

## APPENDIX I

- Copies of all leases, amendments, riders and correspondence files
  - Updated as built ALTA survey
  - Updated Abstract of Title
  - Phase I & II Environmental reports
  - Asbestos Assessment
  - Service contracts
  - Estoppels and C.O.'s
  - Signed letters of intent to lease
  - Plans and specs (both base building plans and tenant improvement plans)
  - Any historical MAI appraisals
  - Current marketing brochures
  - Warranties (construction/roof/mechanical equipment)
  - Building Code assessment
  - Zoning certification (3 years)
  - Recent tax bills and assessments
  - Certificates of Occupancy/Use Permits
  - Soil Reports
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- Copies of recorded documents
  - Construction and building permits
  - Easements and/or operating agreements
  - CC & Rs
  - Property photos and aerials
  - Current and historic operating statements (3 years)
  - Current and historic rent rolls (3 years)
  - Maintenance records
  - Commission arrangements (leasing and sale) which shall survive closing
  - Property management agreements
  - Budget for current and next calendar year
  - Capital expenditures for past 3 years
  - Engineering, architectural or other reports
  - CAD drawings
  - Construction-related documents