

US Bankruptcy Court Assessment

Flagged Items with Potential Cost

The following items warrant mention as they could have a cost impact. Their yet to be determined status is due to information that is not yet know or time constraints.

PFM

- Value to replace carpet and paint on the 2nd floor in year 3
- Landscaping/lighting along old Greenway – decorative poles are laying on the ground, path and surroundings will not be restored by B-40 contractor – will need work
- Unclear what will be needed for bus access/egress
- How will parking for new Greenway affect property
- Security Camera's secular use, not tied into City's system
- Value to install key pad in elevator for Tenant
- Value for perimeter fence repair or modifications
- 1st floor (6) windows need repointing

STORMWATER/STREETS

- Value to cap downspout tie-in
- Damage or limited access to property due to re-piping of storm water
- Inlet Capacity in the parking lot – will additional inlets need to be added to handle as the 72" storm water line now starts before the BB&T bldg., collects down First Street, under the highway and also collects surface run off from two new tall banks that are bookends on the North side of the lot. Last year the parking lot did experience flooding during Hurricane Michael.
- The 72" ties into the down gradient property condition of the pipe is unknown and City doesn't have access to in order to verify its condition.
- Of main concern: The large drainage pipes that currently zig-zag down on the West elevation are to be rerouted in a straight downward path onto the parking lot add the B-40 contractor stating the new drainage was designed based on the property being made into a park and the property is now boxed in on three sides - it is uncertain how these conditions will adversely affect the ability to handle storm water.

END