





PROPERTY: BEXLEY SQUARE

OWNER: BCIC BEXLEY SQUARE, LLC

DATE OF INSPECTION: MARCH 3, 2025

### STATUS UPDATE

**Summary:** Property Inspection Report for February 2025 with inspection completed in March.

Late February and early March Weather has brought higher daytime temperatures above freezing and overnight temperatures remaining below freezing. This has brought an increased frequency of the freeze-thaw cycle which is common for this time of year. As a result of this there has been a notable increase in the number of potholes observed in entry areas, driveways, service alleys and in individual parking spaces. These are being addressed in a two-part process with the higher risk areas being addressed first. These higher risk areas include main entry driveways, main arterial traffic lanes and service alleys where traffic patterns are limited and are often travelled by heavy vehicles. Smaller potholes and those in secondary parts of the property (individual parking spaces and perimeter lot areas) are to be addressed later (in mid to late Spring) once the average temperature remains above freezing. Short term - we have been having FIX fill the potholes with cold patch where the risk of damage to vehicles is the greatest. Long-term - we are having Armor Asphalt evaluate each property to address the smaller potholes including those located in individual parking spaces, asphalt settling, overall crack filling, sealing, and re-striping where needed. If the scope of work is substantial, a multi-year proposal is to be received from Armor. Each proposal will be forwarded to all property ownership contacts for discussion purposes and prior ownership approval prior to any long-term work being done. For those ownership groups who elect to have services performed we will be grouping properties together in best efforts to obtain group pricing among properties to obtain a better overall value while still receiving discrete billing for the services to be rendered on each individual property. As of January 23<sup>rd</sup> management duties have transitioned between property managers and I have been assigned management duties for this property. Please note my contact email and phone number so that I may be of service to you and to address any concerns in a timely manner. My goal is to both understand your investment objectives and to have your management services support these within the scope of the executed Property Management Agreement.

#### New Task List / Deadlines:

- Planning to distribute a survey to each current tenant to obtain updated contacts for each business establishment and to communicate updated management company contacts. Deadline 3/31/25.
- Planning to visit each current tenant, introduce myself and provide contact information and inquire as to any open/pending issues they may be experiencing. Deadline 3/31/25
- Schedule annual fire alarm testing and backflow devise recertification.

#### **Ongoing Task List / Deadlines:**

- Review and prioritization of tenant related repairs and projects (primarily roof leaks and RTU units). Communication with assigned asset managers and/or property owners, contractors and tenants (per lease). Ongoing with most recent repairs completed.
- Review of most recent documented visit to each vacant unit (if any) by mobile technicians (FIX) to verify unit is secured, utilities are on and no running water or frozen pipes are found. Ongoing with most recent round of inspections completed.
- Review of any ongoing and short-term upcoming T/I projects (both Landlord and Tenant work) as well as Capex identified in the approved Budget. Ongoing with first round of reivews completed.

#### **Completed Task List / Deadlines:**

• Become familiar with this property by making a first visit onsite and inspecting the items on this checklist excluding any roof areas and taking general pictures. Completed. Deadline 2/11/25.

- Prepare checklist and review and attach several pictures taken to provide an overall view of the property. Completed. Deadline 2/11/25.
- Review Property Inspection Checklist from prior month to identify any identified areas of concern or deficiencies. Completed. Deadline 2/11/25.
- Briefly review prior months financial statements to become familiar with current A/R, A/P, occupancy, lease statuses noting any upcoming commencements and approximate cash position. Completed. Deadline 2/11/25.

# EXTERIOR/GROUNDS INSPECTION

ITEMS	GREAT	GOOD	FAIR	Poor	RECOMMENDATION		
LANDSCAPING							
Trees							
Low branches (eye level)					None Identified or Noted		
Roots lifting walks		$\boxtimes$			None Identified or Noted		
Large dead wood in big trees					Winter Season - Not Applicable		
Tree trimming status					Winter Season - Not Applicable		
Utility lines					None Identified or Noted		
-							
Lawns Lawn well-manicured					Winter Season - Not Applicable		
Lawii weli-ilialiiculeu					winter Season - Not Applicable		
Bare areas					Winter Season - Not Applicable		
Weeds					Winter Season - Not Applicable		
Edging @ walks/curbs					Winter Season - Not Applicable		
Objects on lawn					Winter Season - Not Applicable		
Rocks left from grading					Winter Season - Not Applicable		
Shrubs Shrubs well-manicured				П	Winter Season - Not Applicable		
					winter Season - Not Applicable		
Overgrowth onto walks					Winter Season - Not Applicable		
Growth covering signs, etc.					Winter Season - Not Applicable		
Areas of neglect					None Identified or Noted		
Seasonal color/flowers					Winter Season - Not Applicable		
Mulch					Winter Season - Not Applicable		
Camanal							
General Missing plant material				П	Winter Season - Not Applicable		
Declining plant material					Winter Season - Not Applicable		
Drainage problems					None Identified or Noted		
Weeds					Winter Season - Not Applicable		
Insect, disease, rodent problems					None Identified or Noted		
DADIZING LOT							
PARKING LOT							

Potholes			Monitor these through the Spring Season
Excessive cracking/"alligatoring"			None Noted
Trash or debris			Minimal following snow melt
Oil spots / Stains			None Noted
Curb and gutter free of dirt and debris			OK - Considering recent snow melt
Storm drain			Appears to be in good condition
Concrete collar			Ok
Condition of flow lines			OK
Seal coating			OK
Striping			Good
Condition of car stops			OK where present
Signage			Good
DUMPSTER AREA			
Cleanliness			Good considering recent snow melt
Concrete pad			OK where present
Enclosure			Good
Grease trap			Ground Level - Not Found or Identified

A	dditional	Notes:	

EXTERIOR/BUILDING INSPECTION						
ITEMS	GREAT	GOOD	FAIR	Poor	RECOMMENDATION	
BUILDING ENTRANCE						
Exterior						
Doors		$\boxtimes$			OK	
Door frames		$\boxtimes$			OK	
Canopy/Awnings		$\boxtimes$			OK where Present	
Street numbers		$\boxtimes$			OK	
Entry steps					Not Present or Identified	
Handicap rail					Not Present or Identified	
	1				1	
Common Space / Lobby Area Ceiling tiles and grid					Not Applicable	
Lights					Not Applicable	
Walls	Ш			Ш	Not Applicable	
Doors					Not Applicable	
Fire safety					Not Applicable	
Debris					Not Applicable	
Sidewalks Walkways	П				Clean	
Cracks/Alligatoring					None Noted	
Crumbling					Not Identified	
Stains					None Noted	
Debris/cleanliness		$\boxtimes$			OK	
Trash receptacles		$\boxtimes$			OK	
Columns					OK	
Exterior building walls General condition					Good	
Paint					OK	
Crumbling					None Identified	
Windows Glass					OK	

Glazing					OK		
Caulking					OK		
Frames		$\boxtimes$			OK		
Gutters and Downspouts  Debris					Not Inspected - part of roof inspections		
Deoris				Ш	Not inspected - part of roof inspections		
Condition (bent/obstructed)					None Noted		
Fence							
Condition					OK Where Present		
<b>Exterior Lighting</b>							
Pole lights					Pending Light Audit		
Wall packs		$\boxtimes$			Pending Light Audit		
Canopy/soffit lighting		$\boxtimes$			Pending Light Audit		
Signage					277		
Pylon/Marquee		$\boxtimes$		Ш	OK		
Tenant signage		$\boxtimes$			OK		
Leasing Sign					None		
Roof Membrane					N. d. d. l.		
Memorane				Ш	Not Inspected, Assumed Good		
Coping					Not Inspected, Assumed Good		
Roof drains/covers					Not Inspected, Assumed Good		
Drainage - low areas					Not Inspected, Assumed Good		
Penetrations - vents, AC units					Not Inspected, Assumed Good		
Debris/cleanliness					Not Inspected, Assumed Good		
Misc equipment					N. P. d		
Emergency generator				Ш	Not Found		
Electrical/Sprinkler/Mechanical Room		$\boxtimes$			OK		
Backflows		$\boxtimes$			Certification current per record - Not Inpsected		
Riser		$\boxtimes$			Certification current per record - Not Inpsected		
Fire alarm monitoring panel		$\boxtimes$			Assumed Good - Not checked		
Key-pad system							
Security system					OK		

Meters (gas, water, electric)	$\boxtimes$		Present - for each space
Hotbox	$\boxtimes$		OK
Lockbox(es)	$\boxtimes$		OK

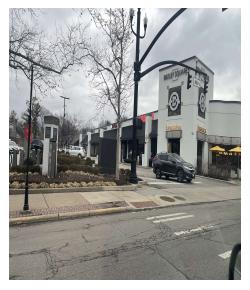
Additional	Notes:

### **ADDITIONAL PHOTOS**





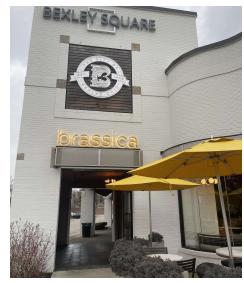
















**RETAIL PROPERTY / FOR LEASE**BEXLEY SQUARE / 2210 EAST MAIN STREET, BEXLEY, OH 43209