

Sponsor Site Walk Log

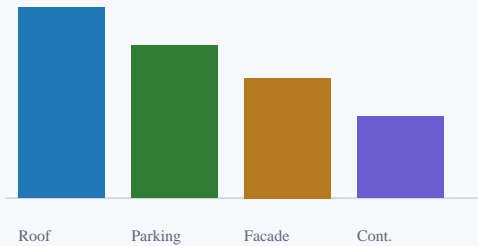
CapEx and Site Notes

FIELD COPY

Cactus Ridge Shops

Field notes, contractor comments and reserve sizing... Walk-through packet | Photo refs R-04/P-11/M-0...

CapEx Budget Allocation



Item	Budget	Priority	Source Tie-Out
Roof reserves	\$822,500.00	P1	PCA roof remaining life
Parking lot	\$658,000.00	P1	Site walk / zoning parking count
Facade/signage	\$517,000.00	P2	Broker OM business plan
Contingency	\$352,500.00	P2	Sponsor reserve

Site Observations

Area	Observation	Follow-Up
Roof	Aging flashing and localized ponding observed on rear bay.	Contractor bid before IC
Parking	Striping count reconciles to zoning report but resurfacing cycle is near-term.	Confirm ADA stalls
Facade / Signage	Mixed tenant signage standards across inline bays.	Budget brand refresh
Mechanical	HVAC ages vary by tenant suite.	Collect service logs from seller

Contractor Walk Notes - Unedited Extract

Ref	Field Note	Budget Treatment
R-04	rear parapet flashing looks tired; photo log says ponding near Suite 160 after monsoon event	carry roof reserve until roofer bid
P-11	seller says sealcoat was 'recent' but invoice not in folder; striping count differs from zoning sketch by 3 stalls	hold parking allowance
M-07	two tenant HVAC units tagged 2011/2012; service stickers incomplete	request seller service logs
S-02	monument sign wiring exposed at cabinet; tenant panel mismatched	include signage refresh

Bid Scope and Evidence Control

Scope	Walk Evidence	Allowance	Unresolved Support	Reviewer Action
Roof flashing	R-04 / rear bay ponding stain	\$822,500.00	warranty and leak log not delivered	keep reserve until roofer bid
Parking sealcoat	P-11 / striping and truck apron wear	\$658,000.00	invoice and ADA stall count pending	tie to zoning parking count
Facade / signage	S-02 / cabinet wiring and panel mismatch	\$517,000.00	landlord sign criteria incomplete	include tenant-facing refresh
Mechanical	M-07 / mixed HVAC vintages	seller service records	unit-level service stickers incomplete	request maintenance schedule

FIELD PHOTO LOG / OPINION OF PROBABLE COST WORKSHEET



P-03 roof drain / ponding check



P-08 rooftop HVAC condition



P-14 parking asphalt cracking



P-19 storefront / signage condition

Photo evidence ties field observations to reserve assumptions.

Roof warranty and service logs not received.

Parking allowance held pending contractor bid.

Demo photo fixtures are visual references; source tables control calculations.

Visual fixtures: roof drain, rooftop HVAC, asphalt cracking and storefront exterior photos.
source note 1: Bid sketch: rear parapet flashing, parking sealcoat, monument sign wiring.

source note 2: Photo refs R-04, P-11, M-07 and S-02 correspond to site walk notes.

source note 3: Prices are preliminary allowances; contractor quote not yet final.

source note 4: Sponsor reserve keeps contingency until roof warranty and service logs are received.

SCANNED / EXCERPTED SOURCE PAGE