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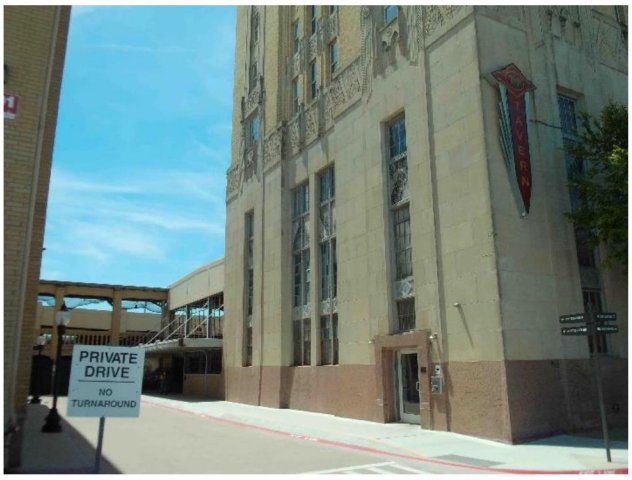

PROPERTY CONDITION REPORT

T & P Tavern

221 West Lancaster Avenue Suite 1000
Fort Worth, Texas 76102

Report Date

August 28, 2024

Partner Project Number:

24-452679.1

Prepared for:

Trinity Metro – Fort Worth Transportation Authority
Fort Worth, Texas 76102

Building Science | Environmental Consulting | Construction & Development | Energy & Sustainability

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August 28, 2024

Mr. Greg Dickey
Trinity Metro – Fort Worth Transportation Authority
801 Grove Street, Suite 400
Fort Worth, Texas 76102

Subject: Investment Advisory Property Condition Report
T & P Tavern
221 West Lancaster Avenue Suite 1000
Fort Worth, Texas 76102
Partner Project No. 24-452679

Dear Mr. Dickey:

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the T & P Tavern property. At a minimum, this assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon readily visible conditions and readily available information and data obtained during this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Summer Gell at (214) 666-6800 or summer@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Tyler Palmatary, P.E.
Technical Director

Summer Gell
National Client Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the "subject property"). The assessment was performed in accordance with ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". The purpose of this assessment was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

The subject property consists of a retail condominium suite known as 'Unit 3; or Suite 1000' within a building owned by Fort Worth Transportation Authority, and is included in the T & P Terminal Condominiums association (HOA). The HOA is reportedly responsible for all exterior elements including pavements, building structure, building exteriors, building roofs; and core building MEP/FLS systems including primary electrical supply equipment, all fire/life safety systems, and all elevator systems in the building.

Property Data	
Name	T & P Tavern
Address	221 West Lancaster Avenue Suite 1000
City, State and Zip Code	Fort Worth, Texas 76102
Property use	Restaurant/Bar
Land acreage (acres)	N/A (Lease Space)
Number of buildings	One (Owned by others)
Number of floors	Two - ground floor and basement areas
Approximate Percentage of Parcel Occupied by Improvements	Approximately 75% (HOA)
Year built	1930; The current tenant reportedly renovated the subject property (Suite 1000) into its current configuration starting in 2008.
Gross suite area (SF)	7,561 reported by seller
Net rentable area (SF)	7,561
Number of tenant spaces	One (T & P Tavern)
Foundation / Substructure	Concrete structural slab and foundations (HOA)
Superstructure	Concrete and steel columns; Metal deck on steel wide flange beams and joists (HOA)
Façade	Brick masonry; stone cladding, metal panel cladding (HOA)
Roof type	Low slope built-up roofing with granular-surfaced modified bitumen cap sheet (HOA)
Parking area	Asphalt pavement at grade (HOA)
Parking space count	HOA
ADA-designated parking count	HOA
HVAC system	Packaged units
Water supply piping	Copper / PEX
Electrical branch wiring	Copper
Number of elevators	One freight elevator (HOA)

Property Data	
Fire suppression	Wet-pipe sprinkler system (HOA)
Fire alarm	Central system with outside dialer (HOA)

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good to fair condition for its age. The overall level of preventative maintenance appeared to be good to fair. The detailed observations of reviewed systems are presented in the following sections of this report, with tabulated opinions of cost presented below.

Reported Capital Expenditures

No recent or planned capital improvements were reported by property management.

Immediate and Short-Term Repair Items

This report presents immediate costs, defined as opinions of costs to address physical deficiencies that are an imminent life-safety issue, physical deficiencies that, if left uncorrected, would be expected to result in or contribute to the failure of a building system or component, and/or reported or recorded violations of building or fire codes. These items should be addressed at the first opportunity.

In addition, this report presents short-term costs, defined as opinions of cost to address physical deficiencies that may not warrant immediate attention but should be undertaken on a priority basis.

Immediate and short-term costs are identified in **Table 1** - Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in **Table 2** – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in **Table 2**, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that is not required by the Standard.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in **Table 2**.
- This report includes an evaluation of the condition of the observed components and systems.

Recommendations for Additional Investigations

There were no issues observed or reported that indicate the need for additional investigations.

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

T & P Tavern

221 West Lancaster Avenue

Fort Worth, Texas

Partner Project No. 24-452679.1

August 28, 2024

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Total Cost
2.0	**Regulatory Compliance**				
	None Noted				
3.0	**Site Improvements**				
	None Noted				
4.0	**Structural Frame and Building Envelope**				
	None Noted				
5.0	**Mechanical and Electrical Systems**				
5.3	Evaluate and upgrade the electrical systems including adding GFCI receptacles	1	ALLOW	$7,500	$7,500
6.0	**Interior Elements**				
	None Noted				
7.0	**Accessibility**				
7.0	Remove barriers at both the men's and women's restrooms including adding braille lettering on the identification placards; add under sink pipe wraps, relocate non-compliant toilet paper dispensers, and relocate non-compliant coat hooks. The men's restroom also requires relocating the flush lever on the flush tank, and adding a fire alarm audible/strobe device.	1	ALLOW	$5,000	$5,000
8.0	**Water Intrusion and Microbial Growth**				
	None Noted				

TOTAL $ 12,500

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TABLE 2 - LONG-TERM COST OPINION

T & P Tavern
221 West Lancaster Avenue
Fort Worth, Texas

Partner Project No. 24-452679.1
August 28, 2024

Rentable area (sf): 7,561
Inflation rate: 2.5%
Evaluation period (years): 12

Sect. No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost
3.0	**Site Improvements**																				
	None anticipated																				$ -
4.0	**Structural Frame and Building Envelope**																				
	None anticipated																				$ -
5.0	**Mechanical and Electrical Systems**																				
5.1	Central Water heater (120 gal); and point-of-use water heater - Replace	10	9	1	1	2	ALLOV	$7,000	$ 7,000										$ 7,000		$ 14,000
5.2	Replace packaged units- EUL reduced due to observed condition	17	14	3	14	14	TON	$4,500			$ 60,750										$ 60,750
6.0	**Interior Elements**																				
6.1	Common and support area finishes, Refurbish/replace	10	9	1	3,300	6,600	SF	$10	$ 33,000										$ 33,000		$ 66,000
6.1	Common and support area fixtures and equipment, Refurbish/replace	10	9	1	1	2	ALLOV	$20,000	$ 20,000										$ 20,000		$ 40,000
	Uninflated Totals:								$ 60,000	$ -	$ 60,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000	$ -	$ 180,750
	Inflated Totals:								$ 60,000	$ -	$ 63,825	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 76,805	$ -	$ 200,631

Uninflated cost per square foot per year: $1.99

Inflated cost per square foot per year: $2.21

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FIGURES AND APPENDICES

The following report Figures and Appendices are attached at the end of this report.

Figure 1: Site Location Map

Figure 2: Site Plan

Appendix A: Site Photographs

Appendix B: Supporting Documentation

Appendix C: Qualifications

1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the condition of the subject property in order to facilitate completion of due diligence by Trinity Metro – Fort Worth Transportation Authority. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the agreed contract that initiated this work. Specific requirements or deviations from the baseline scope of work are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to the choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good	In working condition and does not require immediate or short-term repairs above an agreed threshold.
Fair	In working condition but may require immediate or short-term repairs above an agreed threshold.
Poor	Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

1.5 User Reliance

Partner was engaged by Trinity Metro – Fort Worth Transportation Authority, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of Trinity Metro – Fort Worth Transportation Authority. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors, or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Trinity Metro – Fort Worth Transportation Authority and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date:	August 19, 2024
Weather:	Sunny; 95 degrees Fahrenheit
Field Assessor(s):	Scott McPherson, AIA
Escort:	Mr. Nathan Weber – Proprietor T & P Tavern (817) 312-6938

Limiting Conditions

No limiting conditions beyond those specified by ASTM were encountered while preparing this report.

2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the survey. Additional site personnel were not available for interview. Mr. Weber has been associated with the subject property for approximately 16 years and was cooperative during the property observations. Mr. Weber appeared to be knowledgeable about the subject property history and maintenance practices.

2.3 Regulatory Compliance Inquiry

Building Codes	City of Fort Worth		
Contact into:		Telephone:	
Findings:	☐ No Violations	☐ Violations	☐ Awaiting response
	The subject property is located within a building owned by others. As such, Building Code Compliance is reportedly the responsibility of the HOA. As such, no costs or recommendations are included for any Building Code Compliance related issues.		
Fire or Life Safety	Fort Worth Fire Department		
Contact info:	firemarshalqa@fortworthtexas.gov	Telephone:	
Findings:	☐ No Violations	☐ Violations	☒ Awaiting response
	Awaiting response. A written request for information was submitted on 8/23/2024 regarding the subject property; no response was received prior to the preparation of this report. The subject property is located within a building owned by others. As such, Building Fire Code Compliance is reportedly the responsibility of the HOA. As such, no costs or recommendations are included for any Building Fire Code Compliance related issues.		
Zoning	City of Fort Worth		
Contact info:		Telephone:	
Findings:	☐ No Violations	☐ Violations	☐ Awaiting response
	The subject property is located within a building owned by others. As such, Zoning Code Compliance is reportedly the responsibility of the HOA. As such, no costs or recommendations are included for any Zoning Code Compliance related issues.		

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided to Partner for reference as part of this assessment.

- Tarrant Appraisal District property information https://www.tad.org
- Fort Worth Zoning Map Zoning (fortworthtexas.gov)
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Main floor, basement areas, and ADA restrooms diagrams, reportedly prepared by Wood Partners; not dated
- Buyer Asset List
- Seller Claimed Property List
- City of Fort Worth Certificates of Occupancy (Restaurant and Kiosk)
- Federal Emergency Management Agency (FEMA) Wind map
- UBC Seismic Zone Map

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property is a retail condominium suite known as 'Unit 3; or Suite 1000', within a building owned by Fort Worth Transportation Authority, which is placed upon one parcel. The parcel was irregularly shaped and comprised approximately 1.553 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity was flat with appropriate gradients for site drainage away from the building and developed outdoor patio areas.

Stormwater from the roofs of the building and paved areas were removed primarily by sheet flow action across the paved surfaces to the perimeter of the site towards on-site stormwater curb drains.

Mr. Weber reported that the subject property was connected to a storm sewer system that is owned and maintained by the municipality.

Survey Condition and Analysis

The site drainage improvements were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any site drainage-related elements.

3.2.2 Vehicular Access, Paving

Vehicular access was provided by two entrance drive aprons connecting to West Lancaster Avenue at the north side of the site leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Signalization was provided at the entrance points to the subject property.

Concrete pavement was provided at the right-of-way approaches and the east adjacent shared drive lane. Asphalt pavement was utilized throughout the parking areas of the property.

Curbing placed at the parking area perimeters and interior islands consisted of cast-in-place concrete.

Survey Condition and Analysis

The pavement appeared to be in good to fair structural condition. The site vehicular access and paving improvements were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any site vehicular access and paving-related elements.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consisted of cast-in-place concrete construction.

Survey Condition and Analysis

The pedestrian concrete walkways appeared to be in good to fair overall condition. The site pavement improvements were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any site pavement-related elements.

3.2.4 Landscaping and Irrigation

Mature trees in leave-outs in the concrete sidewalks and parking lot islands were noted.

Survey Condition and Analysis

The site landscaping and irrigation improvements were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any site landscaping and irrigation improvement-related elements.

3.2.5 Retaining Walls

Retaining walls were not present.

3.2.6 Site and Building Signage

Building address identification was provided by metal placard signage on the north façade of the building. The subject property identification signage was comprised of a building-mounted metal framed sign with interior illuminated translucent panels.

Survey Condition and Analysis

The signage appeared to be in good condition and is reported by Mr. Weber to be to remain at the property when the subject property is sold. Signage repairs or replacements can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates, and Fences

Factory finished metal fencing and gates were provided enclosing the south outdoor patio area of the subject property, and the patio storage cage located at the northeast corner of the outdoor patio area.

Survey Condition and Analysis

The south outdoor patio area perimeter fencing and gates, and storage cage fencing and gates appeared to be in good operational condition and are reported by Mr. Weber to be to remain at the property when the subject property is sold. Routine maintenance of the south outdoor patio area perimeter and storage cage fencing and gates is anticipated during the evaluation period.

3.2.8 Exterior Lights

Outdoor lighting was provided at the outdoor patio area by roof structure-mounted pendant light fixtures. The fixtures were equipped with LED lamps. The exterior lighting was controlled via smart LED bulbs and conventional switches.

Survey Condition and Analysis

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and to be sufficient for the subject property.

The light fixtures appeared to be in good overall condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.9 Site Amenities

Recreational facilities and site amenities were not present. The south outdoor patio area was provided with avian deterrent netting across the entire underside of the exposed steel roof structure.

Survey Condition and Analysis

The south outdoor patio area avian deterrent netting appeared to be in generally good condition and is reported by Mr. Weber to be to remain at the property when the subject property is sold. The avian deterrent netting is anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.10 Utility Service Providers

Utility	Provider	Meter configuration and location
Storm Water	Minol	
Electric	Provided by HOA	HOA
Gas	N/A	
Water	Minol	The subject property water meter was located in the basement
Sanitary Sewer	Minol	

Survey Condition and Analysis

No issues or service deficiencies were reported by Mr. Weber. Routine maintenance is anticipated during the evaluation period.

3.2.11 Special Utility Systems

A 1,000-gallon capacity subgrade grease trap was reported by Mr. Weber to have been installed by the current tenant in 2008 at the northeast corner of the building.

Survey Condition and Analysis

The grease trap was not able to be observed due to subgrade conditions, but was reported by Mr. Weber to be serviced every three months by Trimble Grease Trap Services, and in good operational condition. The grease trap is to remain at the property when the subject property is sold. The grease trap is anticipated to require continued quarterly servicing and minimal repairs that can be addressed as part of routine maintenance during the evaluation period.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Structural plans were not provided for review therefore the type of foundation system could not be determined other than the observed concrete slab and the concrete foundation walls in the basement area of the building. The foundation system is considered a hidden condition.

Survey Condition and Analysis

Evidence of structural distress indicative of foundation movement was not observed. Foundations appeared to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

The building foundations and substructure were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any foundation or substructure related elements.

4.2 Building Frame

The building appeared to be constructed with load-bearing concrete columns supporting concrete pan joist upper-floor decks. Wide flange steel columns were also noted at select locations.

The outdoor patio portion of the building was constructed with conventional steel framing consisting of perimeter-wide flange steel columns supporting steel girders and purlins supporting a wood plank roof deck.

Survey Condition and Analysis

Evidence of structural distress indicative of framing failure was not observed. The framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period. The building structure was reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any structure-related elements.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of the building consisted of brick masonry; stone cladding, and metal panel cladding elements.

Survey Condition and Analysis

The exterior walls appeared to be in generally good to fair condition for their age. The building facades were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any facade-related elements.

4.3.2 Windows

Windows appeared to be 1930's vintage metal framed single-pane fixed units.

Survey Condition and Analysis

Windows appeared to be in fair overall condition for their age. The windows on the building were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any window related elements.

4.3.3 Doors

The south main patron entrance to the interior dining/bar area consisted of a wood-framed single-leaf wood door with inset ¾ height glazing flanked by wood-framed side lites. Door hardware included pull/push hardware and a deadbolt. The northeast kitchen/employee access door has a kitchen side-mounted wood panel door in wood framing and locking knob hardware; and a vestibule side-mounted 'screen' door with a three-panel base with an open view screen pane, and no hardware.

A brass-clad single-leaf wood door with inset ¾ height glazing, set in a wood frame with pull/push hardware and a deadbolt was noted at the west end of the indoor dining/bar area. The door was noted to be locked, and Mr. Weber reported the door connects to the west adjoining Trinity Metro/TRE Function Hall Space in the building.

A single-leaf wood panel door, set in a wood frame with pull/push hardware, deadbolt, and latch bolt was noted at the west end of the kitchen area. The door was noted to be locked, and Mr. Weber reported the door connects to the west adjoining Trinity Metro/TRE Meeting Room Space in the building.

Survey Condition and Analysis

Doors appeared to be in generally good to fair overall condition. Routine maintenance is anticipated during the evaluation period.

4.3.4 Parapets

N/A.

4.4 Roof

4.4.1 Roofing Materials

Roof coverings observed consisted of a built-up roofing (BUR) system with mineral-surfaced cap sheet over low slope roof construction at the south outdoor patio area.

Survey Condition and Analysis

The roofing appeared to be in fair overall condition. The roofing on the building was reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any roofing-related elements.

4.4.2 Roof Drainage

Stormwater runoff for the roof was directed to roof scuppers that discharge to a lower southern roof area that was noted to have internal roof drains.

Survey Condition and Analysis

The roof drainage appeared to be good. The roofing on the building was reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any roofing-related elements.

4.5 Fire Escapes, Stairs, or Balconies

Exterior stairs, balconies, and fire escapes were not present.

Interior solid concrete stairs were provided leading to the basement areas of the building. The stairs include a wire mesh access control gate and limited metal handrails.

Survey Condition and Analysis

The interior basement access stairs appeared to be in good to fair overall condition. The stairs are considered part of the common areas in the building and were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any interior common building area-related elements.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Domestic water piping was observed to be copper and PEX. The water meter for the subject property was observed in the basement area.

Sanitary drainage and vent piping were reported to be cast iron and PVC by Mr. Weber. Observation of visible vent piping indicates that the piping was cast iron and PVC.

Domestic hot water was supplied to the subject property by an electric 120-gallon capacity 2004 vintage Rheem brand water heater. Hot water is also generated in the kiosk structure by a wall-mounted electric point-of-use water heater unit.

Survey Condition and Analysis

The plumbing systems were reported by Mr. Weber and observed to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The sanitary drainage and vent system was reported by Mr. Weber to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heaters appeared to be in fair overall condition. The units were observed to be approximately 20 years old. Based on the expected useful life and observed condition, replacement of the tank and point-of-use water heaters is anticipated during the evaluation period. An opinion of cost for this work is included in **Table 2**.

5.2 Heating, Air Conditioning, and Ventilation

Equipment description	Model number	Size (TON)	Manufacture date	Condition
Kiosk/dining/bar area packaged unit mounted on top of the interior kiosk structure	Not able to access unit	2.5	2009	Fair
Roof-mounted dining/bar area packaged unit	GPH060XXX3DXXXBA	5	2010	Fair to Poor condition with hail-damaged coils
Roof-mounted dining/bar area packaged unit	RHS072HOCA0AAAA	6	2011	Fair to Poor condition with hail-damaged coils

Heating and cooling were provided by HVAC packaged units that were located on the roof of the kiosk structure (2.5-Ton unit) and on the roof of the outdoor patio area (5- and 6-ton units). The packaged units were manufactured by International Comfort Products, LLC, and Goodman. The 2.5-ton unit was not able to be accessed during our site visit.

Cooling was provided by direct expansion and appeared to utilize R-410A refrigerant while the heating was provided by electric resistance coils. Conditioned air was distributed through sheet metal ducts to diffusers

located in the finished ceilings. Fresh air was supplied by intakes on the side of the package units. Return air was collected by concealed sheet metal ducts through ceiling-mounted intakes. The systems were controlled by individual thermostats.

Ventilation was provided by the packaged units for the kitchen, kiosk, and dining/bar areas. The south outdoor patio area was provided with a large roof structure mounted *Big Ass Fan* brand air mover. The controller for the air mover unit is located in the basement area.

Survey Condition and Analysis

According to Mr. Weber, the mechanical equipment was maintained by various outside vendors (names not provided).

The HVAC packaged units were 13, 14 & 15 years old and were noted in generally fair to poor condition, with the rooftop packaged units exhibiting severe hail-damaged coils. The three HVAC packaged units were reported by Mr. Weber to remain at the property when the subject property is sold. Based on the observed condition and effective ages, replacement of units is anticipated during the evaluation period. An opinion of cost for this work is included in **Table 2**.

The roof structure mounted *Big Ass Fan* brand air mover at the south outdoor patio area was observed in good serviceable condition and is reported by Mr. Weber to remain at the property when the subject property is sold. Routine maintenance is anticipated during the evaluation period.

5.3 Electrical

Electrical service was delivered to the subject property's secondary distribution breaker panels from the primary main building electrical service switchgear. The main building electrical service switchgear was not able to be surveyed at the time of our site visit but is reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any primary electrical service-related elements.

The electrical service for the subject property is metered by and billed from the HOA. The subject property's main electrical service panel was rated at 400-amp, 480Y/277 volt, 3-phase, 4-wire service, with a 400-amp main cut-off. Secondary breaker panels ranged from 100- to 125-amp capacity panels. Observed panels were manufactured by Eaton/Cutler-Hammer, and Square D.

The electrical branch wiring was reported to be copper by Mr. Weber. Ground fault circuit interrupter (GFCI) outlets were not observed in wet areas (kitchens, sinks, and bathrooms) in the subject property.

Survey Condition and Analysis

The electrical service was reported by Mr. Weber to be adequate for the current demands of the subject property. The circuit breaker panels and wiring was reported by Mr. Weber and appeared to be in generally good condition. Routine maintenance is anticipated during the evaluation period.

However, as a safety measure, it is recommended to evaluate and upgrade the electrical systems in the subject property to include adding GFCI receptacles at all wet locations including the kitchen, the kiosk, the bar area, the restrooms, and select basement areas. An opinion of cost for this work is included in **Table 1**.

5.4 Vertical Transportation

5.4.1 Elevators

An overhead traction freight elevator was noted providing access to the basement common areas and the subject property basement areas.

Survey Condition and Analysis

The freight elevator system was reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any freight elevator system-related elements.

5.4.2 Escalators

Escalators were not provided.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

The building is equipped with an automatic fire protection system consisting of a wet-pipe automatic sprinkler system. Water was supplied via a fire sprinkler line from the municipal main. A fire department connection was located on the north exterior wall near the northeast common building entrance. Fire sprinkler piping appeared to be steel.

A portable fire extinguisher was observed in the kitchen area. The inspection tag was noted to be approximately 5 years expired.

Survey Condition and Analysis

The fire suppression system was reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any fire suppression system-related elements.

The fire extinguisher in the kitchen was observed in poor overall condition. The inspection tags were noted to be 5 years expired. Due to the minimal cost, replacement, and routine maintenance, including regularly scheduled testing and as-needed replacement of the appropriate number of fire extinguishers in the subject property is anticipated during the evaluation period.

5.5.2 Alarm Systems

The fire alarm system was generally comprised of heat detectors, pull stations, alarm horn/strobes, and hardwired with battery backup smoke detectors connected to a fire alarm control panel. One of several primary fire alarm control panels was reported by Mr. Weber and observed in the basement areas.

Survey Condition and Analysis

The fire alarm system appeared to be in fair overall condition and is reportedly tested on an annual basis. The fire alarm system was reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any fire alarm system-related elements.

5.5.3 Other Systems

A combination lighted emergency exit/emergency lighting fixture was provided at the south main patron access/egress door in the dining/bar area.

A security system manufactured by Brinks was installed at the subject property comprised of door sensors mounted on the two active access/egress doors to the subject property; and sonic glass break sensors mounted in the kiosk.

Survey Condition and Analysis

The security system was reported by Mr. Weber to be monitored by ATD and observed to be in good operational condition and is reported by Mr, Weber to remain at the property when the subject property is sold. Routine maintenance, including regularly scheduled testing and as-needed replacement, is anticipated during the evaluation period.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

The subject property consists of a retail condominium suite known as 'Unit 3; or Suite 1000' within a building owned by Fort Worth Transportation Authority and is included in the T & P Terminal Condominiums Association (HOA). The HOA is reported by Mr. Weber to be responsible for all exterior elements including pavements, building structure, building exteriors, building roofs; and core building MEP/FLS systems including primary electrical supply equipment, all fire/life safety systems, and all elevator systems in the building.

Significant common areas at the subject property consisted of the interior dining/bar area. In addition, men's and women's restrooms were provided within the dining/bar area.

Common area finishes consisted of marble tile flooring, and stained concrete flooring behind the bar area; painted gypsum board/plaster walls; and painted gypsum board and stained wood beam ceilings. Various historical metal panel wall and ceiling trim/deco elements were observed. Lighting consisted of eight (8) ceiling-mounted decorative chandeliers with LED bulbs, and limited sconce lighting with LED bulbs were observed. A locked access door was noted at the west end of the dining/bar area. west adjoining Trinity Metro/TRE Function Hall Space in the building.

The subject property's common dining/bar area was provided with typical stainless steel barback equipment that included typical stainless steel service equipment, shelves, and counters; an ice cream cooler unit with unit-mounted compressor equipment; a beer cooler unit; and a wine cooler unit. Refrigeration equipment that serves the bar area wine and beer coolers were located in the basement. A stone-topped bar with a central staff entrance is provided along the north bar area. The bar area also included 23 floor-mounted swiveling barstools with vinyl seats and backs.

The restroom finishes included marble tile flooring, painted gypsum board and ceramic tile clad walls, and painted gypsum board ceilings. The restroom structure was reported by Mr. Weber to have been installed when the current tenant occupied the subject property and included wall-mounted (men's) and laminate vanity top-mounted (women's) vitreous clay sinks with single lever faucets; wall-mounted urinals (men's), and wall and floor-mounted toilets.

Survey Condition and Analysis

Common area dining/bar area and restroom finishes appeared to be in generally good to fair condition throughout. The dining/bar area ceiling-mounted chandeliers (8), stainless steel barback equipment, ice cream cooler unit with unit-mounted compressor equipment, beer cooler unit, wine cooler unit. stone-topped bar, and floor-mounted swiveling barstools (23) were observed to be in generally good to fair operational condition, and are reported by Mr. Weber to remain at the property when the subject property is sold. Replacement or refurbishment of common area dining/bar area and restroom finishes and equipment is anticipated during the evaluation period. An opinion of cost for this work is included in **Table 2.**

6.2 Amenities and Special Features

Significant amenities were not provided.

6.3 Support Areas

Back-of-house areas included the kitchen area, a service/bar kiosk, and the basement areas.

The kitchen area was finished with quarry tile flooring, painted gypsum board or plaster walls; and tile ceiling finishes. Kitchen lighting was provided via suspended tube bulb fixtures with LED bulbs. The kitchen was provided with limited commercial kitchen equipment consisting of stainless-steel sinks, microwaves, warming ovens, prep tables, reach-in refrigerators, miscellaneous small appliances, a commercial dishwasher with sanitizer and drying racks, stainless steel shelving, cutlery, wares, and stored items.

The service/bar kiosk was finished with carpet flooring; painted gypsum board, metal panels, wood trim walls, and a painted wood/gypsum board ceiling. The kiosk was provided with wood cabinetry and shelving, various small refrigerators, stainless steel tables, and a small stainless steel hand sink.

The subject property basement areas included a utility room/cleaning-storage area that housed the tank-type water heater; a walk-in beer cooler and peripheral equipment; a walk-in food cooler and peripheral equipment; a dry supply storage area with shelving and metal cage with locking gate; a dry food storage area with shelving and metal cage with locking gate; and refrigeration equipment that serves the ground floor bar area wine and beer coolers. The basement areas were generally comprised of sealed or coated concrete floors; painted concrete, brick, or gypsum board walls, and painted exposed structure ceilings.

Survey Condition and Analysis

It was reported by Mr. Weber that all observed kitchen area equipment, tables, wares, and stored items are to be removed by the seller when the property is sold. The flooring was noted in fair to poor condition with damaged quarry tile, and areas of apparent sealing repairs noted at floor drains. The wall and ceiling finishes were noted in generally fair condition. Based on the observed condition, refurbishment of the kitchen area finishes is recommended during the evaluation period. An opinion of cost for this work is included with the cost of the common area finishes in Section 6.1 above.

The service/bar kiosk finishes were observed in generally fair condition. It was reported by Mr. Weber that all observed refrigeration equipment, tables, wares, and stored items are to be removed by the seller when the property is sold. The wood cabinetry and shelving, and the small stainless steel hand sink were observed to be in fair to good operational condition, and are reported by Mr. Weber to remain at the property when the subject property is sold. Based on the observed condition, refurbishment of the kiosk finishes is recommended during the evaluation period. An opinion of cost for this work is included with the cost of the common area finishes in Section 6.1 above.

The basement area finishes appeared to be in fair overall condition. It was reported by Mr. Weber that all observed equipment, tables, wares, and stored items are to be removed by the seller when the property is sold. The water heater; walk-in beer cooler and peripheral equipment; walk-in food cooler and peripheral equipment; dry supply storage area shelving and locking cage; dry food storage area shelving and locking cage; and refrigeration equipment that serves the ground floor bar area wine and beer coolers were observed to be in generally good to fair operational condition, and are reported by Mr. Weber to remain at the property when the subject property is sold. Based on the observed condition, refurbishment of the basement area finishes; cleaning; and performing minor repairs to the shelving, cages, and refrigeration

equipment is recommended during the evaluation period. An opinion of cost for this work is included with the cost of the common area finishes in Section 6.1 above.

6.4 Commercial Tenant Spaces

Commercial tenant spaces were not provided.

6.5 Residential Spaces

Residential spaces were not present at the subject property.

7.0 ACCESSIBILITY

Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect path of travel into and through public areas of the subject property as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

Based on current use, the subject property is a "public accommodation."

Exterior routes from public transportation stops, accessible parking spaces, and public sidewalks at the subject property were reported by Mr. Weber to be the responsibility of the HOA. As such, no costs or recommendations are included for any exterior/site-related accessibility elements.

The south main public entrance to the subject property appeared to be generally accessible.

Interior routes connecting all public areas within the subject property appeared to be generally accessible.

ADA toilet facilities in the building were reported by Mr. Weber to have been designed, installed, and approved by the City of Fort Worth in 2008. Though the plans produced, and finished construction of the ADA restrooms were reportedly approved by the City of Fort Worth, several barriers were noted at both the men's and women's restrooms including missing braille lettering on the identification placards; missing under sink pipe wraps, non-compliant toilet paper dispenser locations, and non-compliant coat hook locations. The men's restroom was also noted to have the flush lever on the wrong side of the toilet flush tank, and a missing fire alarm audible/strobe device.

An opinion of cost for correction of non-accessible items is included in **Table 1**. The design of the means of access is beyond the scope of this report.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Visual or olfactory indications of significant suspect microbial growth were not observed.

9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 48439C0305L, dated 3/21/2019, the subject property appears to be located in:

Zone X (unshaded) is defined as minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 0.

9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone III, an area with wind speeds up to 200 miles per hour. The subject property does not appear to be located in a special wind region or hurricane-susceptible zone.

10.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the edition of ASTM E2018 current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s), and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages, and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed after site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs, or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance, and repairs and replacements that normally involve major expense or outside contracting.

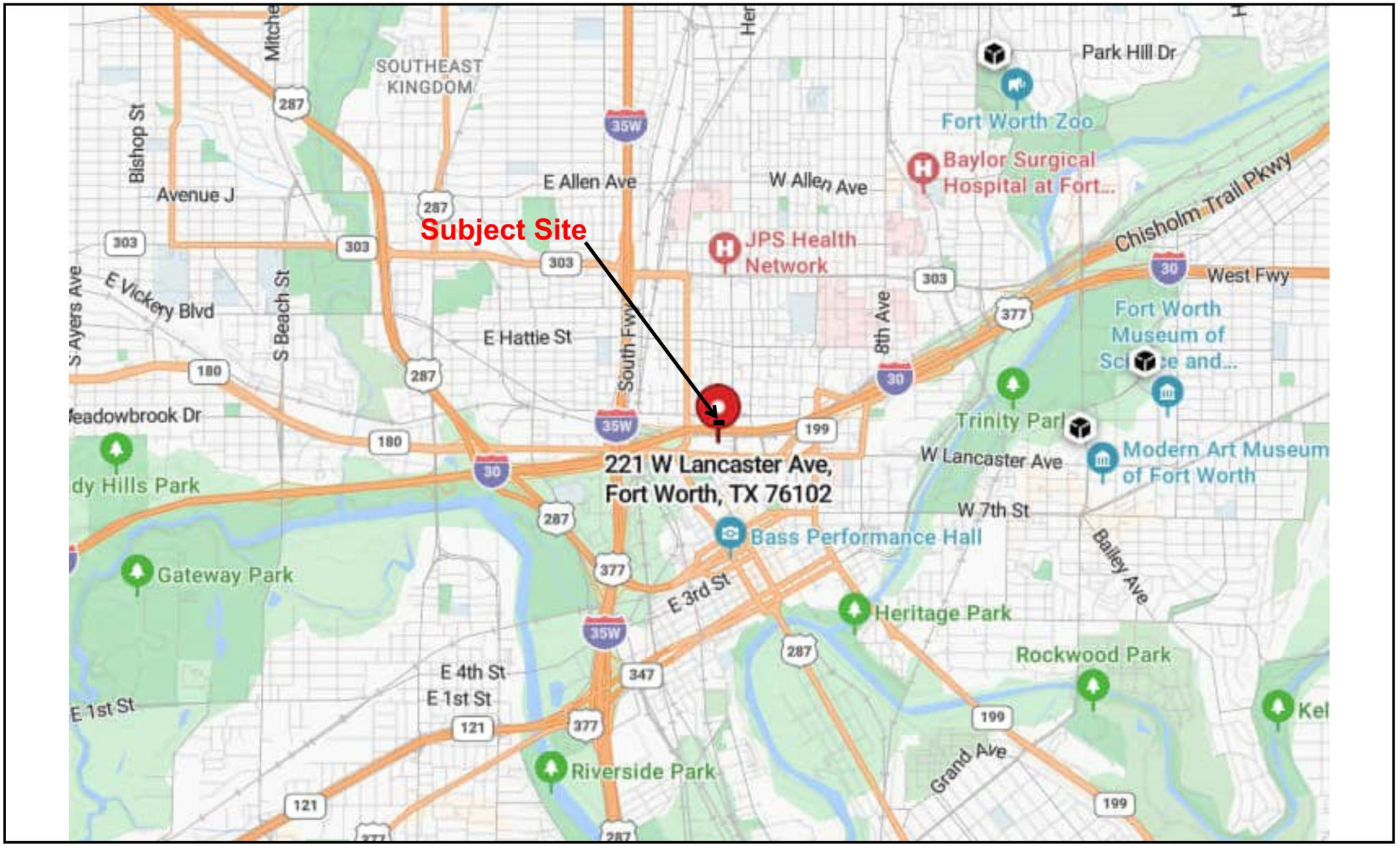
The assessment of the roof, façade, and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state, or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

FIGURES

1. SITE LOCATION MAP
2. SITE PLAN



N

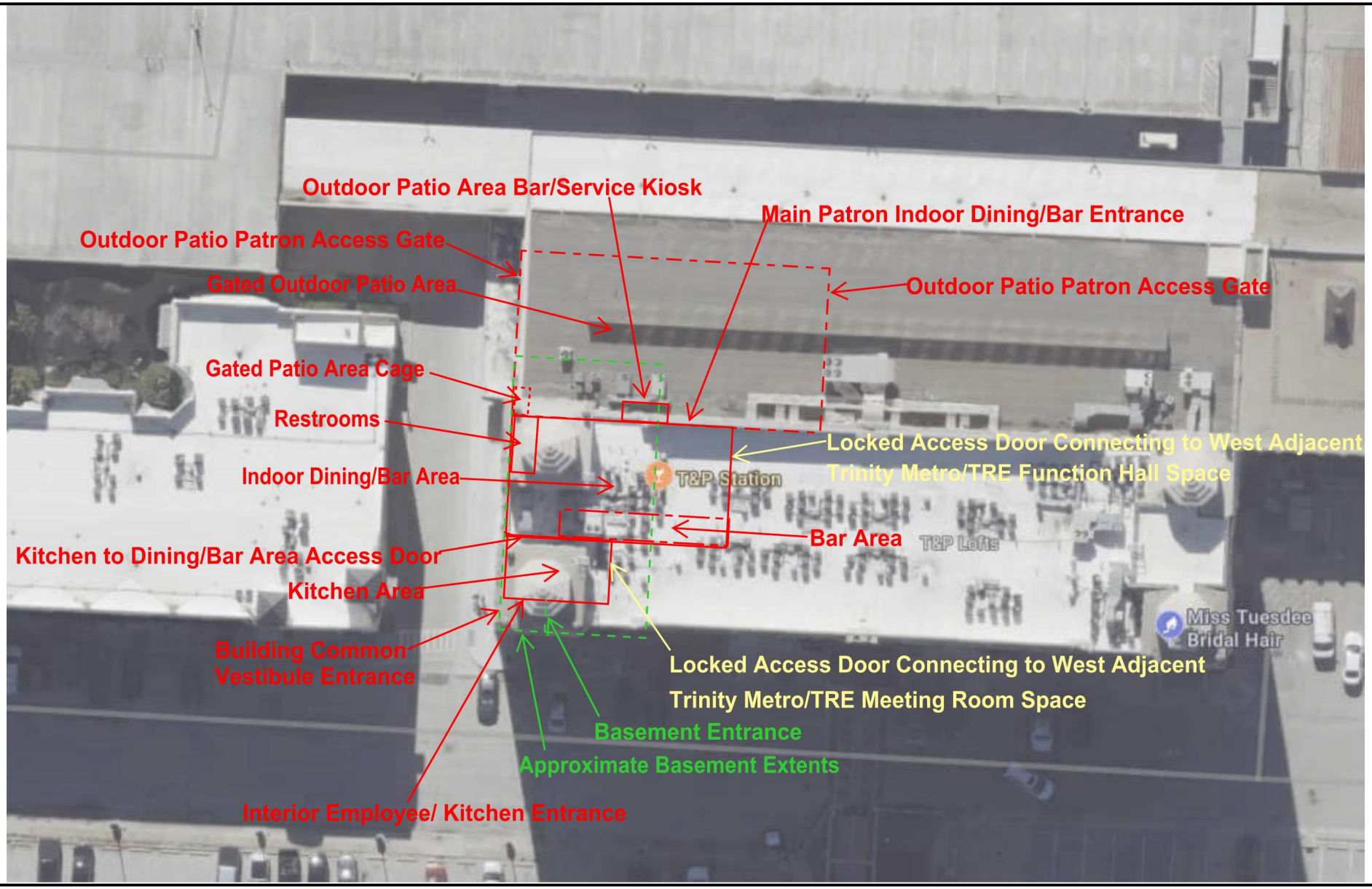
KEY:

Subject Site

FIGURE 1: SITE LOCATION MAP

Project No. 24-452679.1

PARTNER



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KEY:

Subject Site

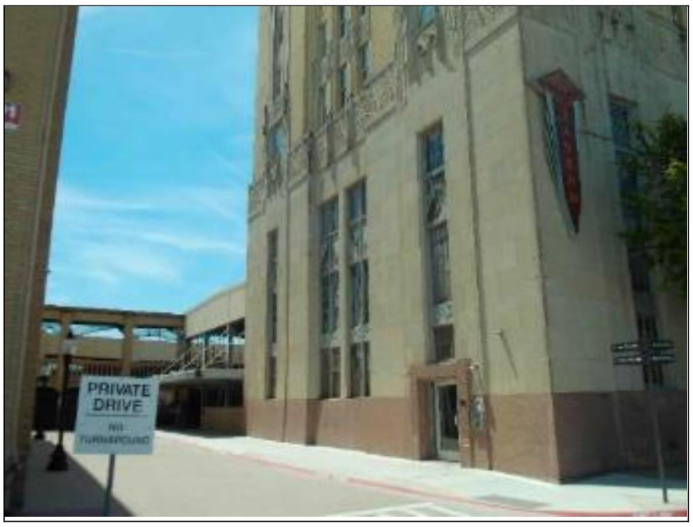
FIGURE 2: SITE PLAN
Project No. 24-452679.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

1. Property signage to remain

2. Signage permit affixed to sign



3. Location of the subject T&P Tavern (Suite 1000) at the east end of the building

4. East façade and canopy at the south exterior patio area

5. South exterior patio area fencing and southeast patron access gate

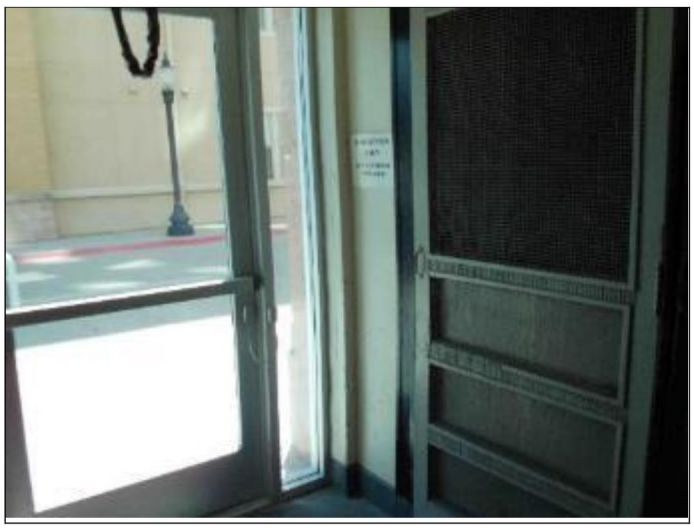
6. South exterior patio area fencing and southwest patron access gate

7. Location of the 1,000-gallon grease trap to remain at the northeast corner of the building

8. Location of the sub-grade sanitary sewer connection to the Municipal sewer system

9. PVC sanitary cleanouts for the building sewer system

10. Northeast common building entrance leading to the kitchen access door and basement stairs



11. Northeast common building entrance (left), common vestibule, and subject property kitchen access door (right)

12. Basement access stairs and gate

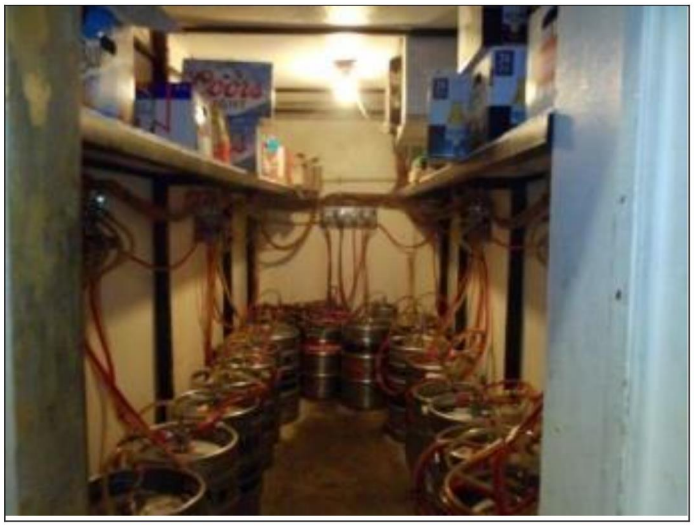
13. Second-floor rented office/common area space to be vacated by the current tenant

14. Main domestic water supply line and meter in the basement

15. Typical view of the basement areas

16. 120-gallon electric water heater to remain in the basement

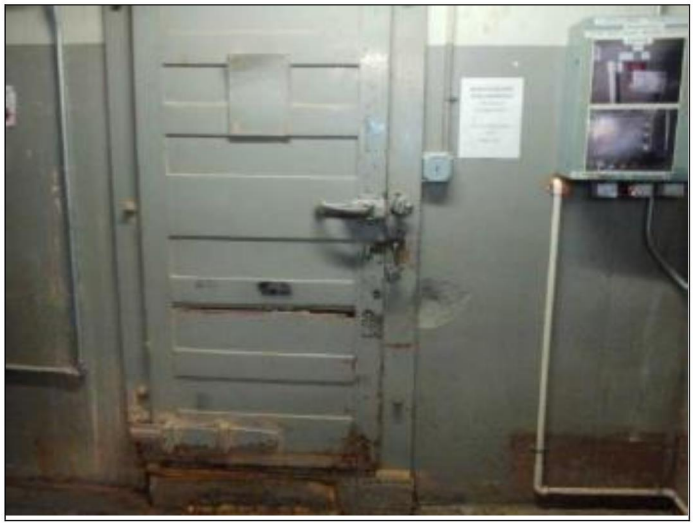
17. Beer walk-in cooler to remain in the basement



18. Beer walk-in cooler to remain in the basement; Note the beer cooling/beer distribution system was observed in functional condition

19. Beer cooler 1-HP refrigeration compressor to remain in the basement

20. Beer cooler refrigeration unit to remain in the basement



21. Food walk-in cooler to remain in the basement

22. Food walk-in cooler to remain in the basement

23. Food cooler 0.75-HP refrigeration compressor to remain in the basement

24. Food cooler refrigeration unit to remain in the basement

25. Dry storage area to remain in the basement

26. Typical dry storage area shelving to remain in the basement

27. Subject property electrical panels in the basement

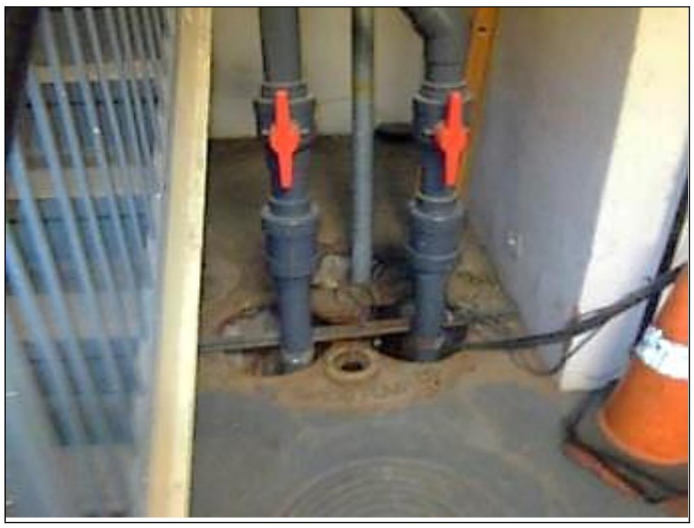
28. Subject property electrical panels in the basement

29. Subject property 'Big Ass Fan' electrical control panel to remain in the basement

30. Subject property Brinks security system electrical control panel to remain in the basement

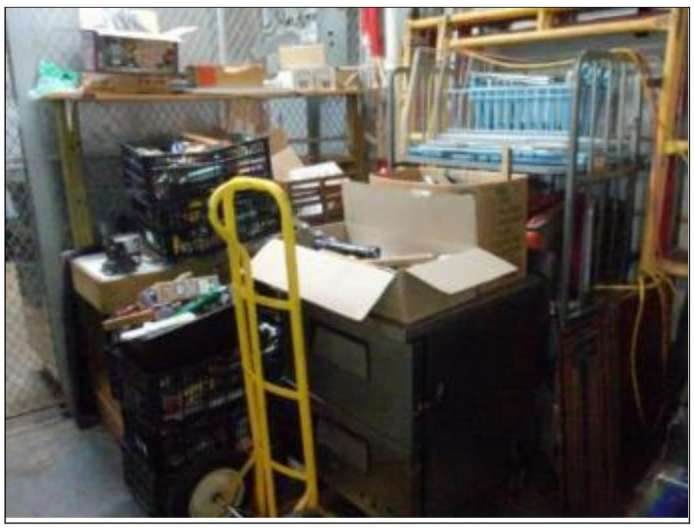
31. Freight elevator access in the basement (HOA owned)

32. Main HOA owned FACP and HOA owned electrical panels in the basement

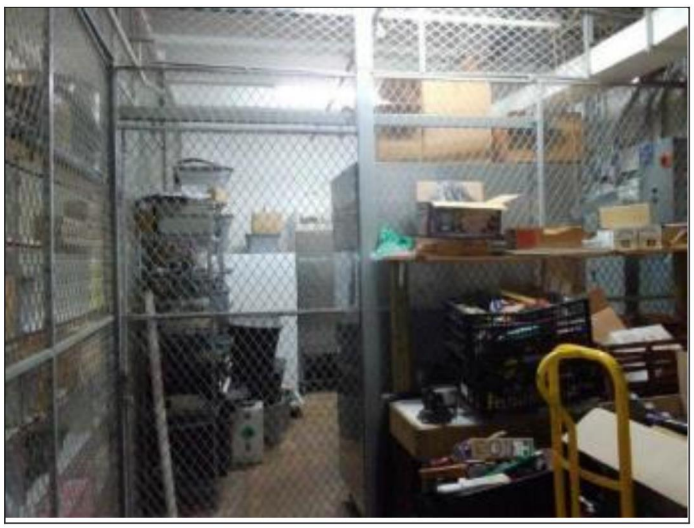


33. Sump pump system in the basement (HOA owned)

34. Split system HVAC condensing unit in the basement (HOA owned)



35. Typical current tenant-owned equipment and stored items to be removed from the basement



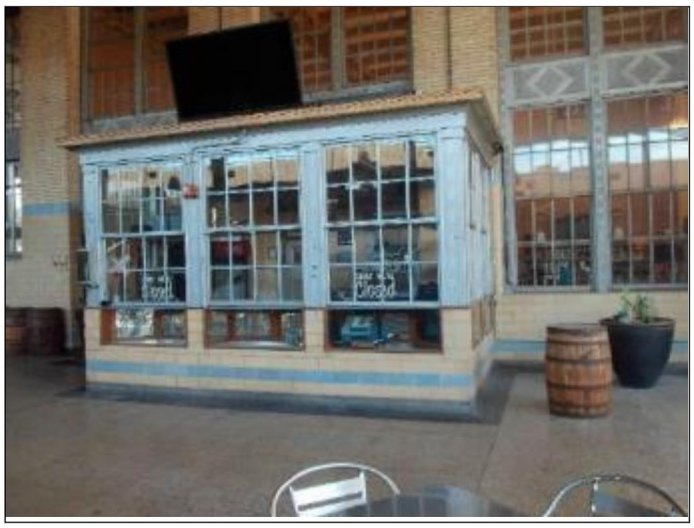
36. Gated locker to remain in the basement

37. Overview of the south exterior patio area; Note current tenant-owned tables and chairs to be removed by the outgoing tenant

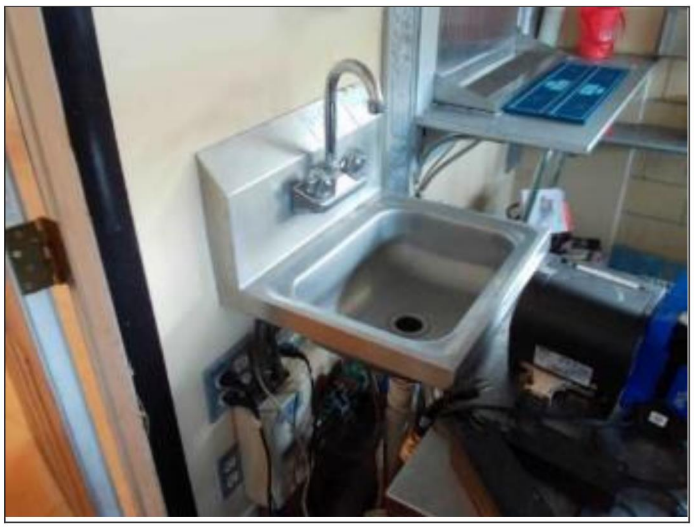
38. South exterior patio area bird netting on the exposed roof structure to remain

39. South exterior patio area storage cage structure to remain

40. South exterior patio area 'Big Ass Fan' unit to remain; Note all patio area lighting is LED



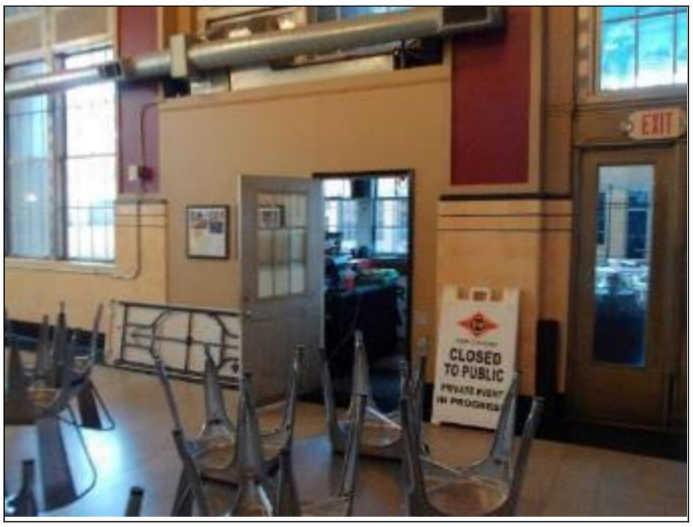
41. South exterior patio area service/bar kiosk to remain



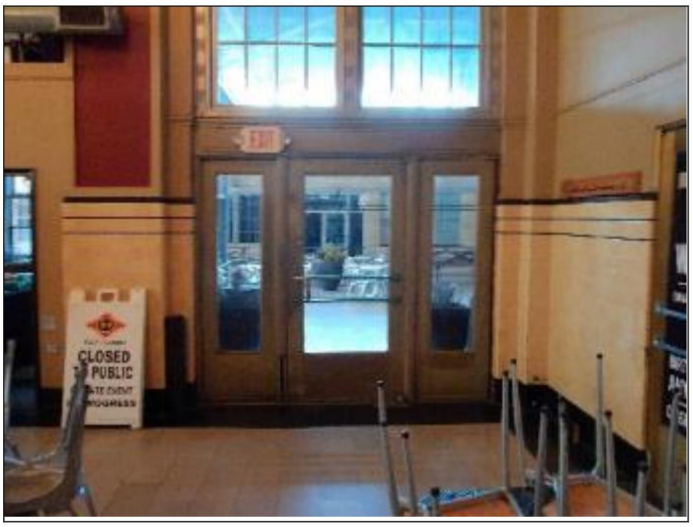
42. Service/bar kiosk hand sink to remain

43. 2.5-ton packaged HVAC unit serving the service/bar kiosk and interior dining/bar area to remain

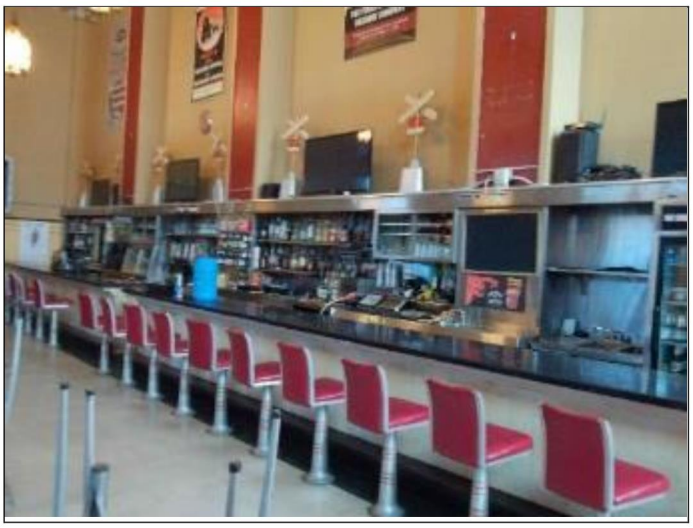
44. Service/bar kiosk shelving and cabinetry to remain



45. Service/bar kiosk access door



46. Main patron access door to the interior dining/bar area



47. Interior bar area; Stainless steel bar backs and stools to remain

48. Interior bar area; Stainless steel bar back to remain

49. Interior bar area; Stainless steel ice cream cooler to remain

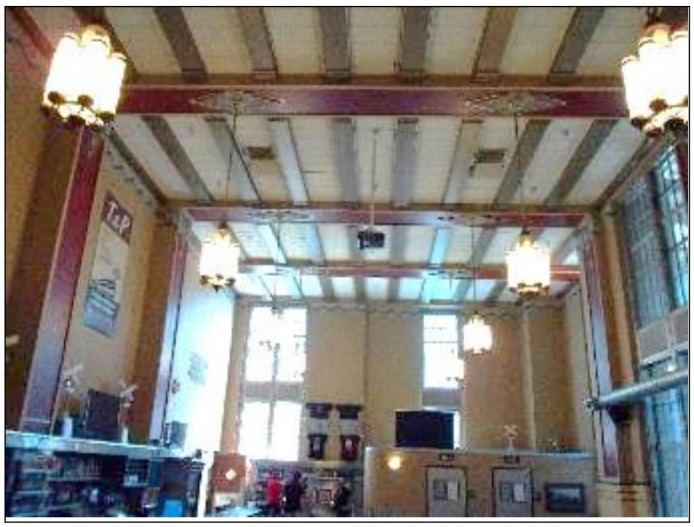
50. Interior bar area; Stainless steel ice cream cooler refrigeration unit to remain

51. Interior bar area; Stainless steel beer cooler to remain

52. The refrigeration compressor unit for the bar area beer cooler is located in the basement

53. Interior bar area; Stainless steel wine cooler to remain

54. The refrigeration compressor unit for the bar area wine cooler is located in the basement

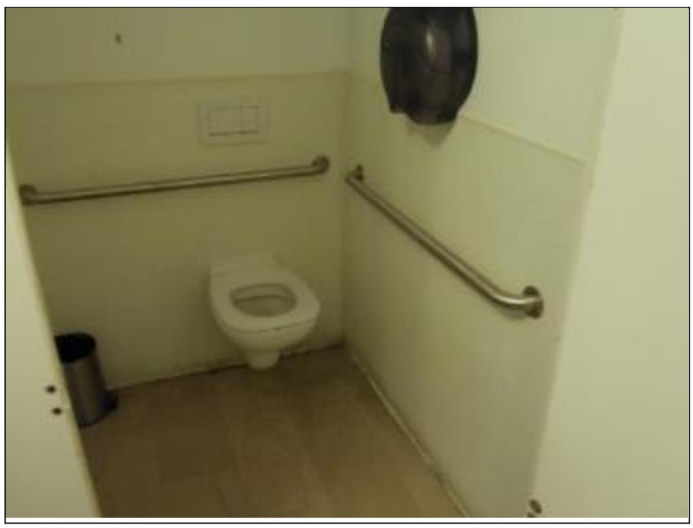


55. Dining/bar area chandeliers (8) to remain; Note chandeliers have LED bulbs

56. Dining/bar area men's and women's restroom structure to remain

57. The restroom signage is missing compliant signage (Braille lettering is missing)

58. The Men's toilet flush valve is on the wrong side of the tank



59. The toilet paper dispensers are not installed at compliant heights in both restrooms

60. Both restrooms are missing compliant under sink pipe wraps

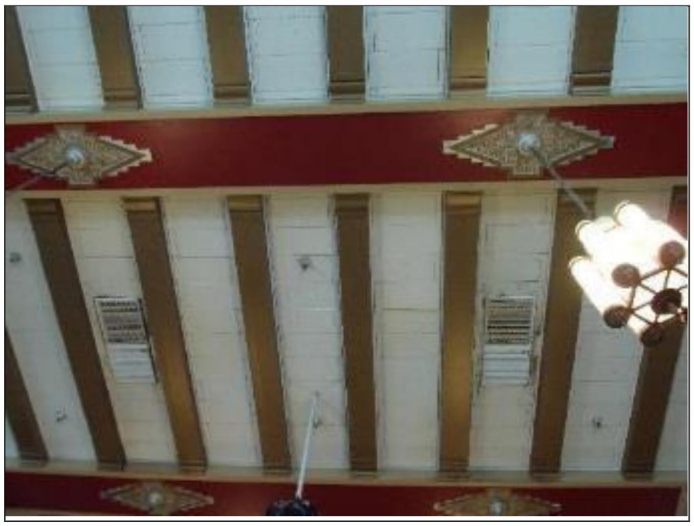
61. Goodman 2008 vintage 5-ton RTU on the open patio area roof that serves the dining/bar area; Note hail damaged coils

62. International. Comfort Products, LLC 2011 vintage 6-ton RTU on the open patio area roof that serves the dining/bar area; Note hail damaged coils

63. RTU ducting conditions

64. RTU ducting conditions

65. Interior dining/bar area RTU returns



66. Interior dining/bar area RTU registers

67. Typical thermostat

68. Dining/bar area locked access door leading to the west adjoining TRE Function Hall

69. Kitchen/employee entrance at the northeast corner of the subject property

70. Janitorial closet with mop sink in the kitchen area

71. Kitchen ceiling finishes and suspended LED lighting fixtures

72. Overview of the kitchen area; Note the locked access door leading to the west adjoining TRE meeting room

73. Kitchen area electrical panels

74. Kitchen area floor drains; Note flooring sealing repairs

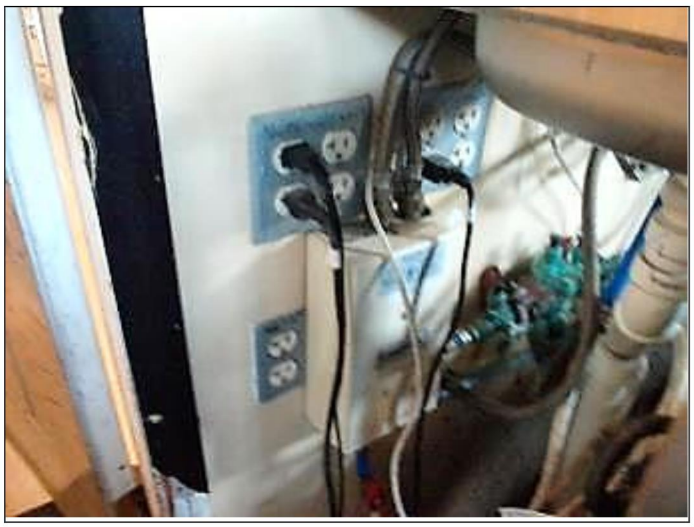
75. Typical flooring conditions in the kitchen area

76. Security system control pad

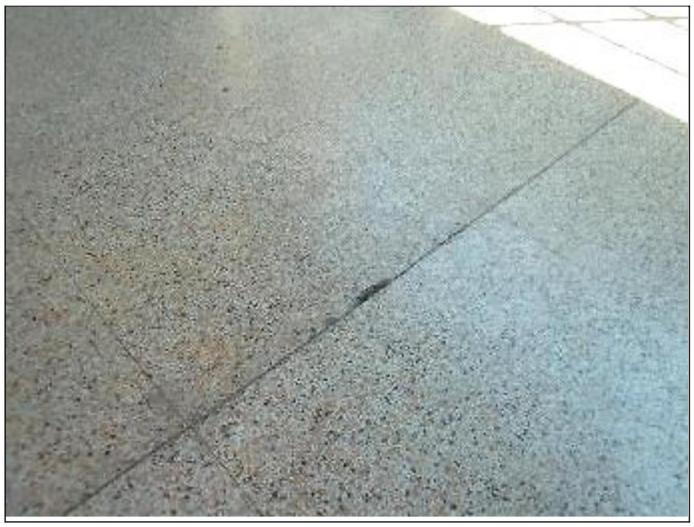
77. Typical security system door sensor

78. Typical security system kiosk sonic glass break sensor

79. Domestic backflow is located in the kiosk; Note point-of-use water heater



80. GFCI protection is not provided at wet locations throughout the subject property



81. Isolated areas of minor damage to the exterior patio area epoxy flooring were observed

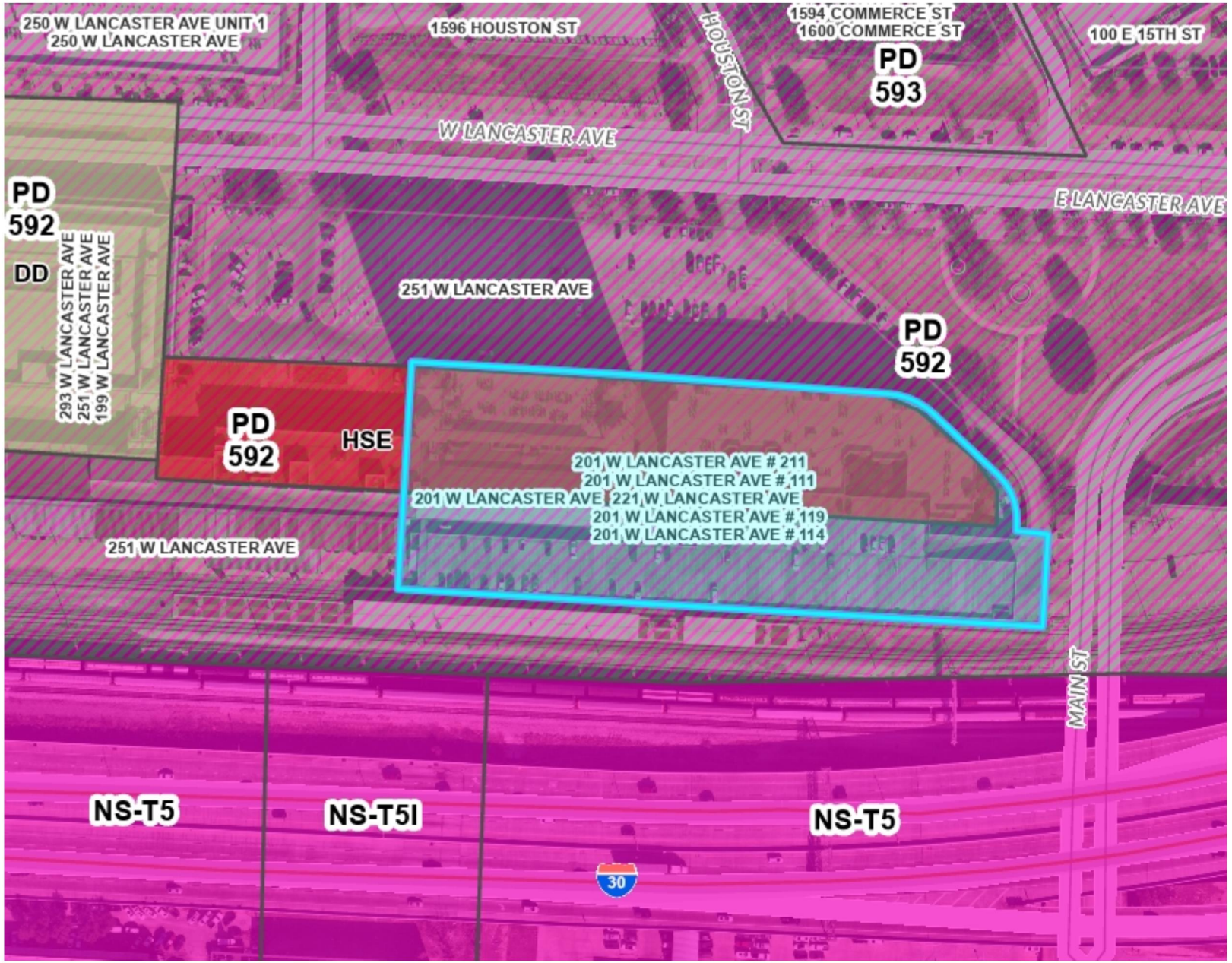
82. Typical fire alarm system audible/strobe unit

83. Only the women's restroom was provided with a fire alarm system audible/strobe unit

84. Lighted exit sign with emergency lighting

APPENDIX B: SUPPORTING DOCUMENTATION

T & P Tavern - 221 West Lancaster Avenue



Legend

- NCTCOG Freeways 2,257
- Streets Label 2,257
- Zoning Outline
- Historic Designations
  - CD
  - DD
  - HC
  - HSE
- Zoning Fill
  - AG - Agricultural
  - A-5; A-7.5; A-10; AR Single Family
  - A-2.5A; A-43- Residential (Single Family One-Acre +)
  - A-21- Residential (Single Family, 1/2 Acr
  - MH- Residential (Manufactured Housing
  - B; R1; R2- Low Density Residential
  - C; CR; D Multi Family
  - UR- Urban Residential
  - CF- Community Facility
  - ER; E; EP - Neighborhood Commercial
  - FR; F; G; OM- General Commercial
  - Mixed Use, Downtown, and Form Based Districts
  - IP; I- Light Industrial
  - J; K- Heavy Industrial
  - O-2; O-1- Floodplain
  - Planned Development (A-5; PD, A5; PD, A-10; PD, A-5; PD, A-43
  - Planned Development (A-21- Residentia (Single Family, 1/2 Acre +)
  - Planned Development (AG- Agricultural)
  - Planned Development (J; K- Heavy Industrial)
  - Planned Development (FR; F; G; OM- General Commercial)
  - Planned Development (IP; I- Light Indust
  - Planned Development (B; R1; R2- Low Density Residential)
  - Planned Development (C; CR; D Multi Family)
  - Planned Development (ER; E; EP- Neighborhood Commercial)
  - Planned Development (CF - Community Facility)
  - Planned Development (UR - Urban Residential)
  - Planned Development (Mixed Use, Downtown, and Form Based Districts)
- Lots
- Regional Arterials
- Freeways
- City Limit
- City Arterials
- Parker County Streets
- Denton County Streets
- NCTCOG Freeways 2,257

0.1 0 0.03 0.1 Miles

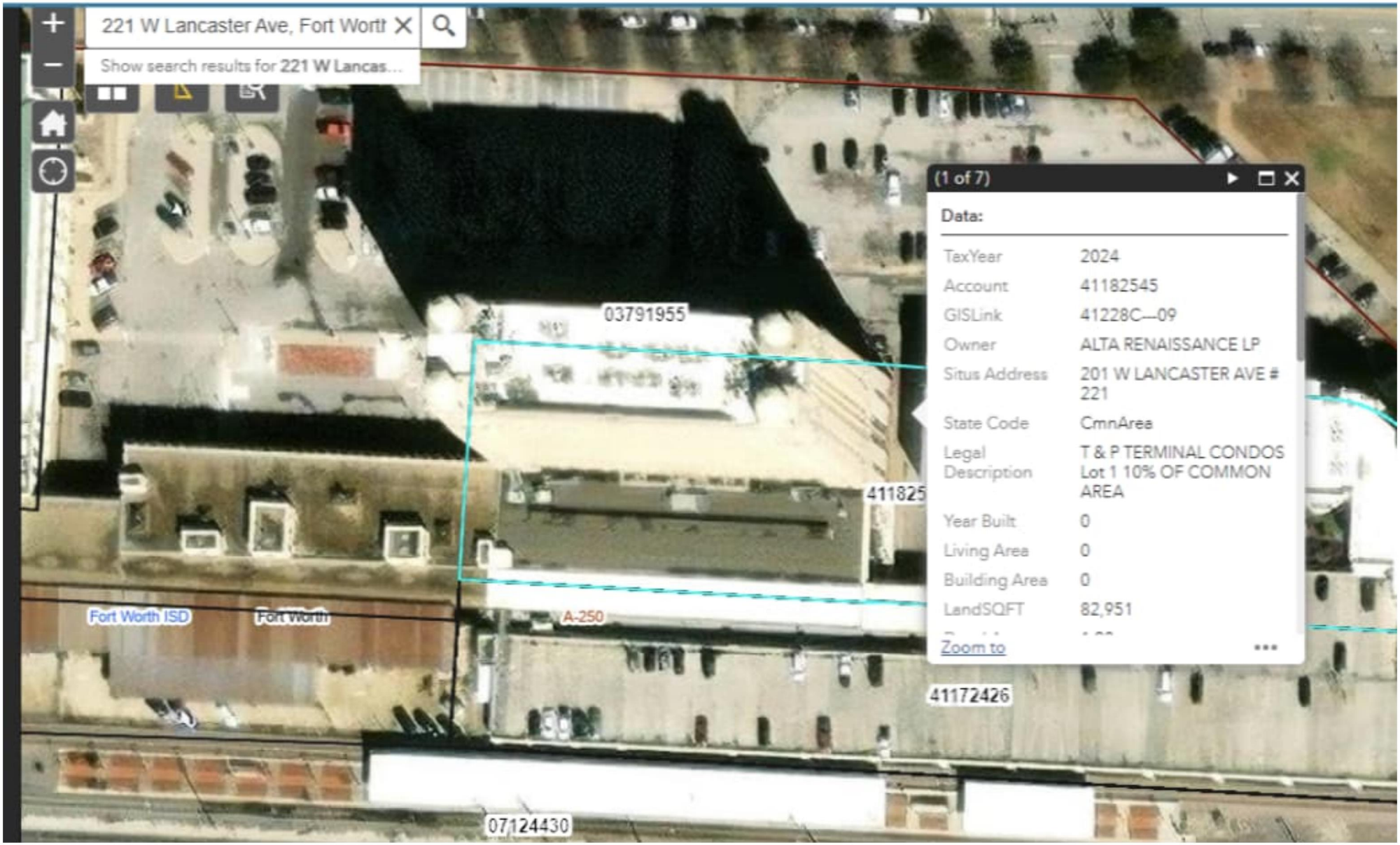
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The City of Fort Worth assumes no responsibility for the accuracy of said data.

NCTCOG ORTHOPHOTOGRAPHY

8/21/24 11:52 PM

1" = 1,994'


Streets 2,257
30
31 - 35
36 - 40
41 - 45
46 - 60
ETJ
Airports
Adjacent Cities
Lakes


221 W Lancaster Ave, Fort Worth
Show search results for 221 W Lancas...
(1 of 7)
Data:
TaxYear 2024
Account 41182545
GISLink 41228C---09
Owner ALTA RENAISSANCE LP
Situs Address 201 W LANCASTER AVE # 221
State Code CmnArea
Legal Description T & P TERMINAL CONDOS Lot 1 10% OF COMMON AREA
Year Built 0
Living Area 0
Building Area 0
LandSQFT 82,951
Zoom to
03791955
41182545
Fort Worth ISD
Fort Worth
A-250
41172426
07124430

The items that are part of the Real property are as follow - will remain with the Buyer

Bird netting
Perimeter fence
Patio cage
Patio 24' dia big ass fan and controller in basement
Kiosk hand sink
Kiosk 2 Ton package Heat pump
Kiosk historic shelving
Interior bar
Interior barstools X 23
Interior stainless bar back
Interior 6 ton package Heat pump
Interior 5 ton package Heat pump
Interior chandelier X 8
Interior ADA bathrooms
1000 gallon grease trap
Basement walk in cooler #1
Walk in cooler #1 refrigeration unit
Basement walk in cooler #2
Walk in cooler #2 refrigeration unit
120 gallon Rheem water heater
Refrigeration Compressor for upstairs stainless bar back sliding drawer bin
Refrigeration Compressor for upstairs stainless bar back vintage pie case
Refrigeration Compressor for upstairs stainless bar back vintage ice cream case
Dry storage shelving
Alarm system
Building Sign

Personal Property and not part of the real property

T&P Tavern Equipment Asset List

Location	Description	Manufacturer	Model #	Qty	Current price new	Total Amount
Kiosk	Underbar Cocktail Unit - 24" x 18" - Ice Chest + Cold Plate	Eagle	B2CT-18-7	1	$1,430.00	$1,430
Kiosk	Under counter ice maker	Scotsman	CU3030	1	$2,747.00	$2,747
Kiosk	Counter top refrigerator		Red Bull	1	$350.00	$350
Kiosk	Historic Decorations		Historic			$0
Kiosk	Audio Amplifier	Crown	XLi1500	1	$350.00	$350
Interior/Bar	Tables, 32", Black with Silver edge			10	$250.00	$2,500
Interior/Bar	Chairs, Silver with Black Seat			40	$40.00	$1,600
Interior/Bar	Counter top Refrigerator	True	GDM-09-S	1	$2,669.00	$2,669
Interior/Bar	Stand up Sliding Door Refrigerator	True	TSD-33G	1	$4,775.00	$4,775
Interior/Bar	Shaker Glass, 16oz	Libbey	5139	120	$2.75	$330
Interior/Bar	Pilsner Glass, 16oz	Libbey	1604	10	$3.00	$30
Interior/Bar	Belgian Glass, 10oz	Libbey	3817	34	$3.53	$120
Interior/Bar	Gibraltar Glass, 10oz	Libbey	15232	87	$1.15	$100
Interior/Bar	Rocks Glass, 7oz	Libbey	15245	66	$3.00	$198
Interior/Bar	Wine Glasses, Stemless, 15oz	Chef's Star		47	$4.00	$188
Interior/Bar	Martini Glasses, Stemless, 8.25 oz	Libbey	400	12	$2.50	$30
Interior/Bar	Collins Glasses	Libbey	2518	12	$3.00	$36
Interior/Bar	Speakeasy Glass, 8.25oz	Libbey	601602	11	$4.55	$50
Interior/Bar	Mason Jar Glasses			32	$2.50	$80
Interior/Bar	Coffee Cups	Libbey		24	$3.00	$72
Interior/Bar	Dessert Cups	Libbey	5294	16	$6.25	$100
Interior/Bar	Moscow Mule Cups			12	$12.50	$150
Interior/Bar	Flight Glass, Pilsner, 6oz	Libbey	16	84	$1.40	$118
Interior/Bar	Irish Style Beer Glass, 16oz		G5892A	92	$5.00	$460
Interior/Bar	42" Television	TLC		2	$350.00	$700
Interior/Bar	55" Television	Samsung		2	$500.00	$1,000
Interior/Bar	65" Television	Panasonic		1	$750.00	$750
Interior/Bar	Commercial Projector, 5500 Lumens	BenQ		1	$4,500.00	$4,500
Interior/Bar	Audio Amplifier	Crown	XLi2500	1	$500.00	$500
Patio	SS clad 36" Tables			20	$130.00	$2,600
Patio	Aluminum Indoor/Outdoor Chair	AAA Furniture	#AL-C/AL	80	$72.00	$5,760
Patio	Picnic Tables			10	$100.00	$1,000
Patio	71" Television	Visio		1	$950.00	$950
Patio	Ceramic Pots with Plants			8	$300.00	$2,400
Patio	Wooden Barrels	Jack Daniels & Jameson		8	$250.00	$2,000
Patio	Gas Grill	Members Mark	GR2039201-MM	1	$469.00	$469
Patio	Propane Tanks			4	$75.00	$300
Patio	Table with 1.5 Backsplash, SS, 5'X2.5'	BK Resources		1	$341.00	$341
Kitchen	16 x 20 x 12 Bowl - 1 Drainboard - 1 Compartment Sink	BK Resources	BKS-1-1620-12-18	1	$429.00	$429
Kitchen	1200W Microwave w/ Programmable Control 1.2 Cu. Ft. Interior	Panasonic	FO2263930AP	1	$275.00	$275
Kitchen	Automatic Food Slicer	Hobart	1712	1	$7,000.00	$7,000
Kitchen	Slicer Sharpener Assembly	Hobart	1612 1712	1	$154.00	$154
Kitchen	Stainless Steel Sink 3 Compartment Bays with Drainboards	BK Resources	BKS-3-1620-14-18TS	1	$665.00	$665
Kitchen	Pre Rinse Unit w/ 12" Spout for 3 Bay Sink Sprayer	Krowne	18-708L	1	$407.00	$407
Kitchen	19 Cu. Ft. 1 Door Freezer	True	T-19F	1	$2,754.00	$2,754
Kitchen	27" 12 Bin Sandwich/Salad Prep Table	True	TSSU-27-12M-C	1	$2,631.00	$2,631
Kitchen	Basic Splash Mount 2-Hole Hand Sink	BK Resources	BKHS-W-1410-P	1	$391.00	$391
Kitchen	16 x 20 x 12 Stainless Steel Mop Sink	BK Resources	BKMS-1620-12	1	$292.00	$292
Kitchen	BKF Heavy Duty Commercial Faucet	BK Resources	BKF-12-G	1	$116.00	$116
Kitchen	Wire Racks, 5'X2'	Metro		1	$431.00	$431
Kitchen	Wire Racks, 4'X1.5'	Metro		1	$160.00	$160
Kitchen	Table, SS, 6'X3'	Metro	WT366US	1	$1,005.00	$1,005
Kitchen	Table, SS, 6'X3'	Metro	WT366FS	1	$1,150.00	$1,150
Kitchen	Under Table rolling rack, Qty 2	Metro		1	$600.00	$600
Kitchen	Table with 1.5 Backsplash, SS, 3'X2.5'	BK Resources		1	$235.00	$235
Kitchen	Table, SS, 6'X2'			1	$301.00	$301
Kitchen	Table, SS, 6'X2.5'			1	$332.00	$332
Kitchen	Table, SS, 8'X2.5'			1	$137.00	$137
Kitchen	Table, SS, 2.5'X1.5'	BK Resources		1	$225.00	$225
Kitchen	Table with 1.5 Backsplash, SS, 2.5'X2.5'	BK Resources		1	$221.00	$221
Kitchen	Flip top Refrigerator, 60 inch	True	TSSU-60-24M-B-ST	1	$4,257.00	$4,257
Kitchen	Work top Refrigerator, 60 inch	True	TWT-60-32	1	$3,488.00	$3,488
Kitchen	Reach in 6 door Refrigerator	Herrick	RSP66	1	$5,745.00	$5,745
Kitchen	Countertop Refrigerator	Tramontina		1	$199.00	$199
Kitchen	Double Commercial Panini Press with Cast Iron Grooved Plates	Star	PGC28i	1	$4,369.00	$4,369

Kitchen	Electric Griddle, 24"	Avantco	177EG24N	2	$600.00	$1,200
Kitchen	Electric Fryer with Vent hood and Fire Suppression	Resfab inc.	MB-85ATV/CR-60V	1	$35,360.00	$35,360
Kitchen	Food Warmer/Cooker 1200Watts	APW Wyott	W-3Vi	2	$302.00	$604
Kitchen	Soup Warmer	Nemco		1	$225.00	$225
Kitchen	Convection Oven, small	Vollrath	COA7002	1	$1,495.00	$1,495
Kitchen	Large Stand up Convection oven	Nuvu	CUB-16R	1	$16,000.00	$16,000
Kitchen	Microwave Convection oven combo	Turbochef	i5	1	$15,850.00	$15,850
Kitchen	Induction Stove top, single	Avantco	ic3500	1	$200.00	$200
Kitchen	Large Immersion Blender	Robot Coupe	MP-450 Turbo	1	$743.00	$743
Kitchen	Medium Immersion Blender	Robot Coupe	CMP-250 V.V.	1	$479.00	$479
Kitchen	Commercial Food Processor	Robot Coupe	R2N	1	$1,162.00	$1,162
Kitchen	Double Commercial Dishwasher, Low temp	CMA		1	$5,707.00	$5,707
Kitchen	Blender, Commercial, 1 Gallon, 3.75 HP	Waring	CB15	1	$1,375.00	$1,375
Kitchen	Heavy duty Mixer, 20Qt	Welbilt		1	$4,000.00	$4,000
Kitchen	Large Food Storage Bin with Lids	Cambro		23	$25.00	$575
Kitchen	Medium Food Storage Bin with Lids	Cambro		28	$10.00	$280
Kitchen	Small Food Storage Bin with Lids	Cambro		18	$7.00	$126
Kitchen	Induction Cooking Pot, 16 Qt	Vollrath	77522	2	$150.00	$300
Kitchen	Induction Cooking Sauce Pan, 7 Qt	Vollrath	77743	2	$150.00	$300
Kitchen	Catering Salad Bowls, 40 Qt, Plastic	Cambro		5	$30.00	$150
Kitchen	Large Mixing Bowls, SS			5	$42.00	$210
Kitchen	Medium Mixing Bowls, SS			6	$25.00	$150
Kitchen	Small Mixing Bowls, SS			18	$15.00	$270
Kitchen	Calanders, 1L, 1M, 1S			3	$20.00	$60
Kitchen	Salad Dryer	Franklin Machine Products	FMP-280-1497	1	$179.00	$179
Kitchen	1/3 Hotel Pans, Medium			3	$12.00	$36
Kitchen	1/3 Hotel Pans, Deep			37	$15.00	$555
Kitchen	1/3 Hotel Lids			18	$10.00	$180
Kitchen	1/6 Hotel Pans, Medium			6	$12.00	$72
Kitchen	1/6 Hotel Pans, Deep			31	$13.00	$403
Kitchen	1/6 Hotel Lids			33	$8.00	$264
Kitchen	1/9 Hotel Pans, Medium			37	$10.50	$389
Kitchen	1/9 Hotel Lids			19	$7.50	$143
Kitchen	Cookie Sheets, Full			30	$10.00	$300
Kitchen	Cookie Sheets, Half			9	$9.00	$81
Kitchen	Cookie Sheet Holding Rack, Tall			1	$453.00	$453
Kitchen	Cookie Sheet Holding Rack, Short			1	$115.00	$115
Kitchen	Serving Spoons, SS			15	$5.00	$75
Kitchen	Serving Tongs, SS			12	$5.00	$60
Kitchen	Serving Lattels, SS			9	$5.00	$45
Kitchen	Mixing Whisks			4	$5.00	$20
Kitchen	Portion Control Serving Strainer, 1 oz	Vollrath		2	$10.00	$20
Kitchen	Portion Control Serving Strainer, 2 oz	Vollrath		2	$10.00	$20
Kitchen	Portion Control Serving Strainer, 3 oz	Vollrath		2	$10.00	$20
Kitchen	Portion Control Serving Strainer, 4 oz	Vollrath		2	$10.00	$20
Kitchen	Grill Spatula, SS			5	$12.00	$60
Kitchen	Mixing Spatula, Silicon	Vollrath		5	$10.00	$50
Kitchen	Dough Perforator/Docker			1	$20.00	$20
Kitchen	Meat Tenderizer			2	$10.00	$20
Kitchen	Bus Tubs			12	$10.00	$120
Basement	Freezer, 2 door	True	T-49F	2	$5,605.00	$11,210
Basement	Freezer, 1 door	Frigidaire	LFFU1766GW1	1	$808.00	$808
Basement	Refrigerator, Stand up Sliding Door, 38 Cubic Foot	Beverage Air	MT38	1	$1,699.00	$1,699
Basement	Commercial Cube Ice Machine	Hoshizaki	KM-630 MRE	1	$3,500.00	$3,500
Basement	1000lb Ice Machine Ice Bin			1	$1,500.00	$1,500
Basement	Table with 1.5" backsplash, SS, 2.5'X2.5'	BK Resources		1	$221.00	$221
Basement	Sous Vide Immersion Cooker	Polyscience	SVPR-WC1B	1	$849.00	$849
Basement	Coffee Maker	Grindmaster	P-430	1	$1,912.00	$1,912
Basement	Coffee Bean Grinder	Grindmaster		1	$1,000.00	$1,000
Basement	On Site Coffee Shuttle with 120V Warmer	Grindmaster		3	$367.00	$1,101
Basement	Portable Coffee Urn, Insulated, 5.25 Gal	Cambro	500LCD	3	$159.00	$477
Basement	Portable Coffee Urn, Insulated, 2.5 Gal	Cambro	250LCD	2	$110.00	$220
Basement	Tea Urns Stainless Steel	Curtis	TCO421G004	2	$100.00	$200
Basement	Commercial Coffee Tea Brewer/Urn	Winco		1	$65.00	$65
Basement	Full Hotel Pans, Shallow			13	$15.50	$202
Basement	Full Hotel Pans, Medium			6	$25.00	$150
Basement	Full Hotel Pans, Deep			4	$28.00	$112
Basement	Full Hotel Pan Lids			3	$15.00	$45
Basement	Full Hotel Steam Pan			2	$20.00	$40
Basement	1/2 Hotel Pans, Shallow			2	$14.50	$29
Basement	1/2 Hotel Pans, Medium			3	$20.00	$60
Basement	1/2 Hotel Pans, Deep			1	$24.00	$24
Basement	1/2 Hotel Pan Lids			5	$13.00	$65
Basement	Catering Hotel Chafing Set			8	$75.00	$600
Basement	Catering Round Chafing Set			4	$100.00	$400
Basement	Portable Insulated Hotel Pan Food Holders	Cambro		4	$300.00	$1,200

Basement	Portable Insulated Hotel Pan Food Holder small	Cambro		1	$250.00	$250
Basement	Wire Racks, 4'X1.5'	Metro		6	$160.00	$960
Basement	Wire Racks, 3'X1.5'			1	$150.00	$150
Basement	Enclosed Pan Cabinet, Tall			1	$631.00	$631
Basement	Boil Pot with Stainer Basket, Aluminum, 120 Qt			2	$200.00	$400
Basement	1 L Beer Stein, Qty 48			48	$15.00	$720
Basement	1/2 L Beer Stein, Qty 24			35	$12.00	$420
Basement	24 Beer Draught Dispensing System, 32 faucets, 24 couplers, 2 towers, 150 ft Trunk line, 24 regulators			1	$5,500.00	$5,500
Basement	Beer Gas Blender, Draught Beer System	McDantim	Trumix TM-1HF-HPR	1	$944.00	$944
Basement	Glycol chiller	Perlick	4414QC	1	$4,172.00	$4,172
Basement	Nitrogen Gas Bottle, 150 Cubic Foot			3	$250.00	$750
Basement	Co2 Gas Bottles, 50 lb			4	$200.00	$800
Basement	Co2 Gas Bottles, 20 lb			1	$150.00	$150
Basement	Soda Beverage Dispensing System with 3 Service points			1	$5,000.00	$5,000
Basement	Glycol chiller	UBC	Tayfin 75G	1	$1,285.00	$1,285
				Total		$220,082

CITY OF FORT WORTH - PLANNING & DEVELOPMENT DEPARTMENT - FIELD OPERATIONS DIVISION

CERTIFICATE OF OCCUPANCY

CO No. **T0811806**

Legal Description: **ALTA RENAISSANCE ADDITION BLOCK 1 LOT A**

Street Address: **221 W LANCASTER AVE**

Date: **02/17/2009**

Building, Room, Area:

Upon reviewing the City of Fort Worth Zoning records on the date of application, it was determined the above land is zoned **H**.
This land can be used as a **RESTAURANT**

BUILDING USE

Permit No. **PB08-02834**

I have inspected this (building) (room) (area) and find that as defined by the City of Fort Worth Building Code and, when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (Annotate high-piled combustible storage as -H.) The property will have the following classification:

Group	Division	Occupany Load	Type Construction	# Units	Comment
A-3		287	1-A	1	

KITCHEN KIOSK/OUTSIDE DINING ONLY

Occupant: **TEXAS & PACIFIC TAVERN AND GRI**

Owner: **ALTA RENAISSANCE LP UT** : **8 E GREENWAY PLZ STE 600 HOUSTON TX 77046-0811**

Building Official: **AL GODWIN** , **CBO** Code Compliance Approval:

Issued By: **LLOYD MILLER/MLH**

The City of Fort Worth cannot and does not in any way represent, advise, or guarantee that your compliance with the building code will prevent liability for violations of the Americans with Disabilities act.

The Building Code requires that this certificate be posted in a conspicuous place on the premises.

CITY OF FORT WORTH - PLANNING & DEVELOPMENT DEPARTMENT - FIELD OPERATIONS DIVISION

CERTIFICATE OF OCCUPANCY

CO No. **T0811806**

Legal Description: **ALTA RENAISSANCE ADDITION BLOCK NONE LOT 5003 & .265% OF COMMON AREA**

Street Address: **221 W LANCASTER AVE**

Date: **07/09/2010**

Building, Room, Area:

Upon reviewing the City of Fort Worth Zoning records on the date of application, it was determined the above land is zoned **H**.
This land can be used as a **RESTAURANT**

BUILDING USE

Permit No. **PB09-10962**

I have inspected this (building) (room) (area) and find that as defined by the City of Fort Worth Building Code and, when used by such Occupancy Classification, will comply with all pertinent laws and ordinances. (Annotate high-piled combustible storage as -H.) The property will have the following classification:

Group	Division	Occupancy Load	Type Construction	# Units	Comment
A-3		133	1a	1	STE 1000

Occupant: **TEXAS & PACIFIC TAVERN__**

Owner: **ALTA RENAISSANCE LP** : **8 E GREENWAY PLZ STE 600 HOUSTON TX** **77046-0811**

Building Official: **AL GODWIN** , **CBO** Code Compliance Approval:

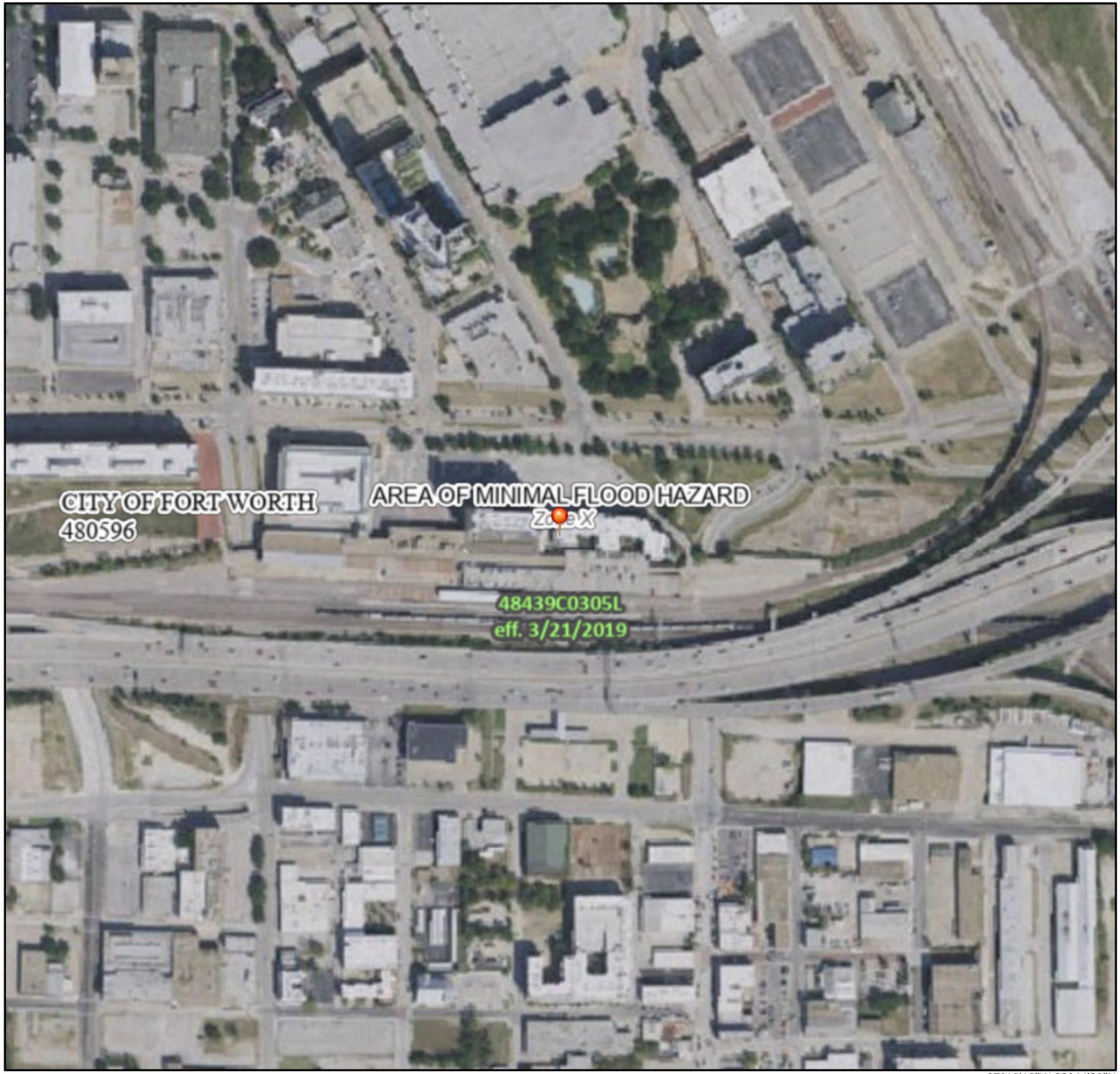
Issued By: **SAM CARICATO/EV**

The City of Fort Worth cannot and does not in any way represent, advise, or guarantee that your compliance with the building code will prevent liability for violations of the Americans with Disabilities act.

National Flood Hazard Layer FIRMette

FEMA

97°19'57"W 32°45'N



97°19'19"W 32°44'30"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

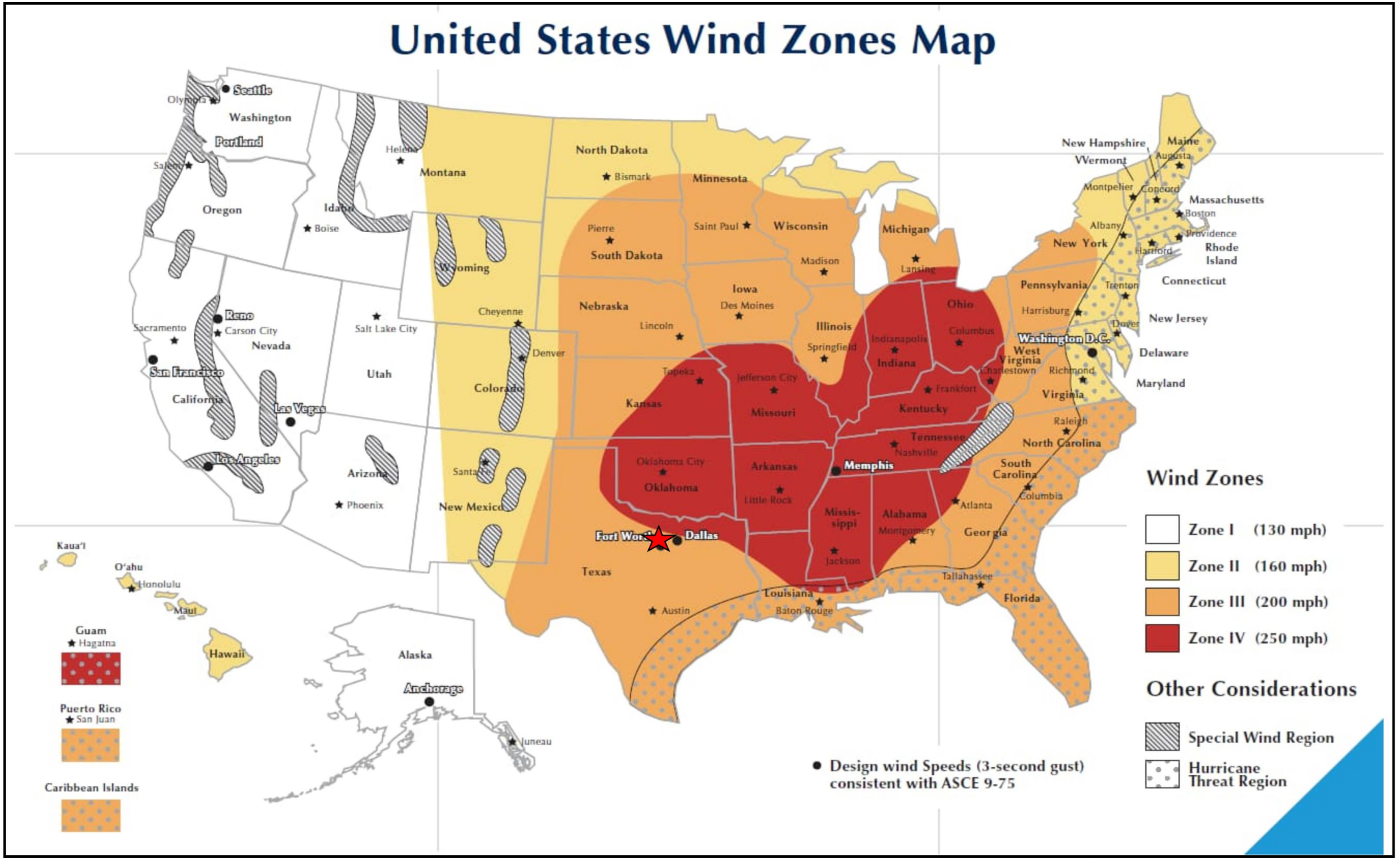
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/22/2024 at 12:08 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

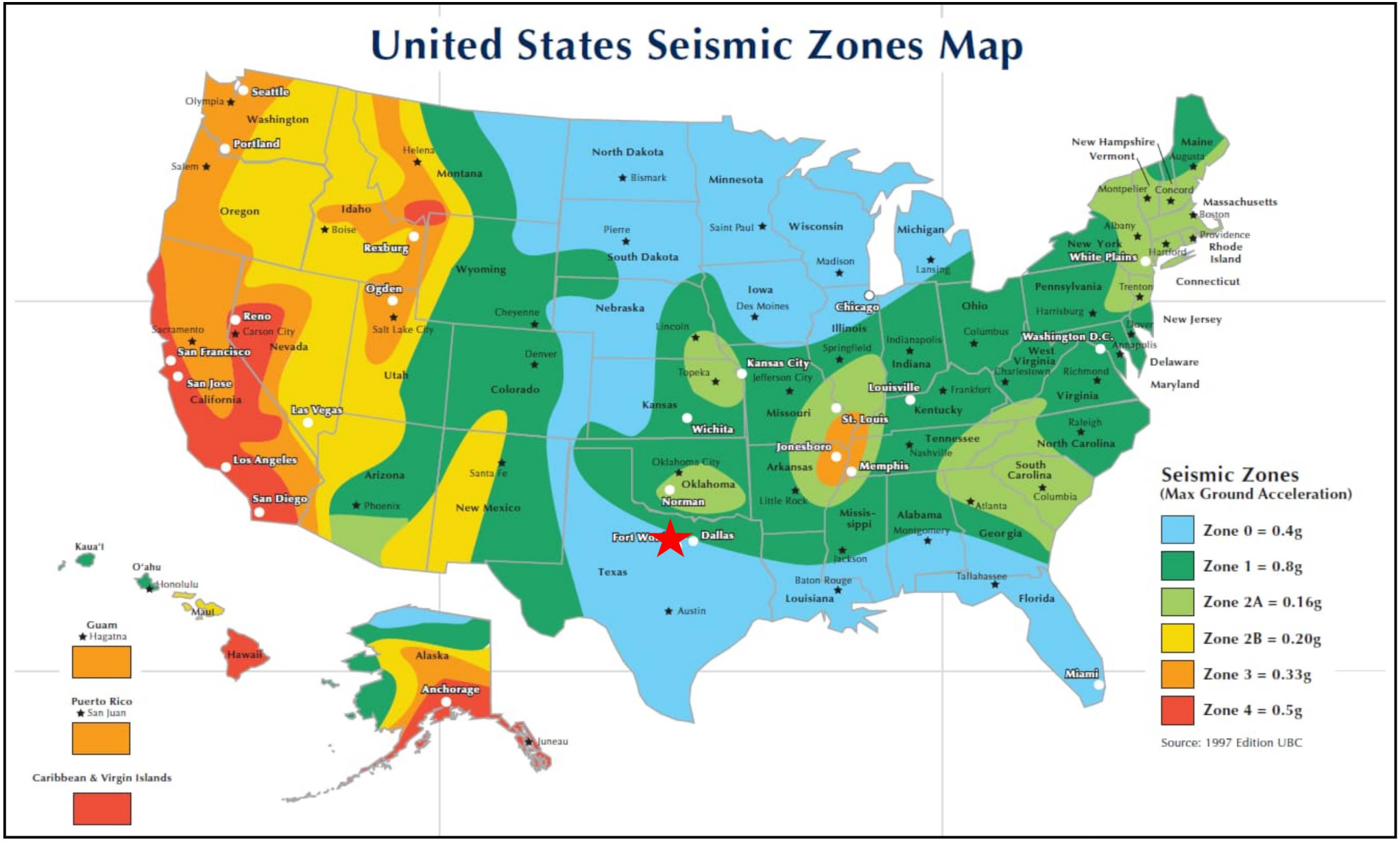


N

KEY:
Subject Property

APPENDIX B WIND ZONE MAP
Project No. 24-452679.1

PARTNER



N

KEY:
Subject Property

APPENDIX B SEISMIC ZONE MAP
Project No. 24-452679.1

PARTNER

NORTH

TRE Function Hall

TRE Meeting Room

520 Sq Ft Kitchen

6 Fire System Sprinkler Heads

Mop Sink

Freezer

3 Bay Dishwashing Sink

Floor Sinks

Fire System Intercom

Refrigerator

Prep Sink

Prep Table

Hand Sink

Hand Sink

Hand Sink

4 Bay Sink

Fire System Intercom

Fire System Intercom

2000 Sq Ft Dining Facility

18 Fire System Sprinkler Heads

Fire System Intercom

Fire System Intercom

Floor Drain

Floor Drain

29 Fire System Sprinkler Heads

Patron Entrance Exit

155 Sq Ft Kiosk

Fire Alarm Siren and Light

4200 Sq Ft Covered Patio

Sidewalk

Texas DOT TRE Property

Patron Entrance Exit

Public Walkway Easement With handicap Ramp.

Men's Public Restrooms Handicap accessible

Women's Public Restroom Handicap accessible

373.50

520 Sq Ft Kitchen

36.00

204.25

36.00

38.00

36.00

30.00

253.00

30.00

269.50

760.50

18.00

405.00

70.75

57.00

36.00

R36.00

R32.00

44.25

Ø60.00

42.00

36.00

Ø60.00

R36.00

60.00

15.00

18.00

56.00

42.00

36.00

114.33

36.00

111.00

106.00

193.25

72.00

589.50

108.00

106.00

1073.50

Ø4.00

108.00

120.00

360.00

60.00

116.00

36.00

50.50

36.00

82.50

67.00

24.00

24.00

56.00

15.25

23.00

17.50

56.00

35.00

102.75

68.25

54.00

30.50

30.50

48.75

15.50

17.50

56.00

35.00

17.50

56.00

35.00

48.00

17.50

94.75

60.50

62.00

77.75

74.00

20.00

57.00

32.00

48.00

61.00

60.00

61.00

18.00

36.00

61.00

18.00

36.00

61.00

18.00

36.00

18.00

36.00

120.00 Inches

All dimensions are inches.

	NAME	DATE
DRAWN		
CHECKED		
ENG APPR.		
MFG APPR.		
Q.A.		
COMMENTS:		

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ±
ANGULAR: MACH ± BEND ±
TWO PLACE DECIMAL ±
THREE PLACE DECIMAL ±
INTERPRET GEOMETRIC TOLERANCING PER:
MATERIAL
FINISH
NEXT ASSY | USED ON
APPLICATION

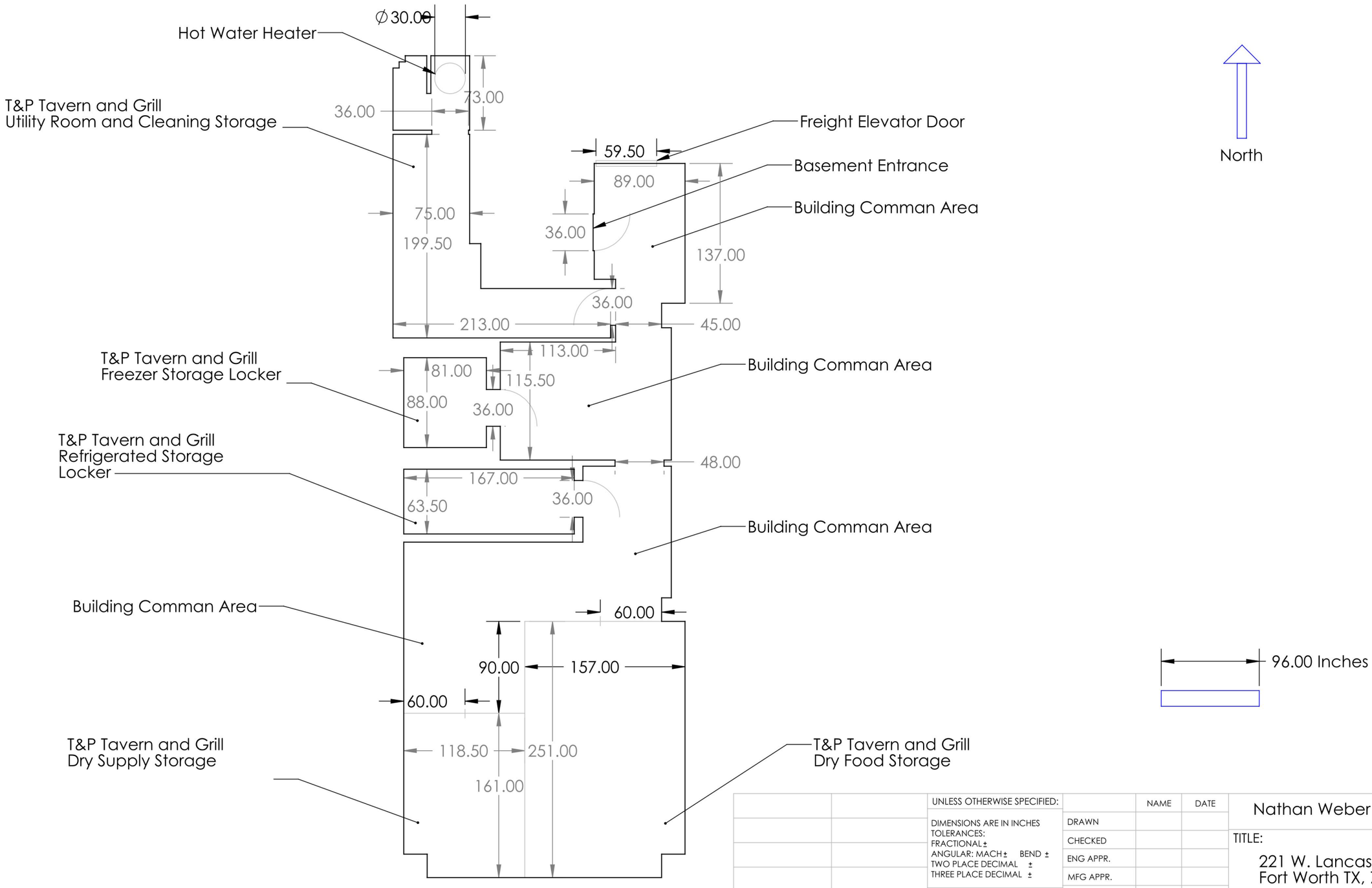
Nathan Weber (817) 312-6938

TITLE:
221 W. Lancaster Ave #1000
Fort Worth TX, 76102

SIZE D | DWG. NO. T&P Tavern and Grill Phase 2 City | REV

SCALE: 1:80 WEIGHT: | SHEET 1 OF 1

T&P Tavern and Grill Phase 2 City



NEXT ASSY	USED ON
APPLICATION	

UNLESS OTHERWISE SPECIFIED:

DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ±
ANGULAR: MACH ± BEND ±
TWO PLACE DECIMAL ±
THREE PLACE DECIMAL ±

INTERPRET GEOMETRIC TOLERANCING PER:

MATERIAL

FINISH

DO NOT SCALE DRAWING

	NAME	DATE
DRAWN		
CHECKED		
ENG APPR.		
MFG APPR.		
Q.A.		

COMMENTS:

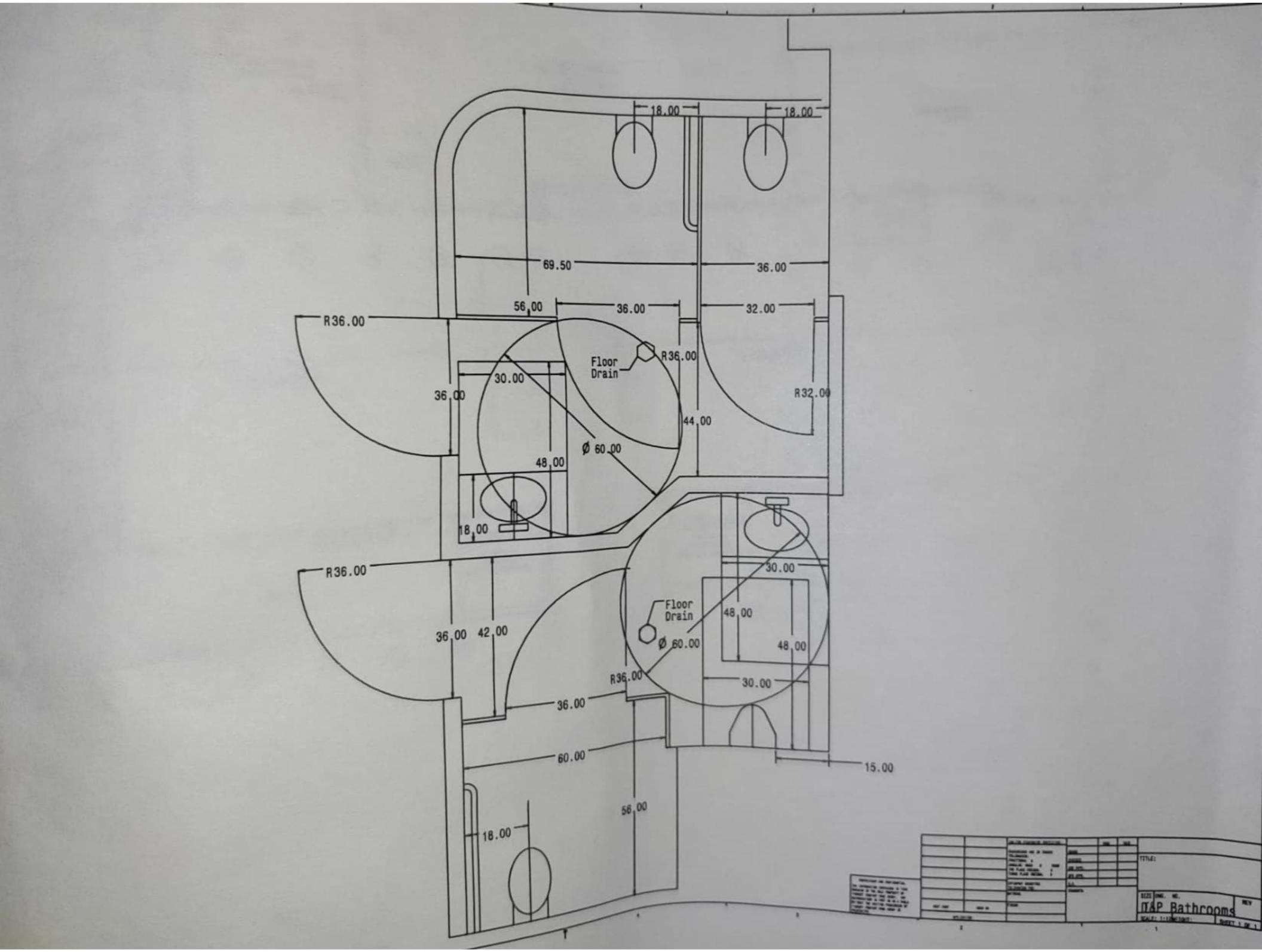
Nathan Weber (817) 312-6938

TITLE:

221 W. Lancaster Ave #1000
Fort Worth TX, 76102

SIZE	DWG. NO.	REV
B	T&P T&G Basement	

SCALE: 1:96 | WEIGHT: | SHEET 1 OF 1

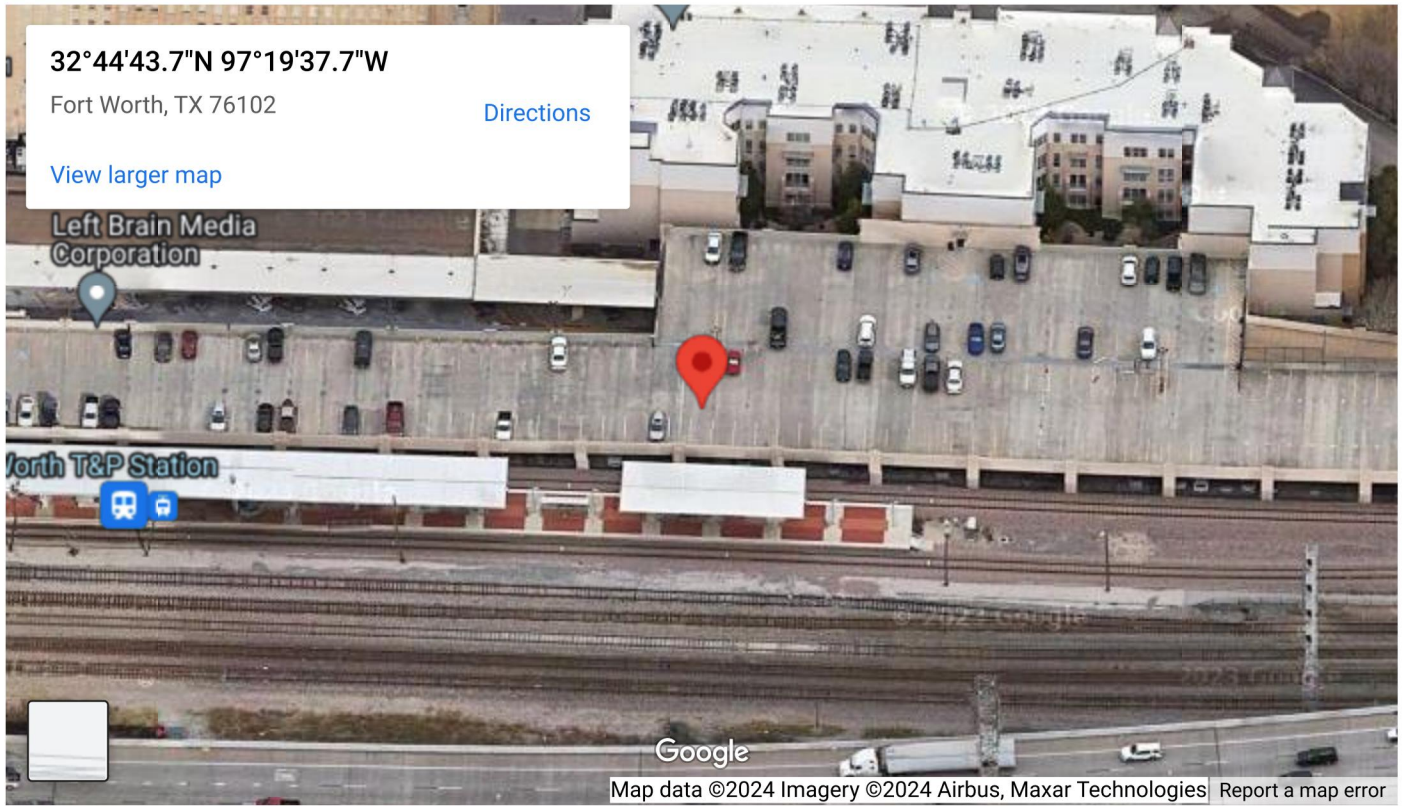

18.00
18.00
69.50
36.00
56.00
36.00
32.00
R36.00
Floor
Drain
R36.00
30.00
36.00
R32.00
44.00
Ø 60.00
48.00
18.00
R36.00
30.00
Floor
Drain
48.00
36.00
42.00
Ø 60.00
48.00
R36.00
30.00
36.00
60.00
15.00
56.00
18.00
TITLE:
SIZE
DWG. NO.
REV
TAP Bathrooms
SHEET 1 OF 1

Tarrant Appraisal District

Account: 13686968

Address: 221 W LANCASTER AVE STE 1000

Location



This map, content, and location of property is provided by Google Services.

Address: 221 W LANCASTER AVE STE 1000

City: FORT WORTH
Georeference: 41562C---09
Subdivision:
Neighborhood Code:
Latitude: 32.745481772
Longitude: -97.3271504599
TAD Map:
MAPSCO: TAR-077A

Property Data

Legal Description:
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)
State Code: L1
NAICS: Limited-Service Restaurants
Real Estate Account: 41182685
Agent: None

Rendition Deadline Date: 4/15/2024
Rendition Penalty: Y

Property Documents

Documents

2024 Documents

No documents to display.

2023 Documents

Show Documents

Owner Information

Current Owner:
TEXAS & PACIFIC TAVERN/GRILL LLC

Primary Owner Address:
221 W LANCASTER AVE STE 1000
FORT WORTH, TX 76102-6610

Deed Date: 1/1/2012
Deed Volume:
Deed Page:
Instrument:

Previous Owners:

Name	TEXAS & PACIFIC TAVERN/GRILL LLC
Date	1/1/2011
Instrument	

Deed Volumne	
Deed Page	

$ 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	2024
Improvement Market	$0
Land Market	$0
Total Market	$50,000
Total Appraised+	$50,000

Year	2023
Improvement Market	$0
Land Market	$0
Total Market	$50,000
Total Appraised+	$50,000

Year	2022
Improvement Market	$0

Land Market	$0
Total Market	$50,000
Total Appraised+	$50,000

Year	2021
Improvement Market	$0
Land Market	$0
Total Market	$50,000
Total Appraised+	$50,000

Year	2020
Improvement Market	$0
Land Market	$0
Total Market	$50,000
Total Appraised+	$50,000

Year	2019
Improvement Market	$0
Land Market	$0
Total Market	$50,000
Total Appraised+	$50,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

Exemptions / Special Appraisal

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

Contact

Tarrant Appraisal District
2500 Handley-Ederville Road
Fort Worth, Texas
76118-6909

(817) 284-0024

Business Hours

Monday - Friday
8:00am - 5:00pm

APPENDIX C: QUALIFICATIONS

PARTNER

Scott McPherson, AIA
Senior Architectural Advisor

Education
Bachelor of Science in Architecture: University of Texas at Arlington
Associate Degree in Science (Science Award): Tarrant County College

Highlights
35 years of experience in the design and construction industry
20 years of experience as a Senior Project Manager in the Equity, Lender, CM and ADA Due Diligence Industry

Training
ASTM International Property Condition Assessments, 2005
Firestone Building Products University, 2006
ADA/FHA/HUD/ MAP training, 2006-2012
ESA Phase I training, 2008-2012
Numerous webinars of varying subjects including Civil, Structural, Architectural, ADA, Roofing, MEP, Fire/Life Safety, Elevators, etc. over the years (2005-Present)

Experience Summary
Scott McPherson is based in Dallas as a Senior Architectural Advisor for the Equity PCA Practice segment of Partner Engineering and Science, Inc. (Partner). Mr. Scott McPherson is a Senior Project Architect with over 35 years of experience in the design and construction industry, 20 of which have been conducting due diligence and real-estate related Property Condition Assessment (PCA) assignments for institutional, lender, and private equity clients. Mr. McPherson has completed over 1,000 PCAs throughout the United States, Mexico, Canada, the Bahamas, and the U.S. Virgin Islands, and prepared curative budgets to remedy physical deficiencies on a myriad of projects that have ranged in scope and complexity from high-rise office towers to complex full-service resort hotels of over 1,000 rooms, as well as commercial, retail, industrial, and multi-family residential projects. Mr. McPherson has also performed Environmental, Structural, and other specialty site reconnaissance including ESA Phase I site reconnaissance and radon deployment, moisture/mold surveys, asbestos sampling, and radiation surveys.

Mr. McPherson has extensive knowledge of the Americans with Disabilities Act (ADA) and the Fair Housing Act, having completed ADA accessibility surveys on hundreds of residential and commercial properties and FHAA assessments on numerous multi-family residential properties. He has conducted plan and cost reviews and construction monitoring on major resort properties, and various residential and commercial properties.

Project Experience
Property Condition Assessments

Numerous multi-site equity and lender portfolios including multi-family residential, mobile home park, commercial, industrial, and resort properties across the U.S. and surrounding countries including Mexico, Canada, and Bahamas.

One Kendall Square multi-use portfolio - Boston, Massachusetts; This project was noted as the largest deal on the eastern seaboard at the time.

La Quarencia Resort and Residences, and the Hilton - Los Cabos, Mexico.

5-Site Fitness Resort Property Portfolio - Mexico City.

Grand Lucayan and Sheraton - Freeport, Bahamas.

Paradise Village - Nuevo Vallarta, Mexico.

John Hancock Building - Chicago, Illinois.

Del Coronado Hotel and Resort - San Diego, California.

Brasada Ranch Resort - Powell Butte, Oregon.

4-Site resort portfolio - Key West, Florida.

St. Regis Bal Harbor and 'W' Miami - Miami, Florida.

Whittier Place high-rise multi-family apartment - Boston, Massachusetts.

Construction Monitoring

8-building industrial complex - Mt. Juliet, Tennessee.

7-building industrial complex - Arlington, Texas.

The Montage Resort and Residences - Los Cabos, Mexico.

Susurros del Corazón Resort and Residences - Punta de Mita, Mexico.

Whalers Village - Maui, Hawaii.

Several multi-family residential projects across the US.

Associations

AIA

Contact

smcpherson@partneresi.com

PARTNER

Tyler Palmatary, P.E.
Technical Director, Principal

Education

Associates Applied Science, Architectural Engineering Technology, Delaware Technical Community College
Bachelor of Science, Civil Engineering Technology, Old Dominion University

Registrations

Professional Engineer: Texas, No. 106219

Highlights

Over 22 years of experience in the engineering industry
Over 12 years of experience performing Property Condition Assessments for all types of building from retail, industrial, multi-family, low to high office towers and all types of hospitality buildings
Golf Course Property Condition Assessments on the golf course and its infrastructure
Forensic foundation investigations
Forensic water intrusion investigations
Remedial drainage designs
Freddie Mac and Fannie Mae
Expect Witness Experience

Experience Summary

Mr. Palmatary has more than 22 years of experience in the engineering field specializing in forensic foundation investigations and remedial drainage designs. He has more than 12 years of experience performing Property Condition Assessments on Retail, Multi-family, Industrial buildings, Office/Warehouse, Low, Mid, and High Rise Buildings, and Golf Courses for both acquisition and lending intuitions including Freddie Mac and Fannie Mae.

Mr. Palmatary has performed Construction cost and document reviews including periodic draw requests for both Multi-family construction and office/warehouse building projects.

Mr. Palmatary is currently a Technical Director of the gulf region for equity Property Condition Assessments in the Plano, Texas Office overseeing a group of fifteen to twenty professionals responsible for performing equity Property Condition Assessments and Forensic solution investigations for all types of building systems.

Project Experience

Terracon Consultants Inc.

Mr. Palmatary was the Dallas Facilities Manager from 2013 to 2016, supervising a staff of ten professionals responsible for performing Property Condition Assessments and building forensic projects all of which generated approximately 1.7 million dollars of annual revenue. In addition to supervision, Mr. Palmatary performed projects similar to the project performed by his staff of professionals.

Mr. Palmatary was a member of the Dallas Facilities Group from 2008 to 2013 responsible for performing Property Condition Assessments and Foundation and Drainage Investigations including providing permit and construction-ready remedial design drawings.

Roger Bullivant of Texas, Inc.
Mr. Palmatary was a Graduate Engineer and Engineer-in-Training, from 1999 to 2008, responsible for remedial foundation design, and foundation warranty investigations for light commercial, industrial, multi-family and residential structures. In Addition to remedial designs and warranty work, Mr. Palmatary was responsible for outside sales of the foundation underpinning for light commercial, industrial, multi-family and residential projects.

Multi-Family
Shadows of Cottonwood Apartments, Irving, Texas - Provided a remedial design of a pressure relief drainage system and a tie-back structural system for a series of retaining walls varying in height from 3' to 10'. The project included providing a site investigation, a design report, and a project manual containing construction drawings and specifications for the pressure relief drainage and tie-back systems and bid documents for construction.

Dakota Hills Apartments, Irving, Texas - Provided a Property Condition Assessment for a multifamily apartment complex with 43 three-story buildings. A total of 504 units, a fitness center, laundry rooms, and outdoor swimming pools which totaled 1,034,080 square feet of building space were included. Additional forensic evaluations were performed on balconies and breezeways which exhibited signs of water intrusion and steel deterioration. Two buildings that exhibited signs of foundation movement in the form of damage to the interior and exterior architectural finishes also underwent forensic evaluations.

The Tradition, Dallas, Texas - Provided a set of remedial design drawings for the ventilation of the interstitial space between a concrete post-tension parking garage and a senior citizen residential living space. The remedial drawings contained a design to allow air to flow through the interstitial space reducing the potential for microbial growth. The remedial ventilation system exterior structure was designed to be aesthetically comparable to the existing building finishes.

Point Loma Woods Apartments, Bedford, Texas - Provided construction observations and quality evaluations for remedial work to retaining walls. Balcony and breezeway modifications, roof and building siding replacements were also performed by the owner's contractor and monitored by Mr. Palmatary

Hulen Bend Apartments, Fort Worth, Texas - Performed a foundation investigation including remedial foundation underpinning design for an apartment building with distress to the exterior and interior architectural finishes. A bid package including remedial pier design drawings, construction specifications, and AIA bid documents was provided for bidding purposes.

Commercial
First Baptist Church of Richardson, Richardson, Texas - Provided a complete set of remedial drainage design drawings for the 6 buildings on a 17-acre church campus. The design was created to solve ongoing foundation movement and plumbing-related issues caused by mature landscaping and poor original site grading. Terracon created assessment remediation designs and project manuals and obtained contractor competitive bids from drainage contractors for the drainage remediation design. In an effort to solve a problem with the roof's drainage discharge system, Terracon provided a retrofit roof drain system design. Construction drawings and project manuals were created for the worship center building. Competitive bids were obtained from established roof contractors.

161 Office Building, Irving, Texas - Provided a property condition assessment on a 105,661-square-foot commercial office building. The site evaluation revealed numerous signs of distress to the concrete pavement of the parking areas, entrances for the public roadways, and concrete sidewalks. Excessive moisture was also observed in the crawl space for the first-floor suspended structural steel floor system. Additional investigations to determine the cause of the pavement movement and the moisture in the crawl space were performed. The cause of the movement and crawl space moisture was determined to be related to poor drainage around the building's perimeter, overwatering, misdirected irrigation system, and non-sufficient crawl space ventilation. Mr. Palmatary provided a remedial design drawing to address the poor drainage and lack of proper ventilation

Fritz Industries, Greenville, Texas – Project manager supervising a team of Terracon practitioners from various offices, to provide a structural analysis of a reinforced concrete industrial manufacturing building originally constructed for snack cracker production by Lance Crackers. The building was being converted to a fracking sand production operation. After the analysis, it was determined that it would be more cost-efficient to construct a new grade-supported engineered metal building than modify the existing concrete structure.

Lowe's Home Improvement Store, Sulphur Springs, Texas - Provided a foundation evaluation to determine the cause of spalled concrete tilt wall panels in a home improvement store.

1800 Kelly Building, Carrollton, Texas - Provided remediation construction drawings for obtaining a building permit from the City of Carrollton. The drawing was designed to allow the building owner's renovation contractor to cut additional openings in the exterior concrete tilt wall panels for office windows and upright sectional garage doors.

Triumph Areostructures Jefferson Street Manufacturing Plant, Dallas, Texas - Provided inspection and expert witness service after Triumph Areostructures vacated the Jefferson Street Navy Manufacturing Plant. The subject property improvements include approximately 160 structures, which total approximately 4,827,404 gross square feet of building floor space, on a 315-acre parcel of land. The individual buildings were constructed between 1939 and 1987, per the 2006 JIIR report. The property was used as an operational U.S. Naval Air Station, an aircraft manufacturing plant, for both the Department of the Navy and private industry and was eventually rented from the Department of the Navy (Navy or Government) by Triumph Aerostructures, Inc. Expert Witness services included providing a rebuttal to the expert report provided from the current owner which indicated Triumph Areostructures liability after vacating the site.

Prestonwood Country Club, Dallas Texas – Provided a condition inspection for two separate golf courses. The assessments consisted of an evaluation of the turf of the tees, greens fairways, and sand traps. The water system includes the source, delivery system (pumps and irrigation system), and course drainage. The course infrastructure includes cart paths, bridges, and retaining walls. The assessment includes the maintenance compound with equipment, a golf cart barn, restrooms buildings, and a storm shelter

Marion County Detention Center, Ocala Florida – Provided a detailed condition inspection of the current general condition and the Mechanical, Electric, Plumbing, and Life safety system including a feasibility study to determine the cost to expand the current detention facility versus building a new complex to meet current and future demand. The assessment consisted of the evaluation of the security pods (inmate cell blocks), minimum security buildings, medical building, processing and booking building, the kitchen and laundry

facility, security systems for observation of the inmates, lighting of the exterior of the facility, with a detailed look into the mechanical, plumbing and electrical systems providing ways to better care for those systems.

Marion County Fire Department Portfolio- Marion County, Florida – Provided overall condition assessments of 25 fire stations located throughout Marion County. The assessments included the overall condition of each station's site, building exterior, roof, interior, and mechanical, electrical, plumbing, and life safety systems. In addition to the condition assessment, each fire station was evaluated for current capacity usage and potential expandability of the station for future growth.

The Cove Resort – Eleuthera, The Bahamas – Coordinated the inspections of the overall resort by multiple third-party consultants and contractors to produce a single report for the future renovation of the resort. The resort consisted of multiple single bungalow-style and multiple-level guest buildings, a restaurant building with indoor and outdoor food preparation and dining facilities, a spa building, a gift shop, a gaming area, and a guest-services building. The resorts utility infrastructure (water, sanitary sewer, and electrical power including emergency power sources), beach area, boat docking area and the back of house areas, maintenance facility, guest laundry service, and staff housing were all evaluated to determine if they would require updates as part of the overall renovation process.

Affiliations

American Society of Civil Engineers

Contact

tpalmatary@partneresi.com

PARTNER

Summer Gell
Managing Principal

Education
B.S., Environmental Health, Cum Laude Western Carolina University

Registrations
North Carolina-Licensed Asbestos Inspector (No. 11425)
South Carolina-Licensed Asbestos Inspector (No. 22156)
AHERA Certified Asbestos Building Inspector
OSHA 40-hour Hazardous Materials Safety Certification
OSHA 8-hour HAZWOPER Annual Refresher

Experience Summary
Ms. Gell has almost 20 years of experience in the real estate due diligence field. She has a strong background in providing environmental due diligence for debt and equity transactions, as well as the performance of Phase I Environmental Site Assessments (Phase I ESAs), Phase II subsurface investigations, soil and groundwater remediation, National Environmental Policy Act (NEPA) Reviews and Environmental Assessments, regulatory compliance audits, asbestos surveys, lead-based paint surveys, mold assessments, and indoor air quality studies. She also has extensive portfolio management experience throughout the United States.

Client Relationship Management
Ms. Gell currently serves as a National Client Manager and Operations Manager for the southern U.S for Partner Engineering and Science, providing solutions to clients' due diligence and engineering needs. She is responsible for ensuring consistency, quality, and on-time delivery of due diligence and engineering services provided by Partner. Current day-to-day responsibilities include project oversight, staff supervision, report review, and client management.

Due Diligence Consulting
Ms. Gell has been personally involved in the details of thousands of real estate transactions for various client types and therefore understands the specific needs and scopes of work required for the different parties involved in the transaction. Ms. Gell has served as an environmental scientist, project manager, or senior author for projects associated with over 5,000 real estate transactions. Ms. Gell is familiar with the due diligence requirements of a varied number of reporting standards, including ASTM E1527-13, EPA's All Appropriate Inquiry (AAI), Fannie Mae DUS, Freddie Mac, HUD, NEPA and Federal Communications Commission (FCC) 47 CFR Part 1. She also has experience with fulfilling numerous customized client scopes of work.

Previously, Ms. Gell was a client manager for a Fortune 500 company and was responsible for managing due diligence projects throughout the United States. Ms. Gell was also responsible for developing report templates to meet the Phase I ESA requirements of Freddie Mac and Fannie Mae's small loan program. Her primary clientele focus included real estate investors, DUS lenders, CMBS lenders, insurance lenders, and real estate equity funds.

Subsurface Assessments and Industrial Hygiene

Ms. Gell was also the Geoscience Group Manager for an international engineering firm, where she was responsible for business development for due diligence services within North Carolina and South Carolina, staff management, and QA/QC review of all Phase I ESAs, Asbestos Surveys, and Industrial Hygiene-related reports. In addition, Ms. Gell was the project manager on multiple Phase II Assessments and remedial investigations with cleanups under various regulatory programs for former textile mills, drycleaners, and Brownfields sites located in the southeastern United States.

Prior to being promoted to Geoscience Group Manager, Ms. Gell was responsible for managing and completing environmental site assessments and soil and groundwater contamination assessments associated with USTs, drycleaners, and former industrial properties. She was also responsible for conducting Asbestos, Lead-based Paint, and Mold Surveys, and the oversight of subsequent abatement projects. She also performed regulatory compliance audits and Indoor Air Quality (IAQ) Assessments to evaluate potential worker exposure issues.

For a national geoscience company, Ms. Gell served as a staff environmental scientist and conducted soil and groundwater assessments at multiple petroleum retail sites located throughout Florida.

Project Experience

- Performed, managed, or reviewed due diligence projects associated with more than 5,000 real estate transactions on: multi-family properties; agricultural properties; commercial office buildings; retail shopping centers; gasoline service stations; medical and hospitality properties; dry cleaning plants; auto repair shops; industrial properties; and various manufacturing operations throughout the United States.
- Responsible for managing due diligence in support of the National Environmental Policy Act (NEPA) on telecommunications projects throughout Texas, New Mexico, Arizona, South Carolina, and Tennessee.
- Managed a portfolio of Phase I ESAs for over 200 gas stations located in Texas and Utah.
- Managed and served as a team leader for a Phase I and Phase II assessment of five housing areas associated with the Marine Corps Air Station and Parris Island Recruit Depot in Beaufort, South Carolina. Scope of Services included asbestos sampling, lead based paint sampling, mold investigation of housing areas, geophysical surveys for USTs and possible land fill area, and soil and groundwater assessment.
- Managed and performed indoor air monitoring project of a former industrial facility located in Orlando, Florida. Air monitoring parameters consisted of VOCs, formaldehyde, carbon monoxide, carbon dioxide, environmental bacteria, fungi, radon, and lead. Provided expert witness testimony for workers compensation claims filed against the existing property owner.
- Completed UST Closure Reports, Limited Site Assessments, Soil Assessment Reports, Soil Closure Reports, and Corrective Action Plans for submittal to North Carolina Department of Environment and Natural Resources for UST sites owned by various industrial and government entities.
- Completed Tier I, Tier II, and Corrective Action reports for submittal to South Carolina Department of Health and Environmental Control (SCDHEC) for UST sites owned by various developers and industrial entities. Conducted soil and groundwater assessments at multiple petroleum retail sites located throughout Florida. Activities included: field oversight of groundwater monitoring well installation using mud-otary, air-rotary, and hollow-stem augers; soil and groundwater sampling; receptor surveys; and elevation surveys of installed monitoring wells and soil borings. Prepared

Contamination Assessment Reports (CARs) documenting field assessment activities and evaluation of laboratory analytical results for submittal to the Florida Department of Environmental Protection (FDEP).

- Field Team Leader for Phase I ESAs and subsequent Phase II investigations conducted at multiple closed furniture manufacturing sites located in North Carolina and South Carolina as part of a joint venture between an international engineering firm and a Brownfields investment company.

Affiliations

Mortgage Bankers Association (MBA)
California Mortgage Bankers Association (CMBA)
National Multifamily Housing Council (NMHC)
Environmental Bankers Association (EBA)

Speaking

Panel speaker at the Environmental Bankers Association's January 2010 Conference on the subject of Fannie Mae DUS engineering and environmental guidelines in comparison to HUD and Freddie Mac.

Publications

Going through a Phase? All About Fannie Mae and Freddie Mac Due Diligence, Scotsman Guide, April 2009
Freddie Mac Due Diligence: Environmental / Engineering Best Practices, GlobeSt.com Blog Network, July 2011

Awards

GlobeSt / Real Estate Forum Top 40 Under 40 - 2013
MBA Women With Vision Award (Mortgage Women Magazine) - 2019
Connect Media's 2019 Women in Real Estate Award - 2019

Contact

sgell@partneresi.com