EMG *An ISO 9002 Registered Company*

State of Connecticut
Department of Public Works
165 Capitol Avenue, Room 265
Hartford, Connecticut 06106
Mr. George P. Nakos

Property Condition Evaluation
Physical Condition Evaluation Report
of
18-20 Trinity Street
Hartford, Connecticut 06106

EMG Project No.: 91954
Date of Report: July 16, 2002
On-site Dates: April 24, 2002

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Project at a Glance

18-20 Trinity Street
Hartford, Connecticut
April 24, 2002
91954

Building Type: Mid Rise Office Building
Building Area : 84,637 Square Feet
Property Age : 80 Years

Physical Condition Summary	Good	Fair	Poor	Immed. Cost	Short Term	Capital Needs
Executive Summary						
1.6 Follow-Up Recommendations	See Report Section 1.6 for details			$0	$0	$0
Site Improvements						
3.1 Parking, Paving and Sidewalks		✓		$0	$5,400	$2,400
3.2 Storm Sewer, Drainage Systems & Erosion Control	✓			$0	$0	$2,400
3.3 Landscaping and Topography		✓		$0	$10,000	$0
3.4 General Site Improvements	✓			$0	$0	$0
3.5 Utilities	✓			$0	$0	$0
Building Architectural & StructuralSystems						
4.1 Foundations		✓		$0	$0	$0
4.2 Superstructure and Floors	✓	✓		$0	$7,500	$0
4.3 Roofing	✓	✓		$0	$0	$24,000
4.4 Exterior Walls		✓	✓	$1,650,000	$507,500	$0
4.5 Exterior and Interior Stairs		✓	✓	$1,500	$2,800	$0
4.6 Exterior Windows and Doors		✓	✓	$0	$72,000	$800
4.7 Patio, Terrace and Balcony		Not Applicable		$0	$0	$0
4.8 Common Areas, Entrances and Corridors	✓	✓		$0	$0	$24,400
Building Mechanical, Electrical and Plumbing Systems						
5.1 Building HVAC	✓	✓	✓	$0	$15,000	$176,050
5.2 Building Plumbing and Domestic Hot Water		✓		$0	$0	$15,000
5.3 Building Elevators and Conveying Systems		✓		$0	$0	$60,000
5.4 Fire Protection and Security Systems	✓			$0	$0	$0
Interiors						
6.3 Interior Finishes	✓	✓		$0	$0	$80,400
6.4 Commercial Kitchen Appliances		Not Applicable		$0	$0	$0
6.5 HVAC	✓			$0	$0	$0
6.6 Plumbing	✓			$0	$0	$0
6.7 Electrical	✓			$0	$0	$0
Other Structures						
7.0 Not Applicable				$0	$0	$0
Code Compliance and Accessibility						
8.1 Building, Zoning, and Fire Code Compliance		FOIA's		$0	$0	$0
8.2 ADA Compliance			✓	$0	$27,000	$0
			Total	**$1,651,500**	**$647,200**	**$385,450**

Holdback and Reserve Summary	Today's Dollars	$/SF	$/SF/Year	w / Escalation	Escalated $/SF/Year
Immediate Repairs Cost Estimate	$1,651,500	$19.51	N/A	N/A	N/A
Short Term Repairs Cost Estimate	$647,200	$7.65	N/A	N/A	N/A
10 Year Capital Needs	$385,450	$4.55	$0.46	$426,815	$0.50

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1. Executive Summary

1.1. Client's Investment Objective

It is EMG understanding that the Connecticut Department of Public Works is developing a fully automated and integrated facility management database to use as a foundation for a comprehensive management information system. As part of the overall development of the database the departments has engaged EMG to design a baseline property information database. The database is to be populated with information gathered in part by the onsite due diligence efforts of EMG.

1.2. Property Information

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	18-20 Trinity Street, Hartford, Hartford County, Connecticut 06106
Year constructed:	1905, Phase II -1922
Current owner of property:	State of Connecticut
Management Point of Contact:	O, R & L Facility Management, Ms. Cynthia Brown, Property Manager, Telephone No. (860) 566-7217, Fax No. (860) 246-6991
Property type:	Office
Site area:	.91 Acres
Gross floor area:	84,637 Square Feet
Net Leasable area:	81,297 Square Feet
Number of buildings:	One
Parking type and number of spaces:	36 spaces in open lots.

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Property Information	
Building construction:	The building is constructed with cast-in-place, reinforced, concrete slabs at the basement floor. The building is constructed with steel beam floor framing encased in concrete, with cast-in-place, reinforced, concrete, floor slabs above the basement at the first floor. The superstructure system consists of structural steel framing including columns, beams, or masonry load bearing walls and steel beam upper floor framing, with reinforced, concrete, floor slabs. The roof system is framed with steel beams with concrete deck. All structural steel is encased in concrete.
Bay Column Spacing	Approximately 25 to 30 Feet
Interior vertical clearance	Approximately 8 to 9 Feet
Roof construction:	Low slope or flat roofs with concrete decking with steel beams and built-up roofing membrane at the 3-story section of the building and an elastomeric single-ply "rubber" roofing membrane at the 6-story portion of the building.
Façade	Brick and stone veneer on masonry walls.
Heating and/or Air-conditioning	Heating and Cooling: The building's office areas are heated and cooled by forced air systems with 10 air handling units and 33 fan coil units. The heated and chilled water is supplied by a metropolitan central district loop entering the building in the basement.
Fire and Life/Safety	A wet standpipe with fire department hose valves and connections in each stair tower, portable fire extinguishers, smoke detectors, pull stations and alarm horns. There are Siamese connections on the exterior of the building and fire hydrants located along the public streets bordering the property.
Dates of visit:	April 24, 2002
Weather conditions:	April 24, 2002: Clear, with temperatures in the low 60 (°F) and light winds.
Escorted by:	Mr. Keith Palmer, Site Superintendent
On-site observations and report preparation by:	Pasquale Riccardelli, R.A., and Steve H. Davis, P.E.
Reviewed by:	David D. Parmelee, R.A., Technical Relationship Manager

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1.3. General Physical Condition

Generally, the property appeared to have been constructed within industry standards in force at the time of construction, has been fairly well maintained over recent years and is in fair overall condition. Property management personnel reported that, over the past three years, the property has had an active capital improvement expenditure program, primarily concerning some asphalt repair and re-striping, upper roof replacement, some masonry wall temporary repairs, and is presently having the fire alarm system upgraded. The property manager provided some supporting documentation to validate this claim. Copies of the documentation are attached in the appendices.

There are a number of Immediate Repairs (90 days) and Short Term Repairs (1-2 years) recommended, which are summarized below and in the Immediate Repairs Cost Estimate (Table 1), and the Short Term Repairs Cost Estimate (Table 2). They are also described in more detail in the appropriate sections of this report.

The deficiencies shown in the Immediate Repairs Cost Estimate (Table 1) are restated as follows:

- The brick and stone are in fair to poor condition. A general deterioration of the brick and mortar joints has occurred along the corners of the 6-story portion of the building. Corrosion of the steel lintels was also observed. Temporary repairs and bracing was observed. A detailed *Exterior Wall Investigation Report*, prepared by DuBose Associates Inc. Architects, (included in the appendices of the report), outlines the existing conditions, causes, potential consequences and recommendations for repairs. The recommended repairs should be completed immediately based on the severity of the situations.
- The interior stairways and handrails are in good to poor condition. The plaster wall finish was removed from the north stair tower, floors 3 through 5. Damaged was caused by recently repaired water infiltration through the exterior wall. Repair and refinish interior plaster walls at the north stair tower, floors 3 through 5 immediately.

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The deficiencies shown in the Short Term Repairs Cost Estimate (Table 2) are restated as follows:

- The brick paver pavement has areas of failure that require alignment, and damaged areas that require replacement. Removal and replacement of these areas is recommended.
- Some of the concrete steps are in fair condition. Cracking, misalignment, spalling and considerable settlement were observed and require repairs.
- The reinforced concrete retaining walls are in fair condition exhibiting signs of misalignment, creaking, spalling and stress cracks. The cap at the retaining wall along the southern property line is severely damaged. Repairs should be completed.
- Significant water damage and surface spalling of the concrete ceiling basement slab below the rear parking area was observed. Repairs are required. As part of this repair, waterproofing and sealing of the lower rear wall at foundation/asphalt pavement transition.
- In addition to the corner problems at the 6-story portion of the building, additional deterioration of the brick and stone veneer and mortar joints was observed along the building's facades. Repairs, replacement, tuck-pointing and cleaning should be completed.
- The sealant appeared to be in fair to poor condition. Areas of brittle or deteriorated sealant requiring replacement within the year were observed.
- The exterior rear concrete stair appeared to be in fair condition. Spalled concrete surfaces, and broken off corners are evident. Repairs of the deteriorated portions of the stairs are required.
- The windows are in fair condition. Rusting and peeling paint were observed at a majority of the exterior wood and metal windows. Rotting wood sashes were also observed. Repairs, scraping, priming and painting will be required.
- The abandoned cooling tower on the roof is rusting and continuing to deteriorate. It should be removed and properly disposed.
- ADA Compliance items.

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1.4. Deferred Maintenance Costs

Based on the observations summarized above and the costs itemized in the Tables 1 and 2, the total funds required to correct the deficiencies are estimated to be as follows:

Deferred Maintenance Costs	
Immediate	**Short Term Repairs (1 year)**
$1,651,500	$647,200

1.5. 10 Year Capital Plan Cost Estimates

There are a number of repairs and/or replacements, which should be accomplished during the evaluation period for which reserves should be established. These needs are identified in the various sections of this report and are summarized in the 10 Year Capital Plan (Table 3). No costs are attributed to routine maintenance required over the evaluation period.

1.6. Recommendations for Facility Management

The intended purchaser should consider having the following study performed on the property prior to settlement.

- There is significant visible evidence that indicates that asbestos-containing and other hazardous materials are present and so a Phase I environmental assessment should be performed.
- Some HVAC equipment replacement has recently been accomplished. Before any additional equipment is replaced we highly recommend that an HVAC design professional be consulted to evaluate the present heating and cooling system and determine future needs and most efficient system improvements and upgrades. This evaluation should also include recommendations for future changes and estimated costs to accomplish.

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- The fire alarm control system upgrade is being completed. Once completed, we highly recommend that the entire fire safety system be evaluated by a Fire Safety Design Professional to determine that the extent of coverage and the type of protection is suitable and safe for all areas of the existing building. Such things as sprinkler systems and an increased number and type of detectors such as duct detectors, etc., should be considered. This evaluation should include recommendations for improvements and upgrades and estimated costs necessary to complete the work.

The intended purchaser should also obtain copies of the below listed documents prior to settlement:

- All roof, equipment and system warranty/guarantee transfers. Manufacturers often levy a warranty transfer fee and generally require that the equipment or system be in pristine condition in order to provide such transfers. This often necessitates upgrades, repairs, or servicing to meet their requirements.
- All site and building construction drawings and specifications available.
- All government documents such as Certificates of Occupancy, permits, zoning variances, easements, tax receipts, and other pertinent records.

1.7. Immediate Repair, Short Term Repair and 10 Year Capital Estimates

This section provides cost estimates for the repair items noted within this report. No costs are included for routine maintenance items over the evaluation period.

These estimates are based on Invoice or Bid Document(s) provided by the Owner/facility, construction costs developed by construction resources such as *Means* and *Dodge*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Those items that are recommended to be performed immediately (within the next 90 days), those items that are recommended to be performed on a short term basis (within 1-2 years), as well as the repairs, replacements and significant maintenance items that are recommended to be performed over the evaluation period (10 years), are listed in the tables on the following pages.

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Immediate Repairs Cost Estimate

Property Name:	**18-20 Trinity Street**	Gross Bldg. Area:	84,637 Square Feet
Location:	**Hartford, Connecticut**	Number Buildings:	1
Project Number:	**91954**	Reserve Term:	10 years
		Property Age:	80 years

Sec	Component or System	Comments	Quantity	Unit	Cost	I-Total$
4.4	Exterior walls, masonry cleaning / repointing	Repair building coners of 6-story portion of the bldg.	1	LS	$1,650,000.00	$1,650,000
4.5	Interior stair walls	Re-finish plaster walls that were damaged by water infiltration.	1	LS	$1,500.00	$1,500

Total Immediate Repairs	**$1,651,500**
Cost per square foot	**$19.51**

Short Term Repairs Cost Estimate

Property Name:	**18-20 Trinity Street**	Gross Bldg. Area:	84,637 Square Feet
Location:	**Hartford, Connecticut**	Number Buildings:	1
Project Number:	**91954**	Reserve Term:	10 years
		Property Age:	80 years

Sec	Component or System	Comments	Quantity	Unit	Cost	ST-Total$
3.1	Steps, concrete repair	Repair damaged and misaligned copncrete steps.	500	SF	$6.00	$3,000
3.1	Pavement, brick paver replacement	Repair brick paver drive at the north side of the building.	400	SF	$6.00	$2,400
3.3	Retaining walls, unit masonry / concrete	Repair damaged concrete retaining walls.	1	LS	$10,000.00	$10,000
4.2	Concrete floor slab	Repair concrete basement slab and waterproof.	1	LS	$7,500.00	$7,500
4.4	Exterior walls, masonry cleaning / repointing	Repair remaining building facades as required.	1	LS	$500,000.00	$500,000
4.4	Exterior walls, caulking & sealants	Replace and recaulk as required.	1	LS	$7,500.00	$7,500
4.5	Exterior steel stairs, scraping and recoating	Repair, scrape, prime and paint rooftop elevator meachine room stairs.	2	EA	$800.00	$1,600
4.5	Exterior concrete stair repair	Repair spalling and damaged concrete at exterior stairs.	1	LS	$1,200.00	$1,200
4.6	Window units, repair & refinish	Repair, scrape, prime and paint exterior wood and metal windows.	180	EA	$400.00	$72,000
5.1	Cooling tower	Remove abandoned tower from roof	1	LS	$15,000.00	$15,000
8.2	ADA Compliance Items	See Section 9.2 of the report for detailed explaination.	1	LS	$27,000.00	$27,000

Total Short Term Repairs	**$647,200**
Cost per square foot	**$7.65**

10 Year Capital Plan

Property Name:	**18-20 Trinity Street**	Evaluation Term:	10
Location:	**Hartford, Connecticut**	Building Age:	80
Project Number:	**91954**	No. of Buildings:	1
Inflation Rate:	**2.50%**	Total Square Footage:	84,637

Sec.	Component or System	EUL (Yr)	AGE (Yr)	RUL (Yr)	Quantity	Unit	Unit Cost ($)	Replacement Reserve Costs	Probable Replacement Dates & Estimated Expenditures ($)										Total Reserves Over Term
									2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	
									1	2	3	4	5	6	7	8	9	10	
3.1	Asphalt pavement (seal coat over term)	6	2	4	24,000	SF	$0.10	$2,400	$0	$0	$0	$1,200	$0	$0	$0	$0	$0	$1,200	$2,400
3.2	Sump pumps, replace.	20	15	5	2	EA	$1,200.00	$2,400	$0	$0	$0	$0	$2,400	$0	$0	$0	$0	$0	$2,400
4.3	Roof covering, built-up system	20	18	2	80	SQ	$300.00	$24,000	$0	$24,000	$0	$0	$0	$0	$0	$0	$0	$0	$24,000
4.6	Exterior doors, metal panel	20	18	2	2	EA	$400.00	$800	$0	$800	$0	$0	$0	$0	$0	$0	$0	$0	$800
4.8	Common floors, carpet	10	9	1	800	SY	$18.00	$14,400	$3,600	$3,600	$0	$0	$0	$0	$0	$0	$3,600	$3,600	$14,400
4.8	Common area walls, paint	12	8	4	8,000	SF	$1.25	$10,000	$0	$0	$0	$5,000	$5,000	$0	$0	$0	$0	$0	$10,000
5.1	Air handling units	25	22	3	8	EA	$8,500.00	$68,000	$0	$0	$17,000	$17,000	$17,000	$17,000	$0	$0	$0	$0	$68,000
5.1	Circulating pumps	20	15	5	4	EA	$1,200.00	$4,800	$0	$0	$0	$0	$2,400	$0	$2,400	$0	$0	$0	$4,800
5.1	Heating piping	40	35	5	1	LS	$12,500.00	$12,500	$0	$0	$0	$0	$4,167	$4,167	$4,167	$0	$0	$0	$12,500
5.1	Radiant convection heaters	35	30	5	33	EA	$2,750.00	$90,750	$0	$0	$0	$0	$4,538	$13,613	$54,450	$13,613	$4,538	$0	$90,750
5.2	DHW heaters, >150 gal.	20	15	5	1	EA	$2,500.00	$2,500	$0	$0	$0	$0	$2,500	$0	$0	$0	$0	$0	$2,500
5.2	Sanitary waste and vent system	50	45	5	1	LS	$12,500.00	$12,500	$0	$0	$0	$4,167	$4,167	$4,167	$0	$0	$0	$0	$12,500
5.3	Elevator, cab interiors and doors	20	18	2	3	EA	$7,500.00	$22,500	$0	$22,500	$0	$0	$0	$0	$0	$0	$0	$0	$22,500
5.3	Elevator shaft rails, cables, equipment	15	12	3	3	EA	$12,500.00	$37,500	$0	$0	$37,500	$0	$0	$0	$0	$0	$0	$0	$37,500
6.3	Wall surfaces	12	10	2	24,000	SF	$1.25	$30,000	$7,500	$0	$0	$7,500	$0	$0	$7,500	$0	$0	$7,500	$30,000
6.3	Floor finshes, carpet	10	8	2	2,800	SF	$18.00	$50,400	$0	$16,800	$0	$0	$0	$16,800	$0	$0	$0	$16,800	$50,400
							ANNUAL RESERVE (UNINFLATED)	$385,450	$11,100	$67,700	$54,500	$34,867	$42,171	$55,746	$68,517	$13,613	$8,138	$29,100	$385,450
							INFLATION RATE FACTOR		1.0000	1.0250	1.0506	1.0769	1.1038	1.1314	1.1597	1.1887	1.2184	1.2489	
							ANNUAL RESERVE (INFLATED)		$11,100	$69,393	$57,259	$37,548	$46,549	$63,071	$79,458	$16,181	$9,915	$36,342	$426,815
							UNINFLATED RESERVE / SF / YEAR		$0.46										
							INFLATED RESERVE / SF / YEAR		$0.50										

EUL: Expected Useful Life (Average)
AGE: Effective Age of Building Components
RUL: Remaining Useful Life (Estimated)

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition as of the day of our site visit pursuant to our Agreement dated April 8, 2002. It is EMG's understanding that the client intends to rely upon this report for decisions related to the acquisition of the property.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, that affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building components is typically defined as being in one of three categories: Good, Fair, and Poor. For the purposes of this report, the following definitions are used:

Good	=	Satisfactory as is, requiring routine maintenance over the evaluation period.
Fair	=	Satisfactory as is for the most part but some aspects demand attention in the future.
Poor	=	Immediate or short-term repair, replacement or significant maintenance is recommended.

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2.2. Scope

Based on observations and information obtained from available on-site personnel, EMG shall provide the following:

- The completed report that will include an executive summary that will be used as a general introduction and summary report. EMG will furnish the Client with the assessment results in an electronic format as well as a hard format. The electronic reports shall be presented in a Portable Document Format (.pdf), complete with drawings and digital photographs. The electronic report shall be indexed (using bookmarks and thumbnails) for easy access to different sections of the report. The digital photographs and drawings may reside in separate file/folder locations linked to the report if necessary. Data base files (Dbase III + compatible format), drawing files (.dxf file format), photograph files (standard format), and narrative files (Microsoft Word compatible format) shall also be conveyed. Hard copy textual description of the data base architecture (addresses) shall be provided to assist the State of Connecticut with merging this data into the State's files.
- The assessment will be conducted by a team that includes at least one professional licensed architect or engineer.
- The report will include, but is not limited to a survey of all program spaces and an inspection of building system components for evidence of movement, deterioration, structural failure, probable useful life, need for repair and maintenance and need for replacement for the following:
  - Building site including utilities and paving
  - Roofing
  - Exterior elements of the building, including walls, doors, windows, fire escapes
  - Building structural elements
  - Building interiors, including finishes, doors and hardware
  - Electrical systems, including services and distribution, lighting, communications, technology infrastructure and cabling
  - Plumbing, including water distribution system, drainage system, and fixtures

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- Heating and cooling systems, including boilers, furnaces, terminal units, and control systems
- Ventilation systems
- Air-conditioning systems, including refrigeration, terminal units and control systems
- Special construction, including stairs, elevators and escalators
- Fire protection an security systems, including alarm, detection and fire protection
- Environmental features, including appearance, cleanliness, acoustics, lighting quality, thermal comfort, humidity, ventilation and space adequacy

- Visit the subject property to observe the current general condition of the building and site improvements, interview on-site personnel about the property, and review available construction documents to become generally familiar with the depicted construction, life safety, mechanical, electrical and plumbing systems, and general building environment.
- Provide a general description of the property and improvements and comment generally on observed conditions.
- Identify those components observed that are exhibiting deferred maintenance issues and provide estimates for "immediate" and "capital repair" costs based on observed conditions, available maintenance history and industry-standard useful life estimates. If applicable, this analysis will include the review of any available documents pertaining to capital improvements completed within the last five (5) - year periods, or currently under contract. EMG shall also inquire about available maintenance records and procedures and interview current available on-site maintenance staff.
- Critical repairs and life safety issues will be addressed separately from repairs anticipated over the term of the analysis.
- Provide a limited statement of observations regarding the property's general compliance with Title III of the Americans with Disabilities Act as it relates to common areas and major means of egress and ingress. This will *not* constitute a full ADA survey, but will help to indicate whether the Client is exposed to accessibility issues and whether a more comprehensive review is advisable.

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- List the current utility service providers, and inquire as to whether there are any documented life safety/code violations on record with local building, zoning and fire departments.
- Provide a graphic Project-At-A-Glance summary at the beginning of the report to provide a quick, "user-friendly" summary of the property's observed condition and estimated costs assigned by category. These estimated costs shall be cross-referenced to report sections where an elaboration of cost issues will be presented.

10 – Year Capital Facilities Plan

A 10-Year Capital Facilities Plan will be prepared. It will include, but is not limited to:

- A breakdown of the 10 years of the plan of the estimated expenses for the following:
  - Current or proposed new construction ranked in priority order of Code / Fire Safety Items and Critical Work Items;
  - Current or proposed additions to facilities ranked in priority order of Code / Fire Safety Items and Critical Work Items;
  - Current or proposed alterations or reconstruction of facilities ranked in priority order of Cost / Fire Safety Items and Critical Work Items;
  - Major repairs ranked in priority order of Cost / Fire Safety Items and Critical Work Items;
  - Major system replacement and repairs and maintenance ranked in priority order of Cost / Fire Safety Items and Critical Work Items.

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3. Site Description and Observations

3.1. Parking, Paving, and Sidewalks

Description: The main entrance drive into the property is located on the western side of the property from trinity Street. There is an additional entrance on the eastern side of the property from Clinton Street providing access to the rear parking area. The pavement surfaces within the parking areas are asphaltic concrete. The driving aisle along the north side of the building is paved with brick pavers.

Parking is provided for approximately 36 cars, which is approximately 0.4 spaces per thousand square feet of floor area. None of these spaces are designated for disabled use.

The sidewalks throughout the property are constructed of cast-in-place reinforced concrete with cast-in-place concrete steps at changes in grade with metal handrails.

The curbs consist of cut stone with mortar joints placed at the edge of the pavement.

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Observations/Comments:

- The asphaltic concrete paving is in good condition with no significant signs of cracking or surface deterioration. In order to maximize the pavement life, pothole patching, crack sealing, seal coating and re-striping of the pavement surfaces is recommended over the evaluation period. The costs are included in the 10 Year Capital Plan (Table 3).
- The brick paver pavement has areas of failure that require alignment, and damaged areas that require replacement. Removal and replacement of these areas is recommended. Removal and replacement of these areas is recommended within a year. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).
- The access sidewalks and curbs are in good to fair condition with minor cracking and settlement and spalling. According to the POC, repairs are the responsibility of the City of Hartford.
- Some of the concrete steps are in fair condition. Cracking, misalignment, spalling and considerable settlement were observed and require repairs within a year. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).

3.2. Drainage Systems and Erosion Control

Description: Site storm water from the roofs of the buildings, lawns and paved areas flows into on-site inlets and catch basins with underground piping connected to the municipal storm drain system. Two sump pumps service the lower levels.

Observations/Comments:

- There is no evidence of storm water runoff from adjacent properties.
- The storm water system appears to provide adequate runoff with no evidence of major ponding or erosion noted

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- The sump pumps are in good to fair condition. Based on the estimated Remaining Useful Life (RUL) for the pumps, replacement is recommended over the evaluation period. The cost of this work is included in the 10-Year Capital Plan (Table 3).

3.3. Topography and Landscaping

Description: The property slopes gently down from the building perimeter to the adjacent property lines.

The landscaping consists of shrubs, and lawns.

Surrounding properties include the State Capitol Building, Bushnell Hall, and State Government Office buildings.

Reinforced concrete retaining walls are located at grade changes adjacent the southern property line and grade changes along the north side of the building.

Observations/Comments:

- The property topography and adjacent uses do not present conditions detrimental to the property. No significant areas of erosion were observed affecting the property.
- The landscaping is generally well maintained and in good condition, requiring routine maintenance over the evaluation period.
- The reinforced concrete retaining walls are in fair condition exhibiting signs of misalignment, creaking, spalling and stress cracks. The cap at the retaining wall along the southern property line is severely damaged. Repairs should be completed within a year. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).

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3.4. General Site Improvements

Description: Property identification signage is provided by a pole-mounted directory type sign adjacent to the entrance walkway identifying the building agencies. A street address number above the building entrance identifies the building.

Site lighting is provided by city-owned streetlights, with high intensity lamps. They are mounted on hollow metal poles spaced along the public roadways bordering the property.

Site and building exterior lighting is provided by light fixtures surface-mounted on the exterior walls.

A dumpster located in the parking area is placed on the asphalt paving.

Observations/Comments:

- The property identification signs are in good condition requiring routine maintenance over the evaluation period.
- The exterior light fixtures are in good condition requiring routine maintenance over the evaluation period.
- The dumpster is owned and maintained by the refuse contractor.

3.5. Utilities

The following is a table of utilities supplied to the site and the names of the suppliers:

Site Utilities	
Utility	**Supplier**
Sanitary sewer	City of Hartford
Storm sewer	City of Hartford
Domestic water	Metropolitan Hartford Water District
Electric service	Connecticut Power & Light

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Site Utilities	
Utility	**Supplier**
Natural gas service	N/A
Telephone service	SNET

The on-site representatives report that the utilities provided are adequate for the property.

3.5.1. Site Water System

Description: The main located beneath Clinton Street supplies the water mains. The water meter is located in a vault in the parking lot adjacent to this public roadway.

The property's water distribution system consists of ductile iron pipe along the rear of the building. The water distribution system is the responsibility of the property to maintain.

The nearest fire hydrants are located adjacent to Trinity and Clinton Streets.

Observations/Comments:

- The water pressure and water quality are reported by Keith Palmer to be adequate for domestic needs. Water pressure was observed to be 65psi on the gages in the fire protection equipment room.
- The on-site underground water distribution system is reported by Keith Palmer to be in good condition with no reported or readily apparent problems. The system was installed in the 1920's and has been upgraded within the last 30 years as necessary. The estimated Remaining Useful Life (RUL) for the material utilized indicates that it should only require routine maintenance over the evaluation period.

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3.5.2. Site Sanitary Sewer System

Description: The sanitary sewer systems discharge into a municipal sewer main under Clinton Street at the east side of the property via a six-inch sewer connection.

Observations/Comments:

- The underground sanitary sewer collection system is reported by Keith Palmer to be in good condition with no reported or readily apparent problems. The system was installed in the 1920's and has been upgraded within the last 30 years as necessary. The estimated Remaining Useful Life (RUL) for the material utilized indicates that it should only require routine maintenance over the evaluation period.

3.5.3. Site Electrical, Telephone and Cable Distribution System

Description: The electrical and telephone wiring/cabling runs underground throughout the property. The electrical services are connected to below grade vault pad-mounted transformers that feed the building's interior mounted electrical meters. The common area lighting is metered separately.

The building service size is 3,000 amps, 600 volt, three-phase, four-wire, alternating current (AC).

The electrical meters for common areas and individual units are installed on the in the electrical room. The circuit breaker panels are located in the electrical equipment spaces. The utilities for common areas are metered separately.

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Observations/Comments:

- The electrical, telephone and cable TV supply systems to the property are owned and maintained by the respective utility company. This includes transformers, meters and all elements of the on-site system.
- The electrical power in the building was reported to be adequate for the building's demands.
- The switchgear, circuit breaker panels and electrical meters are in good condition.
- It was reported that the main electrical service and some of the higher capacity distribution circuits are installed with aluminum wiring. We recommend that these services be inspected on a bi-annual basis by performing an infrared inspection and performing any necessary repairs such as tightening connections that may have become loose. These inspections and typical repairs are considered to be routine maintenance.

3.5.4. Site Gas Distribution

Not applicable. The gas meter has been removed although the interior gas piping remains in place having served the heating boilers until they were disconnected when the building was switched to the Metropolitan District heating and cooling water loop in 1998.

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4. Building Architectural and Structural Systems

4.1. Foundations

Description: The underground foundation systems could not be directly observed. Based on structures of similar size, configuration, and geographic location, it is assumed that the foundation system is cast-in-place concrete perimeter wall footings with concrete foundation walls. Interior column pads are cast-in-place reinforced concrete pads with reinforced concrete piers.

The basement and sub-basement has concrete perimeter walls.

Observations/Comments:

- No apparent signs of significant cracking or movement that would indicate excessive settlement are apparent.
- The basement walls are in fair condition. Excessive cracking, displacement, standing water or excessive moisture is not evident.

4.2. Superstructure and Floors

Description: The building is constructed with cast-in-place, reinforced, concrete slabs at the basement floor.

The building is constructed with steel beam floor framing encased in concrete, with cast-in-place, reinforced, concrete, floor slabs above the basement at the first floor.

The superstructure system consists of structural steel framing including columns, beams, or masonry load bearing walls and steel beam upper floor framing, with reinforced, concrete, floor slabs. The roof system is framed with steel beams with concrete deck. All structural steel is encased in concrete.

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Observations/Comments:

- The superstructure and floor framing are open for limited observation. Observed floors are level and stable and no significant signs of deflection or movement are evident.
- According to the *Exterior Wall Investigation Report*, prepared by DuBose Associates Inc. Architects, (included in the appendices of the report), the corner columns have experienced some corrosion due to moisture. Immediate removal of corrosion from the columns and coating the columns with a rust preventative material, and reinforcement of the columns in some locations were excessive loss of the base cross-section of column has occurred has been recommended. The cost for this work is included in the cost for the entire exterior wall repair Project in Section 5.4.
- Significant water damage and surface spalling of the concrete ceiling basement slab below the rear parking area was observed. Repairs are required within the year. As part of this repair, waterproofing and sealing of the lower rear wall at foundation/asphalt pavement transition. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).

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4.3. Roofing

Description: The primary roofing system covers the 6-story portion of the building. These roofs are classified as low slope or flat roofing. The roof deck is constructed of concrete, on steel beams. It was reported that the roof system has rigid insulation. The main roofing material consists of elastomeric single-ply "rubber" roofing membrane. The roofing system has single-ply "rubber" roofing membrane base and edge flashing. Equipment curbs have single-ply "rubber" roofing membrane base flashing. Parapet walls have concrete copings. Water is drained from primary roof surfaces through internal roof drains, which empty to the municipal storm water system.

The secondary roof deck is constructed of concrete decking on steel beams. It was reported that the roof system has rigid insulation. The secondary roofing material consists of multi-ply bituminous built-up roofing membrane. The roof is topped with bituminous flood coat and aggregate. The roofing system has built-up roofing membrane base and edge flashings. The parapet walls have concrete copings. Water is drained from secondary roof surfaces through internal roof drains, which empty to the municipal storm water system.

Observations/Comments:

- Property management personnel state that some roof leaks have been reported in the past year, but that all of these leaks have been repaired successfully.

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- There are a number of areas of previous roof repairs and there also is evidence of water stains on the interior ceilings indicative of recent roof leaks. Management reports that all active leaks have been repaired successfully
- No evidence of roof deck or insulation deterioration is evident or reported by Mr. Palmer. These items should be inspected during any future roofing repair or replacement.
- The primary roofing system is reported by Mr. Palmer to be approximately 2 to 3 years old. Property management personnel report that previous roofing replacements have included the complete removal of the prior roof. The field of the roof is in good to fair overall condition requiring routine maintenance over the evaluation period. However, numerous areas of patching were observed. The roof should be monitored in order to prevent premature roof system failure.
- The age of the secondary roofing system was unknown, but appears to be older than 15 years. The field of the roof is in fair overall condition. Deterioration observed included the following: moderate topping degradation, cracking, and damaged flashing. Based on the estimated Remaining Useful Life (RUL) and observed conditions, replacement of the entire roof is anticipated during the evaluation period and the cost is included in the 10 Year Capital Plan (Table 3).
- The roof flashing is in fair overall condition. Deterioration observed included the following: minor cracking and seam failure. This damage is concentrated at the built-up roof. In order to prevent premature roof system failure, the flashing should be repaired reinforced, and coated. The cost of this work is included in the roof replacement work above.
- The parapet walls and copings are in fair overall condition. According to the *Exterior Wall Investigation Report*, prepared by DuBose Associates Inc. Architects, (included in the appendices of the report), the parapet wall and copings should be removed or repaired and the installation of new thru-wall flashings and caulking should be completed. The cost for this work is included in the cost for the entire exterior wall repair Project in Section 5.4.
- Roof drainage is adequate. Clearing and minor repair of drain system components should be performed regularly as part of routine maintenance.

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4.4. Exterior Walls

Description: The exterior walls are faced with stone and brick with decorative stone columns, cornices and ornamentation on the upper levels on masonry walls.

The window and door openings have steel lintels and stone sills.

Observations/Comments:

- The brick and stone are in fair to poor condition. A general deterioration of the brick and mortar joints has occurred along the corners of the 6-story portion of the building. Corrosion of the steel lintels was also observed. Temporary repairs and bracing was observed. A detailed *Exterior Wall Investigation Report*, prepared by DuBose Associates Inc. Architects, (included in the appendices of the report), outlines the existing conditions, causes, potential consequences and recommendations for repairs. The recommended repairs should be completed immediately based on the severity of the situations. The cost is included in the Immediate Repairs Cost Estimate (Table 1).
- In addition to the corner problems at the 6-story portion of the building, additional deterioration of the brick and stone veneer and mortar joints was observed along the buildings facades. Repairs, replacement, tuck-pointing and cleaning should be completed within the year. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).
- The sealant appeared to be in fair to poor condition. Areas of brittle or deteriorated sealant requiring replacement within the year were observed. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).

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4.5. Exterior and Interior Stairs

Description: The exterior stairs on the roof, providing access to elevator machine rooms, are constructed of light-gauge steel with open risers and textured steel treads. The handrails are constructed of metal.

The exterior stairs, providing access to the basement, are constructed of reinforced concrete. The handrails are constructed of metal.

The interior stairs are constructed of light-gauge steel, closed risers and concrete filled steel pan treads. The handrails are constructed of metal with metal balusters and wood top rail.

The interior lobby stairs of the original building are constructed of light-gauge steel, closed risers and terrazzo treads. The handrails are constructed of metal with metal balusters and metal top rail.

Observations/Comments:

- The exterior steel stairs are in poor condition. Rusting of the steel pan riser, treads and clip angles is evident on some stairs. Scraping, priming and painting of the stairs are recommended within a year. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).
- The exterior rear concrete stair appeared to be in fair condition. Spalled concrete surfaces, and broken off corners are evident. Repairs of the deteriorated portions of the stairs are required within a year. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).

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- The interior stairways and handrails are in good to poor condition. The plaster wall finish was removed from the north stair tower, floors 3 through 5. Damaged was caused by recently repaired water infiltration through the exterior wall. Repair and refinish interior plaster walls at the north stair tower, floors 3 through 5 immediately. The cost of this work is included in the Immediate Repairs Cost Estimate (Table 1). Cleaning and painting is recommended over the evaluation period. The cost is included in common area painting in Section 4.8.

4.6. Exterior Windows and Doors

Description: The windows are metal-framed at the 6-story portion of the building and wood-framed at the 3-story portion of the building, with single-glazed double-hung units.

The main entrance doors are aluminum with full glass panel set in metal. The rear entrance doors to the State Printing and Mail Service Agency are sliding doors equipped with automatic openers controlled by a motion detector. The original buildings main entrance door is stained solid-core wood with a vision panel set in metal frames. The service doors, in most cases, are painted hollow metal doors.

Exterior entrance doors to the tenant units have push-pull hardware and keyed deadbolts.

Observations/Comments:

- The windows are in fair condition. Rusting and peeling paint were observed at a majority of the exterior wood and metal windows. Rotting wood sashes were also observed. Repairs, scraping, priming and painting will be required within the year. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).

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- The doors are in good to fair condition. Some of the painted metal rooftop and service doors are showing signs of rusting and deterioration. Replacement of some doors and hardware is recommended early in the evaluation period. The cost is included in the 10 Year Capital Plan (Table 3).

4.7. Patio, Terrace, and Balcony

Not applicable.

4.8. Common Areas, Entrances, and Corridors

The buildings front entrance has a foyer enclosed with doors and walls similar in construction to the entrance. There is a lobby, which contains directories, fire extinguishers, emergency lights, fire alarm pull stations and horns, smoke detectors, elevators, security/information desk and stairways to the lower and upper levels. The lobby area has terrazzo floor covering, painted drywall walls and a painted drywall ceiling. The original building lobby at the front of the building now used as an emergency exit only, has marble tile floors and walls.

Tenant unit entrances are located in corridors beyond the lobby and along corridors and elevator lobbies on all of the floors. The corridors contain tenant entrance doors, fire extinguishers, exit lights, smoke detectors, emergency lights, public restrooms, and have wall to wall carpeting, painted plaster or drywall walls and an acoustical tile or a painted drywall ceiling.

The public rest rooms on each floor have ceramic tile floors and wainscots, painted plaster or drywall walls above the wainscot and painted drywall ceilings.

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There is a loading area at the rear of the property providing access to the State Printing and Mail Service Agency. The loading platform is concrete with rubber bumpers. There is a lift located adjacent to the platform.

Observations/Comments:

- The building's lobby, corridors and stairway floor finishes are in good to fair condition. The common area floor finishes are replacements. Some floor finish replacement is recommended over the evaluation period. The cost of this work is included in the 10 Year Capital Plan (Table 3).
- The building's lobby, corridors and stairway wall finishes are in good to fair condition. The common area wall finishes are replacements. Some wall finish replacement is recommended over the evaluation period. The cost of this work is included in the 10 Year Capital Plan (Table 3).
- The common area ceilings are in good to fair condition. Water stained sections of acoustical tile require replacement. The minimal aggregate quantity of this work allows for the repairs to be performed as part of routine maintenance
- The public restrooms are in good to fair condition requiring routine maintenance over the evaluation period.
- The common area doors are in good to fair condition. Periodic adjustments are required on an as needed basis. This work is considered to be routine maintenance.
- The loading platform and bumpers are in good condition requiring routine maintenance over the evaluation period.

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5. Building Mechanical and Plumbing Systems

5.1. Building Heating, Ventilating, and Air-conditioning (HVAC)

Description: There is central heating and cooling system for the facility. The central heating plant is provided with heated and chilled water supplied to the building by a metropolitan district loop system connected in 1998. The boilers have been abandoned in place and the gas meter removed.

There are ten air handlers throughout the building providing forced air that is heated and cooled by the internal coils and distributed to variable air volume boxes located above the ceilings. There are also 33 radiant convection terminals in the individual tenant spaces controlled by individual thermostats connected to each area. There is an abandoned cooling tower on the roof of the building that was disconnected and capped when the water loop was connected to the building in 1998.

The heating and cooling distribution system is a centralized one-pipe distribution system that provides hot and chilled water for heating and cooling to the air handlers and radiant convection terminal units connected to a local thermostat in each conditioned area. There are four main circulating pumps. The hot water is circulated in a closed loop with a heat exchanger providing the heat from the district water loop.

Observations/Comments:

- The boilers have been disconnected and abandoned in place.
- The abandoned cooling tower on the roof is rusting and continuing to deteriorate. It should be removed and properly disposed. The cost of this work is included in the Short Term Repairs Cost Estimate (Table 2).

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- The heating and cooling water pumps and piping system are in good to fair condition. Some pump and piping and insulation replacement should be accomplished during the evaluation period. The cost of this work is included in the 10-Year Capital Plan (Table 3).
- Some HVAC equipment replacement has recently been accomplished. Before any additional equipment is replaced we highly recommend that an HVAC design professional be consulted to evaluate the present heating and cooling system and determine future needs and most efficient system improvements and upgrades. This evaluation should also include recommendations for future changes and estimated costs to accomplish.
- The air handlers and fan coils are in good to fair condition and will require some replacement during the evaluation period. The cost of this work is included in the 10-Year Capital Plan (Table 3).
- The hot water heat exchanger is in good condition requiring routine maintenance.

5.2. Building Plumbing and Domestic Hot Water

Description: The building plumbing systems include the incoming water service, the hot and cold-water piping system, and the sanitary sewer, soil, waste, and vent system.

The risers and horizontal distribution piping within the building are reported to be galvanized steel and copper.

The soil, waste, and vent system within the building is reported to be galvanized steel and malleable steel (black iron).

There is a 500-gallon electric commercial style water heater that provides the building's domestic hot water.

Observations/Comments:

- The building's plumbing systems are older and in fair condition. Some sections of piping will require replacement during the evaluation period. The cost of this work is included in the 10-Year Capital Plan (Table 3).
- The water pressure and quantity of hot water are reported by Keith Palmer to be adequate.

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- The water heater was a replacement and in good to fair condition. Replacement is likely over the evaluation period. The replacement costs are included in the 10 Year Capital Plan (Table 3).

5.3. Building Elevators and Conveying Systems

Description: The property has three traction passenger elevators of providing access to all floors of the building. Presently the North elevator operates between the second floor and the basement only to provide access to the tenant supplies in the basement.

The elevators were manufactured by Otis Elevator Company and are serviced by Thyssen Krupp. The service contract is renewed biannually. Maintenance records were not available. The elevators each have a rated capacity of 2,500 pounds and a speed of 300 fpm. The state inspects elevators annually and the certificate of inspection is displayed in the elevator.

The elevator machinery is located in a penthouse at the top of the shaft.

The cab finish consists of carpet floor covering, wood laminate wall panels and recessed fluorescent ceiling light fixtures. The doors are fitted with electronic and mechanical safety stops. The interior control panels within each elevator cab and at each landing do not meet ADA guidelines. The controls are the originally installed system.

There is also a hydraulic operated lift at the rear loading dock.

Observations/Comments:

- The number of elevators and escalators and the responsiveness is reported by Keith Palmer to provide adequate service for the building.

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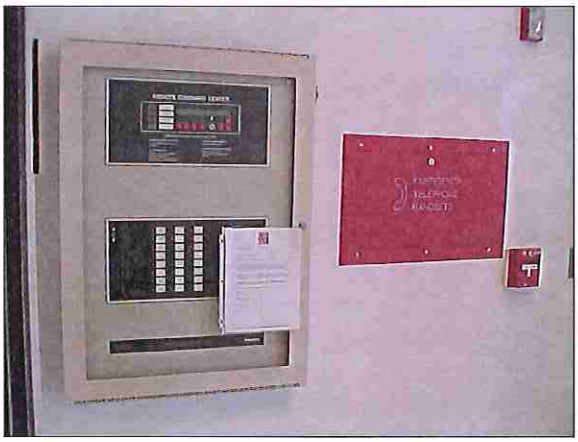
- The maintenance staff reports that the elevator equipment is generally older and in good to fair condition. Replacement of elevator equipment is recommended over the evaluation period. The cost is included in the 10 Year Capital Plan (Table 3).
- The elevator cab interiors are in good condition. Replacement of the floor finish is recommended over the evaluation period. The cost is included in the cost of common area carpet and wall finish replacements noted above.
- Generally, the elevators did not appear to be in compliance with ADA as reviewed in Section 8.2.
- The hydraulic lift appears to be and was reported by Keith Palmer to be in good condition requiring routine maintenance over the evaluation period.

5.4. Fire Protection and Security Systems



Description: The fire protection system consists of a wet standpipe with fire department hose valves and connections in or adjacent to each stair tower, portable fire extinguishers, smoke detectors, pull stations and alarm horns. There are Siamese connections on the exterior of the building and fire hydrants located along the public streets bordering the property.

The firewater service enters the building in the fire protection equipment room in the basement. There is a back flow preventer for the system.

Each access corridor is equipped with smoke detectors wired to the building's electrical system, pull stations and alarm horns. The pull stations are located adjacent to the corridor exit doors and the building exit doors.

The fire alarm panel and fire system is presently being upgraded to a fully complaint Simplex system. A Simplex, Model Number 4100 central fire alarm panel is presently located in the fire protection equipment room that monitors the pull stations, smoke

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detectors, and flow switches. It also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble.

Each access corridor, stairway and common space is equipped with battery back-up emergency lighting. Battery back-up exit lights are located at all required exits and along paths of exit travel.

There is a business hours security station with metal detector manned five days-a week. It is located in the main lobby.

Observations/Comments:

- The fire protection system is being renovated and upgraded. Upon completion is will be inspected by the State Fire Marshal's Office for suitable compliance. The State Fire Marshal periodically inspects the system. The last inspection was reported by the State as 1989. No costs are included for the fire alarm control system upgrade since the work is approximately 60% complete. Should there be any deficiencies upon completion of the upgrade, these should be corrected immediately.
- Once the fire alarm control system upgrade is completed, we highly recommend that the entire fire safety system be evaluated by a Fire Safety Design Professional to determine that the extent of coverage and the type of protection is suitable and safe for all areas of the existing building. Such things as sprinkler systems and an increased number and type of detectors such as duct detectors, etc., should be considered. This evaluation should include recommendations for improvements and upgrades and estimated costs necessary to complete the work. No costs are presently included for this evaluation.
- The pull stations and alarm horns are in good condition. The alarm horns will be equipped with strobe lights. No problems were reported or observed with the installed system.
- Smoke detector replacement is considered to be routine maintenance, and is therefore not included in the cost tables.
- Exit light and emergency light replacement is considered to be routine maintenance, and is therefore not included in the cost tables.

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- The fire extinguishers are serviced annually and are in good condition. The last service and inspection was March 2002.
- The security equipment is in good condition. Replacement or repair is considered to be routine maintenance.

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6. Tenant Space Observations

6.1. Tenant Space Types and Tenant Mix

The following table identifies the reported unit types and unit mix.

Typical Unit Types			
Number of Tenant Units	**Type**	**Number Tenant Units Vacant**	**Total Area (SF)**
13	Office	1	81,297 SF
13	Totals	1	81,297 SF

6.2. Tenant Spaces Observed

Approximately 70 percent of the total amount of tenant units were observed in order to establish a representative sample to gain a clear understanding of the overall property condition. Other areas accessed included the exterior of the entire property, all roofs, all interior common areas, and all unusable leasable units or spaces.

The following tenant spaces were observed while on-site:

Observed Spaces		
Space #	**Tenant**	**Remarks**
5th Floor	Claims Commission	Occupied, good condition.
5th Floor	Child Advocate	Occupied, good condition.
4th Floor	Vacant	Unoccupied, fair condition.
3rd Floor	Auditors of Public Accountants	Occupied, fair condition.
3rd Floor	CCSD Family Services Unit	Occupied, fair condition.
2nd Floor	State Library	Occupied, good condition.

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Observed Spaces		
Space #	**Tenant**	**Remarks**
1st Floor	Freedom of Information	Occupied, good condition.
Ground Floor	DAS Print / Mail	Occupied, good condition.
Unusable Units		
N/A	N/A	N/A

All areas of the property were available for observation while on-site. The Property Manager stated that there were no unusable units or spaces at the property.

6.3. Tenant Unit Finishes

Description: The following table generally describes the interior finishes in the tenant units:

Interior Finishes				
Room	**Floor**	**Walls**	**Ceiling**	**Remarks**
Office area	Wall-to-wall carpet or vinyl tile	Plaster or drywall-painted	Acoustical tile	
Warehouse	Vinyl or concrete	Plaster or drywall-painted	Unfinished	

The interior doors are solid core wood and metal doors set in metal frames with painted or stained finish with typically 36" openings. All interior doors contain knob handle and lever handle hardware.

Each tenant unit has a minimum of one smoke detector wired to the unit electrical system.

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Observations/Comments:

- Office area floor and wall finishes and the acoustic tile ceilings are replacements and in good to fair condition. Carpet, ceiling tile, and vinyl tile typically are replaced on an "as needed" basis. Some floor and wall finish replacement is recommended over the evaluation period. The cost of this work is included in the 10 Year Capital Plan (Table 3).
- The doors and hardware are in good condition requiring routine maintenance over the evaluation period.
- Smoke detector replacement is considered to be routine maintenance over the evaluation period.

6.4. Commercial Kitchen Appliances

There are no commercial kitchens at the property.

6.5. Tenant HVAC

Description: The tenant spaces are heated and cooled by the central heating and cooling systems described in Section 5.1.

Heating and cooling is distributed by air handling units to variable air volume terminals and by radiant convection terminals in the individual tenant spaces and is controlled by individual thermostats connected to each area.

6.6. Tenant Unit Plumbing

Description: The domestic water service in the tenant units is through copper or galvanized piping. The domestic hot water system is described in Section 5.2.

Sanitary and vent piping could not be observed except below sinks where steel pipe was observed.

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Observations/Comments:

- The tenant unit plumbing systems are well maintained and in good condition requiring routine maintenance over the evaluation period.

6.7. Tenant Unit Electrical

Description: The electrical service to the tenant units varies upon need and is 150 Amps minimum, 120/208 volt, three-phase alternating current (AC), with the circuit breaker panels located in the floor electrical equipment rooms supplying the receptacles, and lighting fixtures throughout each unit.

Observations/Comments:

- The electrical service to the tenant units was reported by Keith Palmer to be adequate. The observed wiring was copper reportedly installed in rigid metallic conduit.
- The interior lighting fixtures are in good condition. Replacement is considered to be routine maintenance over the evaluation period.

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7. Other Structures

Not applicable.

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8. Code Compliance and Accessibility

8.1. Building, Zoning, and Fire Code Compliance

According to a receptionist at the Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Building Inspector, code compliance information can only be obtained through submission of a written request. A request was submitted and a copy is included in the appendices. Significant information will be forwarded to the Client upon receipt.

According to Mr. William Shoff, Zoning Official of the City of Hartford, the property is located within a R0-1, Office zoning district and is a conforming use.

The most recent inspection was conducted by the State Fire Marshal in June 1989. A copy of the inspection report was requested and is included the Appendices. According to a receptionist at the Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Fire Marshal, code compliance information can only be obtained through submission of a written request. A request was submitted and a copy is included in the appendices. Significant information will be forwarded to the Client upon receipt.

A copy of the Certificate of Occupancy was requested but was not available.

Review of the Flood Insurance Rate Map, Community Panel No.: 095080-0005B, published by the Federal Emergency Management Agency (FEMA) and dated December 4, 1986, indicated that the property is located in Zone X (non-shaded area), defined as areas outside the 500-year flood plain.

According to the 1994 Uniform Building Code, the property is located on the Seismic Zone Map under the following seismic zone: Zone 2A, defined as an area of low to moderate probability of damaging ground motion.

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8.2. ADA Compliance

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to fully comply with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying with the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made.

During the Property Condition Survey, a limited visual observation for ADA compliance was conducted. The scope of the visual observation was limited to those areas of compliance, which are set forth on the ADA Compliance Checklist attached in the appendices. It is understood, by the Client that the limited observation described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the compliance checklist, actual measurements were not taken to verify compliance.

At an office type property such as this, the areas considered as a public accommodation, besides the site itself and parking, are the exterior accessible route, the interior accessible route to the tenant lease lines and the public restrooms.

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Based on our observations, the facility did not appear to be in compliance with Title III of the Americans with Disabilities Act. The more readily achievable elements observed at the property, which were not in compliance with the priorities of Title III, as defined by the ADAAG are as follows:

ADA "QUICK LOOK" BARRIER CHECKLIST

Building History	Yes	No	N/A	Remedial Action/Comments	Calculation	Estimated Cost
1. Is the building or a portion thereof, classified as a "Commercial Facility" or "place of Public Accommodation as defined by ADA?	✓					
2. Has the Owner previously completed an ADA review?	✓					
3. Does an ADA compliance plan exist for the property?	✓					
Building Access	**Yes**	**No**	**N/A**	**Remedial Action/Comments**	**Calculation**	**Estimated Cost**
1. Are there an adequate number (per regulation) of wheelchair-accessible parking spaces available? (96' wide/60" aisle)		✓		Adequate number of designated parking stalls and signage for cars were not provided. (ADAAG Section 4.1.2)	2 @ $150 ea.	$300
2. Is there at least one wheelchair-accessible van parking space (96" wide/96" aisle) for every 8 standard accessible spaces?		✓		Adequate number of designated parking stalls and signage for vans were not provided. (ADAAG Section 4.1.2.5b)	1 @ $200 ea.	$200
3. Are accessible parking spaces located on the shortest accessible route of travel to an accessible building entrance?			✓			
4. Are curb ramps provided from accessible parking areas to sidewalks?			✓			

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ADA "QUICK LOOK" BARRIER CHECKLIST						
5. Does signage exist directing you to wheelchair-accessible parking and an accessible building entrance?			✓			
6. If needed, is there a ramp from the parking to an accessible building entrance? Does the slope of the ramp appear too excessive? Are handrails provided (1:12 slope or less)?	✓					
7. Are handrails provided at ramps?			✓			
8. If the main entrance is inaccessible, are there alternate accessible entrances?			✓			
9. Does the entrance doorway appear to be wide enough for wheelchair access, at least 32" wide?	✓					
10. Does the door seem easy to open? (lever/push type knob, no twisting required, no higher than 48" above floor)?	✓					
11. Are entry doors other than revolving doors available?	✓					
Restrooms	**Yes**	**No**	**N/A**	**Remedial Action/Comments**	**Calculation**	**Estimated Cost**
1. Are common areas public restrooms located on an accessible route?	✓					
2. Are door handles push/pull or lever type?	✓					
3. Are access doors wheelchair-accessible (at least 32" wide)?	✓					

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ADA "QUICK LOOK" BARRIER CHECKLIST						
4. Are public restrooms large enough for wheelchair turnaround (60" turning diameter)?	✓					
5. Are stall doors wheelchair-accessible (at least 32" wide)?	✓					
6. Are grab bars provided in toilet stalls (33"-36" above floor)?	✓					
7. Do sinks provide clearance for a wheelchair to roll under (29" clearance)?	✓					
8. Are sink handles operable with one hand without grasping, pinching, or twisting?	✓					
9. Are exposed pipes under sinks sufficiently insulated against contact?	✓					
10. Are soap dispensers, towels, etc. reachable (48" from floor for frontal approach, 54" for side approach)?	✓					
11. Is the base of mirror no more than 40" off floor?	✓					
Building Common Areas	**Yes**	**No**	**N/A**	**Remedial Action/Comments**	**Calculation**	**Estimated Cost**
1. Is the path of travel free of obstruction and appear wide enough for a wheelchair (at least 60" wide)?	✓					
2. Are floor surfaces firm, stable and slip resistant? Are carpets "wheelchair user friendly"?	✓					
3. Do obstacles (phones, fountains, etc.) protrude no more than 4" into walkways or corridor?	✓					

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ADA "QUICK LOOK" BARRIER CHECKLIST

4. Does at least one elevator serve the entire building?	✓					
5. Are the elevator controls accessible and usable from a wheelchair (48" front approach/54" side approach)?		✓		Elevator control panel and hall buttons are mounted higher than 54" above the floor. (ADAAG Section 4.10.12)	3 @ $6,000 ea.	18,000
6. Are there raised elevator markings in Braille and Standard Alphabet for the blind?		✓		Raised elevator markings at control panel and hall buttons are not provided in Braille and Standard Alphabet. (ADAAG Section 4.10)	3 set @ $300 ea.	900
7. Are there audible signals inside cars indicating floor change?		✓				
8. Do elevator lobbies have visual and audible indicators of car arrival?		✓		Audible signals are not provided at floor level changes or elevator lobbies indicating car arrival. (ADAAG Section 4.10.7 & 4.10.13)	18 floors @ $400 ea.	7200
9. Does elevator interior provide sufficient wheelchair turning area (51"x68" minimum)?		✓				
10. Is at least one wheelchair-accessible telephone available?		✓		Modify location of telephones installed higher than those that are essential for basic operation. (ADAAG Section 4.31)	1@ $400 ea.	400
11. Are wheelchair-accessible facilities (restrooms, exits, etc.) identified with signage?	✓					
12. Are the proper visual and audible signals provided in the common areas? Does it appear there are a sufficient number of devices provided?	✓					
13. Are drinking fountains accessible and usable and appear to be mounted at the correct height?	✓					
					TOTAL	27,000

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A full ADA Compliance Survey may reveal further aspects of the facility that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations; the Americans with Disabilities Act Accessibility Guidelines are civil rights issues as they pertain to the disabled. The cost to address the more readily achievable items noted above is estimated at $27,000, and is included as an ADA Compliance item in the Short Term Repairs Cost Estimate (Table 2).

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9. Interview Schedule

In the process of conducting the on-site observation and follow-up telephone calls, the following personnel from the facility and government agencies were interviewed:

Name	Title	Phone Number
Ms. Cynthia Brown	On-Site Property Manager	(860) 566-7217
Mr. Keith Palmer	Site Superintendent	(860) 566-7217
Receptionist	Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Building Inspector	(860) 685-8310
Mr. William Shoff, Zoning Official	City of Hartford	(860) 522-4888
Receptionist	Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Fire Marshal	(860) 685-8380

See the Records of Communication in the Appendices for comments of the individuals and officials listed above which are also referenced in the various sections of this report.

A portion of the property was under construction at the time of our on-site visit. Elements of the construction not completed at the time of our visit included: the fire alarm control system that is being renovated and upgraded to suitably meet present regulatory requirements. This report was prepared based on the assumption that all work remaining to be completed will be completed to the satisfaction of the owner, tenant, and regulatory authorities and that occupancy will be permitted. This report is not to be utilized for construction inspection or observation purposes and no opinion as to the quality of workmanship or state of completion should be implied.

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10. EMG Certification

State of Connecticut, Department of Public Works retained EMG to perform this Property Condition Evaluation in connection with its possible acquisition of 18-20 Trinity Street, 18-20 Trinity Street, Hartford, Connecticut 06106, the "Property". It is our understanding that the primary interest of State of Connecticut, Department of Public Works is to locate and evaluate materials and building system defects that might significantly affect the value of the property. It was also reported that the survey was intended to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager while on-site, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during his site visit and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2.2 of this report. This evaluation did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed. There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible to observation, or were not disclosed by management personnel when questioned. The report describes property conditions, which were in effect at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of State of Connecticut, Department of Public Works for the purpose stated within Section 2.1 of this report. The report, or any excerpt thereof, shall not be used by any party other than State of Connecticut, Department of Public Works or for any other purpose than that specifically stated in our agreement or within Section 2.1 of this report without the express written consent of EMG. Any reuse or distribution of this report without such consent shall be at State of Connecticut, Department of Public Works and the recipient's sole risk, without liability to EMG.

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Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in tenants and/or usage may affect the service life of some systems.

Prepared by: Pasquale Riccardelli, R.A. and Steve H. Davis, P.E.
Project Manager

Reviewed by:

David D. Parmelee, R.A.
Program Manager
Technical Relationship Manager

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11. Project Manager's Qualifications

The following is the resume for the individual that conducted the field observation and interviews and prepared this report.

Stephen H. Davis, P.E.

Project Manager

Education

Bachelor of Science in General Engineering from the U. S. Coast Guard Academy, 1964
MSE in Industrial Engineering from the University of Michigan at Ann Arbor, 1972
MSE in Naval Architecture & Marine Engineering from the University of Michigan at Ann Arbor, 1972

Active Licenses and Registrations

Virginia Registered Professional Engineer, license number 0402 007055, since 1973

Professional Experience

Mr. Stephen H. Davis is a registered professional engineer with over 30 years of experience in building structure, mechanical equipment, marine and commercial construction, and building renovation and repair. He is well-versed in the design, construction, and repair industries as well as general engineering practices. He brings to EMG a proven record of project management and success, and the ability to provide company clients with a wide array of services. His expertise includes the application of design and construction details, specifications, general industry standards, inspection techniques, and practical facilities engineering. He is an excellent problem solver with extensive engineering and environmental background and experience. He presently provides structural and mechanical consulting for residential and commercial building buyers and owners. Over the last ten years has completed over 1,100 building inspections, and over 170 physical condition surveys. He possesses very strong engineering, educational and military training that has created a strong focus and attention to detail.

Apartment Complex in Augusta, Georgia – Mr. Davis served as Project Manager and his responsibilities included inspection of the facility and preparation of the Property Condition Report for the multi-family property with ten 3-story apartment buildings containing 144 apartment units, constructed in the early 1970s. Site amenities included an in-ground swimming pool, basketball court and laundry facilities.

Apartment Complex in Chesapeake, Virginia – Mr. Davis served as Project Manager and his responsibilities included inspection of the facility and preparation of the Property Condition Report for the multi-family property with seven 3-story and nine 2-story apartment buildings containing 312 apartment units, constructed in 1986. Amenities included an in-ground swimming pool, two tennis courts, volleyball court, children's playground, health and fitness club, and laundry facilities.

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Grocery Store Chain in Knoxville, Tennessee – As Project Manager, Mr. Davis' responsibilities included inspection of the facility and preparation of the Property Condition Report and the Punch list Verification of Completion of the final Punch list items for the newly constructed (2000), stand-alone 15,120 sf retail store.

Industrial Center in Raleigh, North Carolina – Mr. Davis served as Project Manager and his responsibilities included inspection of the facility and preparation of the Property Condition Report for the industrial facility containing 90,000 sf with 20 tenant units.

Shopping Outlet in Newport News, Virginia – As Project Manager, Mr. Davis was responsible for the inspection of the facility and preparation of the Property Condition Report for the retail outlet with four 1-story buildings containing 25,900 square feet and seventeen tenant units built in phases in 1988 & 1989.

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Pasquale Riccardelli, R.A.

Project Manager

Education

Bachelor of Architecture from the Catholic University of America, 1989
Bachelor of Science in Architecture from the Catholic University of America, 1988

Active Licenses and Registrations

New York Registered Architect since 1995

Professional Experience

Mr. Pasquale Riccardelli is a licensed Registered Architect with over 12 years of experience in construction project management. He is well versed in the design and construction industry and general architectural practice. He brings to EMG a proven record of project management and the ability to provide company clients with a wide array of services. His expertise includes the implementation of design and construction programs for national corporations, facility evaluations for Property Condition Surveys, and monitoring construction of new properties.

High-Rise Tower Buildings, Bronx, New York – Mr. Riccardelli was the Project Manager for the assessment of 15 high rise tower buildings containing a total of 5,760 residential units. The *Tower* buildings were each 33 stories in height. Representative samples of the major independent building components were observed and their physical conditions evaluated in accordance with ASTM E2018-99 including site and building exteriors, representative interior common areas, and a representative quantity of the apartment units. The property systems and components were observed, evaluated for their present condition and the estimated cost for repairs and/or capital reserves where provided.

Hotel in New York, New York – Mr. Riccardelli was the Project Manager that assessed this hotel which consisted of one 53-story building, with four cellar levels containing a total of 370 guestrooms containing a total of 536,089 square feet and The Trump Marina, Hotel-Casino located in Atlantic City, New Jersey containing a total of approximately 1,372,000 square feet and a 645-slip marina. Representative samples of the major independent building components were observed and their physical conditions evaluated. The exterior of the entire property, all interior common areas, and a representative quantity of the guestroom interiors were visited. The property systems and components were observed, evaluated for their present condition and the estimated cost for repairs and/or capital reserves where provided.

Distribution Center in New York, New York – As Project Manager, Mr. Riccardelli observed the work completed, work in progress, and materials stored on-site, to compare with the Contractor's application for payment in consideration of recommending the Client's disbursement of funds. He observed the progress of the site work and building construction in general accordance with the Construction Documents. He reviewed the progress of construction in comparison to the current work schedule, and reported on cost overruns, delays and construction problems.

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12. Terminology

The following are definitions of terms utilized in this report.

TERMINOLOGY	
Actual Knowledge	Information or observations known first hand by EMG.
ADA	The Americans with Disabilities Act
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
Appropriate Inquiry	A request for information from appropriate entity conducted by a Freedom of Information Letter (FOIL), verbal request, or by written request made either by fax, electronic mail, or mail. A good-faith one-time effort conducted to obtain the information in light of the time constraints to deliver the PCE.
ASTM	American Society for Testing and Materials
Base Building	That portion of the building (common area) and its systems that are not typically subject to improvements to suit tenant requirements.
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Property Condition Evaluation as normally conducted by EMG.
BOMA	Building Owners & Managers Association
Building	Referring to the primary building or buildings on the Property, which are within the scope of the PCE as defined under Section 2.2.
Building Codes	A compilation of rules adopted by the municipal, county and/or state governments having jurisdiction over the Property that govern the property's design &/or construction of buildings.
Building Department Records	Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by EMG within the time frame required for production of the Property Condition Evaluation.
Building Systems	Interacting or interdependent components that comprise a building such as structural, roofing, sidewall, plumbing, HVAC, water, sanitary sewer and electrical systems.
BUR	Built Up Roof
Client	The entity identified on the cover of this document as the Client.
Commercial Real Estate	Real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes, and property used for residential purposes that has more than four (4) residential dwelling units.
Commercial Real Estate Transaction	The transfer of a mortgage, lease, or deed; the re-financing of a commercial property by an existing mortgagee; or the transferring of an equity interest in commercial property.

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TERMINOLOGY	
Component	A piece of equipment or element in its entirety that is part of a system.
Consultant	The entity or individual that prepares the Property Condition Evaluation and that is responsible for the observance of, and reporting on the physical condition of Commercial Property.
Dangerous or Adverse Conditions	Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures.
Deferred Maintenance	Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property.
Dismantle	To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means.
DWV	Drainage Waste Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
Fire Department Records	Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to EMG within the time frame required for production of the PCE.
FIRM	Flood Insurance Rate Maps
FM	Factory Mutual
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.)
FOIL	Freedom of Information Letter
FRT	Fire Retardant Treated
Guide	A series of options or instructions that do not recommend a specific course of action.
His	Referring to either a male or female Project Manager, or individuals interviewed by the Project Manager.
HVAC	Heating, Ventilating & Air-conditioning

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TERMINOLOGY	
IAQ	Indoor Air Quality
Immediate Repairs	Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year.
Interviews	Interrogatory with those knowledgeable about the Property.
Material	Having significant importance or great consequence to the asset's intended use or physical condition.
MEP	Mechanical, Electrical, and Plumbing
NFPA	National Fire Protection Association
Observations	The results of the Project Manager's Walk-through Survey.
Observe	The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through.
Obvious	That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of his Walk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment.
Owner	The entity holding the deed to the Property that is the subject of the PCE.
PCE	Property Condition Evaluation, the Purpose and Scope of which is defined in Section 2 of this report.
Physical Deficiency	Patent, conspicuous defects, or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey. Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.
PML	Probable Maximum Loss
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

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TERMINOLOGY	
Practice	A definitive procedure for performing one or more specific operations or functions that does not produce a test result.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Project Manager	The individual Professional Engineer or Registered Architect having a general, well rounded knowledge of all pertinent site and building systems and components that conducts the on-site visit and walk-through observation.
Property	The site inclusive of both site work and buildings.
Property	The site and building improvements that are specifically within the scope of the PCE to be prepared in accordance with the agreement between the Client and EMG.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available, provided to EMG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for retrieval, reproduction or forwarding.
Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems. Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as *Means* and *Dodge*, EMG's experience with past costs for similar properties, or the current owner's historical incurred costs.
Replacement Reserves	Major recurring probable expenditures, which are neither commonly classified as an operation or maintenance expense. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve term.
RTU	Rooftop Unit
RUL	Remaining Useful Life (See definition)

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TERMINOLOGY	
Short Term Repair Costs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one-year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included.
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Significant	Important, material, and/or serious.
Site Visit	The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available Project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Property Condition Evaluation.
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, evaluation, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employee Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.
Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by EMG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations. Such efforts are not part of this report unless specifically called for under Section 2.2
Term	Reserve Term: The number of years that Replacement Reserves are projected for as specified in the Section 2.2, normally Ten (10) years.

HEADQUARTERS: EMG CORPORATE CENTER 11011 McCORMICK ROAD HUNT VALLEY, MARYLAND 21031 800 733 0660 FAX 410 785 6220
www.emgcorp.com

TERMINOLOGY	
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.

HEADQUARTERS: EMG CORPORATE CENTER 11011 McCORMICK ROAD HUNT VALLEY, MARYLAND 21031 800 733 0660 FAX 410 785 6220
www.emgcorp.com

13. Appendices

Appendix A — Photographic Record
Appendix B — Floor Plans
Appendix C — Supporting Documentation

Appendix A

Photographic Record

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #1: Front elevation of building

Photo #2: Left side elevation of 3-story portion of building

Photo #3: Right side elevation at 3-story portion of building

Photo #4: Left side elevation of 6-story portion of building

Photo #5: Rear elevation of building

Photo #6: Front elevation of 6-story portion of building

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #7: Damaged brick pavers

Photo #8: Damaged concrete steps

Photo #9: Cracking concrete at exterior steps

Photo #10: Damaged concrete at exterior concrete stair

Photo #11: Exterior stair and spalling concrete

Photo #12: Damaged concrete retaining wall along southern property line

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #13: Damaged concrete retaining wall

Photo #14: Spalling concrete basement ceiling

Photo #15: Water staining in basement at rear wall

Photo #16: Rubber membrane roof overview at 6-story portion of building

Photo #17: Roof overview at 3-story portion of building

Photo #18: Built-up roof overview at 3-story portion of building

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #19: Damaged built-up roof flashing

Photo #20: Stone roof slab with built-in gutter at front entry porch

Photo #21: Brittle sealant at roof coping

Photo #22: Spalling stone veneer at parapet wall

Photo #23: Exterior masonry wall damage and temporary wood bracing

Photo #24: Masonry wall cracking

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #25: Damaged masonry wall over window

Photo #26: Deteriorating steel lintel at window opening

Photo #27: Deteriorating steel lintel

Photo #28: Damaged stone veneer

Photo #29: Water infiltration at interior wall

Photo #30: Removed plaster wall finish for north stairwell

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #31: Deteriorating window finish and sealant

Photo #32: Rusting window frame

Photo #33: Peeling paint at rooftop door

Photo #34: Rusted rooftop stair

Photo #35: Original main lobby overview

Photo #36: Upper floor elevator lobby area

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #37: Typical common corridor interior

Photo #38: Typical restroom interior

Photo #39: ADA accessible bathroom

Photo #40: Interior conference room

Photo #41: Ground floor State Postal room

Photo #42: Office area kitchenette area

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #43: New ADA accessible ramp

Photo #44: Vacant 4th floor office space

Photo #45: Water meter vault

Photo #46: Sump pumps

Photo #47: Heated and chilled water circulating pumps

Photo #48: Perimeter heater

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #49: Ceiling conditioned air supply vents

Photo #50: Heating water loop heat exchanger

Photo #51: Typical heating and plumbing piping

Photo #52: Domestic water heater

Photo #53: Rusted through galvanized drain lines

Photo #54: Abandoned boilers

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

Photo #55: Main electrical switchboard

Photo #56: Main electrical meter

Photo #57: Hydraulic lift at loading dock

Photo #58: Elevator equipment

Photo #59: Elevator control panel

Photo #60: Fire pulls, horns, standpipe and fire extinguishers

EMG *An ISO 9002 Registered Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 91954 **Project Name: 18-20 Trinity Street**

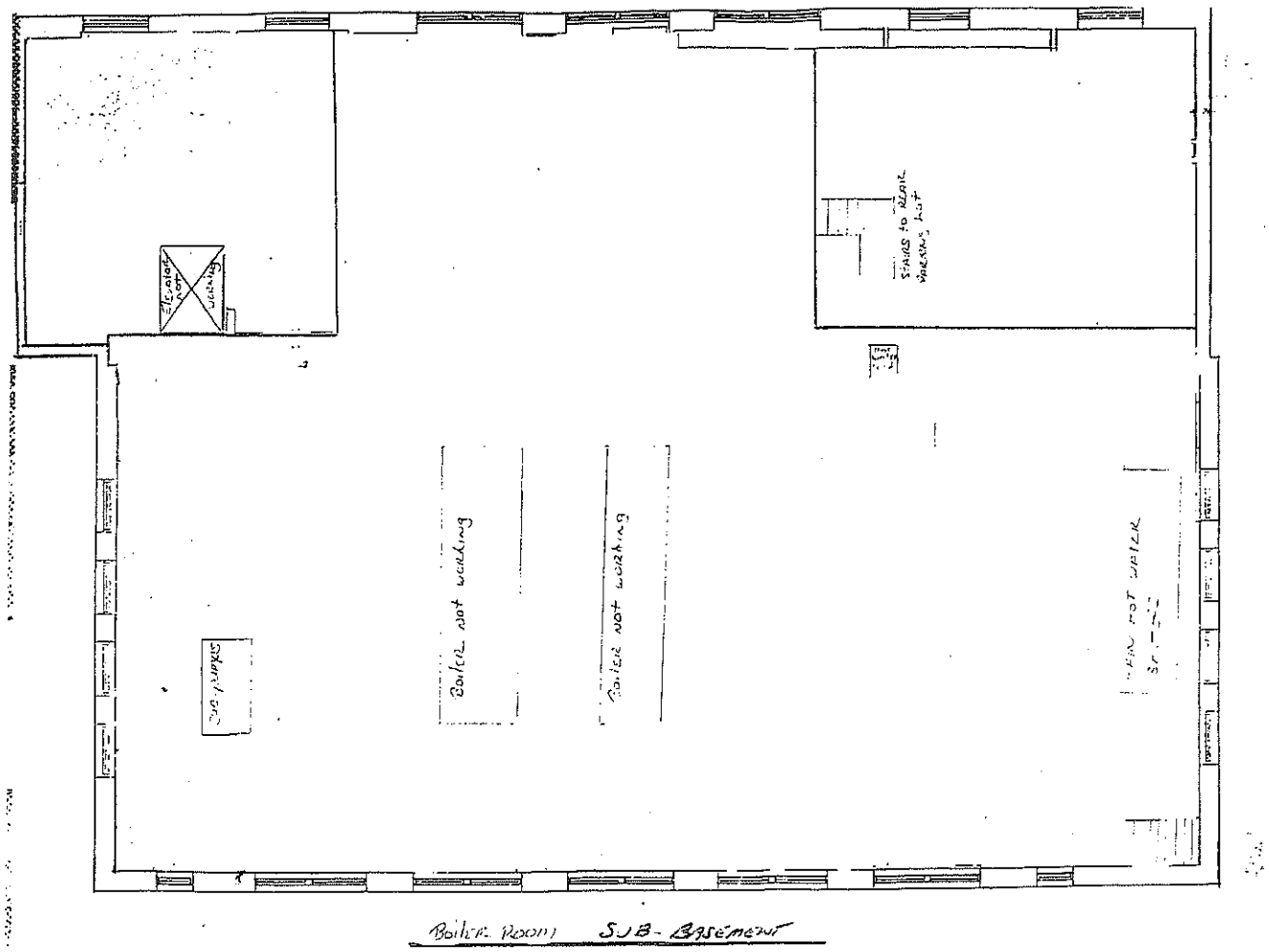
Photo #61: Typical abandoned fire hose station with standpipe in wall

Photo #62: Fire water back flow preventer

Photo #63: Siamese connections for fire standpipes

Appendix B

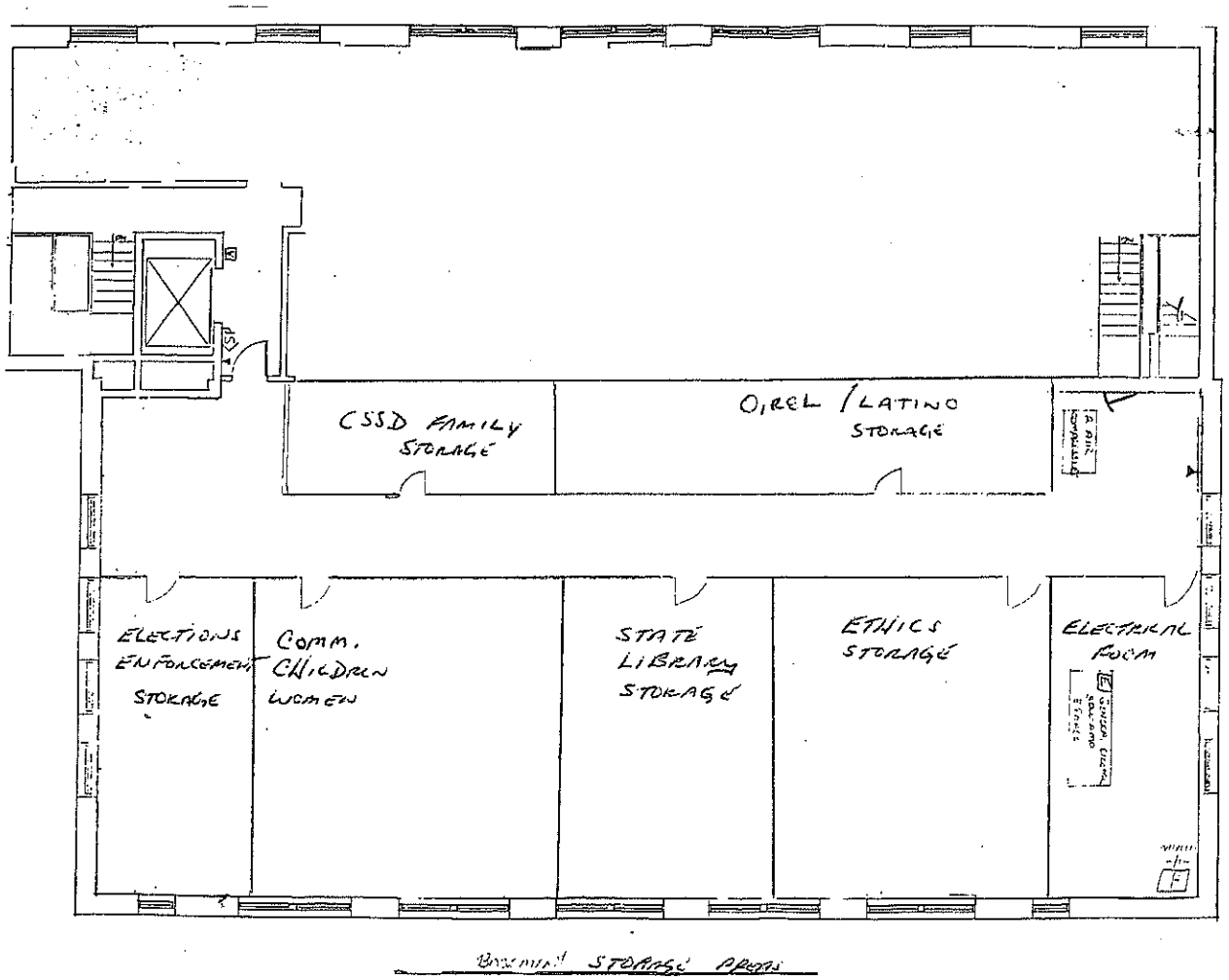
Floor Plans



Boiler Room SUB-Basement

EMG

Project Number: 91954
Project Name: 18-20 Trinity Street
Description: Floor Plans
The north arrow indicator is an approximation of 0°North

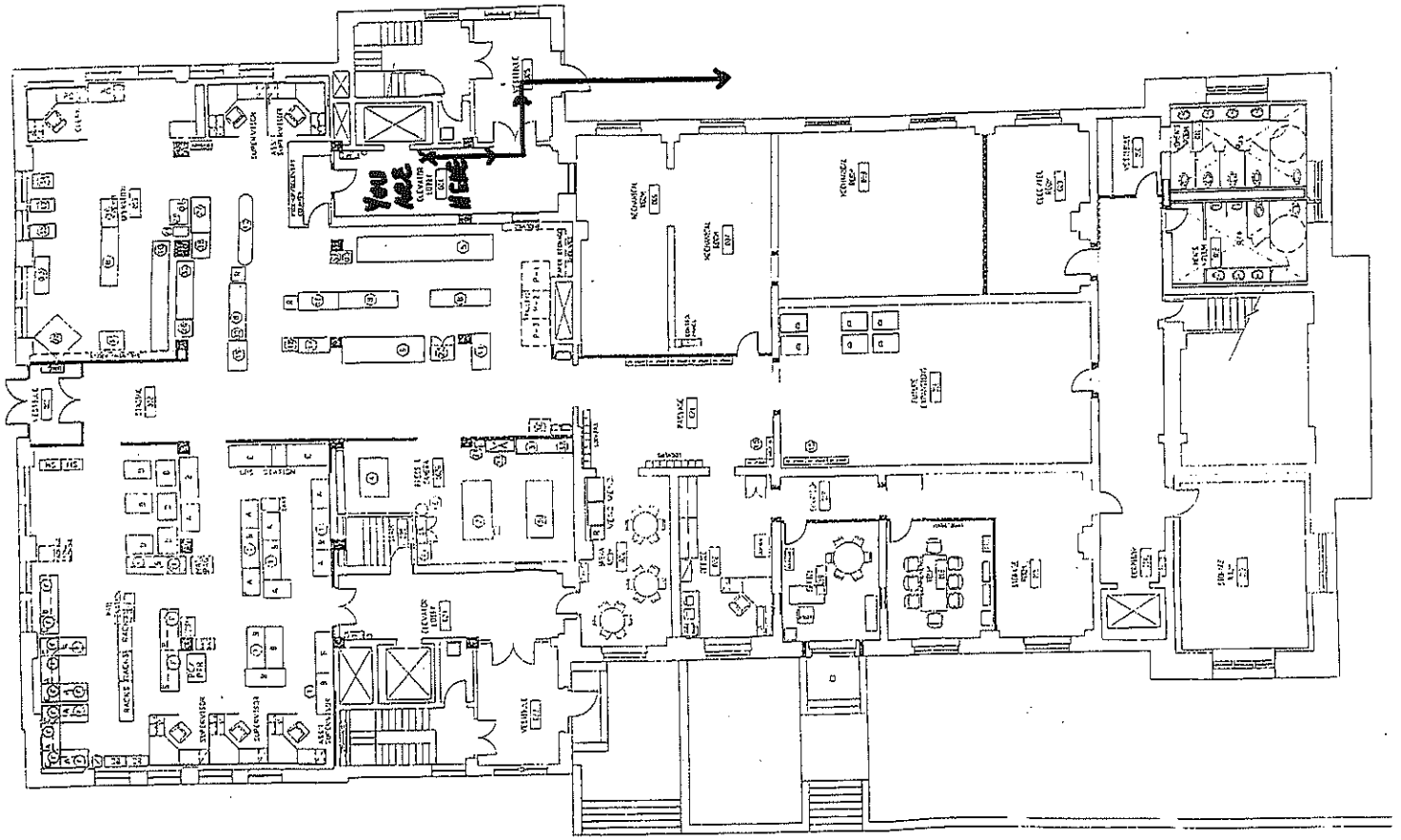


Basement Storage Areas

EMG

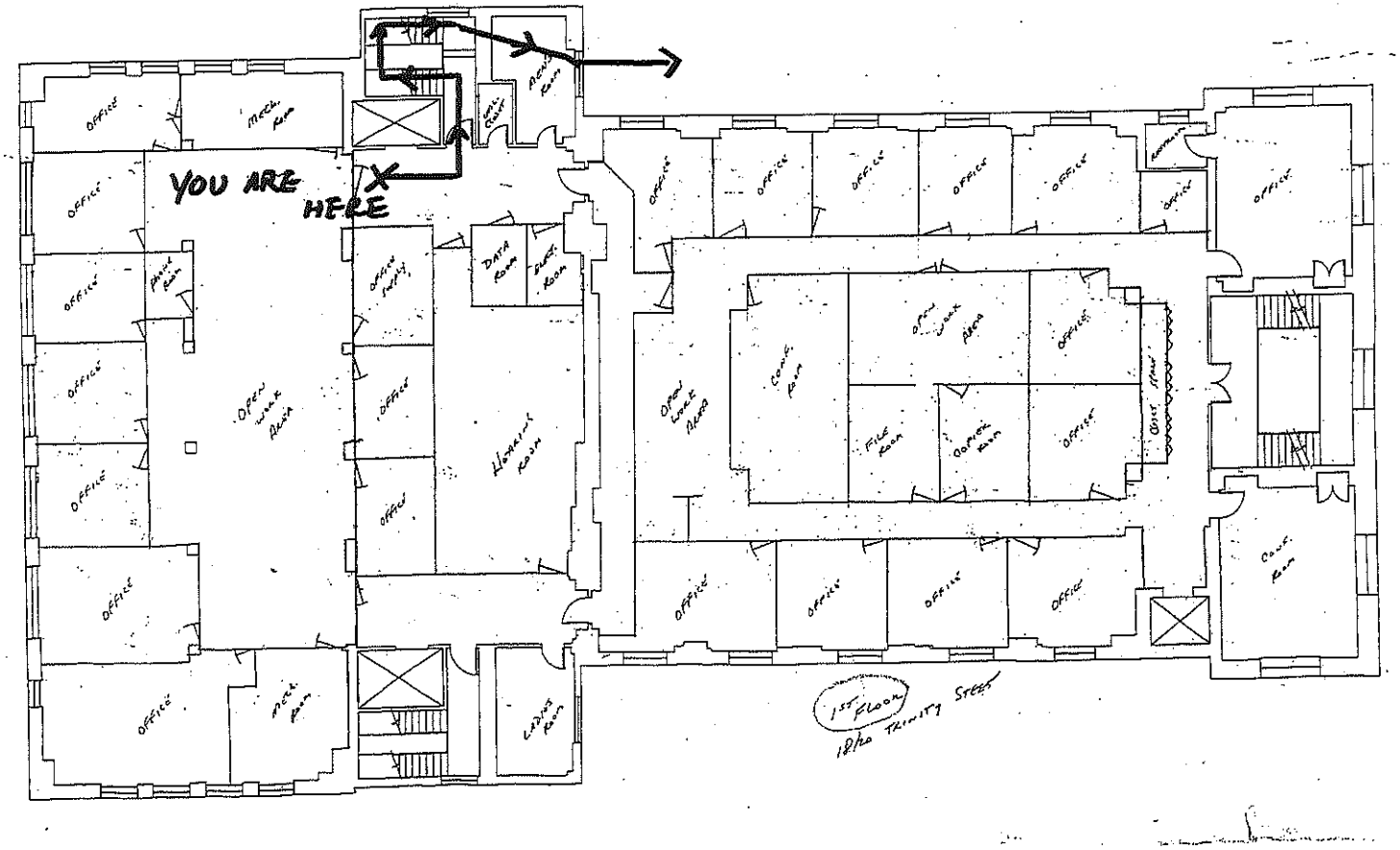
Project Number: 91954
Project Name: 18-20 Trinity Street
Description: Floor Plans
The north arrow indicator is an approximation of 0°North

Ground Floor



EMG

Project Number: 91954
Project Name: 18-20 Trinity Street
Description: Floor Plans
The north arrow indicator is an approximation of 0°North



EMG

Project Number: 91954
Project Name: 18-20 Trinity Street
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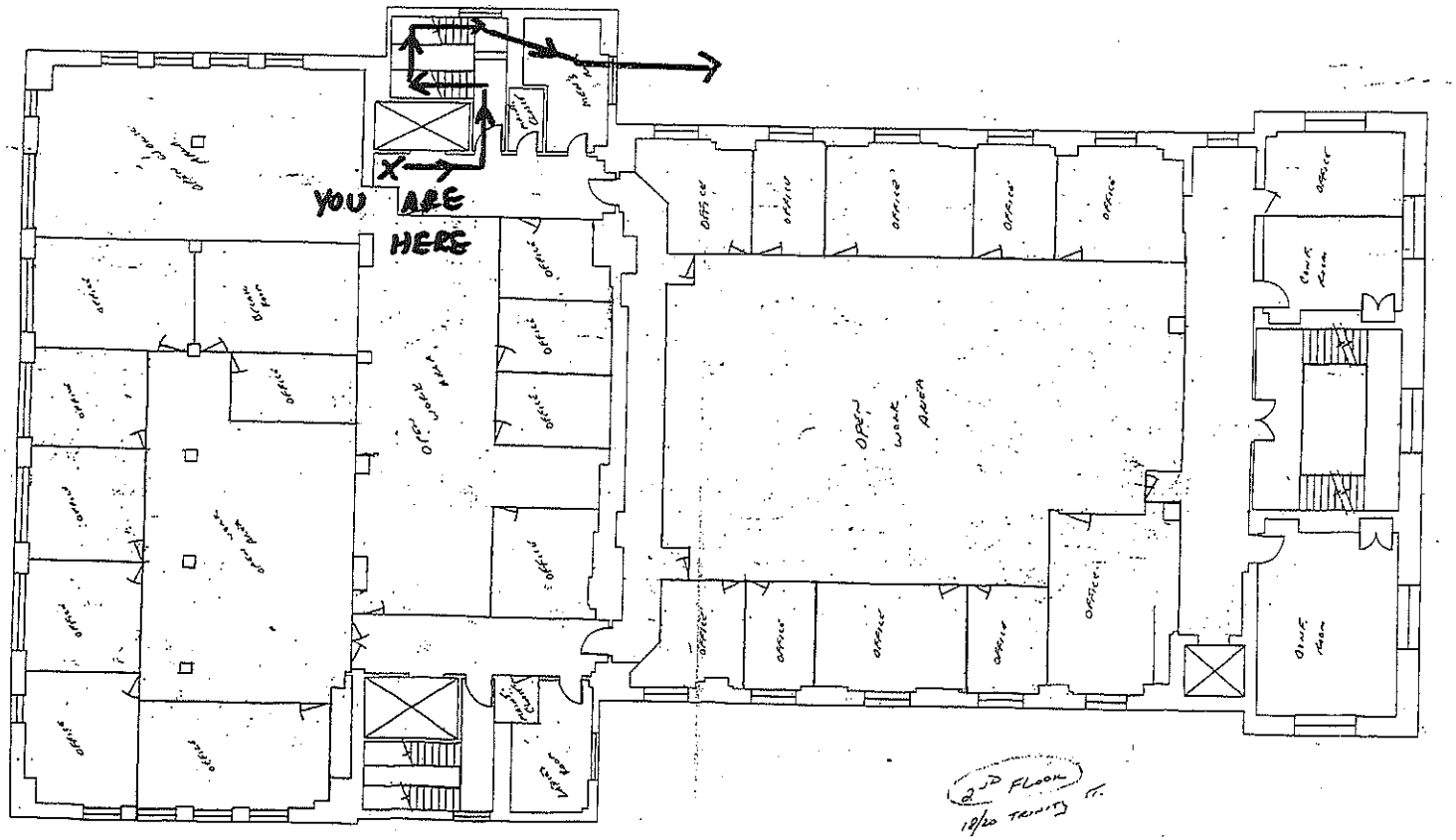

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Project Number: 91954
Project Name: 18-20 Trinity Street
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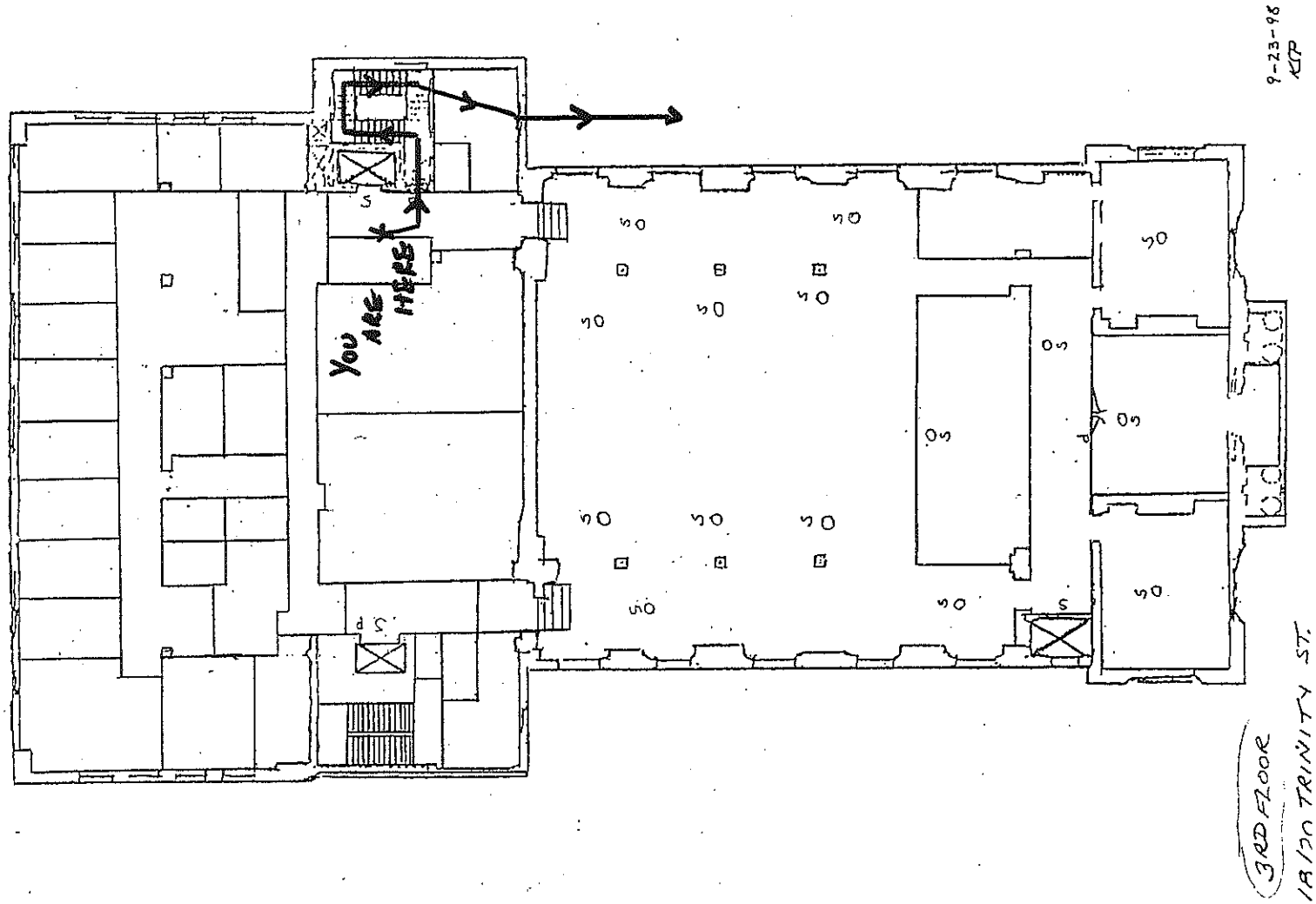

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Project Number: 91954
Project Name: 18-20 Trinity Street
Description: Floor Plans
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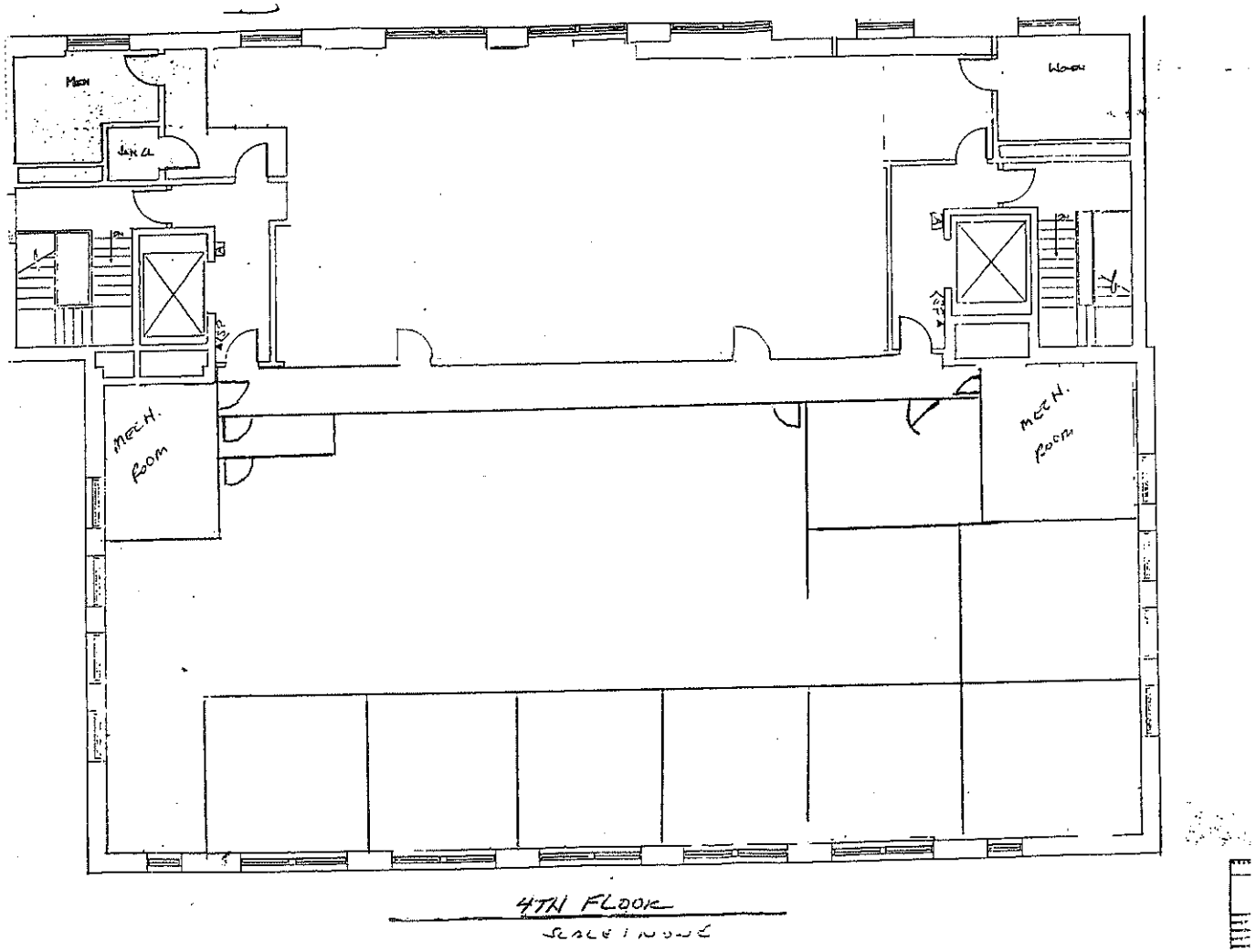
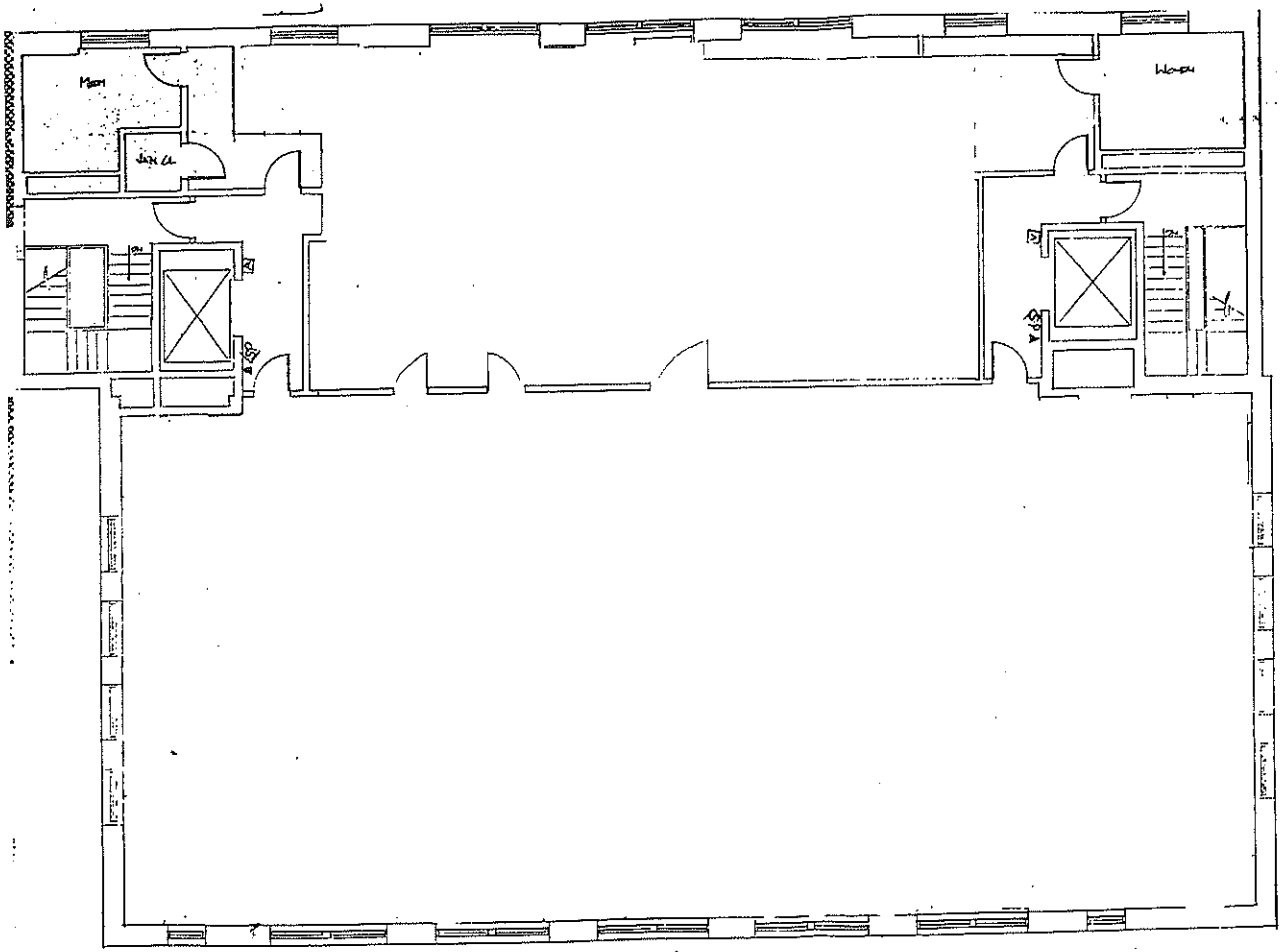


EMG

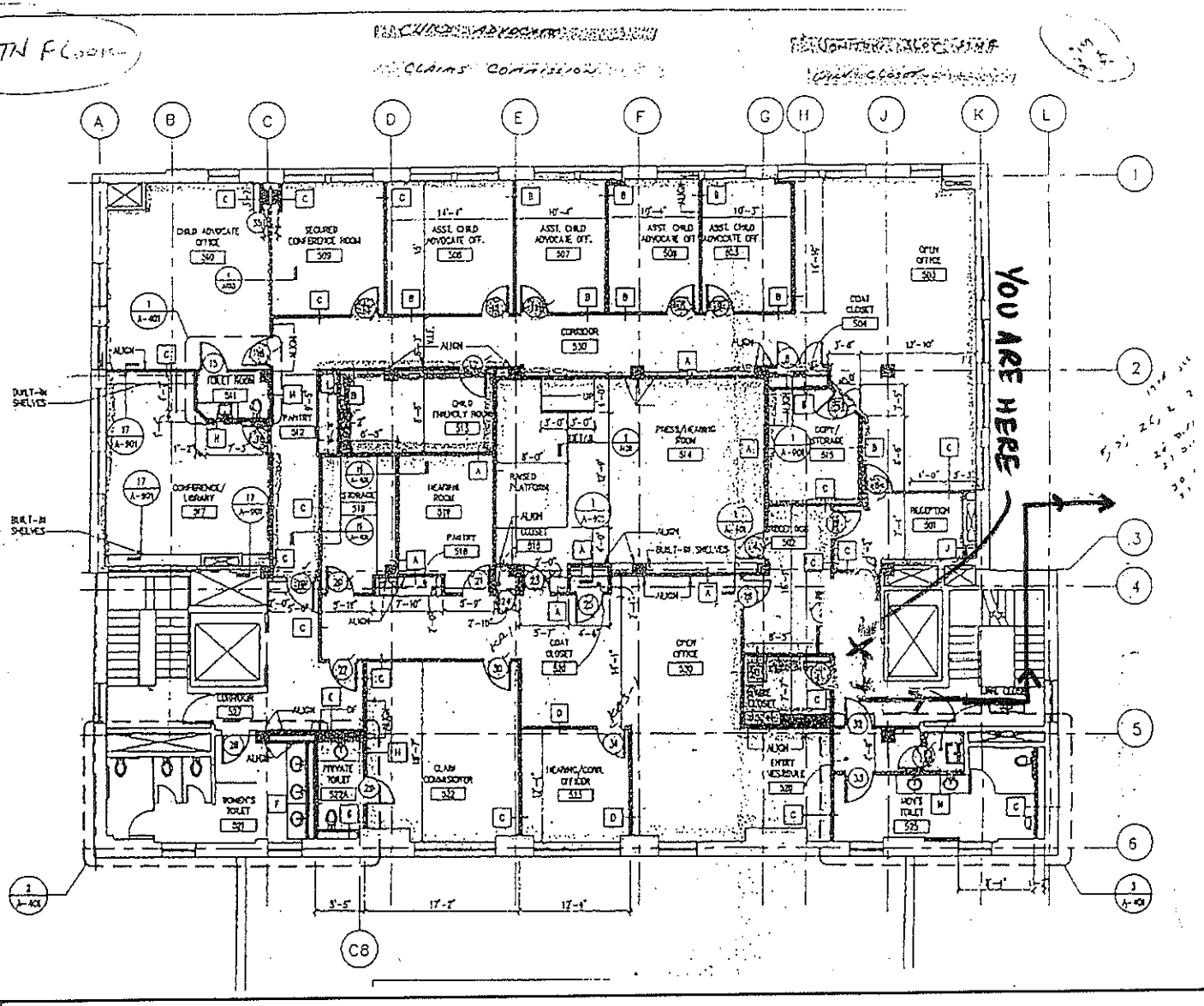
Project Number: 91954
Project Name: 18-20 Trinity Street
Description: Floor Plans
The north arrow indicator is an approximation of 0°North



5th
BEFORE RENOVATIONS

EMG

Project Number: 91954
Project Name: 18-20 Trinity Street
Description: Floor Plans
The north arrow indicator is an approximation of 0°North



EMG

Project Number: 91954
Project Name: 18-20 Trinity Street
Description: Floor Plans
The north arrow indicator is an approximation of 0°North

Appendix C

Supporting Documentation

1. **Property Questionnaire & Document & Information Checklist**
2. **Office of State Fire Marshal Inspection report dated 6/22/89**
3. **City of Hartford Zoning Map**
4. **City of Hartford Legal Description Documents and Deeds**
5. **State Offices Tenant List**
6. **ADA Structural Survey**
7. **Certification and Construction Documents for new ADA Accessible Ramp**
8. **Exterior Masonry Wall Repair Approval Form**
9. **Exterior Wall Investigation Report prepared by DuBose Associates Inc. Architects**
10. **O, R & L Periodicals for Preventative Maintenance**
11. **Equipment List Report dated April 24, 2002**
12. **Report of Inspection & Testing of Fire Sprinkler System and Fire Alarm**
13. **EMG's Freedom of Information Act Requests (FOIA's)**
14. **FEMA Flood Zone Determination Report**

EMG *An ISO 9002 Registered Company.*

91954

Property Condition Evaluation

Request For Information

The purpose of EMG's visit is to assist our Client in evaluating the physical aspects of the Property and how its condition may affect the soundness of the Client's financial investment in it. EMG will observe and evaluate the condition of major components of the property, estimate their Remaining Useful Life (RUL), assess the need for repairs and/or replacements and estimate the expenditures required to maintain the property's worth over time.

EMG will call soon to arrange a date and time for our Project Manager's (a Professional Engineer or Registered Architect) site visit and interview of management personnel familiar with the property.

Our Project Manager is required, by our client, to visually observe and report on the following spaces:

1. **10% of the tenant unit interiors, vacant or occupied**.
2. All commercial kitchens.
3. All "Down" tenant spaces (Spaces made unusable due to recent flood or fire, or in poor condition).
4. All of the low slope (flat) roofs (a means of access must be provided).
5. A representative sample of attics, crawl spaces and basements.
6. The exterior of the entire property.
7. All interior common areas including lobbies, foyers, corridors, rest rooms, etc.
8. All mechanical and electrical spaces (access must be available).

It is important that our Project Manager spend some time with a senior property management person familiar with all aspects of the property including capital improvements over the past three to five years and projected expenditures. The person to be interviewed should be familiar with maintenance and turnover policies as well as replacement programs and costs for equipment and finishes.

The quality of our report will depend significantly on the following information being made available.

1. A **site plan** for inclusion in our report, preferably 8 ½" x 11" (Brochures are acceptable).
2. Building **floor plans** for inclusion in our report, preferably 8 ½" x 11" (Brochures are acceptable).
3. A **list of tenants** indicating type of user and leased area for inclusion in our report.
4. Past, present and projected capital and maintenance **budgets** for the property.
5. The **names of service providers** for sanitary sewer, water, gas, electric, and telephone.
6. The **names & phone number of maintenance & inspection companies** for mechanical equipment, roofing, paving, plumbing, electrical equipment & systems, sprinklers and fire panels, & elevators.
7. **Copies of** occupancy permit(s) and copies of **certificates and inspection reports** for elevators, sprinkler systems, HVAC, and boilers for our report.
8. The **age** of roofs, paving, floor finishes, building elements, and mechanical equipment.
9. The **number of parking spaces** and the number of spaces reserved for the **handicapped**.
10. The **zoning** category and property's compliance with same.
11. **Copies of** all known active building, fire and zoning code **violation notices** for inclusion in report.
12. **Construction drawings**, and **work order records** should be made available for our review.

Our Project Manager should also be afforded an opportunity to visit with the maintenance supervisor to discuss and observe the heating and air-conditioning system(s), fire suppression systems, boilers, chillers, hot water heaters, appliances, electrical and plumbing systems and building components. They should be prepared to review the condition of these elements of the property and assist our Project Manager in projecting costs for the maintenance, repair and eventual replacement of all mechanical, electrical, plumbing and building components on the property.

Thank you for your cooperation and we look forward to meeting with you and discussing the Property.

EMG\EQUITY\COMMERPQ.DOC July 16, 1998

EMG *An ISO 9002 Registered Company.*

91954

Property Condition Evaluation
Document & Information Checklist

Please provide the Project Manager with the following plans for the purpose of obtaining information required for our evaluation of the property and to approximate quantities for cost estimates. Other information will assist us in advising our client of the status of the property with municipal authorities, or to evaluate the condition or Remaining Useful Life (RUL) of various elements of the property. This form complete with the Project Manager's comments and date of receipt of the documents/ information requested will be included as an exhibit in our report.

EMG Project No. 91954

Property Name: 18-20 Trinity Street

Property Address: 18-20 Trinity Street County: Hartford County

Hartford, Connecticut Zip Code 06106

Telephone: 860-566-7217 Fax: 860-246-6991

Property Manager: Ms. Cynthia Brown Phone: 860-566-7217

Maintenance Supervisor: Mr. Keith Palmer Phone: 860-509-6252

Document/Information		Date Received	EMG's Comments
1. Plans			
a.	Plat of Survey	4/24/02	Boundary & Topographic Survey prepared by E.A. Hesketh & Associates, Inc. dated 3-18-91
b.	Site plans		
c.	Storm Drain & Utility Plans	4/24/02	Boundary & Topographic Survey prepared by E.A. Hesketh & Associates, Inc. dated 3-18-91
d.	Storm water Management Plans		
e.	Architectural Plans including floor plans, elevations and structural sections.		
f.	Mechanical, Electrical & Plumbing Plans		
g.	Tenant improvement plans		
2. Municipal Documents			
a.	Building Permits (if part or all of property under construction)		
b.	Certificates of Occupancy	4/24/02	City of Hartford Legal Descriptions and Deeds
c.	Schedule of Code Violations (Include copies of all violation notices and responses)	4/24/02	Office of the State Fire Marshal Inspection Data Sheet dated 6/22/89

Document/Information		Date Received	EMG's Comments
	responses)		
d.	List of Zoning Variances		
3. Leasing information			
	List of tenants & leased area (Rent Roll)	4/24/02	State Agencies and Square Footage
	Brochure site & floor plans		
	Tenant Improvement Work Letter		
	Location Map		
4. Property Maintenance Records for:			
a.	Roofing		
b.	Exterior	4/24/02	Approval Form For Project #2B-056 for emergency masonry wall repairs. Exterior Wall Investigation Report, prepared by DuBose Associates Inc. Architects.
c.	Plumbing		
d.	Electrical		
e.	HVAC System		
f.	Elevator/Escalators		
g.	Sprinkler system		
h.	Fire alarm system		
5. Miscellaneous Documents (Latest)			
a.	Appraisal		
b.	Roof condition survey		
c.	Elevator Certificates		
d.	Boiler inspection report		
e.	Previous Property Assessments		
f.	Sprinkler system report		
g.	Tenant complaint log		
h.	Operating Budget (last 3 years)		
i.	Proposed Operating Budget		
j.	Previous ADA Surveys	4/24/02	ADA Structural Survey dated 2/8/00

6.	Maintenance Contractor	Date Received	Company	Contact	Phone	Fax
	Roofing		As Needed			
	HVAC		As needed			
	Elevator/Escalator		Thyssen		1-800-922-4346	
	Sprinkler system					
	Fire alarm system		FDT		203-729-7717	

EQUITY\DOCCHKLT\DOC July 13, 1998

Property Condition Evaluation

Record of Communication

Date: April 24, 2002 **Time:** 10:00 AM

Project Number: 91954 **Recorded by:** P. Riccardelli & S. Davis

Project Name: 18-20 Trinity Street

Communication with: Keith Palmer

of: OR & L Facility management

Phone Number: 860-566-7217

Communication via:

( ) Telephone Conversation

( ) Discussions During Site Inspection

(X) Office Visitation/Meeting at: Site

( ) Other:

Re: 18-20 Trinity Street Site tour

Summary of Communication:

Escorted inspectors around site. Provided details of problems, repairs, upgrades and operations.

Explained that cooling tower had been abandoned in place on rooftop. Explained metro district

Heating water and cooling water loop.

Conclusions, Actions Taken, Required, or Recommended:

None – Building needs help with the façade. Fire alarm system is being upgraded.

Follow-up Required: When, With and By Whom:

Repair exterior, monitor for any continuing deterioration. Complete fire alarm upgrade.

EMG *An ISO 9002 Registered Company.*

91954

Property Condition Evaluation

Record of Communication

Date: April 29, 2002 **Time:** 1:00 PM

Project Number: 91954 **Recorded by:** P. Riccardelli & S. Davis

Project Name: 18-20 Trinity Street

Communication with: Receptionist

of: Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Building Inspector

Phone Number: (860) 685-8310

Communication via:

- (X) Telephone Conversation
- ( ) Discussions During Site Inspection
- ( ) Office Visitation/Meeting at:
- ( ) Other:

Re: 18-20 Trinity Street

Summary of Communication:

According to a receptionist at the Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Building Inspector, code compliance information can only be obtained through submission of a written request.

Conclusions, Actions Taken, Required, or Recommended:

A request was submitted and a copy is included in the appendices.

Follow-up Required: When, With and By Whom:

Significant information will be forwarded to the Client upon receipt.

Property Condition Evaluation
Record of Communication

Date: April 29, 2002 **Time:** 1:30 PM

Project Number: 91954 **Recorded by:** P. Riccardelli & S. Davis

Project Name: 18-20 Trinity Street

Communication with: Receptionist

of: Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Fire Marshal

Phone Number: (860) 685-8380

Communication via:

- (X) Telephone Conversation
- ( ) Discussions During Site Inspection
- ( ) Office Visitation/Meeting at:
- ( ) Other:

Re: 18-20 Trinity Street

Summary of Communication:

According to a receptionist at the Department of Public Safety, Division of Fire, Emergency and Building Services, Office of State Fire Marshal, code compliance information can only be obtained through submission of a written request.

Conclusions, Actions Taken, Required, or Recommended:

A request was submitted and a copy is included in the appendices.

Follow-up Required: When, With and By Whom:

Significant information will be forwarded to the Client upon receipt.

EMG *An ISO 9002 Registered Company.*

91954

Property Condition Evaluation

Record of Communication

Date: April 29, 2002 **Time:** 9:00 AM

Project Number: 91954 **Recorded by:** P. Riccardelli & S. Davis

Project Name: 18-20 Trinity Street

Communication with: Mr. William Shoff, Zoning Official

of: City of Hartford

Phone Number: (860) 522-4888

Communication via:

- (X) Telephone Conversation
- ( ) Discussions During Site Inspection
- ( ) Office Visitation/Meeting at:
- ( ) Other:

Re: 18-20 Trinity Street

Summary of Communication:

According to Mr. William Shoff, Zoning Official of the City of Hartford, the property is located within a R0-1, Office zoning district and is a conforming use.

Conclusions, Actions Taken, Required, or Recommended:

None

Follow-up Required: When, With and By Whom:

None

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE, EMERGENCY & BUILDING SERVICES
OFFICE OF STATE FIRE MARSHAL

INSPECTION DATA SHEET

Thursday, January 25, 2001

Caseno :625

Contact : James Garotti
Phone : 860-566-7217

Remarks1 : Superior Court - Housing (JD)
Family Services - (JD)

Bname : Office Building

Address : 18-20 Trinity Street
Town/SubTown : Hartford
Zip Code :

Agency :DPW

Class : 27
Subclass : 0
Load : 500
Type : III200
Floors : 6.00
Sprinkler : N (T,P,N)

Inspector : Renstrom

Date Inspected : 06/22/1989
Annual Update :
POC Due Date :
License Renewal :

>> VIOLATIONS <<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<<

Dtinspec	Code	Status	Remarks	Correction Plan
02/29/1988	27-2.10.1	ACTIVE	Signs designating exits and ways of travel thereto shall be provided in accord. with Sec. 5-10. Many of the larger offices are in need of signs. Some offices have installed partitions for privacy and are obstructing the means of egress.	
02/29/1988	27-2.11.2	ACTIVE	Many of the reentry doors in the rear 6 story stair towers (2) are locked from the outside and do not provide provisions for reentry.	
02/29/1988	27-2.3.2	ACTIVE	The minimum width of any corridor/aisle passageway shall be 44 in. in the clear. This violation is prevalent throughout.	
02/29/1988	27-2.9.1	ACTIVE	Emergency lighting shall be in accordance with Sec. 5-9. Several emergency lighting units need to be serviced. An emergency lighting unit is to be installed in the sub-basement.	
02/29/1988	27-3.2.1	ACTIVE	There shall be a 1 hour construction with openings protected by a rated self closing door in any area used for mechanical room/maintenance shop. This area is on the ground floor.	

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE, EMERGENCY & BUILDING SERVICES
OFFICE OF STATE FIRE MARSHAL

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Caseno :625

Contact : James Garotti
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Address : 18-20 Trinity Street
Town/SubTown : Hartford
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Agency : DPW

Class : 27
Subclass : 0
Load : 500
Type : III200
Floors : 6.00
Sprinkler : N (T,P,N)

Inspector : Renstrom

Date Inspected : 06/22/1989
Annual Update :
POC Due Date :
License Renewal :

02/29/1988	5-1.3.2	ACTIVE	No exit enclosure shall be used for any purpose which would interfere with its use as an exit. There is a great amount of boxes stored in the main corridor on the 1st floor (front).
02/29/1988	5-10.1.2	ACTIVE	Access to exits shall be marked by a readily visible sign. Some signs in the elevator lobbies leading to the stairs are to be moved so as to be readily visible.
02/29/1988	5-10.4.2.1	ACTIVE	NO EXIT signs shall be installed on chains blocking stairways to the roof in two stairtowers. They shall be installed where noted.
02/29/1988	5-5.1.2	CLEARED	Every occupant shall have access to at least two exits by separate ways of travel. There are three offices on the basement level that have to exit up a flight of stairs to the front exit as only means of egress. The Fiscal Analysis office has only one me
02/29/1988	5-5.2.1	CLEARED	In no case shall an access to an exit be through workshops. The only means of egress from the Fiscal Analysis office is through the mechanical.
02/29/1988	6-2.2.4	ACTIVE	Fire barriers for floor opening shall be provided as stated. Fire doors are to be installed on ground level at each elevator lobby.
02/29/1988	NFPA #70	ACTIVE	The mechanical room has three switches in conduit pipes that are held in place by strings. These conduits sway very easily.

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE, EMERGENCY & BUILDING SERVICES
OFFICE OF STATE FIRE MARSHAL

INSPECTION DATA SHEET

Thursday, January 25, 2001

Caseno :625

Contact : James Garotti
Phone : 860-566-7217

Remarks1 : Superior Court - Housing (JD)
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Bname : Office Building

Address : 18-20 Trinity Street
Town/SubTown : Hartford
Zip Code :

Agency : DPW

Class : 27
Subclass : 0
Load : 500
Type : III200
Floors : 6.00
Sprinkler : N (T,P,N)

Inspector : Renstrom

Date Inspected : 06/22/1989
Annual Update :
POC Due Date :
License Renewal :

TOTAL ITEMS : 12

417 | 003 | 003 | 1 OF 1 | COMMERCIAL | TOTAL APPRAISED: 2,725,800

MAP | BLOCK | LOT | CARD

CITY OF HARTFORD

PROPERTY LOCATION

No	Alt No	Street
0030		TRINITY ST

OWNERSHIP

Owner 1:	STATE OF CONN OFFICE BUILDING
Owner 2:	
Owner 3:	
Street 1:	30 TRINITY ST
Street 2:	
Twn/City:	HARTFORD
St/Prov:	CT Cntry:
Postal:	06106 1629 Own Occ: Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 34,660 Sq.Ft. of land mainly classified as ST-ADMINISTR with a(n) OFFICE LO RI Building Built about 1920, Having Primarily Brick Exterior and Tar & Gravel Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
910	2,442,900	5,600	34660.000	277,300	2,725,800	
Total Card	2,442,900	5,600	0.796	277,300	2,725,800	
Total Parcel	2,442,900	5,600	0.796	277,300	2,725,800	

Source: Income Approach | Total Value per SQ unit /Card: 47.47 | /Parcel: 47.47

Entered Lot Size | Total Land: | Land Unit Type:

User Acct | GIS Ref | GIS Ref | Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Building Value	Yard Items	Land Size	Land Value	Total Value	Assessed Value
2000	910	GL	2,442,900	5600	34,660.	277,300	2,725,800	1,908,060
1999	910	GL	2,442,900	5600	34,660.	277,300	2,725,800	1,908,060
1998		FV	1,719,550	7000		970,480	2,697,030	
1997		FV	1,719,550	7000		970,480		
1988		FV	1,684,885	0		415,920		
1988		FV		0		68,350		

Parcel ID: 417-003-003

PRINT: Date 08/23/01 Time 10:20:49

LAST REV: Date 02/08/00 Time 12:34:55

PAT ACCT.: 14116

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	417-
Prior Id # 2:	08
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	10816
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BidReason:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	01084 0695		6/15/62			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V1 Date	V2 Date	V3 Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/99	Entrance	ED1	E DELGADO

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	RO1	OF/RES 7,5		U	01	TYPICAL
o				f		
n				I		
Census:	5020 0113					
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED ST
t				Traffic	2	MEDIUM

Sign: VERIFICATION OF VISIT BY: DATE: __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
910	ST-ADMINIST		34660		Sq.Ft.	PRIME SITE	1.0	0	8.	1.000	423									277,280						277,300	

Total AC/HA: 0.795684 | Total SF/SM: 34660.00 | Parcel LUC: 910 ST-ADMINISTR | Prime NB Desc: Commercial | Total: 277,280 | Spl Credit | Total: 277,300

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS that WINFIELD P. E. VIERING, of the Town of Hartford, County of Hartford, and State of Connecticut, and THE CONNECTICUT BANK AND TRUST COMPANY, Successor to The Hartford-Connecticut Trust Company, a banking corporation organized and existing under the laws of the State of Connecticut, with its principal office in the Town and County of Hartford, State of Connecticut, TRUSTEES U/30th CLAUSE OF THE WILL OF EDWARD MILLER, do hereby release and discharge a certain mortgage from THOMAS J. PEYTON and ANNE J. PEYTON to THE HARTFORD CONNECTICUT TRUST COMPANY dated March 17, 1917, and recorded in the Land Records of the Town of Hartford, County of Hartford and State of Connecticut, in Volume 438, at Page 136, to which reference may be had.

This mortgage was assigned under date of October 2, 1936,, by THE HARTFORD CONNECTICUT TRUST COMPANY to WINFIELD P.E. VIERING and THE HARTFORD-CONNECTICUT TRUST COMPANY, TRUSTEES U/30th CLAUSE OF THE WILL OF EDWARD MILLER, by Assignment duly recorded in said Hartford Land Records, in Volume 722, at Page 479.

IN WITNESS WHEREOF, WINFIELD P.E. VIERING, Trustee as aforesaid, has hereunto set his hand and seal this 21st day of May 1962, and THE CONNECTICUT BANK AND TRUST COMPANY, TRUSTEE as aforesaid, Acting herein by C. S. BOLIN, its Assistant Secretary, duly authorized, has hereunto set its hand and seal this 11th day of May 1962.

Signed, sealed and delivered
in the presence of:

Andrew S. Valente

Claire W. Roraback

Andrew S. Valente

Claire W. Roraback

Winfield P. E. Viering

THE CONNECTICUT BANK AND TRUST COMPANY

By C. S. Bolin
C. S. Bolin
Its Assistant Secretary

TRUSTEES U/30th CLAUSE OF THE WILL OF EDWARD MILLER

STATE OF CONNECTICUT)
) ss. Hartford May 21, 1962
COUNTY OF HARTFORD)

Personally appeared WINFIELD P.E. VIERING, Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed, individually and in the capacity aforesaid, before me

Helen G. Vollrath, Notary Public
My Commission Expires April 1, 1967

STATE OF CONNECTICUT)
) ss. HARTFORD May 11, 1962
COUNTY OF HARTFORD)

Personally appeared C. E. BOLIN, Assistant Secretary, as aforesaid, Signer and Sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of said corporation, in the capacity aforesaid, before me

Helen G. Vollrath, Notary Public
My Commission Expires April 1, 1967

Received for Record June 15, 1962 1:02 P.M.

QUIT-CLAIM DEED No. 136 Cleveland Legal Blank Service, Hartford, Conn.

Know All Men by These Presents

THAT The Ætna Casualty and Surety Company, a Connecticut corporation with its principal office in the Town of Hartford, County of Hartford, State of Connecticut,

for divers good causes and considerations thereunto moving, especially for Five ($5.00) Dollars

received to its full satisfaction of the State of Connecticut

have remised, released, and forever quit-claimed, and do by these presents, for itself its successors and ~~heirs~~, justly and absolutely remise, release, and forever QUIT-CLAIM unto the said State of Connecticut, its successors ~~heirs~~ and assigns forever, all such right and title as it the said The Ætna Casualty and Surety Company has or ought to have in or to five certain pieces or parcels of land, together with the buildings thereon and the appurtenances thereof, situated in said Town of Hartford, in said County and State and more particularly bounded and described as follows:

Map Filed

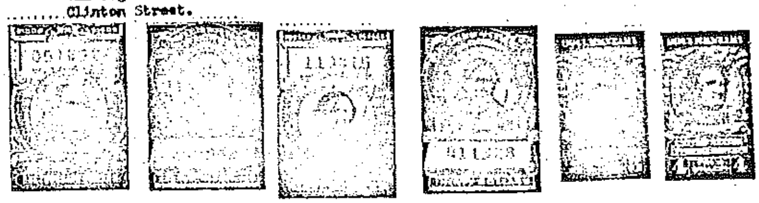
FIRST PIECE

A certain piece or parcel of land, together with the buildings thereon, situated on the southeast corner of Trinity and Elm Streets in said Hartford and being more particularly bounded and described as follows:

Beginning at the intersection of the easterly line of Trinity Street and the southerly line of Elm Street, as defined by the City Engineer of the City of Hartford in November 1903; from thence running easterly along said southerly line of Elm Street One Hundred Fifty-Eight (158) feet more or less to land formerly of Frederick T. Simpson; thence running southerly along said land formerly of said Simpson One Hundred Twenty-Four and Fifteen Hundredths (124.15) feet to the northerly line of a gangway twelve (12) feet wide; thence running westerly along the northerly line of said gangway One Hundred Forty-Seven (147) feet more or less to Trinity Street; thence running northerly along the easterly line of Trinity Street One Hundred Twenty-Nine and Nine Tenths (129.9) feet to the point of beginning.

Bounded: North by Elm Street;
East by land formerly of Frederick T. Simpson, being the second piece described below;
South by a gangway; and
West by Trinity Street.

Together with all the right, title and interest of the Grantor in and to a gangway twelve (12) feet wide (subject to the rights of others to use said gangway), situated between the first piece and the land now or formerly of the Orient Insurance Company, extending from Trinity Street easterly, together with any and all rights of the Grantor to use said gangway as extended to Clinton Street.



CONVEYANCE TAX STAMP
TOTAL $ [illegible]

- 2 -

SECOND PIECE

A certain piece of parcel of land, together with the buildings thereon, situated in said Hartford and formerly known as No. 105 Elm Street and being more particularly bounded and described as follows:

North by Elm Street Twenty-Eight (28) feet;
East by land formerly of T. G. Vail, et al., being the third piece described below, One Hundred Thirty-Eight (138) feet more or less;
South by a gangway Twenty-Eight (28) feet more or less; and
West by land formerly of the Trustees of Trinity College, being the first piece described above, One Hundred Thirty-Eight(138) feet more or less;

Together with all the rights of the Grantor in said gangway.

THIRD PIECE

A certain piece or parcel of land, situated in said Hartford and formerly known as No. 103 Elm Street, and being more particularly bounded and described as follows:

North by Elm Street;
East by land formerly of Mary Francis, being the fourth piece described below;
South by land now or formerly of the Orient Insurance Company, being the southerly line of an existing gangway on said premises, Twenty-Seven feet Two inches (27' 2") more or less; and
West by the second piece described above.

This piece of land is Twenty-Seven feet Two inches (27' 2") more or less in width, front and rear, and includes all rights and privileges of the Grantor in said gangway at the rear of this piece and in the fee in said gangway, subject to the rights of others in said gangway.

FOURTH PIECE

A certain piece or parcel of land situated in said Hartford and formerly known as No. 101 Elm Street and being more particularly bounded and described as follows:

North by Elm Street Twenty-Four and Two Tenths (24.2) feet;
East by land formerly of the Church Home of Hartford, being the fifth piece described below, One Hundred Thirty-Five (135) feet more or less;
South by land now or formerly of the Orient Insurance Company, being the southerly line of an existing gangway on said premises, Twenty-Four (24) feet more or less; and
West by land formerly of T. G. Vail, et al, being the third piece described above, One Hundred Thirty-Five (135) feet more or less.

Together with all rights of the Grantor in and to said gangway. The southerly portion of said premises is subject to the rights of others to use said gangway.

FIFTH PIECE

A certain piece or parcel of land situated in said Hartford and formerly known as No. 99 Elm Street and being more particularly bounded and described as follows:

North by Elm Street Twenty-Four and One Tenth (24.1) feet more or less;
East by land now or formerly of Fred P. and Regina M. Holt One Hundred Thirty (130) feet more or less;
South by a gangway Twenty-Four and One Tenth (24.1) feet more or less; and
West by land formerly of Mary Francis, being the fourth piece described above, One Hundred Thirty (130) feet more or less.

Together with all rights of the Grantor in and to said gangway. Said premises are subject to such rights of way across the rear thereof as of record appear.

All said five parcels being all and the same premises conveyed to the Automobile Insurance Company of Hartford, Connecticut by deed from The Phoenix Insurance Company dated December 26, 1951 and recorded in Volume 893, Page 317, Hartford Land Records.

-3-

Said Seller does also for itself, its successors and assigns, remise, release and forever quit-claim unto the said State of Connecticut, its successors and assigns, all such title as it the said Seller has or ought to have in or to a certain parcel of land situated in the said City of Hartford and more particularly bounded and described as follows:

Beginning at a point established by the point of intersection of an extension of the southerly line of Elm Street in a westerly direction and the easterly line of Trinity Street in a northerly direction; thence S 15° 55' 12" W along the easterly street line of Trinity Street and the northerly extension thereof, a distance of One Hundred Forty-Two (142) feet to a point; thence in a general easterly direction along the northerly line of land now or formerly of the Safeguard Insurance Company, a distance of Two Hundred Fifty-One (251) feet to a point; thence in a northerly direction bounded easterly by land now or formerly of Salvatore R. Pope, a distance of One Hundred Thirty-Two and Eight Tenths (132.8) feet to a point on the southerly street line of Elm Street; thence N 68° 6' 42" W along the southerly line of Elm Street and extension thereof, a distance of Two Hundred Sixty-One and Seven Tenths (261.7) feet to the point or place of beginning.

Being the same premises as shown on a map entitled "Property of The Ætna Casualty and Surety Company, 30 Trinity Street, Hartford, Connecticut, to be acquired by the State of Connecticut, dated January 12, 1962, Theodore E. Miller, CE & LS", which said map is to be recorded with this deed in the Hartford Town Clerk's Office.

Said parcels are further subject to the following:

(A) Such restrictions as may exist, pursuant to Section 205 of the General Statutes of Connecticut, Revision of 1949;

(B) Restrictions pursuant to the Zoning Ordinances of the City of Hartford;

(C) Such street, building and veranda lines as of record appear.

APPROVED AS TO FORM
Attorney General

To Have and to Hold, the premises unto the said State of Connecticut and to its successors and assigns, to the only use and behoof of the said State of Connecticut, its successors and assigns forever, so that neither it the said The Ætna Casualty and Surety Company nor any person or persons in its name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and everyone of them shall by these presents be excluded and forever barred.

In Witness Whereof, The Ætna Casualty and Surety Company, acting herein by George S. Chase its Vice President hereunto duly authorized, has hereunto set its hand and seal this 11th day of June, 1962.

Signed, Sealed and Delivered in the presence of:

G. B. Krause

Albert L. Hall

THE ÆTNA CASUALTY AND SURETY COMPANY

G.S.H. By: George S. Chase
Vice President
George S. Chase

STATE OF CONNECTICUT)
) ss:
COUNTY OF HARTFORD)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared George S. Chase known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said THE ÆTNA CASUALTY AND SURETY COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 11thday of June, 1962.

Frank A. Kelly, Jr., Notary Public
Within and for the State of Connecticut
My Commission Expires March 31, 1965.

Frank A. Kelly, Jr.

Received for Record June 15, 1962 1:38 P.M.

MAI OCK T CARL TOTAL APPRAISED: 2,754,100

CITY OF HARTFORD

PROPERTY LOCATION

No	Alt No	Street
0020	0022	TRINITY ST

OWNERSHIP

Owner 1:	STATE OF CONN PUBLIC WORKS
Owner 2:	
Owner 3:	
Street 1:	20 TRINITY ST # 22
Street 2:	
Twn/City:	HARTFORD
St/Prov:	CT
Cntry	
Own Occ:	
Postal:	06106 1628
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 36,937 Sq.Ft. of land mainly classified as ST-ADMINISTR with a(n) OFFICE LO RI Building Built about 1900, Having Primarily Brick Exterior and Membrane Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
910	2,454,100	4,500	36937.000	295,500	2,754,100
Total Card	2,454,100	4,500	0.848	295,500	2,754,100
Total Parcel	2,454,100	4,500	0.848	295,500	2,754,100

Source: Income Approach | Total Value per SQ unit /Card: 43.20 | /Parcel: 43.20

Legal Description

Entered Lot Size:

Total Land:

Land Unit Type:

User Acct

GIS Ref

GIS Ref

Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Building Value	Yard Items	Land Size	Land Value	Total Value	Assessed Value
2000	910	GL	2,430,200	4500	39,920.	319,400	2,754,100	1,927,870
1999	910	GL	2,430,200	4500	39,920.	319,400	2,754,100	1,927,870
1998		FV	2,590,630	4410		1,117,760	3,712,800	
1997		FV	2,590,630	4410		1,117,760		
1988		FV	652,000	0		392,200		

Parcel ID: 417-003-002

PRINT: Date 08/23/01 Time 10:22:22

LAST REV: Date 06/21/01 Time 08:54:52

PAT ACCT.: 14115

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	417-
Prior Id # 2:	08
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	10816
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	01586 0242		9/1/77			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V1 Date	V2 Date	V3 Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/99	Entrance	ED1	E DELGADO

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Z	RO1	OF/RES 7,5		U	01	TYPICAL
o				f		
n				I		
Census:	5020 0113					
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED ST
t				Traffic	2	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
910	ST-ADMINIST		36937		Sq.Ft.	PRIME SITE	1.0	0	8.	1.000	423									295,496						295,500	

Total AC/HA: 0.847957 | Total SF/SM: 36937.00 | Parcel LUC: 910 ST-ADMINISTR | Prime NB Desc: Commercial | Total: 295,496 | Spl Credit | Total: 295,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

WARRANTEE DEED No. 114

Cleveland Legal Blank Service, Inc. Hartford, Connecticut

To all People to whom these Presents shall come, Greeting:

KNOW YE, THAT the National Fire Insurance Company of Hartford, a Connecticut corporation with an office and place of business in the City of Hartford, County of Hartford and State of Connecticut, acting herein by Lawrence G. Martin, its vice president, duly authorized,
for the consideration of one million dollars ($1,000,000.00)

received to its full satisfaction of the State of Connecticut,

do es give, grant, bargain, sell and confirm unto the said State of Connecticut, its successors and assigns forever, a certain piece or parcel of land, with the buildings and other improvements thereon, situated in the said City of Hartford, County of Hartford and State of Connecticut, known as 20-22 Trinity Street and 15 Clinton Street, Hartford, Connecticut, and indicated on a map entitled "LAND TO BE ACQUIRED BY STATE OF CONNECTICUT AT 20-22 TRINITY ST. & 15 CLINTON ST. HARTFORD, CONN. PROJECT: BI-2B-293," dated July 20, 1977 and certified to be substantially correct within the standards of Class A-2 of the Technical Council, Inc., by Igor Vechesloff, Registered Land Surveyor, which map is to be filed in the office of the Town Clerk of said Hartford, Connecticut, said piece or parcel of land being more particularly bounded and described as follows:

Beginning at a point in the easterly line of Trinity Street, which point is at the southwesterly corner of the land herein described and at the northwesterly corner of land now or formerly of The Horace Bushnell Memorial Hall Corp., and which point is also 246.82 feet from the intersection of the northerly line of Capitol Avenue and the said easterly line of Trinity Street as measured along a bearing N 15°-55'-12" E along said easterly line of Trinity Street;

Thence running N 15°-55'-12" E along the said easterly line of Trinity Street a distance of 140.00 feet to a point, which point is at the northwesterly corner of the land herein described;

Thence running S 69°-50'-34" E a distance of 255.86 feet to a point;

Thence running S 69°-08'-20" E a distance of 80.62 feet to a point, which point is at the northeasterly corner of the land herein described, the last two courses being along the southerly lines of a 12-foot-wide mutual gangway;

Thence running S 20°-12'-22" W along the westerly line of Clinton Street a distance of 103.00 feet to a point, which point is at the southeasterly corner of the land herein described and at the northeasterly corner of said land now or formerly of The Horace Bushnell Memorial Hall Corp.;

Thence running N 70°-09'-38" W a distance of 164.37 feet to a point;

Thence running S 15°-31'-56" W a distance of 25.98 feet to a point;

Thence running N 72°-55'-33" W a distance of 164.01 feet to the point of beginning, the last three courses being along said land now or formerly of The Horace Bushnell Memorial Hall Corp.

The land herein described has an area of 39,750 square feet.

Together with all of the right, title and interest of the grantor herein to the use of said 12-foot-wide mutual gangway from said Trinity Street to said Clinton Street, in common with the owners of land abutting said gangway on the north.

NO CONVEYANCE TAX COLLECTED

Robert J. Gallivan

TOWN CLERK OF HARTFORD

Being the same premises conveyed to the grantor herein by Safeguard Insurance Company by virtue of a deed dated November 12, 1964 and recorded in Volume 1132 at page 158 of the Land Records of said City of Hartford.

Said premises are herein conveyed subject to certain wall, roof and window sill encroachments as noted on the aforementioned map.

Said premises are further subject to taxes on the City of Hartford Grand List of October 1, 1976 due October 1, 1977, January 1, 1978 and April 1, 1978, which taxes the grantee herein assumes and agrees to pay as part consideration of this deed.

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto it, the said grantee, its successors and assigns forever, to its and their own proper use and behoof. And also, it, the said grantor, does for itself, its successors and assigns /covenant with the said grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seized of the premises, as a good indefeasible estate in *Fee Simple;* and has good right to bargain and sell the same in manner and form as is above written and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, it, the said grantor, does by these presents bind itself and its successors and assigns forever to *Warrant and Defend* the above granted and bargained premises to it, the said grantee, its successors and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, the National Fire Insurance Company of Hartford, acting herein by Lawrence G. Martin, its vice president, duly authorized,

has hereunto set its hand and seal this 22nd day of August in the year of our Lord nineteen hundred and seventy-seven.

Signed, Sealed and delivered in the presence of

Karen T. Horan

Ellen Bruce

National Fire Insurance Company of Hartford

by Lawrence G. Martin [L. S.]
Lawrence G. Martin
its vice president

.....[L. S.]

.....[L. S.]

.....[L. S.]

STATE OF CONNECTICUT } ss.
COUNTY OF }

On this day of 19 , before me ,the undersigned officer, personally appeared known to me (or satisfactorily proven) to be the person whose name is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In Witness Whereof I hereunto set my hand.

.....

Notary Public — Commissioner of the Superior Court

STATE OF ILLINOIS ~~CONNECTICUT~~ } ss. Chicago
COUNTY OF COOK }

On this 22nd day of August, 19 77 , before me , the undersigned officer, personally appeared Lydia DeGraf Lawrence G. Martin who acknowledged himself/herself to be the vice president of the National Fire Insurance Company of Hartford, a corporation, and that he , as such vice president being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as vice president.

In Witness Whereof I hereunto set my hand.

Lydia DeGraf

Notary Public — ~~Commissioner of the Superior Court~~

My Commission Expires:
June 25, 1979

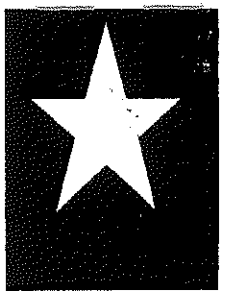
Grantees' Address: c/o State Public Works Department
165 Capitol Avenue
Street and Number
Hartford, Connecticut 06115
City *State*

Received .....19.....At.....M.
Recorded in .....
Land Records - - Vol.....Page.....
..... Town Clerk

APPROVED AS TO FORM
AUG 30 1977
PETER W. GILLIES
DEP. ATTORNEY GENERAL

Rec. for Record SEP 1 1977
at 11:19A M. Robert J. Sullivan Town Clerk.

CITY OF HARTFORD



PROPERTY LOCATION

No	Alt No	Street
0095		ELM ST

OWNERSHIP

Owner 1:	ALMOND BUSHNELL, LLC
Owner 2:	
Owner 3:	
Street 1:	95 ELM ST
Street 2:	
Twn/City:	WETHERSFIELD
St/Prov:	CT Cntry: Own Occ:
Postal:	06109 3113 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMS GROUP (THE)
Owner 2:	
Street 1:	95 ELM ST
Twn/City:	WETHERSFIELD
St/Prov:	CT Cntry:
Postal:	06109 3113

NARRATIVE DESCRIPTION

This Parcel contains 3,120 Sq.Ft. of land mainly classified as MED OFFICE with a(n) OFFICE LO RI Building Built about 1865, Having Primarily Stone Exterior and Tar & Gravel Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
254	199,000	1,200	3120.000	43,700	243,900
Total Card	199,000	1,200	0.072	43,700	243,900
Total Parcel	199,000	1,200	0.072	43,700	243,900

Source: Income Approach | Total Value per SQ unit /Card: 66.82 | /Parcel: 66.82

Legal Description | Entered Lot Size | Total Land: | Land Unit Type:

User Acct | GIS Ref | GIS Ref | Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Building Value	Yard Items	Land Size	Land Value	Total Value	Assessed Value
2000	254	GL	199,000	1200	3,120.	43,700	243,900	170,730
1999	254	GL	199,000	1200	3,120.	43,700	243,900	170,730
1998		FV	243,950	1190		87,360	332,500	
1997		FV	243,950	1190		87,360		
1988		FV	52,170	0		37,440		

Parcel ID: 417-003-005

PRINT: Date 08/23/01 Time 10:19:28

LAST REV: Date 06/06/01 Time 12:13:14

PAT ACCT.: 14118

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	24211
Prior Id # 3:	
Prior Id # 1:	417-
Prior Id # 2:	08
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	10816
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMS GROUP	04364-0322	10	4/11/01	Addl Parcels	578,100	No	No			
	02782 0208		6/10/88		395,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V1 Date	V2 Date	V3 Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/99	Refusal	ED1	E DELGADO

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Z	RO1	OF/RES 7,5		U	01	TYPICAL
o				t		
n				l		
Census:	5020 0113					
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED ST
L				Traffic	2	MEDIUM

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
254	MED OFFICE		3120		Sq.Ft.	PRIME SITE	1.0	0	14.	1.000	422									43,680						43,700	

Total AC/HA: 0.0716253 | Total SF/SM: 3120.00 | Parcel LUC: 254 | MED OFFICE | Prime NB Desc: Commercial | Total: 43,680 | Spl Credit | Total: 43,700

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT FWP CORPORATION (formerly THE F. W. PRELLE COMPANY), a Connecticut Corporation having an office at North Williams Avenue, Weekapaug, Rhode Island, hereinafter referred to as the Grantor, for the consideration of One Dollar ($1.00) received to its full satisfaction of THE WILLIAMS GROUP, a General Partnership formed under the laws of the State of Connecticut and having an office at 95 Elm Street, Hartford, Connecticut, hereinafter referred to as the Grantee, do give, grant, bargain, sell and confirm unto the said Grantee, its successors and assigns forever, a certain piece or parcel of land with the buildings thereon situated in the Town of Hartford County of Hartford, and State of Connecticut, and more particularly described on Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee, its successors and assigns forever, to it and their own proper use and behoof. And also, it, the said Grantor, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, it is well seised of the premises, as a good indefeasible estate in Fee Simple; and has good right to bargain and sell the same in manner and form as is above written and that the same is free from all encumbrances whatsoever, except easements and party wall agreements appearing of record.

AND FURTHERMORE, it, the said Grantor, does by these presents bind itself and its successors and assigns forever to Warrant and Defend the above granted and bargained premises to the said Grantee, its successors and assigns, against all claims and demands whatsoever, except as is shown on Schedule A.

IN WITNESS WHEREOF, the Grantor has set or caused to be set its hand and seal this 10th day of June, 1988.

Signed and delivered in the presence of:

Willis G. Parsons, Jr.

KENNETH J. DE LISA

GRANTOR:

FWP CORPORATION

By F. Wallace Prelle
F. Wallace Prelle
Its President

STATE OF CONNECTICUT)
) ss: Hartford June 10, 1988
COUNTY OF HARTFORD)

Personally appeared F. WALLACE PRELLE, President of FWP CORPORATION, signer and sealer of the foregoing instrument, who acknowledged the same to be his free act and deed and the free act and deed of said Corporation, before me.

~~Notary Public~~ Willis G. Parsons, Jr.
Commissioner of the Superior Court

Grantees' Address:

95 Elm Street
Hartford, Connecticut

$ 1777.50 State Conv. Tax Received
$ 434.50 Municipal Conv. Tax Rec'd

HARTFORD TOWN CLERK

SCHEDULE A

All that certain piece or parcel of land, together with all the buildings and improvements thereon, situated in the Town of Hartford, County of Hartford and State of Connecticut, as shown on a certain map entitled: "Plot Plan for The Williams Group 95 Elm Street Hartford, Connecticut Scale 1"=10' May 1988 Rev. 6/7/88 Davis Surveying-Simsbury, Conn.", which map is to be filed in the Hartford Town Clerk's Office, and more particularly bounded and described as follows:

Beginning at a point in the south side of Elm Street 23.37 feet westerly of its intersection with Clinton Street; thence turning and running S 03° 44' 54" E, a distance of 18.30 feet to a point; thence turning and running S 89° 02' 11" W, a distance of 0.22 feet to a point; thence turning and running S 01° 00' 07" E, a distance of 50.49 feet to a point; thence turning and running S 88° 59' 53" W, a distance of 3.11 feet to a point; thence turning and running S 00° 02' 31" E, a distance of 17.52 feet to a point; thence turning and running N 89° 07' 38" E, a distance of 0.17 feet; thence turning and running S 00° 53' 07" E, a distance of 46.22 feet to a point, the last seven (7) distances being along land now or formerly of Edwin Ray Maher; thence turning and running S 88° 34' 01" W, a distance of 20.67 feet along land now or formerly of the State of Connecticut; thence turning and running N 00° 16' 25" W, a distance of 63.35 feet to a point; thence turning and running N 01° 56' 03" W, a distance of 69.67 feet to a point, the last two (2) distances being along land now or formerly of Raynald B. Cantin; thence turning and running N 89° 48' 40" E, a distance of 23.67 feet along Elm Street to the point or place of beginning.

Together with and subject to the right to use, in common with others, a gangway to the rear of the premises herein conveyed and together with the right to use, in common with others, the extension of said gangway easterly and westerly, as of record appears.

Together with rights in a common wall with 93 Elm Street.

Together with all rights set forth in a letter from Salvatore R. Pope to The F. W. Prelle Company and Messrs. John M. Hurley and Thomas J. Dodd dated December 31, 1954 and recorded in Volume 949, Page 693.

Said premises are conveyed subject to any and all provisions of any ordinance, municipal regulation, public or private law; to taxes due to the Town of Hartford on the Grand List of October 1, 1987, not yet payable, and all subsequent taxes and to building, building line and zoning restrictions as of record may appear.

Received for Record June 10, 1988 at 2:33 P. M. Attest [signature] Town Clerk.

417 | 003 | 004 | 1 of 1 | COMMERCIAL | TOTAL APPRAISED: 428,300

MAP | BLOCK | LOT | CARD

CITY OF HARTFORD

PROPERTY LOCATION

No	Alt No	Street
0097		ELM ST

OWNERSHIP

Owner 1:	CANTIN RAYNALD B
Owner 2:	
Owner 3:	
Street 1:	97 ELM ST
Street 2:	
Twn/City:	HARTFORD
St/Prov:	CT
Cntry:	
Postal:	06106
Own Occ:	
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 5,010 Sq.Ft. of land mainly classified as MED OFFICE with a(n) OFFICE LO RI Building Built about 1920, Having Primarily Brick Exterior and Tar & Gravel Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
254	356,700	1,500	5010.000	70,100	428,300
Total Card	356,700	1,500	0.115	70,100	428,300
Total Parcel	356,700	1,500	0.115	70,100	428,300

Source: Income Approach | Total Value per SQ unit /Card: 46.92 | /Parcel: 46.92

Legal Description | Entered Lot Size | Total Land: | Land Unit Type:

User Acct | GIS Ref | GIS Ref | Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Building Value	Yard Items	Land Size	Land Value	Total Value	Assessed Value
2000	254	GL	356,700	1500	5,010.	70,100	428,300	299,810
1999	254	GL	356,700	1500	5,010.	70,100	428,300	299,810
1998		FV	417,550	2170		140,280	560,000	
1997		FV	417,550	2170		140,280		
1990		FV	678,700	3100		200,400		

Parcel ID: 417-003-004

PRINT: Date 08/23/01 | Time 10:17:45

LAST REV: Date 02/14/00 | Time 14:26:33

PAT ACCT.: 14117

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	24210
Prior Id # 3:	
Prior Id # 1:	417-
Prior Id # 2:	08
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	10816
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	01661 0180		10/26/78		200,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	V1 Date	V2 Date	V3 Date	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/99	Refusal	ED1	E DELGADO

PROPERTY FACTORS

Item	Code	Descrip	%	Item	Code	Descrip
Z	RO1	OF/RES 7,5		U	01	TYPICAL
o				t		
n				l		
Census:	5020 0113					
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED ST
t				Traffic	2	MEDIUM

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
254	MED OFFICE		5010		Sq.Ft.	PRIME SITE	1.0	0	14.	1.000	422									70,140						70,100	

Total AC/HA: 0.115014 | Total SF/SM: 5010.00 | Parcel LUC: 254 | MED OFFICE | Prime NB Desc: Commercial | Total: 70,140 | Spl Credit | Total: 70,100

SCHEDULE A

A certain piece or parcel of land known as 97 Elm Street, and being situated on the southerly side of Elm Street in the Town of Hartford, County of Hartford and State of Connecticut, and being more particularly bounded and described as follows:

Beginning at a point in the south line of Elm Street, which point is 261.39 feet east, as measured along the south line of Elm Street, from the east line of Trinity Street; thence running east along the south line of Elm Street 38.43 feet to a point; thence running south along land now or formerly of The F. W. Prelle Company at an interior angle of 91° 17' 30", in part along the east face of a 12 inch brick wall, 133.42 feet to a point; thence running west along land now or formerly of The Orient Insurance Company at an interior angle of 89° 57' 00" 38.54 feet to a point; thence running north along land now or formerly of The Automobile Insurance Company of Hartford, Connecticut, at an interior angle of 90° 00' 00" 134.25 feet to the point and place of beginning, and being bounded:

NORTH	by Elm Street 38.43 feet;
EAST	by land now or formerly of The F. W. Prelle Company 133.42 feet;
SOUTH	by land now or formerly of The Orient Insurance Company 38.54 feet; and
WEST	by land now or formerly of The Automobile Insurance Company of Hartford, Connecticut, 134.25 feet.

Including all of the land now traversed by a 12-foot gangway in and over the rear of the premises hereinabove described.

Together with all rights in and to the use, in common with others, of the gangway in and over the rear of the premises and for the whole length of the gangway, which extends from Clinton Street to Trinity Street, as of record may appear or as may exist. Together also with all such party wall rights, support rights, and encroachment rights as of record may appear or as may exist.

Said premises are subject to:

1. Any and all provisions of any ordinance, municipal regulations or public or private law;

2. Taxes on the Lists of October 1, 1977 and 1978;

3. A right of way in favor of others over and across the gangway traversing the south twelve (12) feet of the premises and extending east to Clinton Street and west to Trinity Street,

as set forth in a certain grant from Sarah and Charles Chapman to Horace Hunt and Walter S. Williams dated July 12, 1861, and recorded in the Hartford Land Records in Volume 107, Page 36.

4. A letter from Salvatore R. Pope to the F. W. Prelle Company, et al, with respect to party wall rights, support rights, etc. dated December 29, 1954 and recorded in the Hartford Land Records in Volume 949, Page 693.

5. The tenancy of Capitol Region Council of Governments under Lease dated July 18, 1973 as amended by Agreement dated October 24, 1978.

FACILITY MANAGEMENT

REV. DATE
3/2/02

18/20 Trinity Street
TENANT LIAISONS

NAME	AGENCY	FLOOR	PHONE	FAX	STAFF
Art Paulette	DAS Print / Mail	G	566-1053	566-8155	31
Renee Daignault	Freedom of Information	1st	566-5682	566-6474	14
Beth Cote	Election Enforcement Comm.	1st	566-7106	566-4402	11
Cindy Cannata	Ethics Commission	2nd	566-4472	566-3806	10
Shiela Mosman	State Library	2nd	566-7665	525-7645	12
Rosemary Lopez	Commission on Women	2nd	240-8300	240-8314	9
Rachel Levy	Commission on Children	2nd	240-0290	240-0315	6
Werner Oyanadel	Latino/Puerto Rican Affairs	2nd	240-8330	240-0315	10
Debra Corbeil	Auditors of Public Accountants	3rd	566-3648 x303	566-7237	104
Nancy Porter	CCSD Family Services Unit	3rd	566-3140	566-1264	15
Nanci Gminski	Claims Commission	5th	566-2024	566-3406	4
Denise Scruggs	Child Advocate	5th	566-2106	566-2251	9
				Total	235

Note: 4th floor is unoccupied at the present time

W/mydoc/1820tenant/currenttenantlt

TO: CYNTHIA BROWN

FROM: KEITH PALMER

RE: SQUARE FOOTAGES
18/20 TRINITY STREET

DATE: November 4, 1999

Q,R &L FACILITY MANAGEMENT

Per your request, the following is approximate square footages with agency names:

AGENCY	SQUARE FOOTAGE	FLOOR
DAS Print/Mail	8853	ground
Freedom of Information	6500	1
State Elections	4500	1
1st floor conference	700	1
**2nd floor general office areas	6500	2
State Library	2435	2
State Ethics Commission	2775	2
Auditors of Public Accounts	7300	3
Family Services	3875	3
Family Courtroom (vacant)	1470	3
Housing Court Office (vacant)	3200	4
Housing Courtroom (vacant)	1610	4
Child Advocate	3185	5
Claims Commission	2516	5

NOTE
These are approximate square footages and do not include any restrooms, hallways, basement or sub-basement. The 2nd floor general office areas consists of Commission of the Permanent Status of Women, Latino and Puerto Rican Affairs Commission and Commission of Children.

NOTE
Building report furnished by DPW October 30, 2000
Total square footage: 84,637
Net usable square footage: 81,297

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

T. R. Anson
Commissioner

February 8, 2000

TO: Agency ADA Coordinators

FROM: Steven Udeh, Architectural Design Reviewer 860-713-5730
Department of Public Works

RE: **Update On Your Agency Facilities ADA Structural Survey**

In an effort to continue to monitor the status of ADA compliance in all the State facilities, you are requested to submit an updated status of all the buildings in your agency. The information will be used to update our master spreadsheet for 1999/2000.

This memo is being sent as a reminder that this effort needs to be complied with to assure that the State and your Agency avoids any unneeded legal action for non-compliance with Federal Law. It also serves as a resource about the outstanding funding needed for our facilities.

If your agency has not already conducted ADA Structural Survey for your Buildings, you will need to do so before we can include you in the master spreadsheet. It should be noted that several Agencies have been relocated into new facilities. There need to be evaluated or at least put into our database.

Should you need assistance in conducting this exercise or not sure if your Agency is on record, please give me a call at 860-713-5730.

Thank you.

Cc: E. Mambruno, - ADA Director
B. Bockstael, - Chief Architect
G. Nakos, - TSU Supervisor
ADA Files

State ADA Structural Survey

My notes and findings:

5th Flr.- Men`s and Women's Restrooms are good. Sinks, urinals, and water fountains are all good. This is a newer Flr., so in good shape for ADA.

4th Flr.-N/A. No one on this Flr. vacant

3rd Flr.-Men`s and Woman`s Restrooms not accessible. Phone on this Flr., is a little high to standard. Water fountain o.k., back hall by Family Relations. State Library doorway is only 29"inches. Also no access to Auditors, stairways from both sides and front entrance.

2nd Flr.-Men`s Restroom doorway and stall rails are tight 27"inches Ladie`s Restroom good ADA compliant sinks, and urinals. No water fountain on this FLr.

1st Flr.- Men`s and Woman`s Restrooms both are not compliant to ADA standards. Also no water fountain on this Flr.

Grnd.Flr.- Men`s and Woman`s Restrooms both are ADA compliant. This Flr. is also newer so in good shape. No water fountain. Phone on this Flr. by the Sheriffs Station.

Note: I did this survey trying to put myself in the shoes of the Handicapped.
From the street in, it is tough going. Can`t really get at the entrances. Have to be dropped off in middle driveway or Bushnell`s driveway and go down the employee entrance which is about 113' feet to landing. The landing is about 12'feet by 14'feet. Doorway entrance is 36"inches wide. Sheriffs doorway is 32"inches wide. Door handles are at 40"inches. Threshold is 1/2"inch height. Elevator is 76"inches by 58"inches, and has Braille inside and outside on door frames, but not on the up and down buttons. The elevator doors open to 41 1/2"inches. So in this my personal opinion I think only the newer Flrs. are good and ADA compliant the rest is O.K. but not good. I think it would be hard if I was in a wheel chair by myself to come off the street to the side walk and go down the long employee entrance to get into the building. Once in the building I would find it a bit difficult getting around in some spots not all. My biggest concern would be in a fire situation no real save zones on the Flrs. and once up there can`t get down by elevator in a fire. Again this is just my personal opinion. THANK YOU,

2-29-00 Steve Barenbaum _____

Auditors of Public Accounts - 1c Trinity Street

Accessible Approach/Entrance

People with disabilities should be able to arrive on the site, approach the building, and enter the building as freely as everyone else. At least one route of travel should be safe and accessible for everyone, including people with disabilities.

Accessible Route of Travel

	YES	NO	Possible Solutions
Is there an unobstructed route of travel (i.e., no stairs, unramped curbs or other impassable objects) to the building's primary entrance from:			
o the parking area?	☑	☐	✔ Add a ramp if the route of travel is interrupted by stairs.
o the street?	☑	☐	
o other drop-off point(s)?	☑	☐	✔ Add an alternative route on level ground.
Is the route of travel stable, firm, smooth and slip-resistant?	☑	☐	✔ Repair uneven paving. ✔ Fill small bumps and breaks with beveled patches.
Is the slope of this route less than 1:20 (5%)?	☑	☐	✔ Regrade and lengthen route, or add an alternative route.
Does this route lead to a primary entrance?	☑	☐	✔ Change or move landscaping, furnishings, or other features that narrow the route.
Is this route at least 36 inches wide?	☑	☐	✔ Widen route.
Can all objects protruding into this route be detected by a person with a visual disability using a cane? *(Objects projecting from walls with their leading edges between 27 and 80 inches shall protrude no more than 4 inches into walks, halls, corridors, etc. Objects below 27 inches may protrude any amount. Freestanding objects mounted on posts or pylons may overhang up to 12 inches.)* (Diagram #1)	☑	☐	✔ Move or remove protruding objects. ✔ Add a cane-detectable base that extends to the ground. ✔ Place a cane-detectable object on the grou underneath as a warning barrier
Do curbs on this route have curb cuts or curb ramps at driveways, parking areas, and drop-off points? (Diagram #2)	☑	☐	✔ Install curb cut. ✔ Add curb ramp up to curb.

Comments/Required Actions

	YES	NO	Possible Solutions
Ramps (Diagram #3)			
Are slopes of ramps 1:12 (8.33%) or less? *(Slope is given as a ratio of the height to the length. 1:12 means that, for every 12 inches along the base of the ramp, the height increases one inch. For a 1:12 maximum slope, at least one foot of ramp length is needed for each inch of height.)*	☑	☐	✔ Lengthen ramp to decrease slope. ✔ Relocate ramp. ✔ If available space is limited, reconfigure ramp to include switchbacks.
Do all ramps longer than 6 feet have railings on both sides?	☐	☑	✔ Add railings.
Are there handrail extensions (12 inches long) at the ends of the railings?	☐	☑	✔ Replace with railings which have handrail extensions.
Are railings sturdy, and between 34 and 38 inches high?	☐	☑	✔ Adjust height of railings. ✔ Secure handrails.
Are there wheelguards on both sides of the ramp?	☐	☑	✔ Install wheelguards.
Is the width between railings at least 36 inches?	☐	☑	
Are ramps non-slip?	☑	☐	✔ Relocate railings. ✔ Widen ramp. ✔ Install non-slip surface material.
Is there a 5-foot-long level landing for every 30 feet of horizontal ramp length, at the top and bottom of ramps, and at switchbacks? (Diagram #4) *(The ramp should rise no more than 30 inches between landings.)*	☐	☑	✔ Remodel or relocate ramp.

Comments/Required Actions

Entrance

	YES	NO	Possible Solutions
If there are stairs at the main entrance, is there also a ramp or lift?		N/A	
If not, is there an alternate accessible entrance? *(Do not use a service entrance as the accessible entrance unless there is no other option).*		N/A	✓ Create a dignified alternate accessible entrance. Make sure there is accessible parking near accessible entrances.
Do all inaccessible entrances have signage indicating the location of the nearest accessible entrance? *(The international sign of access should be used to indicate location of accessible entrances and other accessible features.)* (Diagram #5)	☑		✓ At inaccessible, install signage to indicate location of entrances which are accessible.
Does the door at the accessible entrance provide a clear opening at least 32 inches wide (for a double door, at least one 32-inch leaf)? (Diagram #6)	☑		✓ Widen the door. ✓ Install offset (swing-clear) hinges.
Is there at least 84 inches between two sets of doors (So a person using a wheelchair cannot get trapped between them)? (Diagram #7)	☑		✓ Remove or reposition one set of doors.
Is there at least 24 inches of clear wall space on the pull/push side of the door, next to the handle?	☑		✓ Remove or relocate furnishings, partitions, or other obstructions. ✓ Move door. ✓ Add power-assisted door opener.
Is the threshold level less than 1/4 inch in height? If the threshold level is more than 1/2 inch, how high is it? (_____ inches) (Diagram #8)	☑		✓ If threshold is 1/4-1/2 inches, bevel it. ✓ If it is more than 1/2 inches in height, remove, replace or ramp it. ✓ For a single step of 6 inches or less, add a short ramp.
Are doormats 1/2 inch high or less, and secured to the floor at all edges? NOT SECURED	☑	☑	✓ Replace or remove mats. ✓ Secure mats at edges.
Is the door handle no higher than 48 inches?	☑		✓ Lower handle
Is the door handle operable with a closed fist? *(The "closed fist" test for handles and controls: Try opening the door or operating the control using only one hand, held in a fist. If you can do this, so can a person who has limited use of their hands.)*	☑		✓ Replace knob with a lever or a loop handle. ✓ Retrofit with an add-on lever extension.

	YES	NO	Possible Solutions
(Entrance, cont.)			
Can doors be opened without using too much force- maximum is 5 pounds of force (5lbf)? *(You can use a fish scale to measure the force required to open a door. Attach the hook of the scale to the doorknob or handle. Pull on the ring end of the scale until the door opens, and read off the amount of pull force required.)*	☐	☑	✓ Adjust door closers and oil hinges. ✓ Install power-assisted door openers. ✓ Install lighter doors.
If the door has a closer, does it take at least 3 seconds to close?	☐	☑	✓ Adjust door closer.

Comments/Required Actions

Emergency Egress/Area of Refuge			
Do all alarms have both flashing lights and audible signals?	☑	☑	✓ Install visible and audible alarms.
Are there tactile signals to warn of hazardous areas and sudden changes in floor level? (Diagram #9)	☐	☑	✓ Install knurled (rough-surfaced) door handles. ✓ Roughen floor surfaces to warn of dangerous areas.
Are the routes of egress (such as stairs, corridors and exits) well-illuminated?	☑	☐	✓ Upgrade/add/clean bulbs and fixtures.
Is an area of refuge available? (Diagrams #10a and #10b)	☐	☑	✓ Identify/construct area of refuge as per state building code.

Comments/Required Actions

Access to Programs and Services

The layout of the building should allow people with disabilities to obtain services or participate in programs without special assistance.

Horizontal Circulation

	YES	NO	Possible Solutions
Does the accessible entrance provide direct access to the main floor, lobby, or elevator?	☑	☐	✔ Add ramps or lifts. ✔ Make another entrance accessible.
Are all public spaces on an accessible route of travel?	☑	☐	✔ Ensure that accessible route of travel provides access to all public spaces.
Is the accessible route to all public spaces at least 36 inches wide?	☑	☐	✔ Move furnishings (i.e., tables, chairs, display racks, vending machines and counters) to widen route.
Is there a 5-foot circle (preferred) or a T-shaped space for a person using a wheelchair to reverse direction? (Diagram #11)	☐	☑	✔ Rearrange furnishings, displays and equipment.

Comments/Required Actions

	YES	NO	Possible Solutions
Doors			
Do doorways have at least a 32-inch clear opening?	☑	☐	✔ Install offset (swing-clear) hinges. ✔ Widen doors.
Is there at least 24 inches of clear wall space on the pull /push side of the door, next to the handle? (Diagram #6)	☐	☑	✔ Reverse the door swing (if safe to do so).
Can doors be opened without too much force (5 lbf maximum)?	☐	☑	✔ Adjust or replace closers. ✔ Install lighter doors. ✔ Install power-assisted door openers.
Are door handles 48 inches high or less, and operable with a closed fist?	☐	☑	✔ Lower door handles. ✔ Install lever or loop handles. ✔ Retrofit with add-on lever extensions. ✔ Install power-assisted door openers.
Is the threshold level less than 1/4 inch in height? If the threshold level is more than 1/2 inch, how high is it? (_____ inches) (Diagram #8)	☐	☑	✔ If threshold is 1/4-1/2 inches, bevel it. ✔ If it is more than 1/2 inches in height, remove, replace or ramp it.

Comments/Required Actions

	YES	NO	Possible Solutions
Rooms and Spaces			
Are aisles and pathways to all offices and services at least 36 inches wide?	☐	☑	✓ Rearrange furnishings and fixtures to clear aisles.
Is there a 5-foot circle (preferred) or a T-shaped space for a person using a wheelchair to reverse direction? (Diagram #11)	☐	☑	✓ Rearrange furnishings to provide more room.
Is carpeting low-pile, tightly woven, and securely attached along edges?	☑	☐	✓ Secure edges on all sides. ✓ Replace or remove carpeting.
On routes which go through public areas, are all obstacles and protruding objects cane-detectable? (Diagram #1)	☐	☑	✓ Remove obstacles and protruding objects. ✓ Install furnishings, planters or other cane-detectable barriers underneath obstacles.
Regarding signs which designate permanent rooms and spaces, such as rest room signs, exit signs, and room numbers:			
o Are they 60 inches from floor?	☐	☑	✓ Raise position of signs.
o Do they have 1/2 inch raised letters?	☐	☑	✓ Install raised letters.
o Do they have a contrasting plate?	☐	☑	✓ Install signs with contasting plates.
o Are the letters 5/8 inch by 2 inches?	☐	☑	✓ Replace with larger lettering.
o Are they in braille, also?	☐	☑	✓ Install braille characters.
Controls			
Are all controls available for general use (including electrical, mechanical, window, cabinet, and self-service controls) located at an accessible height? *Reach ranges: the maximum height for a side reach is 54 inches and for a forward reach, 48 inches; preferred height is 40 inches. The minimum reachable height is 9 inches.)* (Diagram #12)	☐	☑	✓ Relocate controls.

Comments/Required Actions

	YES	NO	Possible Solutions
Seats, Tables, and Counters			
Are the aisles between chairs or tables at least 36 inches wide?	☐	☑	✔ Rearrange chairs and tables to provide 36-inch aisles.
Are the spaces for wheelchair seating distributed throughout?	☐	☑	✔ Rearrange tables and chairs to allow scattered seating for wheelchairs.
Are the tops of tables and counters between 28 and 34 inches high?	☐	☑	✔ Lower at least one section of high tables and counters.
Are knee spaces at accessible tables at least 27 inches high, 30 inches wide, and 19 inches deep?	☐	☑	✔ Replace or raise tables.

Comments/Required Actions

	YES	NO	Possible Solutions
Vertical Circulation			
Are there ramps or elevators to all levels?	☑	☐	✔ Install ramps or lifts. ✔ Modify a service elevator. ✔ Relocate programs or services to an accessible area. ✔ Post signs directing people along accessible route to ramps, lifts or elevators.
If there are stairs between the entrance and/or elevator and essential public ares, is there an accessible alternate route?	☑	☐	
Stairs			
Do treads have a non-slip surface?	☐	☑	✔ Install non-slip surface on treads.
Do stairs have continuous rails on both sides which extend 12 inches beyond the top and bottom stairs?	☐	☑	✔ Add or replace handrails.
Elevators			
Are there both visible and audible door opening/ closing and floor indicators (one tone = up, two tones = down)?	☑	☐	✔ Install signals.
Is the elevator car at least 54 inches by 68 inches?	☑	☐	
Is the highest exterior call button no higher than 42 inches? (Diagram #13)	☑	☐	✔ Lower call buttons. ✔ Provide a reach stick (must be permanently attached).
Is there a sign on the door jamb at each floor, at a height of 60 inches, which identifies the floor in both raised and braille characters?	☑	☐	✔ Install tactile signs to identify floors, at height of 60 inches.
Is the highest interior control button no higher than 48 inches? (Diagram #14)	☐	☑	✔ Lower control (preferred: 40 inches). ✔ Install reach stick.
Do the controls outside and inside the cab have both raised and braille characters?	☑	☐	✔ Install raised and braille characters.

Comments/Required Actions

	YES	NO	Possible Solutions
Lifts			
Can the lift be used without assistance? If not, is a call button provided?	☐ N/A	☐	✓ At each stopping level, post instructions. ✓ Provide a call button.
Is there at least 30 by 48 inches of clear space, plus 24 inches of door pull space, to enable a person using a wheelchair to approach and use the lift?	☐ N/A	☐	✓ Rearrange furnishings and equipment to provide more space.
Are the controls between 15 and 48 inches high? (Diagram #12)	☐ N/A	☐	✓ Move controls.

Comments/Required Actions

Accessible Rest Rooms

When rest rooms are open to the public, they should be accessible to people with disabilities. Closing a rest room that is currently open to the public is not an allowable option.

	YES	NO	Possible Solutions
Doorways and Passages			
Is there tactile signage (e.g., braille and raised characters) identifying rest rooms?	☐	☑	✓ Install tactile signage.
Does the doorway provide at least 32 inches of clear space and 24 inches of pull/push space? (Diagram #6)	☑	☐	✓ Install offset (swing-clear) hinges. ✓ Widen doorway.
Are doors equipped with accessible handles (operable with a closed fist)?	☑	☐	✓ Replace with lever or loop handles. ✓ Add lever extensions. ✓ Install power-assisted door openers.
Are handles 48 inches high or less?	☑	☐	✓ Lower handles.

	YES	NO	Possible Solutions
(Doorways and Passages, cont.)			
Can doors be opened easily (requiring a maximum of 5 lbf force)?	☐	☑	✓ Adjust or replace closers. ✓ Install lighter doors. ✓ Install power-assisted door openers.
Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? *(A person using a wheelchair needs 36 inches of clear width or forward movement, and a 5-foot diameter clear space or a T-shaped space to make turns. A minimum distance of 48 inches, clear of the door swing, is needed between the two doors of an entry vestibule.)* (Diagrams #7 and #11)	☐	☑	✓ Rearrange furnishings such as chairs and trash cans. ✓ Remove inner door if there is a vestibule with two doors. ✓ Move or remove obstructing partitions.
Is there a 36-inch-wide path to all fixtures?	☐	☑	✓ Remove obstructions.
Stalls			
Is the stall door latch operable with a closed fist from the inside and the outside?	☑	☐	✓ Replace inaccessible knobs with lever or loop handles. ✓ Add lever extensions.
Is there a wheelchair-accessible stall that has an area of at least 5 feet by 5 feet (clear of the door swing)?	☑	☐	✓ Move or remove partitions. ✓ Reverse door swing (if it is safe to do so).
If there is no fully accessible stall, is there one which provides greater access than a conventional stall (either 36 by 69 inches or 48 by 69 inches)? *This type of stall is not acceptable in new construction, according to current supplement to Connecticut Building Code.* (Diagrams #15a and #15b)	☑	☐	✓ Move or remove partitions. ✓ Reverse door swing (if it is safe to do so).
In the accessible stall, are there grab bars behind and on the side wall nearest to the toilet?	☑	☐	✓ Install grab bars.
Is the toilet seat 17 to 19 inches high?	☑	☐	✓ Add raised seat.
Is the toilet centered between 15 and 18 inches from one wall (15 inches is preferred)?	☑	☐	✓ Install floor-mounted handrail at appropriate distance from the wall.

Comments/Required Actions

	YES	NO	Possible Solutions
Lavatories (Sinks)			
Does one lavatory have a 30-inch-wide by 48-inch-deep clear space in front? *(A maximum of 19 inches of the required depth may be under the lavatory.)* (Diagram #16)	✓		✓ Rearrange furnishings. ✓ Replace lavatory. ✓ Remove or alter cabinetry to provide spac underneath (make sure hot pipes are insulated).
Is the lavatory rim no higher than 34 inches?	✓		✓ Adjust or replace lavatory.
Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?	✓		✓ Adjust or replace lavatory.
Can the faucet controls be operated with a closed fist? *(Single lever handle is required in new construction.)*	✓		✓ Replace faucet handles with lever or padc type.
Are the following items no more than 48 inches high?			✓ Lower items in question (40 inches is preferred), or replace with or provide additional dispensers.
o towel rack/dispenser?	✓		
o hand dryer?	✓		
o soap dispenser?	✓		
o toilet paper dispenser?	✓		
o coat/purse hook?		✓	
o other accessories?			
Are the sink's hot water pipes insulated?	✓		✓ Insulate pipes.
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?	✓		✓ Lower or tilt down the mirror. ✓ Replace with larger mirror, or add mirro:
Urinals			
Do the urinals have an elongated rim, at a maximum height of 17 inches?	✓		✓ Raise fixture. ✓ Provide a ramp up to urinal.
Is there a clear space in front of the urinal which measures 30 by 48 inches?	✓		✓ Remove obstructions and/or partitions.
Is flush lever no more than 44 inches above floor?	✓		✓ Install lever extension.

Comments/Required Actions

	YES	NO	Possible Solutions
Usability of Rest Rooms			
If rest rooms are available to the public, is there at least one rest room for each sex which is fully accessible?	☑	☐	✔ Designate new area(s) as accessible restroom(s); construct or alter acccordin to current building code.
If not, is there an accessible unisex rest room?	☑	☐	✔ Designate unisex restroom; construct or alter according to current building code.
Does any designated unisex rest room have an emergency alarm system?	☐	☑	✔ Install alarm system.
Are there signs at inaccessible rest rooms that give directions to accessible ones?	☐	☑	✔ Install signage.

Comments/Required Actions

Additional Access

When amenities such as telephones and drinking fountains are provided to the general public, they should also be accessible to people with disabilities.

	YES	NO	
Drinking Fountains (Diagrams #17a and #17b)			
Is there at least one fountain with clear floor space of at least 30 by 48 inches in front?	☑	☐	✔ Rearrange or remove furnishings and/or obstructions to provide space.
Is there one fountain with its spout no higher than 36 inches from the ground, and another with a standard height spout (or a single "hi-lo" fountain)?	☑	☐	✔ Provide cup dispensers for fountains that are too high. ✔ Install accessible water cooler.
Are controls mounted on the front of the fountain, or or on the side near the front edge?	☑	☐	✔ Replace or modify controls.
Are the controls operable with a closed fist?	☑	☐	✔ Retrofit control with a lever.
Does the fountain protrude no more than 4 inches into the circulation space?	☐	☑	✔ Place a planter or other cane-detectable barrier on each side at floor level.
Telephones (Diagram #18)			
If pay or public use telephones are provided, is there a clear floor space, at least 30 by 48 inches, in front of at least one telephone?	☑	☐	✔ Move furnishings. ✔ Replace booth with an open station .
Is the highest operable part of the telephone no higher than 48 inches (40 inches is preferred)?	☐	☑	✔ Lower telephone.
Does the telephone protrude no more than 4 inches into the circulation space (2 inches preferred)?	☐	☑	✔ Place a cane-detectable barrier on each side at floor level.
Does it have push-button controls?	☑	☐	✔ Contact telephone company to install push buttons.
Is it hearing aid compatible?	☑	☐	✔ Contact telephone company to modify or install new telephone.
Is it adapted with volume control?	☑	☐	✔ Contact telephone company to add volume control.
Is the telephone with volume control identified?	☑	☐	✔ Add signage.

	YES	NO	
Is one of the phones equipped with a text telephone (TTY or TDD)?	☐	☑	✔ Install a text telephone, or post signage to indicate where portable device is available for loan.
Is the location of the text telephone identified with accessible signage (International TDD Symbol)?	☐	☑	✔ Add signage.

Comments/Required Actions

ADA Project

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

Marilyn Gentry
Cynthia Brown

June 20, 2001

T. R. Anson
Commissioner

New Accessible Ramp
18-20 Trinity St.
Hartford, CT
Contract # BI-2B-1002-ZZ
Project No. BI-2B-130
Task Letter # 1

RECEIVED
JUL 02 2001
BY:

David Friar

Friar Associates, Inc.
281 Farmington Ave.
Farmington, CT 06032

Gentlemen:

In accordance with Sections B and C of the subject on-call contract dated September 6, 2000, you are hereby authorized to perform the following scope of services for the subject project:

1. Scope

Design of an accessible ramp for the 3rd floor of 18-20 Trinity Street, Hartford CT and install one 90 minute rated 3'-0" door and fill surrounding space with two (2) hour-rated construction. Work shall comply with the Connecticut Fire Safety Code and the Americans with Disabilities Act.

2. Fee

The Architect's total fee of Two Thousand Five Hundred Dollars ($ 2,500.00) shall be paid as indicated below for the completion of the work specified.

2A. Contract Documents Phase: One Thousand Dollars ($ 1,000.00);

2B. The Architect shall be paid a sum of One Thousand Two Hundred Fifty Dollars ($1250.00) within 120 calendar days after the documents to be provided in the contract documents phase are approved by the Department of Public Works or when the State's construction contract with the general contractor is signed, whichever occurs first;

2C. In the event the State approves and allocates funds for construction, a sum of two Hundred Fifty Dollars ($ 250.00) shall be paid to the Architect for construction administration.

3. Time Period

The Architect shall provide the following phases within the time periods specified below or, at the option of the Department of Public Works, within extended periods to be determined by the Department if the Department is of the opinion that such extensions are warranted and if the Department evidences it's consent to such extensions in writing:

3A. Contract Documents Phase: 21 calendar days after receipt of this approved task letter.

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

T. R. Anson
Commissioner

MEMORANDUM

To: Manny Becerra

From: Bob Tabaka

Date: February 5, 2002

Re: Accessibility Ramp at 18-20 Trinity St., Hartford, CT

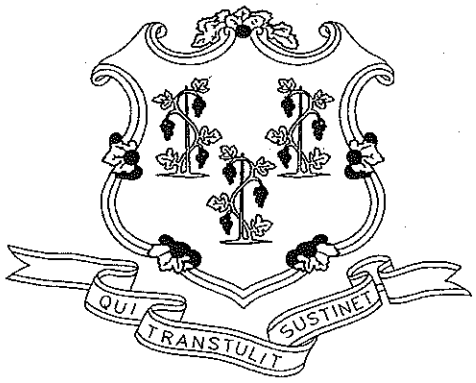
Be it known by this presence that the above referenced project was inspected by the Architect (Friar Associates) on January 30, 2002 and has been declared to be complete and in conformance with the plans and specifications.

I have observed the workmanship and opine that the work of both the Architect (Friar Associates) and the Contractor (Drywall Techniques) was exemplary.

Cc: G. Nakos
K. Palmer
Friar Assocs.
Drywall Techniques
File

18-20 TRINITY STREET
EXTERIOR WALL INVESTIGATION REPORT
HARTFORD, CONNECTICUT

PROJECT NO.: BI-2B-110



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC WORKS
T.R. ANSON
COMMISSIONER

PREPARED BY:

DU BOSE ASSOCIATES INC. ARCHITECTS
49 WOODLAND STREET
HARTFORD, CONNECTICUT 06105

Consultants

JAMES K. GRANT ASSOCIATES
STRUCTURAL ENGINEER
2074 PARK STREET
HARTFORD, CONNECTICUT 06106

ARMANI RESTORATION, INC
191 FRANKLIN AVENUE
HARTFORD, CONNECTICUT 06114

February 22, 2001

INDEX.

SECTION A. EXECUTIVE SUMMARY

February 22, 2001

Mr. Ward Ponticelli, RA
Project Manager
General Government Team
165 Capitol Avenue – Room 460
Hartford Connecticut 06106

Re: BI-2B-110
18-20 Trinity Street, Hartford
Exterior Wall Investigation Report
Executive Summary

Dear Mr. Ponticelli,

The Department of Public Works contracted with Du Bose Associates under it infrastructure contract BI-2B-1002-W to perform an investigative study of the exterior wall of the six-story building located at 18-20 Trinity Street, Hartford. Enclosed please find our investigative report, which includes our recommendations for corrective measures and a preliminary estimate of probable construction cost. Also included are photos taken during the investigative stage that illustrates the conditions present at the facility.

The exterior skin of the building appears to have had little regular preventive maintenance perform over its approximate 80 years of existence. The exterior wall construction is consistent with its time period. The masonry walls where constructed with multi-wythes of masonry mortared together. Cavities between wythes where not provided, neither was there any flashing or even masonry ties detected. With little preventive maintenance the skin is beginning to show its age.

With the building being on the historic register we would recommend taking the philosophy of "façade restoration" and not just façade repair. That is we feel it would be important to maintain the ornamental elements that decorate the façade. One such element is the precast concrete coping at the top of the wall. It has a few decorative elements located at the corners of the parapet as well as a decorative precast band a few feet down from the coping. (See photo #4 and #13)

A summary of the recommendations include but no limited to repair of the (4) corners of the building from top to bottom. Repair of exposed steel columns. Introduction of new control joints two feet for each corner. Removal of deteriorated steel lintels and damaged precast sill. Installation of new galvanized lintels with thru-wall flashing and weeps. Repointing of brick and application of breathable sealant. Repair and or replacement of all damaged brick and precast. Replace all precast windowsills and windows. (A lead inspection report states all windows have lead paint and the paint finish has large amounts of peeling, cracking or flaking paint.)

Du Bose
Associates, INC.
Architects

Craig C. Saunders, AIA
President

Harvey B. Leibin, AIA
Executive Vice President

An Equal Opportunity Employer

Home Office:
49 Woodland Street
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(860) 249-9387
Fax (860) 249-9490
e-mail: dubose@dbarch.com

Branch Office:
P.O. Box 323
Westerly, RI 02891
Phone & Fax: 401-596-7555

Once you have had a chance to review the report and the extent of the recommended repairs, with their estimated cost, we can formalize a scope of work with any associated prioritized phases. We will then be able to formalize our design fee proposal for you based on the finalized scope of work.

This report concludes our portion of phase one of this two-phase scope of work as outlined in our August 23, 2000 proposal. Should you have any questions please feel free to call me. We look forward to assisting you on restoring the façade of this building.

Sincerely,

John Robitaille, AIA

Du Bose
Associates, INC.

Architects

Home Office:
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SECTION B. ARCHITECTURAL PRELIMINARY INVESTIGATION, RECOMMENDATIONS AND PROBABLE COST.

18-20 Trinity Street
Exterior Wall Investigation Report

SECTION B.

Architectural Preliminary Investigation, Recommendations and Probable Cost.

Overview

18-20 Trinity Street Building was constructed during the early 1900's and was constructed in two (2) phases. The later phase of the construction, of this historical structure, is a six story brick building with a basement. This portion of the building was assigned to Du Bose Associates, Inc Architects and its consultants, James Grant, P.E. Structural Engineer, Armani Restoration, and Peterson Roofing.

Task

To conduct an investigation of the six story existing building exterior wall, identify and determine the cause of masonry cracks, wall movements from the parapet wall down to the lower floor, and make recommendations to resolve the existing problems as outlined in our August 23, 2000 proposal.

Preliminary Investigation

1. ROOFING:
   Peterson Roofing performed four (4) test cuts of the roof membrane. One test cut in each corner of the building. No penetration of water was found between the single ply membrane roofing and the existing concrete deck.

2. COPING:
   Single ply roofing membrane presently flashes over the top of the parapet precast concrete coping. The membrane stops short of overlapping the entire coping, leaving a significant portion exposed to weather. The exposed coping failed a water absorption test and is allowing water to enter. The adhered membrane is beginning to pull away from the coping in areas by the cyclical nature of the water infiltration. Also, due to the age of the coping (80 years), it has lost its cementing properties. These factors have allowed water to continue to enter the exterior masonry wall even though the roof seems to be in sound condition.

3. FLASHING:
   There is no visual evidence of metal flashing neither under the pre-cast concrete coping nor at the lintel above any of the windows. Flashing is used to direct trapped moisture out of the wall as well as protect the steel lintels from prolonged exposure to moisture. With the flashing missing moisture is free to travel the full length of the wall and is the reason the steel lintels show signs of deterioration.

4. CAULKING:

The caulking at the precast concrete coping is hardened and brittle and is missing in many locations. This is also the condition of the caulking at the cornices, ornaments and horizontal band and around the window frames. This missing and non-adhesive caulking is enabling additional water to enter the void space and travel into the wall. The water remains inside the wall, since there is neither flashing nor weeps holes to allow the water the escape. The only means of "drying out" the wall is through evaporation of trapped moisture. The masonry has gone through many freeze thaw cycles over the years. Cracks develop when forces on the masonry and mortar exceed the limits of their resistance. Once a crack has developed more water can enter the wall causing additional forces, which in turn creates more cracks. This cycle as been going on for some time.

5. PARAPET:

No thru wall metal flashing was found between the parapet pre-cast concrete coping and the top of the masonry wall. The coping having lost its cementing properties became porous and absorbs water. By not having a thru-wall metal flashing installed under the coping water is allowed to descend into the wall crevices from the top of the parapet and remains inside the wall. The parapet has decorative precast copings and precast ornaments on its' façade. The building is on the historic register and would need to be reviewed with the governing bodies on any remedial work performed on these elements.

6. BRICK WALL:

The brick exterior wall is made up of an exterior wythe of veneer brick and interior wythe of common brick with a layer of solid grout in between. There is no cavity between the inner and outer wythes of masonry. Due to the construction make-up of the wall, the absorbed water permeates further into the wall making the evaporation process more difficult to "dry out" the masonry. Upon opening the brick wall the mason reported seeing trapped water flowing out of the cavity. It was also observed that there existed no metal masonry ties between the two wythes of masonry nor where there any masonry ties connecting the masonry to the steel columns. Weep holes to allow trapped moisture to escape are also missing. Without any cavity, weep holes and flashing, the retention of water within the wall caused the corrosion of the steel columns.

The total thickness of the exterior wall was undetermined.

7. MORTAR JOINTS:

The mortar joints failed a water absorption test performed by Armani Restoration. These now porous joints allow the absorption and retention of water. In some areas mortar is missing from the joints. Repointing of the entire building is required.

The mortar no longer has any flexibility or ability to move during the cyclical expansion and contraction of the wall. This has caused vertical joints to develop. Over time these microscopic cracks have opened creating gaps, which allow the

water to enter into the wall. Mortar and other masonry materials exposed to severe weather conditions for extended years without any form of sealer application or regular maintenance will become porous due to the loss of its cementing properties. See photos.

8. METAL TIES:

The masonry wall did not show any type of masonry metal ties or reinforcement for both horizontal and/or vertical joints. Metal ties secured to the steel column were also missing.

9. CAVITY:

There is no evidence that the wall has a cavity. The construction shows (see Photo) that the wall was tightly constructed. The water retained or trapped in the wall will slowly descend to find an outlet. Water trapped in a wall will freeze forming ice and in turn will cause the wall to move and crack. It also contributed to the corrosion of structural steel columns and steel lintels.

10. WEEP HOLES:

No signs of weep holes incorporated in the masonry construction, to allow any water in the wall to escape.

11. WINDOW SILLS

The precast concrete windowsills do not have any thru-wall flashing below them. The porous sills are allowing water to be absorbed into the wall system. Some of the sills have developed cracks caused by the freeze/thaw cycles of the infiltrated water.

12. WINDOW STEEL LINTELS and STEEL COLUMN

The steel lintels do not have thru-wall flashing over them nor is there any evidence of weeps holes allowing moisture to escape. The lintels have corroded due to the trapped moisture. The corner columns have also experienced some corrosion. Section C of this report expands upon the condition of the steel elements.

Recommendations

- Coping: Historic restoration of the coping would require removal of the precast concrete coping and replacement with new limestone or precast concrete. All ornamental elements would need to be duplicated. Thru wall metal flashing, reinforcement, and caulking of all joints would be required. The existing roof membrane flashing, at the parapet will have to be worked and reflashed as required. The cost of this operation will easily double the cost in lieu of providing a metal cap for the entire roof perimeter.

- Coping Alternate: Remove the ornamental elements on the coping and secure pressure treated blocking to top of coping and install new metal snap-lock coping cap with drip edge completely over existing concrete coping. Repair existing membrane flashing on roof side. Caulking and backer rod will be provided under the coping on the building side. This option would require approval by the Local Historic Commission.

- Repointing of brick: Masonry wall will require a clear, breathable masonry sealer. It would need to be repeated as recommended by sealer manufacturer. A budget should be established for this required maintenance.

- All precast concrete cornices, built in wall ornaments, windowsills and horizontal bands should be replaced.

- Replacement of all steel lintels with galvanized steel angle and repair of all brick jamb, head and sill conditions. Provide new thru-wall flashing over steel lintels and cavity weeps at 24" o.c. maximum spacing (minimum of three per window unit).

- Replacement of window and sills. The existing sills have aged and show signs of deterioration. The windows need to be removed in order to replace the sills and steel lintels above. It would be advisable to replace the windows with new energy efficient units. The Lead Inspection Report performed by EnviroMed Services, Inc., dated September 18, 2000 shows the exterior window units contain hazardous lead paint. The surface condition of both the wood and metal units is noted as having "large amounts of paint on window/woodwork is peeling, cracked or flaking." The cost to handle the existing window units, refinish the surfaces and reinstall the existing 80-year-old units would probably be as expensive a installing new.

- Apply sealer to all masonry and joints.

- Remove all existing caulking. Install new backer rods and caulking.

- Removal and replacement of brick at the buildings four corners where cracks have developed. Install new control joints two (2) feet from each corner.

- Repair the steel column at the four corners, sandblasting the rust off, priming the exposed steel and painting with rust inhibitive paint.

- Provide metal tie reinforcement from new masonry to steel columns. Provide weep holes, flashing and ¼" cavity drainage mesh in the area where work will occur.

- Remove and replace all cracked bricks.

- Provide cavity drainage mesh at steel columns, with thru-wall flashing and weeps at the lower level

Probable Cost

1.	ROOF REPAIR REMOVAL AND INSTALLATION OF MEMBRANE FLASHING.	$ 15,000.00
2.	REPAIR OF STEEL COLUMNS (ALLOWANCE)	$ 10,000.00
3.	REPAIR CORNERS SAW CUT (2) JOINTS 2'-0" FROM CORNER REMOVE BRICK AND PROVIDE MORTAR SCREEN MESH SANDBLAST STEEL COLUMN AND PAINT WITH RUST INHIBITIVE REPLACE BRICK, PROVIDE METAL TIES AND COLUMN ANCHORS. CAULK NEW CONTROL JOINT.	$ 248,000.00
4.	GRIND AND REPOINT BUILDING.	$158,625.00
5.	REMOVE AND REPLACE EXISTING COPING, PROVIDE NEW THRU-WALL COPPER METAL FLASHING AND CAULKING.	$ 42,500.00
6.	REMOVE BRICK AND LINTEL AND REPLACE WITH NEW GALVANIZED LINTEL. PROVIDE FLASHING, WEEPS, TIES AND NEW BRICKS ABOVE WINDOWS. REPLACE CRACKED BRICKS.	$207,500.00
7.	REMOVE BRICK AND EXISTING PRECAST BAND AND INSTALL NEW FLASHING NEW BRICK AND PRE-CAST BAND.	$ 87,500.00
8.	REMOVE AND REPLACE SILLS AND ADD NEW THRU-WALL FLASHING.	$ 232,400.00
9.	APPLY THORO-COAT TO PRECAST	$ 42,485.00
10.	CHEMICALLY WASH BUILDING	$ 15,863.00
11.	APPLY WATER REPELLANT	$ 17,132.00
12.	REMOVE 83 WINDOWS AND REPLACE WITH NEW. REPAIR BRICK JAMB AND BRICK BELOW THE SILL.	$ 295,480.00
13.	REPAIR BRICK JAMB, BRICK BELOW THE SILL AND ALL DETERIOIRATED AND SPALLED BRICKS.	$ 119,520.00
	SUB TOTAL	**$1,492.005.00**
CONTINGENCY 10%		**$ 149,200.50**
	TOTAL	**$1,641,205.50**

SECTION C. STRUCTURAL PRELIMINARY INVESTIGATION AND RECOMMENDATIONS

Investigation of Exterior Wall Problems
18-20 Trinity Street
Hartford, CT

INTRODUCTION

DuBose Associates, Inc. was engaged by the State of Connecticut to investigate problems occurring in the exterior walls of the building. James K. Grant Associates, Structural Engineers was engaged by DuBose as a structural consultant. Lift access to the walls and invasive inspection openings were provided by Armani Restoration, Inc. The purpose of the investigation was to identify the problems, determine the cause of the problems and recommend remedial measures for correction of the problems.

DESCRIPTION

18-20 Trinity Street is a six story office building assumed to be constructed in the 1920's (no record of the construction dates is available). It was built in two stages with the rear addition being the subject of this investigation. The main structural system consists of concrete roof and floor slabs supported on structural steel beams, girders and columns. Exterior walls are non-load bearing masonry of undetermined thickness. The exterior wythe of masonry is a tan colored face brick and inner wythes are common red brick. Collar joints, in the limited areas which were exposed during the investigation, are mortared solid. There are probably no cavities. Corner columns were exposed in several locations and the masonry was found to be built tight to the columns. No space and no anchors were found.

There is a modest amount of ornamental precast concrete built into the walls, primarily consisting of horizontal bands at the second floor level and a profiled ledge at the fifth floor level. There is also a short parapet at the top of the walls with a precast ledge at the bottom of the parapet and a precast coping at the top. There are molded precast forms near each of the corners and a small number of other miscellaneous shapes built into the walls.

Window openings have steel angle lintels, one angle per wythe of brick, with a soldier course of brick on the exterior lintel. All windows have precast concrete sills.

Approximately four feet of the basement foundation wall is exposed above grade and there are windows providing light to the basement.

INITIAL SYMPTOMS

Severe cracking of the brick could be seen in many locations throughout the exterior, the most common pattern being vertical cracks near the corners of the walls. The movement at the northwest corner was so pronounced that emergency repairs were done last year to minimize the possibility that sections of wall might fall from the building. Another pervasive problem was deflection of the steel lintels and cracking of brick at window jambs.

INVESTIGATION METHODS

A preliminary investigation of the conditions was conducted from ground level and a determination made that the wall needed to be opened in several locations to try to find the source of the forces causing the crack. Corrosion of the columns and lintels appeared to be a strong possibility. The decision was made to use a lift to access the full height of the wall and expose the steel columns and lintels. Armani Restoration, Inc. provided a lift and manpower to operate the lift, make the openings and patch them after the investigation was completed. Three openings were made at the northwest and northeast corners and four at the southeast corner. The southwest corner did not afford access for the lift so staging was erected instead to reach the lower portion of the wall. Two openings were made at this corner. In addition, the brick above one window on the north wall was opened to inspect the lintel. Also on the north wall, the concrete above one of the basement windows was removed to inspect the lintel. The openings were made in early November and the inspections of the northwest, northeast and southeast corners were made by Ernie Nepomuceno of DuBose Associates, Inc. and James K. Grant, P.E., of James K. Grant Associates on November 13. The southwest corner was inspected on November 14.

OBSERVATIONS

Several problems were noted during the inspection:

1. Vertical cracks in the exterior brick wythe near all corners. The crack sizes are greatest at the top of the wall and diminish in width with descending elevation.
2. Vertical cracks in the brick at window jambs. These cracks occur at many windows and tend to start at the ends of the lintels and extend downward toward the bottom of the window.
3. Cracks through window sills and other precast concrete elements.
4. Severe corrosion of most steel lintels supporting masonry over windows.
5. Corrosion of columns in each corner of the building.

Observations regarding parapet conditions are contained elsewhere in this report.

CAUSE OF PROBLEMS

All problems noted above are related to corrosion of steel members and subsequent expansion of the steel profile forcing the brick to crack. There are no spaces between the masonry and the steel which can accommodate the expansion of the corroded steel. The problem is initiated by leaks in the exterior wall surface which allow water to enter the masonry. At first, water enters through deteriorated masonry joints and through joints in the coping on top of the parapet. It remains in the wall until it either evaporates through the exterior face or passes through the wall as vapor to the interior face where it evaporates. In some locations, the moisture has caused peeling paint. Some of the water travels downward along columns in small spaces where mortar had shrunk away from the surface of the steel. It remains in those spaces for long periods of time resulting in corrosion which builds in thickness and puts pressure on the masonry finally causing it to crack to relieve the pressure. Once a crack is formed, water can more easily enter the wall, accelerating the deterioration cycle. When the northwest corner was opened on a Monday for the current investigation, the contractor observed trapped water flowing out of the opening following a heavy rain from the prior Friday.

Some of the water in the walls finds its way out through lintels over the windows. The lintels are loose steel angles, one for each 4 inches of masonry. At one location on the north wall, bricks were removed to inspect the lintel and no flashing was found. Current construction practice calls for flashing and weepholes above lintels to direct the water out without contacting the lintel. In addition, it is common practice to galvanize all lintels in exterior walls. In some locations, the corrosion is so severe that the horizontal leg of the angle has apparently separated from the vertical leg and deflected downward by as much as one inch. Crushing of brick and spalling of the exterior brick face can be seen at the ends of many lintels and often there is a vertical crack that starts at the end of the lintel and extends downward parallel to the jamb.

Presently, there is no outward indication that steel beams which may be built into the exterior walls are corroding, but the possibility exists that some water is reaching these beams and causing corrosion. Additional investigation of this possibility should be done when remedial work is being performed .

POTENTIAL CONSEQUENCES

If the problem is not corrected, the corrosion of the steel columns and lintels will continue, movements in the masonry will become more severe and pieces of the exterior walls will eventually begin to fall from the building. In time, significant weakening of the columns could occur as the steel section is sacrificed to the corrosion. The lintels have already been weakened,

many to the point where they have little or no structural integrity at all. Emergency measures have already been implemented to try to restrain masonry at the northwest corner and additional temporary stabilization will soon be provided at the southeast corner.

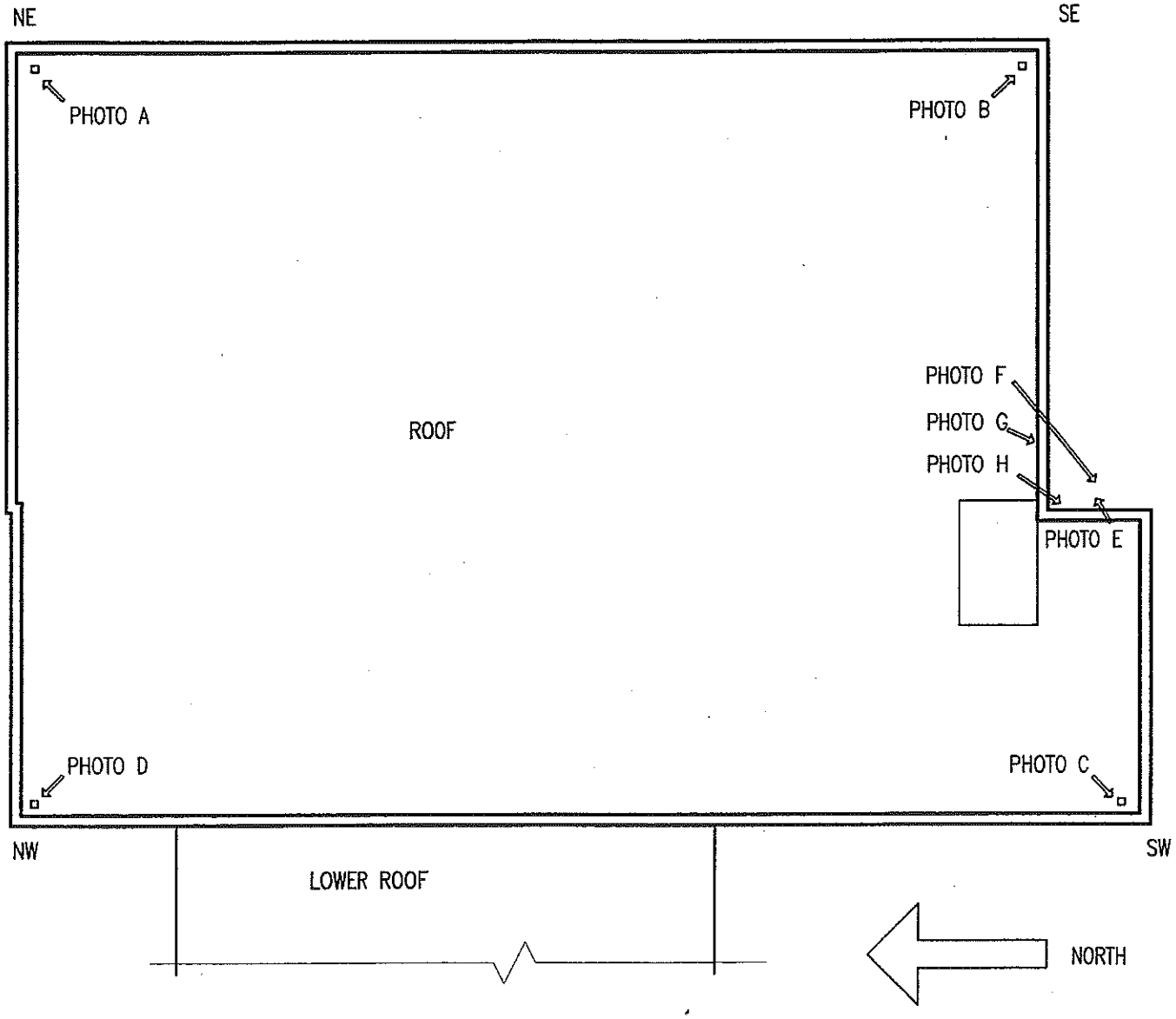
RECOMMENDATIONS

A repair program should be implemented as soon as possible to address the concerns. The reapirs should consist of:

1. Rebuilding of all exterior masonry corners for the full height of the building.
2. Removal of corrosion from columns and coating the columns with a rust preventative material. There may be some locations where reinforcement of the columns may be necessary if there is an excessive loss of the base cross-section of the column.
3. Replacement of all window lintels with new galvanized steel lintels. Flashing and weepholes should be provided when the work is done.
4. Rebuilding of cracked brick at window jambs.
5. Replacement of precast concrete sills and other cracked precast elements.

SECTION D.

SCHEMATIC SKETCHES
PARTIAL ROOF PLAN, SK-A1
ELEVATIONS, SK-A2
GENERAL NOTES SK-A3 AND SK-A4



SCHEMATIC ROOF PLAN

SCALE: 1/16" = 1'-0"

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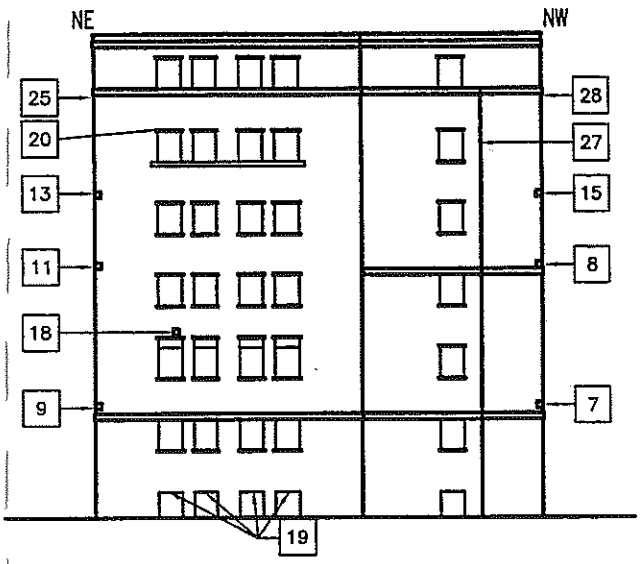
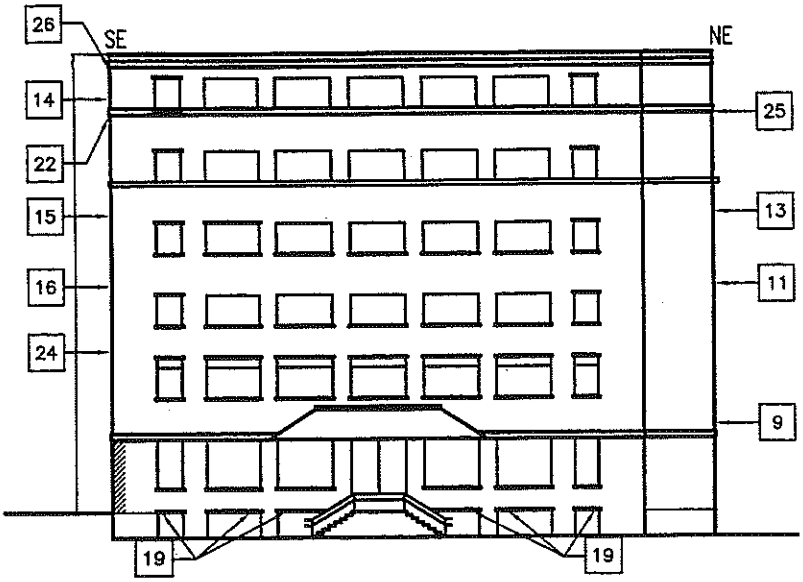
dwg. name: SCHEMATIC ROOF PLAN		proj. no.: 18-20 TRINITY ST. HARTFORD	drawing no.: SK-A1
issued	revised	scale 1/16"	proj. no 99023.2	modifies



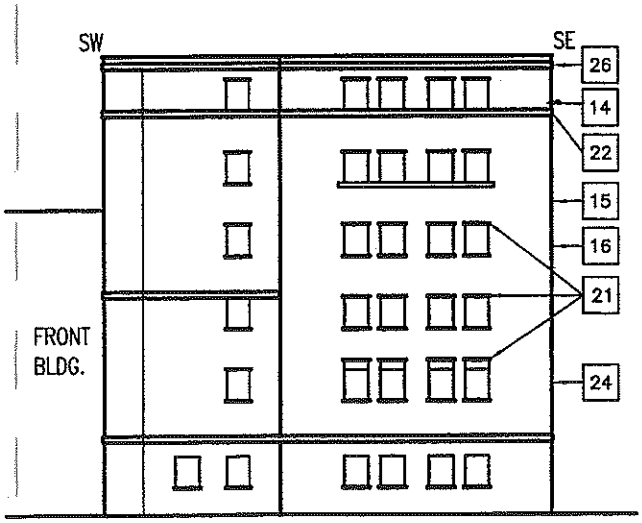
SCHEMATIC NORTH ELEVATION

SCALE: 1/32" = 1'-0"



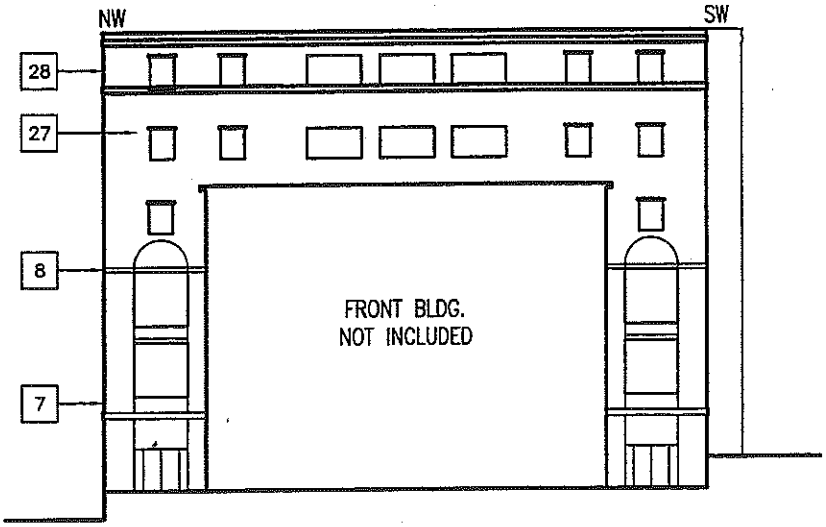
SCHEMATIC EAST ELEVATION

SCALE: 1/32" = 1'-0"



SCHEMATIC SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

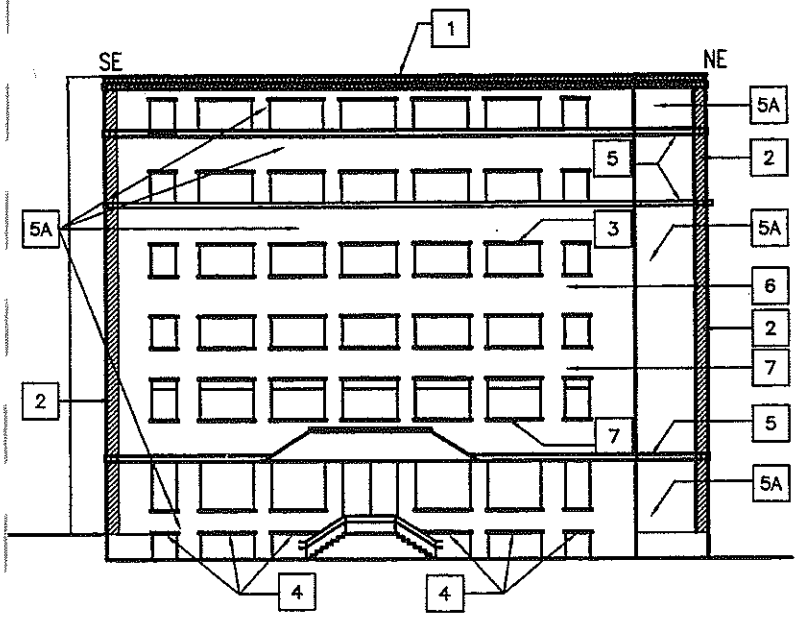


SCHEMATIC WEST ELEVATION

SCALE: 1/32" = 1'-0"

LOCATION WHERE PHOTOS WERE TAKEN

DUBOSE ASSOCIATES INC. ARCHITECTS 49 WOODLAND STREET HARTFORD CT 06105 TELEPHONE (860) 249-9367	SCHEMATIC NORTH & EAST ELEVATIONS dwg. name		18-20 TRINITY ST. HARTFORD proj. no.: .	SK-A2 drawing no.
	issued	revised	scale 1/32" proj. no 99023.2	modifies



SCHEMATIC EAST ELEVATION

SCALE: 1/32" = 1'-0"

GENERAL NOTES:

1. REMOVE AND REPLACE PRECAST CONCRETE COPING AND CAULKING. PROVIDE NEW THRU WALL METAL FLASHING. (TYP. 4 ELEVATIONS).

2. REMOVE TWO (2) FEET OF EXISTING FACE BRICK ON EACH SIDE OF FOUR BUILDING CORNERS, TO REMOVE CORROSION AND MAKE REPAIR AS REQUIRED OF THE STEEL COLUMN AND PAINT. (TYPICAL OF BUILDING CORNERS).

3. REMOVE EXISTING STEEL LINTEL, 4 COURSES OF FACE BRICK AND REPLACE WITH NEW GALVANIZED LINTEL AND BRICK. PROVIDE FLASHING, WEEP HOLES AND METAL TIES. REINFORCEMENTS AS REQUIRED.(TYPICAL ALL WINDOW REPAIRS).

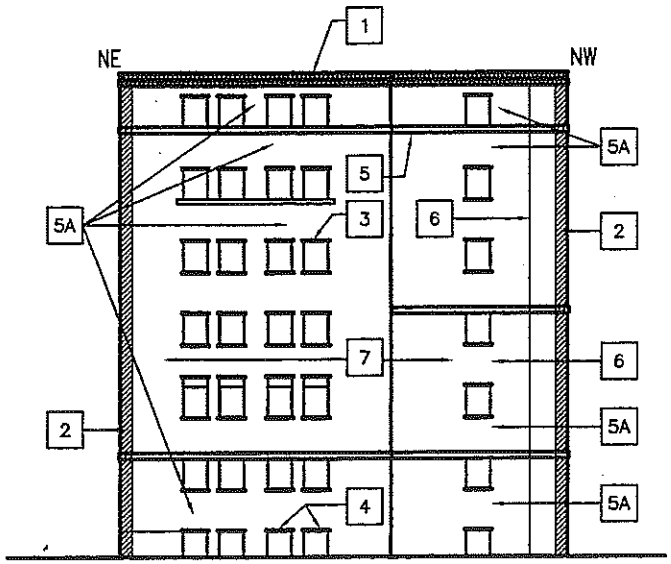
4. REMOVE AND REPLACE LINTEL WITH NEW GALVANIZED STEEL ANGLE AS REUIRED. PATCH NEW PLASTER AS REQUIRED TO MATCH EXISTING.

5. REMOVE AND REPLACE EXISTING PRECAST CONCRETE CORNICES, ORNAMENTS, HORIZONTAL BANDS AND WINDOW SILLS. PATCH BRICKS ABOVE AND BELOW OF THESE AREAS AS REQUIRED TO MATCH EXISTING, (TYPICAL).

5.A REPLACE ALL DETERIORATED AND SPALLED BRICK

6. REPOINT MORTAR JOINTS, CAULK CONSTRUCTION JOINTS FROM TOP TO BOTTOM (TYPICAL OF 4 BUILDING SIDES).

7. APPLY SEALER OVER MASONRY AND JOINTS.



SCHEMATIC NORTH ELEVATION

SCALE: 1/32" = 1'-0"

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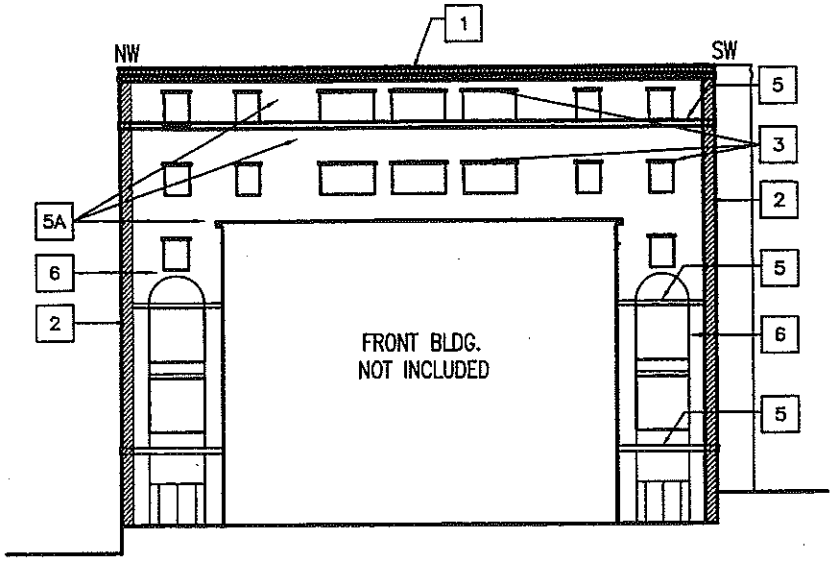
dwg. name: SCHEMATIC NORTH & EAST ELEVATIONS	proj. no.: .		SK-A3 drawing no.
issued	revised	scale 1/32"	proj. no 99023.2	modifies

18-20 TRINITY ST. HARTFORD



SCHEMATIC WEST ELEVATION

SCALE: 1/32" = 1'–0"

GENERAL NOTES:

1. REMOVE AND REPLACE PRECAST CONCRETE COPING AND CAULKING. PROVIDE NEW THRU WALL METAL FLASHING. (TYP. 4 ELEVATIONS).

2. REMOVE TWO (2) FEET OF EXISTING FACE BRICK ON EACH SIDE OF FOUR BUILDING CORNERS, TO REMOVE CORROSION AND MAKE REPAIR AS REQUIRED OF THE STEEL COLUMN AND PAINT. (TYPICAL OF BUILDING CORNERS).

3. REMOVE EXISTING STEEL LINTEL, 4 COURSES OF FACE BRICK AND REPLACE WITH NEW GALVANIZED LINTEL AND BRICK. PROVIDE FLASHING, WEEP HOLES AND METAL TIES. REINFORCEMENTS AS REQUIRED.(TYPICAL ALL WINDOW REPAIRS).

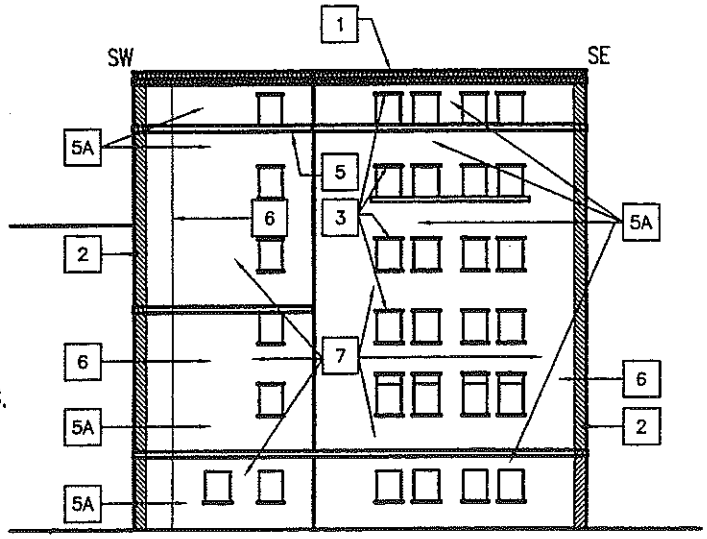
4. REMOVE AND REPLACE LINTEL WITH NEW GALVANIZED STEEL ANGLE AS REUIRED. PATCH NEW PLASTER AS REQUIRED TO MATCH EXISTING.

5. REMOVE AND REPLACE EXISTING PRECAST CONCRETE CORNICES, ORNAMENTS, HORIZONTAL BANDS AND WINDOW SILLS. PATCH BRICKS ABOVE AND BELOW OF THESE AREAS AS REQUIRED TO MATCH EXISTING, (TYPICAL).

5.A REPLACE ALL DETERIORATED AND SPALLED BRICK

6. REPOINT MORTAR JOINTS, CAULK CONSTRUCTION JOINTS FROM TOP TO BOTTOM (TYPICAL OF 4 BUILDING SIDES).

7. APPLY SEALER OVER MASONRY AND JOINTS.



SCHEMATIC SOUTH ELEVATION

SCALE: 1/32" = 1'–0"

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SCHEMATIC NORTH & EAST ELEVATIONS	18-20 TRINITY ST. HARTFORD	SK-A4	
dwg. name	proj. no.: .	drawing no.	
issued / revised	scale 1/32" / proj. no 99023.2	modifies	

SECTION E.

PHOTOS AND DESCRIPTIONS

P1 – P20

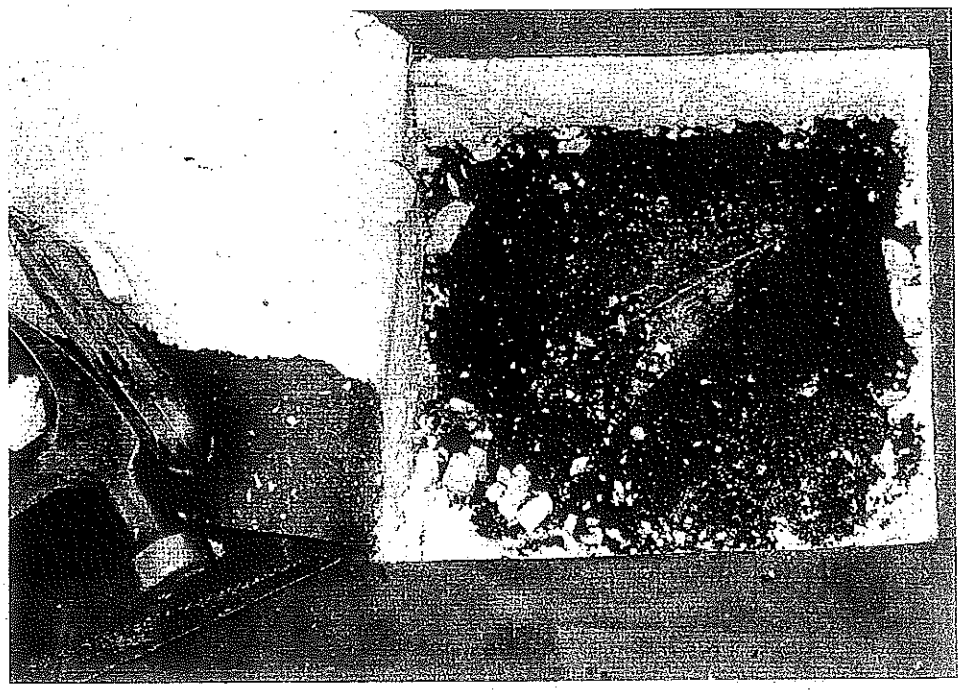

PHOTO -A ROOF TEST CUT AT NORTHEAST CORNER. NO INDICATION OF ANY PRESENCE OF WATER,

PHOTO -B ROOF TEST CUT AT SOUTHWEST CORNER.
VERY DRY AND NO SIGN OF WATER PENETRATION.

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dwg. name		proj. name		
		18-20 TRINITY ST. HARTFORD		P1
issued	revised	scale	proj. no	modifies

PHOTO -C ROOF TEST CUT AT SOUTHWEST CORNER OF THE ROOF THE ROOF DECK IS VERY DRY, NO SIGN OF WATER

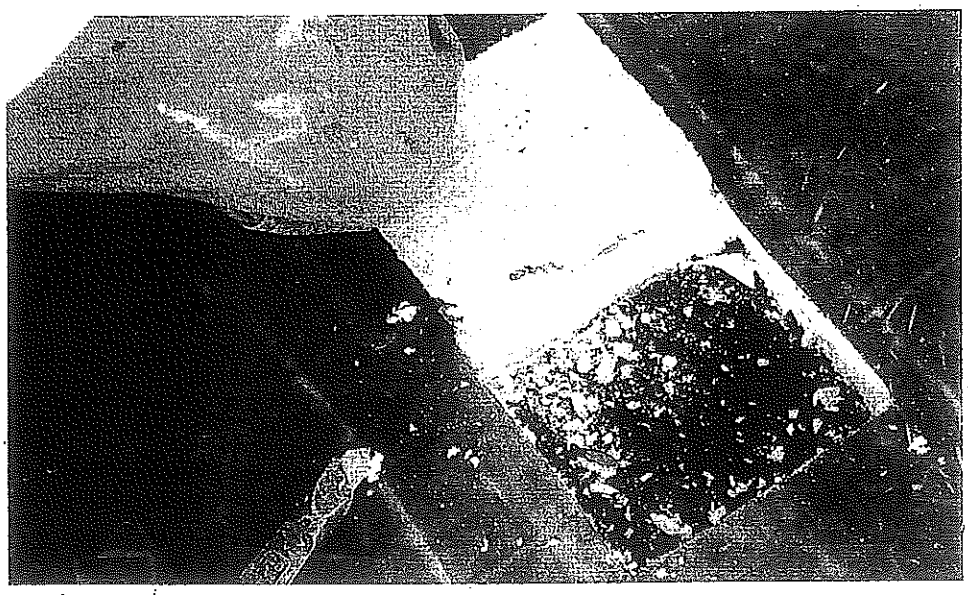


PHOTO -D ROOF TEST CUT AT NORTHWEST CORNER OF THE ROOF IS DRY.

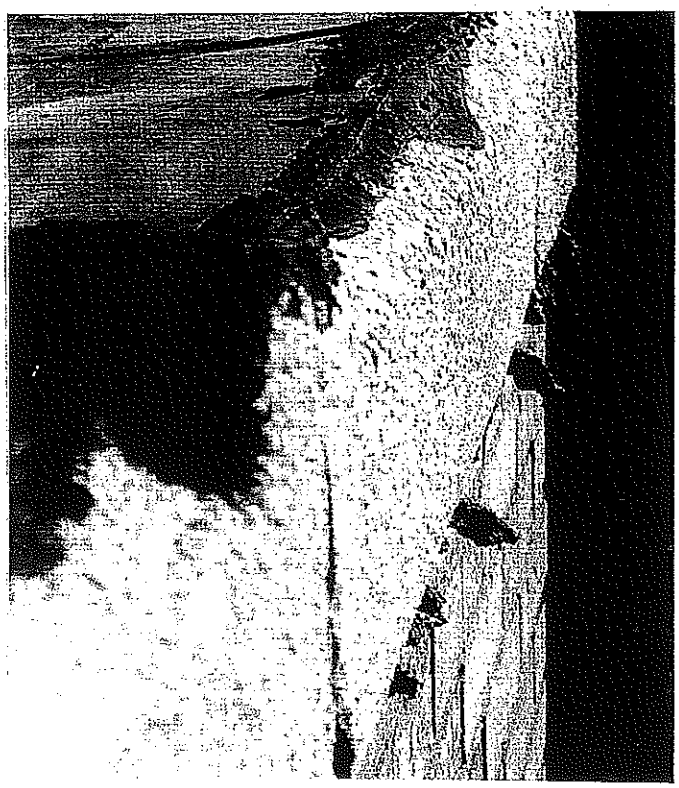


PHOTO -E TYPICAL PRECAST CONCRETE COPING. NOTE: THE EXISTING MEMBRANE FLASHING TERMINATE BELOW THE RIDGE OF THE COPING. CRACKS IS NOTICEABLE BETWEEN THE COPING AND THE MEMBRANE. ADHESIVE DRIED OUT AND BRITTLE. THE CONCRETE PRECAST COPING IS POROUS AND ABSORB WATER. IT IS ASSUMED THAT THIS IS THE AREA WHERE WATER ENTERS INTO THE WALL AND STARTS DESCENDING IN BETWEEN THE MASONRY YEARS AFTER YEAR.

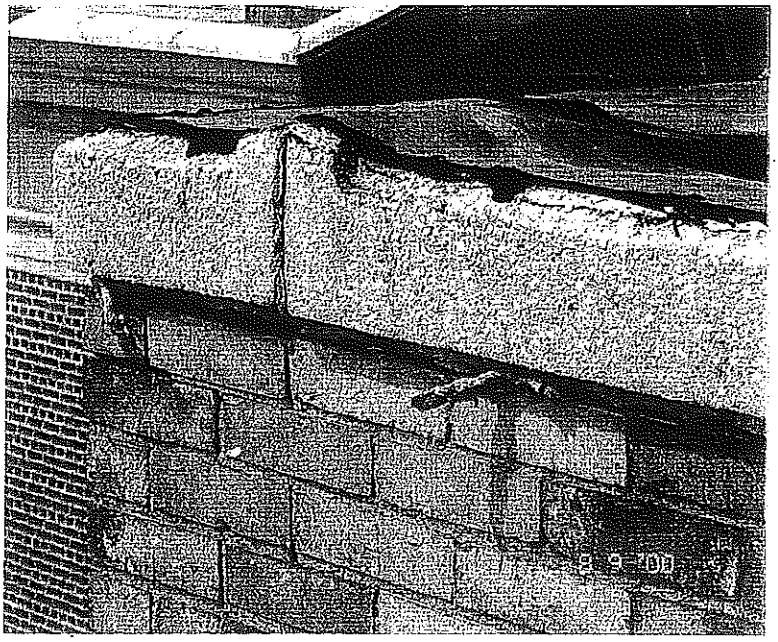


PHOTO -F CRACK SAMPLE ABOVE THE PRECAST CONCRETE COPING.

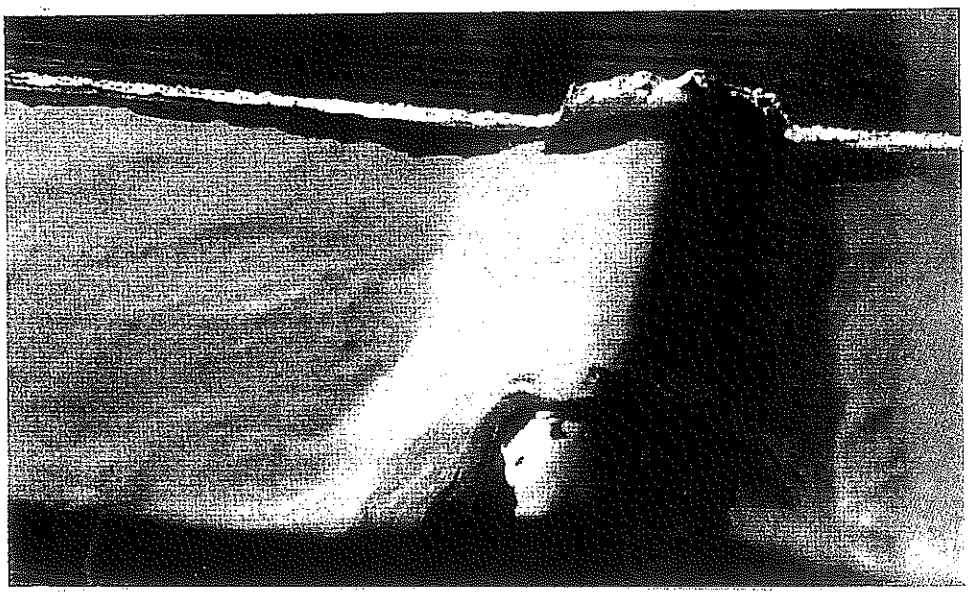
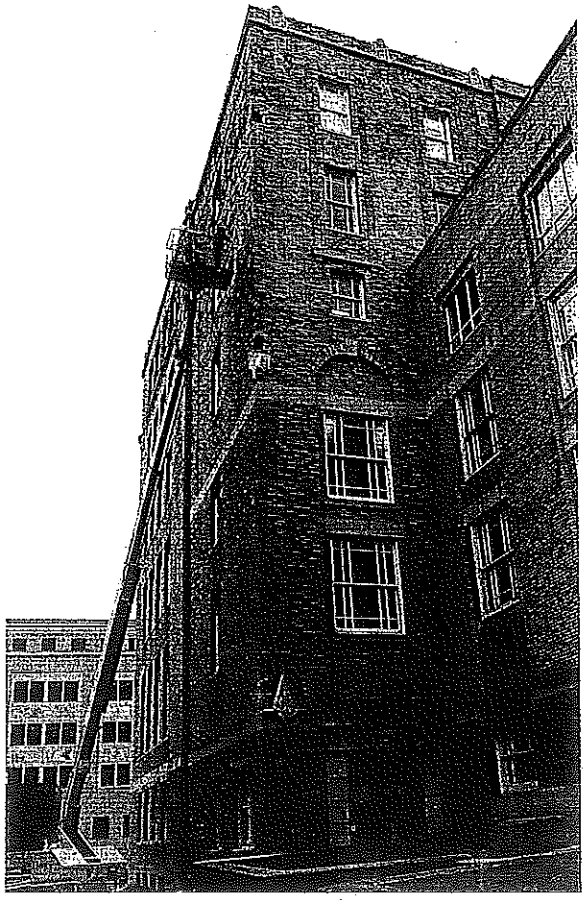
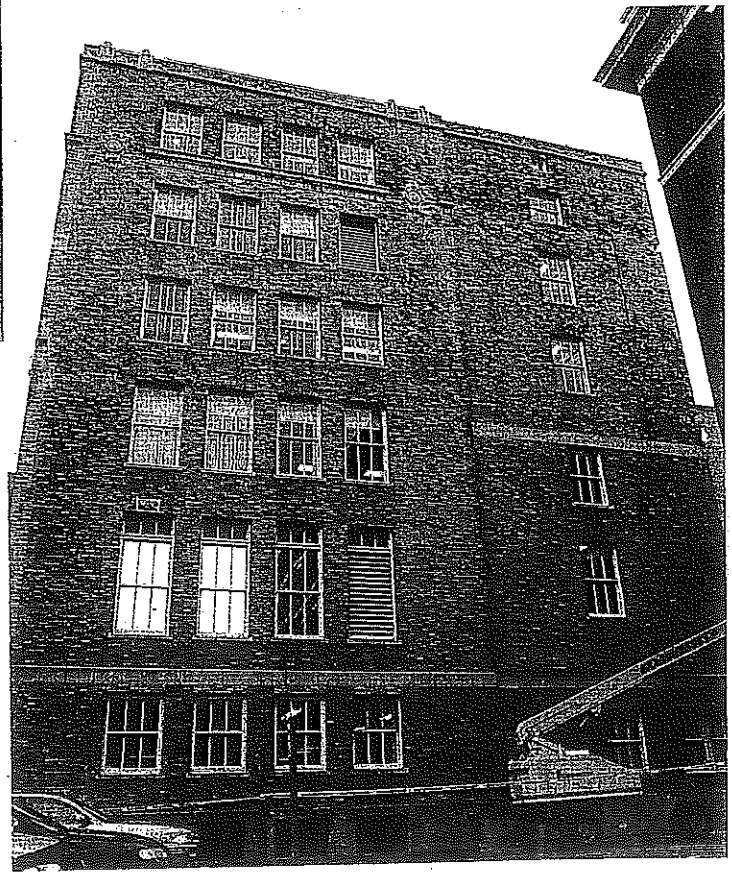


PHOTO -G TYPICAL MEMBRANE COVERING ABOUT 75% OF THE PRECAST CONCRETE COPING. CRACKS ARE VERY PROMINENT AT THE RIDGE OF THE COPING.

PHOTO -H PRECAST CONCRETE COPING. NOTE: CAULKING IS MISSING



PHOTO# 1 NORTHWEST CORNER



PHOTO# 2 NORHT ELEVATION

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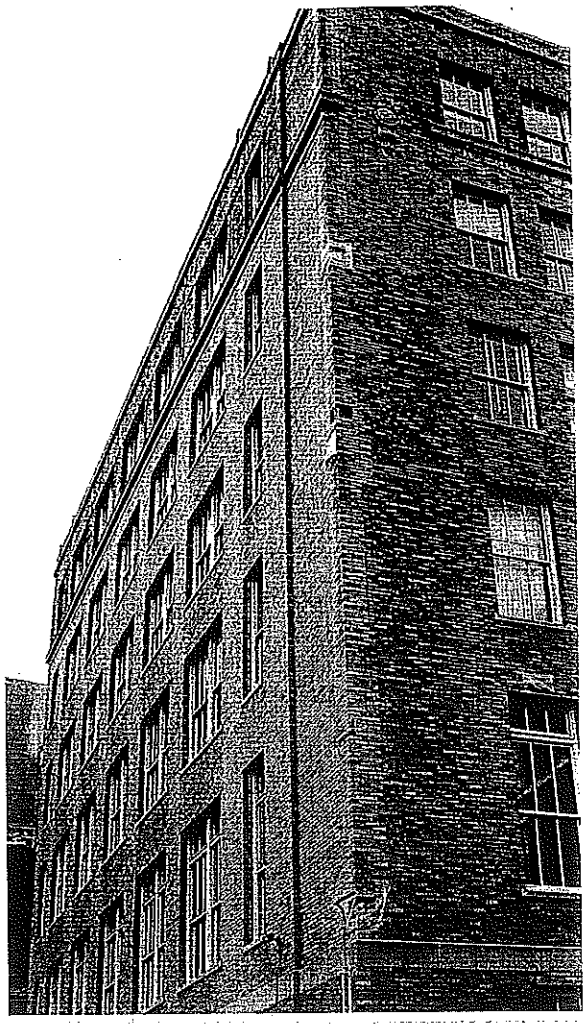
dwg. name		proj. name		P5
issued	revised	scale	proj. no	modifies

18-20 TRINITY ST.
HARTFORD



PHOTO# 3 NORTHEAST CORNER

PHOTO# 4 EAST ELEVATION

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49 WOODLAND STREET HARTFORD CT 06105 TELEPHONE (860) 249-0367

dwg. name		proj. name		P6
issued	revised	scale	proj. no	modifies

18-20 TRINITY ST.
HARTFORD

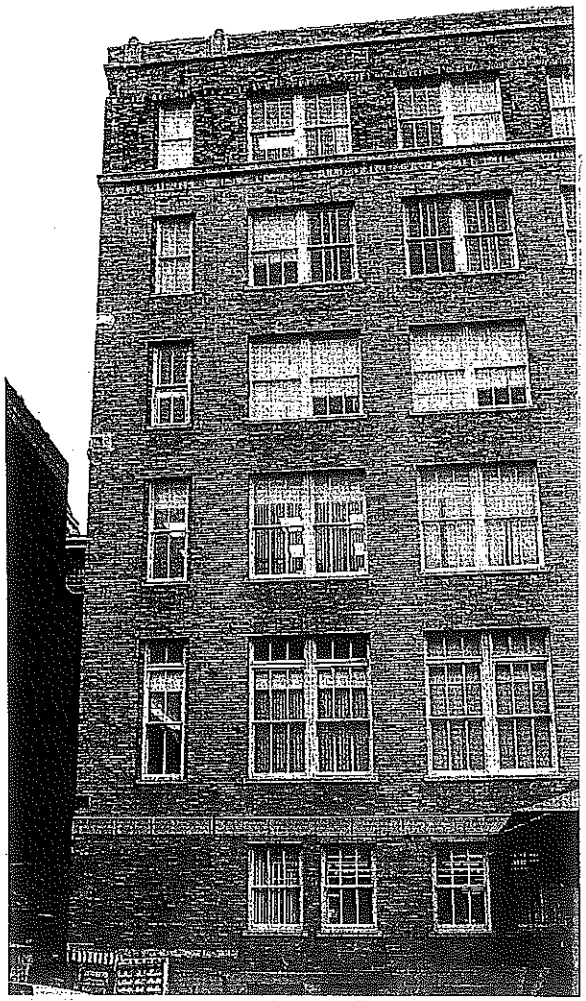


PHOTO #5 SOUTHEAST CORNER

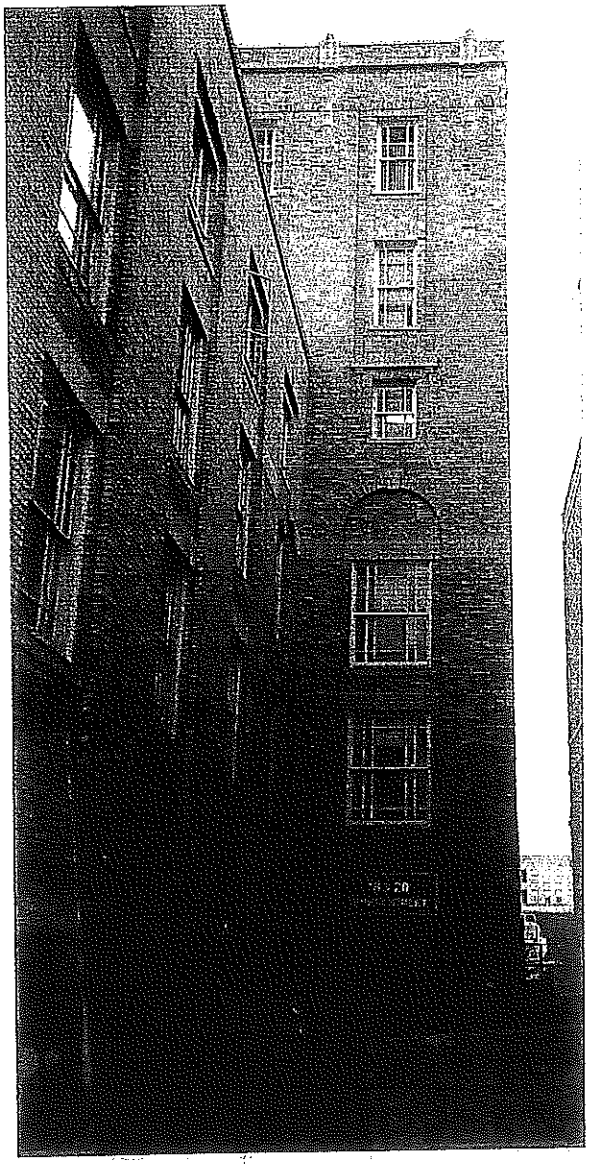
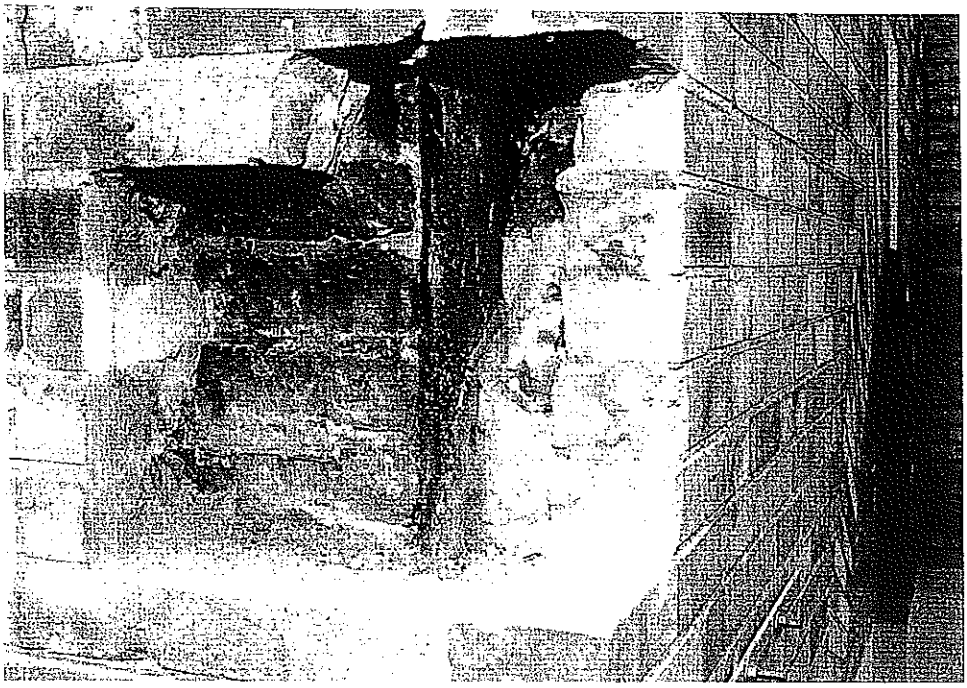


PHOTO #6 SOUTHWEST CORNER

DUBOSE ASSOCIATES INC. ARCHITECTS
49 WOODLAND STREET HARTFORD CT 06105 TELEPHONE (860) 249-0387

dwg. name		18-20 TRINITY ST. HARTFORD			P7
issued	revised	scale	proj. no	modifies	

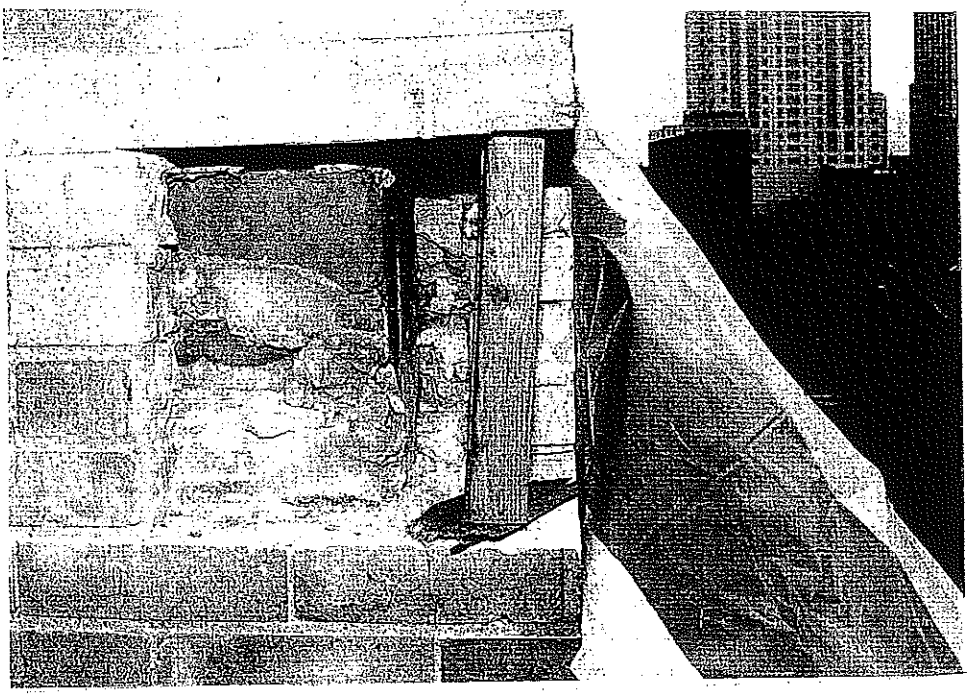


PHOTO# 7 NORTHWEST CORNER MID HEIGHT- COLUMN FLANGE EXPOSED

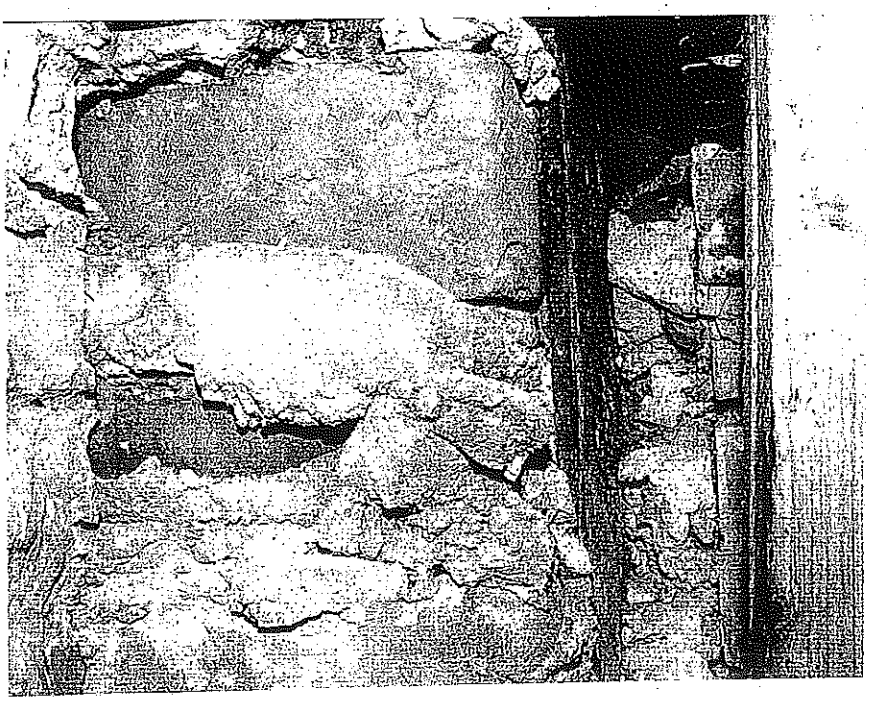
PHOTO#8 PHOTO #7 CLOSE UP SHOWING CORRODED FLANGE

PHOTO# 9 NORTHEAST CORNER AT MID HEIGHT – COLUMN FLANGE EXPOSED.

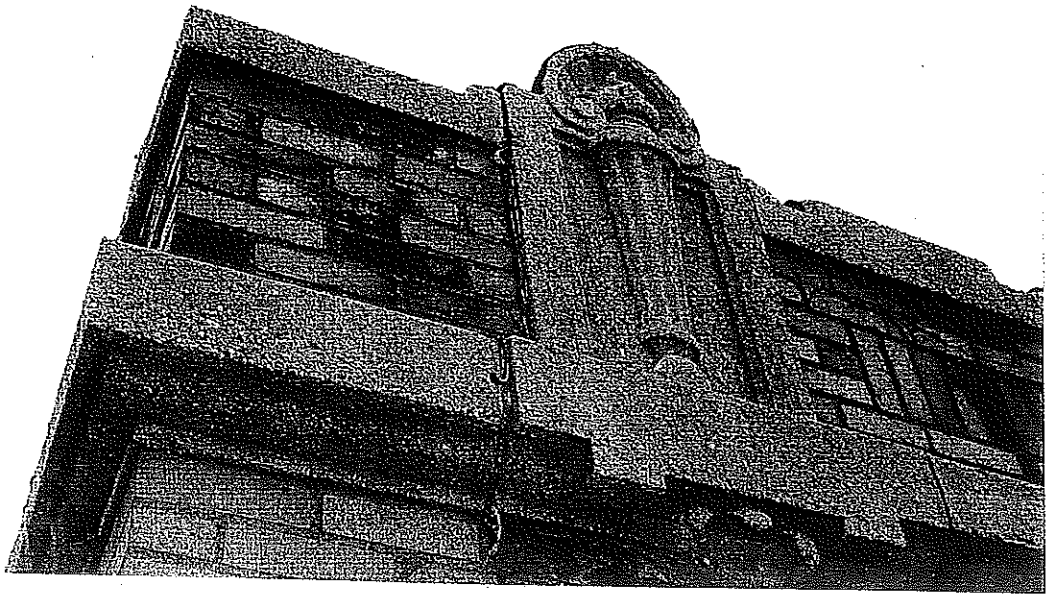
PHOTO# 10 PHOTO#9 CLOSE UP SHOWING CORRODED FLANGE



PHOTO# 11 NORTHEAST CORNER AT MID HEIGHT – COLUMN FLANGE EXPOSED.



PHOTO# 12 PHOTO # 11 CLOSE UP- MILD CORROSION OF FLANGE



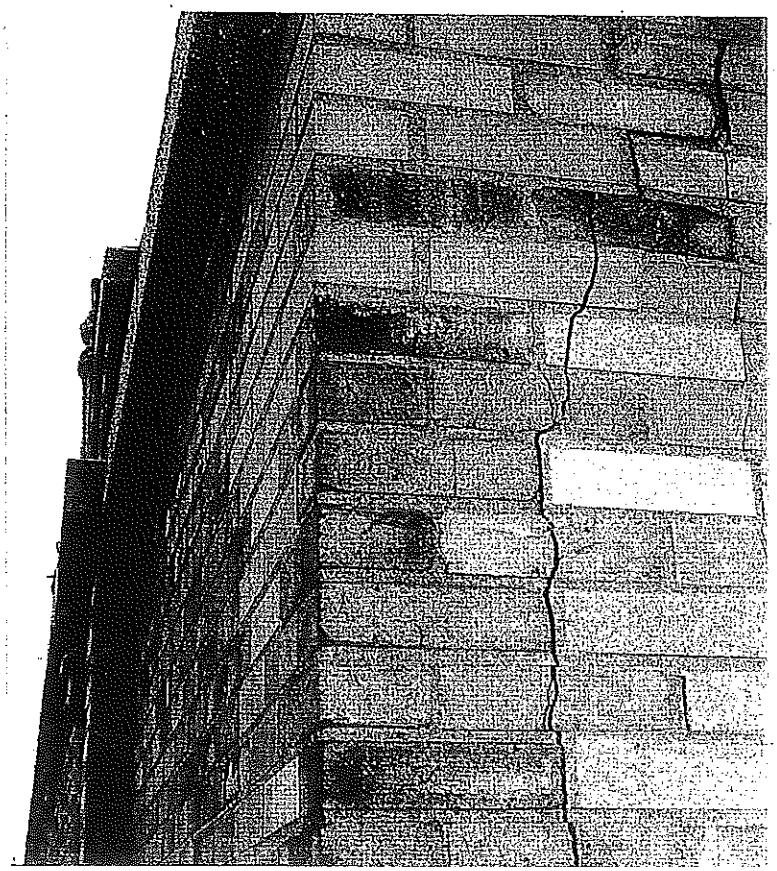


PHOTO #13 MOVEMENT AT TOP OF NORTHEAST CORNER.

DUBOSE ASSOCIATES INC. ARCHITECTS
40 WOODLAND STREET HARTFORD CT 06105 TELEPHONE (860) 240-9387

dwg. name		proj. name		P11
issued	revised	scale	proj. no	modifies

18-20 TRINITY ST.
HARTFORD

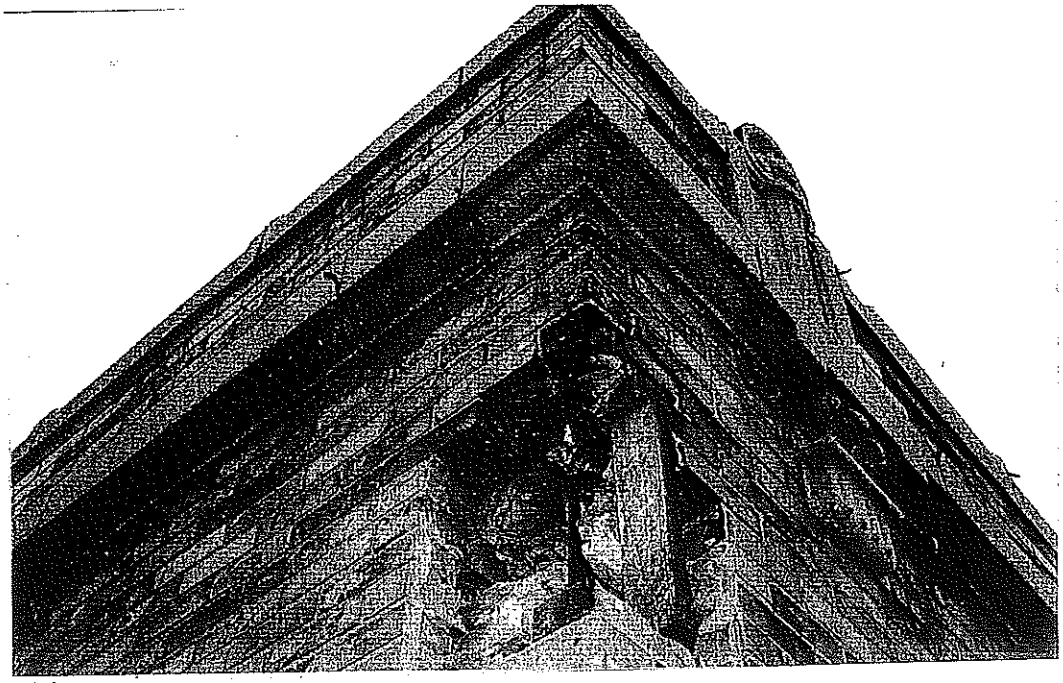


PHOTO #14 MOVEMENT AT TOP OF WALL AT SOUTHWEST CORNER.

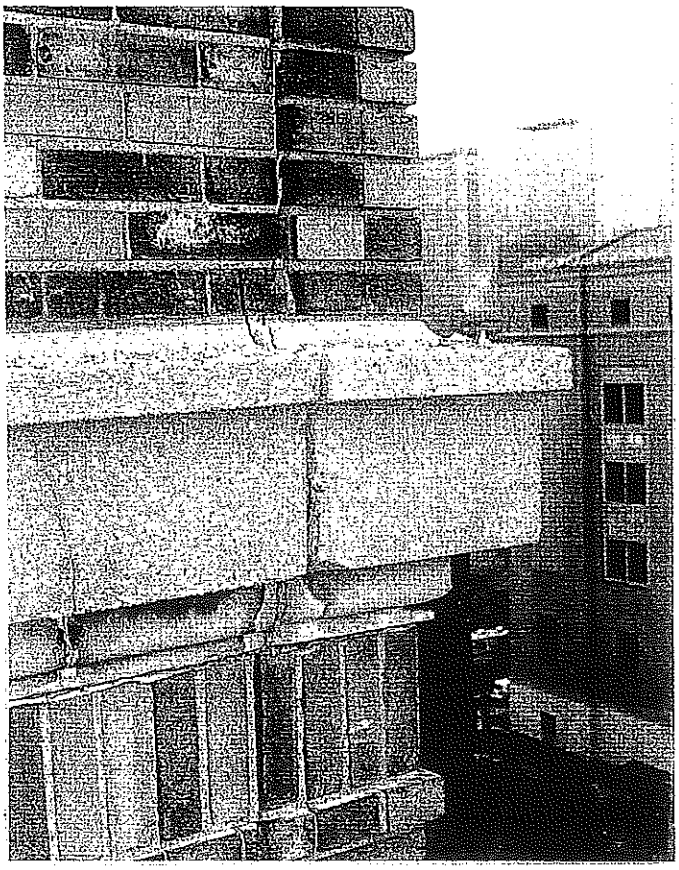
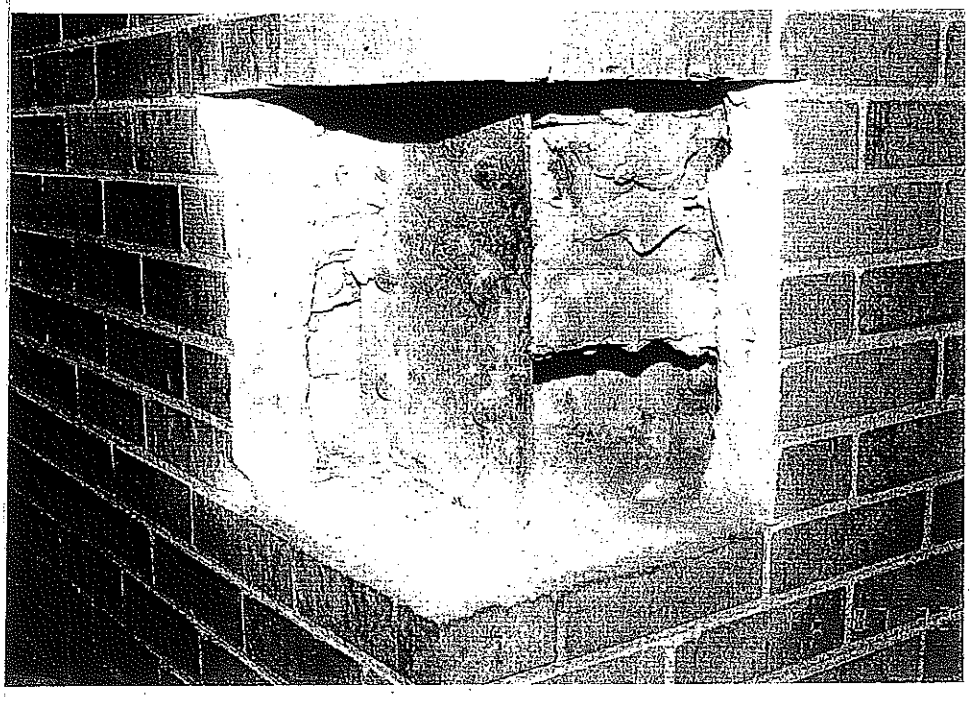
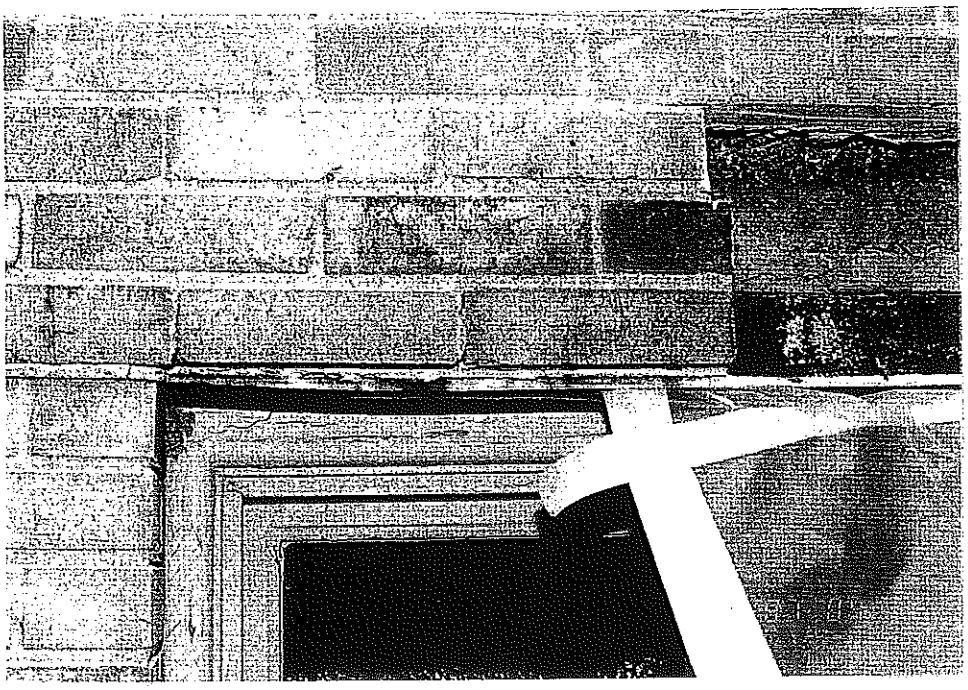


PHOTO #15 TRIM AT FIFTH FLOOR LEVEL – SOUTHWEST CORNER.

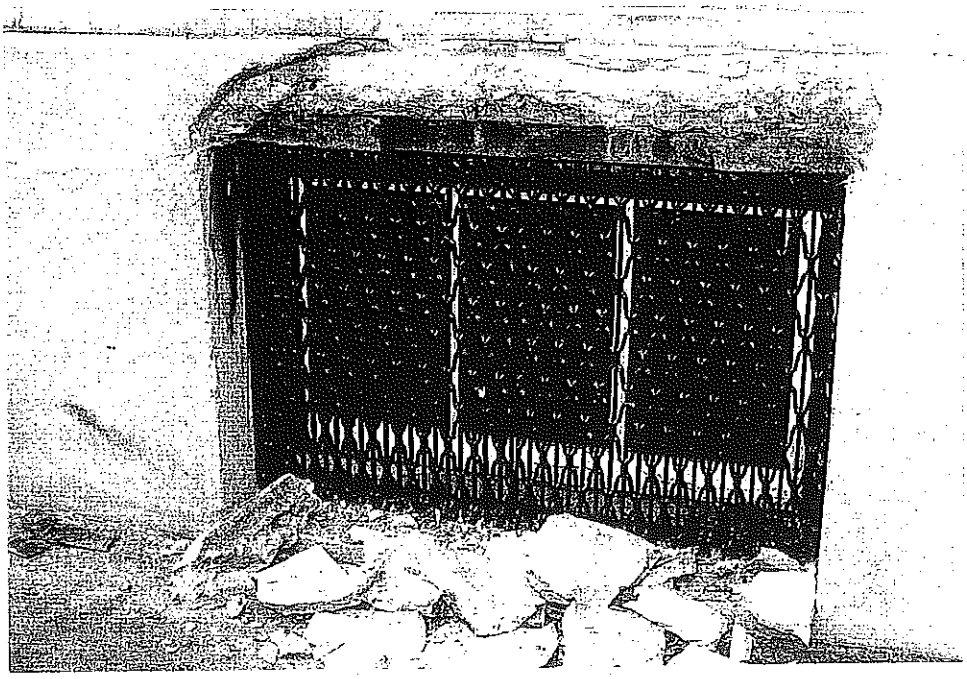


PHOTO# 16 SOUTHEAST CORNER – EXPOSED COLUMN.

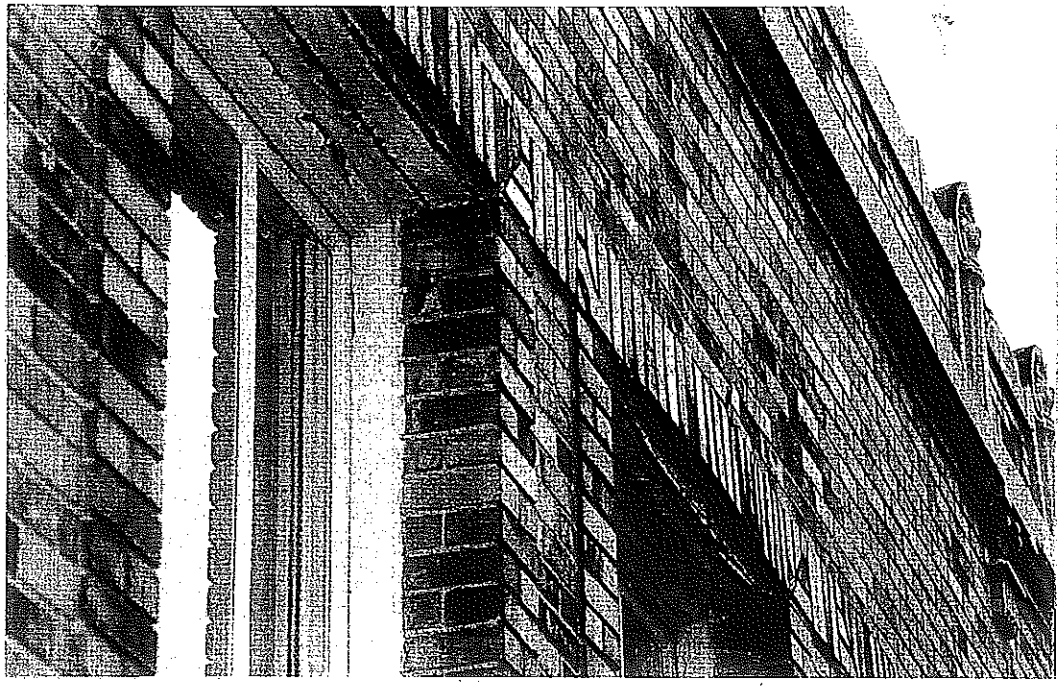
PHOTO# 17 SOUTHEAST CORNER – PHOTO# 16 CLOSE UP.



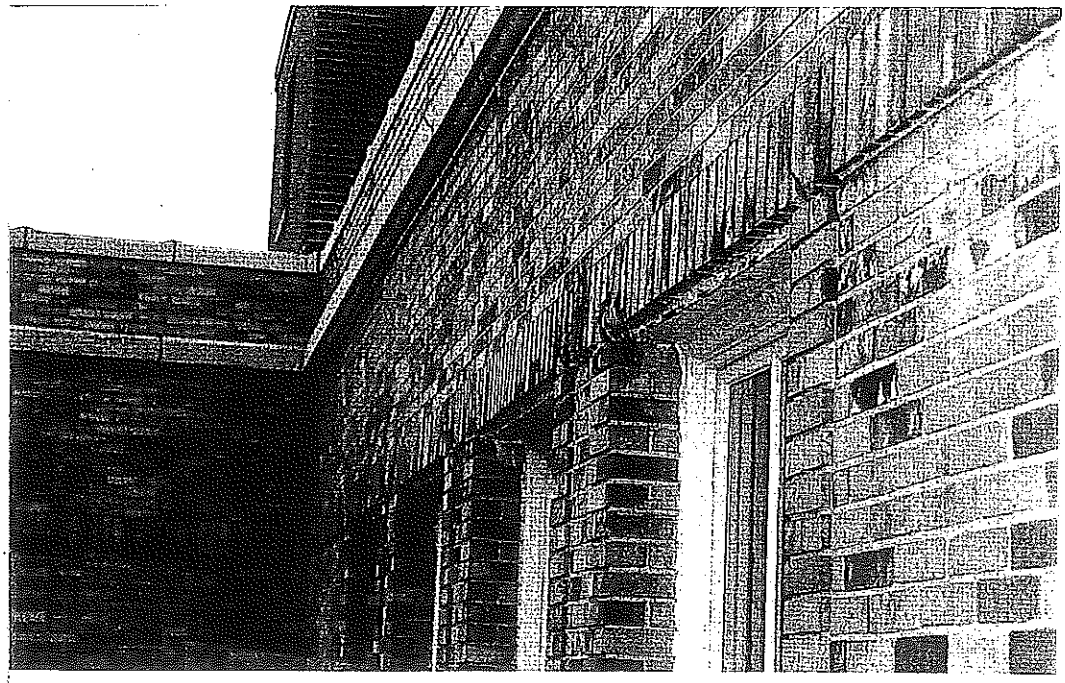
PHOTO# 18 NORTH WALL – CORRODED WINDOW LINTEL.



PHOTO#19 NORTH WALL – CORRODED BASEMENT WINDOW LINTEL



PHOTO# 20 NORTH WALL – LINTEL CORROSION



PHOTO# 21 SOUTH WALL- LINTEL CORROSION

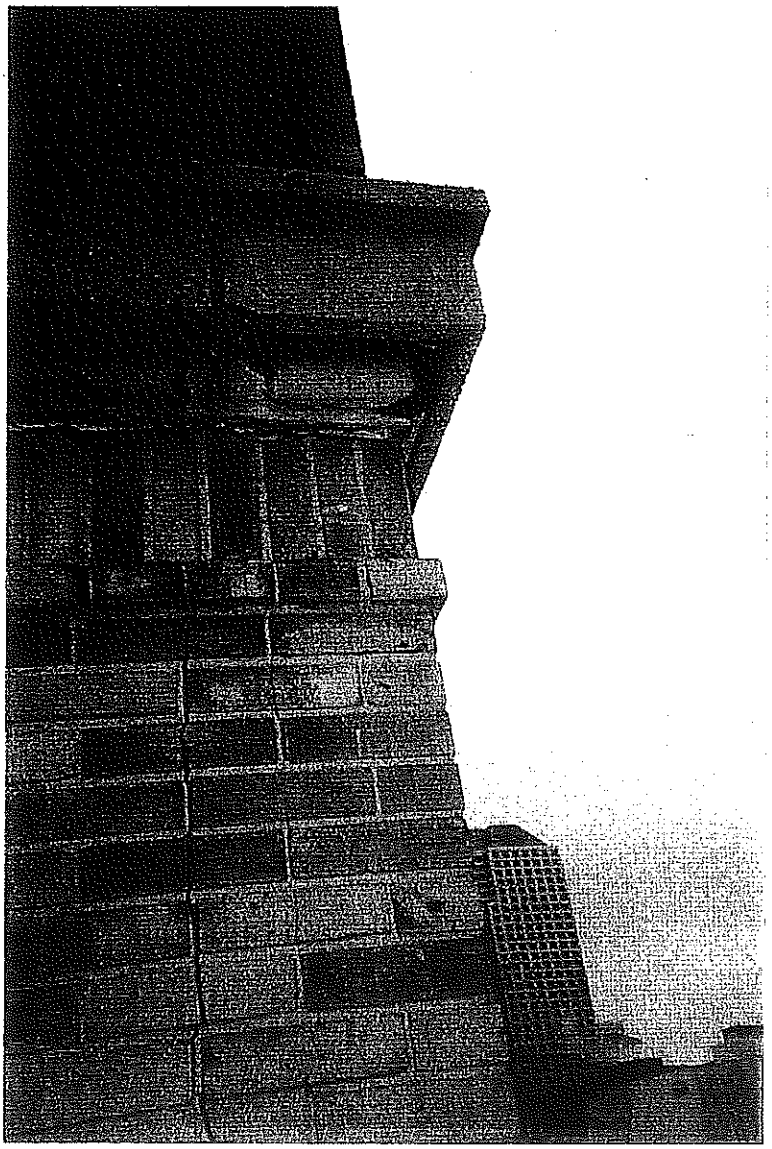


PHOTO #22 ENLARGE SECTION OF THE SIXTH FLOOR SOUTH EAST CORNER.
NOTE BOTTOM SECTION OF PRECAST CONCRETE CORNICE FELL OFF. ABOVE THE CORNICE HAS A 1" GAP AND WALL MOVING OUTWARD.

DUBOSE ASSOCIATES INC. ARCHITECTS
49 WOODLAND STREET HARTFORD CT 06105 TELEPHONE (860) 249-0387

dwg. name		18-20 TRINITY ST. HARTFORD		P16	
issued	revised	scale	proj. no	modifies	

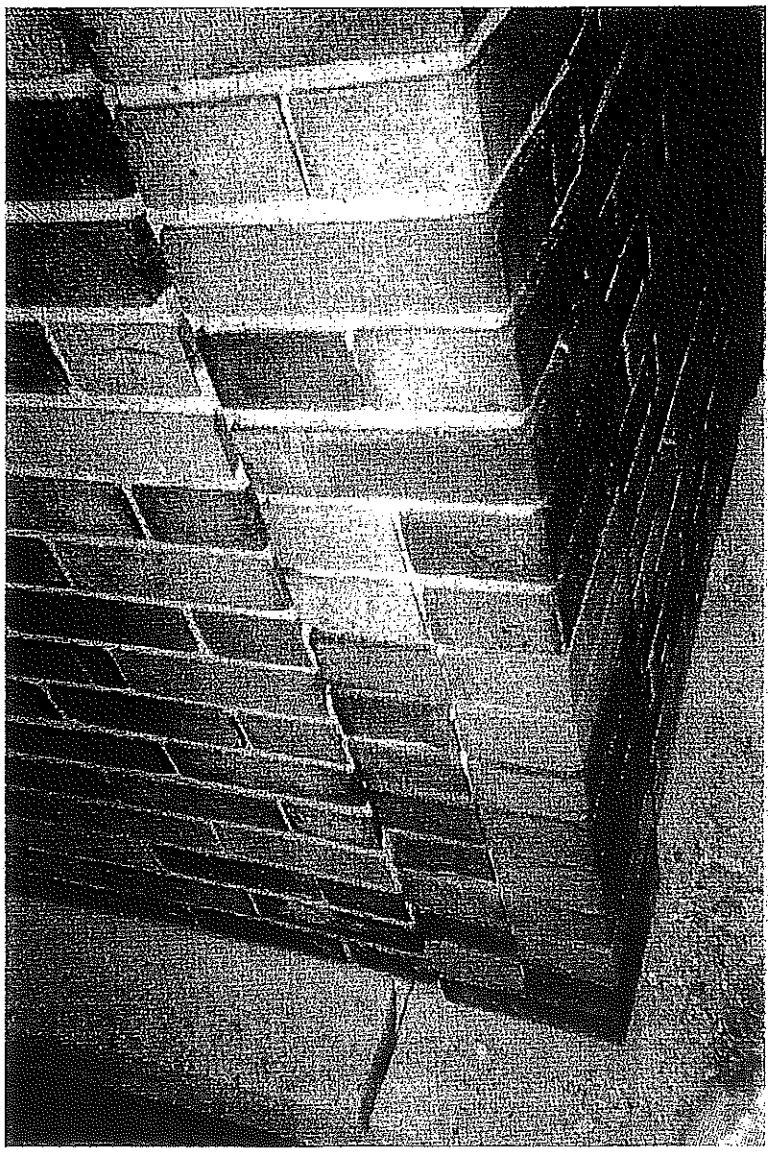


PHOTO #23 SOUTHEAST CORNER OF THE SIXTH FLOOR SHOWS WALL MOVEMENT. GAP IS ABOUT 1". NOTE PRECAST CONCRETE CORNICE LOSING CEMENTING PROPERTIES AND POROUSITY.

DUBOSE ASSOCIATES INC. ARCHITECTS
49 WOODLAND STREET HARTFORD CT 06105 TELEPHONE (860) 249-9307

dwg. name		proj. name		P17
issued	revised	scale	proj. no	modifies

18-20 TRINITY ST.
HARTFORD

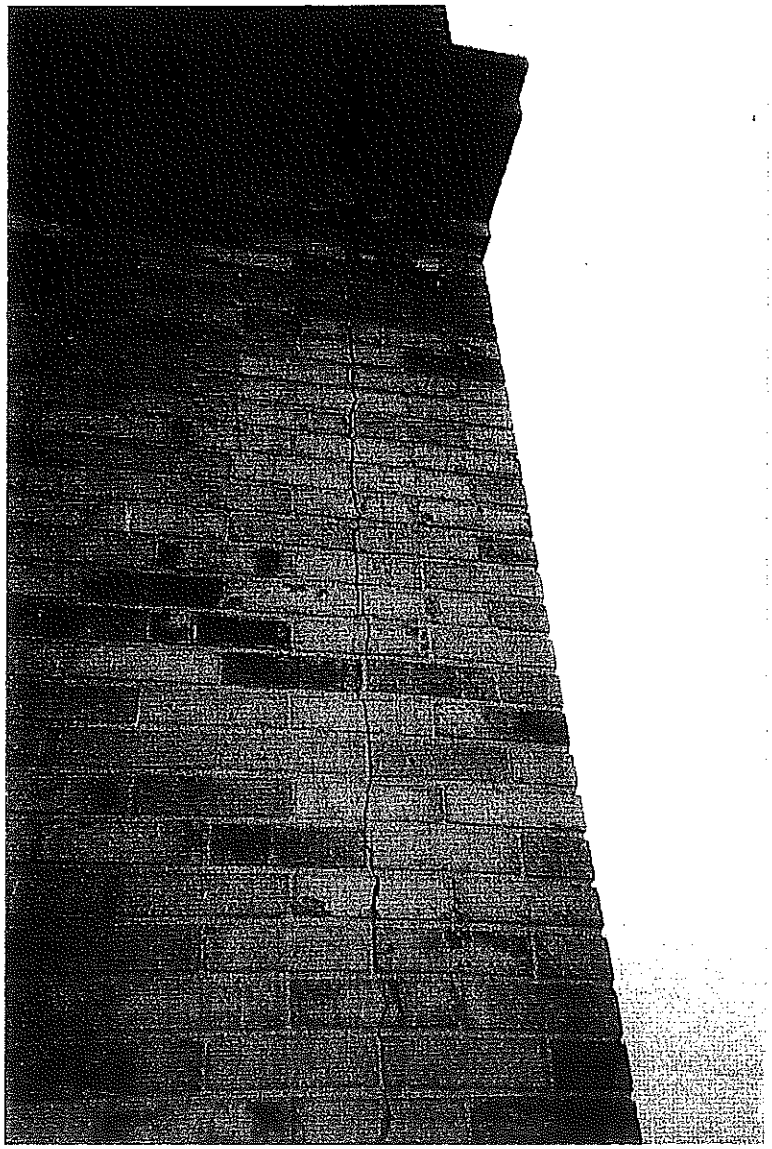


PHOTO #24 CONTINUOUS VERTICAL CRACK FROM THE TOP OF THE PARAPET DOWN TO THE FOURHT FLOOR OF SOUTHEAST CORNER. NOTE, BOTTOM SECTION OF THE PRECAST CONCRETE CORNICE FELL OFF.

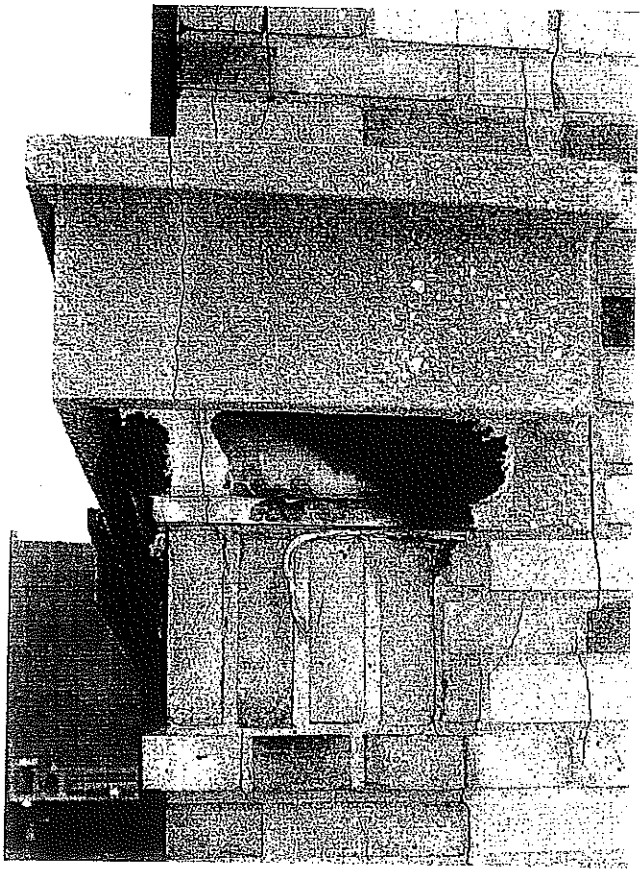


PHOTO #25 CONTINUOUS VERTICAL CRACKS ARE VISIBLE AND VERY PROMINENT AT THE TOP OF THE NORTHEAST CORNER OF THE BUILDING. NOTE, PRECAST CONCRETE CORNICE CRACKED AND BOTTOM PART FELL OFF.

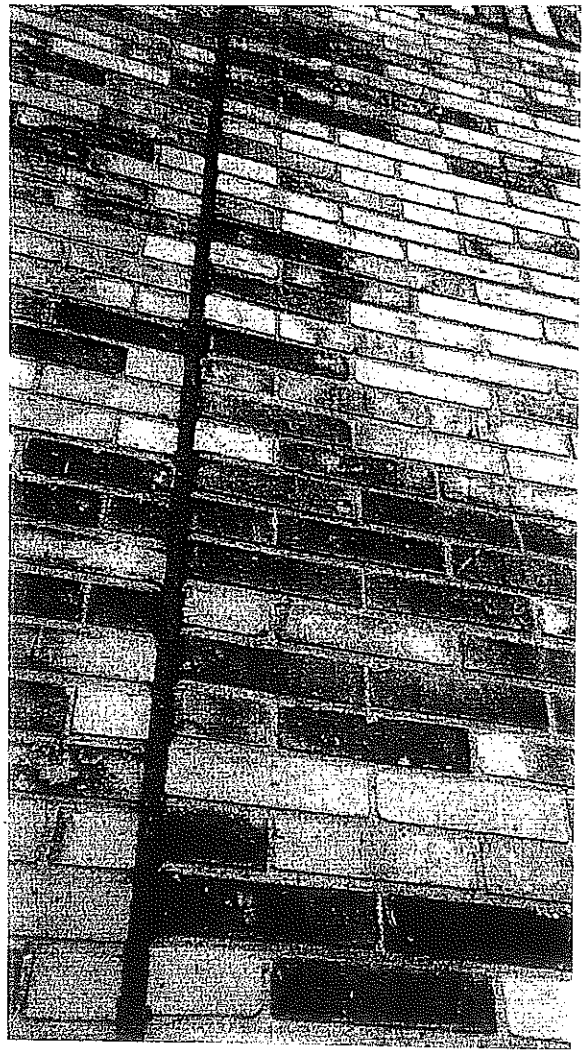
PHOTO #26 PRECAST CONCRETE COPING, DECORATIVE ORNAMENTS AND CORNICES. CAULKING IS MISSING. NOTE VERTICAL CRACK FROM PARAPET AT NORTHEAST CORNER.

DUBOSE ASSOCIATES INC. ARCHITECTS
49 WOODLAND STREET HARTFORD CT 06105 TELEPHONE (860) 249-0367

dwg. name		18-20 TRINITY ST. HARTFORD			P19
issued	revised	scale	proj. no	modifies	

PHOTO #27 BELOW SHOWS MORTAR CONSTRUCTION JOINT CRACKS ON BOTH SIDES, POSSIBLE WATER ENTRY. IT NEEDS NEW CAULKING. MORTAR JOINTS NEED REPOINTING AND EXTERIOR SURFACE BE APPLIED WITH MASONRY SEALER.

NORTH FAÇADE



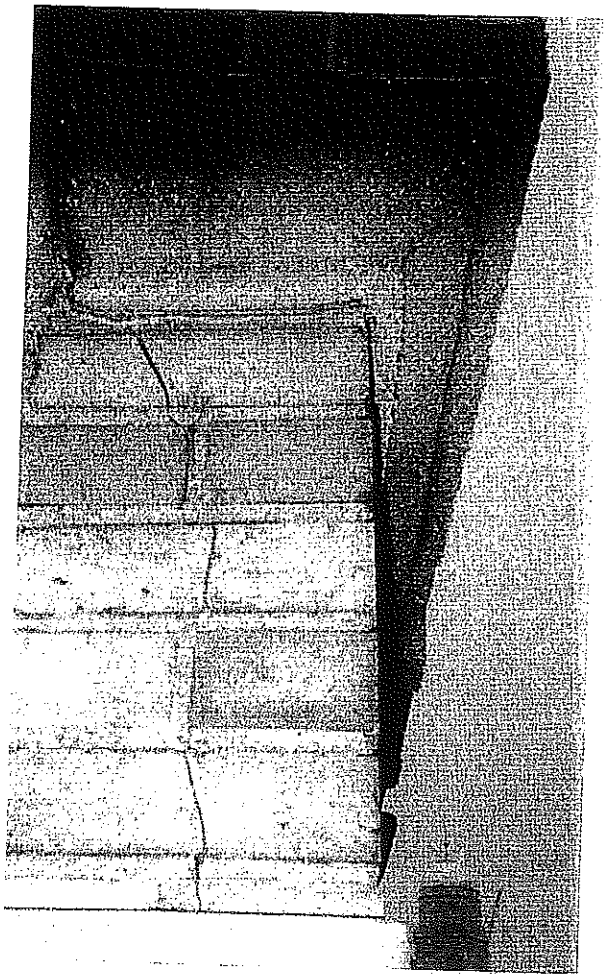


PHOTO #28 NORTHWEST TOP CORNER PRECAST CONCRETE CORNICE JOINT AND BRICK WALL CRACK.

SECTION F. TESTING REPORTS

Purchase Order 18/20 FIRE EXTINGUISHER INSPECTION/REPAIRS 11195

Owens, Renz & Lee Company, Inc.

Please include this Purchase Order on all correspondence, invoices, shipping papers, and packages.	Purchase Order No. 11195

To SOUTHERN N.E. FIRE PROTECTION	Ship to 18/20 TRINITY ST	Bill to 18/20 TRINITY ST C/O 2 SUMMIT PLACE

Date of Order	Delivery Date	Terms	Ship Via	F.O.B.
3-26-02				

Quantity Ordered	Quantity Received	Account No.	Description	Unit Price	Amount
		6240	FIRE EXTINGUISHER INSPECTIONS		157.00
			36 TOTAL		
			INVOICE #4021		
			TAX		EXEMPT
			TOTAL		$ 157.00

Requested by:	Date:	Approved by:	Date:
		[signature]	4-1-02

Date received: _____ By: _____ Date approved for payment: _____ By: _____

Vendor No. _____ Discount date: _____

Building No. _____ Discount amount: $ _____

Invoice No. _____ Gross amount: $ _____

Invoice date: _____ General Ledger No. 6240

Date paid: _____ By: _____ Check No. _____ Amount: $ _____

SOUTHERN NEW ENGLAND FIRE PROTECTION
P.O. BOX 965 • SIMSBURY, CT 06070
Tel. (860) 614-5946 • Fax (860) 793-9828

JOB INVOICE

№ 4021

PHONE	DATE OF ORDER 3/26/02
ORDER TAKEN BY SCC	CUSTOMER'S ORDER NUMBER PO# 11195
☒ DAY WORK ☐ CONTRACT ☐ EXTRA	
JOB NAME/NUMBER 18/20 Trinity	
JOB LOCATION	
JOB PHONE	STARTING DATE

TO OR + L

TERMS: Net 30

QTY.	MATERIAL	PRICE	AMOUNT
36	Inspections	2 00	72 00
1	Service Charge	25 00	25 00
1	Water Test/Recharge	15 00	15 00
1	5# CO2 Test/Recharge	20 50	20 50
2	Hazmat Labels	60	1 20
2	UNDOT Stickers	40	80
2	Verification Collars	2 50	5 00
1	Value Rebuild Kit	~~2 50~~ 15 00	~~2 50~~ 15 00
1	Conductivity Test	2 50	2 50

DATE COMPLETED

TOTAL MATERIALS

DESCRIPTION OF WORK

OTHER CHARGES

TOTAL OTHER

LABOR	HRS.	RATE	AMOUNT

(Tap Removed)

Total $157.00

TOTAL LABOR

TOTAL MATERIALS

TOTAL OTHER

Thank You

TAX

TOTAL

Work ordered by

Signature [signature]

I hereby acknowledge the satisfactory completion of the above described work.

Purchase Order 18/20 EMERGENCY LIGHTING INSPECTION 11214

Owens, Renz & Lee Company, Inc.

Please include this Purchase Order on all correspondence, invoices, shipping papers, and packages.	Purchase Order No. 11214

To TOTAL LIGHTING SERVICES	Ship to 1540 TRINITY ST	Bill to 1540 TRINITY ST C/O 2 SUMMIT PLACE

Date of Order	Delivery Date	Terms	Ship Via	F.O.B.
11-5-01				

Quantity Ordered	Quantity Received	Account No.	Description	Unit Price	Amount
1 JOB		6102	LABOR TO INSPECT AND EMERGENCY LIGHTING UNITS		$225.00
			LIST OF NEEDED REPAIRS AND ESTIMATE TO FOLLOW.		
			TAX		EXEMPT
			TOTAL		$225.00

Requested by:	Date:	Approved by:	Date:
			12-6-01

Date received: _____ By: _____ Date approved for payment: _____ By: _____

Vendor No. _____ Discount date: _____

Building No. _____ Discount amount: $ _____

Invoice No. _____ Gross amount: $ _____

Invoice date: _____ General Ledger No. 6102

Date paid: _____ By: _____ Check No. _____ Amount: $ _____

TOTAL LIGHTING SERVICE, L.L.C.
250-49 Porter Street
WATERTOWN, CT 06795

(860) 945-3603 FAX (860) 945-3679

JOB INVOICE

4463

PHONE	DATE OF ORDER
ORDER TAKEN BY	CUSTOMER'S ORDER NUMBER
☐ DAY WORK ☐ CONTRACT	☐ EXTRA
JOB NAME/NUMBER	
JOB LOCATION	
JOB PHONE	STARTING DATE

TO [illegible]
Hartford CT

TERMS:

QTY.	MATERIAL	PRICE	AMOUNT
[illegible]			
	Loc of units:		
	(2) x 4th ... Hall		
	2nd 300 ... 6V ... "C"		
	2nd 300 ... 6V ... "C"		
	X 300 ... - S		
	2nd 200 ... DL - 6V ...		
	2nd 200 ... DL - 6V ...		
	X - Hall 204		
	X - 1st N - FOI		
	X - 1st FOI - E		
	200 1st ... - S		
	Replacement:		
	(6) 6V 2.5 PL		
	(2) 6V N.C. "C"		
	(2) 6V 5PL		
	(1) 6100		

DATE COMPLETED 11-5-01

TOTAL MATERIALS

DESCRIPTION OF WORK

OTHER CHARGES

TOTAL OTHER

LABOR	HRS.	RATE	AMOUNT

TOTAL LABOR

TOTAL MATERIALS

TOTAL OTHER

Thank You

TAX

TOTAL

Work ordered by

Signature [signature]

I hereby acknowledge the satisfactory completion of the above described work.

Purchase Order *18/20 EMERGENCY LIGHTING REPAIRS* 11216

Owens, Renz & Lee Company, Inc.

Please include this Purchase Order on all correspondence, invoices, shipping papers, and packages.	Purchase Order No. *11216*

To	Ship to	Bill to
Total Lighting Service	*[illegible]*	*[illegible] c/o 23 [illegible] Place*

Date of Order	Delivery Date	Terms	Ship Via	F.O.B.
12-12-01				

Quantity					
Ordered	Received	Account No.	Description	Unit Price	Amount
2 mos		*6152*	*Emergency lighting repairs*		
			noted @ November inspection		
			[illegible]		
			Tax		*[illegible]*
			Total		*$961.00*

Requested by:	Date:	Approved by:	Date:
		[signature]	*12-12-01*

Date received: ______ By: ______ Date approved for payment: ______ By: ______

Vendor No. ______ Discount date: ______

Building No. ______ Discount amount: $ ______

Invoice No. ______ Gross amount: $ ______

Invoice date: ______ General Ledger No. *[illegible]*

Date paid: ______ By: ______ Check No. ______ Amount: $ ______

TOTAL LIGHTING SERVICE, L.L.C.
250-49 Porter Street
WATERTOWN, CT 06795

(860) 945-3603 FAX (860) 945-3679

JOB INVOICE

4512

PHONE	DATE OF ORDER
ORDER TAKEN BY	CUSTOMER'S ORDER NUMBER Repairs
☐ DAY WORK ☑ CONTRACT ☐ EXTRA	
JOB NAME/NUMBER Oral	
JOB LOCATION	
JOB PHONE	STARTING DATE

TO 18-20 Trinity
Hawthorne Ct.

TERMS:

QTY.	MATERIAL	PRICE	AMOUNT	DESCRIPTION OF WORK
	Repairing all Defects			
	Comm. units from			
	Nov. Insp. all work			
	completed.			

OTHER CHARGES		
TOTAL OTHER		

LABOR	HRS.	RATE	AMOUNT
TOTAL LABOR			
TOTAL MATERIALS			
TOTAL OTHER			
TAX			
TOTAL			

DATE COMPLETED 12-12-01 M.F.

TOTAL MATERIALS

Work ordered by

Signature [signature]
I hereby acknowledge the satisfactory completion of the above described work.

Thank You

TOTAL LIGHTING SERVICE LLC

ULTRASONIC CLEANING • LIGHTING MAINTENANCE • EMERGENCY LIGHTING • ENERGY SERVICES • ELECTRICAL

- Fax Cover Sheet -

Date: 11/20/01

Pages: 2

To: Mr. Keith Palmer

Fax Phone: 860-246-6991

From: Brian Sheehan

Subject: 18-20 Trinity St., Hartford

We completed the emergency lighting inspection and found the following repairs are needed:
Replace 11 batteries. Total installed cost is 461.00

Brian
P.O. # 11216
Has been assigned
For these repairs.
Please call w/schedule
Thanks.
Keith Palmer

250-49 PORTER STREET • WATERTOWN, CT 06795 • PHONE: (860) 945-3603 • FAX: (860) 945-3679

ELEVATOR CERTIFICATE OF OPERATION

20 TRINITY STREET
HARTFORD

Expiration
07/09/2002

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE, EMERGENCY and BUILDING SERVICES
P O BOX 2794
MIDDLETOWN, CT 06457-9294

Arthur L. Spada
Commissioner

This operating certificate is issued by direction of the Public Safety Commissioner subject to provisions of Section 29-191 thru 29-199 of the General Statutes.

STATE OF CT
DPW FACILITIES G4
C/O OR & L PROPERTY MGMT
165 CAPITOL AVENUE
HARTFORD CT 06106-0000

1	ELEVATOR NO.
064 68	REGISTRATION NO.
200	F.P.M. SPEED
Passenger	CLASSIFICATION
2500	POUNDS CAPACITY

INSPECTION RECORD

INSPECTOR	DATE

Post Under Glass In Elevator

ELEVATOR CERTIFICATE OF OPERATION

20 TRINITY ST
HARTFORD

Expiration
07/09/2002

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE, EMERGENCY and BUILDING SERVICES
P O BOX 2794
MIDDLETOWN, CT 06457-9294

Arthur L. Spada
Commissioner

This operating certificate is issued by direction of the Public Safety Commissioner subject to provisions of Section 29-191 thru 29-199 of the General Statutes.

DPW FACILITIES, G4
C/O OR & L PROPERTY MGMT
165 CAPITOL AVENUE
HARTFORD CT 06106-0000

2	ELEVATOR NO.
064 170	REGISTRATION NO.
300	F.P.M. SPEED
Passenger	CLASSIFICATION
3000	POUNDS CAPACITY

INSPECTION RECORD

INSPECTOR	DATE

Post Under Glass In Elevator

ELEVATOR CERTIFICATE OF OPERATION

20 TRINITY ST
HARTFORD

Expiration
07/09/2002

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE, EMERGENCY and BUILDING SERVICES
P O BOX 2794
MIDDLETOWN, CT 06457-9294

Arthur L. Spada
Commissioner

This operating certificate is issued by direction of the Public Safety Commissioner subject to provisions of Section 29-191 thru 29-199 of the General Statutes.

DPW FACILITIES, G4
C/O OR & L PROPERTY MGMT
165 CAPITOL AVENUE
HARTFORD CT 06106-0000

3	ELEVATOR NO.
064 178	REGISTRATION NO.
300	F.P.M. SPEED
Passenger	CLASSIFICATION
2500	POUNDS CAPACITY

INSPECTION RECORD

INSPECTOR	DATE

Post Under Glass In Elevator

PROSOCO, Inc.

New England Construction Representatives
P.O. Box 473 • Halifax, MA 02338
Phone: (781) 294-1315 • Fax: (781) 293-4248

FIELD INSPECTION & EVALUATION REPORT

To: Mr. Franco Indomenico
ARMANI RESTORATION INC.
191 Franklin Avenue
Hartford, CT 06114

Date: January 3, 2001
Re: DPW Building
18-20 Trinity Street
Hartford, CT

Existing Masonry:

Vertical

- [x] Brick – type(s): [x] Glazed
- [ ] Brownstone
- [ ] Cast Stone
- [ ] Granite [ ] Polished [ ] Unpolished
- [x] Precast Concrete
- [ ] Fieldstone
- [ ] Exposed Aggregate Concrete
- [ ] GFRC Concrete
- [ ] Limestone [ ] Polished [ ] Unpolished
- [ ] Marble [ ] Polished [ ] Unpolished
- [ ] Sandstone [ ] Polished [ ] Unpolished
- [ ] Slate
- [ ] Terra Cotta [ ] Slip Finish [ ] Glazed Finish
- [ ] Tile – type(s):
- [ ] Concrete Block:
  - [ ] Light Weight
  - [ ] Medium Weight
  - [ ] Heavy Weight
  - [ ] "Dryblock Additive"
  - [ ] Split Faced
  - [ ] Split Ribbed
  - [ ] Burnished
- [ ] Other: ___

Horizontal

- [ ] Bluestone
- [ ] Concrete
- [ ] Fieldstone
- [ ] Granite [ ] Polished [ ] Unpolished
- [ ] Limestone [ ] Polished [ ] Unpolished
- [ ] Marble [ ] Polished [ ] Unpolished
- [ ] Sandstone [ ] Polished [ ] Unpolished
- [ ] Slate
- [ ] Terrazzo
- [ ] Tile – type(s):
- [ ] Pavers: Type: [ ] Concrete [ ] Brick [ ] Other: ___
- [ ] Other: ___

Type of Stains:

Exterior Masonry

- [x] Light Atmospheric Stains
- [ ] Moderate Atmospheric
- [ ] Heavy Atmospheric
- [ ] Acid Burn
- [x] Biologic Stains
- [ ] Clear Coating
- [ ] Copper Stains
- [ ] Excess Mortar
- [ ] Efflorescence
- [ ] Form Oils
- [ ] Grease/Oils
- [ ] Lime Run
- [ ] Maganese Stain
- [ ] Mud Splashes
- [ ] Peeling Paint
  Type: ___
- [ ] Graffiti
- [ ] Rust Stains
- [ ] Tar/Roof Mastics
- [ ] Vanadium Stains
- [ ] White Scum
- [ ] Other: ___

PROSOCO
SINCE 1939

PROSOCO, Inc.

New England Construction Representatives
P.O. Box 473 • Halifax, MA 02338
Phone: (781) 294-1315 • Fax: (781) 293-4248

Project: _____

FIELD INSPECTION & EVALUATION REPORT

Type of Stains:

Interior

- ☐ Clear Coatings
- ☐ Fire/Smoke Damage
- ☐ Food Stains
- ☐ Grease Stains
- ☐ General Soiling Stains
- ☐ Ink Stains
- ☐ Paint/Graffiti
- ☐ Polishes/Waxes
- ☐ Urine
- ☐ Embedded
- ☐ Other: _____

Other Observations/Conditions:

- ☒ Blocked Weeps
- ☒ Cracked Mortar Joints
- ☐ Leaking Roof Membrane
- ☐ Failed Termination Bars
- ☐ Leaking Coping
- ☐ Failed Flashings
- ☐ Missing Flashings - Where: _____
- ☒ Missing Weeps
- ☒ Lintels Caulked
- ☒ Rusted Lintels
- ☒ Window Perimeter Sealant Failed
- ☒ Undersized Exp./Control Joints
- ☒ Spalling of Masonry
- ☐ Other: _____
- ☐ Scaling
- ☐ Sugaring
- ☐ Ivy

Rilem Tube & Splash Tests: The Rilem Tube test is an industry standard test. A twenty (20) minute test will determine the moisture uptake of untreated versus the treated masonry. A 5.0 ml fill represents a 98.1 mph wind driven rain. For concrete block a 2.5 ml test is recommended representing a 65.5 mph wind driven rain. Splash tests observe surface beading characteristics of the treated and untreated masonry.

Untreated Masonry:

	Substrate(s)		
Test #1	Brick	0 ML in	20 min.
Test #2	Brick	0 ML in	20 min.
Test #3	Mortar	5 ML in	17 min.
Test #4	Mortar	2 ML in	20 min.

(*) MORTAR JOINTS FAILED

UNTreated Masonry:

	Substrate(s)		
Test #1	Precast	2 ML in	20 min.
Test #2	Precast	1.5 ML in	20 min.
Test #3	_____	_____ ML in	_____ min.
Test #4	_____	_____ ML in	_____ min.

(*) PRECAST FAILED

Treated Masonry: Sample B

Water Repellent: _____

	Substrate(s)		
Test #1	_____	_____ ML in	_____ min.
Test #2	_____	_____ ML in	_____ min.
Test #3	_____	_____ ML in	_____ min.
Test #4	_____	_____ ML in	_____ min.

Coverage Rate: _____ sq.ft./gallon

Splash Test Results:

Treated Masonry: Sample C

Water Repellent: _____

	Substrate(s)		
Test #1	_____	_____ ML in	_____ min.
Test #2	_____	_____ ML in	_____ min.
Test #3	_____	_____ ML in	_____ min.
Test #4	_____	_____ ML in	_____ min.

Coverage Rate: _____ sq.ft./gallon

Splash Test Results:

PROSOCO, Inc.

New England Construction Representatives
P.O. Box 473 • Halifax, MA 02338
Phone: (781) 294-1315 • Fax: (781) 293-4248

Project:

FIELD INSPECTION & EVALUATION REPORT

Recommended Products:

Based upon the existing project conditions the following is our list of recommended products. Prior to beginning any full scale production we recommend that a sample of the various products be field tested to determine effectiveness and acceptable results. In addition we recommend that the contractor completes all work in accordance with all state, local and Federal EPA laws, and, that the contractor follows all recommendations and precautions listed on our labels, Product Data sheets and Material Safety Data sheets regarding the use, handling, storage and disposal of all products utilized on this project.

Sure Klean New Construction Cleaners:

Sure Klean Restoration Cleaners:
Restoration Cleaner

Weather Seal Water Repellents:
Do Sample Panels Of:

1. Weather Seal Siloxane PD
2. WB Concentrate

Temperatures have to be above 40 degrees for 8 hours for product to cure out properly.

Consolideck Water Repellents:

Conservare Stone Strengthener:

EnviroKlean:

Breathable Masonry Coatings/Stains:

Paver Klean Products:

Defacer Eraser Graffiti Removal & Protection Systems:

Stand Off Tile Care & Maintenance Products:

In conclusion, I trust that this is the information you required in this matter. As always, please feel free to give me a call if I may be of any other assistance on this or any other project. I may be reached during regular business hours at (781) 294-1315 or via fax at (781) 293-4248.

Very truly yours,

New England Construction Representatives

REM

Ralph E. Morgan
Manufacturers' Representative

PROSOCO
SINCE 1939

Equipment List Report

April 24, 2002

Equipment ID/ Equipment Name	Serial Number/ Model Number	Vendor Name/ Manufacturer Name	Property/ Building	Area Replacement Cost	Purchase Date Expected Life	Assigned To/ Warranty Expires Date
AHU-5-1	1699F13906	CARRIER	18/20 TRINITY STREET	ROOF/EXTERIOR	8/1/99	STEVE/KEITH STEVE/KEITH
AIR HANDLER		CARRIER	18/20 TRINITY STREET	$0.00		8/1/00
AHU-G-1	K99C67122M	TRANE	18/20 TRINITY STREET	GROUND LEVEL	8/1/98	STEVE/KEITH STEVE/KEITH
AIR HANDLER	MCCAO25UBOBOOOOO11	TRANE	18/20 TRINITY STREET	$0.00		8/1/99
BOILER #1	L-69167		18/20 Trinity Street	BASEMENT LEVEL	5/8/80	Keith Palmer
CLEAVER BROOKS	CB-900-100	CLEAVER BROOKS	18/20 TRINITY STREET	$0.00		
BOILER #2	L-69168		18/20 Trinity Street	BASEMENT LEVEL	5/12/80	Keith Palmer
CLEAVER BROOKS	CB900-100	CLEAVER BROOKS	18/20 TRINITY STREET	$0.00		
COMPRESSOR #1	371D38	AIR COMPRESSOR ENGINEERING	18/20 Trinity Street	BASEMENT LEVEL		STEVE/KEITH STEVE/KEITH
COMPRESSOR	216	QUINCY	18/20 TRINITY STREET	$0.00		
COMPRESSOR #2	364642	AIR COMPRESSOR ENGINEERING	18/20 Trinity Street	BASEMENT LEVEL		STEVE/KEITH STEVE/KEITH
COMPRESSOR	216	QUINCY	18/20 TRINITY STREET	$0.00		
DOMESTIC WATER HEATER	73016		18/20 Trinity Street	BASEMENT LEVEL		STEVE/KEITH STEVE/KEITH
WATER HEATER	VG3003M	ACE BUEHLER, INC.	18/20 TRINITY STREET	$0.00		
EX FAN-1			18/20 TRINITY STREET	ROOF/EXTERIOR	5/3/99	STEVE/KEITH STEVE/KEITH
EXHAUST FAN	135C5B	LOREN COOK COMPANY	18/20 TRINITY STREET	$0.00		5/1/00
EX FAN-2		LOREN COOK COMPANY	18/20 TRINITY STREET	ROOF/EXTERIOR	5/3/99	STEVE/KEITH STEVE/KEITH
EXHAUST FAN	135C5B	LOREN COOK COMPANY	18/20 TRINITY STREET	$0.00		5/1/00

Equipment List Report

April 24, 2002

Equipment ID/ Equipment Name	Serial Number/ Model Number	Vendor Name/ Manufacturer Name	Property/ Building	Area Replacement Cost	Purchase Date Expected Life	Assigned To/ Warranty Expires Date
EXH 6	STYLE # HRY6243-11		18/20 Trinity Street	3RD FLOOR		STEVE/KEITH STEVE/KEITH
EXHAUST FAN		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 1	STYLE # HRY6234-1		18/20 Trinity Street	GROUND LEVEL		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 10	STYLE # HRY6243-5		18/20 Trinity Street	3RD FLOOR		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 2	STYLE # HRY6243-2		18/20 Trinity Street	1ST FLOOR		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 3	STYLE # HRY6243-2		18/20 Trinity Street	1ST FLOOR		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 4	STYLE # HRY6243-4		18/20 Trinity Street	1ST FLOOR		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 5	STYLE # HRY6243-4		18/20 Trinity Street	1ST FLOOR		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 6	STYLE # HRY6243-2		18/20 Trinity Street	4TH FLOOR		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		
FA 7	STYLE # HRY6243-2		18/20 Trinity Street	4TH FLOOR		STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET	$0.00		

Equipment List Report

April 24, 2002

Equipment ID/ Equipment Name	Serial Number/ Model Number	Vendor Name/ Manufacturer Name	Property/ Building	Area	Replacement Cost	Purchase Date	Expected Life	Assigned To/ Warranty Expires Date
FA 8	STYLE # HRY6243-4		18/20 Trinity Street	4TH FLOOR				STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET		$0.00			
FA 9	STYLE # HRY6243-4		18/20 Trinity Street	4TH FLOOR				STEVE/KEITH STEVE/KEITH
AIR HANDLER		WESTINGHOUSE	18/20 TRINITY STREET		$0.00			
HEAT EXCHANGER 18/20	SC164		18/20 Trinity Street	BASEMENT LEVEL				STEVE/KEITH STEVE/KEITH
ACE BUEHLER, INC	UX228-SP-50	ACE BUEHLER, INC.	18/20 TRINITY STREET		$0.00			
KW-1	Z2-255235	SERVICE FIRST	18/20 TRINITY STREET	3RD FLOOR		5/31/01		STEVE/KEITH STEVE/KEITH
KOLDWAVE	2K07DB11	KOLDWAVE	18/20 TRINITY STREET		$0.00			5/31/02
KW-2	Z2-255089	SERVICE FIRST	18/20 TRINITY STREET	3RD FLOOR		5/31/01		STEVE/KEITH STEVE/KEITH
KOLDWAVE	2K07DB11	KOLDWAVE	18/20 TRINITY STREET		$0.00			5/31/02
PUMP #1	CODE B-F3		18/20 Trinity Street	GROUND LEVEL				STEVE/KEITH STEVE/KEITH
MAIN PUMP		MAGNATEK	18/20 TRINITY STREET		$0.00			
PUMP #2	NOT READABLE		18/20 Trinity Street	GROUND LEVEL				STEVE/KEITH STEVE/KEITH
MAIN PUMP		RELIANCE	18/20 TRINITY STREET		$0.00			
PUMP #3	NOT READABLE		18/20 Trinity Street	GROUND LEVEL				STEVE/KEITH STEVE/KEITH
MAIN PUMP		BELL & GOSSETT	18/20 TRINITY STREET		$0.00			
PUMP #4	NOT READABLE		18/20 Trinity Street	GROUND LEVEL				STEVE/KEITH STEVE/KEITH
MAIN PUMP		BELL & GOSSETT	18/20 TRINITY STREET		$0.00			

Equipment List Report

April 24, 2002

Equipment ID/ Equipment Name	Serial Number/ Model Number	Vendor Name/ Manufacturer Name	Property/ Building	Area Replacement Cost	Purchase Date Expected Life	Assigned To/ Warranty Expires Date
PUMP #6	N/A		18/20 Trinity Street	BASEMENT LEVEL		STEVE/KEITH STEVE/KEITH
TACO PUMP	NOT READABLE	TACO	18/20 TRINITY STREET	$0.00		
PUMP #7	N/A		18/20 Trinity Street	BASEMENT LEVEL		STEVE/KEITH STEVE/KEITH
TACO PUMP	FM101096B5KID110	TACO	18/20 TRINITY STREET	$0.00		
RF 5-1	99E10864	GREENHECK	18/20 TRINITY STREET	ROOF/EXTERIOR	8/1/99	STEVE/KEITH STEVE/KEITH
RETURN FAN	BSQ-300HP-75	GREENHECK	18/20 TRINITY STREET	$0.00		8/1/00
RF-G-1	L99CO1456M	TRANE	18/20 TRINITY STREET	GROUND LEVEL	8/1/98	STEVE/KEITH STEVE/KEITH
RETURN FAN	QFNA3091HEOROO1GB CDONOOOOOOOOF	TRANE	18/20 TRINITY STREET	$0.00		8/1/99
SUMP PUMP #1	2852964		18/20 Trinity Street	BASEMENT LEVEL		STEVE/KEITH STEVE/KEITH
SUMP PUMP	HV	US MOTORS	18/20 TRINITY STREET	$0.00		
SUMP PUMP #2	HV		18/20 Trinity Street	BASEMENT LEVEL		STEVE/KEITH STEVE/KEITH
SUMP PUMP	2852961	US MOTORS	18/20 TRINITY STREET	$0.00		
UNT-IOM-5		TRANE	18/20 TRINITY STREET			KEITH PALMER
TRANE FAN-COIL		TRANE	18/20 TRINITY STREET	$0.00		

"OLD" STAND PIPE INSPECTION

FIRE PROTECTION TESTING, INC.

Inspection Report No. #3 **REPORT OF INSPECTION & TESTING OF FIRE SPRINKLER SYSTEM** Contract No. 1807

Information on this form covers the minimum requirements of NFPA 25-1992 for fire sprinkler systems connected to distribution systems without supplemental tanks or fire pumps.

REPORT FOR 18-20 TRINITY ST

ADDRESS HARTFORD, CT

Date of Inspection: 4/11/02 All responses refer to the current inspection performed on this date.

This inspection is ☑ Quarterly; ☐ Semiannual; ☐ Annual; ☐ Third Year; ☐ Fifth Year

PART I - Owner's Section

A. Is the building occupied? ☑ Yes ☐ No ☐ N/A
B. Has the occupancy classification and hazard of contents remained the same since the last inspection? ☑ Yes ☐ No ☐ N/A
C. Are all fire protection systems in service? ☑ Yes ☐ No ☐ N/A
D. Has the system remained in service without modification since the last inspection? ☑ Yes ☐ No ☐ N/A
E. Was the system free of actuations of devices or alarms since the last inspection: ☑ Yes ☐ No ☐ N/A

PART II - Inspector's Section

A. Inspections

Daily, or weekly if low temperature alarms are installed

Enclosures around dry-pipe, preaction or deluge valves maintaining a minimum of 40°F? ☐ Yes ☐ No ☑ N/A

Weekly Inspection Items

Preaction and Deluge Valves:

1. Free from physical damage? ☐ Yes ☐ No ☑ N/A
2. Trim valves in appropriate (open or closed) position and no leakage from valve seat? ☐ Yes ☐ No ☑ N/A
3. Electrical components in service? ☐ Yes ☐ No ☑ N/A

B. Dry-Pipe Valves:

1. Free from physical damage? ☐ Yes ☐ No ☑ N/A
2. Trim valves in appropriate (open or closed) position? ☐ Yes ☐ No ☑ N/A
3. No leakage from intermediate chamber? ☐ Yes ☐ No ☑ N/A

C. Relief port on reduced pressure backflow prevention assemblies free of continuous discharge? ☐ Yes ☐ No ☑ N/A

Weekly Inspections items which can be performed monthly if the items are electrically supervised or secured with locks

A. Gauges on dry, preaction and deluge systems in good condition and showing normal air and water pressure? ☐ Yes ☐ No ☑ N/A

Control valves:

1. In normal (open or closed) position? ☑ Yes ☐ No ☐ N/A
2. Sealed, locked or supervised? ☑ Yes ☐ No ☐ N/A
3. Accessible? ☑ Yes ☐ No ☐ N/A

Isolation valves on backflow prevention assemblies in open position? ☐ Yes ☐ No ☑ N/A

4. Monthly Inspection Items

Proper number and type of spare sprinklers? ☑ Yes ☐ No ☐ N/A
Sprinkler wrench with spare sprinklers? ☑ Yes ☐ No ☐ N/A

C. Gauges on wet-pipe system in good condition and showing normal water supply pressure? ☑ Yes ☐ No ☐ N/A

D. Alarm devices free from physical damage and all electrical connections secure? ☑ Yes ☐ No ☐ N/A

E. Alarm Valves:

1. Gauges indicating normal supply water pressure? ☐ Yes ☐ No ☑ N/A
2. Free from physical damage? ☐ Yes ☐ No ☑ N/A
3. Valves in appropriate (open or closed) position? ☐ Yes ☐ No ☑ N/A
4. No leakage from retarding chamber of alarm drains? ☐ Yes ☐ No ☑ N/A

F. Sprinkler Pressure Regulating Control Valves:

1. In open position? ☐ Yes ☐ No ☐ N/A
2. Not leaking? ☐ Yes ☐ No ☑ N/A
3. Maintaining downstream pressure per design criteria? ☐ Yes ☐ No ☑ N/A
4. In good condition w/ handwheels not broken? ☐ Yes ☐ No ☑ N/A

G. Fire Department Connections:

1. Visible and accessible? ☑ Yes ☐ No ☐ N/A
2. Couplings and swivels not damaged and rotate smoothly? ☑ Yes ☐ No ☐ N/A
3. Plugs or caps in place and undamaged? ☑ Yes ☐ No ☐ N/A
4. Gaskets in place and in good condition? ☑ Yes ☐ No ☐ N/A
5. Identification sign(s) in place? ☑ Yes ☐ No ☐ N/A
6. Check valve is not leaking? ☑ Yes ☐ No ☐ N/A
7. Automatic drain valve in place and operating properly? ☑ Yes ☐ No ☐ N/A

(Note: If plugs or caps are not in place, inspect the interior for obstructions and verify that the valve clapper is operational over its full range.)

5. Quarterly Inspection Item

Hydraulic nameplate, if provided, securely attached to riser and legible? ☐ Yes ☐ No ☑ N/A

6. Annual Inspection Items

A. Visible sprinklers:

1. Free of corrosion? ☑ Yes ☐ No ☐ N/A
2. Free of obstructions to spray patterns? ☑ Yes ☐ No ☐ N/A
3. Free of foreign materials including paint? ☑ Yes ☐ No ☐ N/A
4. Free of physical damage? ☑ Yes ☐ No ☐ N/A

B. Visible pipe:

1. In good condition? ☑ Yes ☐ No ☐ N/A
2. Free of mechanical damage and not leaking? ☑ Yes ☐ No ☐ N/A
3. No external corrosion? ☑ Yes ☐ No ☐ N/A
4. Properly aligned? ☑ Yes ☐ No ☐ N/A
5. No external loads? ☑ Yes ☐ No ☐ N/A

C. Visible pipe hangers and seismic braces not damaged or loose? ☑ Yes ☐ No ☐ N/A

D. Adequate heat available to areas where wet sprinkler piping is located? *(Must be done before cold weather.)* ☑ Yes ☐ No ☐ N/A

7. Annual, or every fifth year for valves which can be reset without opening:

Interior of dry-pipe, preaction and deluge valves passed internal inspection? ☐ Yes ☐ No ☑ N/A

8. Fifth Year Inspection Items

A. Alarm valves and their associated strainers, filters and restriction orifices passed internal inspection? ☐ Yes ☐ No ☑ N/A

B. Check valves internally inspected and all parts operate properly, move freely and are in good condition? ☐ Yes ☐ No ☑ N/A

C. Strainers, filters, restricted orifices and diaphragm chambers on dry-pipe, preaction and deluge valves passed internal inspection? ☐ Yes ☐ No ☑ N/A

Accepted [signature] Inspector P JAUNAS

Date 4/11/02 License No. F-21753

FIRE ALARM INSPECTION

FIRE PROTECTION TESTING, INC.
FIRE ALARM INSPECTION AND TESTING REPORT

Name of Facility 15-20 TRINITY ST

Address _____ City, State, ZIP HARTFORD, CT

Occupied As OFFICE BLDG Send Report To KEITH

This inspection is ☐ Quarterly; ☐ Semiannual; ☑ Annual; ☐ Other: _____ Page 1 of _____

PART I - Owner's Section

A.	Is the building occupied?	☑ Yes	☐ No	☐ N/A
B.	Has the occupancy classification and hazard of contents remained the same since the last inspection?	☑ Yes	☐ No	☐ N/A
C.	Are all fire protection systems in service?	☑ Yes	☐ No	☐ N/A
D.	Has the system remained in service without modification since the last inspection?	☑ Yes	☐ No	☐ N/A
E.	Was the system free of actuations of devices or alarms since the last inspection:	☐ Yes	☐ No	☑ N/A

1. Type(s) of System: ☑ Protected Premises; ☐ Auxiliary; ☑ Remote Station; ☐ Property; ☐ Emergency Voice/Alarm

2. Initiating Devices	Number Installed	Number Tested	Condition SAT.	Condition UNSAT.
Heat Sensing:				
1. Fixed Temperature				
2. Rate - of - Rise				
3. Combines FT/ROR	24	24	24	
4. Other				
Smoke Sensing:				
1. Ionization				
2. Photoelectric	88	88	88	
3. Duct Detector				
4. Beam Det.				
5. Other				
Manual Stations:	18	18	18	
3. ADA				
1. Location				
2. Approved				
3. Other				
4. Other				
5. Other				

4. Indicating Devices	Number Installed	Number Tested	Condition SAT.	Condition UNSAT.
1. Bells				
2. Horns				
3. Chimes				
4. Visual				
5. Combined	67	67	67	
6. Speakers				
7. Other				
5. ADA				
1. Location				
2. Approved				
6. Control Functions				
1. Door Holder				
2. Door Release				
3. Fireman's Jacks				
4. Other				
7. Signal Transmission	1	1	1	
8. Battery	4	4	4	

Smoke Detector Sensitivity Test: Date of (initial) or (last) Sensitivity Test UNKNOWN

Automatic operation of systems is satisfactory? ☑ Yes ☐ No; Manual operation of system is satisfactory? ☑ Yes ☐ No

Control Panel Manufacturer and Model SIMPLEX 4100

Power Supply: A. Primary (main) 120 Volts; 15 Amps. B. Secondary (standby) 24 DC

Storage Batteries AMP-HR Rating 55 C. (none); D. Generator N ; E. Other (specify); Batteries Last Changed 98

Signal Transmission: Alarm is transmitted off premise? ☑ Yes ☐ No; Alarm is transmitted to ADT

They were notified before and after test ☐ Yes ☐ No, System I.D. No. _____

Primary Phone No. _____ Secondary Phone No. _____

Remarks: Explain any UNSAT, NO or OTHER (Specify) Answers:

Accepted _____ Inspector _____

Date 11/12/01 License No. 17996

EMG

Building Department FOIA

To: Christopher R. Laux, RA, Phone #: (860) 685-8310
State Building Inspector Fax #: (860) 685-8365
Department of Public Safety
Division of Fire, Emergency and Building Services
Office of State Building Inspector
1111 Country Club Road
Middletown, Connecticut 06457

Re: 18-20 Trinity Street
18-20 Trinity Street
Hartford, Connecticut 06106
EMG Project No: 91954 Project Manager: P. Riccardelli & S. Davis

Dear Mr. Laux:

EMG is an engineering firm currently conducting a property condition survey of the above-referenced property for the State of Connecticut, Department of Public Works, Facilities Management Division. As part of the due-diligence process, we are submitting this letter through the Freedom of Information Act to obtain information specific to the property. We request your assistance by providing us with the following information concerning the site and buildings:

1. Date of last building department inspection	___/___/___ mo. day year
2. Are there any OUTSTANDING building code violations?	YES / NO (circle one)
3. How often is the subject property inspected?	annually, biennially, other (circle one)

Responses may be faxed directly to our office, at (410) 785-6220, or mailed to our corporate offices:

EMG
Attn: Mr. David D. Parmelle
11011 McCormick Road
Hunt Valley, Maryland 21031

If **outstanding** violations are on file, please provide copies of the reports/citations. Please note the EMG Project Number and the Project Manager's name on all correspondence. If you need additional information to complete this request, please contact us at (800) 733-0660, ext. 7632. Thank you for your prompt attention to this matter.

Sincerely,
P. Riccardelli, RA and S. Davis, PE
Project Manager

EMG

Fire Department FOIA

To: Deputy State Fire Marshal John Blaschick — Phone #: (860) 685-8380
Department of Public Safety — Fax #: (860) 685-8359
Division of Fire, Emergency and Building Services
Office of State Fire Marshal
P.O. Box 2794
Middletown, Connecticut 06457

Re: 18-20 Trinity Street
18-20 Trinity Street
Hartford, Connecticut 06106
EMG Project No: 91954 — Project Manager: P. Riccardelli & S. Davis

Dear Deputy Fire Marshal Blaschick:

EMG is an engineering firm currently conducting a property condition survey of the above-referenced property for the State of Connecticut, Department of Public Works, Facilities Management Division. As part of the due-diligence process, we are submitting this letter through the Freedom of Information Act to obtain information specific to the property. We request your assistance by providing us with the following information concerning the site and buildings:

1. Date of last fire department inspection	___/___/___ mo. day year
2. Are there any OUTSTANDING fire code violations?	YES / NO (circle one)
3. How often is the subject property inspected?	annually, biennially, other (circle one)

Responses may be faxed directly to our office, at (410) 785-6220, or mailed to our corporate offices:

EMG
Attn: Mr. David D. Parmelle
11011 McCormick Road
Hunt Valley, Maryland 21031

If **outstanding** violations are on file, please provide copies of the reports/citations. Please note the EMG Project Number and the Project Manager's name on all correspondence. If you need additional information to complete this request, please contact us at (800) 733-0660, ext. 7632. Thank you for your prompt attention to this matter.

Sincerely,
P. Riccardelli, RA and S. Davis, PE
Project Managers

FEDERAL EMERGENCY MANAGEMENT AGENCY
STANDARD FLOOD HAZARD DETERMINATION

See the attached instructions

O.M.B. No. 3067-0264 Expires October 31, 2001

SECTION I - LOAN INFORMATION

LENDER NAME AND ADDRESS:

2. COLLATERAL *(Building/Mobile Home/Personal Property)* PROPERTY ADDRESS *(Legal description may be attached):*

FNFS Acct #:
100-0044-636
Address:
EMG
11011 MCCORMICK RD
BALTIMORE, MD 21031

Phone: (410) 785-6200
Fax:

Loan Officer/Processor:
DAVID PARMELEE
Delivery Method:
Document Server - Development

Borrower:
18--20 TRINITY STREET
Determination Address:
18 TRINITY ST
HARTFORD, CT 06106-1628
HARTFORD COUNTY

APN/Tax ID:
Lot: Block: Phase:
Subdivision:
Section: Township: Range:

Requested Address:
18 TRINITY STREET
, 06106

3. LENDER I.D. NUMBER:

4. LOAN IDENTIFIER: 91954

5. AMOUNT OF FLOOD INSURANCE REQUIRED *(optional):*

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	4. NFIP Community Number
HARTFORD, CITY OF	HARTFORD COUNTY	CT	095080

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING / MOBILE HOME

1. NFIP Map Number or Community-Panel Number (Community Name, if not the same as "A")	2. NFIP Map Panel Effective / Revised Date	3. LOMA / LOMR	4. Flood Zone	5. No NFIP Map
0950800005B	December 4, 1986	Yes ____ Date ____	X	

C. FEDERAL FLOOD INSURANCE AVAILABILITY *(Check all that apply)*

1. ☒ Federal flood insurance is available (community participates in NFIP). ☒ Regular Program ☐ Emergency Program of NFIP
2. ☐ Federal flood insurance is not available because community is not participating in the NFIP.
3. ☐ Building / Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal flood insurance may not be available.
CBRA/OPA designation date: _____

D. DETERMINATION

IS BUILDING / MOBILE HOME IN A SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V")? ☐ **YES** ☒ **NO**

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

E. COMMENTS *(Optional)*

BASIC DETERMINATION

HMDA Information

State:	09
County:	003
MSA:	3280
CT:	5020.00
BNA:	

Compliance Quick Check

Is Flood Insurance Required?	**NO**
Is NFIP Insurance Available?	**YES**

This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to deciding whether to purchase a property or determining the value of a property.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building / mobile home on the NFIP map.

F. PREPARER'S INFORMATION *(If other than Lender):*

NAME, ADDRESS, TELEPHONE NUMBER:

Fidelity National Flood Services
1521 N Cooper St
Fourth Floor
Arlington, TX 76011-5942
Phone: 1.800.833.6347
Fax: 1.800.662.6347

FNFS ORDER NUMBER: 200-3295-462

DATE OF DETERMINATION: April 29, 2002