

The Valley Lo Towers I Condominium Association

RESERVE STUDY
For
Valley Lo Towers I



Glenview, IL
Date of Inspection
January 10, 2014



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Question 1.) Is the current annual contribution to the Reserve Fund sufficient to fund future capital repairs and replacements on the development? What is the current annual and monthly per unit contributions to the Reserve Fund?

Answer 1.) Yes, currently the annual contributions will cover future capital repairs and replacement costs for the next 30-years. The current annual and monthly contribution per unit per month is listed to the left.
 Annually: \$165,460
 Per Unit Per Month: \$116.85

Question 2.) What is the total recommended annual contribution starting in the next fiscal year in order to start funding for future capital repairs and replacements for the next 30-years on the development?

Answer 2.) The total recommended annual and monthly contribution per unit per month is listed to the left.
 Annually: \$146,000
 Per Unit Per Month: \$103.11

Question 3.) How much money is needed NEAR TERM (next 5-years), How much money is needed MID TERM (next 15-years), How much money is needed LONG TERM (next 30-years) for future capital repairs and replacement with in the the next 30-years?

Answer 3.) (\$590,861) The NEAR TERM (next 5-years), MID TERM (next 15-years) and LONG TERM (next 30-years) projected cost for capital repairs and replacements is listed to the left.
 (\$2,701,458)
 (\$6,653,432)

Question 4.) Which three components will have the highest cost in the NEAR TERM (next 5-years)?

Answer 4.)

Elevators, Hydraulic, Modernization, Controllers	\$159,171
Paint Finishes, Exterior	\$103,887
Floor Coverings, Carpet	\$103,370

Question 5.) Which three components will have the highest costs in the LONG TERM (next 30-years)?

Answer 5.)

Roof, Flat, Modified Bitumen	\$723,679
Paint Finishes, Exterior	\$647,244
Riser Sections, Partial Replacements	\$471,509

Client Profile

Client Reference Number:	13614
Type of Study:	Full Reserve Study
Date of Non-Invasive Inspection:	January 10, 2014
Date of Study Shipment:	February 13, 2014
Fiscal Year Start and End:	Jan 1 - Dec 31

Community Description

Type of Development:	Midrise Condominiums
Number of Units:	118
Number of Buildings:	2
Year(s) Built:	1983
Description of Major Components by Property Class:	
External Building Components	Roofs, Painting, Sealants, Masonry
Internal Building Components	Carpet, Paint, Light Fixtures, Elevator Cabs
Service Components	Elevators, Riser Sections, Boilers, Fire Systems
Site Components	Asphalt, Concrete, Light Poles & Fixtures
Clubhouse Components	N/A
Pool Components	N/A
Garage Components	Fire Protection, Garage Doors, Unit Heaters

Current Funding

Current Reserve Status as of:	December 31, 2013
Current Reserve Balance:	\$597,124
Current Annual Reserve Contributions:	\$165,460
Current Reserve Contribution per Unit per Month:	\$116.85
Current Operating Budget:	\$661,360
Current Percentage of Operating Budget to Reserve Account:	25.02%

(Unaudited Cash Status Of the Reserve Fund)

Macro Economic Factors

Projected Interest Earned on Invested Reserves:	0.25%
Projected Local Inflation Costs:	2.60%

Recommended Funding

Recommended Fund Start as of:	January 1, 2015
Recommended Annual Reserve Contribution:	\$146,000
Recommended Reserve Contributions Per Unit Per Month:	\$103.11
Recommended Special Assessment:	\$0
Recommended Special Assessment Per Unit Per Month:	\$0.00
Total Recommended Reserve Contributions	\$146,000
Total Recommended Reserve Contributions Per Unit Per Month:	\$103.11
Recommended Percent Adjustment in Operating Budget:	-2.94%
Recommended Adjustment in Current Annual Reserve Contributions:	-\$19,460
Recommended Monthly Difference per Unit per Month:	-\$13.74

A. WHAT IS A RESERVE STUDY?

What Is A Reserve Study? Why Have One Done?

A Reserve Study is a financial plan used to set aside the appropriate amount of money required for capital repairs and replacements for the development's infrastructure and surrounding assets. Reserve studies are one of the most reliable ways of protecting the value of the property's infrastructure and marketability. These studies helps ensure that each homeowner pays their fair share of the deterioration in direct proportion to the amount of time they are owners.

It is best that community associations avoid the use of special assessments or loans to fund major replacements projects. Funding capital repairs and replacements using special assessments and loans is less cost effective than slowly accumulating reserves over time and investing the balance until the funds are needed for major projects.

A Reserve Study: A Multi-Functional Tool

- 1.) Lending institutions often request Reserve Studies during the process of a loan application for the community and/or the individual owners.
- 2.) A Reserve Study contains a detailed inventory of the association's major assets and serves as a management tool for planning, scheduling and coordinating future repairs and replacements.
- 3.) A Reserve Study is an annual disclosure of the financial condition of the association to the current homeowner, and may be used as a "consumer's guide" by potential purchasers.
- 4.) A Reserve Study is a tool that can assist the board in fulfilling its legal and financial obligations of keeping the community in an economically manageable state of repair. If a community is operating on a deficit basis, it cannot guarantee that a special assessment, when needed, will be approved. Therefore, the association cannot guarantee its ability to perform necessary repairs and replacement to major components for which they are responsible.
- 5.) Reserve Studies are an essential tool for your accountant during the preparation of the association's annual audit.

Other Advantages Of Reserve Studies Include:

- Assists in sale of residence
- Reduces cost of community maintenance
- Maintains market value of home
- Preserves community appearance
- Minimizes special assessments
- Equitable use of residence

Current Funding

The current reserve funding plan as of **December 31, 2013** consists of:

- 1.) An overall operating budget of **\$661,360**
 - The current percentage contribution from the operating budget to reserves is **25.02%**
- 2.) A current reserve balance of **\$597,124**
- 3.) An annual reserve contribution of **\$165,460**

Recommended Funding

Building Reserves recommends the following funding plan to be in effect on **January 1, 2015**
Our recommend funding plan consists of:

- 1.) An annual reserve contribution of **\$146,000**
 - Equivalent to an average per unit per month contribution of **\$103.11**
- 2.) No planned special assessments necessary

Overall Recommended Adjustments In Current Funding Plan

- 1.) The recommended adjustment in the current fiscal year's reserve contribution is **-\$19,460**
 - Equivalent to a per unit per month adjustment of **-\$13.74**
- 2.) The recommended funding plan represents a percentage adjustment of **-2.94%** in the current fiscal year's operating budget.

Our Recommended Funding Plan Is Based On The Following:

30-Year Cash Flow Analysis

This reserve study uses the Cash Flow Method to calculate the minimum recommended annual reserve contribution to determine adequate, but not excessive contributions. The Cash Flow Method pools all reserve expenses into one account. The 30-Year Cash Flow Analysis uses:

- 1.) The unaudited starting reserve fund balance and current reserve contributions, obtained from the Property Manager
- 2.) 30-Year projection of reserve expenses. This evaluation is based on:
 - Establishing each common reserve component
 - Quantifying each reserve component
 - Estimating the current replacement cost of each reserve component

B. FINANCIAL ANALYSIS

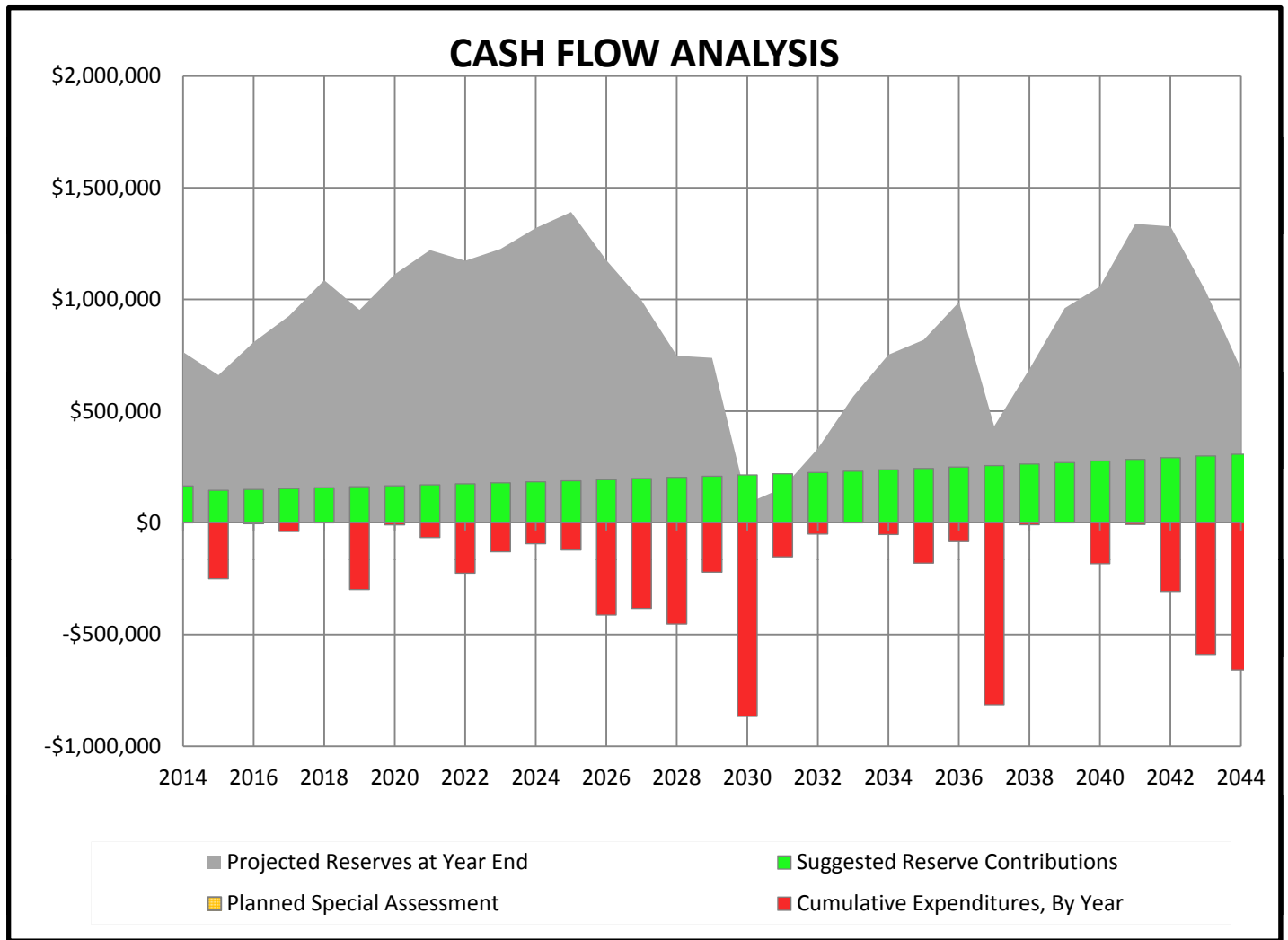
- Applying a useful life to each reserve component
 - Assessing current age and condition of each reserve component
- 3.) The projected local inflationary cost for labor, equipment and materials is **2.60%**
- This inflationary rate was obtained through Marshall and Swift, Inc.
- 4.) The projected interest earned on invested reserves is **0.25%**
- This interest rate is based on how reserves are currently being invested or the current average interest rate on a one-year certificate of deposit (CD). We assume that all interest or dividends earned are not subject to federal or state taxes.
- 5.) Properly scheduled times for projected projects
- Properly scheduled projects will allow communities to save time and money. By utilizing one contractor to complete multiple projects concurrently and by scheduling projects in a logical manner, time and money will be saved.
- 6.) Building Reserves uses level recommended monthly reserve contributions which are increased annually.
- Building Reserves has established reserve contributions, which are adjusted upwards annually to stay ahead of inflationary cost of labor, equipment and materials, thus while avoiding large initial increases or special assessments.

Sources used to establish local costs of replacements and useful life of components includes, R.S. Means Incorporated (Reeds Construction Data), government standards, experience on comparable properties and engineering judgment.

This Reserve Study is a budget-planning tool that identifies the current status of the reserve fund and a stable and equitable Reserve Funding Plan to offset the anticipated major common-area expenditures.

Total Suggested Annual Reserve Contributions For Next 30-Years					
Years	\$	Years	\$	Years	\$
2015	\$146,000	2025	\$188,700	2035	\$243,900
2016	\$149,800	2026	\$193,600	2036	\$250,200
2017	\$153,700	2027	\$198,600	2037	\$256,700
2018	\$157,700	2028	\$203,800	2038	\$263,400
2019	\$161,800	2029	\$209,100	2039	\$270,200
2020	\$166,000	2030	\$214,500	2040	\$277,200
2021	\$170,300	2031	\$220,100	2041	\$284,400
2022	\$174,700	2032	\$225,800	2042	\$291,800
2023	\$179,200	2033	\$231,700	2043	\$299,400
2024	\$183,900	2034	\$237,700	2044	\$307,200

Recommended Reserve Funding Plan For Next 30-Years



This Reserve Study was submitted on February 13, 2014

By Building Reserves, INC

This Reserve Study was:

- Inspected and prepared by: Brittany Eggert, Reserve Specialist
- Review by: Kevin E. Bobb, Engineer, Reserve Specialist

RS (Reserve Specialist) is the reserve provider professional designation of the Community Association Institute (CAI) representing America's 380,000 condominium, cooperative and homeowners association.

Reserve Components

Reserve Components are classified as items that are:

- 1.) The Association's responsibility
- 2.) Have a limited useful life
- 3.) Have a remaining expected useful life
- 4.) Have a replacement cost above a minimum threshold

List of Reserve Components by Property Class

EXTERNAL BUILDING COMPONENTS

Doors and Glazing, Front Entrances

Doors, Exterior, Phased Replacement

Light Fixtures, Exterior

Paint Finishes, Exterior

Railings, Common, Replacement

Roof, Flat, Modified Bitumen

Roof, Parapet Walls, TPO

Roofs, Mansard, Asphalt Shingles

Sealants, Windows, Doors, & Control Joints, Phased Replacement

Soffits, Common, Aluminum

Walls, Masonry, Inspection and Capital Repairs, Phased

Walls, Wood Siding

Windows, Common

INTERNAL BUILDING COMPONENTS

Elevator Cab Finishes

Exercise Equipment, Cardio, Bike, Recumbent

Exercise Equipment, Cardio, Elliptical

Exercise Equipment, Cardio, Treadmill

Exercise Equipment, Strength

Floor Coverings, Carpet

Floor Coverings, Ceramic Tile, Lobbies

Floor Coverings, Sports Flooring, Interlocking, Rubber

Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies

Furnishings, Interior, Lobbies
Light Fixtures, Hallways and Common Rooms
Light Fixtures, Stairwells
Mailboxes, Interior
Paint Finishes, Hallways and Common Rooms
Paint Finishes, Stairwells
Rest Rooms, Renovation
Wall Coverings

SERVICE COMPONENTS

Boilers, Domestic Hot Water, 500-MBH, Capital Repairs
Boilers, Domestic Hot Water, 500-MBH, Replacement
Condensing Unit, 3.0-ton, Exercise Room
Condensing Unit, Replace with 3.0-ton, Meeting Room
Elevators, Hydraulic, Cylinders, Partial Replacement
Elevators, Hydraulic, Modernization, Controllers
Elevators, Hydraulic, Modernization, Fixtures
Elevators, Hydraulic, Modernization, Power Units
Fan Coil, Direct Expansion, 42-MBH, Exercise Room
Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room
Fire Detection Systems, Control Panels
Fire Detection Systems, Emergency Devices
Intercom Entry Panels
Light Fixtures, Emergency, Phased Replacement
Light Fixtures, Emergency Exit Signs
Pumps, Circulating, Phased Replacement
Pump, Fire Suppression, 30-HP, 1,755-RPM
Riser Sections, Partial Replacements
Rooftop Heating and Cooling Units, 20.0-ton
Storage Tanks, 200-Gallons
Sump Pumps, Phased Replacement

SITE COMPONENTS

Asphalt Pavement, Crack Repair, Patch and Seal Coat

Asphalt Pavement, Fire Lane, Replacement
Asphalt Pavement, Parking Lot, Mill and Overlay
Concrete Curbs and Gutters, Partial Replacement
Concrete Sidewalks, Partial Replacement
Concrete Stairs, Partial Replacement
Gazebo, Wood, Replacement
Light Fixtures, Bollards
Light Poles and Fixtures, Fire Lane
Light Poles and Fixtures, Parking Lot
Retaining Walls, Concrete, Capital Repairs
Retaining Walls, Timber, Replace With Masonry
Signage, Site, Entrance and Directional

GARAGE COMPONENTS

Concrete, Garage, On-grade, Partial Replacement
Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal, Phased
Garage Door Operators, Phased Replacement
Exhaust Fans, Sidewall, Propeller
Fire Protection, Automatic Sprinkler System
Light Fixtures, Garage
Paint Finishes, Garage
Unit Heaters, Electric, High-Voltage, Phased Replacement

OTHER COMPONENTS

Reserve Study Update

Non-Reserve Components

Operating Budget Components are classified as:

- 1.) Relatively minor expenses which have little effect on Suggested Reserve contributions
- 2.) Components which are funded through the operating budget
- 3.) Components which have a current cost of replacement under **\$2,500**

Operating Budget Components consist of:

Acoustical Ceiling Tile at Mechanical Rooms, Lower Level Electrical Rooms, etc.
Awnings, Fabric, Replaced in 2013, Per Management/Board
Bulletin Board and Counter at Mail Area
Carbon Monoxide Detectors, at Parking Garages
Catch Basins, Capital Repairs
Concrete Retaining Walls, Paint Finishes
Exercise Room Accessories - Scale, Mats, Free-Weights, Signage/Posters, TV, etc.
Exhaust Fans at Common Restrooms
Fire Extinguishers, Replacement as Required By Code
Fire Jockey Pump, Interim Replacement
Floor Mats, Lamps, Artwork, Interior Plants, Garbage Cans, Décor Accessories
Furniture and Folding Chairs at Meeting Room
Garage Carts
Landscaping Improvements, per Management/Board
Light Fixtures at Gazebo
Light Fixtures at Mechanical, Storage, and Utility Rooms, Replacement As Needed
Lintels, Coatings
Railings, Exterior, Pipe-Rail Style, Painting and Capital Repairs
Roof Hatches
Snow Blower and Small Site Equipment
Surveillance Cameras at Lobbies
Touch up Painting
Trash Chute Cleaning, Maintenance, and Chute Neck Repairs
Trench Drains at Garage Doors, Capital Repairs
Unit Heaters, Electric, Wall-Recessed
Vinyl Tile at Storage Areas, Replacement As Needed

Operating Budget Components (Continued):

Window Blinds at Common Windows

Wood Fencing at Transformer Enclosures, Repairs and Replacements

Other repairs normally funded through the operating budget

Long-Lived Components are classified as:

- 1.) Components with estimated remaining useful life beyond 30-Years
- 2.) Components without predictable remaining useful life

Long-Lived Components consist of:

Cabinet Unit Heaters at Building Interior, Unused

Common Interior Doors

Coping, Roof, Metal

Electrical Systems

Foundations

Intake/Relief Dampers at Garage

Interior Signage

Interior Stair Structures

Interior Woodwork, Moldings, Trim

Mirrors, Interior

Pipes, Subsurface Utilities

Storage Cages, Metal

Structural Building Frames

Trash Chute and Doors

Vents and Covers at Roof

Homeowner Responsibilities are classified as:

- 1.) Components maintained and replaced by the individual homeowners

Homeowner Responsibilities consist of:

Unit Balconies, Including Concrete Structure, Coatings, Soffits, etc.

Unit Balcony Railings

Unit Fire Devices

Unit Heating, Ventilating and Air Conditioning (HVAC)

Unit Interior Doors, Including Hallway Doors and Unit Doors at Private Stairwells / Furnace Rooms

Unit Interiors

Unit Windows and Glass Patio Doors

Components Maintained by Others are classified as:

- 1.) Components maintained and replaced by the local government, the utility service provider or others:

Components Maintained by Others consist of:

Apartments and Adjacent Property

City Streets - Chestnut Avenue and Johns Drive

Concrete Sidewalk Along Chestnut Avenue

Electrical Utility Boxes

Fence to North of Property

Fire Hydrants

Poles and Overhead Wires at City Streets

Pool, Clubhouse, Tennis Courts - Shared Expenses

Utility Meters

Revisions

Revisions will be made to this Reserve Study in agreement with written instruction from the Board of Directors. No additional charge is incurred for the first revision if requested in writing within six months of the shipment date of this report.

Updates

It is necessary to update this reserve study in two or three years to make certain an equitable funding plan is in place since a Reserve Study is a snapshot in time. Many variables can alter the study after it is completed which may result in significant underfunding or overfunding of the reserve account. Examples of variables that can change the recommended funding are:

- Timing of proposed projects
- Maintenance practices of reserve components
- Changes in interest rates on invested reserves
- Changes in inflationary cost of labor, equipment and materials

(Liabilities not in favor of the property have not been examined.)

Doors and Glazing, Front Entrances

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.80%

LINE ITEM: 1

ESTIMATED UNIT QUANTITY

Present:	475	Square Feet
Replacement Per Phase:	475	Square Feet
Replaced in Next 30-Years:	475	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$78.00
Current Cost Per Phase:	\$37,050
Total Cost Next 30-Years:	\$53,070

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	14
Estimated First Year of Replacement:	2028

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	40 to 50 Years
Full or Partial Replacement:	Full



Commercial store-front style glazing with entry door.



Interior view of glazing and entry doors.



Swing style entry door with adjacent glazing.



Swing style entry door with adjacent glazing.

Schedule of Replacements Costs

2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$53,070	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0

Special Conditions

Total quantity includes (4) door leaves at single-swing entrance doors, as well as surrounding storefront style glazing at building entrances. Doors and windows have aluminum frames with inset glazing. Doors and glazing are in good overall condition at 30 years of age, with framing finishes in good condition. Replacement of the doors and glazing is forecasted for 2028, at 44 years of age. Total quantity includes both buildings (2020 and 2000 Chestnut).

Doors, Exterior, Phased Replacement

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.39%

Line Item: 2

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	20	Each	Current Unit Cost:	\$710.00
Replacement Per Phase:	5	Each	Current Cost Per Phase:	\$3,550
Replaced in Next 30-Years:	25	Each	Total Cost Next 30-Years:	\$26,212
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Fair
Remaining Years Until Replacement:	2		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2016		Full or Partial Replacement:	Full



Pedestrian door near garage door.



Interior view of door at private stairwell.



Paint finishes at exterior face of door.



Deteriorating wood door leaf, near grade.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$3,737	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$5,085	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$7,099
2022	\$4,359	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$5,932	2044	\$0

Special Conditions
Total quantity includes (4) pedestrian doors near garage doors, (12) egress doors at private interior stairwells, and (4) doors leading from the garage-level stairwells to the exterior. Unit cost includes insulated, 1-3/4" thick, full panel, 3'-0" x 6'-8" metal door with hardware and visions lites (where applicable). Doors vary in condition, and a phased replacement is forecasted beginning in 2016.

Light Fixtures, Exterior

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.34%

Line Item: 3

ESTIMATED UNIT QUANTITY

Present:	152	Each
Replacement Per Phase:	152	Each
Replaced in Next 30-Years:	152	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$115.00
Current Cost Per Phase:	\$17,480
Total Cost Next 30-Years:	\$22,595

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	10
Estimated First Year of Replacement:	2024

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Exterior wall sconce above private stairwell door.



Wall sconce near building front entry.



Recessed can fixture at entry soffit.



Typical wall sconce at unit balcony.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$22,595				

Special Conditions

Total quantity includes the following exterior light fixtures: (8) recessed can lights at entry soffits, (4) sconces at front entries, (4) wall packs above garage doors, (12) sconces at doors leading from private interior stairwells, (4) sconces at lower level garage stairwell doors, and (120) light fixtures at homeowner balconies. Exterior light fixtures vary in style, and unit cost is an average cost among all fixtures. The exact age of the fixtures is unknown, and replacement time is based upon current condition assessment.

Paint Finishes, Exterior

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 10.88%

Line Item: 4

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	18,840	Linear Feet	Current Unit Cost:	\$4.85
Replacement Per Phase:	18,840	Linear Feet	Current Cost Per Phase:	\$91,374
Replaced in Next 30-Years:	94,200	Linear Feet	Total Cost Next 30-Years:	\$723,679
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	5		Useful Life in Glenview, IL	6 to 10 Years
Estimated First Year of Replacement:	2019		Full or Partial Replacement:	Full



Overview of painted wood siding and railings.



Painted transformer enclosure.



Painted timber retaining wall.



Paint finishes at exterior surface of solid door.

Schedule of Replacements Costs			
2014	\$0		
2015	\$0	2025 \$121,184	2035 \$0
2016	\$0	2026 \$0	2036 \$0
2017	\$0	2027 \$0	2037 \$164,897
2018	\$0	2028 \$0	2038 \$0
2019	\$103,887	2029 \$0	2039 \$0
2020	\$0	2030 \$0	2040 \$0
2021	\$0	2031 \$141,360	2041 \$0
2022	\$0	2032 \$0	2042 \$0
2023	\$0	2033 \$0	2043 \$192,352
2024	\$0	2034 \$0	2044 \$0

Special Conditions

Exterior painted surfaces include the following: wood and metal railings at homeowner balconies and at common areas, wood fencing at transformer enclosures, timber retaining walls, exterior faces of solid doors, wood siding, and exterior surfaces of metal window and patio door frames. Paint finishes vary in age, as windows were painted in 2013, and balconies date to 2008-2009. Prior to full paint applications, all touch-up painting should be funded as needed from the association's operating budget.

Railings, Common, Replacement

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.13%

Line Item: 5

ESTIMATED UNIT QUANTITY

Present:	600	Linear Feet
Replacement Per Phase:	600	Linear Feet
Replaced in Next 30-Years:	600	Linear Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$58.00
Current Cost Per Phase:	\$34,800
Total Cost Next 30-Years:	\$75,162

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	5
Remaining Years Until Replacement:	30
Estimated First Year of Replacement:	2044

CONDITION AND USEFUL LIFE

Overall Current Condition:	Very Good	
Useful Life in Glenview, IL	30 to 35	Years
Full or Partial Replacement:	Full	



Common "railings" at end building façade.



Railings at private stairwell door.



Railings at private stairwell door.



Wood rails and finishes are in very good condition.

Schedule of Replacements Costs			
2014	\$0	2025	\$0
2015	\$0	2026	\$0
2016	\$0	2027	\$0
2017	\$0	2028	\$0
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$0	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0	2044	\$75,162

Special Conditions

The majority of all railings are located at homeowner balconies and are considered the responsibility of individual homeowners. Areas of common railings include decorative 'railing' structures at end building facades, railings at stairs leading from private interior stairwell, and railings around stairs leading to lower level stairs. Railings are approximately 5 years of age and are very good condition.

Roof, Flat, Modified Bitumen

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 9.73%

Line Item: 6

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	425	Squares	Current Unit Cost:	\$1,010.00
Replacement Per Phase:	425	Squares	Current Cost Per Phase:	\$429,250
Replaced in Next 30-Years:	425	Squares	Total Cost Next 30-Years:	\$647,244
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	16		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full



Overview of flat modified bitumen roof.



Overview of flat modified bitumen roof.



Modified bitumen roof, in good overall condition.



Building roof, replaced in 2006.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$647,244	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
<p>Component includes the replacement of the modified bitumen roofing at the flat building roofs. The roofing was replaced approximately 7 years ago at 23 years of age. Future replacement of the modified bitumen roofing is forecasted for 2030, at 23 years of age. Replacement coincides with the replacement of the TPO membrane at the vertical parapet walls.</p>

Roof, Parapet Walls, TPO

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.27%

Line Item: 7

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	45	Squares	Current Unit Cost:	\$1,250.00
Replacement Per Phase:	45	Squares	Current Cost Per Phase:	\$56,250
Replaced in Next 30-Years:	45	Squares	Total Cost Next 30-Years:	\$84,816
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	16		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Full



Overview of parapet wall at building roof.



Overview of parapet wall at building roof.



TPO membrane at vertical parapet wall surface.



Transition / flashing between flat roof and parapet wall.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$84,816	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Component includes the replacement of the TPO roofing membrane at the interior face of the roof parapet walls. The roofing was replaced approximately 7 years ago at 23 years of age. Future replacement of the TPO roofing membranes is forecasted for 2030, at 23 years of age. Replacement coincides with the replacement of the modified bitumen roofing at the flat roof surfaces.

Roofs, Mansard, Asphalt Shingles

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.38%

Line Item: 8

ESTIMATED UNIT QUANTITY

Present:	90	Squares
Replacement Per Phase:	90	Squares
Replaced in Next 30-Years:	180	Squares

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$525.00
Current Cost Per Phase:	\$47,250
Total Cost Next 30-Years:	\$158,602

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	7
Estimated First Year of Replacement:	2021

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Asphalt shingles at mansard roofs.



Asphalt shingles, in fair condition.



Asphalt shingles, in fair condition.



Evidence of past repairs / patching at roof.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$56,550	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$102,052

Special Conditions

Component includes the replacement of the asphalt shingle roofing at the buildings' mansard roof areas. The age of the roofing is unknown, and evidence of past repairs and patching is present. Replacement of the asphalt shingle roofing at the mansard roofs is forecasted for 2021. A subsequent replacement is forecasted 23 years thereafter and coincides with the replacement of the soffits at the undersides of the mansard roofs.

Sealants, Windows, Doors, & Control Joints, Phased Replacement

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.63%

Line Item: 9

ESTIMATED UNIT QUANTITY

Present:	15,200	Linear Feet
Replacement Per Phase:	7,600	Linear Feet
Replaced in Next 30-Years:	30,400	Linear Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$6.25
Current Cost Per Phase:	\$47,500
Total Cost Next 30-Years:	\$307,821

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	10 to 15 Years
Full or Partial Replacement:	Full



Sealant at perimeter of unit window.



Sealant at unit window, in good overall condition.



Sealant between masonry façade and wood siding.



Sealant at building masonry control joint.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$66,315	2037	\$85,720
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$58,327	2032	\$0	2042	\$97,458
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes all caulking/sealants around exterior window openings, exterior doors, at transitions between wood and brick, and at building control joints. Sealants vary in age, as they have been replaced as needed during past painting cycles. Unit cost includes removal of existing sealant, installation of new gun-applied one-part urethane sealant, backing installation at deep joints, and tooled finishing at all sealants. Future replacements are forecasted every 12 years and coincide with masonry repairs.

Soffits, Common, Aluminum

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.99%

Line Item: 10

ESTIMATED UNIT QUANTITY

Present:	4,750	Square Feet
Replacement Per Phase:	4,750	Square Feet
Replaced in Next 30-Years:	4,750	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$6.45
Current Cost Per Phase:	\$30,638
Total Cost Next 30-Years:	\$66,172

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	5+/-
Remaining Years Until Replacement:	30
Estimated First Year of Replacement:	2044

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	40 to 45 Years
Full or Partial Replacement:	Full



Overview of soffits at mansard roofs.



Soffit at underside of entry canopy.



Overview of soffits at mansard roofs.



Aluminum soffits, in good overall condition.

Schedule of Replacements Costs

2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$66,172

Special Conditions

Total quantity includes all aluminum soffit panels at the soffits at the main building roof (at mansard roofs), as well as at lower building entry roofs. All soffits at the undersides of unit balconies are considered homeowner responsibility. Replacement of the common area soffits is forecasted for 2044 to coincide with the replacement of the mansard roofs and the replacement of common area railings.

Walls, Masonry, Inspection and Capital Repairs, Phased

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.75%

Line Item: 11

ESTIMATED UNIT QUANTITY

Present:	50,850	Square Feet
Replacement Per Phase:	25,425	Square Feet
Replaced in Next 30-Years:	50,850	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$2.85
Current Cost Per Phase:	\$72,461
Total Cost Next 30-Years:	\$249,836

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	3
Remaining Years Until Replacement:	13
Estimated First Year of Replacement:	2027

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	10 to 15 Years
Full or Partial Replacement:	Full



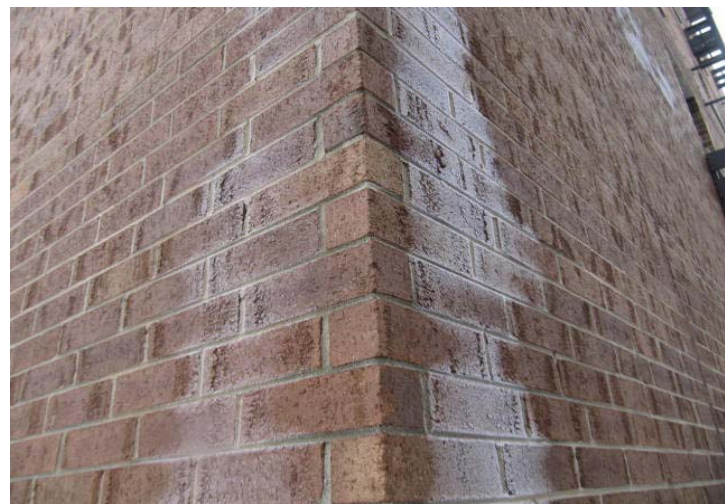
Overview of masonry façade.



Evidence of past repointing at masonry mortar joints.



Evidence of past repointing at masonry mortar joints.



Efflorescence at exterior masonry façade (noted at multiple locations).

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$101,163	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$148,673
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Unit costs includes full inspection of the exterior masonry facades, as well as repointing of mortar joints, crack repair, spot brick replacement, lintel repairs and recoatings as needed, and capital repairs as necessary, every 10 to 15 years. The buildings' exterior facades underwent significant tuck-pointing work in 2010 and are generally in good overall condition with isolated areas of efflorescence noted. Future masonry repairs are forecasted every 10 to 15 years and coincide with the replacement of exterior sealants.

Walls, Wood Siding

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.12%

Line Item: 12

ESTIMATED UNIT QUANTITY

Present:	610	Square Feet
Replacement Per Phase:	610	Square Feet
Replaced in Next 30-Years:	610	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$7.75
Current Cost Per Phase:	\$4,728
Total Cost Next 30-Years:	\$7,899

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	20
Estimated First Year of Replacement:	2034

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	40 to 50 Years
Full or Partial Replacement:	Full



Overview of wood siding between stairwell windows.



Original wood siding, at 30 years of age.



Wood siding with paint finishes.



Wood siding panels are in good overall condition.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$7,899	2044	\$0

Special Conditions

Component includes the replacement of the wood siding located between vertical stacks of windows at interior private stairwells. The wood siding is in good overall condition at 30 years of age. With continued routine paint finishes, the wood siding is anticipated to last up to another 15 to 20 years. Replacement in 2034 coincides with exterior door replacements.

Windows, Common

EXTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.94%

Line Item: 13

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	930 Square Feet	Current Unit Cost:	\$48.00
Replacement Per Phase:	930 Square Feet	Current Cost Per Phase:	\$44,640
Replaced in Next 30-Years:	930 Square Feet	Total Cost Next 30-Years:	\$62,322
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30	Overall Current Condition:	Fair
Remaining Years Until Replacement:	13	Useful Life in Glenview, IL	40 to 50 Years
Estimated First Year of Replacement:	2027	Full or Partial Replacement:	Full



Interior view of window at exercise room.



Interior view of wood casing at common window.



Common window at private stairwell.



Casement window with turn-crank.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$62,322	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes the following: windows at the exercise room, windows at the meeting room, and windows at interior private stairwells. Original wood clad windows are in fair overall condition at 30 years of age. Replacement of the common-area windows is forecasted for 2027 to coincide with the replacement of exterior sealants and masonry repairs. All windows and glass patio doors at homeowner units are the financial responsibility of individual homeowners.

Elevator Cab Finishes

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.55%

Line Item: 14

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$19,000.00
Replacement Per Phase:	4	Each	Current Cost Per Phase:	\$76,000
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	\$103,415
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Fair
Remaining Years Until Replacement:	12		Useful Life in Glenview, IL	30 to 40 Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full



Overview of elevator cab interior.



Mirrored walls with wood trim.



Wood ceiling at elevator cab interior.



Tiled floor and wood wall panels at elevator cab interior.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$103,415	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Component includes renovations at the buildings' (4) elevator cabs. Existing finishes include wood wall panels with inset mirrors, wood ceiling panels with ceiling lighting, and ceramic tile at cab floors. The existing cab finishes are in fair overall condition, with worn wood finishes noted at several locations. Extensive renovations at existing cab finishes or replacement of cab finishes are forecasted within the next 10 to 15 years. Renovations in 2026 coincide with carpet and tile replacement, as well as interior paint finishes.

Exercise Equipment, Cardio, Bike, Recumbent

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.24%

Line Item: 15

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	3	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$3,150.00
Current Cost Per Phase:	\$3,150
Total Cost Next 30-Years:	\$16,139

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	0
Remaining Years Until Replacement:	10
Estimated First Year of Replacement:	2024

CONDITION AND USEFUL LIFE

Overall Current Condition:	Very Good	
Useful Life in Glenview, IL	8 to 12	Years
Full or Partial Replacement:	Full	



Overview of recumbent bike at exercise room.



Exercise bike, purchased in 2013.



Control panel at exercise bike.



Seat at exercise bike.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$5,263	2044	\$6,803

Special Conditions
Component includes the replacement of (1) recumbent exercise bike at the exercise room. The exercise equipment was purchased in 2013 and is currently in very good condition. Future equipment replacement is forecasted every 10 years, beginning in 2024. Replacement coincides with the replacement of the remainder of cardio exercise equipment.

Exercise Equipment, Cardio, Elliptical

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.34%

Line Item: 16

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	3	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$4,400.00
Current Cost Per Phase:	\$4,400
Total Cost Next 30-Years:	\$22,543

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	0
Remaining Years Until Replacement:	10
Estimated First Year of Replacement:	2024

CONDITION AND USEFUL LIFE

Overall Current Condition:	Very Good	
Useful Life in Glenview, IL	8 to 12	Years
Full or Partial Replacement:	Full	



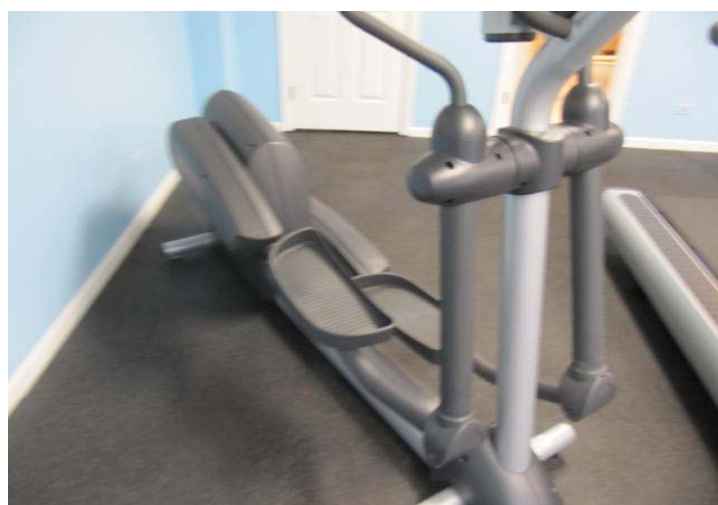
Overview of elliptical machine at exercise room.



Elliptical machines, purchased in 2013.



Control panel at elliptical machine.



Base of elliptical machine, at exercise room.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$7,352	2044	\$9,503

Special Conditions
Component includes the replacement of (1) elliptical machine at the exercise room. The exercise equipment was purchased in 2013 and is currently in very good condition. Future equipment replacement is forecasted every 10 years, beginning in 2024. Replacement coincides with the replacement of the remainder of cardio exercise equipment.

Exercise Equipment, Cardio, Treadmill

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.71%

Line Item: 17

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	2	Each	Current Unit Cost:	\$4,600.00
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$9,200
Replaced in Next 30-Years:	6	Each	Total Cost Next 30-Years:	\$47,135
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	0		Overall Current Condition:	Very Good
Remaining Years Until Replacement:	10		Useful Life in Glenview, IL	8 to 12 Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full



Overview of treadmills at exercise room.



Treadmills, purchased in 2013.



Running surface at treadmill.



Control panel at treadmill.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$11,892	2034	\$15,372	2044	\$19,870

Special Conditions
Component includes the replacement of (2) treadmills at the exercise room. The exercise equipment was purchased in 2013 and is currently in very good condition. Future equipment replacement is forecasted every 10 years, beginning in 2024. Replacement coincides with the replacement of the remainder of cardio exercise equipment.

Exercise Equipment, Strength

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.22%

Line Item: 18

ESTIMATED UNIT QUANTITY

Present:	1	Allowance
Replacement Per Phase:	1	Allowance
Replaced in Next 30-Years:	2	Allowance

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$4,500.00
Current Cost Per Phase:	\$4,500
Total Cost Next 30-Years:	\$14,455

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	0
Remaining Years Until Replacement:	12
Estimated First Year of Replacement:	2026

CONDITION AND USEFUL LIFE

Overall Current Condition:	Very Good	
Useful Life in Glenview, IL	10 to 15	Years
Full or Partial Replacement:	Full	



Overview of strength-training equipment



Hoists and pulleys at strength-training machine.



Upholstered seats at base of strength-training machine.



Upholstered weight bench.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$6,123	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$8,332
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Strength-training equipment allowance includes the following: (1) strength-training station and (2) upholstered weight benches. The exercise equipment was purchased in 2013 and is currently in very good condition. Future equipment replacement is forecasted every 12 years, beginning in 2026.

Floor Coverings, Carpet

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 6.35%

Line Item: 19

ESTIMATED UNIT QUANTITY

Present:	2,015 Square Yards
Replacement Per Phase:	2,015 Square Yards
Replaced in Next 30-Years:	6,045 Square Yards

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$50.00
Current Cost Per Phase:	\$100,750
Total Cost Next 30-Years:	\$422,279

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	1
Estimated First Year of Replacement:	2015

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	8 to 15 Years
Full or Partial Replacement:	Full



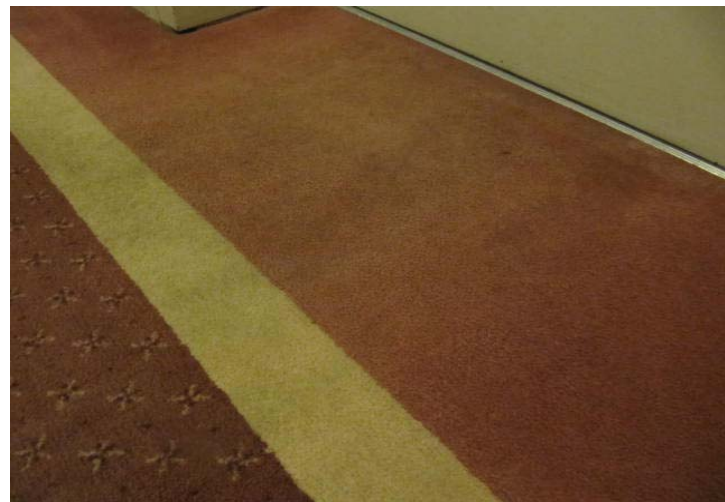
Overview of carpet flooring at hallway area.



Carpet flooring at end of hallway.



Matted carpet texture.



Stained carpet near elevator entrance.

Schedule of Replacements Costs			
2014	\$0	2025	\$0
2015	\$103,370	2026	\$137,092
2016	\$0	2027	\$0
2017	\$0	2028	\$0
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$0	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0	2035	\$0
		2036	\$0
		2037	\$181,817
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0

Special Conditions

Total quantity includes all carpet flooring at the buildings' interior hallways, the meeting room, and the stairs at the entrance vestibules. Carpet flooring is approaching the end of its useful life. The carpet appears dated, many areas have matted surface textures, and there are stains present at isolated locations (near elevator doors). The association anticipates a near-term carpet replacement. Subsequent replacements are forecasted every 8 to 15 years thereafter to coincide with interior paint finishes.

Floor Coverings, Ceramic Tile, Lobbies

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.52%

Line Item: 20

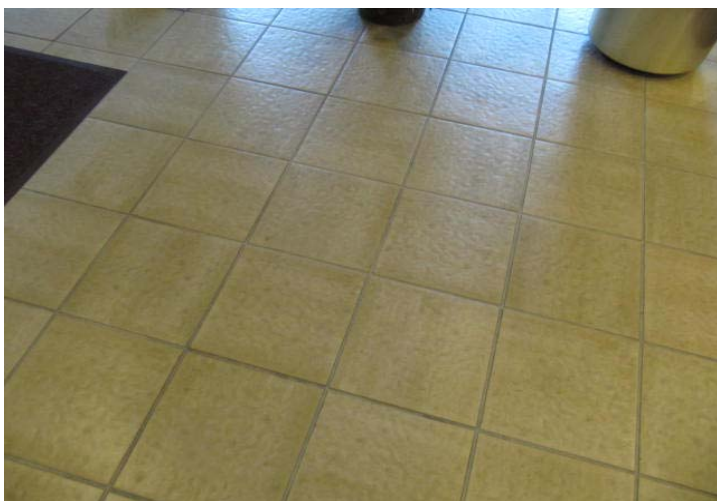
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1,600	Square Feet	Current Unit Cost:	\$16.00
Replacement Per Phase:	1,600	Square Feet	Current Cost Per Phase:	\$25,600
Replaced in Next 30-Years:	1,600	Square Feet	Total Cost Next 30-Years:	\$34,834
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Fair
Remaining Years Until Replacement:	12		Useful Life in Glenview, IL	25 to 30 Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full



Overview of tile floor at lobby.



Overview of tile floor at lobby.



Typical style and coloring of floor tile.



Isolated condition of cracked tile at lobby area.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$34,834	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
<p>Total quantity includes tile flooring located at the entrance vestibules, lobbies, and mail rooms. The tile is in fair overall condition at an unknown age, with isolated occurrences of cracked tiles. Replacement is forecasted for 2026 to coincide with carpet replacement, interior paint finishes, and the renovation of the elevator cab interiors.</p>

Floor Coverings, Sports Flooring, Interlocking, Rubber

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.05%

Line Item: 21

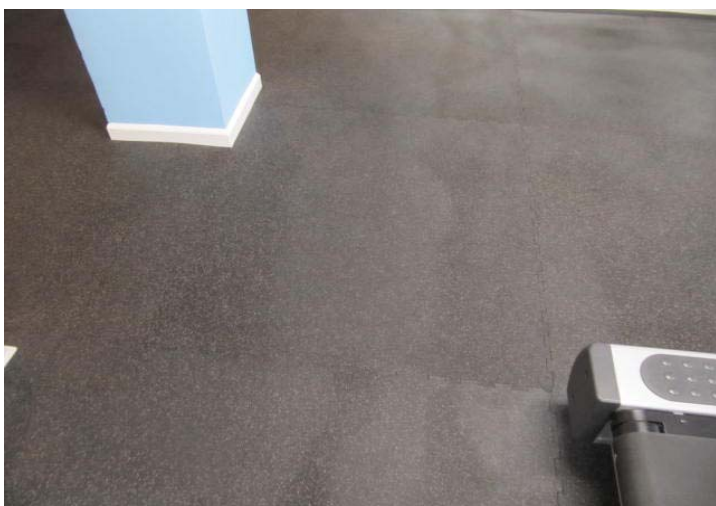
ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	550 Square Feet	Current Unit Cost:	\$4.60
Replacement Per Phase:	550 Square Feet	Current Cost Per Phase:	\$2,530
Replaced in Next 30-Years:	550 Square Feet	Total Cost Next 30-Years:	\$3,443
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	0	Overall Current Condition:	Very Good
Remaining Years Until Replacement:	12	Useful Life in Glenview, IL	15 to 20 Years
Estimated First Year of Replacement:	2026	Full or Partial Replacement:	Full



Overview of rubber sports flooring, installed in 2013.



Rubber sports flooring, in very good condition.



Interlocking floor tiles, in very good condition.



Interlocking floor tiles, in very good condition.

Schedule of Replacements Costs			
2014	\$0	2025	\$0
2015	\$0	2026	\$3,443
2016	\$0	2027	\$0
2017	\$0	2028	\$0
2018	\$0	2029	\$0
2019	\$0	2030	\$0
2020	\$0	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0	2035	\$0
		2036	\$0
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0

Special Conditions
<p>New rubber interlocking sports flooring was installed at the exercise room at Building 2000 in 2013. The flooring is currently in very good condition at less than 1 year of age. Future replacement of the sports flooring is forecasted for 2027 to coincide with interior paint finishes, tile replacement, and the replacement of carpet flooring.</p>

Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.05%

Line Item: 22

ESTIMATED UNIT QUANTITY

Present:	500	Square Feet
Replacement Per Phase:	500	Square Feet
Replaced in Next 30-Years:	500	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$5.20
Current Cost Per Phase:	\$2,600
Total Cost Next 30-Years:	\$3,276

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	9
Estimated First Year of Replacement:	2023

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair			
Useful Life in Glenview, IL	30 to 40	Years		
Full or Partial Replacement:	Full			



Overview of vinyl tile at lower level (with floor mats).



Vinyl tile at lower level garage elevator lobby.



Hairline cracks at vinyl tile at lower level elevator lobby.



Cracked, damaged vinyl tile at lower level elevator lobby.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$3,276	2034	\$0	2044	\$0
2024	\$0				

Special Conditions

Total quantity includes all resilient vinyl tile flooring at the lower level elevator lobbies at the parking garages. The vinyl tile is 30 years of age and is currently in fair condition. Tile shows hairline cracks and is chipped at isolated locations. Replacement of the vinyl tile is recommended within the next 10 years. Other areas of vinyl tile (at storage rooms) should be replaced as needed from the association's operating budget.

Furnishings, Interior, Lobbies

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.19%

Line Item: 23

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	12	Each	Current Unit Cost:	\$760.00
Replacement Per Phase:	12	Each	Current Cost Per Phase:	\$9,120
Replaced in Next 30-Years:	12	Each	Total Cost Next 30-Years:	\$12,410
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	9		Overall Current Condition:	Good
Remaining Years Until Replacement:	12		Useful Life in Glenview, IL	15 to 20 Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full



Furniture at entrance lobby.



Settee at building entrance lobby.



Settee at building entrance lobby.



Wood cabinet at building entrance lobby.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$12,410	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes the following furnishings located at the (2) building lobbies: (4) upholstered sitting chairs, (1) wood armchair, (1) settee, (2) end tables, (2) rugs, (2) wood cabinets. Lobby furnishings are in good overall condition. Future replacement is forecasted in 2027 to coincide with the replacement of floor tile, carpet, and interior paint finishes.

Light Fixtures, Hallways and Common Rooms

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 2.27%

Line Item: 24

ESTIMATED UNIT QUANTITY

Present:	365	Each
Replacement Per Phase:	365	Each
Replaced in Next 30-Years:	730	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$130.00
Current Cost Per Phase:	\$47,450
Total Cost Next 30-Years:	\$151,168

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	1
Estimated First Year of Replacement:	2015

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	25 to 35 Years
Full or Partial Replacement:	Full



Sconce fixture at entrance lobby.



Typical recessed can light.



Track light fixture at Exercise Room.



Typical recessed can light.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$48,684	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$102,484

Special Conditions

The majority of interior light fixtures at hallways, lobbies, entrance vestibules, the Exercise Room, Meeting Room, and lower level elevator lobbies are original and are 30 years of age. The association anticipates a near-term replacement. Replacement in 2015 coincides with the replacement of carpet flooring and interior paint finishes at hallways and common rooms. A subsequent replacement of all interior light fixtures is forecasted 25 to 30 years thereafter.

Light Fixtures, Stairwells

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.46%

Line Item: 25

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	148	Each	Current Unit Cost:	\$145.00
Replacement Per Phase:	148	Each	Current Cost Per Phase:	\$21,460
Replaced in Next 30-Years:	148	Each	Total Cost Next 30-Years:	\$30,739
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Good
Remaining Years Until Replacement:	14		Useful Life in Glenview, IL	25 to 35 Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full



Interior light fixture at interior private stairwell.



Interior light fixture at interior private stairwell.



Interior light fixture at stairwell.



Light fixture at stairwell connected to hallway.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$30,739	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Total quantity includes all fluorescent interior light fixtures at building stairwells, including the (4) stairwells leading from hallway areas as well as the (12) stairwells leading from private interior stairwells (stairs that lead directly from homeowner units to exterior). The age of the stairwell light fixtures is unknown, but the fixtures are in good overall condition. Replacement coincides with stairwell paint finishes.

Mailboxes, Interior

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.15%

Line Item: 26

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	127	Each	Current Unit Cost:	\$77.00
Replacement Per Phase:	127	Each	Current Cost Per Phase:	\$9,779
Replaced in Next 30-Years:	127	Each	Total Cost Next 30-Years:	\$10,033
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Fair
Remaining Years Until Replacement:	1		Useful Life in Glenview, IL	to 35 Years
Estimated First Year of Replacement:	2015		Full or Partial Replacement:	Full



Overview of mailboxes.



Resident mailboxes at lobby.



Worn finishes at aluminum mailboxes.



Wood trim at mailbox surround is in poor condition.

Schedule of Replacements Costs					
2014	\$0				
2015	\$10,033	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Component includes the replacement of interior aluminum mailboxes and surrounding trim / millwork. The original mailboxes are 30 years of age and show deteriorating finishes. Additionally, wood trim at the mailbox surrounds has chipped edges and worn finishes. Replacement of the mailboxes in 2015 coincides with other interior renovations, such as carpet and interior light fixture replacement as well as interior paint finishes.

Paint Finishes, Hallways and Common Rooms

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 4.87%

Line Item: 27

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	70,250	Square Feet	Current Unit Cost:	\$1.10
Replacement Per Phase:	70,250	Square Feet	Current Cost Per Phase:	\$77,275
Replaced in Next 30-Years:	210,750	Square Feet	Total Cost Next 30-Years:	\$323,887
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Fair
Remaining Years Until Replacement:	1		Useful Life in Glenview, IL	6 to 10 Years
Estimated First Year of Replacement:	2015		Full or Partial Replacement:	Full



Overview of painted walls and ceiling at hallway.



Painted ceiling surface at hallway.



Worn paint finishes at trim; Markings at painted door.



Worn paint finishes at base trim at lobby.

Schedule of Replacements Costs					
2014	\$0				
2015	\$79,284	2025	\$0	2035	\$0
2016	\$0	2026	\$105,150	2036	\$0
2017	\$0	2027	\$0	2037	\$139,453
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Component includes paint finishes at the buildings' hallways, lobbies, entrance vestibules, the Meeting Room, the Exercise Room, and the lower level garage elevator lobbies. Interior paint finishes are forecasted for 2015 to coincide with carpet replacement, light fixture replacement, and mailbox replacement. Subsequent paint finish applications are forecasted every 11 years thereafter.

Paint Finishes, Stairwells

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.24%

Line Item: 28

ESTIMATED UNIT QUANTITY

Present:	39,800	Square Feet
Replacement Per Phase:	39,800	Square Feet
Replaced in Next 30-Years:	39,800	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1.45
Current Cost Per Phase:	\$57,710
Total Cost Next 30-Years:	\$82,664

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	14
Estimated First Year of Replacement:	2028

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	15 to 25 Years
Full or Partial Replacement:	Full



Painted walls at stairwell interior.



Painted concrete block walls at stairwell.



Painted metal railings and stairs.



Painted underside of metal stair structure.

Schedule of Replacements Costs			
2014	\$0		
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$0
2018	\$0	2028	\$82,664
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
		2035	\$0
		2036	\$0
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0

Special Conditions
Total quantity includes painted walls, ceilings, sides of stair stringers, fronts and backs of stair risers, bottoms of stair treads, railings, handrails, and interior faces of solid doors. All painted finishes are included at the buildings' (4) stairwells leading from hallways to the exterior as well as at the (12) private stairwells leading directly from units to the exterior. Stairwell paint finishes coincide with the replacement of the light fixtures at the stairwells.

Rest Rooms, Renovation

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.15%

Line Item: 29

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Allowance	Current Unit Cost:	\$7,150.00
Replacement Per Phase:	1	Allowance	Current Cost Per Phase:	\$7,150
Replaced in Next 30-Years:	1	Allowance	Total Cost Next 30-Years:	\$9,729
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Fair
Remaining Years Until Replacement:	12		Useful Life in Glenview, IL	to 35 Years
Estimated First Year of Replacement:	2026		Full or Partial Replacement:	Full



Overview of bathroom at exercise room.



Overview of bathroom at meeting room.



Vanity light fixture at mirror.



Tile flooring at bathroom floor.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$9,729	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Restroom allowance includes the renovation of the restroom at the Exercise Room and the restroom at the Meeting Room, including the following: (2) sinks, (2) faucets, (2) toilets, (1) set of shower controls/faucet, (1) shower stall with glass enclosure and door, grab bars, mirrors, countertops, floor and wall tile, and restroom accessories. Renovations coincide with carpet replacement, tile replacement at the lobbies, and lobby furniture replacement.

Wall Coverings

INTERNAL BUILDING COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.37%

Line Item: 30

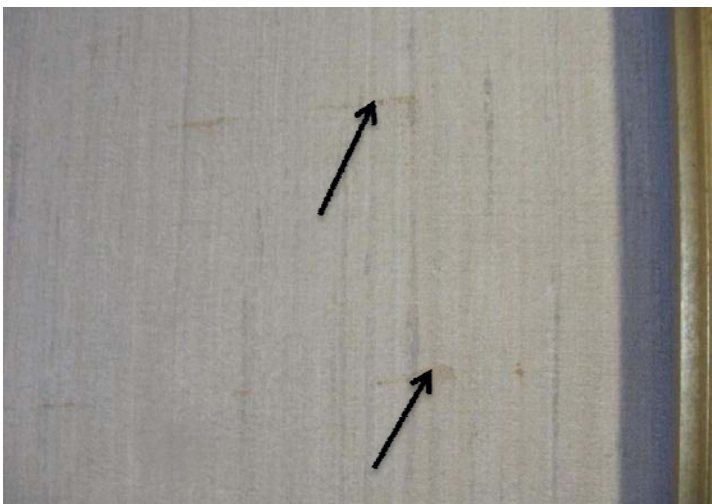
ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	2,100	Square Feet	Current Unit Cost:	\$4.15
Replacement Per Phase:	2,100	Square Feet	Current Cost Per Phase:	\$8,715
Replaced in Next 30-Years:	4,200	Square Feet	Total Cost Next 30-Years:	\$24,669
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Fair
Remaining Years Until Replacement:	1		Useful Life in Glenview, IL	15 to 25 Years
Estimated First Year of Replacement:	2015		Full or Partial Replacement:	Full



Wall coverings at meeting room.



Wall coverings at lobby.



Markings at wall coverings.



Typical surface condition at wall coverings at lobby.

Schedule of Replacements Costs					
2014	\$0				
2015	\$8,942	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$15,727
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Total quantity includes all wall coverings at the (2) building lobbies as well as the Meeting Room. The wall coverings are in fair overall condition with markings at various locations. A near-term replacement is anticipated by the association. Wall covering replacement coincides with the replacement of carpet flooring.

Boilers, Domestic Hot Water, 500-MBH, Capital Repairs

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.44%

Line Item: 31

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$2,200.00
Replacement Per Phase:	4	Each	Current Cost Per Phase:	\$8,800
Replaced in Next 30-Years:	8	Each	Total Cost Next 30-Years:	\$29,331
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	9		Overall Current Condition:	Good
Remaining Years Until Replacement:	8		Useful Life in Glenview, IL	10 to 15 Years
Estimated First Year of Replacement:	2022		Full or Partial Replacement:	Full



Overview of boilers providing domestic hot water.



Domestic hot water boilers, at 9 years of age.



Lochinvar boilers at garage-level mechanical room.



Boilers are in good operational condition.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$10,806	2033	\$0	2043	\$18,525
2023	\$0	2034	\$0	2044	\$0

Special Conditions
(4) domestic hot water boilers rated for 500-MBH input each are located in the lower level mechanical rooms. Component includes capital repairs at the boilers, in 2022 and again 15 years after proposed boiler replacement in 2028.

Boilers, Domestic Hot Water, 500-MBH, Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.58% **Line Item: 32**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$18,400.00
Replacement Per Phase:	4	Each	Current Cost Per Phase:	\$73,600
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	\$105,424
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	9		Overall Current Condition:	Good
Remaining Years Until Replacement:	14		Useful Life in Glenview, IL	15 to 25 Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full



Overview of boilers providing domestic hot water.



Domestic hot water boilers, at 9 years of age.



Lochinvar boilers at garage-level mechanical room.



Boilers are in good operational condition.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$105,424	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

(4) domestic hot water boilers rated for 500-MBH input each are located in the lower level mechanical rooms. The boilers were replaced in 2004 and are currently in good functional condition. Future replacement of the boilers is forecasted for 2028, to coincide with the replacement of the hot water storage tanks.

Condensing Unit, 3.0-ton, Exercise Room

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.11% **Line Item: 33**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$4,500.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$4,500
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$7,143
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good
Remaining Years Until Replacement:	18		Useful Life in Glenview, IL	15 to 20 Years
Estimated First Year of Replacement:	2032		Full or Partial Replacement:	Full



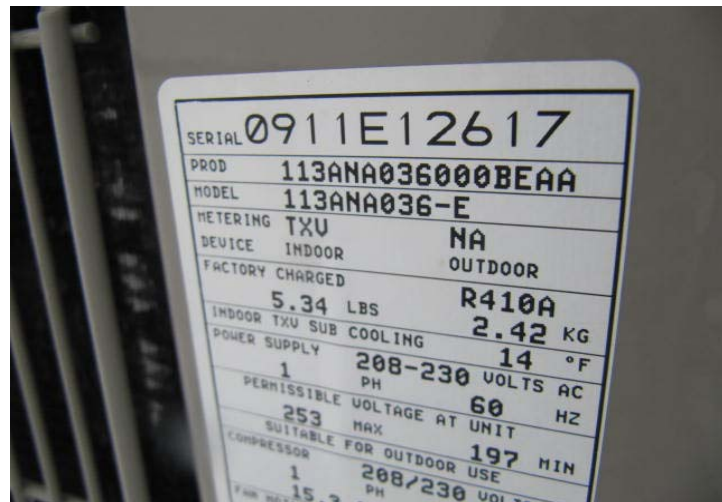
Overview of condensing unit at building rooftop.



Condensing unit for exercise room.



Condensing unit, replaced in 2011.



Information tag at condensing unit.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$7,143	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

The rooftop condensing unit serving the Exercise Room was replaced around 2011 and is currently in good functional condition at approximately 2 years of age. The condensing unit is rated for 3.0-ton cooling. Replacement cost includes all material, labor, and hoisting to roof level (as the unit will not fit through the existing roof hatch). Replacement of the condensing unit is forecasted at 20 years of age and coincides with the replacement of the interior fan coil unit serving the Exercise Room.

Condensing Unit, Replace with 3.0-ton, Meeting Room

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.21% **Line Item: 34**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$4,500.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$4,500
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$14,020
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Fair
Remaining Years Until Replacement:	6		Useful Life in Glenview, IL	15 to 20 Years
Estimated First Year of Replacement:	2020		Full or Partial Replacement:	Full



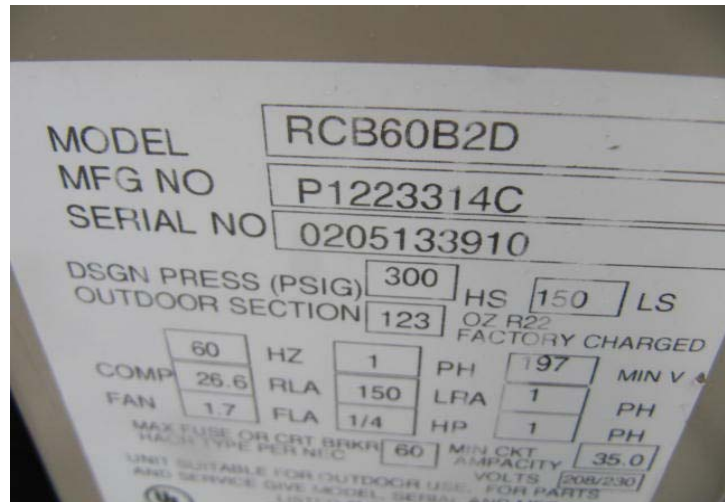
Overview of condensing unit at building rooftop.



Condensing unit for meeting room.



Condensing unit at building rooftop.



Condensing unit at unknown age.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$5,249	2030	\$0	2040	\$8,771
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

The rooftop condensing unit serving the Meeting Room is currently rated for 5.0-ton cooling. Replacement with a lower capacity unit is recommended. Replacement cost includes new 3.0-ton condensing unit, labor, and hoisting to roof level (as the unit will not fit through the existing roof hatch). Replacement of the condensing unit coincides with the replacement of the interior fan coil unit serving the Meeting Room.

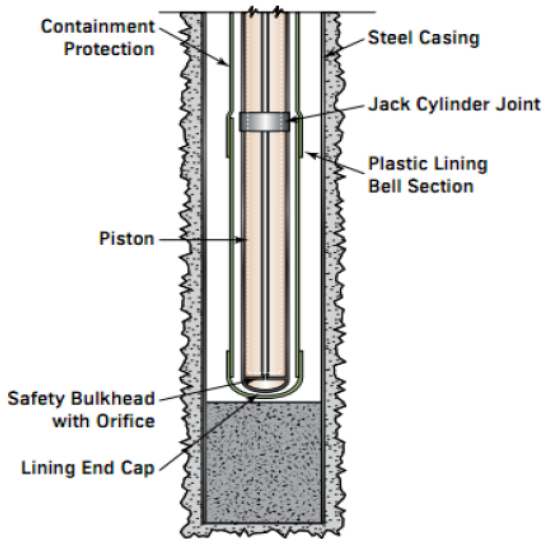
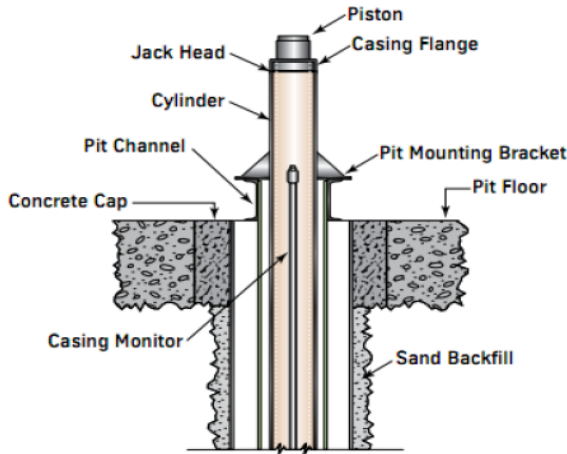
Elevators, Hydraulic, Cylinders, Partial Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: #DIV/0!

Line Item: 35

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS		
Present:	4	Each	Current Unit Cost:	\$40,000.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$40,000
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$154,560
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	30	Overall Current Condition:		Good
Remaining Years Until Replacement:	22	Useful Life in Glenview, IL		to 75 Years
Estimated First Year of Replacement:	2036	Full or Partial Replacement:		Partial 50.0%



Hydraulic elevator cylinder diagram.

Schedule of Replacements Costs			
2014	\$0		
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$0
2018	\$0	2028	\$0
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$0	2034	\$0
		2035	\$0
		2036	\$70,356
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$84,204
		2044	\$0

Special Conditions

The (4) hydraulic elevator cylinders are original and are currently in condition. Older cylinders are not lined, and will eventually corrode/rust. Unlined elevator cylinders can last up to 75 years of age, but due to the highly unpredictable life expectancy of the elevator cylinders, a phased partial replacement of (2) cylinders is forecasted within the next 30 years.

Elevators, Hydraulic, Modernization, Controllers

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: #DIV/0!

Line Item: 36

ESTIMATED UNIT QUANTITY

Present:	4	Each
Replacement Per Phase:	4	Each
Replaced in Next 30-Years:	4	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$35,000.00
Current Cost Per Phase:	\$140,000
Total Cost Next 30-Years:	\$159,171

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	5
Estimated First Year of Replacement:	2019

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	30 to 35 Years
Full or Partial Replacement:	Full



Overview of elevator controller.



Elevator controller at garage-level equipment room.



Original elevator controls, at 30 years of age.



Relay logic circuits at elevator control panel.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$159,171	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0

Special Conditions

The existing relay logic circuit elevator controllers are in functional condition at 30 years of age, but are approaching the end of the typical useful life. A near-term modernization is forecasted and coincides with fixture replacement within and around the elevator cabs. New controller type includes a fully-programmable microprocessor-based controller.

Elevators, Hydraulic, Modernization, Fixtures

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: #DIV/0!

Line Item: 37

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Cabs	Current Unit Cost:	\$6,000.00
Replacement Per Phase:	4	Cabs	Current Cost Per Phase:	\$24,000
Replaced in Next 30-Years:	4	Cabs	Total Cost Next 30-Years:	\$27,287
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Good
Remaining Years Until Replacement:	5		Useful Life in Glenview, IL	30 to 35 Years
Estimated First Year of Replacement:	2019		Full or Partial Replacement:	Full



Fixtures at floor selector panel at cab interior.



Floor selector buttons at cab interior.



Fixtures at floor selector panel at cab interior.



Fixtures at floor selector panel at cab interior.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$27,287	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0

Special Conditions

Component includes the replacement of the original elevator fixtures. Fixtures include buttons in elevator cabs, floor indicator panel/lights inside elevator cabs, floor push buttons at hallways, and up/down indicator lights. Original elevator fixtures are currently 30 years of age, and replacement is recommended within the next 5 years to coincide with the replacement of the elevator controllers.

Elevators, Hydraulic, Modernization, Power Units

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: #DIV/0! Line Item: 38

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Cabs	Current Unit Cost:	\$26,000.00
Replacement Per Phase:	4	Cabs	Current Cost Per Phase:	\$104,000
Replaced in Next 30-Years:	4	Cabs	Total Cost Next 30-Years:	\$187,682
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	7		Overall Current Condition:	Good
Remaining Years Until Replacement:	23		Useful Life in Glenview, IL	30 to 35 Years
Estimated First Year of Replacement:	2037		Full or Partial Replacement:	Full



Overview of hydraulic elevator power unit.



Overview of hydraulic elevator power unit.



Hydraulic power unit, replaced in 2005 - 2006.



Hydraulic power unit, replaced in 2005 - 2006.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$187,682
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
<p>(4) hydraulic power units were installed during the 2005-2006 modernization of the hydraulic elevators. The power units are currently in good functional condition, and replacement is recommended as the units reach an age of 30 to 35 years. Replacement includes metal housing, pump, all valves, and oil.</p>

Fan Coil, Direct Expansion, 42-MBH, Exercise Room

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.07% **Line Item: 39**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$3,000.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$3,000
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$4,762
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	2		Overall Current Condition:	Very Good
Remaining Years Until Replacement:	18		Useful Life in Glenview, IL	15 to 20 Years
Estimated First Year of Replacement:	2032		Full or Partial Replacement:	Full



Overview of fan coil unit serving exercise room.



Fan coil unit, replaced in 2011.



Fan coil unit located at hallway closet.



Bryant brand fan coil unit.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$4,762	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

The fan coil unit serving the Exercise Room was replaced around 2011 and is currently in good functional condition at approximately 2 years of age. Replacement cost includes all material and labor. Replacement of the fan coil unit is forecasted at 20 years of age and coincides with the replacement of the rooftop condensing unit serving the Exercise Room.

Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.14%

Line Item: 40

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	2	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$3,000.00
Current Cost Per Phase:	\$3,000
Total Cost Next 30-Years:	\$9,347

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	6
Estimated First Year of Replacement:	2020

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	15 to 20 Years
Full or Partial Replacement:	Full



Overview of fan coil unit serving meeting room.



Meeting room fan coil unit, at unknown age.



Fan coil unit located at hallway closet near meeting room.



BDP Company brand fan coil unit.

Schedule of Replacements Costs

2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$5,847
2020	\$3,499	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0

Special Conditions

The fan coil serving the Meeting Room is currently rated for 5.0-ton cooling. Replacement with a lower capacity unit is recommended. Replacement cost includes new fan coil unit (sized to match newer unit at Exercise Room). Replacement of the fan coil unit coincides with the replacement of the rooftop condensing unit serving the Meeting Room.

Fire Detection Systems, Control Panels

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.15%

Line Item: 41

ESTIMATED UNIT QUANTITY

Present:	2	Each
Replacement Per Phase:	2	Each
Replaced in Next 30-Years:	2	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$3,500.00
Current Cost Per Phase:	\$7,000
Total Cost Next 30-Years:	\$10,287

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	15
Estimated First Year of Replacement:	2029

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	15 to 20 Years
Full or Partial Replacement:	Full



Overview of fire control panel at lobby.



NOTIFIER brand fire control panel.



Wireless transmitter for fire control panel.



Digital display at fire control panel.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$10,287	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

The fire panels at the building's entrance vestibules are in good functional condition at an unknown age. Replacement cost includes addressable Notifier brand panel (or equivalent) and adjacent wireless transmitter. Replacement of the fire panel is recommended every 15 to 20 years due to changes in technology. Replacement coincides with the replacement of the emergency fire devices.

Fire Detection Systems, Emergency Devices

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.50% **Line Item: 42**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	2	Systems	Current Unit Cost:	\$34,000.00
Replacement Per Phase:	2	Systems	Current Cost Per Phase:	\$68,000
Replaced in Next 30-Years:	2	Systems	Total Cost Next 30-Years:	\$99,935
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Good
Remaining Years Until Replacement:	15		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full



Ceiling mounted smoke detector.



Wall mounted horn / strobe.



Emergency manual pull station.



Emergency manual pull station.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$99,935	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Emergency detection fire devices within both buildings include the following: (142) smoke detectors, (54) horn/strobes, (46) manual emergency pull stations, and (20) annunciators. Unit cost is an average cost per system, as the device counts vary slightly between the two buildings due to the difference between the Exercise and Meeting rooms. Replacement of the emergency devices coincides with the replacement of the fire detection control panels.

Intercom Entry Panels

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.15%

Line Item: 43

ESTIMATED UNIT QUANTITY

Present:	2	Each
Replacement Per Phase:	2	Each
Replaced in Next 30-Years:	2	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$3,300.00
Current Cost Per Phase:	\$6,600
Total Cost Next 30-Years:	\$9,700

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	10+/-
Remaining Years Until Replacement:	15
Estimated First Year of Replacement:	2029

CONDITION AND USEFUL LIFE

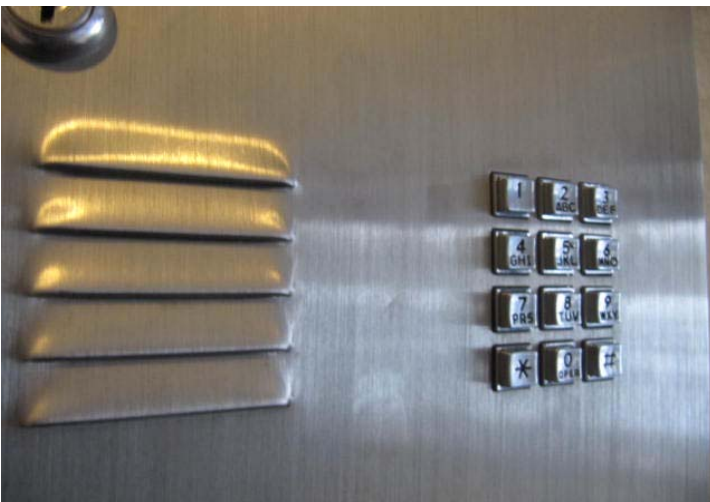
Overall Current Condition:	Good
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Overview of intercom entry panel.



Overview of intercom entry panel.



Finishes and push buttons at panel are in good condition.



Digital display at intercom entry panel.

Schedule of Replacements Costs			
2014	\$0	2025	\$0
2015	\$0	2026	\$0
2016	\$0	2027	\$0
2017	\$0	2028	\$0
2018	\$0	2029	\$9,700
2019	\$0	2030	\$0
2020	\$0	2031	\$0
2021	\$0	2032	\$0
2022	\$0	2033	\$0
2023	\$0	2034	\$0
2024	\$0		

Special Conditions

Intercom entry panels are located at each building's entrance vestibule. The exact age of the intercom panels is unknown, but they are thought to be approximately 10 years of age. Replacement of the intercom panels is forecasted when the panels reach an age of 20 to 25 years.

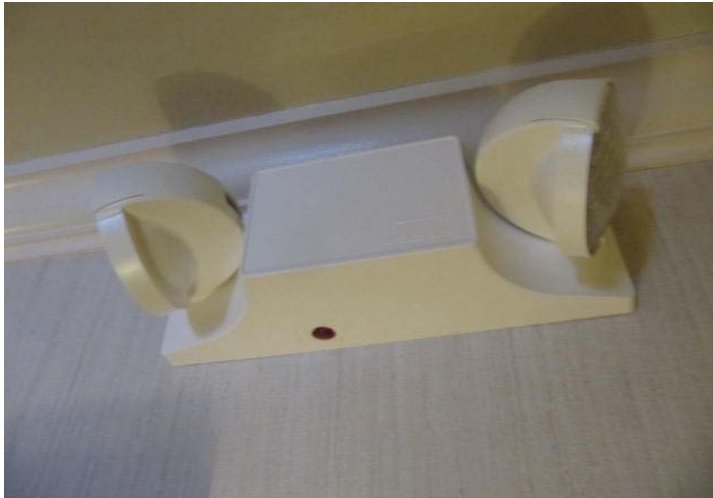
Light Fixtures, Emergency, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.36%

Line Item: 44

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	143	Each	Current Unit Cost:	\$120.00
Replacement Per Phase:	72	Each	Current Cost Per Phase:	\$8,580
Replaced in Next 30-Years:	143	Each	Total Cost Next 30-Years:	\$23,747
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	9		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full



Twin beam emergency light fixture.



Newer emergency light fixture in good condition.



Newer emergency light fixture in good condition.



Older emergency light fixture, in functional condition.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$12,937	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$10,810	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Many of the emergency light fixtures throughout the buildings were replaced in 2005, and the remainder of fixtures are older. A phased replacement is forecasted due to the varied fixture ages. Replacement in 2030 coincides with the replacement of the emergency exit signs.

Light Fixtures, Emergency Exit Signs

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.22%

Line Item: 45

ESTIMATED UNIT QUANTITY

Present:	68	Each
Replacement Per Phase:	68	Each
Replaced in Next 30-Years:	68	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:					\$145.00
Current Cost Per Phase:					\$9,860
Total Cost Next 30-Years:					\$14,867

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	9
Remaining Years Until Replacement:	16
Estimated First Year of Replacement:	2030

CONDITION AND USEFUL LIFE

Overall Current Condition:					Good
Useful Life in Glenview, IL					20 to 25 Years
Full or Partial Replacement:					Full



Wall mounted emergency exit sign.



Ceiling mounted double-sided emergency exit sign.



Ceiling mounted double-sided emergency exit sign.



Emergency exit sign, at 9 years of age.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$14,867	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Emergency exit signs were replaced in 2004 and 2005 and are currently in good overall condition. Replacement is forecasted for 2030, when the fixtures reach an age of 25 years. Replacement coincides with the replacement of the emergency twin beam light fixtures.

Pumps, Circulating, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.37%

Line Item: 46

ESTIMATED UNIT QUANTITY

Present:	7	Each
Replacement Per Phase:	4	Each
Replaced in Next 30-Years:	14	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1,125.00
Current Cost Per Phase:	\$3,938
Total Cost Next 30-Years:	\$24,729

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	15 to 20 Years
Full or Partial Replacement:	Full



Overview of domestic hot water circulation pump.



Circulating pump for domestic hot water.



Pump motor, replaced in 2013.



Circulating pump for domestic hot water.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$5,640	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$7,675
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$4,835	2033	\$0	2043	\$0
2023	\$0	2034	\$6,579	2044	\$0

Special Conditions

Total quantity includes (4) circulating pumps serving the domestic hot water heaters and (3) additional circulation pumps. Total quantity includes all pumps at both lower level mechanical rooms. Pumps are in good overall condition and vary in age, as pumps have been replaced as needed in past years. Unit cost is an average cost among all pumps.

Pump, Fire Suppression, 30-HP, 1,755-RPM

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.63% **Line Item: 47**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$28,500.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$28,500
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$41,885
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Fair
Remaining Years Until Replacement:	15		Useful Life in Glenview, IL	40 to 50 Years
Estimated First Year of Replacement:	2029		Full or Partial Replacement:	Full



Overview of fire pump.



Fire pump, in functional condition at 30 years of age.



Sylvania Limited Service Controller with manual start.



Fire pump, rated for 30-Horespewr.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$41,885	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
<p>(1) fire suppression pump serves the (2) buildings. The original fire suppression pump is in functional condition at 30 years of age. Replacement cost includes a fire suppression pump at 30-HP / 1,755-RPM with associated controls and jockey pump. Replacement is forecasted for 2029, when the pump reaches an age of 45 years.</p>

Riser Sections, Partial Replacements

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 7.09%

Line Item: 48

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS		
Present:	360	Each	Current Unit Cost:	\$1,200.00	
Replacement Per Phase:	54	Each	Current Cost Per Phase:	\$64,800	
Replaced in Next 30-Years:	216	Each	Total Cost Next 30-Years:	\$471,509	
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE		
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good	
Remaining Years Until Replacement:	16		Useful Life in Glenview, IL	to 75	Years
Estimated First Year of Replacement:	2030		Full or Partial Replacement:	Partial	60.0%



No Photographs Available.



Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$111,089
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$97,709	2040	\$126,301
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$136,411
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Component includes the partial replacement of the building's riser sections and internal plumbing. Plumbing varies in age, as the PVC drain lines at the garage level of the building were replaced in 2013. The remainder of plumbing lines are in good overall condition at 30 years of age, with no leaking or issues reported by management. An additional 60% replacement of the building's plumbing is forecasted over the next 30 years.

Rooftop Heating and Cooling Units, 20.0-ton

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.89%

Line Item: 49

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$22,000.00
Replacement Per Phase:	4	Each	Current Cost Per Phase:	\$88,000
Replaced in Next 30-Years:	4	Each	Total Cost Next 30-Years:	\$126,051
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	8		Overall Current Condition:	Good
Remaining Years Until Replacement:	14		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full



Overview of rooftop heating and cooling unit.



Carrier brand rooftop heating and cooling unit.



Overview of rooftop heating and cooling unit.



Side view of rooftop heating and cooling unit.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$126,051	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

(2) rooftop heating and cooling units are located at each building roof. The rooftop units are rated for 20.0-ton each. Unit cost includes all material, labor, and hoisting to roof level. The existing Carrier brand units were installed in 2005+/- and are currently in good functional condition. Future replacement of the rooftop heating and cooling units is forecasted when the units reach 22 years of age.

Storage Tanks, 200-Gallons

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.24% **Line Item: 50**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	2	Each	Current Unit Cost:	\$5,650.00
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$11,300
Replaced in Next 30-Years:	2	Each	Total Cost Next 30-Years:	\$16,186
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	9		Overall Current Condition:	Good
Remaining Years Until Replacement:	14		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2028		Full or Partial Replacement:	Full



Overview of domestic hot water storage tank.



Lochinvar hot water storage tank.



Hot water storage tank, in good condition.



Storage tank with 200-Gallon capacity.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$16,186	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

(2) storage tanks at 200-gallon capacity each are located in the lower level mechanical rooms. The storage tanks were replaced in 2004 and are currently in good functional condition. Future replacement of the storage tanks is forecasted for 2028, to coincide with the replacement of the hot water boilers.

Sump Pumps, Phased Replacement

SERVICE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS:

Line Item: 51

ESTIMATED UNIT QUANTITY

Present:	6	Each
Replacement Per Phase:	3	Each
Replaced in Next 30-Years:	9	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1,900.00
Current Cost Per Phase:	\$5,700
Total Cost Next 30-Years:	\$27,289

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	15 to 20 Years
Full or Partial Replacement:	Full



Overview of sump pump stations at mechanical room.



Sump pump station with controls.



Sump pumps vary in age and condition.



Sump pumps vary in age and condition.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$8,595	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$6,999	2032	\$0	2042	\$11,695
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes (3) sump pumps with associated controls located at the lower level mechanical rooms at both buildings. Sump pumps range in capacity from 1.0-Horsepower to 2.0-Horsepower and appear to vary in age and condition. A phased replacement of the sump pumps is forecasted, beginning in 2022.

Asphalt Pavement, Crack Repair, Patch and Seal Coat

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.16%

Line Item: 52

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	6,030 Square Yards	Current Unit Cost:	\$1.65
Replacement Per Phase:	6,030 Square Yards	Current Cost Per Phase:	\$9,950
Replaced in Next 30-Years:	30,150 Square Yards	Total Cost Next 30-Years:	\$77,125
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown	Overall Current Condition:	Good
Remaining Years Until Replacement:	3	Useful Life in Glenview, IL	3 to 5 Years
Estimated First Year of Replacement:	2017	Full or Partial Replacement:	Full



Overview of asphalt pavement at parking lot.



Pavement is smooth and level.



Clear marking at handicap parking stall.



Cracks at asphalt pavement.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$10,746	2027	\$0	2037	\$17,955
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$12,217	2032	\$15,793	2042	\$20,414
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes all asphalt pavement at the parking lots, garage entrance drives, and the fire lane at the rear of the buildings. Component includes crack routing and filling, spot patching, seal coat application, and striping as required. Seal coating and repairs are forecasted every 5 years, except the year in which the parking lot pavement is fully replaced.

Asphalt Pavement, Fire Lane, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.45%

Line Item: 53

ESTIMATED UNIT QUANTITY

Present:	1,060	Square	Yards
Replacement Per Phase:	1,060	Square	Yards
Replaced in Next 30-Years:	1,060	Square	Yards

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$23.00
Current Cost Per Phase:	\$24,380
Total Cost Next 30-Years:	\$29,937

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Aerial view of pavement at fire lane.



Typical surface condition at fire lane pavement.



Typical surface condition at fire lane pavement.



Typical surface condition at fire lane pavement.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$29,937	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0

Special Conditions

Total quantity includes the fire lane at the rear of the buildings. The age of the pavement is unknown, and the fire lane pavement is in fair overall condition. Areas of sunken / unlevel pavement were noted. Replacement time is based upon current condition assessment and coincides with seal coating and repairs at the parking lot pavement.

Asphalt Pavement, Parking Lot, Mill and Overlay

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.75%

Line Item: 54

ESTIMATED UNIT QUANTITY

Present:	4,970	Square Yards
Replacement Per Phase:	4,970	Square Yards
Replaced in Next 30-Years:	4,970	Square Yards

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$16.80
Current Cost Per Phase:	\$83,496
Total Cost Next 30-Years:	\$116,569

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	13
Estimated First Year of Replacement:	2027

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Overview of asphalt pavement at parking lot.



Asphalt pavement at drive aisle.



Overview of asphalt pavement at parking lot.



Asphalt pavement at parking bays.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$116,569	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes all asphalt pavement at the parking lot and entrance drives leading to underground garages. The asphalt pavement is in good overall condition and was replaced 7 years ago. Future replacement is forecasted for 2027, when the pavement reaches an age of 20 years.

Concrete Curbs and Gutters, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.95%

Line Item: 55

ESTIMATED UNIT QUANTITY

Present:	3,020	Linear Feet
Replacement Per Phase:	242	Linear Feet
Replaced in Next 30-Years:	1,208	Linear Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$32.50
Current Cost Per Phase:	\$7,852
Total Cost Next 30-Years:	\$63,348

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Glenview, IL	to 65	Years
Full or Partial Replacement:	Partial	40.0%



Concrete curb and gutter at perimeter of parking lot.



Cracked concrete curb at parking lot.



Raised concrete curb and gutter at parking lot.



Cracked concrete curb and gutter at parking lot.

Schedule of Replacements Costs			
2014	\$0		
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$10,962
2018	\$0	2028	\$0
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$9,642	2032	\$12,463
2023	\$0	2033	\$0
2024	\$0	2034	\$0
		2035	\$0
		2036	\$0
		2037	\$14,170
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$16,110
		2043	\$0
		2044	\$0

Special Conditions

Raised concrete curbs and gutters are located at the perimeter of the parking lot and garage entrance drives. The curbs and gutters are in fair overall condition at 30 years of age, with cracks noted at various locations. A 40% phased replacement is forecasted over the next 30 years. Replacements coincide with asphalt seal coating and repairs, asphalt replacement, and concrete sidewalk replacement.

Concrete Sidewalks, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.45%

Line Item: 56

ESTIMATED UNIT QUANTITY

Present:	4,850	Square Feet
Replacement Per Phase:	388	Square Feet
Replaced in Next 30-Years:	1,940	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$9.60
Current Cost Per Phase:	\$3,725
Total Cost Next 30-Years:	\$30,051

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair		
Useful Life in Glenview, IL	to 65	Years	
Full or Partial Replacement:	Partial	40.0%	



Overview of concrete sidewalk.



Concrete sidewalk, with exposed aggregate finish.



Area of sidewalk in good overall condition.



Cracked concrete flatwork at sidewalk.

Schedule of Replacements Costs

2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$5,200	2037	\$6,722
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$4,574	2032	\$5,912	2042	\$7,642
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Total quantity includes all concrete sidewalk directly adjacent to the parking lots, sidewalks leading to building main entries, and sidewalks leading to building stairwells. The sidewalk that runs along the city street is maintained by others. A 40% phased replacement is forecasted over the next 30 years. Replacements coincide with the replacement of concrete curbs, concrete gutters, and concrete stairs and landing.

Concrete Stairs, Partial Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.17%

Line Item: 57

ESTIMATED UNIT QUANTITY

Present:	325	Square Feet
Replacement Per Phase:	43	Square Feet
Replaced in Next 30-Years:	130	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$54.00
Current Cost Per Phase:	\$2,340
Total Cost Next 30-Years:	\$11,389

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	to 65 Years
Full or Partial Replacement:	Partial 40.0%



Overview of concrete stairs leading to lower level.



Concrete formed stairs, viewed from garage level.



Concrete stair treads leading to private stairwell.



Overview of concrete stairs leading to lower level.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$3,714	2042	\$4,801
2022	\$2,873	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes all concrete stairs and concrete landings at the lower level stairwells leading from the garages and from the internal private stairwells leading directly from units. Unit cost is an average cost among all formed concrete stairs, concrete treads, and concrete landings. A 40% phased replacement is forecasted over the next 30 years. Replacements coincide with the replacement of concrete curbs, concrete gutters, and concrete sidewalks.

Gazebo, Wood, Replacement

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.30%

Line Item: 58

ESTIMATED UNIT QUANTITY

Present:	1	Each
Replacement Per Phase:	1	Each
Replaced in Next 30-Years:	1	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$14,200.00
Current Cost Per Phase:	\$14,200
Total Cost Next 30-Years:	\$19,825

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Varies
Remaining Years Until Replacement:	13
Estimated First Year of Replacement:	2027

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Overview of wood gazebo.



Gazebo roof, replaced in 2013.



Railings and benches at gazebo.



Lattice panel and wood floor boards.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$19,825	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Component includes the replacement of the wood gazebo structure. The wood gazebo component vary in age, as the roof was recently replaced in 2013. Full replacement of all gazebo components is anticipated in 2027. Prior to full replacement, all staining / sealing should be performed as needed and should be funded from the association's operating budget.

Light Fixtures, Bollards

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.06%

Line Item: 59

ESTIMATED UNIT QUANTITY

Present:	2	Each
Replacement Per Phase:	2	Each
Replaced in Next 30-Years:	2	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1,130.00
Current Cost Per Phase:	\$2,260
Total Cost Next 30-Years:	\$3,776

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	20
Estimated First Year of Replacement:	2034

CONDITION AND USEFUL LIFE

Overall Current Condition:	Very Good
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Overview of bollard light fixture.



Bollard light fixture near building entrance.



Typical style and condition at bollard light fixture.



Newer bollard light fixture, in very good condition.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$3,776	2044	\$0

Special Conditions

(2) light bollards fixtures are located near the main building entrances. The exact age of the bollard is unknown, but they were recently replaced are in very good condition, with good finishes. Replacement of the bollard light fixtures is recommended between 20 and 25 years of age.

Light Poles and Fixtures, Fire Lane

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.28%

Line Item: 60

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	14	Each	Current Unit Cost:	\$1,100.00
Replacement Per Phase:	14	Each	Current Cost Per Phase:	\$15,400
Replaced in Next 30-Years:	14	Each	Total Cost Next 30-Years:	\$18,910
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Fair
Remaining Years Until Replacement:	8		Useful Life in Glenview, IL	30 to 40 Years
Estimated First Year of Replacement:	2022		Full or Partial Replacement:	Full



Typical light fixture along fire lane.



Typical light fixture along fire lane.



Shorter path light along fire lane.



Typical light fixture along fire lane.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$18,910	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Total quantity includes the shorter path lights located at the rear building facades along the fire lane. The light poles and fixtures are 30 years of age and are in fair overall condition. Replacement of the light poles and fixtures is forecasted within the next 10 years and coincides with the replacement of the light poles and fixtures located at the front parking lots areas.

Light Poles and Fixtures, Parking Lot

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.93%

Line Item: 61

ESTIMATED UNIT QUANTITY

Present:	22	Each
Replacement Per Phase:	22	Each
Replaced in Next 30-Years:	22	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$2,280.00
Current Cost Per Phase:	\$50,160
Total Cost Next 30-Years:	\$61,594

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	8
Estimated First Year of Replacement:	2022

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Glenview, IL	30 to 40	Years
Full or Partial Replacement:	Full	



Typical single-fixture light pole at parking lot.



Typical single-fixture light pole at parking lot.



Duplex fixture near property entrance.



Duplex fixture near property entrance.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$61,594	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes (11) shorter light poles with single fixture, (1) shorter light pole with duplex fixture, (9) tall light poles with single fixture, and (1) tall light pole with duplex fixture. Unit cost is an average cost among all light poles and fixtures. The light poles and fixtures are 30 years of age and are in fair overall condition. Replacement of the light poles and fixtures is forecasted within the next 10 years and coincides with the replacement of the light poles and fixtures located at the front parking lots areas.

Retaining Walls, Concrete, Capital Repairs

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.49%

Line Item: 62

ESTIMATED UNIT QUANTITY

Present:	560	Square Feet
Replacement Per Phase:	560	Square Feet
Replaced in Next 30-Years:	1,680	Square Feet

ESTIMATED REPLACEMENT COSTS

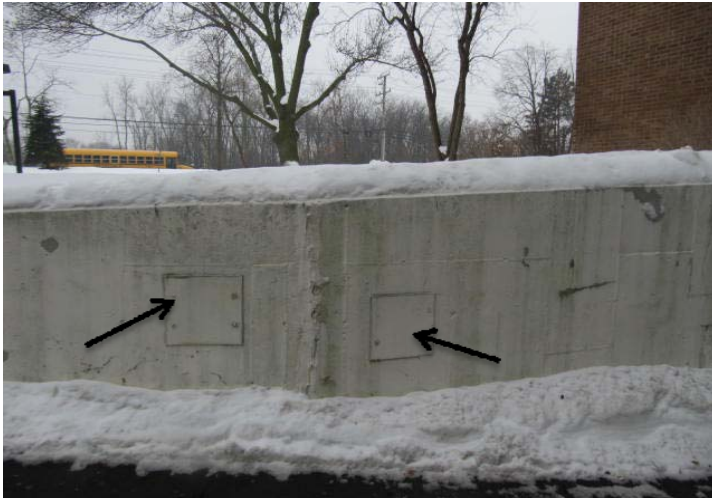
Current Unit Cost:	\$12.00
Current Cost Per Phase:	\$6,720
Total Cost Next 30-Years:	\$32,551

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	5
Estimated First Year of Replacement:	2019

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	to 15 Years
Full or Partial Replacement:	Full



Overview of concrete retaining wall, with evidence of past repairs.



Retaining wall along garage entrance drive, with evidence of past repairs.



Crack at concrete retaining walls.



Various cracks at concrete retaining walls.

Schedule of Replacements Costs

2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$7,640	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$10,396	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$14,514

Special Conditions

Component includes full inspection of the concrete retaining wall at (1) garage entrance drive, as well as crack repair and capital repairs as needed, every 10 to 15 years. Evidence of past repairs is present, and additional unaddressed cracks were noted. Paint finishes at the concrete walls are considered an operating expense.

Retaining Walls, Timber, Replace With Masonry

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.25% **Line Item: 63**

ESTIMATED UNIT QUANTITY		ESTIMATED REPLACEMENT COSTS	
Present:	325 Square Feet	Current Unit Cost:	\$40.00
Replacement Per Phase:	325 Square Feet	Current Cost Per Phase:	\$13,000
Replaced in Next 30-Years:	325 Square Feet	Total Cost Next 30-Years:	\$16,804
ESTIMATED AGE AND REPLACEMENT YEARS		CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown	Overall Current Condition:	Fair
Remaining Years Until Replacement:	10	Useful Life in Glenview, IL	15 to 20 Years
Estimated First Year of Replacement:	2024	Full or Partial Replacement:	Full



Timber retaining wall along entry drive to garage.



Timber retaining wall near garage entrance.



Typical timber retaining wall, with paint finishes.



Chipped timber member, with exposed wood.

Schedule of Replacements Costs			
2014	\$0		
2015	\$0	2025	\$0
2016	\$0	2026	\$0
2017	\$0	2027	\$0
2018	\$0	2028	\$0
2019	\$0	2029	\$0
2020	\$0	2030	\$0
2021	\$0	2031	\$0
2022	\$0	2032	\$0
2023	\$0	2033	\$0
2024	\$16,804	2034	\$0
		2035	\$0
		2036	\$0
		2037	\$0
		2038	\$0
		2039	\$0
		2040	\$0
		2041	\$0
		2042	\$0
		2043	\$0
		2044	\$0

Special Conditions

Timber retaining walls are located at a portion of the garage entrance drives. Timber walls are in good overall condition at unknown ages. No signs of major wall movement and/or shifting were present. Unit cost includes removal of existing wood timber retaining walls and installation of new segmental masonry unit retaining walls which will provide greatly longevity.

Signage, Site, Entrance and Directional

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.44%

Line Item: 64

ESTIMATED UNIT QUANTITY

Present:	7	Each
Replacement Per Phase:	7	Each
Replaced in Next 30-Years:	14	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$1,250.00
Current Cost Per Phase:	\$8,750
Total Cost Next 30-Years:	\$29,444

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	9
Estimated First Year of Replacement:	2023

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair
Useful Life in Glenview, IL	20 to 25 Years
Full or Partial Replacement:	Full



Sign box insert at monument entrance wall.



Directional wood signage, with paint finishes.



"Private Property" sign near property entrance.



Directional wood signage, with paint finishes.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$18,420
2023	\$11,024	2034	\$0	2044	\$0
2024	\$0				

Special Conditions

Total quantity includes the following site signage: (1) small "Private Property" sign, (5) wood directional signs or traffic signs, and (1) signage insert box at the masonry monument walls at the property entrance. Signage is in good overall condition at an unknown age. Replacement is forecasted for 2023 and again 20 years thereafter. Prior to full replacement, touch-up painting as needed should be funded from the association's operating budget.

Concrete, Garage, On-grade, Partial Replacement

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.92%

Line Item: 65

ESTIMATED UNIT QUANTITY

Present:	38,970	Square Feet
Replacement Per Phase:	1,461	Square Feet
Replaced in Next 30-Years:	5,846	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$12.00
Current Cost Per Phase:	\$17,537
Total Cost Next 30-Years:	\$127,892

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	15
Estimated First Year of Replacement:	2029

CONDITION AND USEFUL LIFE

Overall Current Condition:	Fair	
Useful Life in Glenview, IL	to 90	Years
Full or Partial Replacement:	Partial	15.0%



Overview of concrete garage floor.



Control joint between parking bay and drive aisle.



Hairline cracks at concrete garage floor.



Pitted concrete near garage entrance.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$30,063
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$25,772	2039	\$0
2020	\$0	2030	\$0	2040	\$34,180
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$37,876

Special Conditions

Component includes the phased partial replacement of the on-grade concrete floors at the underground parking garages. A phased 15.0% of all concrete is phased within the next 30 years. Concrete floors are in fair overall condition, with hairline cracks at various locations and isolated conditions of pitted concrete near garage doors. Phased replacements are anticipated, beginning in 2029.

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.46% **Line Item: 66**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$2,350.00
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$4,700
Replaced in Next 30-Years:	8	Each	Total Cost Next 30-Years:	\$30,518
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	7		Useful Life in Glenview, IL	8 to 15 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full



Overview of metal sectional garage door.



Interior view of garage door.



Exterior door finishes are in good condition.



Insulated, sectional door with springs, coils, and track.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$8,267
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$6,732	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$5,625	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$9,894
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Garage doors vary in age and condition, and a phased replacement is forecasted so that all garage doors are replaced within a 15-year period. Unit cost includes a metal sectional commercial-grade garage door with springs, tracks, and all hardware. Phased door replacement coincides with the phased replacement of the garage door operators. Phased replacement are anticipated, beginning in 2021.

Garage Door Operators, Phased Replacement

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.26% **Line Item: 67**

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	4	Each	Current Unit Cost:	\$1,350.00
Replacement Per Phase:	2	Each	Current Cost Per Phase:	\$2,700
Replaced in Next 30-Years:	8	Each	Total Cost Next 30-Years:	\$17,532
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Varies		Overall Current Condition:	Good
Remaining Years Until Replacement:	7		Useful Life in Glenview, IL	8 to 15 Years
Estimated First Year of Replacement:	2021		Full or Partial Replacement:	Full



Garage door operator.



Lift Master garage door operator.



Garage door operator, with red/green lights.



Garage door operator, with red/green lights.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$4,749
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$3,867	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$3,231	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$5,684
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Garage door operators vary in age and condition, and a phased replacement is forecasted so that all operators are replaced within a 15-year period. Unit cost includes a commercial-grade garage door operator with electric motor, rated for 0.5-0.75 Horsepower. Phased replacement are anticipated, beginning in 2021.

Exhaust Fans, Sidewall, Propeller

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.48%

Line Item: 68

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	8	Each	Current Unit Cost:	\$3,100.00
Replacement Per Phase:	8	Each	Current Cost Per Phase:	\$24,800
Replaced in Next 30-Years:	8	Each	Total Cost Next 30-Years:	\$32,057
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	30		Overall Current Condition:	Fair
Remaining Years Until Replacement:	10		Useful Life in Glenview, IL	30 to 40 Years
Estimated First Year of Replacement:	2024		Full or Partial Replacement:	Full



Overview of garage exhaust fan.



Typical sidewall garage exhaust fan.



Original exhaust fan, at 30 years of age.



Interior of exhaust fan, with axial blades and motor.

Schedule of Replacements Costs					
2014	\$0	2025	\$0	2035	\$0
2015	\$0	2026	\$0	2036	\$0
2016	\$0	2027	\$0	2037	\$0
2017	\$0	2028	\$0	2038	\$0
2018	\$0	2029	\$0	2039	\$0
2019	\$0	2030	\$0	2040	\$0
2020	\$0	2031	\$0	2041	\$0
2021	\$0	2032	\$0	2042	\$0
2022	\$0	2033	\$0	2043	\$0
2023	\$0	2034	\$0	2044	\$0
2024	\$32,057				

Special Conditions
<p>Component includes the replacement of the exhaust fans at the underground parking garages. Original garage exhaust fans are in functional condition at 30 years of age. Replacement of the exhaust fans is recommended within the next 10 years to maintain good air quality within the parking garages.</p>

Fire Protection, Automatic Sprinkler System

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.35%

Line Item: 69

ESTIMATED UNIT QUANTITY

Present:	38,970	Square Feet
Replacement Per Phase:	38,970	Square Feet
Replaced in Next 30-Years:	38,970	Square Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$2.65
Current Cost Per Phase:	\$103,271
Total Cost Next 30-Years:	\$223,047

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	30
Estimated First Year of Replacement:	2044

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good		
Useful Life in Glenview, IL	to 60	Years	
Full or Partial Replacement:	Full		



Overview of piping for fire suppression system.



Sprinkler system piping and sprinkler head.



T-section at fire suppression system piping.



Typical fire sprinkler head.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$223,047

Special Conditions

Component includes the replacement of the fire suppression system serving the parking garages. The original fire suppression systems are in functional condition at 30 years of age. Replacement of the fire suppression systems is forecasted at the end of the typical useful life, in 2044.

Light Fixtures, Garage

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 0.26%

Line Item: 70

ESTIMATED UNIT QUANTITY

Present:	82	Each
Replacement Per Phase:	82	Each
Replaced in Next 30-Years:	82	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$145.00
Current Cost Per Phase:	\$11,890
Total Cost Next 30-Years:	\$17,031

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	Unknown
Remaining Years Until Replacement:	14
Estimated First Year of Replacement:	2028

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	25 to 30 Years
Full or Partial Replacement:	Full



Typical fluorescent light fixture at parking garage.



Typical fluorescent light fixture at parking garage.



(2) light fixtures back-to-back



Garage light fixtures are in good overall condition.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$17,031	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Component includes the replacement of the light fixtures at the underground parking garages. The age of the garage light fixtures is unknown, but the fixtures are in functional condition. Replacement is forecasted for 2028. Replacement of the garage light fixtures coincides with the replacement of the interior light fixtures at the building stairwells.

Paint Finishes, Garage

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.05%

Line Item: 71

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	57,400	Square Feet	Current Unit Cost:	\$1.05
Replacement Per Phase:	57,400	Square Feet	Current Cost Per Phase:	\$60,270
Replaced in Next 30-Years:	114,800	Square Feet	Total Cost Next 30-Years:	\$202,807
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	Unknown		Overall Current Condition:	Fair
Remaining Years Until Replacement:	9		Useful Life in Glenview, IL	20 to 25 Years
Estimated First Year of Replacement:	2023		Full or Partial Replacement:	Full



Overview of painted wall at parking garage.



Overview of painted wall at parking garage.



Painted ceiling surfaces at parking garage.



Markings at structural concrete column.

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$0	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$75,932	2033	\$0	2043	\$126,875
2024	\$0	2034	\$0	2044	\$0

Special Conditions
Total quantity includes all painted surfaces at the underground parking garage, including the following: painted perimeter walls, painted structural columns, interior faces of solid doors, and ceiling surfaces (including painted pipes). Garage paint finishes are in fair overall condition at an unknown age. Paint finishes are forecasted for 2023, and again 20 years thereafter.

Unit Heaters, Electric, High-Voltage, Phased Replacement

GARAGE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 1.87%

Line Item: 72

ESTIMATED UNIT QUANTITY

Present:	18	Each
Replacement Per Phase:	5	Each
Replaced in Next 30-Years:	18	Each

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$5,000.00
Current Cost Per Phase:	\$22,500
Total Cost Next 30-Years:	\$124,287

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	30
Remaining Years Until Replacement:	3
Estimated First Year of Replacement:	2017

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Glenview, IL	30 to 40 Years
Full or Partial Replacement:	Full



Electric unit heater at mechanical room.



Electric unit heater at parking garage.



Electric unit heater at parking garage.



Original unit heater, at 30 years of age.

Schedule of Replacements Costs

2014	\$0				
2015	\$0	2025	\$0	2035	\$38,572
2016	\$0	2026	\$0	2036	\$0
2017	\$24,301	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$33,067	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$28,347	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions

Total quantity includes all electric unit heaters located at the underground parking garages and the (2) mechanical rooms at the lower levels. Unit heaters are 3-Phase, 460-Volt, electric high output heaters. Units range in age as they have been replaced as needed in past years. Continued phased replacement of the garage unit heaters is forecasted.

Reserve Study Update

OTHER COMPONENTS

PERCENTAGE OF TOTAL FUTURE COSTS: 0.06%

Line Item: 73

ESTIMATED UNIT QUANTITY			ESTIMATED REPLACEMENT COSTS	
Present:	1	Each	Current Unit Cost:	\$3,500.00
Replacement Per Phase:	1	Each	Current Cost Per Phase:	\$3,500
Replaced in Next 30-Years:	1	Each	Total Cost Next 30-Years:	\$3,780
ESTIMATED AGE AND REPLACEMENT YEARS			CONDITION AND USEFUL LIFE	
Estimated Current Age in Years:	0		Overall Current Condition:	N/A
Remaining Years Until Replacement:	3		Useful Life in Glenview, IL	to 3 Years
Estimated First Year of Replacement:	2017		Full or Partial Replacement:	Full



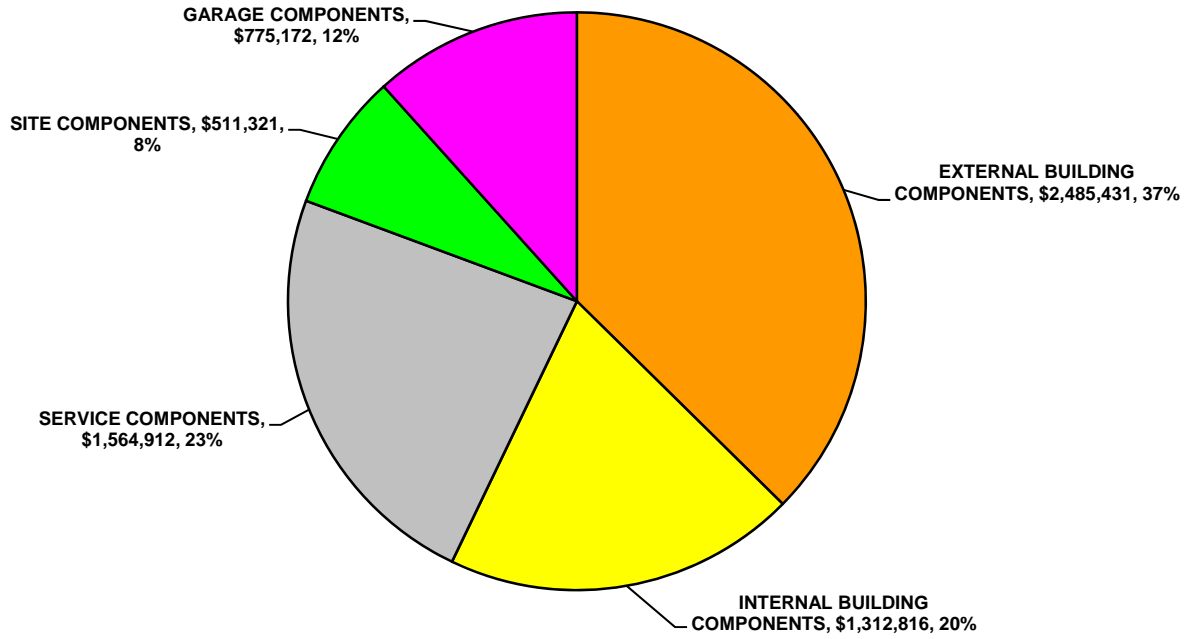
BUILDINGRESERVES

Schedule of Replacements Costs					
2014	\$0				
2015	\$0	2025	\$0	2035	\$0
2016	\$0	2026	\$0	2036	\$0
2017	\$3,780	2027	\$0	2037	\$0
2018	\$0	2028	\$0	2038	\$0
2019	\$0	2029	\$0	2039	\$0
2020	\$0	2030	\$0	2040	\$0
2021	\$0	2031	\$0	2041	\$0
2022	\$0	2032	\$0	2042	\$0
2023	\$0	2033	\$0	2043	\$0
2024	\$0	2034	\$0	2044	\$0

Special Conditions
<p>It is necessary to update the association's reserve study every three years +/- to make certain an equitable funding plan is in place. A variety of factors can alter reserve recommendations, including changes in the following: maintenance practices, reserve balance, construction inflation rates, construction labor rates, interest rates on invested reserves and / or unforeseen damage from weather events.</p>

QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

Graph Illustrates Total Future Cost of Replacement By Property Class



Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
EXTERNAL BUILDING COMPONENTS							
1	Doors and Glazing, Front Entrances	Square Feet	475	475	\$78.00	\$37,050	\$53,070
2	Doors, Exterior, Phased Replacement	Each	5	25	\$710.00	\$3,550	\$26,212
3	Light Fixtures, Exterior	Each	152	152	\$115.00	\$17,480	\$22,595
4	Paint Finishes, Exterior	Linear Feet	18,840	94,200	\$4.85	\$91,374	\$723,679
5	Railings, Common, Replacement	Linear Feet	600	600	\$58.00	\$34,800	\$75,162
6	Roof, Flat, Modified Bitumen	Squares	425	425	\$1,010.00	\$429,250	\$647,244
7	Roof, Parapet Walls, TPO	Squares	45	45	\$1,250.00	\$56,250	\$84,816
8	Roofs, Mansard, Asphalt Shingles	Squares	90	180	\$525.00	\$47,250	\$158,602
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement	Linear Feet	7,600	30,400	\$6.25	\$47,500	\$307,821
10	Soffits, Common, Aluminum	Square Feet	4,750	4,750	\$6.45	\$30,638	\$66,172
11	Walls, Masonry, Inspection and Capital Repairs, Phased	Square Feet	25,425	50,850	\$2.85	\$72,461	\$249,836
12	Walls, Wood Siding	Square Feet	610	610	\$7.75	\$4,728	\$7,899
13	Windows, Common	Square Feet	930	930	\$48.00	\$44,640	\$62,322
INTERNAL BUILDING COMPONENTS							
14	Elevator Cab Finishes	Each	4	4	\$19,000.00	\$76,000	\$103,415
15	Exercise Equipment, Cardio, Bike, Recumbent	Each	1	3	\$3,150.00	\$3,150	\$16,139
16	Exercise Equipment, Cardio, Elliptical	Each	1	3	\$4,400.00	\$4,400	\$22,543
17	Exercise Equipment, Cardio, Treadmill	Each	2	6	\$4,600.00	\$9,200	\$47,135
18	Exercise Equipment, Strength	Allowance	1	2	\$4,500.00	\$4,500	\$14,455
19	Floor Coverings, Carpet	Square Yards	2,015	6,045	\$50.00	\$100,750	\$422,279
20	Floor Coverings, Ceramic Tile, Lobbies	Square Feet	1,600	1,600	\$16.00	\$25,600	\$34,834
21	Floor Coverings, Sports Flooring, Interlocking, Rubber	Square Feet	550	550	\$4.60	\$2,530	\$3,443
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies	Square Feet	500	500	\$5.20	\$2,600	\$3,276
23	Furnishings, Interior, Lobbies	Each	12	12	\$760.00	\$9,120	\$12,410
24	Light Fixtures, Hallways and Common Rooms	Each	365	730	\$130.00	\$47,450	\$151,168
25	Light Fixtures, Stairwells	Each	148	148	\$145.00	\$21,460	\$30,739
26	Mailboxes, Interior	Each	127	127	\$77.00	\$9,779	\$10,033
27	Paint Finishes, Hallways and Common Rooms	Square Feet	70,250	210,750	\$1.10	\$77,275	\$323,887
28	Paint Finishes, Stairwells	Square Feet	39,800	39,800	\$1.45	\$57,710	\$82,664
29	Rest Rooms, Renovation	Allowance	1	1	\$7,150.00	\$7,150	\$9,729
30	Wall Coverings	Square Feet	2,100	4,200	\$4.15	\$8,715	\$24,669

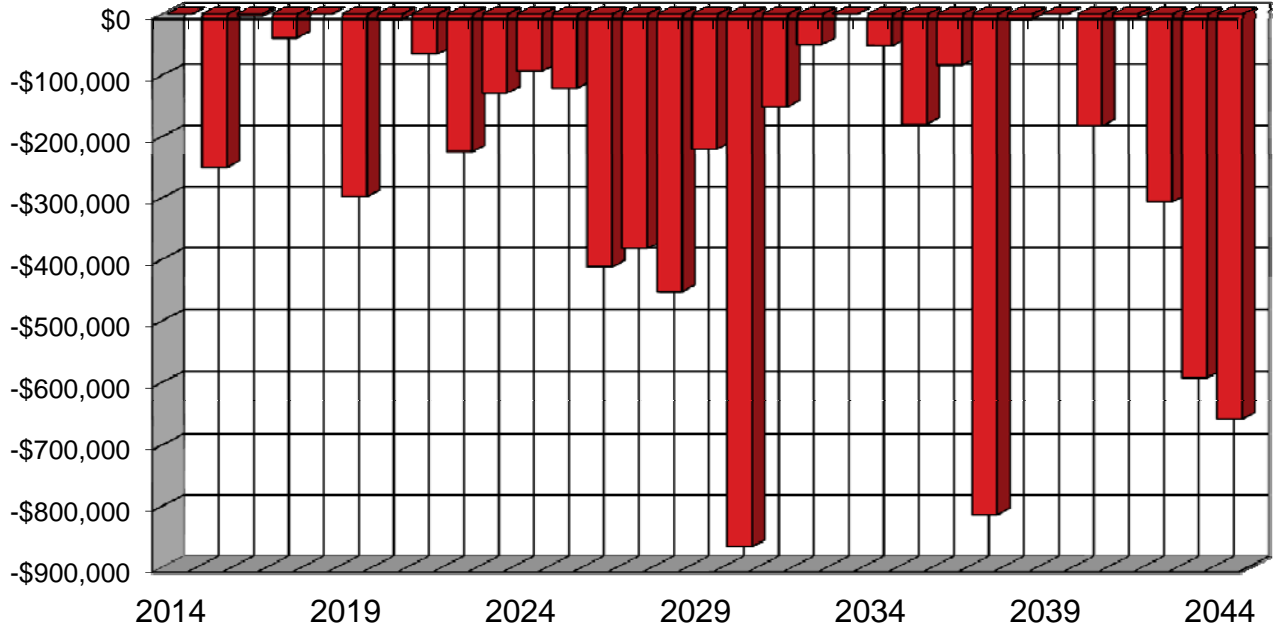
QUANTITY AND COST PROJECTIONS FOR NEXT 30-YEARS

CONTINUED

Reserve Inventory		Replacement Quantities			Replacement Costs		
Line Item	Reserve Component Listed by Property Class	Units	Per Phase	Total for 30-Years	Unit Cost	Current Cost Per Phase	Total Future Cost
	SERVICE COMPONENTS						
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs	Each	4	8	\$2,200.00	\$8,800	\$29,331
32	Boilers, Domestic Hot Water, 500-MBH, Replacement	Each	4	4	\$18,400.00	\$73,600	\$105,424
33	Condensing Unit, 3.0-ton, Exercise Room	Each	1	1	\$4,500.00	\$4,500	\$7,143
34	Condensing Unit, Replace with 3.0-ton, Meeting Room	Each	1	2	\$4,500.00	\$4,500	\$14,020
35	Elevators, Hydraulic, Cylinders, Partial Replacement	Each	1	2	\$40,000.00	\$40,000	\$154,560
36	Elevators, Hydraulic, Modernization, Controllers	Each	4	4	\$35,000.00	\$140,000	\$159,171
37	Elevators, Hydraulic, Modernization, Fixtures	Cabs	4	4	\$6,000.00	\$24,000	\$27,287
38	Elevators, Hydraulic, Modernization, Power Units	Cabs	4	4	\$26,000.00	\$104,000	\$187,682
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room	Each	1	1	\$3,000.00	\$3,000	\$4,762
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room	Each	1	2	\$3,000.00	\$3,000	\$9,347
41	Fire Detection Systems, Control Panels	Each	2	2	\$3,500.00	\$7,000	\$10,287
42	Fire Detection Systems, Emergency Devices	Systems	2	2	\$34,000.00	\$68,000	\$99,935
43	Intercom Entry Panels	Each	2	2	\$3,300.00	\$6,600	\$9,700
44	Light Fixtures, Emergency, Phased Replacement	Each	72	143	\$120.00	\$8,580	\$23,747
45	Light Fixtures, Emergency Exit Signs	Each	68	68	\$145.00	\$9,860	\$14,867
46	Pumps, Circulating, Phased Replacement	Each	4	14	\$1,125.00	\$3,938	\$24,729
47	Pump, Fire Suppression, 30-HP, 1,755-RPM	Each	1	1	\$28,500.00	\$28,500	\$41,885
48	Riser Sections, Partial Replacements	Each	54	216	\$1,200.00	\$64,800	\$471,509
49	Rooftop Heating and Cooling Units, 20.0-ton	Each	4	4	\$22,000.00	\$88,000	\$126,051
50	Storage Tanks, 200-Gallons	Each	2	2	\$5,650.00	\$11,300	\$16,186
51	Sump Pumps, Phased Replacement	Each	3	9	\$1,900.00	\$5,700	\$27,289
	SITE COMPONENTS						
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat	Square Yards	6,030	30,150	\$1.65	\$9,950	\$77,125
53	Asphalt Pavement, Fire Lane, Replacement	Square Yards	1,060	1,060	\$23.00	\$24,380	\$29,937
54	Asphalt Pavement, Parking Lot, Mill and Overlay	Square Yards	4,970	4,970	\$16.80	\$83,496	\$116,569
55	Concrete Curbs and Gutters, Partial Replacement	Linear Feet	242	1,208	\$32.50	\$7,852	\$63,348
56	Concrete Sidewalks, Partial Replacement	Square Feet	388	1,940	\$9.60	\$3,725	\$30,051
57	Concrete Stairs, Partial Replacement	Square Feet	43	130	\$54.00	\$2,340	\$11,389
58	Gazebo, Wood, Replacement	Each	1	1	\$14,200.00	\$14,200	\$19,825
59	Light Fixtures, Bollards	Each	2	2	\$1,130.00	\$2,260	\$3,776
60	Light Poles and Fixtures, Fire Lane	Each	14	14	\$1,100.00	\$15,400	\$18,910
61	Light Poles and Fixtures, Parking Lot	Each	22	22	\$2,280.00	\$50,160	\$61,594
62	Retaining Walls, Concrete, Capital Repairs	Square Feet	560	1,680	\$12.00	\$6,720	\$32,551
63	Retaining Walls, Timber, Replace With Masonry	Square Feet	325	325	\$40.00	\$13,000	\$16,804
64	Signage, Site, Entrance and Directional	Each	7	14	\$1,250.00	\$8,750	\$29,444
	GARAGE COMPONENTS						
65	Concrete, Garage, On-grade, Partial Replacement	Square Feet	1,461	5,846	\$12.00	\$17,537	\$127,892
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal	Each	2	8	\$2,350.00	\$4,700	\$30,518
67	Garage Door Operators, Phased Replacement	Each	2	8	\$1,350.00	\$2,700	\$17,532
68	Exhaust Fans, Sidewall, Propeller	Each	8	8	\$3,100.00	\$24,800	\$32,057
69	Fire Protection, Automatic Sprinkler System	Square Feet	38,970	38,970	\$2.65	\$103,271	\$223,047
70	Light Fixtures, Garage	Each	82	82	\$145.00	\$11,890	\$17,031
71	Paint Finishes, Garage	Square Feet	57,400	114,800	\$1.05	\$60,270	\$202,807
72	Unit Heaters, Electric, High-Voltage, Phased Replacement	Each	5	18	\$5,000.00	\$22,500	\$124,287
	OTHER COMPONENTS						
73	Reserve Study Update	Each	1	1	\$3,500.00	\$3,500	\$3,780

LIFE ANALYSIS AND CONDITION ASSESSMENT

Graph Illustrates Reserve Expenses Per Year Displaying Years 1-30



Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Year of Replacement	Estimated Current Age	Current Condition
EXTERNAL BUILDING COMPONENTS						
1	Doors and Glazing, Front Entrances	40 to 50	14	2028	30	Good
2	Doors, Exterior, Phased Replacement	20 to 25	2	2016	Unknown	Fair
3	Light Fixtures, Exterior	20 to 25	10	2024	Varies	Fair
4	Paint Finishes, Exterior	6 to 10	5	2019	Varies	Good
5	Railings, Common, Replacement	30 to 35	30	2044	5	Very Good
6	Roof, Flat, Modified Bitumen	20 to 25	16	2030	7	Good
7	Roof, Parapet Walls, TPO	20 to 25	16	2030	7	Good
8	Roofs, Mansard, Asphalt Shingles	20 to 25	7	2021	Unknown	Fair
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement	10 to 15	8	2022	Varies	Good
10	Soffits, Common, Aluminum	40 to 45	30	2044	5+/-	Good
11	Walls, Masonry, Inspection and Capital Repairs, Phased	10 to 15	13	2027	3	Fair
12	Walls, Wood Siding	40 to 50	20	2034	30	Good
13	Windows, Common	40 to 50	13	2027	30	Fair
INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes	30 to 40	12	2026	30	Fair
15	Exercise Equipment, Cardio, Bike, Recumbent	8 to 12	10	2024		Very Good
16	Exercise Equipment, Cardio, Elliptical	8 to 12	10	2024		Very Good
17	Exercise Equipment, Cardio, Treadmill	8 to 12	10	2024		Very Good
18	Exercise Equipment, Strength	10 to 15	12	2026		Very Good
19	Floor Coverings, Carpet	8 to 15	1	2015	Unknown	Fair
20	Floor Coverings, Ceramic Tile, Lobbies	25 to 30	12	2026	Unknown	Fair
21	Floor Coverings, Sports Flooring, Interlocking, Rubber	15 to 20	12	2026		Very Good
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies	30 to 40	9	2023	30	Fair
23	Furnishings, Interior, Lobbies	15 to 20	12	2026	9	Good
24	Light Fixtures, Hallways and Common Rooms	25 to 35	1	2015	30	Fair
25	Light Fixtures, Stairwells	25 to 35	14	2028	Unknown	Good
26	Mailboxes, Interior	to 35	1	2015	30	Fair
27	Paint Finishes, Hallways and Common Rooms	6 to 10	1	2015	Unknown	Fair
28	Paint Finishes, Stairwells	15 to 25	14	2028	Unknown	Fair
29	Rest Rooms, Renovation	to 35	12	2026	30	Fair
30	Wall Coverings	15 to 25	1	2015	30	Fair

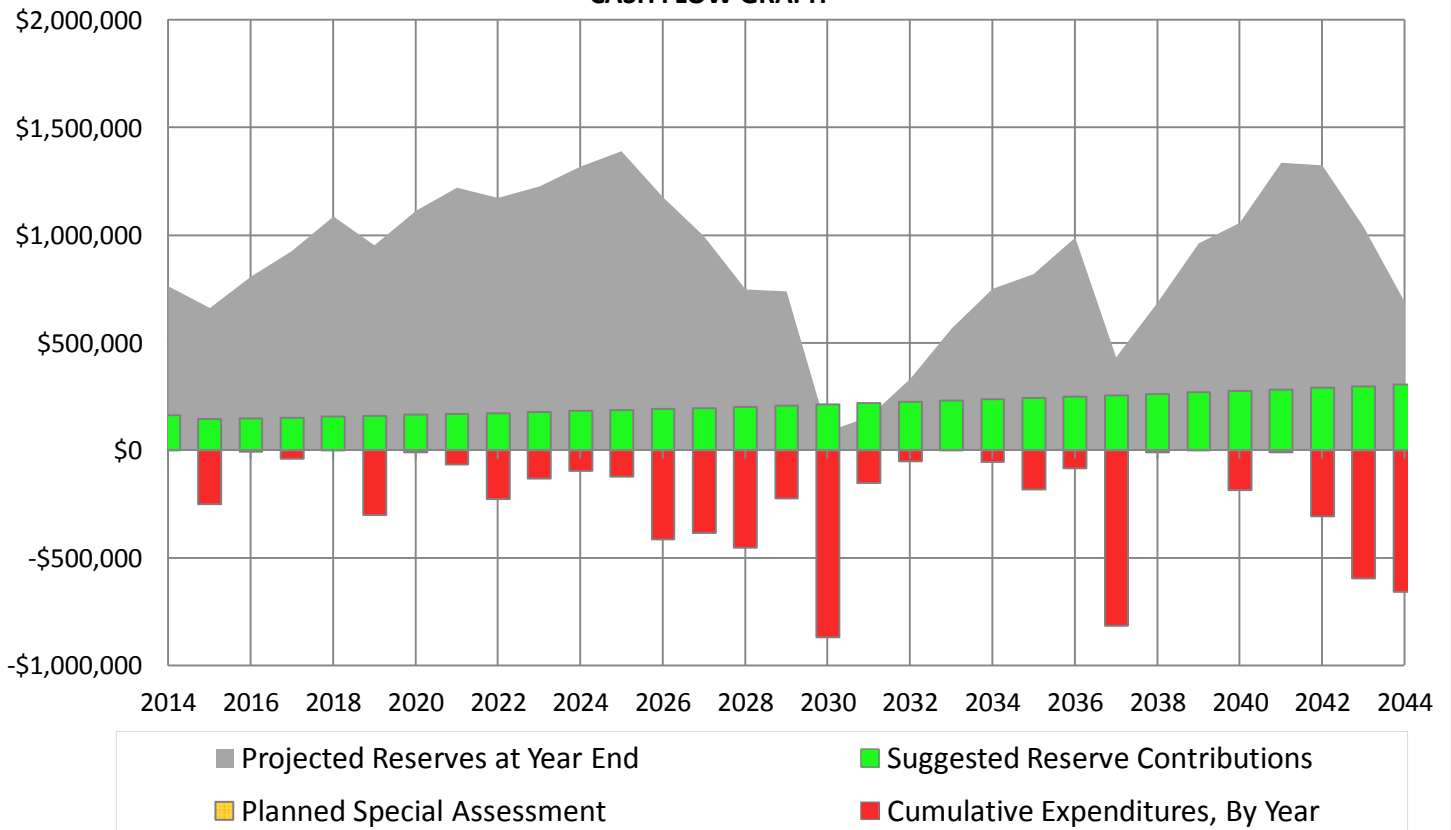
LIFE ANALYSIS AND CONDITION ASSESSMENT

CONTINUED

Reserve Inventory		Life Analysis and Condition Assessment				
Line Item	Reserve Component Listed by Property Class	Useful life	Remaining Useful Life	Estimated 1st Year of Replacement	Estimated Current Age	Current Condition
	SERVICE COMPONENTS					
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs	10 to 15	8	2022	9	Good
32	Boilers, Domestic Hot Water, 500-MBH, Replacement	15 to 25	14	2028	9	Good
33	Condensing Unit, 3.0-ton, Exercise Room	15 to 20	18	2032	2	Very Good
34	Condensing Unit, Replace with 3.0-ton, Meeting Room	15 to 20	6	2020	Unknown	Fair
35	Elevators, Hydraulic, Cylinders, Partial Replacement	to 75	22	2036	30	Good
36	Elevators, Hydraulic, Modernization, Controllers	30 to 35	5	2019	30	Good
37	Elevators, Hydraulic, Modernization, Fixtures	30 to 35	5	2019	30	Good
38	Elevators, Hydraulic, Modernization, Power Units	30 to 35	23	2037	7	Good
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room	15 to 20	18	2032	2	Very Good
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room	15 to 20	6	2020	Unknown	Fair
41	Fire Detection Systems, Control Panels	15 to 20	15	2029	Unknown	Good
42	Fire Detection Systems, Emergency Devices	20 to 25	15	2029	Unknown	Good
43	Intercom Entry Panels	20 to 25	15	2029	10+/-	Good
44	Light Fixtures, Emergency, Phased Replacement	20 to 25	9	2023	Varies	Good
45	Light Fixtures, Emergency Exit Signs	20 to 25	16	2030	9	Good
46	Pumps, Circulating, Phased Replacement	15 to 20	8	2022	Varies	Good
47	Pump, Fire Suppression, 30-HP, 1,755-RPM	40 to 50	15	2029	30	Fair
48	Riser Sections, Partial Replacements	to 75	16	2030	Varies	Good
49	Rooftop Heating and Cooling Units, 20.0-ton	20 to 25	14	2028	8	Good
50	Storage Tanks, 200-Gallons	20 to 25	14	2028	9	Good
51	Sump Pumps, Phased Replacement	15 to 20	8	2022	Varies	Good
	SITE COMPONENTS					
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat	3 to 5	3	2017	Unknown	Good
53	Asphalt Pavement, Fire Lane, Replacement	20 to 25	8	2022	Unknown	Fair
54	Asphalt Pavement, Parking Lot, Mill and Overlay	20 to 25	13	2027	7	Good
55	Concrete Curbs and Gutters, Partial Replacement	to 65	8	2022	30	Fair
56	Concrete Sidewalks, Partial Replacement	to 65	8	2022	30	Fair
57	Concrete Stairs, Partial Replacement	to 65	8	2022	30	Fair
58	Gazebo, Wood, Replacement	20 to 25	13	2027	Varies	Good
59	Light Fixtures, Bollards	20 to 25	20	2034	Unknown	Very Good
60	Light Poles and Fixtures, Fire Lane	30 to 40	8	2022	30	Fair
61	Light Poles and Fixtures, Parking Lot	30 to 40	8	2022	30	Fair
62	Retaining Walls, Concrete, Capital Repairs	to 15	5	2019	30	Fair
63	Retaining Walls, Timber, Replace With Masonry	15 to 20	10	2024	Unknown	Fair
64	Signage, Site, Entrance and Directional	20 to 25	9	2023	Unknown	Fair
	GARAGE COMPONENTS					
65	Concrete, Garage, On-grade, Partial Replacement	to 90	15	2029	30	Fair
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal,	8 to 15	7	2021	Varies	Good
67	Garage Door Operators, Phased Replacement	8 to 15	7	2021	Varies	Good
68	Exhaust Fans, Sidewall, Propeller	30 to 40	10	2024	30	Fair
69	Fire Protection, Automatic Sprinkler System	to 60	30	2044	30	Good
70	Light Fixtures, Garage	25 to 30	14	2028	Unknown	Good
71	Paint Finishes, Garage	20 to 25	9	2023	Unknown	Fair
72	Unit Heaters, Electric, High-Voltage, Phased Replacement	30 to 40	3	2017	30	Good
	OTHER COMPONENTS					
73	Reserve Study Update	to 3	3	2017		

30-YEAR CASH FLOW ANALYSIS DISPLAYING YEARS: 1-30

CASH FLOW GRAPH



	Start Year	1	2	3	4	5	6	7	8	9	10
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
+ Reserves at Beginning of Year	\$597,124	764,284	661,751	809,651	926,692	1,086,906	953,269	1,113,100	1,220,907	1,173,522	1,226,329
+ Suggested Reserve Contribution	\$165,460	146,000	149,800	153,700	157,700	161,800	166,000	170,300	174,700	179,200	183,900
+ Planned Special Assessment	\$0	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	\$1,700	1,780	1,837	2,168	2,514	2,547	2,580	2,914	2,989	2,996	3,179
+ Cumulative Expenditure, By Year	\$0	-250,312	-3,737	-38,827	0	-297,985	-8,749	-65,407	-225,075	-129,389	-93,108
= Projected Reserves at Year End	\$764,284	661,751	809,651	926,692	1,086,906	953,269	1,113,100	1,220,907	1,173,522	1,226,329	1,320,300

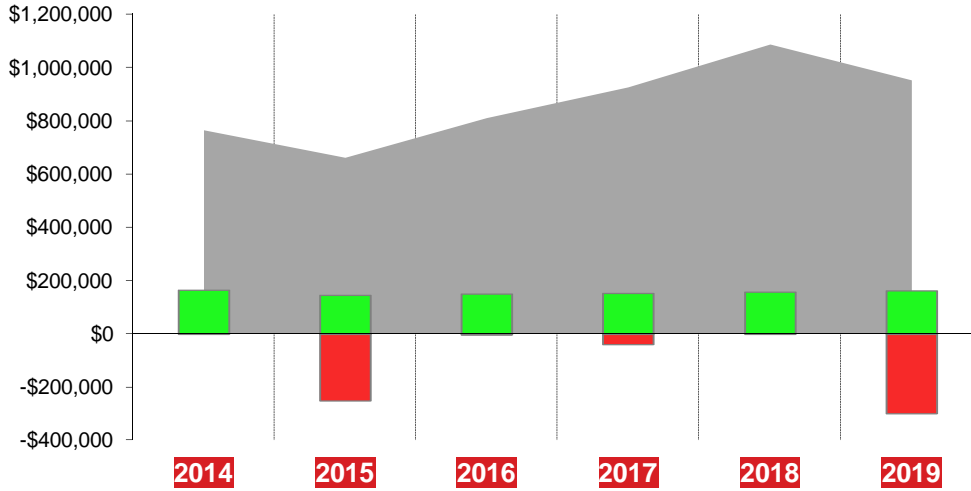
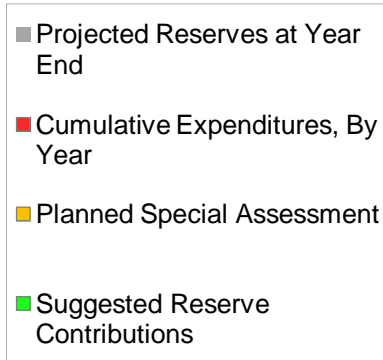
	11	12	13	14	15	16	17	18	19	20
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
+ Reserves at Beginning of Year	1,320,300	1,391,201	1,175,811	994,766	748,252	738,561	87,925	156,573	333,197	566,020
+ Suggested Reserve Contribution	188,700	193,600	198,600	203,800	209,100	214,500	220,100	225,800	231,700	237,700
+ Planned Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	3,385	3,205	2,710	2,176	1,856	1,032	305	611	1,123	1,647
+ Cumulative Expenditure, By Year	-121,184	-412,196	-382,355	-452,490	-220,646	-866,169	-151,757	-49,787	0	-52,173
= Projected Reserves at Year End	1,391,201	1,175,811	994,766	748,252	738,561	87,925	156,573	333,197	566,020	753,194

	21	22	23	24	25	26	27	28	29	30
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
+ Reserves at Beginning of Year	753,194	819,332	988,417	432,748	689,217	961,478	1,058,426	1,338,720	1,327,053	1,037,041
+ Suggested Reserve Contribution	243,900	250,200	256,700	263,400	270,200	277,200	284,400	291,800	299,400	307,200
+ Planned Special Assessment	0	0	0	0	0	0	0	0	0	0
+ Estimated Interest Earned	1,963	2,257	1,774	1,401	2,061	2,522	2,993	3,328	2,951	2,155
+ Cumulative Expenditure, By Year	-179,724	-83,372	-814,143	-8,332	0	-182,774	-7,099	-306,794	-592,364	-657,485
= Projected Reserves at Year End	819,332	988,417	432,748	689,217	961,478	1,058,426	1,338,720	1,327,053	1,037,041	688,910

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.25%**



	2014	2015	2016	2017	2018	2019
+ Reserves at Beginning of Year	597,124	764,284	661,751	809,651	926,692	1,086,906
+ Suggested Reserve Contribution	165,460	146,000	149,800	153,700	157,700	161,800
+ Planned Special Assessment						
+ Estimated Interest Earned on Invested Reserves	1,700	1,780	1,837	2,168	2,514	2,547
+ Cumulative Expenses, By Year		-250,312	-3,737	-38,827		-297,985
= Projected Reserves at Year End	764,284	661,751	809,651	926,692	1,086,906	953,269

Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2014	2015	2016	2017	2018	2019
EXTERNAL BUILDING COMPONENTS							
1	Doors and Glazing, Front Entrances						
2	Doors, Exterior, Phased Replacement			3,737			
3	Light Fixtures, Exterior						
4	Paint Finishes, Exterior						103,887
5	Railings, Common, Replacement						
6	Roof, Flat, Modified Bitumen						
7	Roof, Parapet Walls, TPO						
8	Roofs, Mansard, Asphalt Shingles						
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement						
10	Soffits, Common, Aluminum						
11	Walls, Masonry, Inspection and Capital Repairs, Phased						
12	Walls, Wood Siding						
13	Windows, Common						
INTERNAL BUILDING COMPONENTS							
14	Elevator Cab Finishes						
15	Exercise Equipment, Cardio, Bike, Recumbent						
16	Exercise Equipment, Cardio, Elliptical						
17	Exercise Equipment, Cardio, Treadmill						
18	Exercise Equipment, Strength						
19	Floor Coverings, Carpet		103,370				
20	Floor Coverings, Ceramic Tile, Lobbies						
21	Floor Coverings, Sports Flooring, Interlocking, Rubber						
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies						
23	Furnishings, Interior, Lobbies						
24	Light Fixtures, Hallways and Common Rooms		48,684				
25	Light Fixtures, Stairwells						
26	Mailboxes, Interior		10,033				
27	Paint Finishes, Hallways and Common Rooms		79,284				
28	Paint Finishes, Stairwells						
29	Rest Rooms, Renovation						
30	Wall Coverings		8,942				

DIVISION 1: YEARS 1-5 OF CASH FLOW ANALYSIS

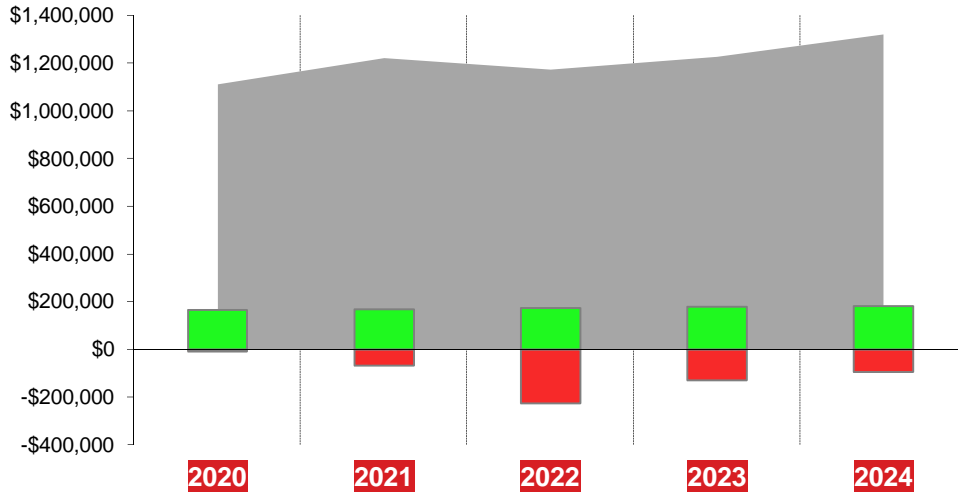
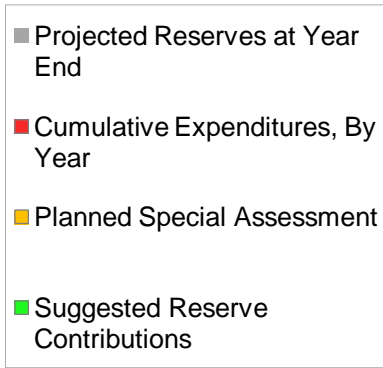
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Line Item	Reserve Component Listed by Property Class	Year Start	1	2	3	4	5
		2014	2015	2016	2017	2018	2019
	SERVICE COMPONENTS						
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs						
32	Boilers, Domestic Hot Water, 500-MBH, Replacement						
33	Condensing Unit, 3.0-ton, Exercise Room						
34	Condensing Unit, Replace with 3.0-ton, Meeting Room						
35	Elevators, Hydraulic, Cylinders, Partial Replacement						
36	Elevators, Hydraulic, Modernization, Controllers						159,171
37	Elevators, Hydraulic, Modernization, Fixtures						27,287
38	Elevators, Hydraulic, Modernization, Power Units						
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room						
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room						
41	Fire Detection Systems, Control Panels						
42	Fire Detection Systems, Emergency Devices						
43	Intercom Entry Panels						
44	Light Fixtures, Emergency, Phased Replacement						
45	Light Fixtures, Emergency Exit Signs						
46	Pumps, Circulating, Phased Replacement						
47	Pump, Fire Suppression, 30-HP, 1,755-RPM						
48	Riser Sections, Partial Replacements						
49	Rooftop Heating and Cooling Units, 20.0-ton						
50	Storage Tanks, 200-Gallons						
51	Sump Pumps, Phased Replacement						
	SITE COMPONENTS						
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat				10,746		
53	Asphalt Pavement, Fire Lane, Replacement						
54	Asphalt Pavement, Parking Lot, Mill and Overlay						
55	Concrete Curbs and Gutters, Partial Replacement						
56	Concrete Sidewalks, Partial Replacement						
57	Concrete Stairs, Partial Replacement						
58	Gazebo, Wood, Replacement						
59	Light Fixtures, Bollards						
60	Light Poles and Fixtures, Fire Lane						
61	Light Poles and Fixtures, Parking Lot						
62	Retaining Walls, Concrete, Capital Repairs						7,640
63	Retaining Walls, Timber, Replace With Masonry						
64	Signage, Site, Entrance and Directional						
	GARAGE COMPONENTS						
65	Concrete, Garage, On-grade, Partial Replacement						
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal,						
67	Garage Door Operators, Phased Replacement						
68	Exhaust Fans, Sidewall, Propeller						
69	Fire Protection, Automatic Sprinkler System						
70	Light Fixtures, Garage						
71	Paint Finishes, Garage						
72	Unit Heaters, Electric, High-Voltage, Phased Replacement				24,301		
	OTHER COMPONENTS						
73	Reserve Study Update				3,780		

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.25%**



	2020	2021	2022	2023	2024
+ Reserves at Beginning of Year	953,269	1,113,100	1,220,907	1,173,522	1,226,329
+ Suggested Reserve Contribution	166,000	170,300	174,700	179,200	183,900
+ Planned Special Assessment					
+ Estimated Interest Earned on Invested Reserves	2,580	2,914	2,989	2,996	3,179
+ Cumulative Expenditure, By Year	-8,749	-65,407	-225,075	-129,389	-93,108
= Projected Reserves at Year End	1,113,100	1,220,907	1,173,522	1,226,329	1,320,300

Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2020	2021	2022	2023	2024
EXTERNAL BUILDING COMPONENTS						
1	Doors and Glazing, Front Entrances					
2	Doors, Exterior, Phased Replacement			4,359		
3	Light Fixtures, Exterior					22,595
4	Paint Finishes, Exterior					
5	Railings, Common, Replacement					
6	Roof, Flat, Modified Bitumen					
7	Roof, Parapet Walls, TPO					
8	Roofs, Mansard, Asphalt Shingles		56,550			
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement			58,327		
10	Soffits, Common, Aluminum					
11	Walls, Masonry, Inspection and Capital Repairs, Phased					
12	Walls, Wood Siding					
13	Windows, Common					
INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes					
15	Exercise Equipment, Cardio, Bike, Recumbent					4,072
16	Exercise Equipment, Cardio, Elliptical					5,688
17	Exercise Equipment, Cardio, Treadmill					11,892
18	Exercise Equipment, Strength					
19	Floor Coverings, Carpet					
20	Floor Coverings, Ceramic Tile, Lobbies					
21	Floor Coverings, Sports Flooring, Interlocking, Rubber					
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies				3,276	
23	Furnishings, Interior, Lobbies					
24	Light Fixtures, Hallways and Common Rooms					
25	Light Fixtures, Stairwells					
26	Mailboxes, Interior					
27	Paint Finishes, Hallways and Common Rooms					
28	Paint Finishes, Stairwells					
29	Rest Rooms, Renovation					
30	Wall Coverings					

DIVISION 2: YEARS 6-10 OF CASH FLOW ANALYSIS

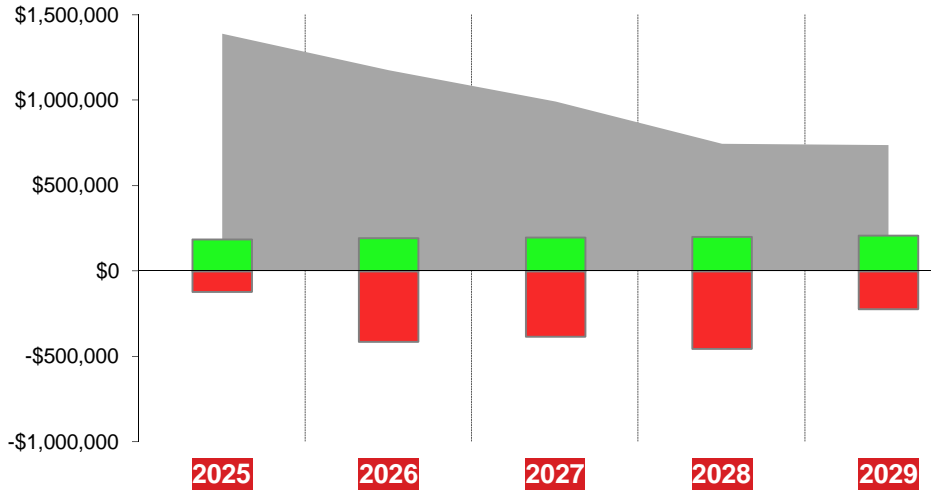
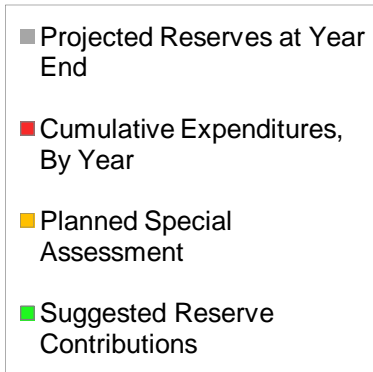
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Line Item	Reserve Component Listed by Property Class	6	7	8	9	10
		2020	2021	2022	2023	2024
	SERVICE COMPONENTS					
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs			10,806		
32	Boilers, Domestic Hot Water, 500-MBH, Replacement					
33	Condensing Unit, 3.0-ton, Exercise Room					
34	Condensing Unit, Replace with 3.0-ton, Meeting Room	5,249				
35	Elevators, Hydraulic, Cylinders, Partial Replacement					
36	Elevators, Hydraulic, Modernization, Controllers					
37	Elevators, Hydraulic, Modernization, Fixtures					
38	Elevators, Hydraulic, Modernization, Power Units					
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room					
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room	3,499				
41	Fire Detection Systems, Control Panels					
42	Fire Detection Systems, Emergency Devices					
43	Intercom Entry Panels					
44	Light Fixtures, Emergency, Phased Replacement				10,810	
45	Light Fixtures, Emergency Exit Signs					
46	Pumps, Circulating, Phased Replacement			4,835		
47	Pump, Fire Suppression, 30-HP, 1,755-RPM					
48	Riser Sections, Partial Replacements					
49	Rooftop Heating and Cooling Units, 20.0-ton					
50	Storage Tanks, 200-Gallons					
51	Sump Pumps, Phased Replacement			6,999		
	SITE COMPONENTS					
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat			12,217		
53	Asphalt Pavement, Fire Lane, Replacement			29,937		
54	Asphalt Pavement, Parking Lot, Mill and Overlay					
55	Concrete Curbs and Gutters, Partial Replacement			9,642		
56	Concrete Sidewalks, Partial Replacement			4,574		
57	Concrete Stairs, Partial Replacement			2,873		
58	Gazebo, Wood, Replacement					
59	Light Fixtures, Bollards					
60	Light Poles and Fixtures, Fire Lane			18,910		
61	Light Poles and Fixtures, Parking Lot			61,594		
62	Retaining Walls, Concrete, Capital Repairs					
63	Retaining Walls, Timber, Replace With Masonry					16,804
64	Signage, Site, Entrance and Directional				11,024	
	GARAGE COMPONENTS					
65	Concrete, Garage, On-grade, Partial Replacement					
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal,		5,625			
67	Garage Door Operators, Phased Replacement		3,231			
68	Exhaust Fans, Sidewall, Propeller					32,057
69	Fire Protection, Automatic Sprinkler System					
70	Light Fixtures, Garage					
71	Paint Finishes, Garage				75,932	
72	Unit Heaters, Electric, High-Voltage, Phased Replacement				28,347	
	OTHER COMPONENTS					
73	Reserve Study Update					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.25%**



	2025	2026	2027	2028	2029
+ Reserves at Beginning of Year	1,320,300	1,391,201	1,175,811	994,766	748,252
+ Suggested Reserve Contribution	188,700	193,600	198,600	203,800	209,100
+ Planned Special Assessment					
+ Estimated Interest Earned on Invested Reserves	3,385	3,205	2,710	2,176	1,856
+ Cumulative Expenditure, By Year	-121,184	-412,196	-382,355	-452,490	-220,646
= Projected Reserves at Year End	1,391,201	1,175,811	994,766	748,252	738,561

Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2025	2026	2027	2028	2029
EXTERNAL BUILDING COMPONENTS						
1	Doors and Glazing, Front Entrances				53,070	
2	Doors, Exterior, Phased Replacement				5,085	
3	Light Fixtures, Exterior					
4	Paint Finishes, Exterior	121,184				
5	Railings, Common, Replacement					
6	Roof, Flat, Modified Bitumen					
7	Roof, Parapet Walls, TPO					
8	Roofs, Mansard, Asphalt Shingles					
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement			66,315		
10	Soffits, Common, Aluminum					
11	Walls, Masonry, Inspection and Capital Repairs, Phased			101,163		
12	Walls, Wood Siding					
13	Windows, Common			62,322		
INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes		103,415			
15	Exercise Equipment, Cardio, Bike, Recumbent					
16	Exercise Equipment, Cardio, Elliptical					
17	Exercise Equipment, Cardio, Treadmill					
18	Exercise Equipment, Strength		6,123			
19	Floor Coverings, Carpet		137,092			
20	Floor Coverings, Ceramic Tile, Lobbies		34,834			
21	Floor Coverings, Sports Flooring, Interlocking, Rubber		3,443			
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies					
23	Furnishings, Interior, Lobbies		12,410			
24	Light Fixtures, Hallways and Common Rooms					
25	Light Fixtures, Stairwells				30,739	
26	Mailboxes, Interior					
27	Paint Finishes, Hallways and Common Rooms		105,150			
28	Paint Finishes, Stairwells				82,664	
29	Rest Rooms, Renovation		9,729			
30	Wall Coverings					

DIVISION 3: YEARS 11-15 OF CASH FLOW ANALYSIS

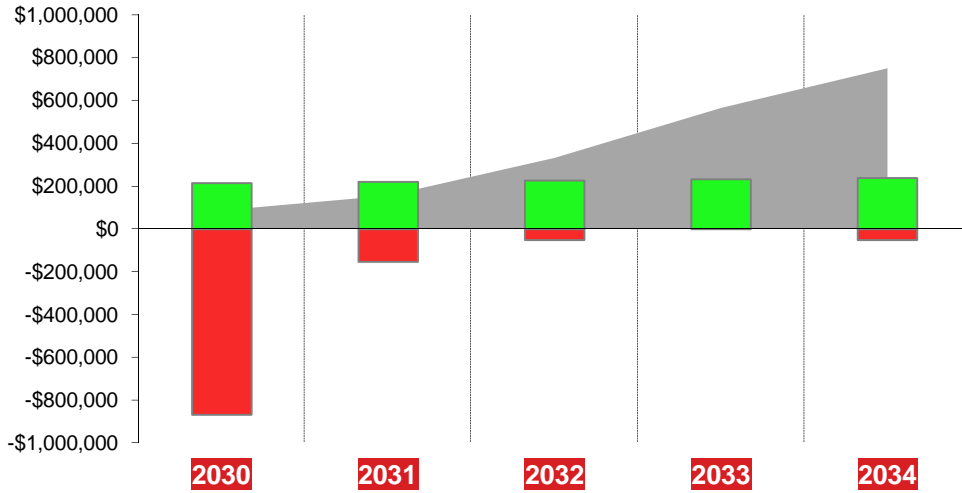
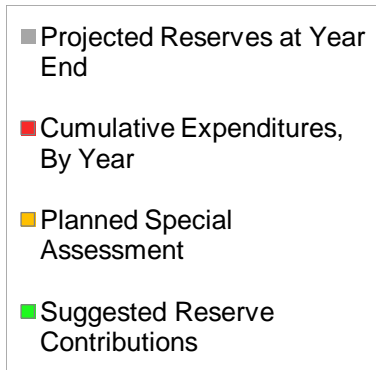
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Line Item	Reserve Component Listed by Property Class	11	12	13	14	15
		2025	2026	2027	2028	2029
	SERVICE COMPONENTS					
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs					
32	Boilers, Domestic Hot Water, 500-MBH, Replacement				105,424	
33	Condensing Unit, 3.0-ton, Exercise Room					
34	Condensing Unit, Replace with 3.0-ton, Meeting Room					
35	Elevators, Hydraulic, Cylinders, Partial Replacement					
36	Elevators, Hydraulic, Modernization, Controllers					
37	Elevators, Hydraulic, Modernization, Fixtures					
38	Elevators, Hydraulic, Modernization, Power Units					
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room					
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room					
41	Fire Detection Systems, Control Panels					10,287
42	Fire Detection Systems, Emergency Devices					99,935
43	Intercom Entry Panels					9,700
44	Light Fixtures, Emergency, Phased Replacement					
45	Light Fixtures, Emergency Exit Signs					
46	Pumps, Circulating, Phased Replacement				5,640	
47	Pump, Fire Suppression, 30-HP, 1,755-RPM					41,885
48	Riser Sections, Partial Replacements					
49	Rooftop Heating and Cooling Units, 20.0-ton				126,051	
50	Storage Tanks, 200-Gallons				16,186	
51	Sump Pumps, Phased Replacement					
	SITE COMPONENTS					
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat					
53	Asphalt Pavement, Fire Lane, Replacement					
54	Asphalt Pavement, Parking Lot, Mill and Overlay			116,569		
55	Concrete Curbs and Gutters, Partial Replacement			10,962		
56	Concrete Sidewalks, Partial Replacement			5,200		
57	Concrete Stairs, Partial Replacement					
58	Gazebo, Wood, Replacement			19,825		
59	Light Fixtures, Bollards					
60	Light Poles and Fixtures, Fire Lane					
61	Light Poles and Fixtures, Parking Lot					
62	Retaining Walls, Concrete, Capital Repairs					
63	Retaining Walls, Timber, Replace With Masonry					
64	Signage, Site, Entrance and Directional					
	GARAGE COMPONENTS					
65	Concrete, Garage, On-grade, Partial Replacement					25,772
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal,				6,732	
67	Garage Door Operators, Phased Replacement				3,867	
68	Exhaust Fans, Sidewall, Propeller					
69	Fire Protection, Automatic Sprinkler System					
70	Light Fixtures, Garage				17,031	
71	Paint Finishes, Garage					
72	Unit Heaters, Electric, High-Voltage, Phased Replacement					33,067
	OTHER COMPONENTS					
73	Reserve Study Update					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.25%**



	2030	2031	2032	2033	2034
+ Reserves at Beginning of Year	738,561	87,925	156,573	333,197	566,020
+ Suggested Reserve Contribution	214,500	220,100	225,800	231,700	237,700
+ Planned Special Assessment					
+ Estimated Interest Earned on Invested Reserves	1,032	305	611	1,123	1,647
+ Cumulative Expenditure, By Year	-866,169	-151,757	-49,787		-52,173
= Projected Reserves at Year End	87,925	156,573	333,197	566,020	753,194

Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2030	2031	2032	2033	2034
EXTERNAL BUILDING COMPONENTS						
1	Doors and Glazing, Front Entrances					
2	Doors, Exterior, Phased Replacement					5,932
3	Light Fixtures, Exterior					
4	Paint Finishes, Exterior		141,360			
5	Railings, Common, Replacement					
6	Roof, Flat, Modified Bitumen	647,244				
7	Roof, Parapet Walls, TPO	84,816				
8	Roofs, Mansard, Asphalt Shingles					
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement					
10	Soffits, Common, Aluminum					
11	Walls, Masonry, Inspection and Capital Repairs, Phased					
12	Walls, Wood Siding					7,899
13	Windows, Common					
INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes					
15	Exercise Equipment, Cardio, Bike, Recumbent					5,263
16	Exercise Equipment, Cardio, Elliptical					7,352
17	Exercise Equipment, Cardio, Treadmill					15,372
18	Exercise Equipment, Strength					
19	Floor Coverings, Carpet					
20	Floor Coverings, Ceramic Tile, Lobbies					
21	Floor Coverings, Sports Flooring, Interlocking, Rubber					
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies					
23	Furnishings, Interior, Lobbies					
24	Light Fixtures, Hallways and Common Rooms					
25	Light Fixtures, Stairwells					
26	Mailboxes, Interior					
27	Paint Finishes, Hallways and Common Rooms					
28	Paint Finishes, Stairwells					
29	Rest Rooms, Renovation					
30	Wall Coverings					

DIVISION 4: YEARS 16-20 OF CASH FLOW ANALYSIS

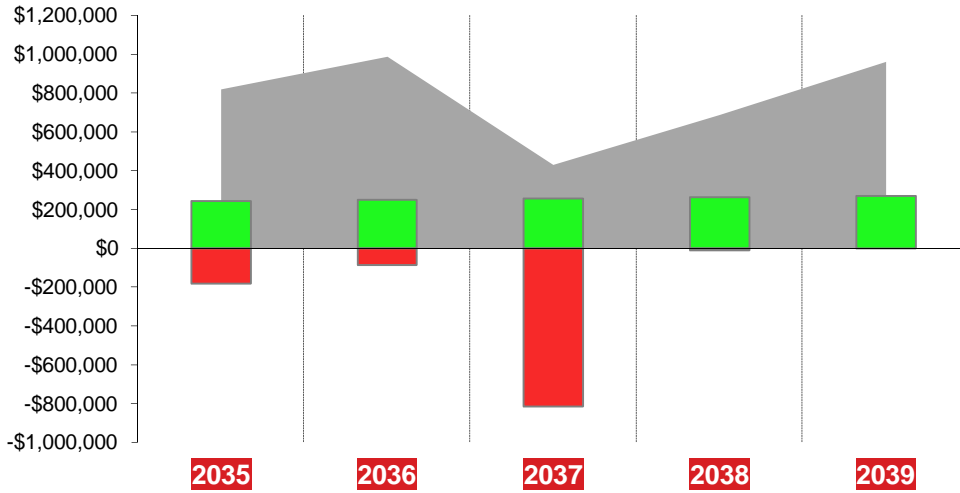
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Line Item	Reserve Component Listed by Property Class	16	17	18	19	20
		2030	2031	2032	2033	2034
	SERVICE COMPONENTS					
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs					
32	Boilers, Domestic Hot Water, 500-MBH, Replacement					
33	Condensing Unit, 3.0-ton, Exercise Room			7,143		
34	Condensing Unit, Replace with 3.0-ton, Meeting Room					
35	Elevators, Hydraulic, Cylinders, Partial Replacement					
36	Elevators, Hydraulic, Modernization, Controllers					
37	Elevators, Hydraulic, Modernization, Fixtures					
38	Elevators, Hydraulic, Modernization, Power Units					
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room			4,762		
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room					
41	Fire Detection Systems, Control Panels					
42	Fire Detection Systems, Emergency Devices					
43	Intercom Entry Panels					
44	Light Fixtures, Emergency, Phased Replacement	12,937				
45	Light Fixtures, Emergency Exit Signs	14,867				
46	Pumps, Circulating, Phased Replacement					6,579
47	Pump, Fire Suppression, 30-HP, 1,755-RPM					
48	Riser Sections, Partial Replacements	97,709				
49	Rooftop Heating and Cooling Units, 20.0-ton					
50	Storage Tanks, 200-Gallons					
51	Sump Pumps, Phased Replacement	8,595				
	SITE COMPONENTS					
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat			15,793		
53	Asphalt Pavement, Fire Lane, Replacement					
54	Asphalt Pavement, Parking Lot, Mill and Overlay					
55	Concrete Curbs and Gutters, Partial Replacement			12,463		
56	Concrete Sidewalks, Partial Replacement			5,912		
57	Concrete Stairs, Partial Replacement			3,714		
58	Gazebo, Wood, Replacement					
59	Light Fixtures, Bollards					3,776
60	Light Poles and Fixtures, Fire Lane					
61	Light Poles and Fixtures, Parking Lot					
62	Retaining Walls, Concrete, Capital Repairs		10,396			
63	Retaining Walls, Timber, Replace With Masonry					
64	Signage, Site, Entrance and Directional					
	GARAGE COMPONENTS					
65	Concrete, Garage, On-grade, Partial Replacement					
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal,					
67	Garage Door Operators, Phased Replacement					
68	Exhaust Fans, Sidewall, Propeller					
69	Fire Protection, Automatic Sprinkler System					
70	Light Fixtures, Garage					
71	Paint Finishes, Garage					
72	Unit Heaters, Electric, High-Voltage, Phased Replacement					
	OTHER COMPONENTS					
73	Reserve Study Update					

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.25%**



	2035	2036	2037	2038	2039
+ Reserves at Beginning of Year	753,194	819,332	988,417	432,748	689,217
+ Suggested Reserve Contribution	243,900	250,200	256,700	263,400	270,200
+ Planned Special Assessment					
+ Estimated Interest Earned on Invested Reserves	1,963	2,257	1,774	1,401	2,061
+ Cumulative Expenditure, By Year	-179,724	-83,372	-814,143	-8,332	
= Projected Reserves at Year End	819,332	988,417	432,748	689,217	961,478

Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2035	2036	2037	2038	2039
EXTERNAL BUILDING COMPONENTS						
1	Doors and Glazing, Front Entrances					
2	Doors, Exterior, Phased Replacement					
3	Light Fixtures, Exterior					
4	Paint Finishes, Exterior			164,897		
5	Railings, Common, Replacement					
6	Roof, Flat, Modified Bitumen					
7	Roof, Parapet Walls, TPO					
8	Roofs, Mansard, Asphalt Shingles					
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement			85,720		
10	Soffits, Common, Aluminum					
11	Walls, Masonry, Inspection and Capital Repairs, Phased					
12	Walls, Wood Siding					
13	Windows, Common					
INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes					
15	Exercise Equipment, Cardio, Bike, Recumbent					
16	Exercise Equipment, Cardio, Elliptical					
17	Exercise Equipment, Cardio, Treadmill					
18	Exercise Equipment, Strength				8,332	
19	Floor Coverings, Carpet			181,817		
20	Floor Coverings, Ceramic Tile, Lobbies					
21	Floor Coverings, Sports Flooring, Interlocking, Rubber					
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies					
23	Furnishings, Interior, Lobbies					
24	Light Fixtures, Hallways and Common Rooms					
25	Light Fixtures, Stairwells					
26	Mailboxes, Interior					
27	Paint Finishes, Hallways and Common Rooms			139,453		
28	Paint Finishes, Stairwells					
29	Rest Rooms, Renovation					
30	Wall Coverings			15,727		

DIVISION 5: YEARS 21-25 OF CASH FLOW ANALYSIS

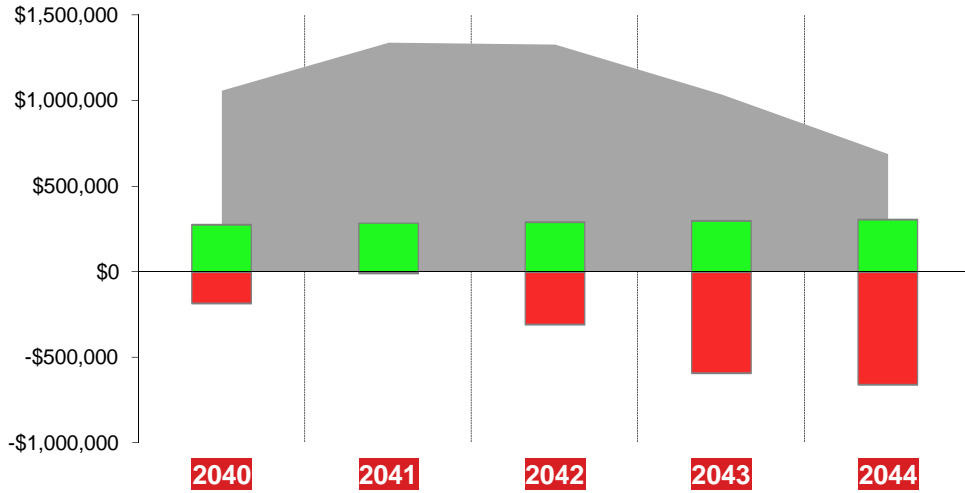
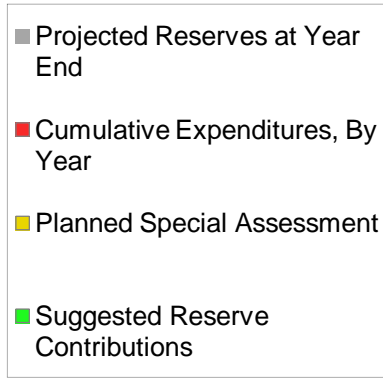
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Line Item	Reserve Component Listed by Property Class	21	22	23	24	25
		2035	2036	2037	2038	2039
	SERVICE COMPONENTS					
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs					
32	Boilers, Domestic Hot Water, 500-MBH, Replacement					
33	Condensing Unit, 3.0-ton, Exercise Room					
34	Condensing Unit, Replace with 3.0-ton, Meeting Room					
35	Elevators, Hydraulic, Cylinders, Partial Replacement		70,356			
36	Elevators, Hydraulic, Modernization, Controllers					
37	Elevators, Hydraulic, Modernization, Fixtures					
38	Elevators, Hydraulic, Modernization, Power Units			187,682		
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room					
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room					
41	Fire Detection Systems, Control Panels					
42	Fire Detection Systems, Emergency Devices					
43	Intercom Entry Panels					
44	Light Fixtures, Emergency, Phased Replacement					
45	Light Fixtures, Emergency Exit Signs					
46	Pumps, Circulating, Phased Replacement					
47	Pump, Fire Suppression, 30-HP, 1,755-RPM					
48	Riser Sections, Partial Replacements	111,089				
49	Rooftop Heating and Cooling Units, 20.0-ton					
50	Storage Tanks, 200-Gallons					
51	Sump Pumps, Phased Replacement					
	SITE COMPONENTS					
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat			17,955		
53	Asphalt Pavement, Fire Lane, Replacement					
54	Asphalt Pavement, Parking Lot, Mill and Overlay					
55	Concrete Curbs and Gutters, Partial Replacement			14,170		
56	Concrete Sidewalks, Partial Replacement			6,722		
57	Concrete Stairs, Partial Replacement					
58	Gazebo, Wood, Replacement					
59	Light Fixtures, Bollards					
60	Light Poles and Fixtures, Fire Lane					
61	Light Poles and Fixtures, Parking Lot					
62	Retaining Walls, Concrete, Capital Repairs					
63	Retaining Walls, Timber, Replace With Masonry					
64	Signage, Site, Entrance and Directional					
	GARAGE COMPONENTS					
65	Concrete, Garage, On-grade, Partial Replacement	30,063				
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal,		8,267			
67	Garage Door Operators, Phased Replacement		4,749			
68	Exhaust Fans, Sidewall, Propeller					
69	Fire Protection, Automatic Sprinkler System					
70	Light Fixtures, Garage					
71	Paint Finishes, Garage					
72	Unit Heaters, Electric, High-Voltage, Phased Replacement	38,572				
	OTHER COMPONENTS					
73	Reserve Study Update					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

Local Inflationary Costs for Labor, Equipment and Materials: **2.60%**

Interest Earned on Invested Reserves: **0.25%**



	2040	2041	2042	2043	2044
+ Reserves at Beginning of Year	961,478	1,058,426	1,338,720	1,327,053	1,037,041
+ Suggested Reserve Contribution	277,200	284,400	291,800	299,400	307,200
+ Planned Special Assessment					
+ Estimated Interest Earned on Invested Reserves	2,522	2,993	3,328	2,951	2,155
+ Cumulative Expenditure, By Year	-182,774	-7,099	-306,794	-592,364	-657,485
= Projected Reserves at Year End	1,058,426	1,338,720	1,327,053	1,037,041	688,910

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2040	2041	2042	2043	2044
EXTERNAL BUILDING COMPONENTS						
1	Doors and Glazing, Front Entrances					
2	Doors, Exterior, Phased Replacement		7,099			
3	Light Fixtures, Exterior					
4	Paint Finishes, Exterior				192,352	
5	Railings, Common, Replacement					75,162
6	Roof, Flat, Modified Bitumen					
7	Roof, Parapet Walls, TPO					
8	Roofs, Mansard, Asphalt Shingles					102,052
9	Sealants, Windows, Doors, & Control Joints, Phased Replacement			97,458		
10	Soffits, Common, Aluminum					66,172
11	Walls, Masonry, Inspection and Capital Repairs, Phased			148,673		
12	Walls, Wood Siding					
13	Windows, Common					
INTERNAL BUILDING COMPONENTS						
14	Elevator Cab Finishes					
15	Exercise Equipment, Cardio, Bike, Recumbent					6,803
16	Exercise Equipment, Cardio, Elliptical					9,503
17	Exercise Equipment, Cardio, Treadmill					19,870
18	Exercise Equipment, Strength					
19	Floor Coverings, Carpet					
20	Floor Coverings, Ceramic Tile, Lobbies					
21	Floor Coverings, Sports Flooring, Interlocking, Rubber					
22	Floor Coverings, Resilient, Vinyl Tile, Lower Level Lobbies					
23	Furnishings, Interior, Lobbies					
24	Light Fixtures, Hallways and Common Rooms					102,484
25	Light Fixtures, Stairwells					
26	Mailboxes, Interior					
27	Paint Finishes, Hallways and Common Rooms					
28	Paint Finishes, Stairwells					
29	Rest Rooms, Renovation					
30	Wall Coverings					

DIVISION 6: YEARS 26-30 OF CASH FLOW ANALYSIS

CONTINUED

Line Item	Reserve Component Listed by Property Class	26	27	28	29	30
		2040	2041	2042	2043	2044
	SERVICE COMPONENTS					
31	Boilers, Domestic Hot Water, 500-MBH, Capital Repairs				18,525	
32	Boilers, Domestic Hot Water, 500-MBH, Replacement					
33	Condensing Unit, 3.0-ton, Exercise Room					
34	Condensing Unit, Replace with 3.0-ton, Meeting Room	8,771				
35	Elevators, Hydraulic, Cylinders, Partial Replacement				84,204	
36	Elevators, Hydraulic, Modernization, Controllers					
37	Elevators, Hydraulic, Modernization, Fixtures					
38	Elevators, Hydraulic, Modernization, Power Units					
39	Fan Coil, Direct Expansion, 42-MBH, Exercise Room					
40	Fan Coil, Direct Expansion, Replace with 42-MBH, Meeting Room	5,847				
41	Fire Detection Systems, Control Panels					
42	Fire Detection Systems, Emergency Devices					
43	Intercom Entry Panels					
44	Light Fixtures, Emergency, Phased Replacement					
45	Light Fixtures, Emergency Exit Signs					
46	Pumps, Circulating, Phased Replacement	7,675				
47	Pump, Fire Suppression, 30-HP, 1,755-RPM					
48	Riser Sections, Partial Replacements	126,301			136,411	
49	Rooftop Heating and Cooling Units, 20.0-ton					
50	Storage Tanks, 200-Gallons					
51	Sump Pumps, Phased Replacement			11,695		
	SITE COMPONENTS					
52	Asphalt Pavement, Crack Repair, Patch and Seal Coat			20,414		
53	Asphalt Pavement, Fire Lane, Replacement					
54	Asphalt Pavement, Parking Lot, Mill and Overlay					
55	Concrete Curbs and Gutters, Partial Replacement			16,110		
56	Concrete Sidewalks, Partial Replacement			7,642		
57	Concrete Stairs, Partial Replacement			4,801		
58	Gazebo, Wood, Replacement					
59	Light Fixtures, Bollards					
60	Light Poles and Fixtures, Fire Lane					
61	Light Poles and Fixtures, Parking Lot					
62	Retaining Walls, Concrete, Capital Repairs					14,514
63	Retaining Walls, Timber, Replace With Masonry					
64	Signage, Site, Entrance and Directional				18,420	
	GARAGE COMPONENTS					
65	Concrete, Garage, On-grade, Partial Replacement	34,180				37,876
66	Garage Doors, Commercial, Sectional, Double-Width, Insulated, Metal,				9,894	
67	Garage Door Operators, Phased Replacement				5,684	
68	Exhaust Fans, Sidewall, Propeller					
69	Fire Protection, Automatic Sprinkler System					223,047
70	Light Fixtures, Garage					
71	Paint Finishes, Garage				126,875	
72	Unit Heaters, Electric, High-Voltage, Phased Replacement					
	OTHER COMPONENTS					
73	Reserve Study Update					

Terms and Definitions

(Definitions are derived from the standards set forth by the Community Association Institute, C.A.I.)

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

CURRENT COST OF REPLACEMENT: That amount required today derived from the quantity of the Reserve Component and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current local market prices for materials, labor and manufacturing equipment, contractor overhead, profit and fees, but without provisions for building permits, over time, bonuses for labor or premiums for material and equipment. We include removal and disposal costs in the cost of replacement where applicable.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate Association representative(s) of the association or cooperative.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUTURE COST OF REPLACEMENT: Reserve Expenditure derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for material, labor and equipment.

LONG-LASTING PROPERTY COMPONENTS: Property components of Association responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

RECOMMENDED FUNDING: The stated purpose of this Reserve Study to determine the adequate, not excessive, future annual, reasonable Reserve Contributions to fund future Reserve Expenditures.

REMAINING YEARS UNTIL REPLACEMENT: Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves Based upon information provided and not audited.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget."

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present

RESOURCES USED

Building Reserves INC., uses different national and local data to conduct its professional services. A concise list of several of these resources follows.

Association of Construction Inspectors - The largest professional organization for those involved in providing inspection and construction project management. ACI is the leading association providing standards, guild lines, regulations, education and training.

Community Association Institute – America’s leading advocate for responsible communities noted as the only national organization. Their mission is to assist communities in promoting harmony, community, and responsible leadership.

Marshall & Swift/ Boeckh (MS/B) – The worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at <http://www.msbinfo.com>

R.S. Means Costworks – North America’s leading supplier of construction cost information. A member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects, found on the web at <http://www.rsmeans.com>

Service Contract

Contract Date: 12/19/2013

Customer: The Valley Lo Towers I Condominium Association

Building Reserves, Inc. (BR) and the above-identified Customer, under the express terms and conditions contained herein.

BR will complete an investigation and reserve study of the Property (the "Study") that reviews, among other things, an analysis of the unit quantity and unit costs, a life analysis and condition assessment, a projected replacement time and a cash flow analysis with recommended reserve contributions to offset capital and replacement costs of (the "Customer) property. Such Study shall be completed within the timeframe set forth in the Proposal. Customer must provide BR with access to the Property within a reasonable period of time following BR's request for an onsite inspection. Customer will use its best efforts to provide BR with historical and budgetary information for the Property as well as all governing documents and other information requested by BR with respect to the Property.

BR's inspection and analysis of the Property is limited to visual observations and is non-invasive. BR is not qualified to detect or quantify the impact of hazardous materials or adverse environmental concerns. Unless BR expressly states otherwise in writing, BR does not investigate or consider (nor assume any responsibility or liability for) the existence or impact of any hazardous materials or any structural, latent or hidden defects on or within the Property. BR will not conduct any soil or water analysis, geological survey or investigation of subsurface mineral rights (including, without limitation, water, oil, gas, coal or metal). The validity of BR's Study (and BR's opinions and estimates) could be affected adversely by the presence of substances such as asbestos, urea-formaldehyde foam insulation, toxic wastes, environmental mold, and other chemicals or hazardous materials. BR does not conduct any invasive or structural testing or inspections; accordingly, BR makes no representation, warranty or guarantee regarding (nor does BR assume any liability or responsibility for) the structural integrity of the Property, including, without limitation, any physical defects that were not readily apparent during BR's onsite inspection. BR will inspect sloped roofs only from the ground level. BR will inspect flat roofs from the roof level when and where safe access is available (as determined in BR's sole discretion).

BR's opinions and estimates (whether oral or contained within the First Report or Final Report) are not (and shall not be construed as) a representation, warranty or guarantee of (i) the actual costs of replacement; (ii) the integrity of any common elements; or (iii) the actual remaining useful life of the Property or any elements contained thereon or therein. BR's opinions and estimates do not constitute any representation, warranty or guarantee of the performance of any products, materials or workmanship with respect to the Property.

As a result of the Study, BR will prepare an initial report (the "Initial Report") that represents a valid opinion of BR's findings and recommendations. BR will deliver the Initial Report in accordance with the timeline set forth in the Proposal. If requested by Customer within six (6) calendar months following the date of the Initial Report, BR will prepare two (2) revised drafts, incorporating new information that is provided by Customer as well as any changes that are requested reasonably by Customer and agreed-upon by BR (the "Revised Drafts" and, together with the Initial Report, the "Reports"). If Customer does not request a Revised Draft within six (6) calendar months following the date of the Initial Report, then the Initial Report shall be deemed as the Revised Draft.

Service Contract

The Reports contain intellectual property that was developed by BR and is provided on a confidential basis to only Customer for only Customer's benefit. The Reports are limited to only the express purpose stated herein and may be relied upon only by Customer. The Reports, whether in whole or in part, may not be used for any other purpose, including, without limitation, as a design specification, design engineering study or an appraisal. Without BR's prior written consent, Customer may not reference BR's name or the Reports (or any information contained therein, whether in whole or in part) in any document that is reproduced or distributed to third parties without BR's prior written consent.

In consideration of BR's services provided hereunder, Customer shall pay to BR an amount equal to the Fee set forth above and in accordance with the payment schedule set forth in the Proposal. BR's compensation is not dependent or contingent upon any conclusions in the Reports. If BR does not receive the Fee in accordance with the payment schedule set forth in the Proposal, then BR shall have the immediate right (in BR's sole and absolute discretion) to cease all services hereunder and to withhold any First Report and/or Final Reports.

BR assumes that all data and information provided to BR by Customer is accurate, without any independent investigation or verification by BR. Customer indemnifies and holds harmless BR (and its employees, officers and directors) from and against any and all losses, claims, actions, causes of action, damages, expenses or liabilities (including, without limitation, reasonable attorneys' fees and court costs) that BR might suffer or incur as a result of (i) any false, misleading or incomplete information supplied by or on behalf of Customer to BR; or (ii) any improper use or reliance on the Reports. To the best of BR's knowledge, all data set forth in the reports is true and accurate. Notwithstanding the foregoing, BR assumes no liability for the accuracy of any data, opinions or estimates that are furnished by third parties, even if BR relied upon such information in generating its reports. BR's liability (including, without limitation, the collective liability of any of BR's employees, officers or directors) is limited to actual damages in an amount not to exceed the amount of the fee actually received by BR.

Customer hereby grants BR the right to use Customer's name in marketing materials and in BR's client list; provided, however, BR shall not disclose to any third party any conversations, documents, opinions or Reports held or generated in connection with BR's services rendered hereunder to Customer. This Service Contract constitutes the entire agreement between the parties hereto relating to the subject matter hereof; all prior agreements, correspondence, discussions and understandings of the parties relating to the subject matter hereof (whether oral or written) are merged herein and made a part hereof. This Service Contract may be modified only in writing and upon mutual agreement of the parties hereto.



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