the site survey, representative areas of the roofs were observed. Pitched roofs were visually assessed and are not walked on due to safety concerns. *EBI* was not provided with roof design or installation details, and was not provided with warranty information.

The Subject Property has a main, low-slope, fully-adhered, TPO-membrane roof. The roof is flashed with metal flashing.

The Subject Property has several, smaller areas of shed roofs with standing-seam, metal, roof panels. These roofs are flashed with metal flashing.

The TPO-membrane roofs are less than 1 years old, while the shed roofs are approximately 17 years old. The TPO-membrane roof pitches toward internal drains.

Additional roof features include HVAC equipment, parapet walls, and standard plumbing and mechanical penetrations.

Condition:

In estimating the condition and effective useful life of roofs, *EBI* has relied on general industry performance of similar type roofs and general observations of the surface covering to determine if replacement is warranted during the analysis term. Discussions with the site representative regarding the roof's condition revealed no negative comments.

The TPO-membrane and metal shed roofs appear to be in good overall condition. Roofs of this type typically have an average, effective useful life of approximately 20 (TPO-membrane) to 50 years (metal shed roofs), depending on the property's location, material type and quality, quality of installation, roof maintenance and exposure, amount of roof traffic, and regional climatic conditions. Based on their reported ages, current conditions, and expected useful lives, the roofs are expected to reach their life expectancy after the analysis term.

The slope and drainage design of the building roofs appears to be generally adequate.

3.5 BASEMENTS/ATTICS

The Subject Property has no basement or attic spaces.

3.6 AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY

Description:

The *Americans with Disabilities Act (ADA), Title III, 28 Code of Federal Regulations (CFR) Part 36*, enacted July 26, 1990 and effective January 26, 1992; and revised on September 15, 2010 to include the *2010 Standards for Accessible Design*, which are published in the 2011 CFR, and which went into effect on March 15, 2012, governs public accommodation and

commercial properties. *Title III* of the ADA divides facilities into two basic categories: places of *public accommodation* and *commercial facilities*, with different obligations for each facility type. The provisions of *Title III* provide that persons with disabilities should have accommodations and access to public facilities that are equal, or similar, to those available to the general public. Assessment of any other *Titles*, or their provisions of the ADA, including those that govern employer and/or tenant responsibilities, is specifically excluded from this Scope of Work and Report. Additionally, many jurisdictions have state or local accessibility codes or guidelines that may differ from the ADA and ADAAG. Analysis of these codes is beyond the Scope of Work for this Report. Since tenants and employers at properties are usually responsible for making their leased areas ADAAG-compliant, assessment for ADAAG compliance in these areas was not completed.

Regardless of a property's age, these areas and facilities must be maintained and operated to comply with the *Americans with Disabilities Act Accessibility Guidelines (ADAAG)*. Facilities initially occupied after the effective date are required to fully comply with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance as *Title III* calls for owners of buildings occupied prior to the effective date to expend "reasonable" sums, and make "reasonable efforts", to make "practicable" or "readily achievable" modifications to remove barriers, unless said modification would create an undue financial burden on the property or is structurally infeasible. When renovating buildings occupied prior to the effective date, the area renovated, and the path of travel accessing the renovated area, must comply with the ADAAG. As an alternative, a *reasonable accommodation* pertaining to the deficiency must be made. The definitions of "reasonable", "reasonable efforts", "practicable", and "readily achievable", are site dependent and vary based on the owner's financial status.

Due to the unique nature of each property, the extent of analysis required, and the many variables of compliance with the ADAAG guidelines, the evaluation of costs for full ADAAG compliance is beyond the scope of this Report. A separate *ADAAG Compliance Audit* may be ordered and may reveal aspects of the property that are not in compliance.

For the purposes of this Report the survey is limited to visual observations of only a representative sample of areas readily observable or easily accessible, and to those areas set forth in *EBI's Modified Accessibility Compliance Checklist and Costs* included in Appendix C of this Report. The survey is limited to identifying potential routine maintenance or renovation actions that can increase accessibility over time and may or may not, achieve full ADAAG compliance. Places of *public accommodation* at the Subject Property were visually observed for general compliance with the major requirements of the ADA, taking into consideration the current use of the property, its age and renovation history. No actual measurements were taken to verify compliance.

If you have additional questions concerning the ADA and the ADAAG, calls can be made to the *United States Department of Justice (USDOJ) ADA Hotline* at (800) 514-0301, followed by touching "7" on the touch tone keypad. Additionally, information is available online at the USDOJ ADA website at <http://www.usdoj.gov/crt/ada/adastd94.pdf> or <http://www.access-board.gov/adaag/html/adaag.htm>.

Condition:

Portions of the Subject Property fall into the *public accommodation* category.

A visual review of the property, in conformance with *EBI's Modified Accessibility Compliance Checklist and Costs*, concluded that the Subject Property is in general conformance with the ADAAG.

3.7 INTERIOR FINISHES & COMPONENTS

Description:

The interior areas into which entry was made possible by the site contact are finished with average-quality materials consistent with similar property use types. The finishes generally consist of the materials listed in the table below.

The Subject Property is occupied by a single tenant space. There are no interior common areas at the Subject Property. Although the Subject Property is currently vacant with no tenant, any future tenants will likely be responsible for all interior finishes and components.

TYPICAL INTERIOR FINISHES			
AREA OR ROOM	FLOOR	WALLS	CEILING
Restaurant dining area	Stained concrete flooring	Painted GWB	Exposed structure
Commercial Kitchen	Sealed concrete flooring	Painted GWB	Suspended acoustic tile
Restrooms	Stained concrete flooring	Ceramic tile, Painted GWB	Suspended acoustic tile
Office	Stained concrete flooring	Painted GWB	Suspended acoustic tile
Utility Areas	Sealed concrete flooring	Painted GWB	Suspended acoustic tile

Condition:

The restaurant/retail spaces, commercial kitchen, storage areas, and offices are in good condition. Some of the interior finishes observed were worn, and interior refurbishment is recommended during the analysis term. New tenant refurbishment is not calculated in this Report as reserves for this work are typically carried elsewhere during underwriting.

A representative sampling of the tenant areas was surveyed and comments regarding their condition are listed below

TENANT UNITS OBSERVED		
ADDRESS / UNIT #	TENANT NAME	COMMENTS
711 Keller Parkway	Vacant (Former Dickey's Barbeque Pit)	Vacant. Good condition.

3.8 SUSPECT MOLD AND MOISTURE

Description:

Interior areas of the Subject Property buildings to which access was provided, and in which building elements were readily observable, were reviewed for the presence of moisture and visible or olfactory evidence of microbial development (suspect mold). No observations were conducted within concealed locations (construction elements behind wall and ceiling finishes, and other building components, etc.). No sampling or testing was performed to confirm the presence of invisible airborne microbial elements. In addition to EBI's observation efforts, property personnel did not indicate the presence of moisture or suspect mold during the survey. EBI's Pre-Survey Questionnaire was not returned by the property, therefore no other information was provided.

Condition:

Representative Subject Property observations and interviews revealed no obvious visual or olfactory indications of the presence of active moisture or suspect mold.

4.0 BUILDING SYSTEMS

4.1 BUILDING PLUMBING

Description:

The observed supply piping is copper and CPVC and the waste lines are reportedly PVC and cast iron. The plumbing fixtures are vitreous china with chrome fixtures.

One, central gas fired, tankless water heater, 199,900-BTUH in heating capacity, is located in the utility closet and supplies domestic hot water to the Subject Property.

Threaded black iron pipe is used for gas piping throughout the Subject Property.

Condition:

There were no reported or observed problems with the plumbing system components, operation, or capacities. Discussions with the owner's representative indicate that, according to the Subject Property lease terms, the tenants are responsible for interior plumbing repairs and replacement.

The water heater is approximately 10 years old and appears to be in good condition. Replacement of the water heater is recommended during the analysis term as part of routine maintenance operations due to its low cost.

The bathroom finishes and fixtures observed appeared to be in good condition and in working order.

4.2 HVAC

Description:

The Subject Property is heated and cooled by the following approximate count and size of units:

SUBJECT PROPERTY HVAC UNITS					
TENANT NAME / LOCATION / SPACE	NO. OF UNITS	MANUFACTURER	APPROX. TONAGE	APPROX. AGE	TYPE AND COMMENTS
711 Keller Parkway	2	Lennox	10 - 12.5	2	Roof top units

Condition:

There were no reported or observed problems with the HVAC system sizes or operation. The observed mechanical equipment appears to be in good condition, appears to be adequately maintained.

The heating and cooling components are 2 years old. The average effective useful life of packaged HVAC units of this size and type is 14 to 18 years. Based on their average effective useful life, current condition, and reported maintenance program, Replacement Reserves are recommended for replacement of the HVAC units after the analysis term.

The site contact indicated that the HVAC equipment is maintained under a service agreement.

4.3 BUILDING ELECTRICAL

Description:

The main distribution panel (MDP) is rated as an 600 Amp, three phase, four wire, 120/208 Volt main, feeding, sub-panels, meters, and circuit breaker panels. The MDP is located on the exterior of the building.

The Subject Property reportedly has copper branch wiring and standard electrical devices, switches, and fixtures consistent with the Subject Property use type. GFCI fixtures were observed in the kitchenette and bathrooms during the survey.

Condition:

There were no reported or observed problems with the electrical system sizes or capacities. This utility appears to be configured and operated in a manner consistent with its intended use, and adequate for the use type.

4.4 BUILDING & SITE FIRE & LIFE SAFETY

Description:

Observed fire and life safety systems serving the building include a multiple zone fire alarm control panel, an auto-dialer reportedly tying the system to the fire department hardwired with battery backup smoke and heat detectors, carbon monoxide detectors, pull stations, illuminated exit lights with battery backup, emergency battery lighting units, horn/light annunciators and fire extinguishers.

Fire department connections are located on the exterior of the building. Fire hydrants are located throughout the property and along the adjacent municipal right-of-way. A chemical fire suppression system protects the kitchen hoods.

Condition:

There were no reported or observed problems with the life safety system sizes or configuration. The fire alarm control panel, alarm system, and sprinkler system, are reportedly tested annually, were last tested in April 30, 2021 and appears to be in good condition. The fire extinguishers are tested annually and were observed with current inspection tags.

The fire alarm control panel is 17 years old and appears to be in good condition. Fire alarm control panels have an average effective useful life of 20 years. Based on its observed condition, reported age, and average effective useful life, Replacement Reserves are recommended for replacement of the fire alarm control panel during the analysis term.

COST SUMMARY

Recommendations	EUL	EFF AGE	RUL	Year	Cost
Replace fire alarm control panel	20	17	3	3	\$15,000

4.5 ELEVATORS

The Subject Property has no elevators.

5.0 MATERIAL CODE VIOLATIONS

5.1 BUILDING DEPARTMENT

Description:

The City of Keller Building Permits & Applications was consulted for open material violations, and to obtain, "readily available", "reasonably ascertainable", or "publicly viewable" documents regarding the Subject Property.

Conclusion:

The department file reviews and interviews revealed that the Subject Property failed it's last building inspection on 02/17/2022 given that it needed a weatherproof cover on an electrical outlet by the exterior gas meter and back door and drive through side, and by picnic tables. No other issues or violations were noted.

COST SUMMARY

Recommendations	EUL	EFF AGE	RUL	Year	Cost
Close out open violations				Immed	\$0

5.2 FIRE DEPARTMENT

Description:

The local fire department was consulted for open material violations.

Conclusion:

The fire department interviews and/or file reviews do not show open material violations on the Subject Property.



6.0 REFERENCES

6.1 REFERENCES CONTACTED

A number of sources were contacted during the preparation of this Report.

The site contact or Key Site Manager was contacted to be interviewed to obtain information regarding conditions at the property. Additionally, a Pre-Survey Questionnaire was forwarded to the designated Subject Property contact. The Pre-Survey Questionnaire has not been completed and returned to our offices. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized conditions in connection with the Subject Property.

KEY SITE MANAGER INTERVIEW			
CONTACT / AFFILIATION	DATE OF COMMUNICATION	YEARS ASSOCIATED WITH SUBJECT PROPERTY	TELEPHONE NO.
Mr. Dan Cooper Broker Subject Property Representative	03/30/2022	NA	(214) 714-5638

The following individuals at state, county, or local municipal departments were consulted. Documentation applicable to the Subject Property in those departments was requested and reviewed when and where available and/or reasonably ascertainable.

ADDITIONAL INTERVIEWS			
CONTACT / AFFILIATION	DATE OF COMMUNICATION	YEARS W/ PROPERTY	TELEPHONE NO. AND/OR EMAIL ADDRESS
Tarrant County Appraisal District	03/30/2022	NA	(817) 284-0024
City of Keller Building Permits & Applications	03/30/2022	NA	(817) 743-4000
City of Keller Fire Rescue	03/30/2022	NA	(817) 743-4522

7.0 IMMEDIATE AND SHORT TERM REPAIRS AND REPLACEMENT RESERVES

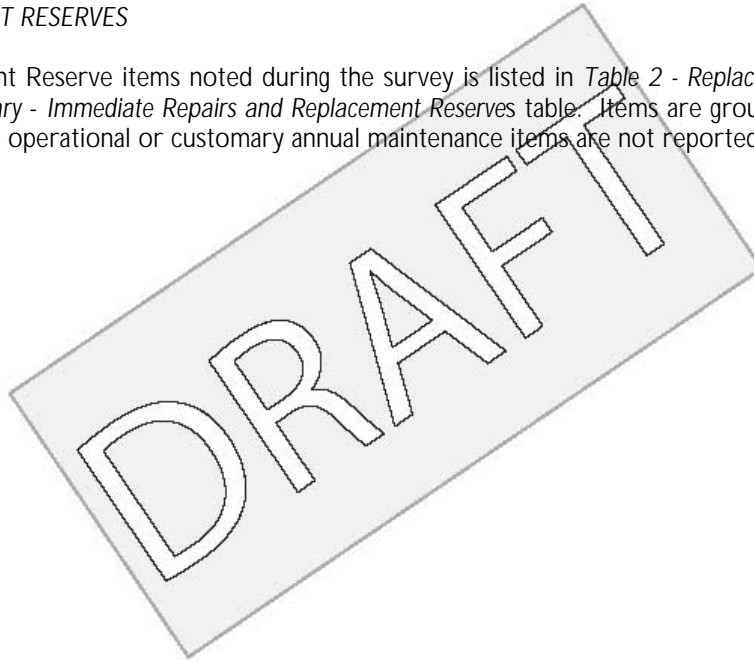
The cost estimates shown on the tables are based on data obtained from the Owner for items already planned, quotes from contractors, EBI's in-house estimating database and EBI's experience with costs and estimates for similar issues, property and building types, city cost indexes, and assumptions regarding future economic conditions. These projected costs are augmented by cost estimate resource documents such as the *National Construction Estimator*, *R. S. Means Building Construction Cost Data*, or *R. S. Means Facilities Maintenance and Repair Cost Data*, and *Marshall Valuation Service* publications.

TABLE 1 - IMMEDIATE AND SHORT TERM REPAIRS

Each of the Immediate Repair items noted during the survey is listed in *Table 1 - Immediate Repairs*, and is compiled on the *Executive Summary - Immediate Repairs and Replacement Reserves* table. Items are grouped and cross-referenced by Report section. Immediate Repairs as may be identified during the survey are typically limited to life, safety, health, building code violation, or building / property stabilization issues observed at a Subject Property, and are typically expected to be addressed within one year.

TABLE 2 - REPLACEMENT RESERVES

Each of the Replacement Reserve items noted during the survey is listed in *Table 2 - Replacement Reserves*, and compiled on the *Executive Summary - Immediate Repairs and Replacement Reserves* table. Items are grouped and cross-referenced by Report section. Routine operational or customary annual maintenance items are not reported or included in this Report.



Appendix A:
Photographs



1 : Front (southern) elevation of Property.



2 : Front and eastern elevation of building.



3 : Eastern elevation.



4 : Rear and eastern elevation of building.



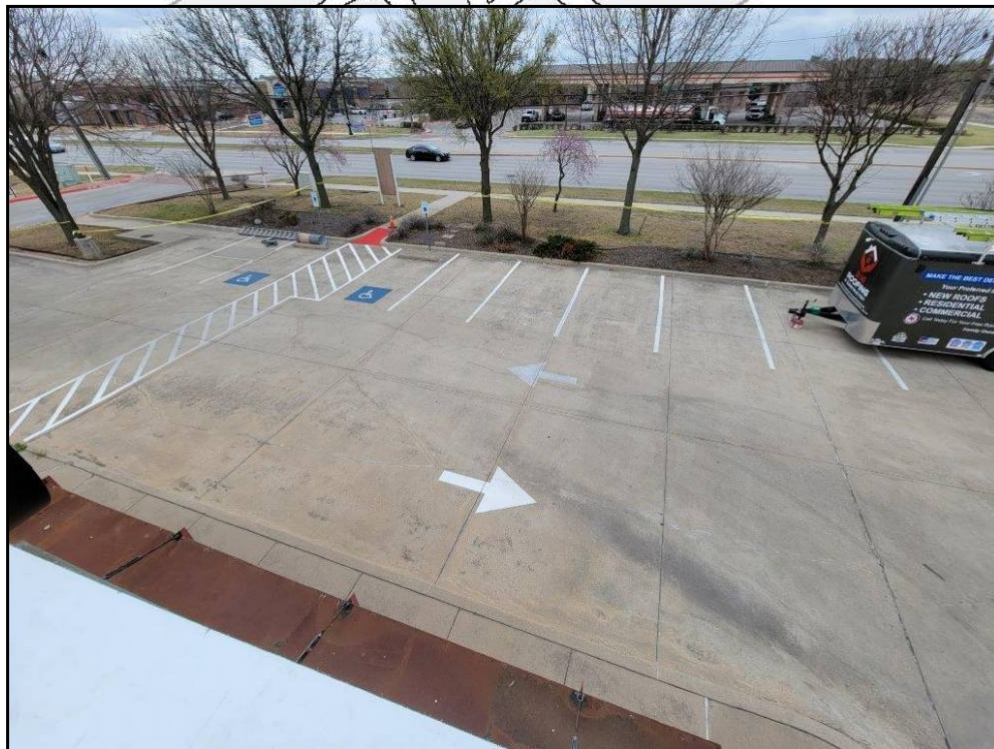
5 : Rear elevation of building.



6 : Western elevation of building.



7 : Paving at western side of building.



8 : Representative paving at front of building.



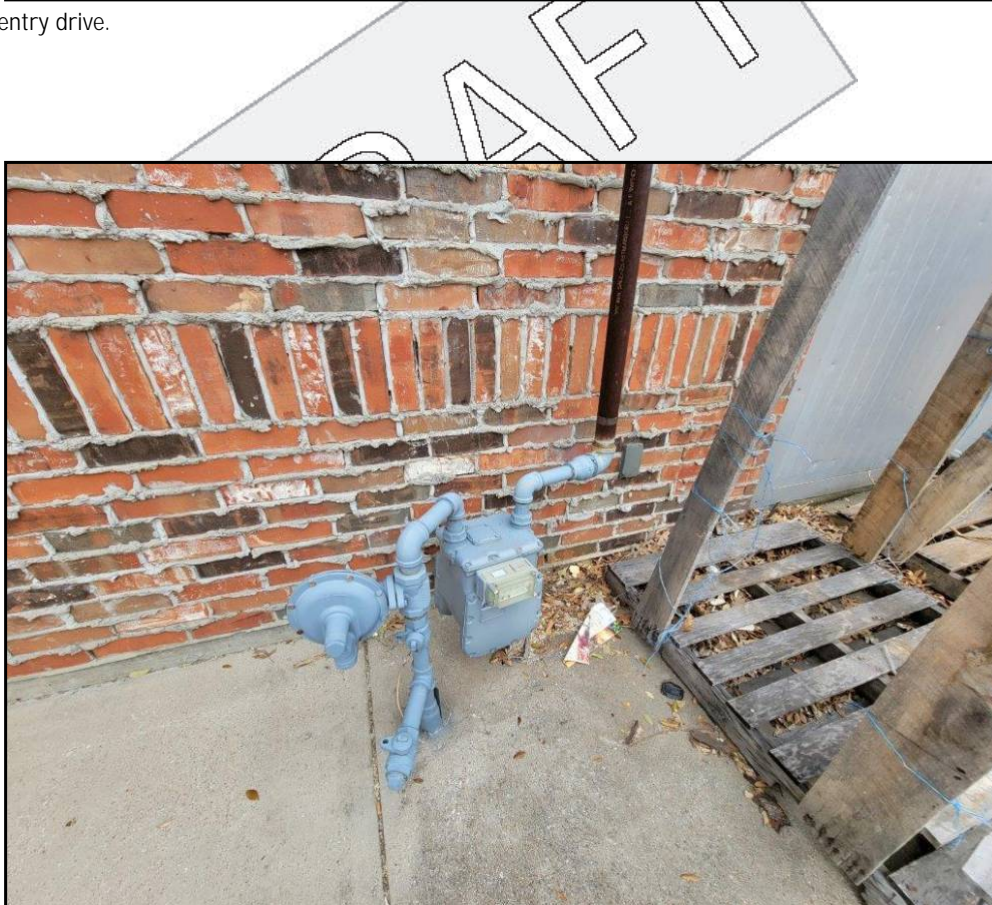
9 : Damaged curbing at southeastern corner of site.



10 : ADA-compliant parking at front of building.



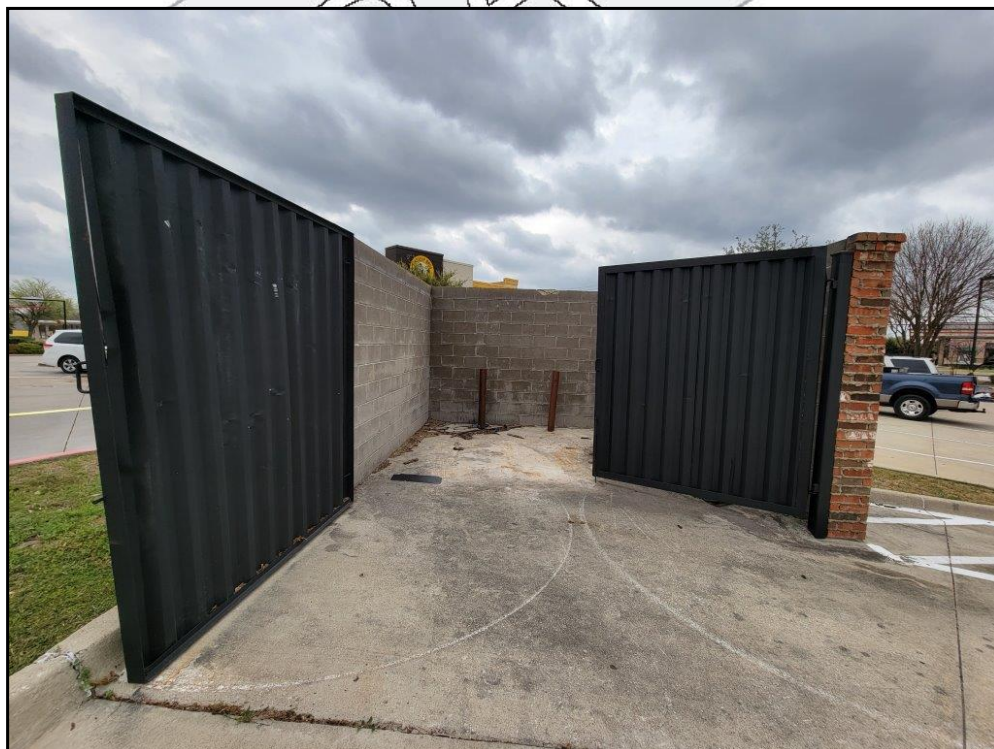
11 : Northeastern entry drive.



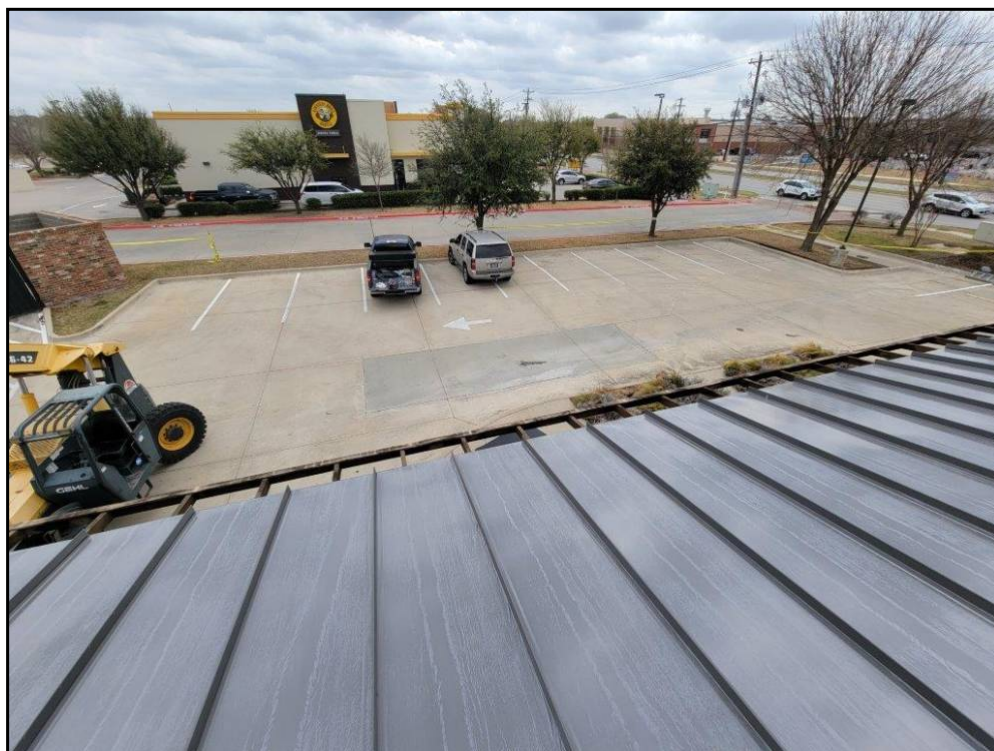
12 : Gas connections.



13 : Property signage in SWC of Property.



14 : Dumpster enclosure.



15 : Shed metal roof.



16 : TPO-membrane roofing.



17 : TPO-membrane roofing.



18 : Representative HVAC unit.



19 : Serving area.



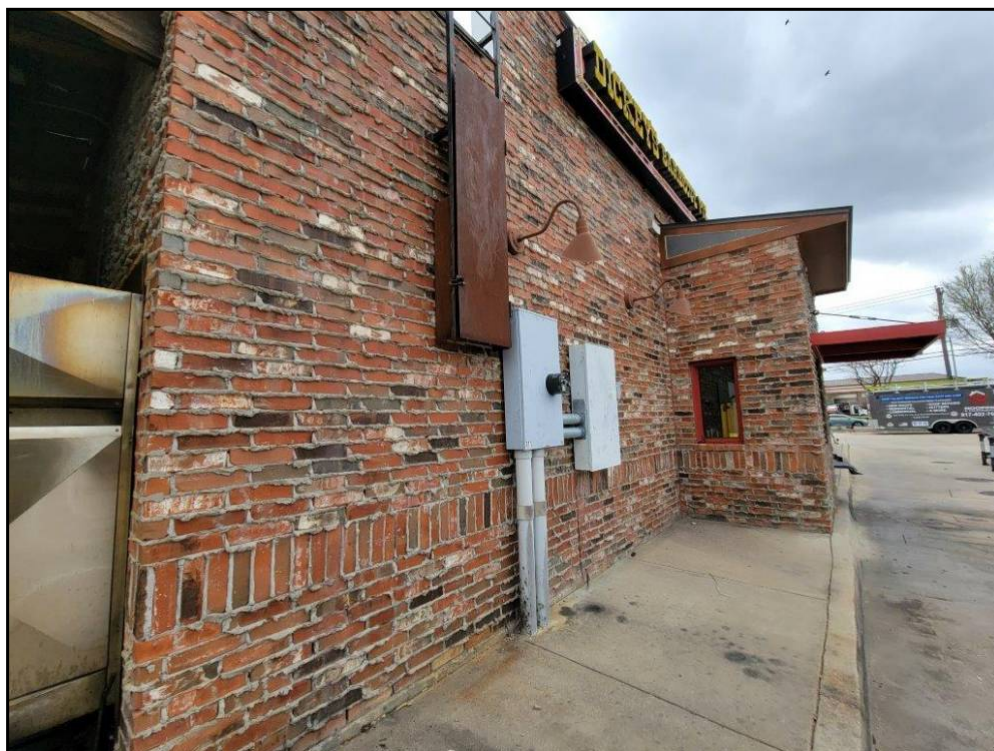
20 : Public restroom.



21 : Drive-thru area.



22 : Kitchen area.



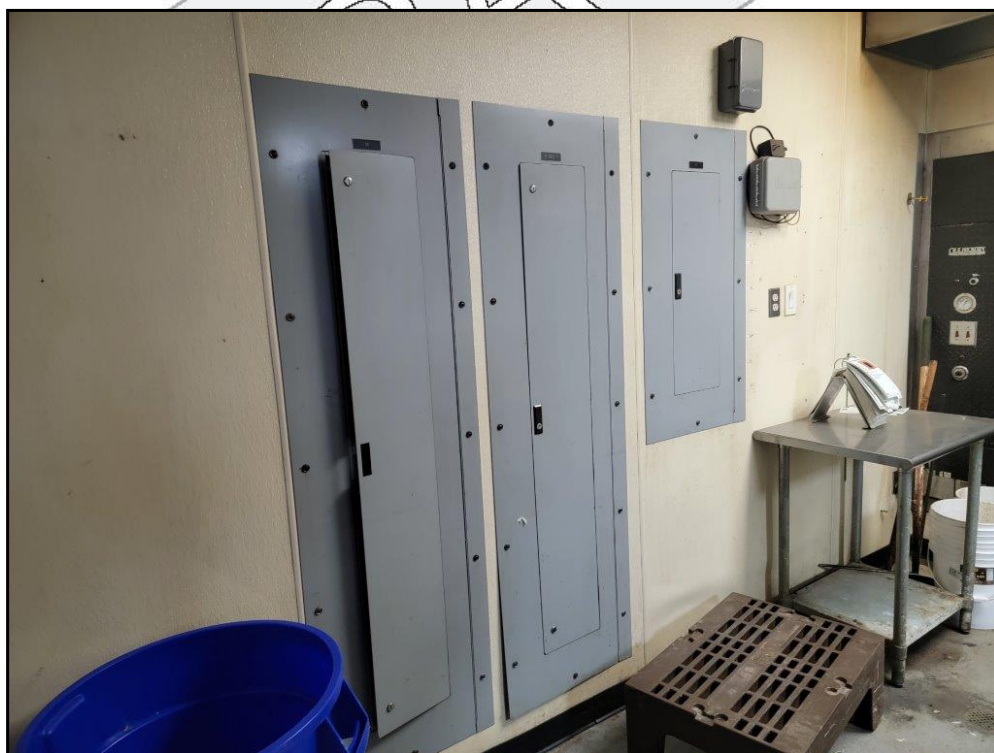
23 : Electric meter on western facade.



24 : Off-site pole-mounted transformers.



25 : Electrical meter.



26 : Electric panels.



27 : Emergency lighting.



28 : Fire alarm control panel.



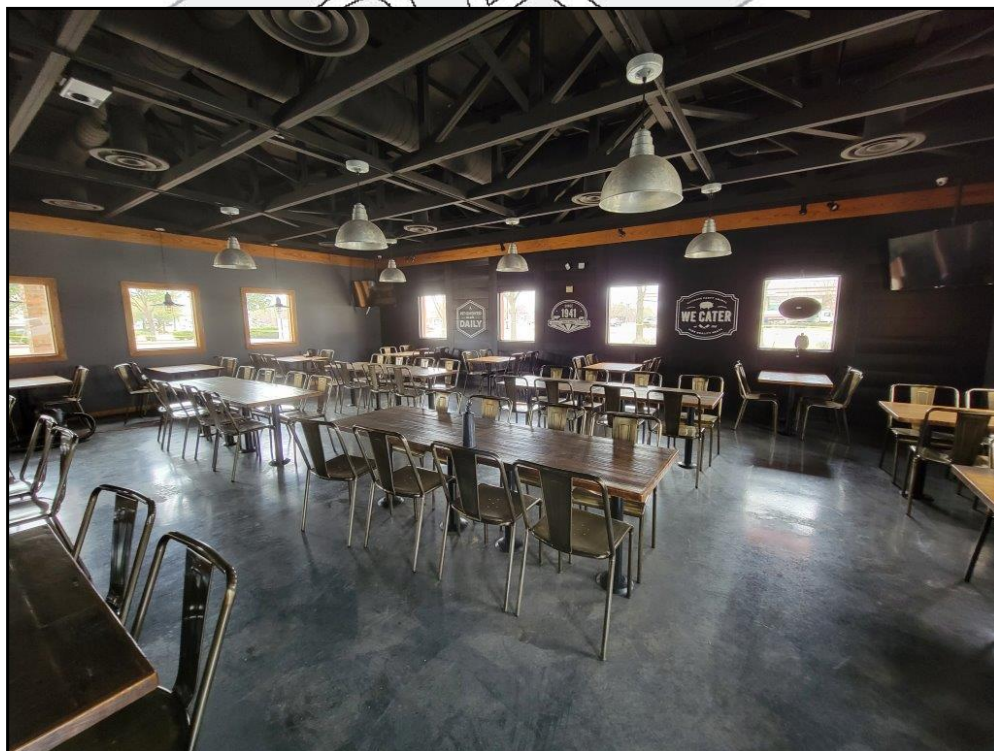
29 : Pull station and fire extinguisher.



30 : Water heater.



31 : Kitchen area. (3)



32 : Dining area.



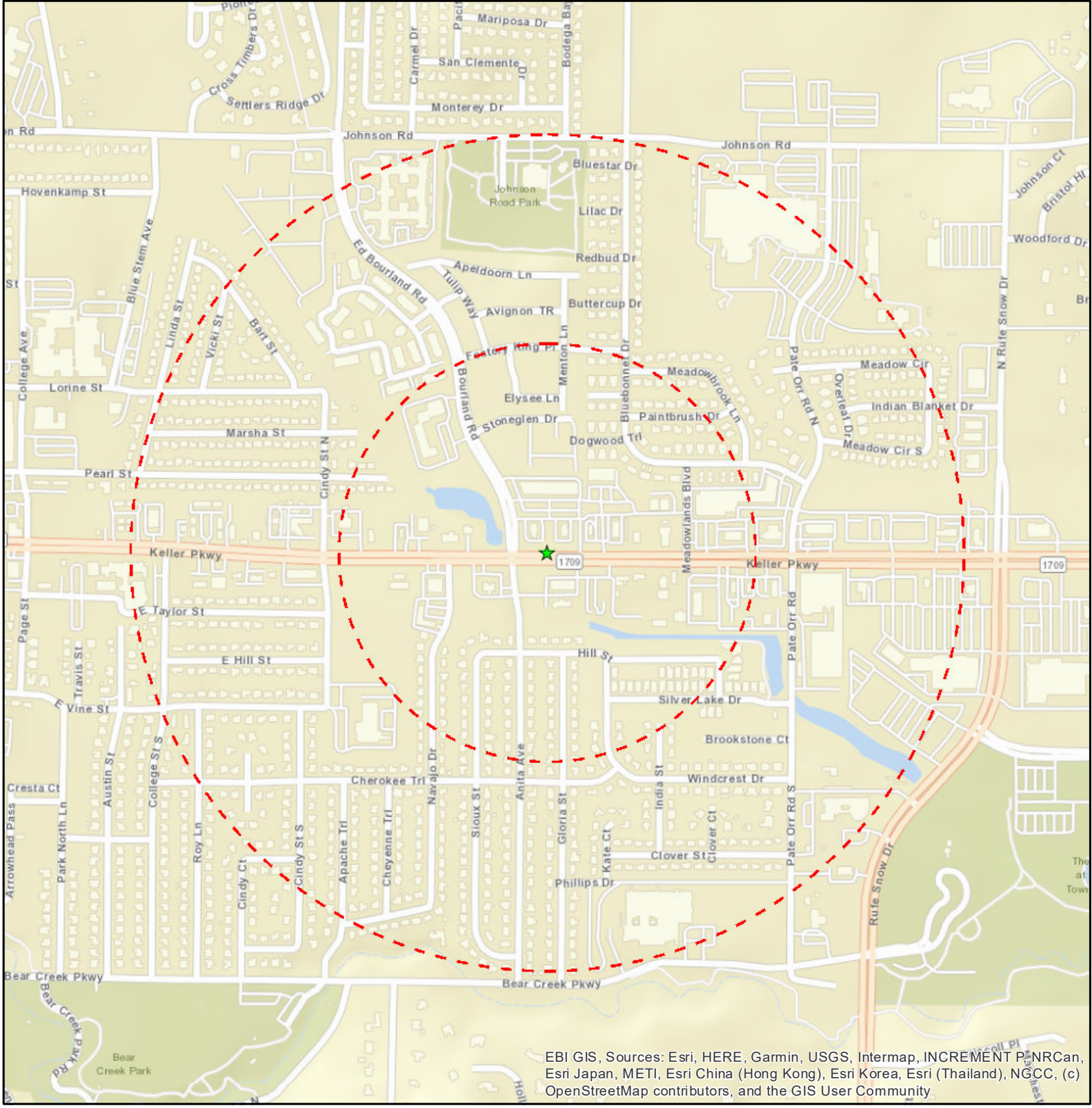
33 : Restroom finishes and fixtures



34 : Concrete pavement.

Appendix B:

Figures, Drawings, and Plans



EBI GIS, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

- Legend**
- ★ Project Site
 - Site Radius at ¼ and ½ mile

Date: 3/15/2022

Figure 1: Site Location Map

711 KELLER PARKWAY
711 KELLER PARKWAY
KELLER, TX 76248





Legend

- ★ Project Site
- Site Radius at 1/4 and 1/2 mile

USGS 24K Quad: Colleyville, TX 1982

Date: 3/15/2022

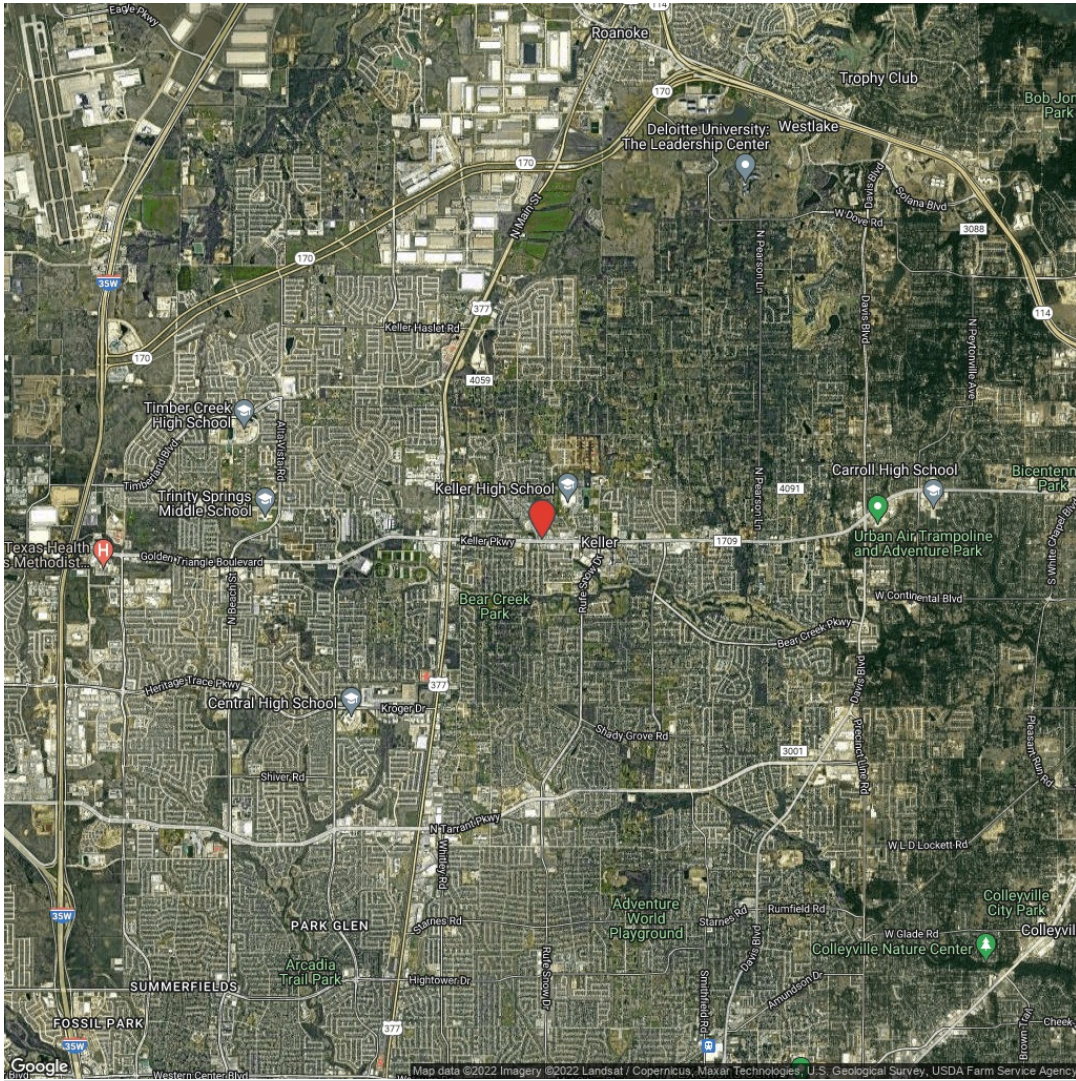
Figure 2 - Topographic Map

**711 KELLER PARKWAY
711 KELLER PARKWAY
KELLER, TX 76248**

PN: 1122002191



Overview Map





711 Keller Parkway, Keller, TX 76248

LATITUDE: 32.934423 LONGITUDE: -97.238672

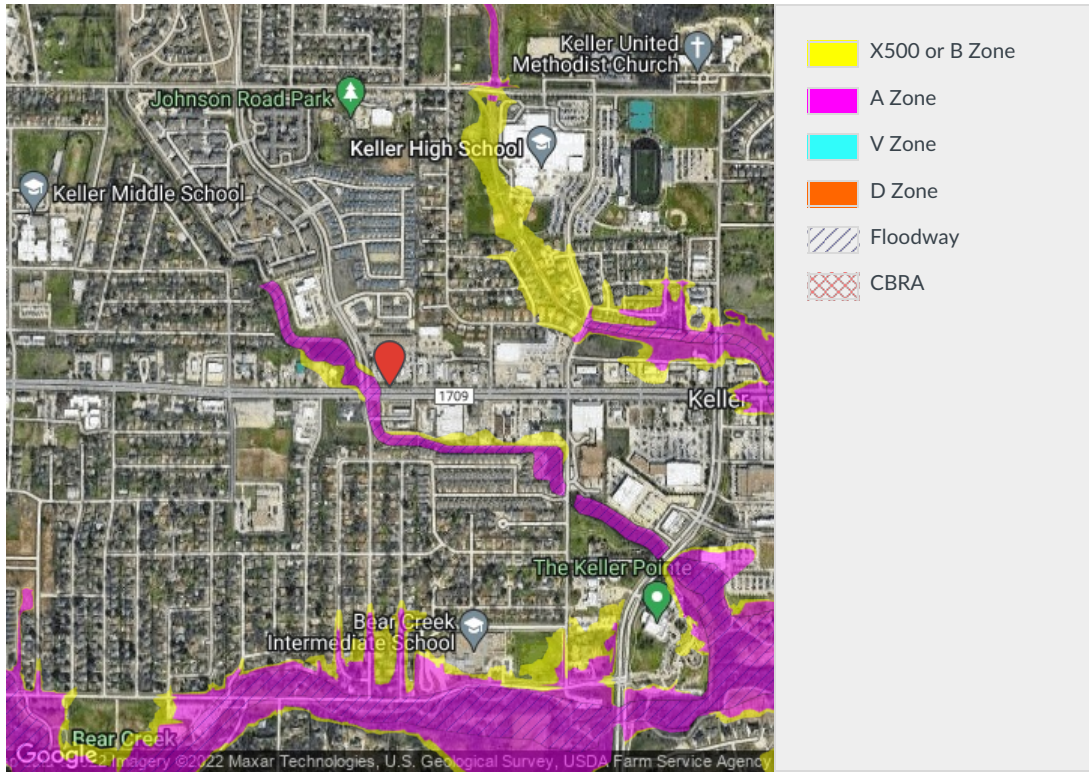
Flood Zone Determinations Report

Result:

SFHA	Out	NEARBY	Yes
FZDDPHRASE	Within 250 feet	SEARCHDIST	None Found
SEARCHDESC	Warning! Distance to an A/V Zone (A,A99,AE,AH,ANI,AO,AR,A1-A30,AR/A,AR/AE,AR/AE,V0-V30)	SEARCHFOUND	
		MAPNUMBER	48439C0090L

Feature:

COMMUNITY	480602	COMMUNITY_NAME	KELLER, CITY OF
ZONE	X	PANEL	0090L
PANEL_DTE	20190321	FIPS	48439
COBRA	COBRA_OUT		



Appendix C:
Other Relevant Documents

Account #: 41027159

Location

Property Address: 711 KELLER PKWY [Interactive Map](#)
City: KELLER
Zipcode: 76248
Georeference: [40454G-B-9R](#)
Neighborhood Code: [Food Service General](#)
Latitude: 32.9347735747
Longitude: -97.238319213
TAD Map: [2078-460](#)
MAPSCO: [TAR-023L](#)

Property Data

Legal Description: STONE GLEN Block B Lot 9R

Jurisdictions: 013 CITY OF KELLER
220 TARRANT COUNTY
907 KELLER ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Agent: None

Site Number: [80867622](#)

Site Name: DICKEYS

Site Class: FSRest - Food Service-Full Service
Restaurant

of Parcels: 1

Primary Building:

Building Name: DICKEYS / 41027159

Building Type: Commercial

Year Built: 2005

Gross Building Area †††: 3,426

Net Leasable Area †††: 3,426

Land Sqft ♦: 37,805

Land Acres ♦: 0.8678

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

[SAFI SANA INC](#)
[4791 STEVENS RD](#)
CENTERVILLE, IN 47330

Deed Date: 07-30-2019

Instrument: [D219167154](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
DB TIERRA HOLDINGS LP	01-29-2013	D213028424	0000000	0000000
FWDB LP	08-15-2005	D205282314	0000000	0000000
KELLER 1709 LAND LTD	01-01-2005	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

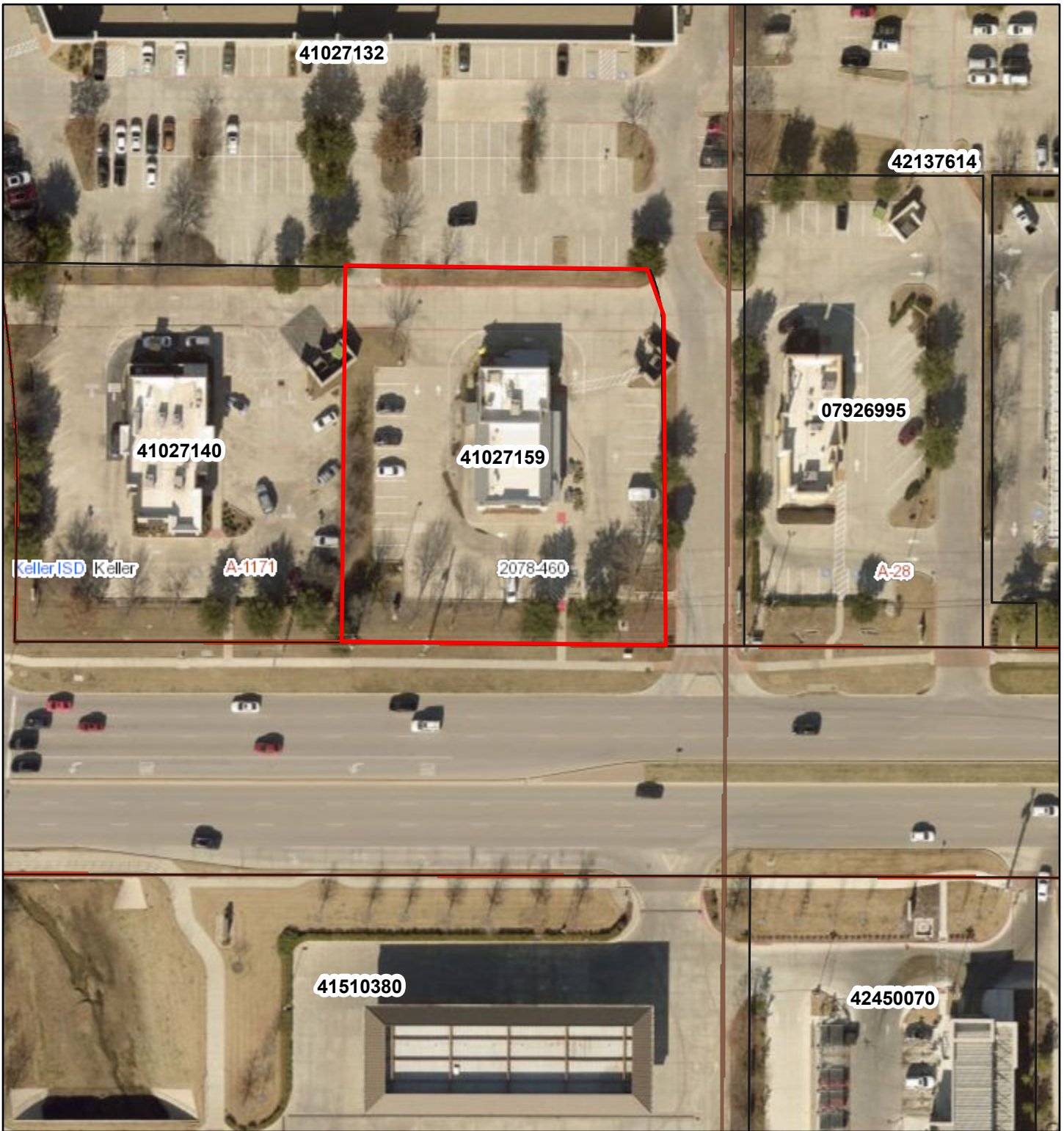
Year	Improvement Market	Land Market	Total Market	Total Appraised †
2022	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2021	\$462,007	\$453,660	\$915,667	\$915,667
2020	\$333,361	\$453,660	\$787,021	\$787,021
2019	\$371,145	\$415,855	\$787,000	\$787,000
2018	\$274,145	\$415,855	\$690,000	\$690,000
2017	\$274,145	\$415,855	\$690,000	\$690,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

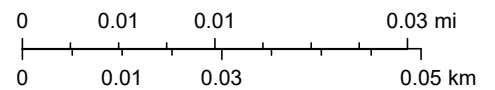
1122002191 TAD Parcel Map



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1:1,128

- | | | | | | |
|--|----------------|--|-------------------|--|-------------|
| | Data | | Parcel Split Line | | Map_Grid |
| | BPP | | Private Road | | Schools |
| | Boundary Lines | | ROW | | City Limits |
| | Parcel Line | | HistoricLot | | Abstracts |



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Application for Public Records

[Request Details](#) 

[Requestor Details](#)

[Request Details](#) 

[Acknowledgement](#)

Submit your request in the field below, providing as much detail as possible to better assist you.

Note: The Public Information Act does not require governmental bodies to create new information, perform legal research, or to answer questions. The request must ask for records or information already in existence. *

Subject property: 711 Keller Pkwy, Keller, TX 76248

EBI Project: 1122002191

EBI Consulting (EBI) is conducting a Phase I Environmental Site Assessment (ESA) and Property Condition Report (PCR) at the above-referenced Subject Property. As part of the research process, we would like to request access to records regarding the following, as applicable:

- Current and historical building permits
- Current and historical Certificates of Occupancy
- Date of construction
- Date of last inspection
- Dates of public sewer and water connection
- Current and historical building code violations
- Installation or removal of storage tanks (above and underground)
- Hazardous materials storage or release
- Hazardous waste generation or discharge
- Asbestos or lead-based paint abatement
- Current and historical fire code violations
- Open fire code violations
- Date of last fire inspection

We understand that these records may not be available. Please return any available records to our attention either via email at REResearchGroup@ebiconsulting.com or via fax at (781) 425-3623. Also, please contact us if fees are expected to exceed \$50.00. If there are any questions or concerns, please do not hesitate to contact us.

Additional Information / File Upload (if applicable)

(maximum file upload size is 5 MB)

Drop files here to upload -  upload

Uploaded: 0 of 5

Date Range FROM

(if applicable)

01/01/2005

Date Range TO

(if applicable)

03/25/2022

What is your preferred method to receive records? *

- Email
- Pick-up Copies
- Inspect On-site
- ...



govService (<https://granicus.com/solution/govservice/>)

(<https://granicus.com/solution/govservice/>)(<https://www.granicus.com/>)



Thank you for submitting your request for public information through our new Records Request Portal!

In response to your request for public information received on 3/25/22, the following records(s) have been provided to the City Secretary's Office.

Subject property: 711 Keller Pkwy, Keller, TX 76248
EBI Project: 1122002191

EBI Consulting (EBI) is conducting a Phase I Environmental Site Assessment (ESA) and Property Condition Report (PCR) at the above-referenced Subject Property. As part of the research process, we would like to request access to records regarding the following, as applicable:

- Current and historical building permits **See Attached**
- Current and historical Certificates of Occupancy **See Attached**
- Date of construction **Finald 2/21/06**
- Date of last inspection **The last building inspection for new build-2/17/22**
- Dates of public sewer and water connection **2/2006**
- Current and historical building code violations **New C of O applied for on 1/16/18. Building inspection failed due to the following: WEATHERPROOF COVER ON ELEC OUTLET AT EXTERIOR BY GAS METER AND BACK DOOR AND DRIVE THRU SIDE AND BY PICNIC TABLES.**
- Installation or removal of storage tanks (above and underground) **No records**
- Hazardous materials storage or release **No records**
- Hazardous waste generation or discharge **No records**
- Asbestos or lead-based paint abatement **N/A**
- Current and historical fire code violations **No records**
- Open fire code violations **No records**
- Date of last fire inspection **4/30/21**

COMMERCIAL PERMIT

City of Keller, TX

PERMIT NUMBER
B05-0267

PERMIT TYPE: COMMERCIAL	SUBDIVISION/COMM SITE:	TAX MAP NO: 7583036
PERMIT SUB TYPE : New Building		BLDG USE GROUP:
JOB ADDRESS: 711 KELLER PKWY		
DESCRIPTION: DICKEY'S BBQ PIT		
ZONED AS:	TOTAL SQFT: 0	SPRINKLERS:
TOTAL WORK VALUE: \$500,000.00	TYPE OF CONSTRUCTION:	BUILDING USE:
APPLICANT: COOPER GENERAL CONTRACTORS		PHONE: (972)245-7960
MAILING ADDRESS: 1225 E CROSBY RD Ste A-1 CARROLLTON, TX 75006		FAX: (972)245-7970
CONTRACTOR: COOPER GENERAL CONTRACTORS		PHONE: (972)245-7960
MAILING ADDRESS: 1225 E CROSBY RD Ste A-1 CARROLLTON, TX 75006		FAX: (972)245-7970
OWNER: Keller/1709 Land, Ltd		PHONE: (214)346-0733
MAILING ADDRESS: Dallas, TX 75906		FAX: (214)369-2447
ARCHITECT:		PHONE:
MAILING ADDRESS: ,		FAX:

COMMENTS

c/o issued 2/21/06

DICKEY'S BBQ PIT

FEES			
DESCRIPTION	ACCOUNT	QUANTITY	PAID AMOUNT
Building Permit Fee	01-4115	0	\$3233.75
Commercial Plan Review	01-4355	0	\$2101.94
Electrical Permit Fee	01-4125	2998	\$125.00
General Office Building	30-442	2	\$3759.13
Mechanical Permit Fee	01-4112	2998	\$125.00
Meter Fee	02-4608	1	\$325.00
Meter Fee	02-4608	1.5	\$425.00
Plumbing Permit Fee	01-4110	2998	\$125.00
Security Deposit Fee	02-3140	0	\$50.00
Sprinkler	01-4110	0	\$35.00
Wastewater Facility Impact Fee	32-4630	0	\$2550.00
Water Facility Impact Fee (Met	31-4620	0	\$3735.00
Water Facility Impact Fee (Met	31-4620	0	\$1867.50
Water Impact Fee	02-3062	0	\$2145.00
Water Impact Fee	02-3062	0	\$1075.00
TOTAL:			\$21,677.32

**ALL WORK TO CONFORM TO THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
A 24 HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.**

COMMERCIAL PERMIT
City of Keller, TX

PERMIT NUMBER
B05-0267

Building Official:

Issued By:

Date: 10/25/2005



CERTIFICATE OF OCCUPANCY

This certificate issued pursuant to the requirements of the 2018 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.

Name: **DICKEYS BBQ PIT**

Address: **711 KELLER PKWY**

Permit No.: **CO20-0050**

Name of Contact: DICKEYS BBQ PIT

Classification: ASSEMBLY: A-2

Use: RESTAURANT

Date of Issuance: 7/28/2020

Occupant Load: 99

Automatic Sprinkler System: Required? NO

Type of Construction: V-B

Special Conditions:

Payne Randell, CBO

Debra Crafton, Fire Marshal

~ POST IN A CONSPICUOUS PLACE ~



DICKEYS BBQ PIT
711 KELLER PKWY
KELLER, TX
Re: Certificate of Occupancy

Dear DICKKEYS BBQ PIT:

Enclosed is your Certificate of Occupancy for DICKKEYS BBQ PIT located at 711 KELLER PKWY. Please be certain that this certificate is displayed in a visible location within the establishment.

I would like to take this opportunity to welcome you to City of Keller, we are glad you are here! Most new businesses are keen on having a grand opening, ribbon cutting, and other "open for business" activities. Here are a few things to keep in mind: There are regulations regarding temporary flags, banners, small balloons, pennants or other promotional signage. For a period of up to thirty (30) days, these items are allowed with a permit to promote the opening of a business. This thirty-day (30-day) period must start no later than six (6) months after the date of issuance of the certificate of occupancy. For your convenience, I have attached a copy of the permit application. In addition, inflatable advertising is also allowed with a permit for up to seventy-two (72) hours from the opening date of a business.

Once the thirty-day (30-day) period has been used or the six-month (6-month) period has lapsed, one (1) temporary banner is allowed with a permit for a period of seven (7) calendar days. A temporary banner may be placed four times per calendar year with a permit. The allowable size of a banner is based on the size of building frontage. Please contact my office for specifics on temporary banners, special promotions, permits, or any other business matter.

Thank you for opening your business in Keller, and welcome to the community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Payne Randell".

Payne Randell, Building Official

Appendix D:
Professional Qualifications

Summary of Experience

Since 2015, Ms. Sara Veale has been a Project Scientist specializing in Environmental Site Assessments and Property Condition Assessments for the telecommunications and real estate services industries. Sara has performed Phase I and II Environmental Site Assessments, various environmental investigations, and Property Condition Assessments at a large range of commercial property types, including multi-family, and similar work for financial institution. Ms. Veale has completed asbestos surveys at various properties throughout the Mid-Atlantic region since 2017.

Relevant Project Experience

Environmental Site Assessment and File Review, Walden Park, Buffalo, New York

Ms. Veale has completed a Phase I Environmental Site Assessment at the Walden Park light industrial office park in Buffalo, New York. Sara completed the Phase I ESA in accordance with the ASTM Standard, including field investigation, interviews, historical research, environmental sampling, data analysis, and report preparation. Sara also completed a municipal file review for the site in an effort to further determine environmental risks associated with the site.

Phase II, Subsurface Investigation, Sear's Auto Center, White Marsh, Maryland

Ms. Veale has conducted a Phase II subsurface investigation at the Sear's Auto Center in White Marsh, Maryland. Sara assisted in the collection of soil and groundwater samples for laboratory analysis at the site. Sara also assisted in the report preparation.

Asbestos Survey, Barry Farm Public Housing, Washington, D.C.

Ms. Veale completed an asbestos survey at the Barry Farm Public Housing development in Washington, D.C. The asbestos survey included the identification, tracking and collection of suspect ACM samples within the buildings of the development. Sara also assisted in the report preparation.

Mold Remediation, The Point at Owings Mills, Owing Mills, Maryland

Ms. Veale oversaw a mold remediation project at the The Point at Owing Mills apartment building in Owing Mills, Maryland. The project included the identification of issue areas within the complex, as well as tracking the progress of remediation. Sara oversaw a construction team during the remediation portion of the project.

Property Condition Assessments and Phase I Environmental Site Assessments – Throughout the U.S.

Ms. Veale has completed both Phase I Environmental Site Assessments and Property Condition Assessments for Commercial and Multifamily Real Estate properties to assess the structural condition and expected useful life of buildings, structural systems, roofs, facades, interior finishes, electrical, HVAC, mechanical systems, plumbing, and fire and life safety at a large range of commercial property types, including multi-family. Sara performs the Phase I ESA's in accordance with the ASTM Standard, including field investigation, interviews, historical research and report preparation.

Sara performs the Property Condition Assessments in accordance with the ASTM Standard, including municipal research, site investigation, interviews, and report preparation.

Education

B.S. Natural Resource Management/Agriculture- University of Delaware

Professional Registrations

OSHA 40 hour HAZWOPER

OSHA 8 hour refresher

3-Day EPA Asbestos AHERA Inspector accreditation

Property Inspection Risk Management Course/School of Multifamily Property Inspections offered by the Mortgage Bankers Association (MBA)

SUMMARY OF EXPERIENCE

Mr. Deb has over 35 years of experience in multi-disciplined engineering analysis and design. Mr. Deb has a broad background in all aspects of building systems, including structural, HVAC, electrical, and plumbing, as well as land development regulations, infrastructure planning, and building design. His expertise includes due diligence assessments (property condition assessments) and construction loan monitoring reports for industrial, commercial, office, parking garage and multi-family residential buildings.

During construction period services, Mr. Deb's experience includes bidding process, negotiation with construction contracts, construction supervision and management, coordination among sub-consultants and sub-contractors, cost control and monitor construction scheduling, review shop drawings and also involved in solving field problems.

Mr. Deb has taught several building related courses (structural, HVAC, electrical, plumbing etc.) at Wentworth Institute and Boston University and is currently active in teaching professional registration preparation courses at Northeastern University.

Mr. Deb has successfully completed thousands of project assignments including due diligence site assessments and building-condition engineering evaluations. Mr. Deb is responsible for professional quality and technical accuracy of the reports.

At EBI, Mr. Deb as a Technical Director, Structural Services in the Real Estate Division, he specializes in reviewing Standard Property Condition Reports (PCR), Equity Property Condition Reports (EPCR), Construction Monitoring Reports (CMR), and Structural Evaluations of buildings.

RELEVANT PROJECT EXPERIENCE

Various Property Owners and Financial Institutions, Nationwide. Prepare and review property condition due diligence reports for thousands of property owners and financial institutions for portfolios and individual projects throughout the country. Property types included hotels, apartment complexes, retail, parking garage and office buildings. Clients have included LaSalle Bank, Sun Trust Bank, Bear Stearns, Principal Real Estate, Citigroup, and Property Analytics, CWC Capital Asset Management, UBS Real Estate Finance, NCB, CBRE Capital Markets, Inc., Cambridge Savings Bank.

Mr. Deb also prepares and reviews construction plan and cost reviews (CPCR), and construction monitoring reports (CMR) for various clients including Wachovia Bank, Prudential Mortgage Capital Co, Inland Mortgage Capital Corp., and Merrill Lynch Capital, among others.

He also prepares, reviews and checks the structural calculations, drawings and specifications for antenna support and related equipment for telecommunication clients e.g. Metro PCS, AT&T, Verizon Wireless etc.

Mr. Deb has more than 10 years experience in assessing and reviewing the Standard and Equity Property Condition Reports of multi-tenant residential, office, commercial and hotel buildings.

Prior to joining at EBI, Mr. Deb was the owner and President of an Engineering and Architectural Firm from 1986 to 2005. Mr. Deb's prior experience includes design, review, coordination and presentation of projects to municipalities (Planning Board, Conservation Commission, Board of Appeals, etc.) for approval. Responsibilities included Community Participation.

Mr. Deb was the Structural Engineer of Record for numerous building design, roads and highways and bridge design and renovation projects.

Mr. Deb was also involved with stress analysis and design of structural components, job scoping of steel and concrete structures, foundation and support design for heavy industrial projects especially Pulp and Paper Plants. Performed structural analysis of buildings (Turbine Generator Building, Boiler Building etc.) including foundations, equipment foundation and building framework for process and power plants, material handling, air emission equipment etc.

He also performed structural analysis for conveyor galleries, water tank, cooling towers, and underground coal pits and coordinated with other designers and site engineers as problems arose in construction interference.

Mr. Deb has performed analysis and design of floor joists, girders, columns, roof structures (joist, girders, purlins), crane girders, equipment foundation, underground concrete structure (coal pit) etc for different buildings in pulp and paper manufacturing plant. Responsibilities also included structural analysis and design of different steel structures including Boiler Support Structures in a coal conversion project.

EDUCATION

B.S. Civil Engineering Jadavpur University, Kolkata, India

M.S. Civil Engineering Carnegie-Mellon University, Pittsburgh, PA

Graduate Certificate - Administration & Management Harvard University, Cambridge, MA

PROFESSIONAL AFFILIATIONS

Fellow of American Society of Civil Engineers (ASCE)

Fellow of Boston Society of Civil Engineers (BSCE)

Conservation Commissioner, Town of Burlington, MA -1996 to Present

LICENSES

Construction Supervisor's License (Unrestricted) – Massachusetts

PROFESSIONAL REGISTRATIONS

NATIONAL COUNCIL OF ENGINEERING EXAMINERS (NCEES #42952).

Registered Professional Engineer in 28 States which includes Massachusetts (Civil and Structural), Alabama, Arizona, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Kansas, Maryland, Michigan, Nevada, New Hampshire, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, Washington, West Virginia and Wisconsin.