

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

ERIN A. WADE
Deputy Managing Director



DEPARTMENT OF MANAGEMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

September 3, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL



Mayor **ACTING MAYOR** **Date**

For Transmittal to:

Honorable Yuki Lei K. Sugimura, Chair
Budget, Finance, and Economic Development Committee
Maui County Council
County of Maui
Wailuku, Hawaii 96793

Dear Chair Sugimura:

SUBJECT: BILL 103 (2025) AND BILL 104 (2025), AMENDING THE FISCAL YEAR 2026 BUDGET: CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT (WAILUKU KAHULUI COMMUNITY PLAN AREA, 24 NORTH CHURCH STREET BUILDING ACQUISITION AND RENOVATIONS) (BFED-45)

We are in receipt of your correspondence dated August 25, 2025, and provide the following responses to your questions:

1. What is the itemized breakdown of acquisition and renovation costs?

- Acquisition Price: \$9.5 million
- Total Acquisition Budget: \$10.0 million, which includes the acquisition price plus closing costs, as well as an allowance to address critical, readily-repairable items (chiller & fresh air intake replacement, fire alarm panel replacement, exterior door replacements, etc.) that will be completed by the seller prior to closing.
- Estimated Renovation Costs: \$3.0 million over a 12-year maintenance cycle (2.5% yearly inflation factored in). NOTE: this cost includes building envelope, structural, and infrastructure repairs *only*. Floor-by-floor renovation costs to convert the building to a single-use facility have not yet been determined.

- a. How does the proposed acquisition price differ from the appraised value? If the price exceeds the appraisal, please explain the justification given the anticipated renovation costs.**

The appraised value of the property was \$8.940 million. The proposed acquisition price of \$9.5 million is approximately 6% above the appraisal, primarily due to competitive market conditions and the property's strategic location in the Wailuku-Kahului Community Plan Area. Specifically for the Prosecutors Office, this department requires close proximity to the courthouse. Given the limited inventory of suitable properties for County functions, this price is considered reasonable, particularly when weighed against the cost and timeline of new construction.

- b. What is the closing date for the acquisition?**

The tentative closing date is scheduled for **October 31, 2025**, contingent on final Council approval and completion of due diligence.

2. Related to the building condition and scope of renovations:

- a. What assessments have been completed, and what critical repairs are identified beyond the chiller, fresh air intake, and fire alarm panel? Provide a copy of the report.**

A property condition assessment (PCA) was conducted in April 2025. Critical repairs identified include:

- HVAC system replacement (chiller and fresh air intake)
- Fire alarm panel replacement
- Fire sprinkler system replacement
- Repair and refurbishment of existing, red metal roof panels and supporting structure
- Replacement of window gaskets on all exterior windows
- ADA accessibility improvements
- Rust removal and repainting of various exposed metal piping
- Other, specific infrastructure investigations (stairwell roof leak identification, comprehensive sewer piping condition assessment) were recommended. As of the date of this memo, no further assessments have occurred but will be should the purchase be approved.
- *A copy of the assessment report is attached.*

- b. Are there other major systems, such as the roof, elevators, plumbing, electrical, compliance with the Americans with Disabilities Act, or environmental hazards, that may significantly increase costs?**

Other major systems identified in the 12-year maintenance cycle costs include:

- Replacement of existing roof and roof drains
- Repainting of building exterior
- Replacement of HVAC systems on each floor (air handlers, ducting, and thermostats)
- Replacement of building main electrical distribution panels
- Replace/upgrade fire alarm system
- Replacement of light fixtures at building exterior, parking garage and common areas
- Interior piping replacements, as needed
- As the building was built in 1988, it is unlikely that hazardous materials such as asbestos or lead-based paint were used in its construction. However, appropriate testing for such materials will occur prior to any renovation work.

c. How long will the renovations take and what is the anticipated move in date for the Department?

Portions of DPA staff will be able to move in immediately, with the understanding that they may be temporarily displaced in the future when interior renovation work proceeds. Renovation of “critical” items will occur both before closing (seller-initiated repairs mentioned under Question 1 above) and in the first 12 months following closing. For interior renovations, a design professional will be contracted prior to the end of 2025, with renovation work proceeding on a floor-by-floor basis expected in late-2026 or early-2027.

3. Building Use and Departmental Relocation

a. How much usable office space will be available? Does the space meet the current and projected needs of the Department of the Prosecuting Attorney?

The building is currently configured for use by multiple tenants on floors 2 – 4 with a parking garage on the first floor. In its current configuration, there are 20,106 square feet of usable office space. However, the Department will be converting the building into a single-use facility and will therefore be converting areas currently common to all tenants (such as hallways) into usable office space on floors 2 – 4. This results in a single-use usable square footage of 26, 124 square feet of office space. If the first-floor garage is renovated to office space, the square footage would increase to almost 37,000 square feet of usable space. In comparison, when housed in the Old Wailuku Courthouse and 2103 Wells Street, the Department was crammed into less than 18,000 square feet of space, with absolutely no room to fully staff, much less grow.

The conversion of floors 2 – 4 to single-use space meets the Department’s current and mid-term needs. Renovation of the first floor would also meet the Department’s long-term needs. The design, plan, timeline, and cost for the conversion to single-use space has not been completed. However, the Department will substantially occupy the space in its current configuration prior to, and during later renovations. The renovations described herein are separate from the repairs described in response to Questions 1 and 2, above.

b. Would all of the divisions of the Department of the Prosecuting Attorney be relocated to this facility?

Yes, all divisions of the Department would be relocated to this facility. All divisions being located in the same facility is a key to the Department's success. For the past fifteen years, various divisions have been separated from one another leading to inefficiencies in the provision of services to the community, low morale, and an inability to adequately collaborate as a well-functioning team. Since prosecutor Martin was appointed in 2021, three (3) department-wide surveys of employees have identified the need for all divisions to be located in a *modern building together* as the number one change requested by employees. (Even before our current office relocation, the department housed several divisions at 2103 Wells Street, apart from the rest of the department. This included Appeals, Victim/Witness, and Investigative Services, among others at various times.)

i. If the Department relocates from 2103 Wells Street, what is the proposed use of the location? Please explain.

With the Children's Justice Center continuing to occupy the first-floor offices at 2103 Wells Street, the preferred use is to build out a more robust co-located victim services center in the model of a Family Justice Center. The current model is based upon this idea and has been extremely beneficial to the prosecution of child sexual assault cases. However, the location of additional resources, services, and law enforcement personnel on site would help us achieve a model Family Justice Center. The Department has already begun initial conversations with the Alliance For Hope in San Diego, California to assist in helping us build on our current successes, should that use be approved. If it is decided that the use of the building should go in a different direction, the second-floor office space would be available for use by other County departments.

c. Would other County departments be relocated to 24 North Church Street location? Please explain.

See answer to Question 3.b.i., above.

Should you have any further questions, please do not hesitate to contact my office at ext. 7855.

Sincerely,


for JOSIAH K. NISHITA
Managing Director

Attachment: Building Condition Assessment Report – May 2025

Property Condition Assessment

24 North Church Street

24 North Church Street
Wailuku, Hawaii 96793



Prepared for:
County of Maui Finance Department
Wailuku, Hawaii

Project No. SF-0002115919
Site Visit Date: April 29, 2025
Report Date: May 30, 2025

CBRE

THIS REPORT IS THE PROPERTY OF CBRE, INC. AND COUNTY OF MAUI FINANCE DEPARTMENT (THE "CLIENT") AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND CLIENT, AND WITHIN THIS REPORT.

May 30, 2025

Marcy Martin, Department of Finance Director
County of Maui Finance Department
200 South High Street
Wailuku, Hawaii 96793
(808) 270-7725
finance@mauicounty.gov

RE: Property Condition Assessment

24 North Church Street
Wailuku, Hawaii 96793
SF-0002115919

Dear Marcy Martin,

Attached is our Property Condition Assessment (PCA) outlining the general physical conditions observed on April 29, 2025, during our walk-through survey, complete with our Opinions of Costs to remedy deferred maintenance and existing physical deficiencies along with our Modified Capital Reserve Schedule. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this PCA. The report was prepared solely for the use of County of Maui Finance Department. No other party shall use or rely on this report or the findings herein, without the prior written consent of CBRE.

Sincerely,

CBRE, Inc. – FACILITY CONDITION ASSESSMENTS

Ruth Park
Senior Director

Reviewed By: Larry Davis
Senior Reviewer

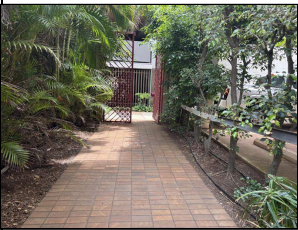
Project Summary

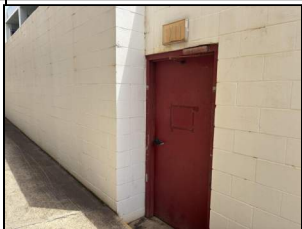
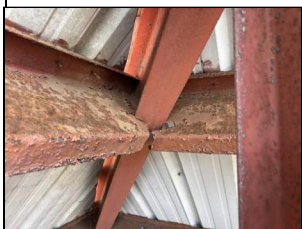
Construction System	Priority	Good	Fair	Poor	Action	Immediate	Over Term
<u>Site Systems</u>			✓		Replace	\$15,000	\$77,000
<u>Structural Systems</u>			✓		Repair	\$53,000	\$0
<u>Exterior Wall Systems</u>			✓		Repair	\$25,000	\$199,500
<u>Roof Systems</u>			✓		Replace	\$68,000	\$615,400
<u>Interior Finishes</u>			✓		Replace	\$0	\$832,000
<u>Plumbing Systems</u>			✓		Replace	\$2,500	\$120,000
<u>Heating, Ventilating and Air Conditioning</u>				✓	Replace	\$236,000	\$539,250
<u>Electrical Systems</u>			✓		Replace	\$0	\$300,000
<u>Vertical Transportation</u>		✓			Refurbish	\$2,000	\$10,000
<u>Fire Protection and Life Safety</u>			✓		Replace	\$369,060	\$50,000
<u>Americans with Disabilities Act (ADA)</u>			✓		Repair	\$3,160	\$0
TOTAL						\$773,720	\$2,743,150

Summary	Today's Dollars	\$/SF
Immediate Repairs	\$773,720	\$21

	Today's Dollars	\$/SF	\$/SF/Year
Replacement Reserves, today's dollars	\$2,743,150	\$74	\$6
Replacement Reserves, w/12, 2.5% escalation	\$2,974,982	\$81	\$7

PCA Immediate Cost Table

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
SITE SYSTEMS							
1	Allowance to clean and repoint brick veneer at site walls	The brick veneer on the outside of the CMU perimeter site walls at the south, east, and north sides of the building are heavily soiled and have deficiencies noted in the grout. The walls should be power washed and brick grout be repointed.	LF	\$5	2000	\$10,000	
2	Install new handrails at the north exterior walkway	The handrail at the low sloped walkway at the north side of the site is made out of metal framing and mounted on plants along the walkway. The makeshift rail is a hazard and needs to be replaced with a code compliant handrail. An additional handrail should also be installed on the other side of the walkway.	Allow	\$5,000	1	\$5,000	
SUBTOTAL Site Systems						\$15,000	
STRUCTURAL SYSTEMS							
3	Allowance to repaint structural steel and exterior metals	The metal open web joists at the underside of the concrete deck at the ground parking level is starting to rust. All of the existing paint and rust should be removed and all exterior metals should be repainted to protect the metal from deteriorating. An opinion of cost is included in the immediate cost table.	Allow	\$6	8000	\$48,000	
4	Allowance to further investigate stairwell roof and repair water damage to CMU walls	Efflorescence was observed at CMU walls in the elevator equipment room and stairwell that goes to the roof. Water could be entering the wall from the roof above. The source of water should be determine prior cleaning and repainting the CMU walls. The roof above the stairwell was not observed during CBRE's site visit and should be surveyed to determine if deficiencies are present. An allowance to survey the roof and clean and seal CMU walls is included. Depending on the the investigation findings, costs may go up or down.	Allow	\$5,000	1	\$5,000	
SUBTOTAL Structural Systems						\$53,000	

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
EXTERIOR WALL SYSTEMS							
5	Replace rubber gasket seals at windows	The rubber gaskets sealing the glass to the frames at windows are aged and have shrunk leaving gaps at corners. Evidence of water stains were noted at the window frames. The gaskets need to be replaced to keep the windows water tight.	LF	\$15	1200	\$18,000	
6	Replace egress door at east site wall	The door at the east site wall has reached the end of its useful life and should be replaced.	EA	\$3,500	1	\$3,500	
7	Replace elevator equipment room door	The elevator equipment door at the roof is severely corroded and at the end of its useful life. The door has louvers for ventilation and needs to be secured for safety purposes. The door should be replaced.	EA	\$3,500	1	\$3,500	
SUBTOTAL Exterior Wall Systems						\$25,000	
ROOF SYSTEMS							
8	Allowance for metal roof panel cleaning, repair, and repaint	The pitched metal paneled roof at the perimeter of the roof has severe corrosion noted at the framing. The paint on the frame is falling/chipping off in most places. An allowance to clean the panels and frames, make necessary repairs/replacements and repaint the panels and frames is included.	Allow	\$10	6300	\$63,000	
9	Further investigation with a Roof Assessment	The roof above the elevator machine room was not accessed during CBRE's site visit. The roof is likely aged and leaking water into the CMU exterior walls below but this should be confirmed with a roof assessment. Efflorescence was noted in the machine room and adjacent stairwell. The roof above the canopy at the main entrance was also not accessible and should be surveyed.	Allow	\$5,000	1	\$5,000	
SUBTOTAL Roof Systems						\$68,000	

[illegible]

No.	Deficiency	Description	Unit	Unit Cost	Qty	Total	Deficiency Photo
FIRE PROTECTION AND LIFE SAFETY							
14	Replace fire sprinkler system	The fire sprinkler system has exceeded it's useful life and should be replaced. Fire sprinkler heads throughout the building were discolored and previous pin hole leaks from sprinkler pipes have been reported.	SF	\$10	36906	\$369,060	
SUBTOTAL Fire Protection and Life Safety						\$369,060	
AMERICANS WITH DISABILITIES ACT (ADA)							
15	Change entry door hardware	The entry gates have orbital type hardware which are not ADA accessible. Replace door hardware to comply with ADA accessible requirements.	EA	\$500	2	\$1,000	
16	Install detectable warnings at drinking fountains	Drinking fountains protrude in the accessible path of travel and do not have detectable warnings. Detectable warnings should be added at either both sides of the fountain or beneath.	EA	\$500	3	\$1,500	
17	Install sink coverings at restrooms	Sink piping at restrooms do not have coverings to prevent contact to people in wheelchairs. Coverings should be installed to meet compliance.	EA	\$50	6	\$300	
18	Install signage at elevator jams on each floor	The Subject's existing elevator lobbies are lacking door jamb tactile raised letter/Braille symbols denoting each floor level. These should be installed at each car on each level in accordance with ADA requirements.	EA	\$60	6	\$360	
SUBTOTAL Americans with Disabilities Act (ADA)						\$3,160	

Immediate Cost Table Total:**\$773,720**

Capital Reserve Schedule

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5	2030 Year 6	2031 Year 7	2032 Year 8	2033 Year 9	2034 Year 10	2035 Year 11	2036 Year 12	Total Cost
3.1 Site Systems																					
Rehabilitate planters at the front of the building				1	Allow	\$5,000.00	\$5,000	100%	\$5,000												\$5,000
Allowance for paving maintenance	1	1	0	8,000	SF	\$0.75	\$6,000	1200%	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
3.3 Exterior Wall Systems																					
Clean and Repaint Exterior Facade	8	8	0	13,000	SF	\$9.00	\$117,000	100%	\$117,000												\$117,000
Remove and Replace Overhead Doors and frames	30	25	5	2	EA	\$30,000.00	\$60,000	100%					\$60,000								\$60,000
Replace exterior ground floor exit and service doors and frames	40	37	3	6	EA	\$3,500.00	\$21,000	100%				\$21,000									\$21,000
Clean, repair, and repaint main entry gates	8	8	0	3	EA	\$500.00	\$1,500	100%	\$1,500												\$1,500
3.4 Roof Systems																					

Immediate Repair Cost

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
3.1 Site Systems					
Allowance to clean and repoint brick veneer at site walls	2,000	LF	\$5.00	100%	\$10,000
Install new handrails at the north exterior walkway	1	Allow	\$5,000.00	100%	\$5,000
3.2 Structural Systems					
Allowance to repaint structural steel and exterior metals	8,000	Allow	\$6.00	100%	\$48,000
Allowance to further investigate stairwell roof and repair water damage to CMU walls	1	Allow	\$5,000.00	100%	\$5,000
3.3 Exterior Wall Systems					
Replace rubber gasket seals at windows	1,200	LF	\$15.00	100%	\$18,000
Replace egress door at east site wall	1	EA	\$3,500.00	100%	\$3,500
Replace elevator equipment room door	1	EA	\$3,500.00	100%	\$3,500
3.4 Roof Systems					
Allowance for metal roof panel cleaning, repair, and repaint	6,300	Allow	\$10.00	100%	\$63,000
Further investigation with a Roof Assessment	1	Allow	\$5,000.00	100%	\$5,000
3.6 Plumbing Systems					
Sewer scoping inspection	1	Allow	\$2,500.00	100%	\$2,500
3.7 Heating, Ventilating and Air Conditioning					
Remove and Replace Chiller and old piping	1	Allow	\$206,000.00	100%	\$206,000
Remove and replace fresh air intake system	1	Allow	\$30,000.00	100%	\$30,000
3.9 Vertical Transportation					
Allowance to repair elevator machine room items	1	Allow	\$2,000.00	100%	\$2,000
3.10 Fire Protection and Life Safety					

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total
Replace fire sprinkler system	36,906	SF	\$10.00	100%	\$369,060
4.1 Americans with Disabilities Act (ADA)					
Change entry door hardware	2	EA	\$500.00	100%	\$1,000
Install detectable warnings at drinking fountains	3	EA	\$500.00	100%	\$1,500
Install sink coverings at restrooms	6	EA	\$50.00	100%	\$300
Install signage at elevator jambs on each floor	6	EA	\$60.00	100%	\$360
Total Repair Cost					\$773,720.00

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Pre-Survey Questionnaire

1.0 EXECUTIVE SUMMARY

24 North Church Street (the “Subject”) is an approximately 37-year-old (1988), 36,906 SFG, Office-type property sited on a single 0.2975-acre parcel located in Wailuku, Hawaii. The Subject consists of 1 four-story building and covered open-air parking lot at the ground floor. The building is occupied by multiple tenants.

The Subject is in an urban location with dedicated vehicle parking. Pedestrian access is by municipal sidewalks on the western/front side of the building along North Church Street. The private covered parking lot is accessed and exited by entrance and exit openings on the ground level of the west elevation of the building.

1.1 Property Condition

Overall, the property is in fair condition. The property exhibits expected wear and tear for a building of this age and there are deficiencies that were noted which warrant further attention and repairs at this time and summarized below.

The site areas are overall in good to fair condition with some deficiencies noted.

The structure of the building appears to be in good condition where observed. The open web joists at the parking garage level will require repainting to keep the metals in good condition.

The building envelope is in overall good to fair condition. The building needs to be power washed and repainted. Windows appear to be original from first construction and appear to be in fair condition. However, the rubber gaskets sealing the glass to the frames are aged and have shrunk, leaving gaps in corners. Evidence of water stains were noted at the window frames. The gaskets will need to be replaced to keep the windows water tight.

The roof appears to be in fair condition and no active leaks were reported. The roof membrane appears to be a built-up system with a coating. The coating was reported to be applied when the solar panels were installed in 2016 (9 years ago). The roof will likely require replacement near the end of the term.

The roof perimeter has a pitched metal framed and metal paneled system mounted on top of it. Over all the metal panels appear to be in fair condition, the metal framing supporting the panels, however, is in fair to poor condition. The frame is corroding and the paint on the frame is falling/chipping off in most places. The metal frame could be sand blasted and repainted to extend the overall system's life. However, some areas of the frame will likely need replacement or reinforcement. The cost to clean and repaint the system may be more than possibly removing it, which could be an alternative solution. The system is not supporting parts of the building but if not maintained will pose as a hazard due to the panels possibly falling off the roof.

Overall, the interiors are in good to fair condition. However, finishes are dated and costs for renovation is included.

Piping in the building is reported to be original and where observed (mostly at the parking lot) painted and in fair condition. Some piping was noted to have corroded areas. Corroded piping should be cleaned and repainted or replaced. Based on the age of the building, piping will likely start to fail during the term. Although significant failure was not reported, some of the corroded pipes observed on site indicate replacements will be required.

The air conditioning system which mainly consists of a roof top chiller that feeds air handlers in the office spaces required replacements at this time. The chiller on the roof is severely corroded and needs to be replaced immediately as sections are being held but by 2 x 2 wood posts. The property reported a new chiller was ordered two weeks prior to our inspection and should be installed sometime this year. Associated piping for the chiller is in good to poor condition. Poor sections of piping are reportedly to be replaced with the new chiller. A fresh air intake system is installed at the roof which consists of two intake units and an exhaust fan. One of the intake units is currently not working. The system appears to be at the end of its useful life and needs to be replaced.

Electrical capacity at the site is reported to be adequate and no significant issues were reported. Based on permit records, the solar system was installed in 2016 (9 years ago) and the property reported there are 250 panels and the system is currently working. The panels and inverters should last through the term or another 10 years if properly maintained. The main distribution panels at the main electrical room appear to be from original construction (37 years) and are reaching the end of their useful life. The distribution panel at the roof for the main HVAC systems has reached the end of its useful life and should be replaced. The electrical system may have had some adjustments made when the solar system was installed, but this could not be confirmed. Costs to replace the panels are included during the term.

The fire sprinkler system is original and due for replacement. Leaks from piping were reported but do not occur often. Leaks will increase over time due to the age of the system. Sprinkler heads were noted to be at the end of their useful life. The fire alarm main panel appear will likely require replacement near the end of the term. Fire sprinkler stand piping observed in stairwells were in good condition. The backflow preventer at the front of the building is aged and will likely require replacement during the term. Fire alarm devices were of varying ages and an allowance to replace older devices will be included during the term.

The one passenger hydraulic elevator was reportedly modernized in 2019/2020 (5 years ago). No elevator permit was provided and should be prior to closing. The interior cab finishes of the elevator are in good to fair condition but are dated. Costs to replace elevator cab finishes will be included during the term.

Accessibility deficiencies were noted and include items at the restrooms such as missing sink pipe covers; missing signage at elevator door jams on each floor, and the drinking fountains without detectable warnings on each side. It is recommended a full ADA survey be conducted at the property to identify all barriers.

PROPERTY CONDITION	
Overall Physical Condition	Fair
Any evidence of apparent, major structural or mechanical distress?	None observed.
Remaining Useful Life of the Property	The RUL is at least an additional 35 years, and it can be used for its intended purposes for the same period, provided that: recommended repairs identified within this report are completed, physical improvements receive continuing maintenance, and the various components and/or systems are replaced or repaired on a timely basis as needed.

The recommendations listed in this report should be coordinated with, and become a part of, an overall strategic plan for the Subject. Implementing a comprehensive improvement program will assist in assessing and preparing capital budgets, and will reduce the likelihood of excessive repair or replacement costs that may be the result of either deferred maintenance, exceeded useful life, or obsolescence.

It is our opinion that the Subject can be used for its intended purposes, provided that; the recommended repairs identified within this report are completed; physical improvements receive continuing maintenance; and the various components and/or systems are replaced or repaired in a timely basis as needed. Costs to perform the repairs and replacements described within this Report are for budgetary purposes, and may change as after the scope of the work is further defined, detailed drawings and contract documents are prepared, and bids from qualified contractors are solicited.

1.2 Salient Information

Property Data	
Project No.:	SF-0002115919
Property Name:	24 North Church Street
Street Address:	24 North Church Street
City, State, and Zip:	Wailuku, Hawaii 96793
Primary Use:	Office
Building Year Constructed / Age:	Completed in 1988
Building Age:	37-years old, 33 years old
Reported Site Area:	0.2975 acres
Number of Parcels:	One
Reported Occupancy:	80
Building Area (SF):	36,906 SF
Number of Buildings:	1
Number of Stories:	4
On-Site Parking Space:	There are 30 standard parking stalls on site, of which 4 are have EV charging stations

Building Construction	
System	Description
Substructure	Reinforced concrete spread footings and column pads
Superstructure	Pre-fabricated metal frame building with metal columns, beams, and joists
Facade	Painted wood siding at the east elevation; painted metal paneling at the north, south, and west elevations and some areas with painted stucco finish at the north elevation on the eastern side.
Roof Systems	Built-up system with coating
HVAC	Cooling tower/chiller system
Vertical Transportation	One passenger elevator
Parking Structures	Covered ground floor parking
Utilities	
Domestic Water	County of Maui

Utilities	
Domestic Sewer	County of Maui
Storm Drainage	County of Maui
Electricity	Hawaiian/Maui Electric (MECO)
Site Visit	
Date of Site Visit:	April 29, 2025
Field Observer:	Ruth Park
POC/Escorted By:	Anthony Takitani
Weather:	Cloudy 86F
Property Management Company:	Wailuku Executive Center (owner) has managed the property for approximately 19-20 years.
Access Restrictions:	None

1.3 Interviews

The facilities manager for Wailuku Executive Center was interviewed by CBRE to inquire about historical repairs/improvements, pending repairs/improvements, and latent and or chronic physical deficiencies. Individuals contacted are listed in the table below.

RESEARCH & INTERVIEW SCHEDULE			
Name	Company	Affiliation	Phone No.
Anthony Takitani	ATAK INVESTMENTS LLC	Owner	808-242-4049
Alan Takitani	ATAK INVESTMENTS LLC	Facilities Manager	808-281-2801
Building Department	Maui County	FOIA Research	Maui County website
Fire Department	Maui County	FOIA Request	Maui County website
Zoning Department	Maui County	FOIA Request	Maui County website

To the extent of the information that the Client, the Subject's ownership, and tenants have provided regarding the Subject's operation, conditions, quantities, and capacities; CBRE finds this information to be reasonable and has taken the position that such information is correct and complete. This information, taken in context with CBRE's observations, assisted CBRE in forming its opinions of the Subject's general physical condition and, in some cases, disclosed physical deficiencies that would not otherwise be readily observable.

1.4 Recent or Planned Capital Improvements

Recent capital improvements were reported and listed below.

RECENT OR PLANNED CAPITAL IMPROVEMENTS		
Description of Work Completed	Year Completed or Planned	Approximate Costs / Comments
Replace main rooftop condenser	2025	\$206,000
Exterior repainting	2019	Not provided
Elevator modernization	2018	Not provided
Solar panel installation	2016	Not provided
Roof coating	2016	Not provided

1.5 Work in Progress

No capital improvement work in progress was observed or reported.

1.6 Documentation Review

CBRE reviewed the following documents and has relied upon the information obtained in these documents in preparation of this Report, unless noted otherwise.

DOCUMENTATION REVIEW	
Documentation Review	Source
CBRE Pre-Survey Questionnaire	Owner
Parcel Information and Building Permitting Information	Maui County Website

1.7 Reported Municipal Information and Violations

REPORTED MUNICIPAL INFORMATION AND VIOLATIONS	
Item	Comment
Building Department Code Violations	CBRE submitted a FOIA request to the Maui County Building Department. The department responded and found no violations on record.
Fire Code Violations	CBRE submitted a FOIA request to the Maui County Fire Department. The Department responded and stated more time was needed to research records. CBRE will forward any pertinent information received within 30 days of the Report.

REPORTED MUNICIPAL INFORMATION AND VIOLATIONS	
Item	Comment
Frequency of Fire Inspections	Not Provided
Zoning Department Code Violations	CBRE submitted a FOIA request to the Maui County Planning Department. The department responded and found no violations on record.
Certificate of Occupancy	CBRE requested the Certificate of Occupancy from Maui County. No records were found.
Zoning Classification	B3 - B-3 Central Business
Occupancy	B - Business
Construction Type	TYPE IB - Fire Resistive Non-Combustible (Commonly found in mid-rise office & Group R buildings).

2.0 OTHER HAZARDS

Natural Hazards

Wind Zone	The Subject is located in Wind Zone III in accordance with the Wind Zones in the United States as produced by the Federal Emergency Management Administration. Wind Zone III has a design wind speed (3-second gust) of 200 mph, which is consistent with the ASCE 7-98.
Seismic Zone	Zone 2B per 1997 Uniform Building Code Seismic Zone Map, possesses a maximum acceleration of 0.20g and is susceptible to moderate damage.
Flood Zone	X (unshaded): Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.) Per Map 1500030391E, eff date 9/25/2009.

2.1 Moisture and Microbial Growth

Based upon our representative observations, CBRE did not observe visual indications of the presence of microbial growth. However, evidence of previous water infiltration and damage were noted in some of the restroom ceilings reportedly due to previous pipe leaks. No current or past microbial growth or microbial growth-related issues were reported.

This assessment does not constitute a preliminary or comprehensive microbial growth survey of the buildings. The reported observations and conclusions are based solely on interviews with management personnel available on-site and conditions as observed in readily accessible areas of the buildings on the assessment date.

2.2 Asbestos Containing Material

Based on the age of the building and the materials installed, it is not likely that asbestos-containing materials (ACM) may be located throughout the facility. In no way have the CBRE field observers conducted an asbestos survey or visibly identified there are ACMs within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes. Therefore, testing will be required as part of any alteration work, and proper filing with all municipalities having jurisdiction will be necessary as part of the work. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

2.3 Lead-Based Paint

Based on the age of the building, it is not likely that lead-based paint may be located throughout the facility. In no way have the CBRE field observers conducted a lead survey or visibly identified that there is lead-based paint within the building. It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes, therefore, testing will be required as part of any alteration work and proper documentation and contractor worker protection are required by OSHA. All lead-containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA). RCRA regulates the management of solid waste (e.g., garbage), hazardous waste and underground storage tanks holding petroleum products or certain chemicals. No Costs have been provided to complete this work as the work required may vary depending on the findings at the site.

2.4 Wood Destroying Insects

During our site visit, CBRE observed termite damaged wood framing at doors in the Haleakala Solar warehouse space.

3.0 SYSTEM DESCRIPTION AND OBSERVATIONS

3.1 Site Systems

3.1.1 Topography and Drainage

Item	Description
Topography	The topography exhibits a moderate slope with the highest elevation being at the front (west) side of the building and located above North Church Street. The site slopes down away from Church Street towards the east side of the property. The parking level at the ground floor of the building has slopes with the site areas down towards the east.
Retaining Walls	N/A
Site Drainage	Concrete catch basins and/or drop inlets are located throughout the site.
Retention/Detention Areas	N/A

Observations and Recommendations

Site drainage does not appear to be an issue on site. Water drains to trench and area drains located at the back (east) side of the property. Roof drains are directly connected to the underground storm drain system. No evidence of chronic or recent flooding was observed on site. No further action is required at this time.

3.1.2 Landscaping and Site Improvements

Item	Description
Landscaping	Landscaping is limited to the areas located near the north exterior walkway and includes small trees and greenery plants.
Irrigation	Irrigation is provided at the Subject.
Fencing	A wood fence is located at the southeast perimeter of the property.
Site Walls	Painted CMU site walls with a brick veneer finish on exterior sides are installed at the south, east, and north sides of the perimeter.
Signage	Building-mounted tenant signage is located above the main building entrance area at the northwest corner of the building.
Waste Enclosures	The dumpster for the property is stored in the parking garage area.

Item	Description
Site Lighting	Site lighting consists of building-mounted which consists of sconces, can down lights at soffits, and ceiling mounted fluorescent lighting at the parking level.

Observations and Recommendations

The planters at the front (west side) of the property do not have plants and need to be rehabilitated. Property management reported plants were removed due to homeless people sleeping in the planters. The planters should have trespassing deterrents installed at planters.

The brick veneer on the outside of the CMU perimeter site walls at the south, east, and north sides of the building are heavily soiled and have deficiencies noted in the grout. The walls should be power washed and brick grout be repointed.

3.1.3 Pavement and Parking

Item	Description
Drive Aisles and Parking Lots	Concrete pavement is utilized for driving and parking surfaces.
Curbing	Curbing consists of cast-in-place concrete.
Wheel Stops	Concrete wheel stops are provided at select parking spaces.
Parking Spaces Provided	33 total spaces; No standard ADA spaces; No van ADA spaces; No EV parking spaces; Refer to Section 4.1 for further comments and recommendations related to ADA requirements.
Sidewalks	Pedestrian sidewalks are constructed of concrete and brick pavers.
Site Steps and Ramps	One area of stairs were noted at the southeast corner of the site and consisted of four concrete steps.
Railings	Handrails at steps consisted of tube metal rails.

Observations and Recommendations

The concrete paving is in good to fair condition. There are some cracks and small deficiencies in the slabs and crack sealing and repairs should be completed as a regular maintenance.

Brick pavers are in good to fair condition and should last beyond the term if maintained properly.

The handrail at the sloped walkway at the north side of the site is made out of metal framing and mounted on plants along the walkway. The makeshift rail is a hazard and needs to be replaced with a code compliant handrail. An additional handrail should also be installed on the other side of the walkway.

An opinion of cost for the identified recommendations is included in the cost table and reserve schedule.

3.2 Structural Systems

3.2.1 Substructure

Item	Description
Grade at the Foundation	The grade at the foundation appears to slope away from the building.
Foundation Structure	Construction documents were not available. Based on our experience with this type of structure, the foundations consist of a concrete slab-on-grade, with continuous perimeter reinforced concrete spread footings and interior isolated spread footings and column pads.
Basements/Cellars	N/A
Concrete Floor Slabs	At-grade floors consist of reinforced concrete slabs.
Crawl Spaces	N/A

Observations and Recommendations

The roof-lines and sidewalls appear to be level and plumb. No evidence of any significant settlement or structural distress with respect to the substructure system was observed. No action required at this time.

3.2.2 Superstructure

Item	Description
Wall Framing System	The superstructure appears to be a combination of cast-in-place concrete columns, deck, and beams; CMU shear walls; and a steel framed building with metal beams, columns, open web joists, and metal decking with concrete topping slabs at upper floors.
Roof Framing System	Roof framing consists of a steel frame with a corrugated metal panel deck with concrete topping slab.

Observations and Recommendations

The roof-lines and sidewalls appear to be level and plumb. No evidence of any significant settlement or structural distress with respect to the structural framing system was observed.

The metal open web joists at the underside of the concrete deck at the ground parking level is starting to rust. All of the existing paint and rust should be removed and all exterior metals should be repainted to protect the metal from deteriorating. An opinion of cost is included in the immediate cost table.

Efflorescence was observed at CMU walls in the elevator equipment room and stairwell that goes to the roof. Water could be entering the wall from the roof above. The source of water should be determine prior cleaning and repainting the CMU walls. The roof above the stairwell was not observed during CBRE's site visit and should be surveyed to determine if deficiencies are present. An allowance to survey the roof and clean and seal CMU walls is included. Depending on the the investigation findings, costs may go up or down.

3.3 Exterior Wall Systems

3.3.1 Sidewalls

Item	Description
Facade Finishes	The facades are finished with painted stucco and painted brick veneer.
Sealants and Caulking	Joints between doors, windows, and various openings and wall materials are filled with sealant.
Canopy	A canopy that is incorporated with the building facade is provided at the main entrance at the northwest corner of the building. The structure of the canopy could not be determined but is likely metal framed.
Loading Dock	Loading and unloading for the building is at the street front.

Observations and Recommendations

The exterior walls are dirty but in good to fair condition. The building was reportedly repainted 6 to 7 years ago but due to heavy construction at the neighboring property, the building became covered with dust and dirt. The building needs to be power washed and repainted. An opinion of cost for the identified recommendations is included in the cost table. Costs will include an allowance for facade repairs and sealant replacement.

3.3.2 Doors and Windows

Item	Description
Main Entrance Doors	The main entrance areas to the property are large custom oversized metal gate doors.
Windows	Windows at office spaces were fixed single-glazed in aluminum frames and hallways had jalousie windows.
Service Doors	Service doors are metal doors in metal frames.

Item	Description
Overhead Doors	Roll-up overhead gates were observed at the parking level over parking entrances.

Observations and Recommendations

Overall, the entry systems were found to be in fair condition. The metal gates and metal service doors and frames are all due for repairs and repainting. An allowance to complete this work is included.

The condition of the overhead roll up gates could not be determined because they were open during the site visit. The hood cover over the exiting opening was damaged, and both hoods were rusting. Overhead gates and doors of these type typically last 20 to 30 years. We assume the doors were replaced at least once during the building's life cycle and likely due near the middle of the term. Costs to replace the gates/doors will be included during the term.

Service doors and emergency exit doors at the ground level were observed to be aged and have older hardware. The exiting door at the east site wall has a completely rusted closer which appears to be broken. Although doors are still functioning, the doors will reach the end of their useful life during the term. Costs to replace the door and frames during the term will be included. Recommend installing doors with panic hardware at egress locations. The door at the east site wall should be replaced in the immediate as it appears the closer is broken.

The elevator equipment room door at the roof is severely corroded and is at the end of its useful life. The door should be replaced.

In general, all of the windows appeared to be in good to fair condition. There were no active leaks either reported or observed, however evidence of previous water intrusion was noted at window frames. The rubber gaskets sealing the glass to the frames at windows are aged and have shrunk leaving gaps at corners. The gaskets need to be replaced to keep the windows water tight. This is an immediate cost as it has to do with waterproofing.

3.4 Roof Systems

Item	Description
Roof Type	The roof is low-slope.
Roof Access Provided	Access to the flat roof is via a door from the top level of the interior stairs.
Roof Material - Main Roof	The roofing material is a BUR with coating
Roof Material - Ancillary Roof	Pitched metal panels supported by a metal frame. Additionally the canopy and elevator machine room have a flat roof which likely has a BUR system.

Item	Description
Parapets	Parapets have painted sheet metal cap flashing.
Roof Flashing	Roof flashing, where observed, is painted or galvanized sheet metal.
Roof Drainage	The flat roof is drained by internal drains positively connected to the storm drainage system.
Roof-Mounted Equipment	Roof mounted equipment consists of the HVAC equipment and solar panels.
Roof Age	Roofing age is estimated to be 37 years old.
Roof Warranties	No information regarding warranties was available.

Observations and Recommendations

The roof appears to be in fair condition and no active leaks were reported. The roof membrane appears to be a built-up system with a coating. The coating was reported to be applied when the solar panels on the roof were installed in 2016 (9 years ago). No warranties were provided. A coating system can last about 15-20 years. The roof should be replaced in about 7-10 years. The roof is currently dirty and should be cleaned to prevent damage to the membrane. An allowance for roof maintenance has been included during the reserve to keep the roof clean and to make any necessary repairs.

The roof perimeter has a pitched metal paneled system mounted on top of it. The system is incorporated with the overall facade design. Over all the metal panels appear to be in fair condition, the metal framing supporting the panels, however, is in fair to poor condition. The frame is corroding and the paint on the frame is falling/chipping off in most places. The metal frame could be sand blasted and repainted to extend the overall systems' life, however some areas of the frame will likely need replacement or reinforcement. The cost to clean and repaint the system may be more than possibly removing it, which could be an alternative solution. The system is not supporting parts of the building but if not maintained will pose as a hazard due to the panels possibly falling off the roof. An allowance to clean the panels and frames, make necessary repairs/replacements and repaint the panels and frames is included.

The roof above the elevator machine room was not accessed during CBRE's site visit. The roof is likely aged and leaking water into the CMU exterior walls below but this should be confirmed with a roof assessment. Efflorescence was noted in the machine room and adjacent stairwell. The roof above the canopy at the main entrance was also not accessible and should be surveyed. A cost for roof assessment is included.

3.5 Interior Finishes

3.5.1 Typical Retail/Office Space

Item	Description	Condition
Tenant Retail/Office Space Finishes		
Floors	Flooring finishes consist of carpeting.	Good/Fair
Walls	Walls are finished with painted drywall.	Good/Fair
Ceilings	Ceilings consist of a suspended ACT system.	Good/Fair

Retail/Office Units Observed

Units Surveyed	Status	Tenant Name	Condition	Comments
409	Occupied	Takitani Agaran Jorgensen & Wildman, LLLP	Good/Fair	Water stains at windows, carpet is older, some stains at ceiling tiles.
Not numbered	Occupied	Owner	Good/Fair	Water stains at windows, old seals, interior finishes in good condition
Not numbered	Vacant	NA	Good/Fair	Recently renovated with new paint and carpet for a new tenant, some of the light fixtures and ceiling tiles are old and seals are shrunk at windows
202	Occupied	LPL Financial	Good/Fair	Old water stains at windows, some stained ceiling tiles. Tenant finishes were in good condition.

3.5.2 Common Restrooms

Item	Description	Condition
Flooring Type	Flooring finishes consist of ceramic tile.	Fair/Poor
Walls	Walls are of ceramic tile and painted drywall.	Fair/Poor
Ceilings	Ceilings are finished with painted drywall.	Fair
Counters/Sinks	Counters are synthetic.	Fair
Toilets	The toilets are floor-mounted.	Good/Fair
Urinals	Wall mounted	Good/Fair

Item	Description	Condition
Partitions	The laminate partitions are floor-mounted.	Fair/Poor
Mirror	Wall mounted mirror	Fair

3.5.3 Common Area Corridors

Item	Description	Condition
Floors	Flooring finishes consist of ceramic tile.	Fair
Walls	Walls are finished with painted stucco.	Fair
Ceilings	Ceilings consist of a suspended ACT system.	Fair

Observations and Recommendations

Overall, interiors are in good to fair condition, however finishes are dated. Water damage was noted at some of the restroom ceiling drywall and were reported to be from aging piping (women's restroom on the 4th floor). Leaks have reportedly been repaired when discovered. Tile at floors and walls of the restroom are aged and renovation of the restrooms is recommended at this time.

Wood base boards and interior doors and frames in common areas are in fair condition considering their age however some of the surfaces and edges are worn and hardware was noted to be dated. Costs to renovate common areas will be included during the term.

Limited areas of water stained ceiling tiles were observed in tenant spaces and corridors. Replacing aged and stained ceiling tiles can be addressed with regular maintenance and no costs have been included.

3.6 Plumbing Systems

3.6.1 Domestic Water Supply and Wastewater

Item	Description
Supply and Wastewater Piping	
Domestic Water Piping	The domestic water supply pipe was not observed but was reported to be copper.
Waste and Vent Pipe	Waste and vent piping were observed at the roof, in janitor closets, and at the parking garage, and observed to be cast iron.
Pipe Insulation	Pipe insulation was not observed.
Natural Gas Pipe	Natural gas is not supplied to this Property.

Item	Description
Domestic Water Booster Pumps	Not present
Sump Pumps	Not present
Sewage Ejector Pumps	N/A
Domestic Hot Water	
Domestic Water Heaters	There are no hot water heaters managed by the building. If tenant's have hot water heaters installed they are responsible for maintaining them.

Observations and Recommendations

Piping in the building is reported to be original and where observed (mostly at the parking lot) painted and in fair to poor condition. Some piping, noted at the parking garage and in janitor closets, were noted to have severe corrosion. Corroded piping should be cleaned and repainted or replaced. Based on the age of the building, piping, if not already, will likely start to fail during the term. Although significant failure was not reported, some of the corroded pipes observed on site indicate the system will require replacement during the term. An allowance to complete as needed pipe replacement will be included. Should a major renovation take place during the term, a full pipe replacement is recommended.

Based on the age of the building, a sewer scoping inspection of the main sanitary line is recommended to determine the condition of the waste lines and possibly needs for repair. A cost for the inspection will be included.

3.7 Heating, Ventilating and Air Conditioning

Item	Description
Heating and Cooling System	Cooling is provided by a central system which consists of one Carrier chiller located on the roof and air handler units located throughout the office space ceilings.
Refrigerant Utilized	R-410A
Air Handlers	Air handlers manufactured by Carrier are located at each tenant space. Air handlers are fed by the rooftop chiller.
Ventilation Type	Mechanical ventilation is provided by a fresh air intake system located at the roof
Ventilation Controls	HVAC units are controlled by thermostats located at each tenant space.

HVAC Units

Unit	Make	Model	Serial	Age (Year)	Capacity (Ton)	Remaining Useful Life
Chiller	Carrier	Not able to read	Illegible lable	Unknown	Unknown	0
Fresh Air Unit	Not labeled	Not labeled	Not labeled	Unknown	Unknown	0
Fresh Air Unit	Not labeled	Not labeled	Not labeled	Unknown	Unknown	1-2 years
Exhaust Fan	Not labeled	Not labeled	Not labeled	Unknown	Unknown	1-2 years
30 Air Handlers	Reported to be Carrier	Not provided	Not provided	37	Unknown	0-3 years

Observations and Recommendations

The air conditioning system is dated and the chiller on the roof is severely corroded and needs to be replaced. The property reported a new chiller was ordered two weeks prior to our inspection and should be installed sometime this year. The associated piping for the chiller is in good to poor condition. Poor sections of piping are reportedly to be replaced with the new chiller.

There are 30 total air handlers in the lower floors (10 units per floor, floors 2-4). The property reported almost all of the units are original to first construction and one unit was replaced. Maintenance is reportedly completed on all units every 3 months. Although, no significant issues were noted at air handlers, the age of the units will make repairs difficult as the units become obsolete. Costs to replace all of the units will be included during the term. In addition to the air handlers replacement, thermostats and ductwork should also be replaced as they have exceeded their expected useful life. Thermostats noted appear to be original units. Replacement of air handlers, ductwork, and thermostats can be completed in phases.

The fresh air intake system appears to be at the end of its useful life and needs to be replaced. One of the units is currently not working, the ducting has had multiple repairs made, and the exhaust fan is aged.

3.8 Electrical Systems

Item	Description
Service Supply	The electrical service to the Property was observed to be 1200-amp, 208Y/120 volt, three-phase, four-wire alternating current (AC).
Wiring	Branch wiring was not observed but reported to be copper.
Meters	The main electrical meter is located in the main electrical room at the parking garage. Submeters for tenant suites are located in electrical rooms on each floor.

Item	Description
Distribution Panels	Circuit overload protection is provided by circuit breakers panels manufactured by General Electric.
Transformers	Transformers are pad-mounted, and are the property of the electric utility.
Generator	No generator was observed or reported.
Solar Photovoltaic Panels	There are approximately 250 Panels mounted on the roof and are approximately 9-10 years old.

Observations and Recommendations

Electrical capacity at the site is reported to be adequate and no significant issues were reported. Based on municipal records, a permit to install the solar system was issued in 2015 and completed in 2016 (9-10 years ago). The property reported there are 250 panels and the system is currently working. The panels and inverters should last through the term or another 10-15 years if properly maintained. Costs to replace the system is not included during the term.

The main distribution panels at the main electrical room appear to be from original construction (37 years) and are at the end of their useful life. The distribution panel at the roof for the main HVAC systems has reached the end of its useful life and should be replaced. The electrical system may have had some adjustments made when the solar system was installed, but this could not be confirmed. Costs to replace the panels are included during the term.

Exterior soffit and scone lighting were aged and should be replaced with more efficient lights. Fluorescent lighting in the parking garage areas were noted to be aged and or corroded. An allowance to replace old light fixtures throughout the common areas is included.

3.9 Vertical Transportation

Elevator List				
Type	Drive	Stops	Capacity (lbs.)	Speed (fpm) Designed
Passenger	Hydraulic	4	3,500	150

Item	Description
Equipment Location	Elevator equipment is located in a penthouse at the top of the elevator shaft.
Manufacturer	The equipment is manufactured by Nidec Elevator Systems.
Maintenance	The elevators are maintained by Kone.
Age of Equipment	The elevator equipment is approximately 37 years old.

Item	Description
Modernization	The elevator equipment was modernized in 2020.
Safety Inspection Date	The date of the last safety inspection was March 2025.
Cab Finishes	The cab has ceramic tile flooring, laminate wood-paneled walls, and acrylic paneled ceilings.
Emergency Communication	The emergency communication system can be operated in a hands-free mode. Testing of the emergency communication system is beyond the scope of work.

Observations and Recommendations

The elevator is overall in good condition. Based on documents found on site and property management reporting, the elevator was modernized in 2019/2020, approximately 5 years ago. The elevator is not due for modernization for at least another 15 years if maintained properly.

The Subject's elevator cab interior finishes however are dated. Remove and replace the elevator's wall, ceiling, floor coverings, and lighting per the manufacturer's recommendations and industry standards. A budgetary allowance is included in the cost table.

The elevator machine room was observed to be moderately clean, ventilated, have a locked entrance door, and have equipment placed on maintenance pads. No air conditioning was installed in the room but a ventilation fan is installed next to the louvered vent above the main equipment. The fan was manufactured in 2021. The fan reportedly leaks and may not be ventilating the room enough. Efflorescence was noted at CMU walls and the concrete roof deck throughout the room. Water may be intruding into the walls from the roof above the room. A smoke detector is hanging from a junction box and the fluorescent light fixture in the room is aged and damaged. An allowance to clean the CMU walls, replace the smoke detector and lighting is included. Repairs should take place after the source of water intrusion as been corrected. The roof above the machine room likely requires replacement however this should be confirmed with a roof assessment. Costs for the investigation are included in Section 3.4. The door to the machine room is also heavily corroded and damaged, costs to replace the door are included in Section 3.3.

The elevator inspection certificates were not observed and we have not yet received documentation following our request. The elevator's annual inspection should be completed and the municipal certification be displayed or kept on record. Alternatively, provide a copy of the current elevator inspection certificate.

The Subject's existing elevator lobbies are lacking door jamb tactile raised letter/Braille symbols denoting each floor level. These should be installed at each car on each level in accordance with ADA requirements. Costs are included in Section 4.1.

3.10 Fire Protection and Life Safety

Item	Description
Fire Sprinklers Type	The Subject is fully-sprinklered with a supervised wet-pipe system utilizing steel piping.
Fire Alarm	A central fire alarm system is employed, in concert with the sprinkler system.
Fire Pump	N/A
Emergency Exit Lighting	Emergency exit lighting is provided in the appropriate locations observed.
Fire Extinguishers	Fire extinguishers are located at various locations throughout the interior spaces.
Fire Extinguisher Inspection Date	October 2024
Smoke Detectors	Smoke detectors were observed in appropriate locations.

Observations and Recommendations

The fire sprinkler system is original and due for replacement. Leaks from piping were reported but do not occur often. Leaks will increase over time due to the age of the system. Sprinkler heads were noted to be at the end of their useful life and have discolored. Fire sprinkler stand piping observed in stairwells were in good condition. The backflow preventer at the front of the building is aged and will require replacement. Standpipes in stairwells, at the roof, and at ground floor exteriors were noted to be in good condition and were reportedly replaced. The year of replacement was not known.

Fire extinguishers appeared to be in good condition with inspections up to date. No action needed at this time.

The main fire alarm panel appears to be older and based off of municipal records reviewed, was likely installed in 2006 when the current owner moved in. The panel is due for replacement. The elevator fire panel is newer and should last throughout the term. Fire alarm devices were of varying ages and an allowance to replace older devices will be included during the term.

4.0 ACCESSIBILITY COMMENTARY

4.1 Americans with Disabilities Act (ADA)

The Americans with Disabilities Act (ADA) extending civil rights protection, prohibiting discrimination, and ensuring equal opportunity for persons with disabilities was signed into law July 1990, published on July 26, 1991, and becoming effective January 26, 1992, for title II (state and local government services) and title III, public accommodations and commercial facilities, *reference Federal Register 36.508, Friday, July 26, 1991*. There are currently five titles in the ADA. CBRE's review is limited to title III, public accommodations, and commercial facilities. The intent of the ADA, Title III, is to provide accommodations to persons with disabilities and access equal to, or similar to, that available to the general public.

The Department of Justice required full compliance for facilities where construction was commenced after January 26, 1992; facilities with first occupancy on or after January 26, 1993. The Act was also retroactive for public accommodations and required barriers to be removed to the degree it was "readily achievable" to do so. Commercial facilities, such as office buildings, factories, warehouses, or other facilities that do not provide goods or services directly to the public are only subject to the ADA's requirements for new construction and alterations. "Readily achievable" is defined as "easily accomplishable and able to be carried out without much difficulty or expense." ADA revisions were created by the ADA Amendments Act of 2008, becoming effective on January 1, 2009. Updated standards were published on September 15, 2010, becoming effective March 15, 2011, with a mandatory compliance date of March 15, 2012, for any new construction or alteration of facilities or elements, including barrier removal. In the period between the publication date of September 15, 2010, and the compliance date of March 15, 2012, covered entities undergoing alterations or new construction were able to choose between compliance with the 1991 or 2010 ADA Standards.

The compliance date for the 2010 Standards for new construction and alterations is determined by:

- the date the last application for a building permit or permit extension is certified to be complete by a state, county, or local government.
- the date the last application for a building permit or permit extension is received by a state, county, or local government, where the government does not certify the completion of applications; or
- the start of physical construction or alteration if no permit is required.

It is CBRE's understanding that the Subject project was constructed for first occupancy prior to January 26, 1993, and is therefore subject to readily achievable barrier removal. "Readily achievable" measures may include but may not be limited to installing ramps; making curb cuts in sidewalks and entrances; rearranging furniture; installing flashing alarm lights; widening doors, and many other items to make public accommodations more accessible. Considering the law is now over 30 years old and the

obligation to remove barriers is an ongoing one, the Department of Justice generally expects that property owners have been proactive to remove barriers during that period of time and that access is generally provided.

Alterations to existing buildings are required to comply "if an altered space or area is an area of the facility that contains a primary function." Primary function is defined as "a major activity for which the facility is intended." The statute further requires that "to the maximum extent feasible, the path of travel to the altered area, and the restrooms, telephones and drinking fountains serving the altered area, are readily accessible to and usable by individuals with disabilities, including individuals who use wheelchairs, unless the cost and scope of such alterations is disproportionate to the cost of the overall alteration." The authorities have defined "disproportionate" as when the cost of alterations of the accessible path of travel exceeds 20% of the cost of the alteration to the primary function area.

The Americans with Disabilities Act sets forth "recommended priorities for public accommodation." In general, the four priorities are as follows:

1. Access from public sidewalks, parking, or public transportation to a building entrance
2. Access to any areas or goods or services that are made available to the public
3. Access to restroom facilities
4. Access in remaining ways to goods and services provided

CBRE made a general review of the property for compliance with the criteria in the 2010 ADA Standards for Accessible Design. If applicable, where areas of non-compliance were identified, we reviewed them against the 1991 Standards also. Our review is consistent with the scope in the ASTM E2018-08 Tier II: Abbreviated Accessibility Survey. It should be noted that this is a limited review based on a sampling of conditions, and there may be noncompliant items that have not been identified.

Our scope of review does not include evaluating tenant operations to determine whether or not they are public accommodations.

Accessible Parking Summary

Parking Type	Quantity
Total Parking Spaces	33
Standard ADA	No
Van-accessible	No

Observations and Recommendations

Based on conducting a limited scope visual survey, we did observe some barriers of significance. The deficiencies are following:

- There are no accessible parking spaces at the building. The parking garage is a private garage and not open to the public and therefore may not be required to provide accessible parking. This should be confirmed with legal counsel.
- The main gates at the front entrances have orbital hardware, which require grasping and twisting of the wrist. The hardware should be replaced with lever type.
- Sink piping at restrooms do not have coverings to prevent contact to people in wheelchairs. Coverings should be installed to meet compliance.
- No alarms were noted in the restrooms. However the building was built prior to 1992 and appear to comply with the 1994 ADA standards. Should there be a major renovation at the restrooms, alarms should be installed to comply with the 2010 ADA standards during. Also, although not required, for safety reasons, adding the alarms to the restrooms could prevent loss of life and is recommended.
- Drinking fountains protrude in the accessible path of travel and do not have detectable warnings. Detectable warnings should be added at either both sides of the fountain or beneath.
- The Subject's existing elevator lobbies are lacking door jamb tactile raised letter/Braille symbols denoting each floor level. These should be installed at each car on each level in accordance with ADA requirements.

Correction of these issues are considered to be "readily achievable". However, we recommend performing a comprehensive ADA review to address all accessibility items and develop a plan to determine which deficiencies are feasible to address.

4.1.1 Tier II Abbreviated Accessibility Survey Checklist

The following items are based off of the ASTM E2018-08 Tier II Abbreviated Accessibility Survey checklist. The list has been modified for clarification and additional items were added. This tier is an abbreviated accessibility survey subject to representative sampling, which is appropriate for a baseline Property Condition Assessment. This tier does not have the depth, scope, or detailed measurements and counts required to comply with a Tier III: Full Accessibility Survey.

Property History					
	Item	Yes	No	Unkn	Comments
1	Has an ADA survey previously been completed for this property?			✓	
2	Have any ADA improvements been made to the property?	✓			Restrooms have ambulatory stalls with grab bars
3	Does a Barrier Removal Plan exist for the property?		✓		

Property History					
	Item	Yes	No	Unkn	Comments
4	Has the Barrier Removal Plan been reviewed/approved by a local third party, such as an engineering/architecture firm, building department, or other agency, etc.?		✓		
5	Has the building owner or management reported receiving any ADA related complaints that have not been resolved?		✓		
6	Is any litigation pending related to ADA issues for the property?		✓		

Parking					
	Item	Yes	No	Unkn	Comments
1	Do there appear to be sufficient accessible parking spaces with respect to the total number of reported spaces?		✓		There are no ADA accessible parking stalls on property. The parking garage is private and may not be required to have an accessible stall. This should be confirmed with legal counsel.
2	Do there appear to be sufficient van-accessible parking spaces provided? (for every 6 accessible parking spaces there should be 1 van-accessible space)				Not applicable
3	Are accessible spaces marked with the International Symbol of Accessibility? Are these signs reading "Van Accessible" at van spaces?				Not applicable
4	Does there appear to at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, and public streets and sidewalks?				Not applicable
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?				Not applicable

Parking					
	Item	Yes	No	Unkn	Comments
6	Advisory: Does signage exist directing you to accessible parking and an accessible building entrance?				Not applicable

Ramps					
	Item	Yes	No	Unkn	Comments
1	If there is a ramp from the parking area to an accessible building entrance, does it appear to meet slope requirements? (appears to be a 1:12 slope or less)				There are no ramps from the garage to the main lobby. The slope of the garage floor appears to adequate for a wheel chair person but this should be confirmed with further investigation.
2	If a ramp appears to be longer than 6 feet, are railings provided on both sides?				Not applicable
3	Does the width between railings appear to be at least 36 inches wide?				Not applicable
4	Is there a level landing at the top and at the bottom of ramps and switchbacks?				Not applicable

Entrances / Exits					
	Item	Yes	No	Unkn	Comments
1	Is the main accessible entrance doorway appear to be at least 32 inches wide?	✓			
2	If the main entrance is inaccessible, are there alternate accessible entrances?				Not applicable
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and does not appear higher than 48 inches above floor)?	✓			
4	Are main entry doors other than revolving doors available?	✓			

Entrances / Exits					
	Item	Yes	No	Unkn	Comments
5	If there are two main doors in series, is the minimum space between the doors appear to be 48 inches plus the width of any door swinging into the space?				Not applicable

Paths of Travel					
	Item	Yes	No	Unkn	Comments
1	Is the main path of travel free of obstruction and wide enough for a wheelchair (appear to be at least 36 inches wide)?	✓			
2	Does a visual scan of the main path of travel reveal any obstacles (fire extinguishers, fountains, etc.) that appear to protrude more than 4 inches into walkways or corridors?		✓		
4	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✓			
5	Is there a path of travel that does not require the use of stairs?	✓			

Interior Accessible Routes and Amenities					
	Item	Yes	No	Unkn	Comments
1	Does an accessible route appear to connect with all public areas inside the building?	✓			
2	Do accessible routes appear free of obstructions and/or protruding objects?		✓		The drinking fountains in common use corridors are a protruding object.
3	Do ramps on accessible routes appear to have a compliant slope?				Not applicable
4	Do ramps on accessible routes appear to have a compliant length and width?				Not applicable
5	Do doors at accessible entrances appear to have compliant hardware?	✓	✓		Orbital hardware was noted at the main gate doors

Interior Accessible Routes and Amenities					
	Item	Yes	No	Unkn	Comments
6	Do doors at accessible entrances appear to have a compliant clear opening width?	✓			
7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?				Not applicable
8	Do thresholds at accessible entrances appear to have a compliant height?	✓			

Restrooms					
	Item	Yes	No	Unkn	Comments
1	Are common-area public restrooms (toilet rooms) located on an accessible route?	✓			
2	Are door handles push/pull or lever type and appear to be located 48 inches high or less?	✓			
3	Are there audible and visual fire alarm devices in the restrooms?		✓		No alarms were noted in the restrooms.
4	Are the corridor access doors wheelchair accessible (appear to be at least 32 inches wide)?	✓			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appears to be at least 60 inches in turning diameter)?	✓			The restroom appears to have enough space but this should be confirmed.
6	Do accessible stall doors appear to be wheelchair-accessible (appear to be at least 32 inches wide)?	✓			
7	Are grab bars provided in accessible toilet stalls/rooms?	✓			
8	Is there a sink provided with clearance for a wheelchair to roll under (appears to be at least 29 inches vertical clearance from the bottom of the sink/counter to the floor surface)	✓			

Restrooms					
	Item	Yes	No	Unkn	Comments
9	Are sink handles operable with one hand without grasping, pinching, or twisting of the wrist?	✓			
10	Are exposed pipes under sinks sufficiently insulated/covered to prevent contact?		✓		Sinks do not have covers

Drinking Fountains					
	Item	Yes	No	Unkn	Comments
1	Does one drinking fountain appear to have clear floor space of at least 30 inches by 48 inches in front?	✓			
2	Is there at least one accessible drinking fountain that provides dual heights? One fountain for a standing person and one for a person in a wheelchair.		✓		Only a single height drinking fountain is installed, which meets the 1994 code.
3	Are controls mounted on the front or side near the front edge, and operable with one hand without grasping, pinching, or twisting of the wrist?	✓			
4	Do drinking fountains have detectable warnings/cane-detection if they are protruding more than 4 inches into a path of travel?		✓		Fountains protrude into the path of travel.

Elevators					
	Item	Yes	No	N/A	Comments
1	Do the call buttons have visual signals to indicate when a call is registered and answered?	✓			
2	Is the "Up" button above the "Down" button?	✓			
3	Are there visual and audible signals inside the cars indicating floor change?	✓			
4	Are there standard raised Braille markings on both jambs of each hoist way entrance?		✓		Missing

Elevators					
	Item	Yes	No	N/A	Comments
5	Do elevator doors have a reopening device that will stop and reopen a car door in an object or a person obstructs the door?	✓			
6	Do elevator lobbies have visual and audible indicators of car arrival?	✓			
7	Are elevator controls low enough to be reached from a wheelchair (appear to be 48 inches front approach/54 inches side approach)?	✓			
8	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?	✓			
9	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✓			
10	Is the emergency intercom identified by Braille and raised letter?	✓			

5.0 TERMINOLOGY

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

Good -	Component or system in sound and performing its function. Although it may show signs of normal wear and tear commensurate with its age, some minor remedial work may be required.
Fair -	Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical EUL. Repair or replacement is required to prevent its further deterioration, restore it to good condition, prevent its premature failure, or to prolong its EUL. Component or system exhibits an inherent deficiency the cost of which to remedy is not commensurate with the deficiency but that is best addressed by a program of increased preventive maintenance or periodic repairs.
Poor -	Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical EUL, excessive deferred maintenance, a state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute to or cause the deterioration of contiguous elements or systems. Repair or replacement is required.
Physical Deficiencies -	A conspicuous defect or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the completion of a PCA. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property.
No Further Action Required -	Component or system exhibits normal wear and tear considering its age, purpose, and extent of use, and exposure to the elements. Prudent ownership would not immediately expend additional, significant monies in relation to the Subject's appraised value to remedy the observed physical deficiencies.

6.0 PURPOSE AND SCOPE

Purpose

The "Client" contracted with CBRE Assessment Services, a CBRE Company to conduct a Property Condition Assessment (PCA) in general compliance with ASTM-E2018 for the purposes of rendering an opinion of the Subject's general physical condition as of the day of our site visit, in accordance with the scope and terms of our agreement with the Client and to prepare an PCA. An PCA cannot wholly eliminate the uncertainty regarding the presence of physical deficiencies and/or the performance of the Subject property's building systems. This was a "walkthrough" survey. It was not the intent of this survey to be technically exhaustive, nor to identify every existing physical deficiency. Preparation of this PCA is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or systems failure and to reduce the potential that such component or system may not be initially observed. There may be physical deficiencies that were not easily accessible for discovery, readily visible, or which could have been inadvertently overlooked. The results of our observations, together with the information gleaned from our research and interviews, were extrapolated to form both the general opinions of the Subject's physical condition and the Short-Term Costs to remedy the physical deficiencies. This PCA must be used in its entirety, which is inclusive by reference to the agreement and limiting conditions under which it was prepared.

This PCA was specifically prepared on behalf of the Client to assist in their evaluation of the asset's physical condition. Our proposal for services and this report both recognize that there are various levels of physical due diligence that may be undertaken by the Client that could be more or less intensive than that provided by this walkthrough survey. Depending on the risk tolerance level of the contracted user of the report, the time available to conduct physical due diligence, any warranties or representations provided by ownership, the size, scope and age of the asset, a contracted user of the report may want to increase the level of due diligence exercised. This PCA is exclusively for the use of the Client and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE NO THIRD-PARTY BENEFICIARIES, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

Scope

The extent of due diligence provided such as the composition of the survey team; the extent of researching/interviewing building service company personnel; the use of specialty technical consultants to augment our survey team; the time frame to mobilize, conduct the survey, and issue this PCA was

specifically discussed by CBRE with the Client in relation to the Client risk tolerance level, budget for due diligence, and allotted due diligence time frame. Notwithstanding the limitations posed by time, vantage point, and representative observations, no single Field Observer can reasonably be expected to possess the technical knowledge to thoroughly opine on the condition of all building systems and components and to develop comprehensive Short Term Costs for repairs and/or replacement.

This PCA should be construed as the de minimis level of due diligence exercised inasmuch as it did not consist of a team of specialists in such areas as HVAC, roofing, façade, curtainwall, and fire/life-safety, etc.

The scope of this survey included the following:

- A single site visit consisting of a "walkthrough" survey in which CBRE endeavored to survey: as much as 100% and not less than 80% of the readily accessible site, facades visible from grade, roof areas, plumbing systems, mechanical systems, electrical systems, fire suppression and alarm systems, conveying systems and 20% of the common areas or interior spaces. This PCA was not a building code, safety, regulatory, or environmental compliance inspection.
- This building survey was conducted from street level and/or balcony level. The riding of scaffolding equipment was outside the scope of this PCA.
- Neither physical nor invasive tests were conducted, nor were any samples collected or materials removed. Therefore, CBRE makes neither representations nor warranties regarding the moisture resistance of building envelope systems that would not otherwise be readily observable. Therefore, the waterproof integrity of such systems is considered outside the scope of this PCA.
- Inquiries made of the municipal building department to determine whether there were any material code violations on file. Code compliance inspections of the systems and components of premises, however, were beyond the scope of the Services provided.
- The taking of photographs to document existing conditions, representative areas or systems, significant deficiencies, and/or evidence of deferred maintenance.
- No measurements or counts of systems, components, floor areas, rooms, etc., or calculations were prepared.
- This limited scan is not to be construed as a mold survey, which entails a thorough specific inspection and also often includes destructive testing or the survey of areas behind walls, above ceilings, in tenant spaces, and in other typically inaccessible areas. Moreover, CBRE does not warrant that all mold at the Subject has been identified, as mold may exist in uninspected areas or may have occurred subsequent to our site survey. During our survey, CBRE endeavored to survey: as much as 100% and not less than 80% of the readily accessible site, facades visible from grade, roof areas, plumbing systems, mechanical systems, electrical systems, fire suppression and alarm systems, conveying systems and 20% of the common areas or interior spaces.
- A survey to opine on indoor air quality is explicitly excluded.

- Research of the Subject's maintenance history with selected service companies that have serviced the Subject's major building systems.

7.0 PROCEDURES AND PROTOCOLS

This survey consists of interrelated components that assisted CBRE in formulating the opinions expressed herein. The scope and extent of CBRE's site visit and the Opinions of Costs to remedy the significant physical deficiencies are both affected by the timeliness and completeness of information disclosed by ownership or the Client and as a result of our research and interviews.

Documentation Review

Upon being awarded this assignment, CBRE issued a written request to the owner or his agent to provide CBRE with certain information and/or documentation to review on behalf of the Client, which was specifically intended to identify or assist in the identification of: patent and latent physical deficiencies as well as any preceding or ongoing efforts to remedy same; the costs to investigate or remediate the physical deficiencies; or a combination thereof.

The Documentation & Information Checklist and a Pre-survey Questionnaire & Disclosure Statement (collectively, the "Checklists") were forwarded to the contact to be completed and returned to CBRE prior to our site visit. The Checklists requested such information as: CO; safety inspection records; roof warranty information; age of pertinent building systems (roofing, paving, plumbing, heating, air conditioning, electrical, etc.); historical costs for repairs, improvements, recurring replacements, etc.; pending proposals for or executed contracts for repairs, improvements, forensic studies, or planned or future work; outstanding citations for building, fire, and zoning violations; any ADA survey and status of any improvements to implement same; and any previously prepared PCRs or building technical forensic studies. Refer to the Exhibits for copies of these documents.

CBRE shall have no obligation to retrieve or review any information that was not provided to CBRE in a reasonable time to formulate an opinion and to complete this PCA. If such information appeared reasonable, it was relied upon by CBRE in forming its opinions.

It is beyond the scope of this PCA to utilize drawings and/or specifications to conduct a compliance survey of the as-built conditions with the contract documents; to specifically examine any system, component, or construction detail; or to utilize such documents for developing Opinions of Costs to remedy observed deficiencies.

CBRE's Checklists was returned by the property manager or ownership. The Checklists inquired of latent defects, the discovery of which is beyond the scope of this survey, and historical repairs and improvements. Obtaining this information prior to our site visit is part and parcel of this PCA's due diligence process. It was to assist our research to discover chronic problems, the extent of repairs and their costs, pending repairs and improvements, and existing physical deficiencies. Drawings were originally requested to be forwarded to CBRE's office for review. The purpose of requesting the drawings, and for the review of same in our offices prior to our site visit, was only so that CBRE could

become generally familiar with the scope of the improvements. Drawings were not made available for our review in our offices as requested in order for CBRE to become generally familiar with the scope of the Subject.

Site Visit

The site visit consisted of a visual walk-through survey of the Subject's easily accessible and readily observable areas to note significant deferred maintenance and the general condition of major components and systems. The facade and visible portions of the roof were also observed with the use of the unaided eye/binoculars/a telephoto camera lens/a binoculars and telephoto camera lens.

HVAC, mechanical, plumbing, and electrical equipment not in operation at the time of the site visit was not turned-on nor operated by CBRE, nor was any exploratory probing, dismantling, or removing of any component, device, or piece of equipment, whether bolted, screwed, held in-place (mechanically or by gravity), secured, or fastened by any other means, conducted. This was a non-intrusive visual survey that does not include or encompass the opening, lifting, or removal of equipment panels, ceiling tiles, and other barriers or closures for observation of systems or components. HVAC, mechanical, and electrical equipment not normally operated by the occupants was neither operated nor tested by CBRE.

Prior to our site visit, CBRE contacted the owner or the owner's agent to request that (1) representative areas be made available during our site visit so that CBRE's Field Observer would be able to conduct representative observations and (2) to provide a Point of Contact (POC) for interview purposes who was knowledgeable about the Subject's physical condition, latent defects, and/or historical repairs, if any.

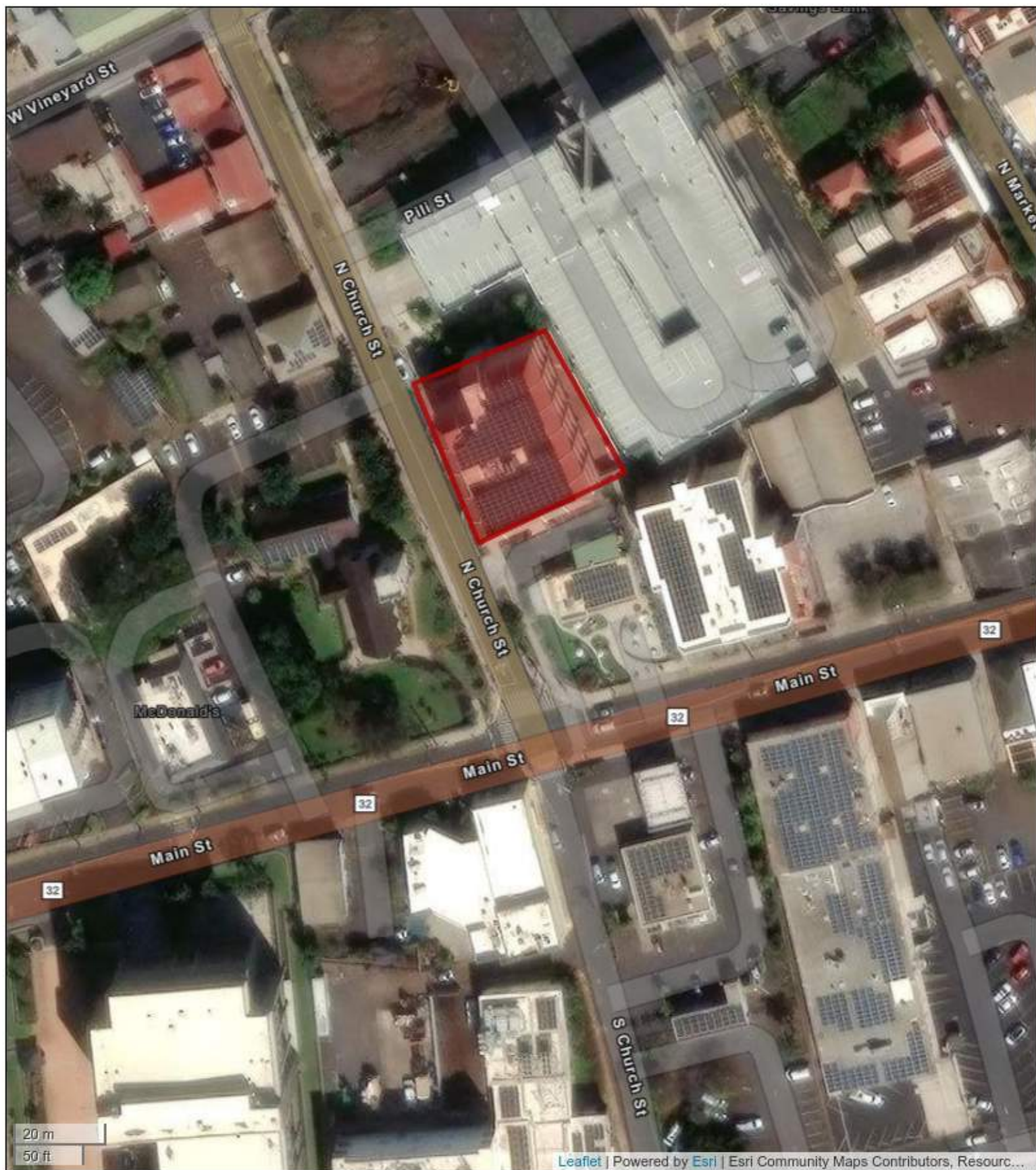
ACRONYMS AND DEFINITIONS

This PCA uses various acronyms and abbreviations to describe site, building, or system components. Not all acronyms or abbreviations are applicable to every PCA. Refer to the definitions below.

Acronyms and Definitions			
Acronym	Definition	Acronym	Definition
ABA	Architectural Barriers Act	GWB	Gypsum Wall Board
ABS	Acrylonitrile Butadiene Styrene	HID	High Intensity Discharge
ACM	Asbestos Containing Material	HUD	U.S. Dept of Housing and Urban Development
ADA	Americans with Disabilities Act	HVAC	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	IAQ	Indoor Air Quality
AHU	Air Handling Unit	IBC	International Building Code
Amp	Ampere	ICC	International Code Council
ASTM	American Society for Testing and Materials	LED	Light Emitting Diode
ACT	Acoustical Ceiling Tile	LEED	Leadership in Energy and Environmental Design
AVG	Average	MAP	HUD Multifamily Accelerated Processing
BMS	Building Management System	MAU	Makeup Air Unit
BOMA	Building Owners and Managers Association	MBH	Thousands of British Thermal Units
BTU	British Thermal Unit	MDP	Main Distribution Panel
BTUH	British Thermal Units per Hour	MEP	Mechanical, Electrical and Plumbing
BUR	Built-up Roofing	MRL	Machine Room-Less (Elevator)
CAV	Constant Air Volume	NFPA	National Fire Protection Association
CBS	Concrete Block and Stucco	NLA	Net Leasable Area
CMU	Concrete Masonry Unit	OSB	Oriented Strand Board
CO	Certificate of Occupancy	OS&Y	Outside Screw and Yoke
CO	Change Order	OWJ	Open Web Joist
CO/ALR	Copper to Aluminum, Revised	PCA	Property Condition Assessment
CPVC	Chlorinated Polyvinyl Chloride	PCR	Property Condition Report

Acronyms and Definitions			
Acronym	Definition	Acronym	Definition
DWH	Domestic Water Heater	PML	Probable Maximum Loss
DWV	Drainage, Waste and Vent	PSI	Pounds per Square Inch
DX	Direct Expansion	PTAC	Packaged Terminal Air Conditioner
EFF	Effective	PVC	Polyvinyl Chloride
EIFS	Exterior Insulation and Finish System	RPZ	Reduced Pressure Zone
EMF	Electromagnetic Field	RTU	Rooftop Unit
EMS	Energy Management System	RUL	Remaining Useful Life
EPDM	Ethylene Propylene Diene Monomer	SEL	Scenario Expected Loss
EUL	Expected Useful Life	SF	Square Feet
FCU	Fan Coil Unit	SFG	Square Foot Gross
FEMA	Federal Emergency Management Agency	SFR	Square Foot Rentable
FFHA	Fair Housing Act	SOG	Slab-on-Grade
FHA	Forced Hot Air	STC	Sound Transmission Classification
FHW	Forced Hot Water	SUL	Scenario Upper Loss
FIRM	Flood Insurance Rate Map	TPO	Thermoplastic Polyolefin
FM	Factory Mutual	UBC	Uniform Building Code
FOIA	Freedom of Information Act	UFAS	Uniform Federal Accessibility Standards
FOIL	Freedom of Information Letter	UL	Underwriters Laboratories
FRP	Fiber Reinforced Panel	V	Volt
FRT	Fire Retardant Treated	VAV	Variable Air Volume
GFCI	Ground Fault Circuit Interrupter (sometimes GFI)	VCT	Vinyl Composition Tile
GFRC	Glass Fiber Reinforced Concrete	VWC	Vinyl Wall Covering
GLA	Gross Leasable Area	W	Watt
GPM	Gallons Per Minute		

Site Location Maps



Wailuku Executive Center
24 North Church Street
Wailuku, Hawaii 96793
SF-0002115919

CBRE

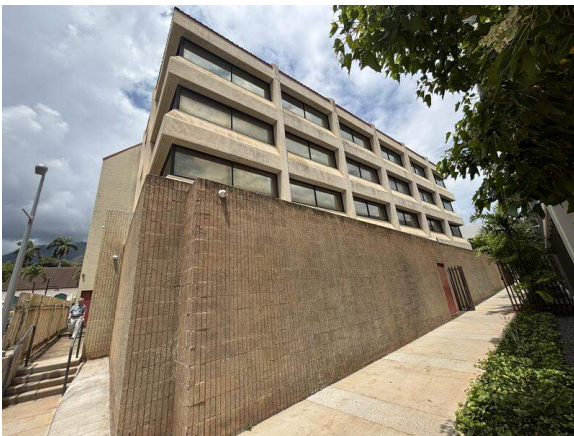
Photographs



1 West (front) elevation



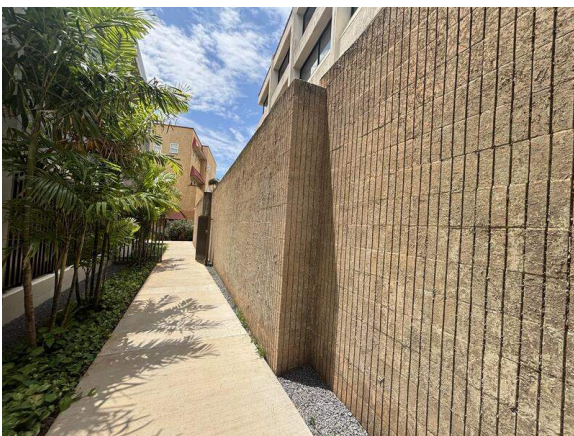
2 North elevation



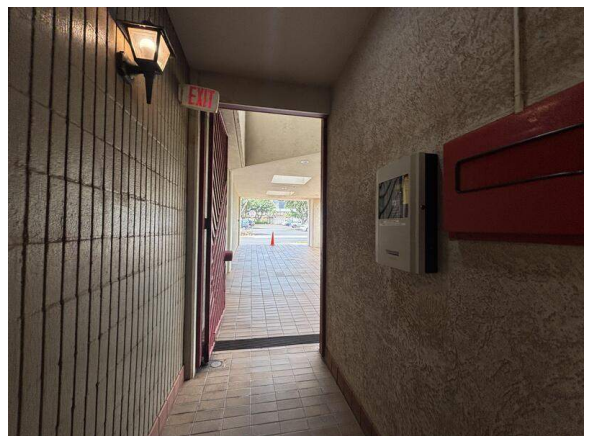
3 East elevation



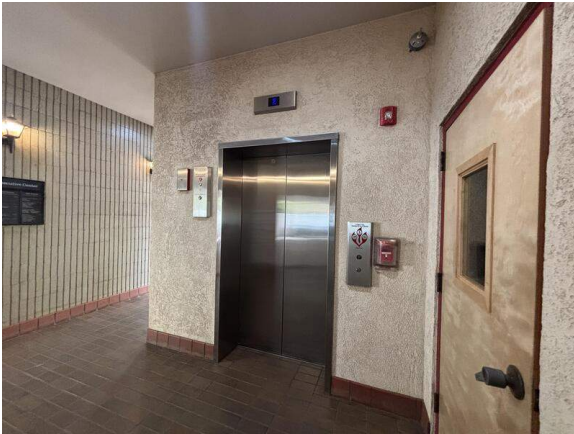
4 South elevation



5 Perimeter site wall



6 Building main entrance



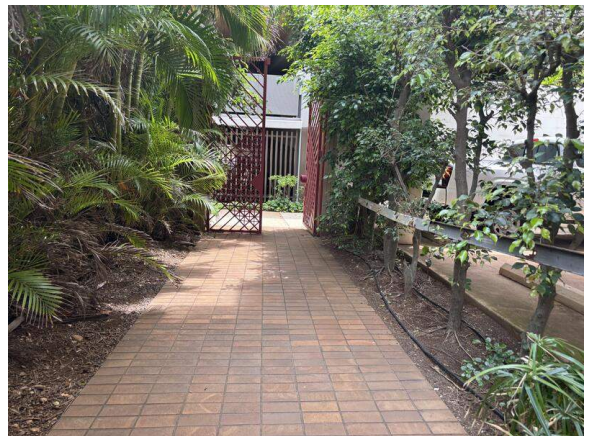
7 Elevator lobby at the ground floor



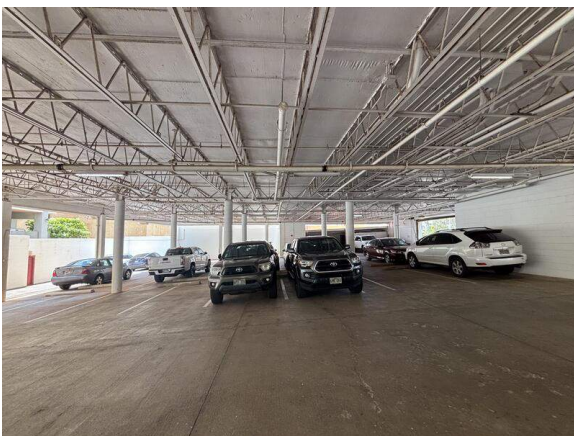
8 Parking level entrance



9 Planters at the front of the building



10 North exterior walkway



11 Ground floor parking level



12 Site drain at parking area



13 Tenant mail boxes



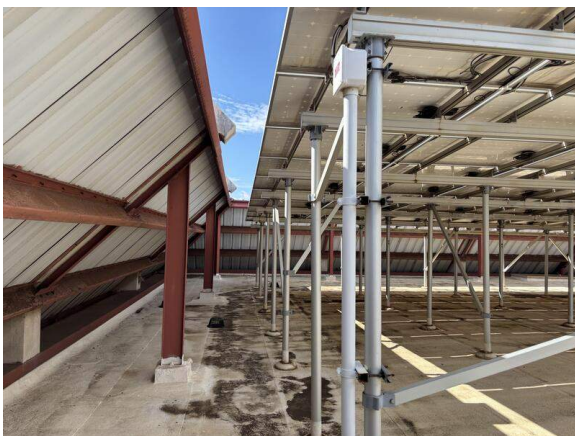
14 Dumpster at parking area



15 Roof access



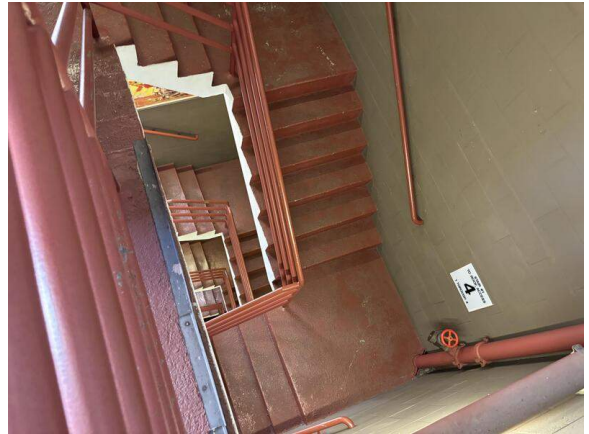
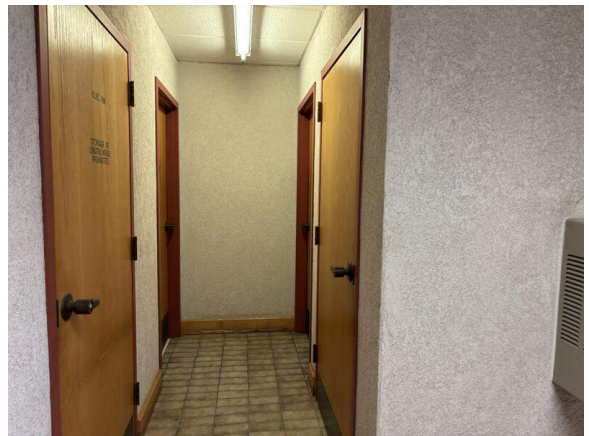
16 Overview of roof



17 Typical roof perimeter



18 Underside of solar panel system at the roof

**19** Underside of typical upper level**20** Typical stairwell**21** Typical common use corridor**22** Typical entrance area to restrooms**23** Typical drinking fountain on each floor**24** Men's restroom



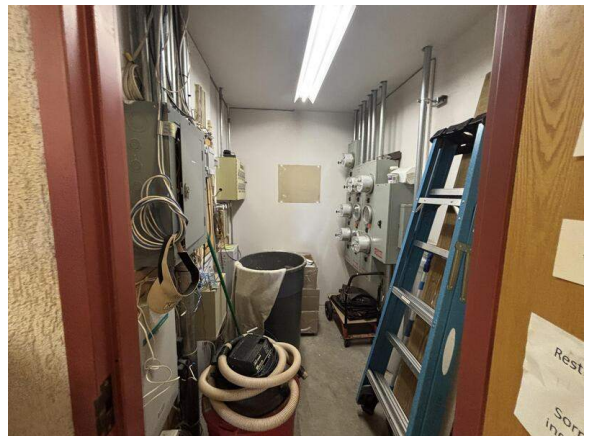
25 Typical men's restroom on each floor



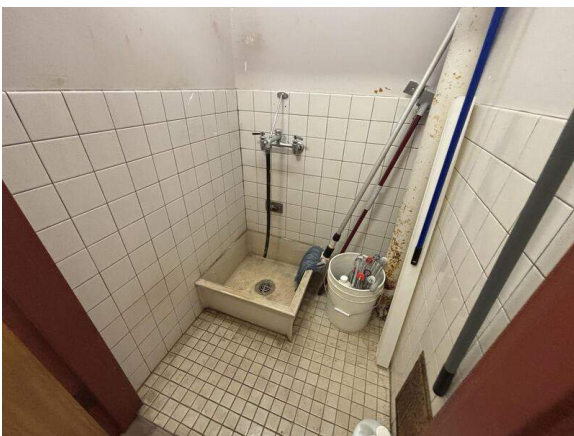
26 Typical women's restroom on each floor



27 Typical sink at restrooms on each floor



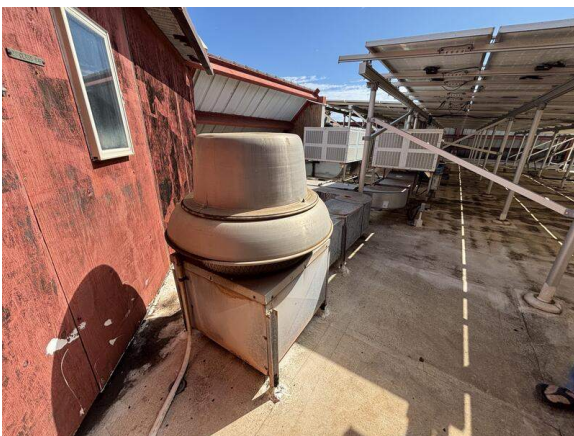
28 Typical electrical room on each floor



29 Typical janitor closet



30 Vacant tenant space

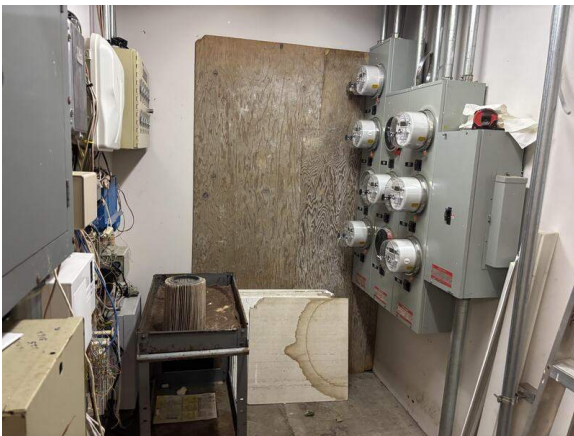
**31 Vacant tenant space****32 Tenant conference room****33 Water meter****34 Main condenser at the roof****35 Exhaust fan at roof****36 Fresh air intake system**



37 Utility transformer



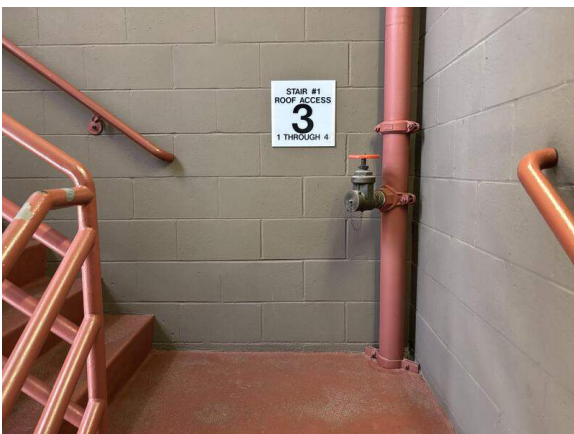
38 Main electrical room



39 Typical tenant electrical meters



40 Typical fire extinguisher



41 Typical standpipe in stairwell



42 Fire back flow preventer



43 Main Fire alarm panel



44 Fire alarm device



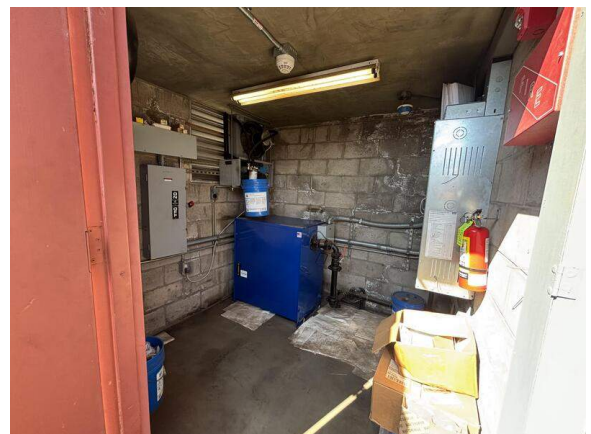
45 Typical elevator doors



46 Elevator cab finishes



47 Elevator controls



48 Elevator machine room

Supplementary Documentation

Case Number	Type	Status	Project Na	Issued Date	Applied Date	Expiration Date	Finalized Date	Requested Date	Scheduled Date	Module Name	Address	Main Parcel	Description
E961782	Electrical Permit - Commercial	Expired		10/4/1996	10/4/1996	1/2/1997				Permit	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	JOE TOMA
E20022493	Electrical Permit - Commercial	Expired		10/30/2002	10/30/2002	1/28/2003				Permit	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	WAISCO: WAISCO
B20022023	Building Permit - New/Addition/Alteration	Expired		10/30/2002	8/20/2002	4/28/2003				Permit	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	WAISCO: WAISCO
F2YR20060010	FD Maintenance Inspections - Inspections	Expired		1/19/2006	1/19/2006	1/18/2008				Permit	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	CM WAILUKU EXEC CNTR: 24 CHURCH STREET
MISC20060136	Miscellaneous Inspection	Closed		6/27/2006	6/27/2006		11/1/2018			Permit	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	APO & ASSOCIATES: APO & ASSOCIATES
E20062320	Electrical Permit - Commercial	Issued		6/30/2006	6/30/2006					Permit	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	WAILUKU EXEC CENTER: WAILUKU EXEC CENTER
E20101711	Electrical Permit - Commercial	Completed		9/2/2010	9/2/2010		9/28/2010			Permit	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	ANTHONY TAKITANI ATA: ANTHONY TAKITANI- ATAK INVESTMENTS
E4-1402405	ELEC-Final Inspection	Passed						9/28/2010	9/28/2010	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
FCOMMSFTY-235477	FD - Commercial Safety	Passed						1/19/2006	8/10/2006	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
B1-123084	BLDG-Foundation Inspection	Passed						10/30/2002	10/31/2002	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
E3-124562	ELEC-Service	Passed						11/20/2002	11/21/2002	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
B2-123252	BLDG-Framing Inspection	Passed						11/1/2002	11/4/2002	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
E1-123210	ELEC-Rough-in Partly	Passed						10/31/2002	11/1/2002	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
E2-124562	ELEC-Rough-in Complete	Passed						11/20/2002	11/21/2002	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
E2-1397722	ELEC-Rough-in Complete	Passed						9/3/2010	9/7/2010	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
E1-1397722	ELEC-Rough-in Partly	Passed						9/3/2010	9/7/2010	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
FSPRINKLE-221733	FD - Fire Sprinkler System	Failed						1/19/2006	2/8/2006	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
FFIREALARM-221733	FD - Fire Alarm System	Failed						1/19/2006	1/18/2006	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
FCOMMSFTY-233977	FD - Commercial Safety	Partial Pass						1/19/2006	6/29/2006	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
FCOMMSFTY-223679	FD - Commercial Safety	Failed						1/19/2006	6/14/2006	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
FSPRINKLE-223679	FD - Fire Sprinkler System	Passed						1/19/2006	6/14/2006	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
E7-235322	ELEC-Miscellaneous Inspection	Failed						6/28/2006	6/29/2006	Inspection	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	
MRA20020008	MRA - Maui Redevelopment Agency Approval - Use Permit	Approved			9/17/2002					Plan	24 N CHURCH ST WAILUKU HI 96793	2340130440000-66812	WAISCO: WAISCO

Park, Ruth @ Honolulu

From: Maui County Records Portal <mauicountyhi@govqa.us>
Sent: Thursday, May 29, 2025 8:00 AM
To: Park, Ruth @ Honolulu
Subject: Maui County Fire Records Request :: R004846-052725

External

--- Please respond above this line ---



ACKNOWLEDGEMENT TO REQUESTER

To: Senior Director Ruth Park, ruth.park@cbre.com
From: Andrew Butsko, Fire Internal Affairs Officer
Date Request Received: 5/27/2025
Request Reference Number: R004846-052725
Date of Acknowledgement: 05/29/2025
Government Records You Requested: Aloha,
I would like to request copies of any open fire code violations for the property located at 24 North Church Street in Wailuku TMK: 340130440000 or Wailuku Executive Center.

We are conducting research for the property. Please feel free to reach out to me with any questions.

Thank you

This acknowledgment is provided in accordance with section 2-71-13, Hawaii Administrative Rules (“HAR”), because the following extenuating circumstance(s) exist:

___Agency must consult with another person to determine whether the record is exempt from disclosure under chapter 92F, HRS.

__X__Request requires extensive agency efforts to search, review, or segregate the records, or otherwise prepare the records for inspection or copying.

__X__Agency requires additional time to respond to the request in order to avoid an unreasonable interference with its other statutory duties and functions.

___A natural disaster or other situation beyond the agency’s control prevents the agency from sending a notice or responding to the request within ten business days.

Due to these extenuating circumstances, the agency will send you the written notice required by section 2-71-14, HAR, within a reasonable time not to exceed twenty business days following the date when the agency received your request. Among other things, this notice will inform you whether the agency intends (1) to disclose the record; (2) to deny access to all or part of the information in the requested record, identifying the portions that will not be disclosed and justifying the nondisclosure; or (3) that the agency is unable to disclose the record for the reasons given. The notice will also include the agency’s good faith estimate of all fees that will be charged to the requester under section 2-71-19, HAR and the amount of prepayment required by the agency, if any.

If the agency is providing access to records, the agency will then:

1. Disclose the requested records within five business days after providing notice or, when applicable, after receiving a prepayment as provided for under section 2-71-19, HAR;
2. Disclose the requested records in increments because the requested records are voluminous. See HAR § 2-71-15. Each increment will be disclosed within twenty business days after either (A) the prior incremental disclosure (if one prepayment of fees is required and received) or (B) receipt of each incremental prepayment required.

For questions about this acknowledgment, please respond to this message. Questions regarding compliance with the UIPA may be directed to the Office of Information Practices at 808-586-1400 or ois@hawaii.gov.

Andrew Butsko
Fire Internal Affairs Officer

To monitor the progress or update this request please log into the [Public Records Center](#)



Park, Ruth @ Honolulu

From: Maui County Records Portal <mauicountyhi@govqa.us>
Sent: Thursday, May 29, 2025 7:26 AM
To: Park, Ruth @ Honolulu
Subject: Maui County Planning Records Request :: R004847-052725

External

--- Please respond above this line ---



NOTICE TO REQUESTER

To: Senior Director Ruth Park, ruth.park@cbre.com

From: Planning

Date Request Received: 5/27/2025

Request Reference Number: R004847-052725

Date of Notice: 05/29/2025

Government Records You Requested: Aloha,

I would like to request a copy of the certificate of occupancy and copies of any open building and zoning code violations for the property located at 24 North Church Street in Wailuku TMK: 340130440000 or Wailuku Executive Center.

We are conducting research for the property. Please feel free to reach out to me with any questions.

Thank you

THIS NOTICE IS TO INFORM YOU THAT YOUR RECORD REQUEST: **You may conduct your own research through County of Maui Public Documents and MAPPS for permits prior to May 2022. The County website at mauicounty.gov lists all agencies and their specialties, please refer to the Government tab to see Departments and what their Divisions specialties are.**

☐ Will be granted in its entirety.

☒ Cannot be granted. Agency is unable to disclose the requested records for the following reason: **No zoning violations.**

☒ The agency does not currently possess any records that correspond to your description of the records that you are requesting. (HRS § 92F-3)

☐ Other agency that is believed to maintain records:

☐ Agency needs further clarification or description of the records requested. Please contact the agency and provide the following information:

☐ Request requires agency to create a summary or compilation from records, but requested information is not readily retrievable. (HRS § 92F-11(c))

☐ Will be granted in part and denied in part, OR

☐ Is denied in its entirety

☐ Although the agency maintains the requested records, it is not disclosing all or part of them based on the exemptions provided in HRS § 92F-13 and/or § 92F-22 or other laws cited below.
(Describe the portions of records that the agency will not disclose.)

Records Information Withheld: [describe record being withheld/redacted, for example “personal identifying information” or “investigation report”]

Applicable Statutes	Agency Justification
☐ HRS 92F-13(1); HRS 92F-14; Haw. State Constitution Article I, Section 6	Government records which, if disclosed, would constitute a clearly unwarranted invasion of personal privacy.
☐ HRS 92F-13(3)	Government records that, by their nature, must be confidential in order for the government to avoid the frustration of a legitimate government function.
☐ HRS 92F-13(2)	Government records pertaining to the prosecution or defense of any judicial or quasi-judicial action to which the State or any county is or may be a party, to the extent that such records are not be discoverable.
☐ HRS 571-84(e)	Records relating to proceedings in the Family Court.
☐ Other	

REQUESTER'S RESPONSIBILITIES:

You are required to (1) pay any lawful fees and costs assessed; (2) make any necessary arrangements with the agency to inspect, copy or receive copies as instructed below; and (3) provide the agency any additional information requested. If you do not comply with the requirements set forth in this notice within 20 business days after the postmark date of this notice or the date the agency makes the records available, you will be presumed to have abandoned your request and the agency shall have no further

duty to process your request. Once the agency begins to process your request, you may be liable for any fees and costs incurred. If you wish to cancel or modify your request, you must advise the agency upon receipt of this notice.

METHOD & TIMING OF DISCLOSURE:

Records available for public access in their entireties must be disclosed within a reasonable time, not to exceed 10 business days from the date the request was received, or after receipt of any prepayment required. Records not available in their entireties must be disclosed within 5 business days after this notice or after receipt of any prepayment required. HAR § 2-71-13(c). If incremental disclosure is authorized by HAR § 2-71-15, the first increment must be disclosed within 5 business days of this notice or after receipt of any prepayment required.

Method of Disclosure:

☐ Inspection at the following location:

☐ As requested, a copy of the record(s) will be provided in the following manner:

☐ Available for pick-up at the following location:

☐ Will be mailed to you.

☐ Will be transmitted to you by other means requested:

Timing of Disclosure: All records, or the first increment if applicable, will be made available or provided to you:

☐ The records will be made available as of the date of this Notice.

☐ After prepayment of 50% of fees and 100% of costs, as estimated below.

For incremental disclosures, each subsequent increment will be disclosed within 20 business days after:

☐ The prior increment (if one prepayment of fees is required and received), or

☐ Receipt of each incremental prepayment, if prepayment for each increment is required.

Records will be disclosed in increments because the records are voluminous and the following extenuating circumstances exist:

☐ Agency must consult with another person to determine whether the record is exempt from disclosure under HRS chapter 92F.

☐ Request requires extensive agency efforts to search, review, or segregate the records or otherwise prepare the records for inspection or copying.

☐ Agency requires additional time to respond to the request in order to avoid an unreasonable interference with its other statutory duties and functions.

☐ A natural disaster or other situation beyond agency's control prevents agency from responding to the request within 10 business days.

ESTIMATED FEES & COSTS AND PAYMENT:

FEES: For personal record requests under Part III of chapter 92F, HRS, the agency may charge you for its costs only, and fee waivers do not apply.

For public record requests under Part II of chapter 92F, HRS, the agency is authorized to charge you fees to search for, review, and segregate your request (even if a record is subsequently found to not exist or will not be disclosed in its entirety). The agency must waive the first \$30 in fees assessed for general requesters, OR in the alternative, the first \$60 in fees when the agency finds that the request is made in the public interest. Only one waiver is provided for each request. See HAR §§ 2-71-19, -31 and -32.

COSTS: For either personal or public record requests, the agency may charge you for the costs of copying and delivering records in response to your request, and other lawful fees and costs.

PREPAYMENT: The agency may require prepayment of 50% of the total estimated fees and 100% of the total estimated costs prior to processing your request. If a prepayment is required, the agency may wait to start any search for or review of the records until the prepayment is received by the agency. Additionally, if you have outstanding fees or costs from previous requests, including abandoned requests, the agency may require prepayment of 100% of the unpaid balance from prior requests before it begins any search or review for the records you are now seeking.

The following is an itemization of what you must pay, based on the estimated fees and costs that the agency will charge you and the applicable waiver amount that will be deducted:

For public record requests only:

Fees:

Search	Estimate of time to be spent: ____ hours (\$2.50 for each 15-minute period)	\$ ____
Review & segregation	Dept. Estimate of time to be spent: ____ hours CC Estimate of time to be spent: ____ hours (\$5.00 for each 15 minute period)	\$ ____ \$ ____
Fees waived	____ general (\$30) OR ____ public interest (\$60)	\$ ____
Other	_____ (Pursuant to HAR §§ 2-71-19 & 2-71-31)	\$ ____

Total Estimated Fees: \$ 0

For public or personal record requests:

Costs:

Copying	Estimate of # of pages to be copied: ____ (@ \$.025 per page pursuant to HRS § 92-21)	\$ ____
Delivery	Actual postage cost	\$ ____
Other	1 Verbatim brand CD-R	\$ ____

Total Estimated Costs: \$ 0

TOTAL ESTIMATED FEES AND COSTS from above: \$ 0

____ The estimated fees and costs above are for the first incremental disclosure only. Additional fees and costs, and no further fee waivers, will apply to future incremental disclosures.

____PREPAYMENT IS REQUIRED (50% of fees + 100% of costs, as estimated above) \$____
____UNPAID BALANCE FROM PRIOR REQUESTS (100% must be paid before work begins) \$____

TOTAL DUE AT THIS TIME \$ 0

Please provide payment via check or money order to the [CURRENT_DEPARTMENT]
Department. Payment may be hand delivered to the Department or sent via mail
to: [CURRENT_DEPARTMENT] Department, ADD ADDRESS
Please include a copy of this Notice with your payment.

Payment may be made by:

- ____personal check payable to "County of Maui, Dept. of Finance"
- ____other cashier's check or money order made payable to "County of Maui, Dept. of Finance"

Note: Credit card payments are not accepted.

For questions about this notice or the records being sought, please contact the agency person named at the beginning of this form. Please note that the Office of Information Practices (OIP) does not maintain the records of other agencies, and a requester must seek records directly from the agency it believes maintains the records. If the agency denies or fails to respond to your written request for records or if you have other questions regarding compliance with the UIPA, then you may contact OIP at (808) 586-1400, oip@hawaii.gov, or 250 South Hotel Street, Suite 107, Honolulu, Hawaii 96813.

To monitor the progress or update this request please log into the [Public Records Center](#)



Hydraulic Elevator Maintenance Control Program Logbook



Customer and Equipment Information

Local Branch		Local Branch Phone #	
Site Name	Waijuku Executive Ctr	Building ID Number	
Address		City, State, Zip	
Equipment #	20050038	Equipment Description	Kone MOD High
Equipment Category		Manufacturer	Kone/Montgomeri
Maintenance Work Center		Technical ID #	

KONE Maintenance Method Schedule

Modules	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
B: Basic			3/11/24 LK				7-31-24 LK				11-22-23 LK	
ST: Standards											11-24-24 LK	
D: Door operator			3/11/24 LK									
L: Landing door			3/11/24 LK									
S: Shaft			3-27-25 LK				7-31-24 LK				11-22-23 LK	
M: Machinery												
C: Control panel											11-22-23 LK	
Z: Signalization											11-22-23 LK	

Refer to the Technician's Guide (PSK8-601) for detailed information regarding performance of the Modules.

KONE Tendering Tool – KTOC

Modernization Data Sheet

Tender No.	T-0001701843_6
Order No.	
Network No.	
Sold to	
Bill to	
Opportunity Name	Wailuku Executive Center - MOD
Installation date	4/1/2019
Seismic Zone	2
Tax Rate	4.167 %
Type of Tax	Sales tax
Weekly Team Cost for Zone	\$ 860.00
Weekly Team Cost for Room and Board	\$ 1,080.00
Maintenance Type	No Maintenance
Maintenance Duration (months)	0
Maintenance Cost (Per Unit Total)	\$ 0.00
VE Local Sales Employee	joshua.kutaka@kone.com
Supervisor	Queypo James

Equipment Overview

Serial No.	
Equipment No.	
Equipment Description	
Address	

Comments

Project located on Maui. Per Diem included. Outer Island Tax Rate accounted for. 2017 Installation.

Project Schedule

Network: 71309758

Mod Elevator FL Un - WAILUKU EXECUTIVE C
WAILUKU EXECUTIVE CENTER
24 NORTH CHURCH ST
WAILUKU, HI 96793

Capacity (lbs): 0
Speed (fpm): 0
Landings: 0
Units: 1

Target Hours: 336.20

Supervisor: Queypo James

Basic Finish Date: 4/20/2020

WBS Element: 16508244011MFMG

Product Code: HEB

Profit Center 0000010350

Site Absolutes: No

Task	Activity	Description
10	4040	Unload Tools, Materials & Prepare Staging Area
11	4010	Barricades
12	4010	Clean car top and machine room
13	4070	Prepare for Inspection Run Only with run bug. This task can be done using a new run cable or utilizing the old travel cable that has been disconnected. The goal is to isolate all voltage to one independent cable.
14	4120	Remove Car doors
15	4120	Remove Door Operator
16	4120	Remove Old Car Top Selector Box
17	4120	Remove Old Car Top Switches
18	4100	Remove Old Selector Vanes / Hatch Eq.
19	4100	Remove Duct Covers
20	4100	Remove Old Hatch Wires (non hall button)
21	4130	Remove Old Car Fixtures
22	4100	Remove Old Pit Eq. / Switches
23	4080	Misc hoistway removal
24	4080	Hang car
25	4060	Lower-piston and pump out old oil from power unit
26	4080	Disconnect oil line (hatch side)
27	4060	Remove old power unit
28	4070	Remove old controls
29	4080	Remove Piston
30	4080	Remove jack cylinder
31	4080	Clean out hole
32	4080	Install new jack and piston
33	4080	Connect oil line (hatch side)
34	4080	Clean out pit
35	4060	Install new power unit / pipe / shut off valves
36	4060	Install new oil
37	4070	Install new controller
38	4070	Connect run bug
39	4070	Wire in controller to power unit
40	4070	Wire in main power to controller

11/29/2019 06:01

Page 1 of 2

SA - EHS-01-5104

SB - WF-LAN-4108

5C - WF-CONSTR-2089

5D - WF-CONSTR-2015

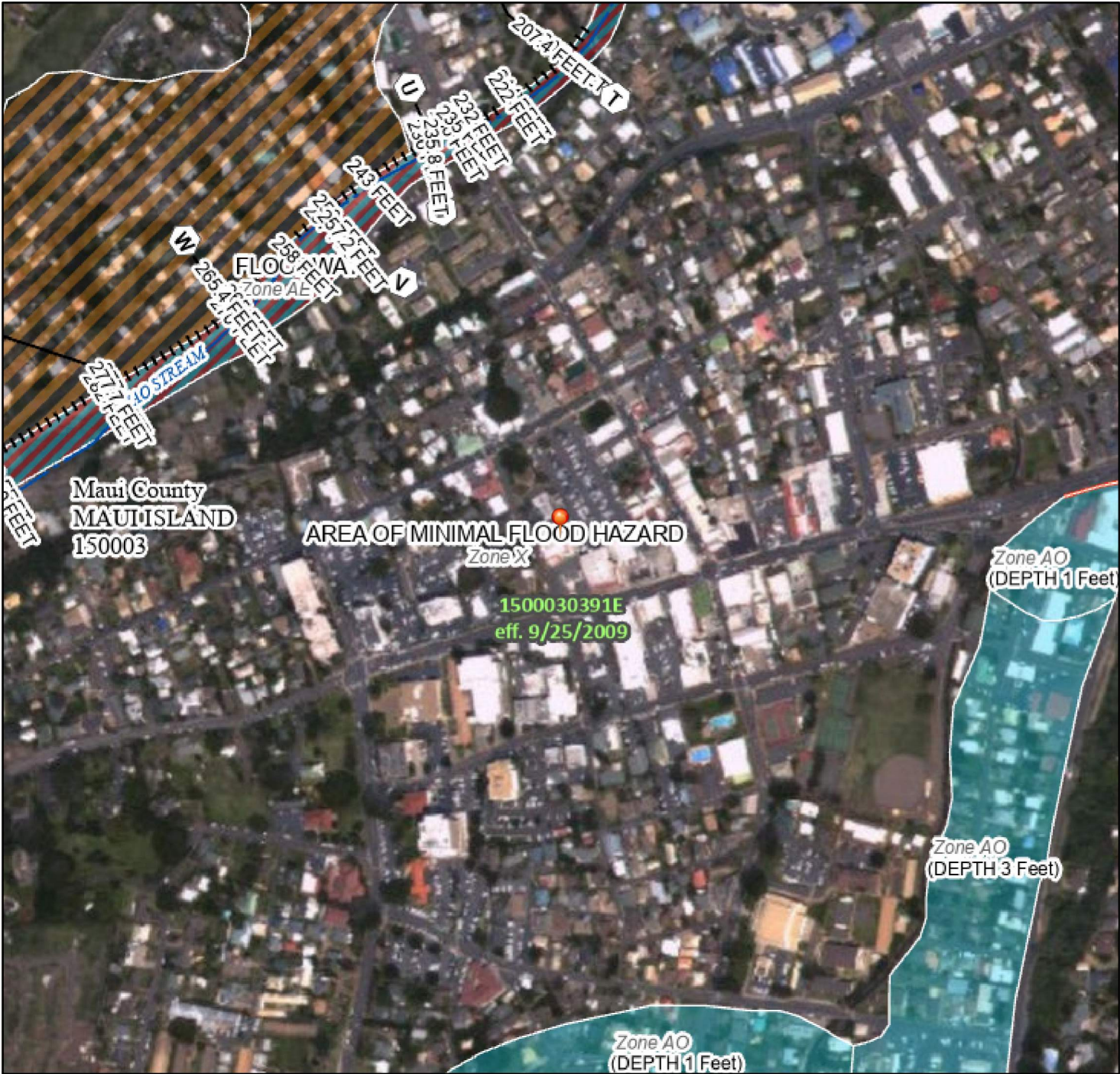
Questionnaire. For those
ent is to be signed bel
the questions, please c
ame to the appropriate c
it within CBRE's Prop

Manager:
No.:
(Sec, Lot, Block):
Parcel (Acres):
y Management Co.:
on of Current
ement:
red and Submitted by:
ture:
Sent to Recipient:

National Flood Hazard Layer FIRMette



156°30'29"W 20°53'34"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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



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 5/28/2025 at 3:26 AM 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.

Pre-Survey Questionnaire



1003 Bishop Street, Suite 1800, Honolulu, HI 96813
808.521.1200 Tel | 808.541.5155 Fax

Pre-Survey Questionnaire

Please provide written responses to this questionnaire. For those questions, which are not applicable or if you do not know the answer, please respond with an "N/A" or "U/K", respectively. If you have any questions, please call CBRE or ask the CBRE Project Manager at the time of their site visit. If additional pages for response are necessary, please attach hereto and reference same to the appropriate question number. Upon completion please email back to the sender or return by fax to the above number.

This document along with your written responses will be included as exhibits within our reports.

Name of Property:	WAILUKU EXECUTIVE CTR.	Project No.:	
Address:	24 N. CHURCH ST. HKK. HI 96703	PCA Project Manager:	
Age of Property:	~ 40 years	Tax I.D. # (Sec, Lot, Block):	
Office LR:		Size of Building(s) (SF):	
Number of Buildings:	1	Property Management Co.:	
Number of Stories:	4	Tel:	
Ownership Entity:		Fax:	
Borrower's/Owner's Representative:	Tony Takitani	Duration of Current Management:	
Tel:	808-242-4049	Prepared and Submitted by:	
Fax:		Signature:	
Site Contact:	ALAN TAKITANI	Date:	
Tel:	808 281-2801	Date Sent to Recipient:	
Cell:			
Fax:			



A. PROPERTY DESCRIPTION**1 Land**

a	Size of Parcel?	Acres
b	Shape of Parcel? Please provide a copy of site survey or site plans, if available.	☒ Rectangular ☐ Irregular ☐ Other
c	Are there any surface waters or wetlands on the site? If "Yes," please provide any information as to the size and location of these areas.	☐ Yes ☒ No ☐ U/K
d	Has fill been imported onto the Subject?	Yes ☐ No ☒ U/K ☐
e	Are there currently or has there previously been waste treatment or disposal pits, ponds, or lagoons	Yes ☐ No ☒ U/K ☐
2	Tenants	N/A ☐

What is the tenant's name and size of their space? Use back of sheet if additional space is required.

Tenant Name		Area (SF)
1		
2		
3		
4		
5		
6		
7		
8		

3 Utilities**a Providers:** Who provides the following utilities to the Subject?

Utility	Provider
Water:	COUNTY
Sanitary Sewer:	COUNTY
Storm Drainage:	COUNTY
Electric:	MEO
Gas/Oil:	NA
Steam:	NA
Chilled Water:	NA

Are there any problems or tenant complaints regarding the site's drinking water?	Yes ☐ No ☒ U/K ☐
To the best of your knowledge, are there any problems with the underground utilities at the Subject, such as leaks, periodic breaks, etc.?	Yes ☐ No ☒ U/K ☐

CBRE

If yes, please list the problem areas.																																									
b	Septic Systems																																								
i	Was or is there a septic system on the property?	Yes ☐ No ☒ U/K ☐																																							
ii	If so, is the septic system currently in use?	Yes ☐ No ☒																																							
iii	If "Yes", any problems (explain below)?	☐ ☐ Yes No																																							
iv	What is the date of the last septic tank pumping/cleaning?																																								
c Stormwater Management and Floor Drains																																									
i	Is there an underground stormwater retention or detention system?	Yes ☐ No ☒																																							
If "Yes", please provide any information as to its capacity, location, construction and whether it functions as a sediment control basin.																																									
ii	Where is the site's stormwater discharged to?																																								
iii	Are there any floor drains on the site? If so, where do they discharge to?	☒ Yes ☐ No ☐ U/K																																							
d Wells																																									
i	Is there a well on the site?	Yes ☐ No ☒ U/K ☐																																							
If so, what type of well is it?:		☐ Drinking Water ☐ Irrigation ☐ Monitoring ☐ Dry Well																																							
ii	Have contaminants in excess of governmental guidelines been identified in the water?	Yes ☐ No ☒																																							
4 Parking: How many parking spaces are available to the site?																																									
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th style="width: 20%;"></th> <th style="width: 15%;">At Grade</th> <th style="width: 15%;">Garage</th> <th style="width: 15%;">Carport</th> <th style="width: 15%;">Off Site</th> <th style="width: 20%;">Totals</th> </tr> <tr> <td>Standard</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Accessible</td> <td></td> <td>33</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Standard</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Van-Accessible</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>							At Grade	Garage	Carport	Off Site	Totals	Standard						Accessible		33				Standard						Van-Accessible						Totals					
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i	How many Roofing systems are there? What are their types, ages, and areas:																																								
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	If "Yes" for Warranty, how long is the warranty period and when did it start? Please provide a copy of the warranty if available.																																											
ii	To the best of your knowledge, is the roof's installer still in business?	Yes ☐	No ☐	U/K ☒																																								
6	Sprinklers																																											
i	Is the building covered by a fire sprinkler system?	Full ☐	Partial ☐	Percent _____ (E.g. 50%)																																								
	If "Partial", list below what areas are not covered?																																											
ii	If there are Sprinklers, what type?	Wet ☐	Dry ☐	Both ☐																																								
7	Elevators																																											
	How many elevators are on at the property and their types?																																											
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	Are the elevators, if any, fitted with a "Firemen's" return?	Yes ☐	No ☐	U/K ☐																																								
8	Building Conditions																																											
To the best of your knowledge, does the building have any of the following conditions? If so, describe the type and location of the problem and if any repairs or replacements been made within the last three (3) years to alleviate same?																																												
A	Roof leakage?	Yes ☒	No ☐																																									
B	Exterior facade (including penetrations and windows) water/moisture infiltration problems?	Yes ☒	No ☐																																									
C	Exterior Insulation Finish System ("EIFS) water/moisture infiltration?	Yes ☐	No ☒																																									
D	Structural problems such as excessive floor framing deflection, sidewall or foundation cracks?	Yes ☐	No ☒																																									
E	Cellar/Basement/Crawlspace water/moisture infiltration?	Yes ☐	No ☒																																									
F	Heating capacity, distribution or equipment deficiencies?	Yes ☐	No ☒																																									

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G	Domestic hot water capacity, distribution, or equipment deficiencies?	Yes ☐ No ☒
H	Air conditioning capacity, distribution, or equipment deficiencies?	Yes ☐ No ☒
I	Water treatment system operation, chemical balancing deficiencies, or portions of process piping and equipment NOT protected with a treatment system? Please explain any YES response:	Yes ☐ No ☒
J	Inadequate domestic water pressure, discolored potable water, or drain line problems?	Yes ☐ No ☒
K	Inadequate electrical capacity or distribution? If "Yes", please state where:	Yes ☐ No ☒
L	Presence of phenolic roof insulation?	Yes ☐ No ☐ U/K ☒
M	Aluminum branch or distribution wiring?	Yes ☐ No ☐ U/K ☒
N	Polybutylene water supply piping?	Yes ☐ No ☐ U/K ☒
O	Fire retardant treated plywood roof sheathing?	Yes ☐ No ☐ U/K ☒
P	Omega or Star sprinkler heads? If "Yes", have the Omega heads been replaced prior to January 1, 1999?	Yes ☐ No ☐ U/K ☒ Yes ☐ No ☐ U/K ☐
Q	Central, Gem or Star sprinkler heads recalled in July 2001?	Yes ☐ No ☐ U/K ☒
R	Galvanized iron or brass water supply piping?	Yes ☐ No ☐ U/K ☒
S	Fire-rated suspended ceiling system? If "Yes", where?	Yes ☐ No ☐ U/K ☒
T	Chinese drywall? If "Yes," please detail any remediation efforts below.	Yes ☐ No ☐ U/K ☒
U	Prior design or construction problems, flaws, or lawsuits? If "Yes," please detail the resolution of same below.	Yes ☐ No ☒ U/K ☐
9	Building Repairs in Buyout Phase	
	Are you in receipt of, or have you solicited, any proposals to perform any repairs or replacement work to the building(s) or any of its components that will exceed an aggregate cost of \$5,000? If "Yes", please explain: <i>New A/c</i>	☐ ☐ Yes No
10	Work Orders	
What are the 10 most common work orders related to the Subject?		
	Common Work Order	Location
1		

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2
3
4
5
6
7
8
9
10

11	Flooding		
i	Has any portion of the site incurred flooding? If "Yes", please explain and identify location.	Yes ☐	No ☒
ii	Is any portion of the site located in a flood plain?	Yes ☐	No ☒
12	Capital Improvements		
	Have there been any additions made to the property? If "Yes", please explain and identify location and the date of the improvements. <i>PV; New Elevator; New A/C</i>	Yes ☐	No ☐ U/K ☐
13	Tenant Responsibilities		
Please identify the following components or systems where tenants are solely responsible for repair, servicing/maintenance, and replacement under the terms of their lease:			
A	Domestic Hot Water Heaters	Yes ☐	No ☒ U/K ☐
B	Rooftop Air Conditioning Units	Yes ☐	No ☒ U/K ☐
C	Air-cooled DX Condensers/Compressors	Yes ☐	No ☒ U/K ☐
D	Kitchen Equipment	Yes ☒	No ☐ U/K ☐
E	Ballroom/Meeting Room Furnishings	Yes ☐	No ☒ U/K ☐
F	Roof Membrane	Yes ☐	No ☒ U/K ☐
G	Other _____	Yes ☐	No ☐ U/K ☐
14	Building System Replacement Status		
Please fill-out the following schedule as to the replacement status of the stated components, equipment, or systems, which are applicable to the Subject:			

Item or System	Approximate Quantity Replaced To Date	Quantity or \$ for Historical Replacements			Average Unit Cost For Replacement or Total Cost Incurred or Contract Amount
		2018	2019	2020	
Asphalt Pavement Sealant					\$ /SY
Asphalt Pavement Overlay/Repairs					\$ /SY
Roofing					\$ /SF or \$ /Bldg
Exterior Painting					\$ /Bldg.
Deck/Balcony Re-construction					\$ /Deck
Galvanized Iron or Brass Water Piping					
Through-wall A/C Units					\$ /Each
A/C Compressors					\$ /Each
A/C DX Condensers					
Rooftop Package Units (HVAC)					\$ /Each
Heat Pump Units					\$ /Each
Fan Coil Units (HVAC)					\$ /Each
Package Terminal A/C (PTAC)					\$ /Each
Chillers					\$ /Each
Cooling Towers					\$ /Each
Air Handling Units					\$ /Each
Individual Unit Furnaces					\$ /Each
Central Boiler					\$ /Each
Oil/Gas Burner(s)					\$ /Each
Indiv. Domestic Hot Water Heaters					\$ /Each
Central Domestic Hot Water Heaters					\$ /Each
Kitchen Equipment					\$ /Each
Laundry Equipment					\$ /Each
Swimming Pool Re-surfacing					\$ /Pool
					\$ /Each
Swimming Pool Pump Equipment					\$ /Sys.
Swimming Pool Filtering Equipment					\$ /Pool
Tennis Court Re-Surfacing & Markings					\$ /Court

Please identify capital improvements that are typically performed by property management and not subcontracted such as: replacement of domestic hot water heaters, replacement of air conditioning compressors, etc.

B. AMERICANS WITH DISABILITIES ACT (ADA)		
1	Have any ADA related improvements been made to the property?	Yes ☐ No ☒
If "Yes," please identify the improvements.		
2	Are there any ADA Kits/Boxes used to meet ADA requirements?	Yes ☐ No ☐
If "Yes," how many?		
C. REGULATORY		
1	Has the property ever been subject to any environmental enforcement action by the federal, state, or local government? If so, please explain.	Yes ☐ No ☒ U/K ☐
2	Has there been any citizen or tenant complaints regarding environmental or health matters in connection with the Subject? If so, please explain.	Yes ☐ No ☒ U/K ☐

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3	Are you in receipt of any notices of code violations from the municipality's building department, zoning and/or planning department, fire department, or health department?	Yes ☐ No ☒
	If "Yes", please disclose the nature of the violations, attach copies of the violations to this statement and explain what actions are being undertaken to comply.	
4	Are you aware of notice from any government agency regarding potential condemnation or right-of-way widening? If "Yes," please explain:	☐ Yes ☒ No

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Thank you

For more information:

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Senior Director

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Ariz Master, R.A., NCARB

Managing Director, FACS Business Line Lead

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Ariz.Master@CBRE.com

BFED Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Friday, September 5, 2025 3:12 PM
To: BFED Committee
Cc: Priya K. Landgraf; Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika
Subject: MT#11207Bill 103
Attachments: MT#11207-BFED Committee.pdf