AMERICAN STRUCTUREPOINT INC.

July 1, 2021

Goodwill Industries of Greater Cleveland and East Central Ohio, Inc.
c/o Mark Trew
408 Ninth Street Southwest
Canton, Ohio 44707
330.445.1035
mtrew@goodwillskills.org

Re: Property Condition Assessment of Goodwill Skills Ken Weber Community Campus, 408 Ninth Street Southwest, Canton, Ohio 44707

Dear Mr. Trew:

At your request, we have completed a condition assessment and report on the above-referenced property. The results of our assessment are presented in the following report. This report is not technically exhaustive and should be considered an overview of the property. The entire report must be considered in order to rely on the findings contained therein. Otherwise, sampling information in the report may be inadvertently taken out of context.

The report will not be released to anyone without your permission.

Thank you for giving us the opportunity to be of service. Should you have any questions regarding this report, please contact us.

American Structurepoint, Inc.

Donald Gillie, PE, SE
Project Manager
Investigative Services

Andrew Appelbaum, PE
Project Engineer
Investigative Services

PROPERTY CONDITION REPORT

Goodwill Skills Ken Weber Community Campus
408 Ninth Street Southwest, Canton, Ohio 44707
American Structurepoint Project No. 202101331
July 1, 2021

PREPARED FOR:

Goodwill Industries of Greater Cleveland and East Central Ohio, Inc.
c/o Mark Trew
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1.0 EXECUTIVE SUMMARY

American Structurepoint was retained by Goodwill Industries of Greater Cleveland and East Central Ohio, Inc ("Client") to conduct a Property Condition Assessment (PCA) for property located at 408 Ninth Street Southwest, Canton, Ohio 44707. This PCA was performed in accordance with the proposal/agreement between Structurepoint and Client entered into May 7, 2021 (the "Agreement").

The property is approximately 2.8 acres in size and contains one institutional building structure and a separate garage structure. The institutional building was built in 1971, with a major addition in 1992. The building totals approximately 69,700 square feet, of which approximately 43,600 square feet was added in 1992. The garage was built in 2011 and totals approximately 1,400 square feet. For the purposes of this report, the buildings face north.

The onsite assessment of the property was conducted on May 19, 2021 by Mr. Donald Gillie, PE, SE, and Mr. Andrew Appelbaum, PE, representing American Structurepoint. Mr. Bobby Greenwald, representing the Client was present on site during the assessment and accompanied American Structurepoint personnel. The assessment was performed at 10:00 AM Eastern and the weather was approximately 80-degrees Fahrenheit with partly cloudy skies.

The following report reflects our findings related to the overall physical condition of the property as well as an Opinion of Probable Costs for major repairs or replacements expected to exceed $1,000 within the next five years ("term").

Based on a review of the obtained property documents, property components, and building systems observed during this assessment, this property appears to be in overall good condition.

Section #	System or Component	Overall Condition	Opinion of Costs
4.1	Site Components	Satisfactory	$10,900
4.2	Architectural Systems	Satisfactory	$18,200
4.3	Structural System	Good	
4.4	Roofing System	Serviceable	$498,500
4.5	Mechanical Systems	Acceptable	$78,600
4.6	Electrical Systems	Satisfactory	$23,,800
4.7	Plumbing Systems	Good	
4.8	Life Safety & Fire Protection Systems	Satisfactory	
	2021-2026 Current Term Needs:		**$630,000**

More detailed observations and analysis of each system and component are presented in the applicable sections within this report.

ELEMENTS OF CONCERN

- Deterioration of concrete drive surfaces (see Section 4.1.2)
- Deterioration of sealant around exterior windows (see Section 4.2.1)
- Deterioration of sealant between precast concrete wall panels (see Section 4.2.1)
- Damaged ceiling in maintenance room (see Section 4.4.4)
- Lack of plumbing protection against contact beneath lavatories (see Section 4.2.3)
- Age and condition of some of the various roofing systems (see Section 4.4)
- Disconnected garage downspout (see Section 4.4)

- Age and condition of some of the HVAC equipment (see Section 4.5.1)
- Age and condition of electrical distribution panels (see Section 4.6.1)

EXPECTED USEFUL LIFE TABLE

The expected useful life (EUL), also referred to as average useful life, is the average amount of time in years that a system or component is estimated to function without material repair when installed new and assuming routine maintenance is practiced. This table provides our opinion of the effective age and remaining useful life (RUL) of the building's major systems and components.

Section #	Item	Average EUL	Effective AGE	RUL
4.4	EPDM Roof Membrane	25 years	20 years*	**5 years**
4.4	Modified Bitumen Roof Membrane	25 years	10 years*	15 years
4.4	Roll Roofing	10 years	10 years*	**1 year**
4.4	Asphalt Shingles	20 years	17 years*	**3 years**
4.5.1	Rooftop Unit 1	20 years	8 years	12 years
4.5.1	Rooftop Unit 2	20 years	8 years	12 years
4.5.1	Rooftop Unit 3	20 years	9 years	11 years
4.5.1	Rooftop Unit 4	20 years	9 years	11 years
4.5.1	Rooftop Unit 5	20 years	23 years	**1 year**
4.5.1	Rooftop Unit 6	20 years	12 years	8 years
4.5.1	Rooftop Unit 7	20 years	13 years	7 years
4.5.1	Rooftop Unit 8	20 years	23 years	**1 year**
4.5.1	Rooftop Unit 9	20 years	23 years	**1 year**
4.5.1	Rooftop Unit 10	20 years	2 years	18 years
4.5.1	Rooftop Unit 11	20 years	7 years	13 years
4.5.1	Rooftop Unit 12	20 years	9 years	11 years
4.5.1	Rooftop Unit 13	20 years	6 years	14 years
4.5.1	Rooftop Unit 14	20 years	23 years	**1 year**
4.5.1	Rooftop Unit 15	20 years	23 years	**1 year**
4.5.1	Rooftop Unit 16	20 years	3 years	17 years
4.5.1	Rooftop Unit 17	20 years	23 years	**1 year**
4.5.1	Rooftop Unit 18	20 years	23 years	**1 year**
4.5.1	Rooftop Unit 19	20 years	11 years	9 years
4.5.1	Split System Condenser 1	15 years	2 years	13 years
4.5.1	Split System Condenser 2	15 years	6 years	9 years
4.5.1	Split System Condenser 3	15 years	10 years	**5 years**
4.5.1	Split System Air Handler 1	15 years	2 years	13 years
4.5.1	Split System Air Handler 2	15 years	6 years	9 years
4.5.1	Split System Air Handler 3	15 years	10 years	**5 years**
4.5.1	Suspended heaters	15 years	10 years*	**5 years**
4.6.1	Electrical Distribution Panel	20 years	20 years*	**1 year**
4.6.3	Power Generator	25 years	15 years*	10 years
4.7.1	Backflow prevention valve	10 years	9 years	**1 year**
4.7.3	Tankless water heaters	20 years	8 years	12 years

4.7.3	Mini Tank water heater	15 years	5 years*	10 years
4.8.3	Fire Sprinkler Riser Pump	25 years	9 years	14 years
4.8.3	Fire Alarm Control Panel	15 years	9 years*	6 years

* = Estimated; data was either reported or not available/accessible

RECOMMENDATION FOR ADDITIONAL ASSESSMENT

It is recommended an ADA study of the elevator be conducted.

2.0 INTRODUCTION

2.1 PURPOSE

In accordance with the Agreement, the purpose of this report is to assist our Client in understanding and assessing the condition of the property and to make recommendations for the expected capital repair and replacement costs that the property immediately requires and/or may reasonably encounter during the projection term covered by this report. Assessments and recommendations are based upon a review of obtained building documents, along with a walk-through survey of the building and property. The walk-through survey is intended to identify and describe the building and property systems in order to assess the overall condition of the property, identify physical deficiencies, and establish remaining useful life and associated capital costs.

It is not the intent of this report to be technically exhaustive, nor to identify every existing physical deficiency. This report is intended to reduce, but not eliminate, the uncertainty regarding the potential for system or component failure and to reduce the potential that such components or systems may not be initially observed by new property owners or managers. There may be physical deficiencies that were not discovered or discoverable. The information and results from our walk-through survey, along with building documents provided and research performed on the building systems and components, are used to generate both the general analysis of the property's physical condition and the opinion of probable costs for repairs or replacements of major physical deficiencies.

This report follows the client scope, industry standards, and processes outlined in the ASTM E2018 "Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment Process". Any deviations or limitations from this standard are outlined in the Scope of Work section below.

This Property Condition Assessment Report (PCR) was prepared exclusively for the Client. Use of the information contained within this PCR by any other party is not intended or permitted, and therefore we do not accept responsibility for such use. This PCR is the property of Structurepoint and the Client and is not for the use or benefit of any other person, company, or entity without prior written permission of Structurepoint.

This PCR is an overview of the subject property. Before any major repairs are undertaken, we recommend that a qualified professional perform a detailed condition survey of each system or component and develop a plan of action.

2.2 SCOPE OF WORK

This PCR has been prepared in accordance with the scope of work outlined in the ASTM E2018 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and is subject to the limitations and scope considerations contained within this standard.

The scope of this assessment is to develop a general property condition and identify major existing components. This is conducted through a review of obtained property documents and information and data obtained from a single site visit consisting of a walk-through survey. The

walk-through survey is a visual assessment to determine the existing condition of the following components:

- Site Components
- Architectural Systems
- Structural System
- Roofing System
- Mechanical Systems
- Electrical Systems
- Plumbing Systems
- Life Safety & Fire Protection

Opinions of the physical condition of these systems and components will be provided using the following defined terms:

Good - The component or system is performing as intended and does not require immediate or short term repairs.

Satisfactory - The component or system is approaching its half-life and is performing as intended. May require minor immediate or short term repairs that are above the identified minimum threshold.

Acceptable - The component or system is approaching the end of its average effective useful life and is still able to adequately perform its original function. The system or component may display signs of physical deficiencies that may require immediate or short term repairs above the identified minimum threshold.

Serviceable - The component or system is past the end of its average effective useful life but is still able to adequately perform its original function. The system or component may currently display signs of several physical deficiencies that may require immediate or short term repairs above the identified minimum threshold. The component or system will likely require replacement in the near future based on its age.

Poor - The component or system has exceeded its average effective useful life and/or is no longer able to perform as intended. The system or component has physical deficiencies that may require replacement or immediate repairs above the identified minimum threshold.

Recommendations for remedial actions are those considered to be beyond the normal maintenance of the building. Costs are provided for major repairs or replacements expected to exceed a minimum threshold of $1,000, with the exception of life safety or critical repair items. These costs are intended to provide an order of magnitude only, and do not include any design or construction management fees, contingencies, or permitting fees, if applicable. Qualified professionals should be contacted for quotations concerning each individual system or component.

This PCR also provides a review of regulatory compliance that consists of inquiries made to the local municipal building department and fire department in an effort to determine if there are any material code violations on file. An ADA Accessibility Screening based on the 2010 Standards for Accessible Design, was also performed as part of this assessment.

DEVIATIONS FROM THE GUIDE

This PCR deviates from the ASTM Standard by including the following information in the report:

- The Opinion of Probable Cost tables include a five-year evaluation period for major capital repairs or replacements in the form of a modified Capital Reserve Schedule. The Capital Reserve Schedule applied a minimum threshold of $1,000 instead of the standard $3,000 minimum threshold, resulting in a more thorough cost analysis.
- This PCR provides flood zone information for the property in Section 5.3, based on the flood insurance rate maps published by FEMA.

QUALIFIED LIMITATIONS

This PCR provides an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may this report be construed as either a warranty, guarantee, or insurance policy.

This assessment does not include an evaluation of systems and components that are considered specialty equipment, such as telecommunication systems, or process/specific use equipment, such as production equipment or restaurant equipment.

Except with respect to counts of major systems, no measurements or counts of any systems, components, floor area, or other items were performed. In addition, except as expressly set forth in the Capital Reserve Schedule, no calculations were prepared for this building or property.

Normal building maintenance items are not included. Our inspection is limited to components that are readily visible and not obstructed by equipment, storage, finishes, etc.

While a limited visual assessment for mold or other microbial growth is conducted, this report should not be construed as a mold survey or inspection. An indoor air quality assessment is outside the scope of this report.

2.3 DOCUMENT REVIEW AND INTERVIEWS

DOCUMENTS REVIEWED

The PCA process includes a cursory review of readily available and obtainable building and property documents. These documents include but are not limited to building plans and construction documents, maintenance agreements, publicly available documents, and any other documents, in each case only to the extent they are provided to us or otherwise obtained by us. Any review of these documents is for the sole purpose of executing the agreed scope of work. Any evaluation or review of building design, plan specifications, or adequacy of systems is considered outside the scope of this assessment. The following documents were reviewed as part of this report.

- Property Cards
- FEMA Flood Maps

2.4 SUMMARY OF CAPITAL IMPROVEMENTS

HISTORICAL IMPROVEMENTS

No historical improvements were identified.

CURRENT IMPROVEMENTS

No current improvements were identified.

PLANNED IMPROVEMENTS

No future improvements were identified.

3.0 OPINION OF PROBABLE COST

The opinion of capital cost listed is for the repair or replacement of visible and accessible building system and component defects that could significantly affect the value of the property during the established evaluation period. These costs are based on approximate quantities and values. The cost opinions presented in the below schedule are generated from multiple sources, primarily RS Means Cost Data.

These opinions should not be interpreted as a bid or offer to perform the repairs or replacements. The opinions of cost do not address the cost impact of environmentally regulated materials on renovation or demolition activities. These opinions should be construed as preliminary, order of magnitude budgets. Actual costs will likely vary from the consultant's opinions of cost depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of work (if applicable), quality of contractor, quality of project management exercised, market conditions, whether competitive pricing is solicited, etc. Qualified professionals should be contacted for quotations concerning each individual system or component.

All costs are stated in present value and with an inflation rate of 3.5%. The opinions provided herein are based on the understanding that the building or facility will continue operating in its present occupancy classification and general use.

IMMEDIATE COSTS

Immediate Costs are those repairs that are beyond the scope of regular maintenance and should be performed immediately. Elements that require immediate action are based on the following: "material existing or potentially significant unsafe condition, material building or fire code violations, or physical condition that left unremedied would result in or contribute to a critical element or system failure within one year or will probably result in a significant escalation of its remedial cost." These items are identified in the "Immediate Needs" column of the below capital planning schedule.

SHORT-TERM COSTS

Short-term costs are the opinion of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventative maintenance. Generally, the timeframe for such repairs is within one to two years.

LONG-TERM COSTS

Capital Needs Costs are items needing repair or replacement that are beyond the scope of regular maintenance but are necessary to maintain the overall condition of the property. These include major recurring probable expenditures, which are not typically classified as an operation or maintenance expense. General time frame for these repairs and replacements are from year 3 through the evaluated term.

Opinion of Probable Cost for:
Goodwill - Ken Webber
408 Ninth Street Southwest
Canton, Ohio

Major System Component	Quantity	Units	Total Capital Cost	2021 *Immediate Costs*	*--- Short-Term Costs ---* 2022	2023	*------ Long-Term Costs ------* 2024	2025	2026	2022-2026 5-year Needs
SITE COMPONENTS				$0						$10,900
Replace conrete surface at loading bay	4	CSF	$2,200	$0		$2,200				$2,200
Seal cracks in concrete	600	LF	$5,700	$0	$5,700					$5,700
Repair deteriorated concrete at control joints	60	SF	$3,000	$0	$3,000					$3,000
ARCHITECTURAL COMPONENTS				$0						$18,200
Re-seal expansion and control joints	1314	LF	$18,200	$0	$18,200					$18,200
STRUCTURAL SYSTEM				$0						$0
ROOFING SYSTEMS				$0						$498,500
Replace roll roofing membrane	2	SQ	$1,600	$0	$1,600					$1,600
Replase EPDM membrane	637	SQ	$496,900	$0			$496,900			$496,900
MECHANICAL SYSTEMS				$0						$78,600
RTU 5	1	EA	$5,600	$0	$5,600					$5,600
RTU 8	1	EA	$8,100	$0	$8,100					$8,100
RTU 9, 14, 15	3	EA	$37,500	$0	$37,500					$37,500
RTU 17, 18	2	EA	$27,400	$0	$27,400					$27,400
ELECTRICAL SYSTEMS				$0						$23,800
Replace electrical panel	20	EA	$23,800	$0	$23,800					$23,800
PLUMBING SYSTEMS				$0						$0
LIFE SAFETY & FIRE PROTECTION				$0						$0
Total - Uninflated:				$0	$ 130,900	$ 2,200	$ 496,900	$ -	$ -	$ 630,000
Inflation Factor - 3.5 %:					*1.035*	*1.071*	*1.109*	*1.148*	*1.188*	
Total - Inflated:				$0	*$ 135,482*	*$ 2,357*	*$ 550,922*	*$ -*	*$ -*	***$ 688,760***

4.0 PROPERTY CHARACTERISTICS

4.1 SITE COMPONENTS

The property is located south of Ninth Street Southwest, between McKinley Avenue Southwest to the west and Cleveland Avenue Southwest to the east. The property is approximately 2.8 acres in size and contains one institutional building structure, a separate garage structure, and a parking area.

4.1.1 STORM WATER DRAINAGE

The property is graded to allow storm and surface water to sheet flow away from the building toward catch basins in the parking and drive surfaces. The catch basins appear to discharge into the municipal storm water system.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

4.1.2 VEHICULAR & PEDESTRIAN FLATWORK

The property contains concrete driving surfaces, with a mix of concrete and brick paver parking surfaces. There are three separate parking areas.

- The main publically accessible parking area is located at the north and east sides of the building, with vehicular access from Ninth Street Southwest, McKinley Avenue Southwest, and Cleveland Avenue Southwest. This parking area contains approximately 198 parking spaces, with 16 identified as ADA Accessible spaces, and two of these are identified as van-accessible.
- A second publically accessible parking area is located at the west side of the building, with vehicular access from McKinley Avenue Southwest. This parking area contains approximately 32 parking spaces, with three identified as ADA Accessible spaces, and none of these are identified as van-accessible.
- A private parking area is located at the south side of the building, by the loading docks and maintenance garage building. This parking lot is accessible through gates from the two public parking areas, and contains approximately four parking spaces, with none identified as ADA Accessible spaces.

The property contains a concrete walkway along the front of the building that connects the parking areas to the building entrances. The walkway contains curb cut ramps at pedestrian crossings.

A concrete sidewalk is located along the north, east, and west sides of the property and appears to be the responsibility of the local municipality. Pedestrian access to the property is provided by multiple concrete walkways connecting to the municipal sidewalk.

OBSERVATIONS/RECOMMENDATIONS

Based on review of historic aerial imagery, the current parking and drive surfaces were constructed sometime between 2009 and 2011, making them between 10 and 12 years old.

Minor shrinkage cracks in concrete drive surfaces were observed at a few locations in the publically accessible parking areas. Deterioration at the intersections of control joints were observed throughout the concrete surfaces by the rear loading docks, which is likely related to loads from heavy delivery and maintenance vehicles in this area. Sealing cracks and repairing deteriorated concrete is recommended.

4.1.3 SITE AMENITIES AND APPURTENANCES

The rear parking area is enclosed by a metal fence with two gates. Various landscaping is present throughout the property, including trees, areas of grass, and a set of flagpoles in front of the building. Monument signage is located at two locations along Ninth Street Southwest, at the intersections with McKinley Avenue Southwest and Cleveland Avenue Southwest.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

Overview to the northeast of the property

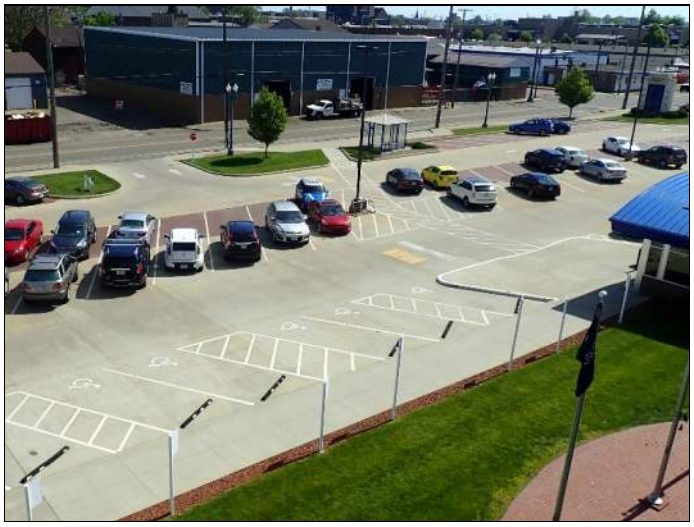
Overview to the northwest of the property

Overview to the southeast of the property

Overview to the west of the property

Typical catch basin

Typical catch basin



Overview of parking area north of the building

Overview of parking area east of the building

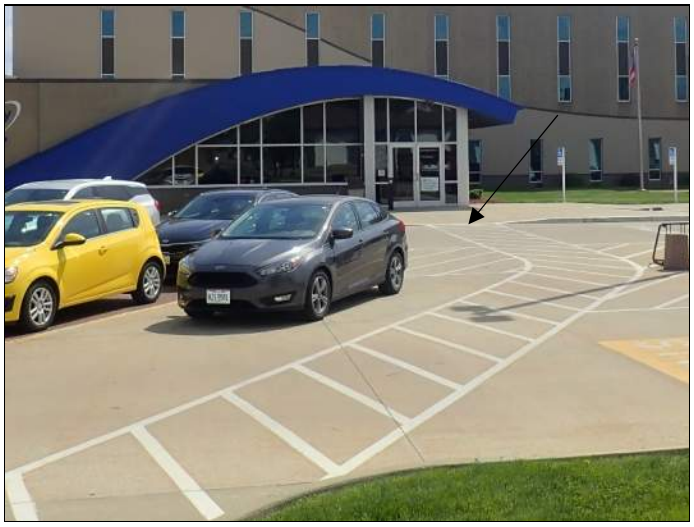
Overview of parking area east of building

Overview of gated parking area south of building

Concrete walkway in front of building

Concrete walkway to municipal sidewalk

Municipal sidewalk west of building



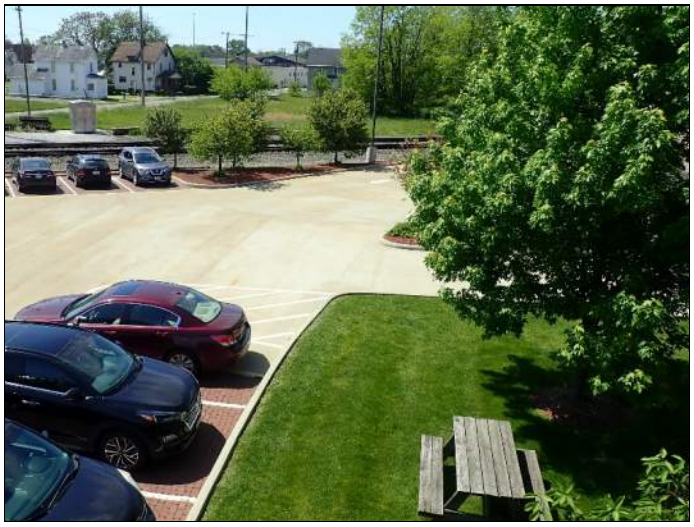
Curb cut ramp

Typical shrinkage crack in concrete

Typical deterioration of rear parking area concrete

Fence and gate at south parking area

Gate at south parking area



Typical landscaping

Monument signage

4.2 ARCHITECTURAL SYSTEMS

The building was built in 1971 and totals approximately 69,700 square feet. For the purposes of this report, the building faces north. The following components were observed during the on-site assessment.

4.2.1 EXTERIOR ENCLOSURE

The building is enclosed by precast concrete panels. Additional exterior architectural features include metal panels, concrete tiles, brick and concrete masonry, exterior insulation and finish systems (EIFS), and a fabric awning.

The main entrance is an aluminum-framed storefront system with glass door panels. A sculptural painted metal canopy overhangs the main entrance. Other entrances include aluminum-framed glass panel doors and steel-framed insulated doors. The exterior windows are typically aluminum-framed fixed windows set within openings in the precast concrete wall panels. An arched skylight is present over the hallway inside the main entryway.

The garage is enclosed by concrete masonry unit (CMU) walls, with overhead sectional vehicle doors, steel-framed insulated personnel doors, and glass block windows.

OBSERVATIONS/RECOMMENDATIONS

Sealant around windows and in construction joints between exterior precast concrete panels was generally cracked and deteriorated throughout the building envelope. It is recommended the old, deteriorated sealant be removed and replaced with new sealant.

4.2.2 INTERIOR COMMON AREAS & FINISHES

The building layout consists of interior corridors connecting several spaces with different uses, including medical clinic, pharmacy, offices, conference rooms, kitchen/breakrooms, dining area, washrooms, and utility spaces.

Interior finishes for the building vary across the different spaces. Carpet and vinyl composition tile (VCT) are the typical finishes for the floors, with ceramic tile or bare concrete in some areas, and textured rubberized finishes on interior stairways. Painted gypsum board is the primary wall finish, with some painted CMU walls, as well as walls with ceramic tile or plastic panel finishes in washrooms. Suspended ceiling grid with acoustic tiles is the primary finish for the ceilings.

The garage interior consists of painted CMU and gypsum board walls, with ribbed metal panel ceiling. The garage floor is bare concrete.

OBSERVATIONS/RECOMMENDATIONS

A small section of drywall ceiling in the maintenance room was missing/damaged. The cause of damage was reportedly from leaking pipes that was previously repaired. It is recommended that the ceiling be repaired.

4.2.3 WASHROOMS

The building contains ten multiple occupancy washrooms. Six of the washrooms (three male, three female) are located on the first floor, and the second and third floors each

have one male and one female washroom. The first floor additionally has two single occupancy washrooms, one male, and one female. The washrooms consist primarily of floor-mounted water closets and wall-mounted lavatories. Male washrooms also contain floor or wall-mounted urinals.

OBSERVATIONS/RECOMMENDATIONS

All of the washrooms were identified as ADA Accessible washrooms and appear to contain compliant floor area. Lavatories appear to be mounted at compliant height, and compliant faucet handles and knee area. Water closets appear to be mounted at the compliant height and include grab bars.

Lavatories in most of the washrooms contain plumbing protection against physical contact, however, this protection was not present in some of the first floor washrooms.

Overview of north elevation

Overview of south elevation

Overview of east elevation

Overview of west elevation

Typical precast concrete wall panels

Exterior metal panel wall finish

Exterior concrete tile wall finish

Exterior brick masonry veneer

Exterior concrete masonry veneer

EIFS at west entrance

Fabric awning at west entrance

Overview of main entrance

Typical exterior door

Typical exterior doors

Typical exterior windows

Skylight

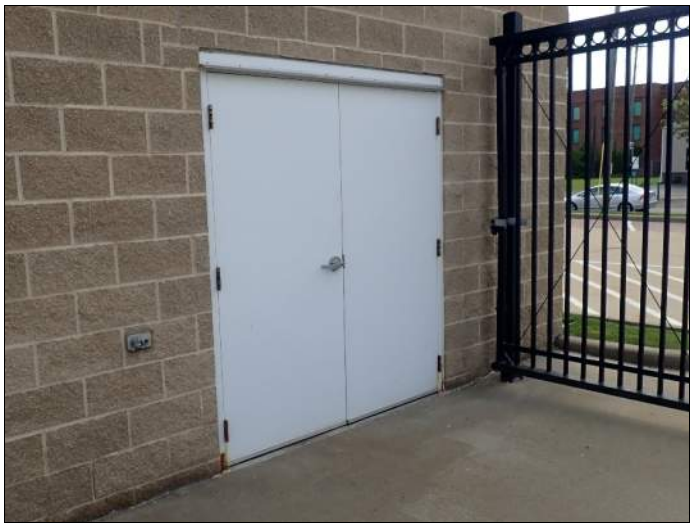
Overview of north garage elevation

Overview of south garage elevation

Overview of east garage elevation

Overview of west garage elevation

Garage overhead doors

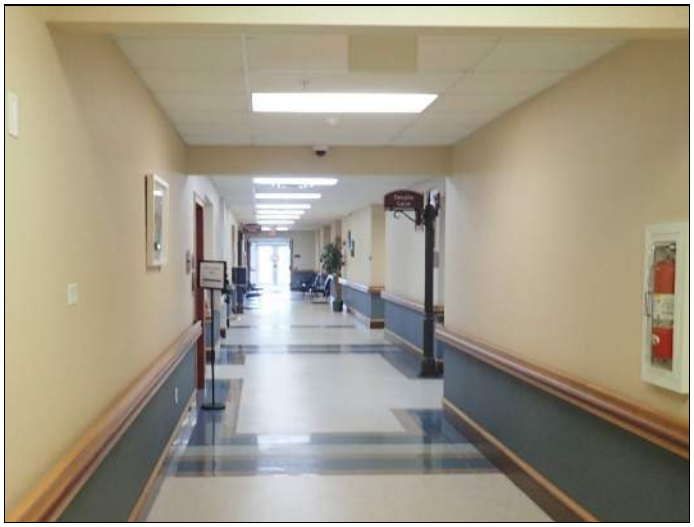


Garage personnel doors

Garage glass block windows

Deteriorating window sealant

Deteriorating sealant at wall panel construction joint



Typical first floor corridor

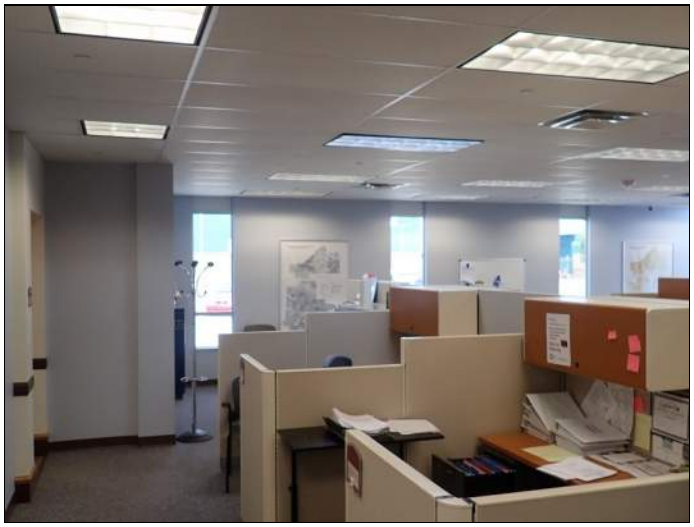
Typical first floor corridor

Typical second floor corridor

Typical third floor corridor

Overview of clinic

Overview of pharmacy

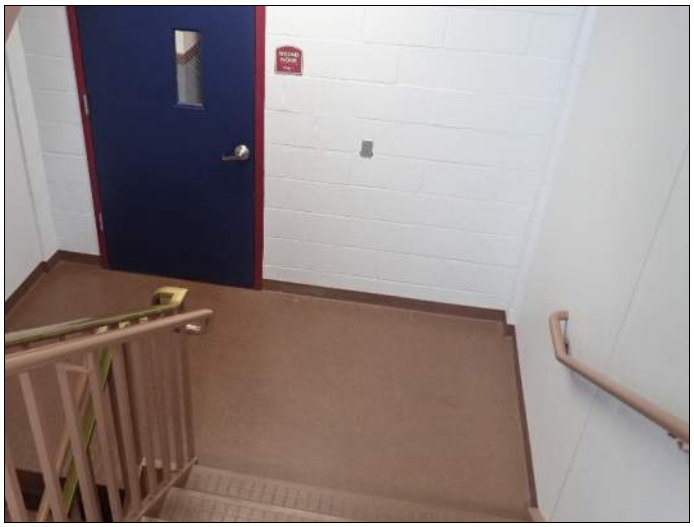


Typical office space

Typical conference room

Overview of kitchen area

Overview of dining area

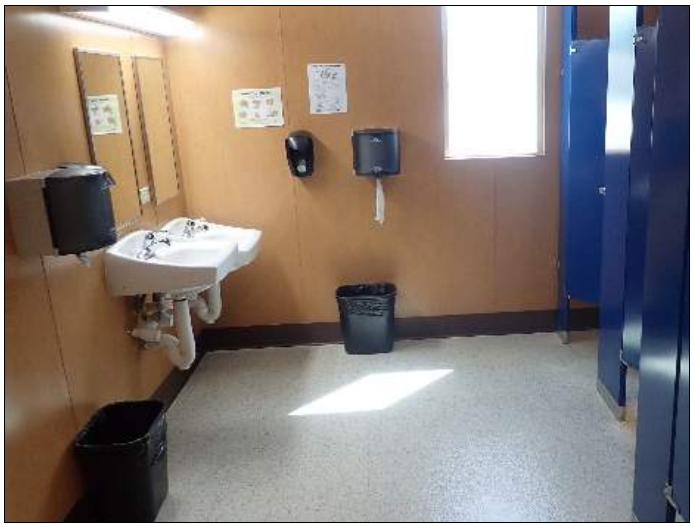


Typical stairway

Overview of garage interior

Overview of maintenance room

Damaged ceiling drywall in maintenance room



Typical multiple occupancy washroom

Typical multiple occupancy washroom

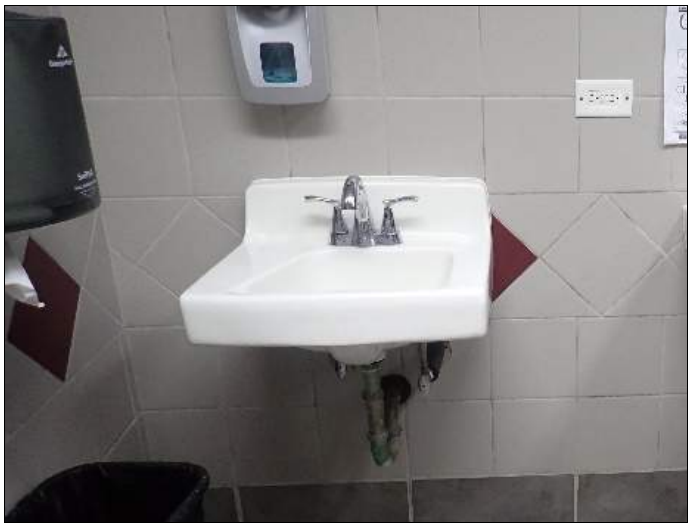
Typical single occupancy washroom

Typical water closet

Typical lavatories

Typical urinals

Lavatory without plumbing protection



Lavatory without plumbing protection

4.3 STRUCTURAL SYSTEM

The building structure consists primarily of precast concrete bearing walls supporting open web steel joists. The steel joists support floors consisting of concrete-filled ribbed metal decking. The structural roof is unfilled ribbed metal decking over the steel joists. Additional structural components include CMU walls and steel columns at the building interior.

The garage structure consists of CMU bearing walls supporting the roof structure. The structural framing of the hip roof was not visible, but is assumed to be conventional wood-frame construction, either “stick framed” with inclined roof rafters tied by horizontal ceiling joists, or using prefabricated wooden roof trusses.

Neither the main campus building nor garage foundations were visible, however, both types of building structure would typically have cast-in-place (CIP) reinforced concrete strip footings beneath the bearing walls, CIP reinforced concrete spread footings beneath columns, and a CIP reinforced concrete slab on grade beneath the floor interior.

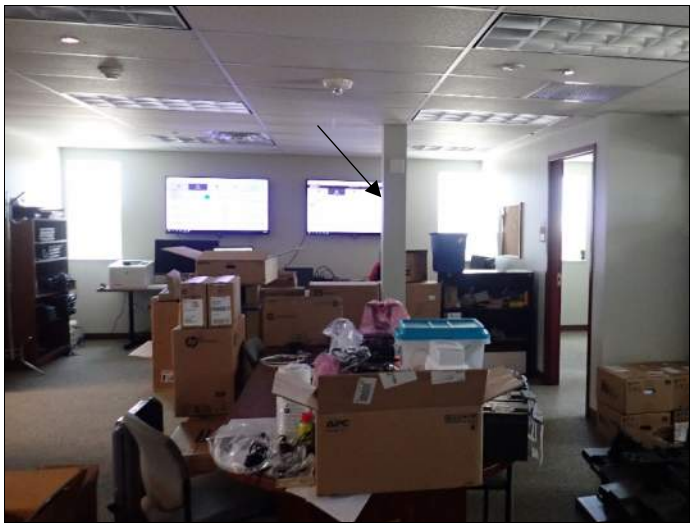
OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

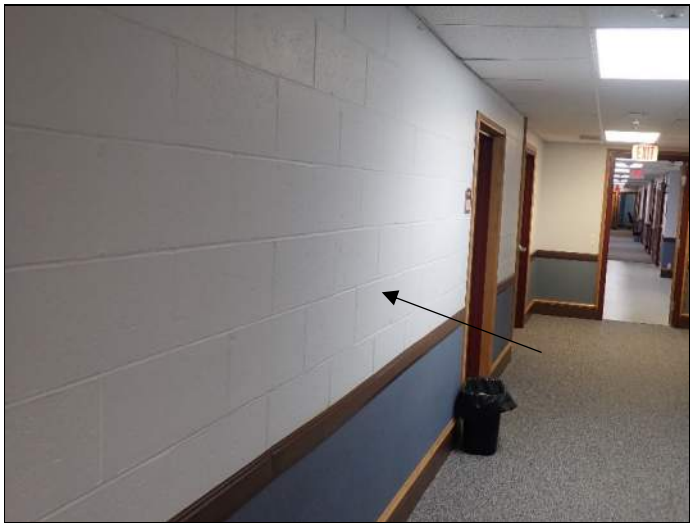
Steel joist bearing on precast concrete wall panel

Filled metal deck floor on steel joists

Overview of steel joists



Steel column



CMU wall

Overview of garage structure

4.4 ROOFING SYSTEMS

Upper Roof

The upper roof, over the three-story portion of the building, was covered in a modified bitumen roofing membrane roofing system. The age of the roofing system could not be identified, however, historical imagery shows the current roofing was installed between 2011 and 2015, making it between approximately six and ten years old.

The roof was gently sloped towards internal roof drains, which collect storm water and presumably discharge to a below-grade sewer system.

Lower Roof

The lower roof, over the one-story portion of the building (most of its area), was covered in a fully-adhered ethylene propylene diene monomer (EPDM) membrane with a white coating. The age of the roofing system could not be identified, however, historical imagery suggest the current roofing may have bene in place in 1994, which would make it at least 27 years old.

The roof was gently sloped towards internal roof drains, which collect storm water and presumably discharge to a below-grade sewer system.

Main Entrance Metal Panel Roof

The main entrance, on the north side of the building, has an arched canopy covered in standing seam metal panels. The age of the roofing system could not be identified, however, historical imagery shows the current metal panel roofing was installed between 2011 and 2015, making it between approximately six and ten years old.

A gutter along the west edge of this roof collects storm water and discharges to a below-grade sewer system through a single downspout.

Side Entrance Roof

The entryway at the east side of the building has a low-slope roof covered in adhered roll roofing membrane. The roofing membrane exhibited extensive alligator cracking characteristic of advanced age-related deterioration.

Gutters along the perimeter of this roof collect storm water and discharge at grade level through downspouts.

Shingle Hip Roof

A moderately sloped hip roof creates a covered patio area near the southwestern corner of the building. The hip roof is covered in three-tab fiberglass asphalt composition shingles. The shingles exhibited uniform granule loss typical of normal aging.

Gutters along the perimeter of the hip roof collect storm water and discharge at grade level through a single downspout.

Garage Roof

The maintenance garage roof consists of a single layer of laminated fiberglass asphalt composition shingles over wood decking. The age of the current roofing shingles could not be identified, but they are assumed to be original to the building and therefore approximately ten years old.

Gutters along the perimeter of the garage roof collect storm water and discharge at grade level through downspouts.

OBSERVATIONS/RECOMMENDATIONS

Historical imagery shows that, prior to its replacement approximately six to ten years ago, the upper roof had been covered in roofing membrane appearing similar to the current membrane on the lower roof. Presumably, the older membrane on the upper roof was the same age as the current membrane on the lower roof, which is believed to be at least 27 years old which is beyond the average useful life for EPDM roofing systems, which is approximately 25 years. Therefore, it is recommended that replacing the EPDM roofing membrane on the single-story portion of the building should be considered within the term.

The age of the roll roofing membrane on the side entrance roof could not be identified. However, based on its condition, it has exceeded its useful life, and replacing the roofing over the east entryway should be anticipated within the term.

The age of the current shingles on the hip roof could not be identified. However, based on their condition, the shingles are approaching the end of their useful life, and their replacement should be anticipated within the term.

One of the garage downspouts was disconnected. Repairing this downspout is recommended.

No major deficiencies were identified with the following roofing systems:

- The modified bitumen roofing on the three-story portion of the building.
- The metal panel canopy over the main entrance.
- The laminate shingles on the roof of the maintenance garage.

Overview of upper roof

Overview of upper roof

Modified bitumen membrane on upper roof

Typical internal drains on upper roof

Overview of lower roof

Overview of lower roof

Overview of lower roof

Overview of lower roof

EPDM membrane on lower roof

Typical internal drain on lower roof

Overview of metal panel roof

Close up view of metal panel roof

Gutter and downspout from metal panel roof

Overview of side entrance

Overview of side entrance roof

Typical alligator cracking of roll roofing

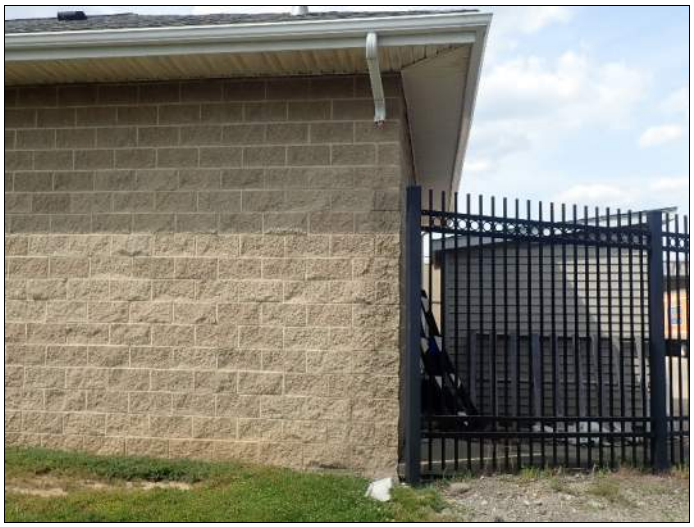
Overview of hip roof

Typical shingles on hip roof

Hip roof gutter and downspout

Overview of garage roof

Typical garage gutter and downspout



Disconnected garage downspout

4.5 MECHANICAL SYSTEMS

4.5.1 HEATING, COOLING, AND VENTILATION SYSTEMS

Heating and cooling of the building is controlled by 19 gas-fired rooftop packaged units (RTU), summarized in the table below.

RTU	Manufacturer	Year	Cooling Capacity (tons)	Heating Capacity (BTUH)
1	Lennox	2013	7	144,000
2	Lennox	2013	9.5	192,000
3	Carrier	2012	9.5	184,000
4	Carrier	2012	9.5	184,000
5	Lennox	1998	4	96,000
6	Carrier	2009	9.5	184,000
7	Carrier	2008	10	184,000
8	Lennox	1998	7.5	160,000
9	Lennox	1998	10	190,000
10	Lennox	2019	9.5	192,000
11	Lennox	2014	9.5	192,000
12	York	2012	21	160,000
13	Lennox	2015	8	144,000
14	Lennox	1998	10	190,000
15	Lennox	1998	10	190,000
16	Lennox	2018	12.5	192,000
17	Lennox	1998	12.5	190,000
18	Lennox	1998	12.5	190,000
19	Carrier	2010	5	120,000

Additional cooling and heating is provided by three ductless, split-system air handling units (AHU) with air-cooled condensers.

- AHU 1 was manufactured by Mitsubishi in 2019, and provides 2 tons cooling and 27,600 BTUH heating.
- AHU 2 was manufactured by LG in 2015, and provides 2.5 tons cooling and 32,000 BTUH heating.
- AHU 3 was manufactured by Carrier in 2011 and provides 1 ton cooling, and no heating.

A power exhaust fan is located near the west side of the lower roof.

The maintenance garage contains a ceiling mounted, gas-fired infrared radiant tube heater that was manufactured by Reznor.

OBSERVATIONS/RECOMMENDATIONS

RTU have an average useful life of approximately 20 years. Seven of the units are 23 years old. The following RTU's have reached the end of their useful life and their replacement is recommended.

- RTU 5
- RTU 8
- RTU 9
- RTU 14
- RTU 15
- RTU 17
- RTU 18

The unit information on the infrared heater in the garage was not accessible, but it is assumed the unit was installed when the garage was built in 2011, making it approximately ten years old. Infrared heaters have an average useful life of approximately 15 years. Therefore, replacement of the unit is recommended within the term.

4.5.2 VERTICAL TRANSPORTATION

The building has a single passenger elevator located centrally at the south wall of the three-story portion of the building. The elevator was manufactured by Schindler Elevator Corporation in 2005 and has a capacity of 2,500 pounds.

OBSERVATIONS/RECOMMENDATIONS

The elevator may not meet all ADA accessibility requirements for audible arrival and position indicators and emergency call controls. Conducting an ADA accessibility study of the elevator is recommended.

All elevator permits are current and posted inside the elevator car. Having the elevator equipment inspected on an annual basis is recommended.

4.5.3 GAS DISTRIBUTION

The local utility company, Constellation Energy Services, provides natural gas to the building. This service is monitored by a single meter located on the west side of the building and is distributed through steel pipes.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

4.5.4 WALK-IN FREEZER

A walk-in freezer is located near the southwest corner of the building. The freezer is accessed from inside the building, but the freezer has its own enclosure. The freezer was manufactured by Norlake.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

RTU1

RTU 2

RTU 3

RTU 4

RTU 5

RTU 6

RTU 7

RTU 8

RTU 9

RTU 10

RTU 11

RTU 12

RTU 13

RTU 14

RTU 15

RTU 16

RTU 17

RTU 18

RTU 19

AHU 1 Condenser

AHU 1 Air Handler

AHU 2 Condenser

AHU 2 Air Handler

AHU 3 Condenser

AHU 3 Air Handler

Elevator

Elevator Controls

Natural Gas Meter

Walk-In Freezer Entrance

Walk-In Freezer Enclosure

4.6 ELECTRICAL SYSTEMS

4.6.1 SERVICE AND DISTRIBUTION

The local utility company, American Electric Power, provides electricity to the building from a pad-mounted transformer through an underground conduit to the building. The 1,200 ampere service connection is monitored by a single meter located at the west side of the building. The main distribution panel is located in a utility room at the west side of the building. Several subpanels are located in the utility room, and in various other rooms of the building. The main distribution panel and most subpanels were manufactured by Westinghouse. GFCI protection was noted in the washrooms.

OBSERVATIONS/RECOMMENDATIONS

The age of the electrical distribution panel and subpanels could not be determined. Electrical distribution panels have an average useful live of 20 years. Several of the sub panels were rusting, indicating they are nearing the end of their useful life. Replacing the distribution panels within the term is recommended.

4.6.2 LIGHTING

The property is illuminated by pole-mounted light fixtures located throughout the parking areas. Additional pole-mounted light fixtures illuminate the municipal sidewalks at the perimeter of the property and appear to be the responsibility of the local municipality. The exterior of the building is illuminated by wall-mounted light fixtures, with additional lighting at building entrances provided by recessed overhead light fixtures. The garage also has outdoor recessed overhead light fixtures.

The interior lighting is comprised primarily of fluorescent tube light (FTL) fixtures along with some additional types of lighting, including wall-mounted light fixtures, suspended light fixtures, and recessed “can” light fixtures at some locations within the building. Lighting for the garage interior is provided by FTL fixtures on the ceiling.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

4.6.3 BACKUP/EMERGENCY POWER

The building is equipped with a backup power natural gas generator located outside, adjacent to the southwest corner of the building. The generator was manufactured by Olympian and is attached to the building’s natural gas service.

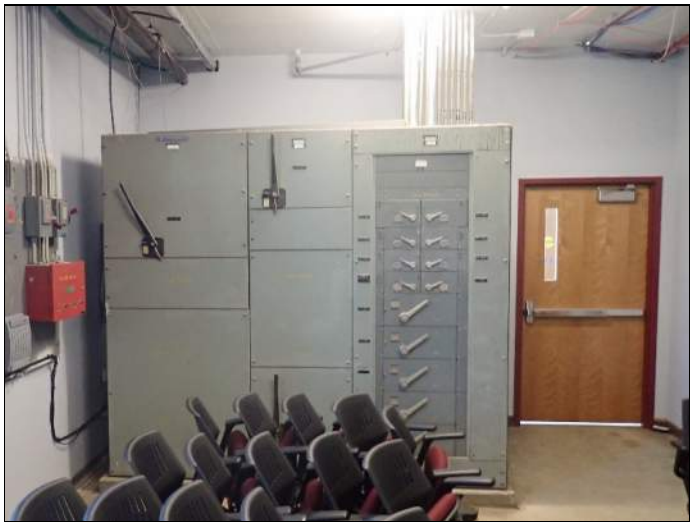
OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

The age of the generator was unable to be identified. The average useful life this type of generator is approximately 15 years.

Overview of transformer

Overview of electrical meter



Overview of main distribution panel

Typical subpanel

Typical subpanel

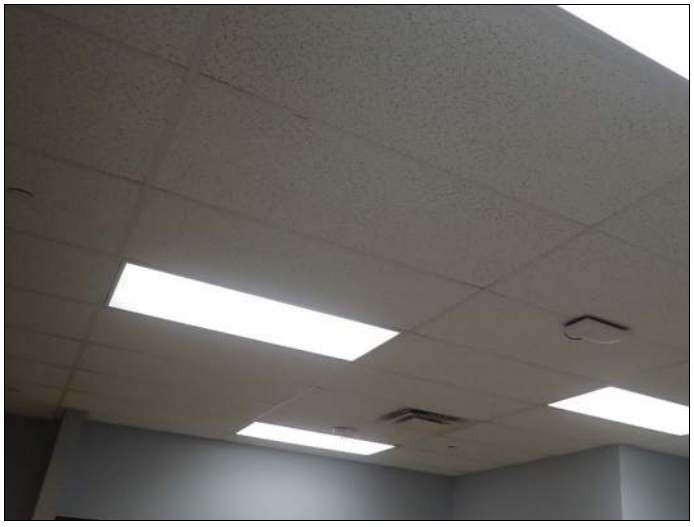
Typical pole-mounted lighting in parking area

Typical municipal pole-mounted lighting

Typical wall-mounted lighting

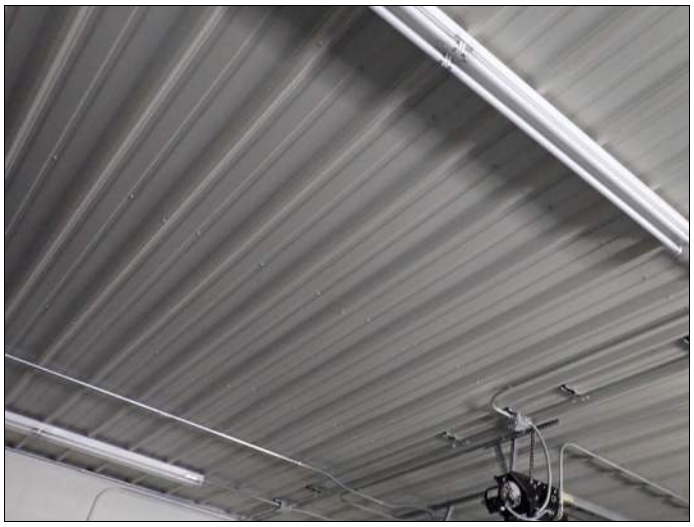
Outdoor recessed overhead lighting

Outdoor recessed overhead lighting on garage



Typical interior lighting

Wall-mounted, suspended, and recessed lighting



Typical interior garage lighting

Overview of emergency generator

4.7 PLUMBING SYSTEMS

4.7.1 SERVICE AND DISTRIBUTION

The City of Canton provides domestic water to the building. Water service is monitored by a single meter and enters the building at its west side. This service is equipped with a backflow prevention valve and distributed throughout the building primarily by copper tubing.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.

4.7.2 SANITARY WASTE SYSTEMS

The sanitary system was not entirely visible and is assumed to be primarily cast iron tubing and is assumed to be connected to the municipal sanitary waste system.

OBSERVATIONS/RECOMMENDATIONS

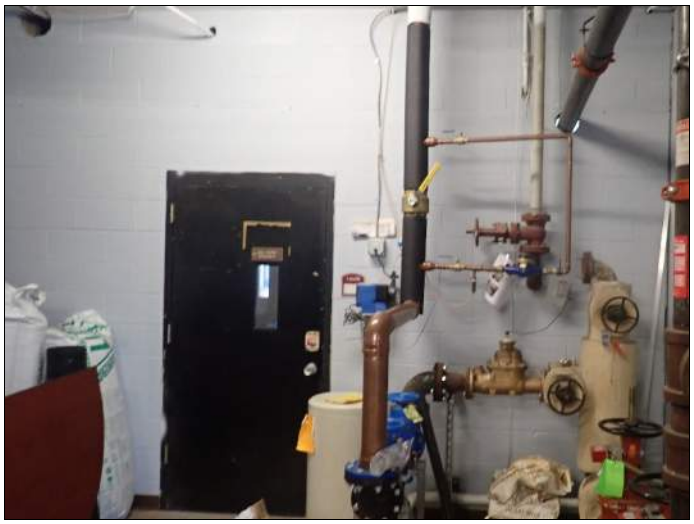
No major deficiencies were identified.

4.7.3 HOT WATER SUPPLY

Two gas-fired tankless style water heaters provide hot water to the majority building. The water heaters are located in a utility closet. The units were manufactured by Navien in 2013. A sink in the pharmacy has a dedicated 4-gallon electric tank style water heater manufactured by Bosch.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were identified.



Overview of domestic water service

Typical water distribution tubing

Typical sanitary waste tubing

Overview of water heaters

Water heater beneath sink

4.8 LIFE SAFETY AND FIRE PROTECTION SYSTEMS

4.8.1 FIRE SPRINKLER AND SUPPRESSION SYSTEMS

The building is equipped with a wet-pipe sprinkler system installed in 2012 and 2013. The riser pump is located in a utility room at the west side of the building. Fire department standpipe is located on the perimeter of the building on the west exterior elevation.

The building also contains ABC Dry Chemical fire extinguishers located throughout the building.

An additional standalone fire suppression system is located in a server room.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were observed.

The sprinkler system was last serviced by RWJ Corporation in 2021. Fire riser pumps and sprinkler heads have average effective useful lives of approximately 25 years and 20 years, respectively. Continuing to have the sprinkler system serviced annually is recommended.

The fire extinguishers were last serviced by Protegis Fire & Safety in 2020. Continuing to have the canisters serviced annually is recommended.

4.8.2 NOTIFICATION AND EGRESS SYSTEMS

The building has a fire alarm system with controls located in the utility room at the west side of the building, with secondary controls by the main entrance.

Alarm pull stations, audio visual alarms, smoke detectors, illuminated exit signs, and emergency lighting fixtures are located throughout the interior of the building.

OBSERVATIONS/RECOMMENDATIONS

No major deficiencies were observed.

The average effective useful life for a fire alarm system is approximately 15 years. Having this system tested and maintenance performed annually is recommended.

A sampling of the illuminated exit signs and emergency lights were tested and were found to be operational. Illuminated exit signs and emergency light fixtures have an average useful life of 20 years. Having these systems tested and maintenance performed annually is recommended.

4.8.3 ADDITIONAL SAFETY SYSTEMS

The building is equipped with a security system, including surveillance cameras.

OBSERVATIONS/RECOMMENDATIONS

A visual assessment was performed on the physical condition of the building's additional safety systems. These systems' operational condition falls outside the scope of work for this assessment. Based on our observations of the building's additional safety systems, the systems appear to be in satisfactory physical condition with no major deficiencies identified.

Fire sprinkler risers

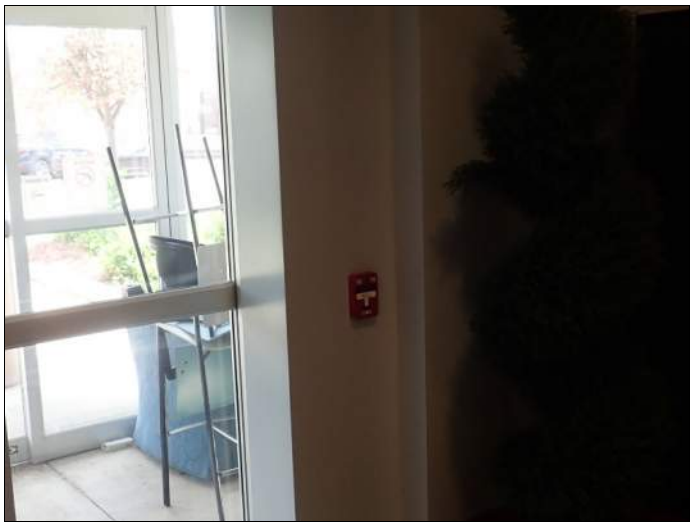
Typical sprinkler head

Typical fire extinguisher

Server room fire suppression

Fire alarm system control panel

Fire alarm system secondary controls



Typical fire alarm pull station

Typical audio visual alarm and smoke detector

Typical illuminated exit sign

Typical emergency light fixture

5.0 REGULATORY COMPLIANCE AND ZONING

5.1 AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY SURVEY

A Limited ADA Accessibility Screening was conducted on the building using the ASTM Uniform Abbreviated Screening Checklist. This survey is a visual inspection only and is based on the 2010 ADA Standards and is not to be considered a full accessibility compliance survey. This section of the report is provided to help identify any ADA violations against the 2010 Standards. This survey follows the Department of Justice ADA Title III regulations which divides private buildings and facilities into two categories: Place of Public Accommodation and Commercial Facility. Public Accommodations are intended for general public use while a Commercial Facility is intended for use by a private business and its employees. No costs to correct observed physical barriers are included with this report.

The results of this screening can be found in Appendix C of this report.

5.2 ZONING

BUILDING ZONING

This property is zoned as B-5 – Central Business (C.B.D.) and in Land Use District 680 – E- - Exempt, Charitable.

FLOOD ZONE

The Flood Insurance Rate Maps (FIRM), provided by Federal Emergency Management Agency (FEMA), were reviewed for this property. According to the FIRM Maps, the property is located in Flood Zone “X”, designated an “area of minimal flood hazard”, where the area is determined to be outside the 0.2% annual chance floodplain. The property can be found on FIRM Panel 39151C0217E, last updated September 29, 2011.

6.0 CLOSING COMMENTS

This report provides you with an overview of the condition of the major systems and components in the building and on the property. We trust this information is of value. American Structurepoint would be pleased to advise and assist with any questions regarding any of our recommendations. Should you have any questions, please do not hesitate to contact us.

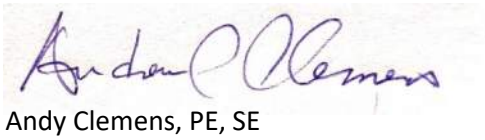
Please see the attached appendices for additional information referenced in this report. A statement of qualifications has also been included for your reference.

Very Truly Yours,

American Structurepoint, Inc.,

Donald Gillie, PE, SE
Project Manager
Investigative Services

Andrew Appelbaum
Project Engineer
Investigative Services



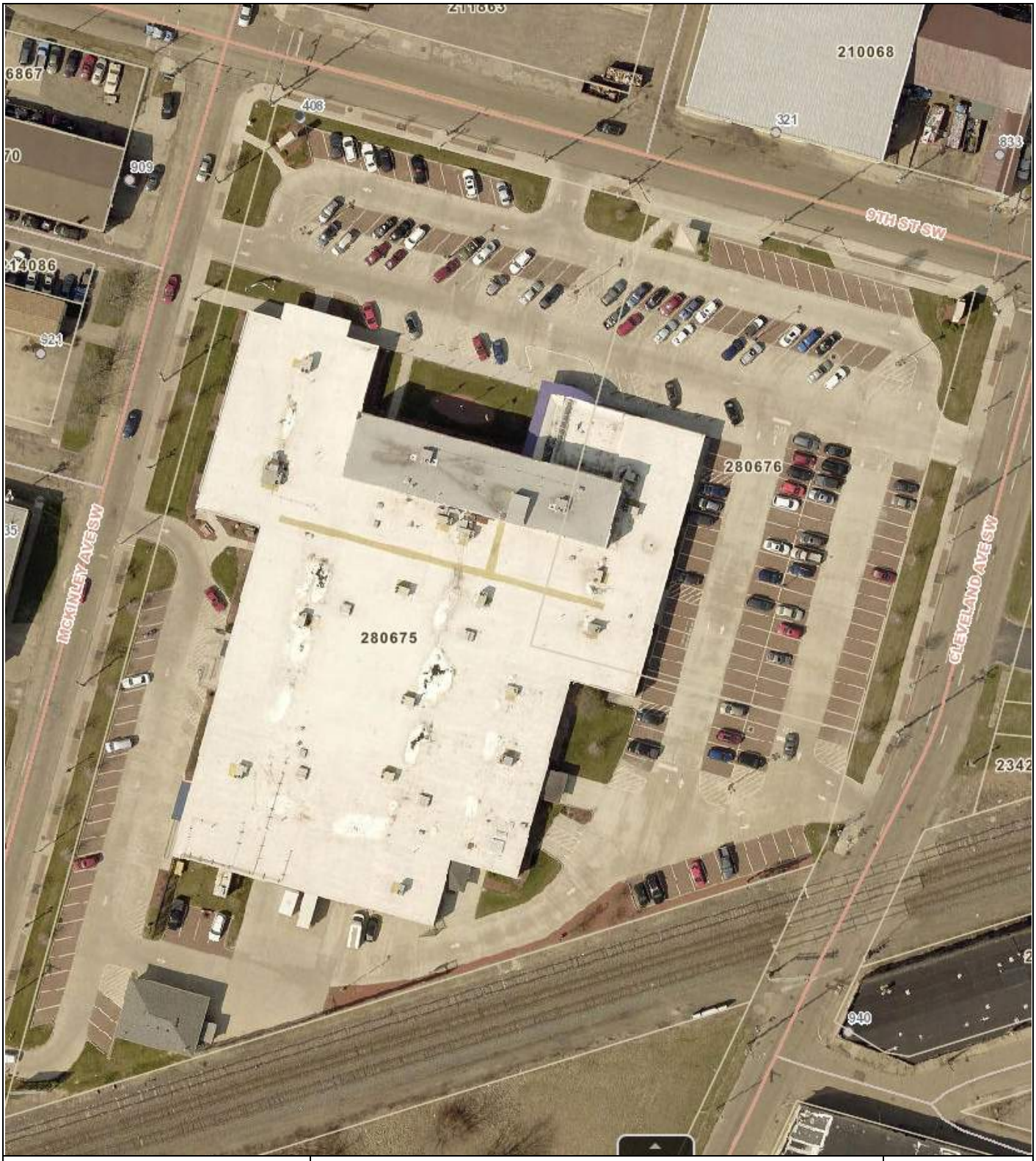
Andy Clemens, PE, SE
Director of Project Development
Investigative Services

Appendix A

Site Layout

AMERICAN STRUCTUREPOINT INC.	FIGURE 1: Property Location (outlined in yellow)
	PROJECT NAME: Goodwill Skills Ken Weber Community Campus
	PHOTO SOURCE: Stark County GIS / Pictometry

NORTH



AMERICAN STRUCTUREPOINT INC.	FIGURE 2: Property Layout
	PROJECT NAME: Goodwill Skills Ken Weber Community Campus
	PHOTO SOURCE: Stark County GIS / Pictometry

NORTH

Appendix B

Record of Documents Reviewed

Parcel: 280675
GOODWILL INDUSTRIESOF GREATER CLEVELAND **408 9TH ST SW**

Parcel

Address	408 9TH ST SW
Unit	
City, State, Zip	CANTON OH 44707-4714
Routing Number	02074 410100
Class	E - EXEMPT
Land Use Code	680 - E - EXEMPT, CHARITABLE
Tax Roll	RP_OH
Neighborhood	02059901 - 02059901
Acres	2.79
Taxing District	00020
District Name	CANTON CITY - CANTON CSD
Gross Tax Rate	102.9
Effective Tax Rate	74.359011
Non-Business Credit	
Owner Occupancy Credit	

Link to GIS Map Application

Auditor Alerts

Exempt Status	-
Sewer Flag	-
One Year Note	-

Owner

Owner 1	GOODWILL INDUSTRIESOF GREATER CLEVELAND & EAST CENTRAL OHIO INC
Address	408 9TH ST SW
	CANTON OH 44707

Tax Mailing Name and Address

Mailing Name 1	GOODWILL INDUSTRIESOF GREATER CLEVELAND & EAST CENTRAL OHIO INC
Mailing Name 2	
Address 1	408 9TH ST SW
Address 2	
Address 3	CANTON OH 44707

Click Here for Address Change Form

Mortgage Company	
Mortgage Company Name	
Mortgage Company Address	
Treas Code	-

Legal

Legal Desc 1	468-69-70-552-53EX6' SE EA;471-478 INC &VAC ST&ALLEYS (CA#23
Legal Desc 2	36
Legal Desc 3	
Notes	

Taxing District	00020
District Name	CANTON CITY - CANTON CSD
	Tax Map

Credits & Programs

Homestead Exemption	NO
Disabled Veteran Benefit	NO
Owner Occupancy Credit	NO
Non-Business Credit	NO
CAUV Reduction	NO
Agriculture District	NO

Property Inspections/Reviews

Date	Entrance Code	Info Code	Reviewer ID
30-NOV-15	4:EXTERIOR (NO ACCESS)	A:APPRAISER	GDZ
10-JAN-14	1:OWNER (ACCESS)	A:APPRAISER	WRG
06-JUL-12	1:OWNER (ACCESS)	A:APPRAISER	WRG
11-JAN-10	1:OWNER (ACCESS)	A:APPRAISER	GLS
08-OCT-08	1:OWNER (ACCESS)	A:APPRAISER	GLS

Appraised Value (100%)

Year	2021
Appraised Land	$129,700
Appraised Building	$6,067,600
Appraised Total	$6,197,300
CAUV Land	
CAUV Total	

Assessed Value (35%)

Assessed Land	$45,400
Assessed Building	$2,123,660
Assessed Total	$2,169,060
CAUV Land	
CAUV Total	

Value History

Year	Land	Building	Total	CAUV
2021	$129,700	$6,067,600	$6,197,300	
2020	$129,700	$6,067,600	$6,197,300	
2019	$129,700	$6,067,600	$6,197,300	
2018	$129,700	$6,067,600	$6,197,300	
2017	$94,400	$5,095,700	$5,190,100	
2016	$94,400	$5,095,700	$5,190,100	
2015	$94,400	$5,094,400	$5,188,800	
2014	$92,700	$5,000,800	$5,093,500	
2013	$92,700	$2,858,600	$2,951,300	
2012	$92,700	$2,858,600	$2,951,300	
2011	$92,700	$3,354,600	$3,447,300	
2010	$92,700	$3,354,600	$3,447,300	

Tax Summary

Rolltype	Effective Year	Project	Cycle	Original Charge	Adjustments	Payments	Total
RP_OH	2020	50211	1	$93.00	$.00	-$93.00	$.00
RP_OH	2020	50211	2	$93.00	$.00	$.00	$93.00
Total:				$186.00	$.00	-$93.00	$93.00

Payment History

Roll Type	Tax Year	Effective Date	Business Date	Amount
RP_OH	2019	15-JUL-20	24-JUL-20	$195.30
RP_OH	2020	17-FEB-21	22-FEB-21	$93.00
Total:				$288.30

To find previous year's taxes and payments, please follow the link below. Please follow the instructions on the page. You will have to select the year and reenter your parcel number.
Previous Years Taxes

Special Assessments

Year	Project	Desc	Delq	Current	Total
2020	50211	MUSKINGUM WATERSHED		$.00	$.00
2020	50211	MUSKINGUM WATERSHED		$93.00	$93.00

Land Summary

Line #	Land Type	Land Code	Square Feet	Acres	Rate	Market Land Value
1	A-ACREAGE	02 - BUILDING SITE	121,532	2.79	41,523	$129,800
Total:			121,532	2.79		$129,800

Land

Line #	1
Land Type	A - ACREAGE
Land Condition	2 - AVERAGE
Land Code	02 - BUILDING SITE
Square Feet	121,532
Acres	2.79
Land Units	
Actual Frontage	.0
Effective Frontage	.0
Override Size	
Actual Depth	0
Table Rate	41,523.00
Override Rate	
Depth Factor	1
Influence Factor 1	
Influence Code 1	
Influence Factor 2	
Influence Code 2	
NBHD Factor	1.12
Value	$129,800
Exemption %	
Homesite Value	

Commercial 1 of 8

Card	1
Building Number	1
Improvement Name	
Structure Code/Description	395 OFFICE, GENERAL
Year Built	1971
Effective Year Built	1992
Square Feet	43,575
Condition	4
Class	-
Grade	110
Command Wall	1
Base RCN	$4,208,320
Depreciation %	59%
Percent Complete	100%
Total RCNLD	$2,482,910
Building Factor	.898
Cost Value	$2,229,650
Units	1
# Identical	
Other Improvements	
Other Imp Value	

Summary of Interior/Exterior Data

Card	Line #	From Floor	To Floor	Type	Year Built	Grade	Cond	Const	FuncObs	Reason	EconObs	Reason	Square Feet	% Comp	Value
1	1	01	01	395	1992	110	4	1					43,575	100	$4,208,320
2	1	01	01	395	1971	100	4	1					9,204	100	$936,230
3	1	01	01	395	1971	100	4	1					8,000	100	$879,280
4	1	01	03	395	1971	100	4	1					6,400	100	$2,053,060
5	1	01	01	305	1996	140	4	1					640	100	$41,820
6	1	01	01	305	1998	100	4	1					128	100	$7,890
7	1	01	01	305	2011	100	5	1					335	100	$54,130
8	1	01	01	515	2011	100	5	2					1,452	100	$70,330

Interior/Exterior Details 1 of 8

Card	1
Line Number	1
Section	01
From Floor	01
To Floor	01
# of Stories	1
Year Built	1992
Square Foot Area	43,575
Use Group	395
Class	E
Physical Condition	4
Construction	1 - FRAME
Wall Height	14
Interior Wall	-
Air	0 - NONE

Plumbing	-
Units	
Base RCN	$4,208,320
Depreciation	41%
Percent Complete	100%
Functional Depreciation	
Functional Reason	
Economic Depreciation	
Economic Reason	
Final Cost Value	$2,482,910

Summary of All Other Features

Card	Line #	Int / Ext	Code	Length	Width	SF Area	Units	Value
1	1	1	298 - DOCK, COVERED	1200	1		1	39,600
1	2	1	400 - PATIO, COVERED	165	1		1	2,145
1	3	1	035 - # AUTOMATIC DOORS			0	5	64,500
1	4	1	004 - SF CANOPY	640	1		1	12,800
1	5	1	045 - # PASSENGER ELEVATOR	1	1	0	1	58,600
7	1	1	035 - # AUTOMATIC DOORS			0	2	25,800
7	2	1	004 - SF CANOPY	461	1		1	9,220

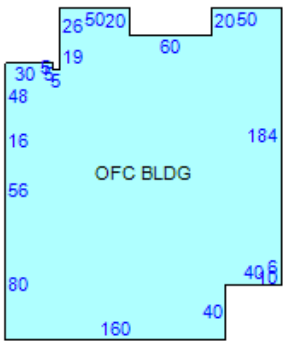
Other Building and Yard Improvement Summary

Card	Line #	Code	Description	Year Built	Length	Width	Area	Value
1	1	406	CONCRETE	1972			18,800	65,600
1	2	920	PERSONAL PROPERTY BLDG		10	8	80	0
1	3	406	CONCRETE	2010			94,700	608,400
1	4	310	FENCING - CHAIN - 5 OR 6 FT	2013			270	3,200
1	5	316	FENCING - WOOD - 4 FT OR LESS	2015			100	1,500
Total:								678,700

Other Building and Yard Improvement 1 of 5

Card	1
Line #	1
Code	406
Description	CONCRETE
Construction Type	-
# Stories	S1 - 0 STORY
Common Walls	W0 - NO COMMON WALLS
Year Built	1972
Width x Length	
Wall Height	
Area	18800
Units	1
Grade	B
Rate	8.8200
Condition	E - EXCELLENT
Functional Reason	0 - LEGACY
Functional %	
Economic Reason	0 - LEGACY
Economic %	
OVR Depr	
Depr	56
Make	
Model	
Serial No.	

Title No.	
% Complete	100
Value	65,600



Item	Area
OFC BLDG - 395:OFFICE BLDG	43575
CONCRETE - 406:CONCRETE	18800
DOCK, CVRD - 298:DOCK, COVERED	1200
PERSONAL P - 920:PERSONAL PROPERTY BLDG	80
PATIO, CVRD - 400:PATIO, COVERED	165
CONCRETE - 406:CONCRETE	94700
# AUTOMATIC - 035:# AUTOMATIC DOORS	
FENC CH 6 - 310:FENCING - CHAIN - 5 OR 6 FT	270
SF CANOPY - 004:SF CANOPY	640
# PASSENGER - 045:# PASSENGER ELEVATOR	1
FENC WD 4 - 316:FENCING - WOOD - 4 FT OR LESS	100

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all the areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevation tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Ohio State Plane North Zone 4976 (FIPS Zone 3401). The **horizontal datum** was NAD83. Differences in datum, spheroid, projection or state plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information about the **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Base Map information shown on this FIRM was provided from multiple sources. Base map files were provided in digital format by the Stark County Auditor Office and Ohio Department of Natural Resources.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

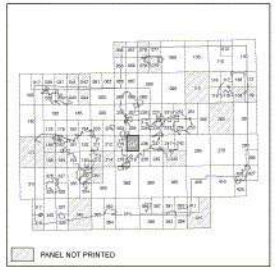
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

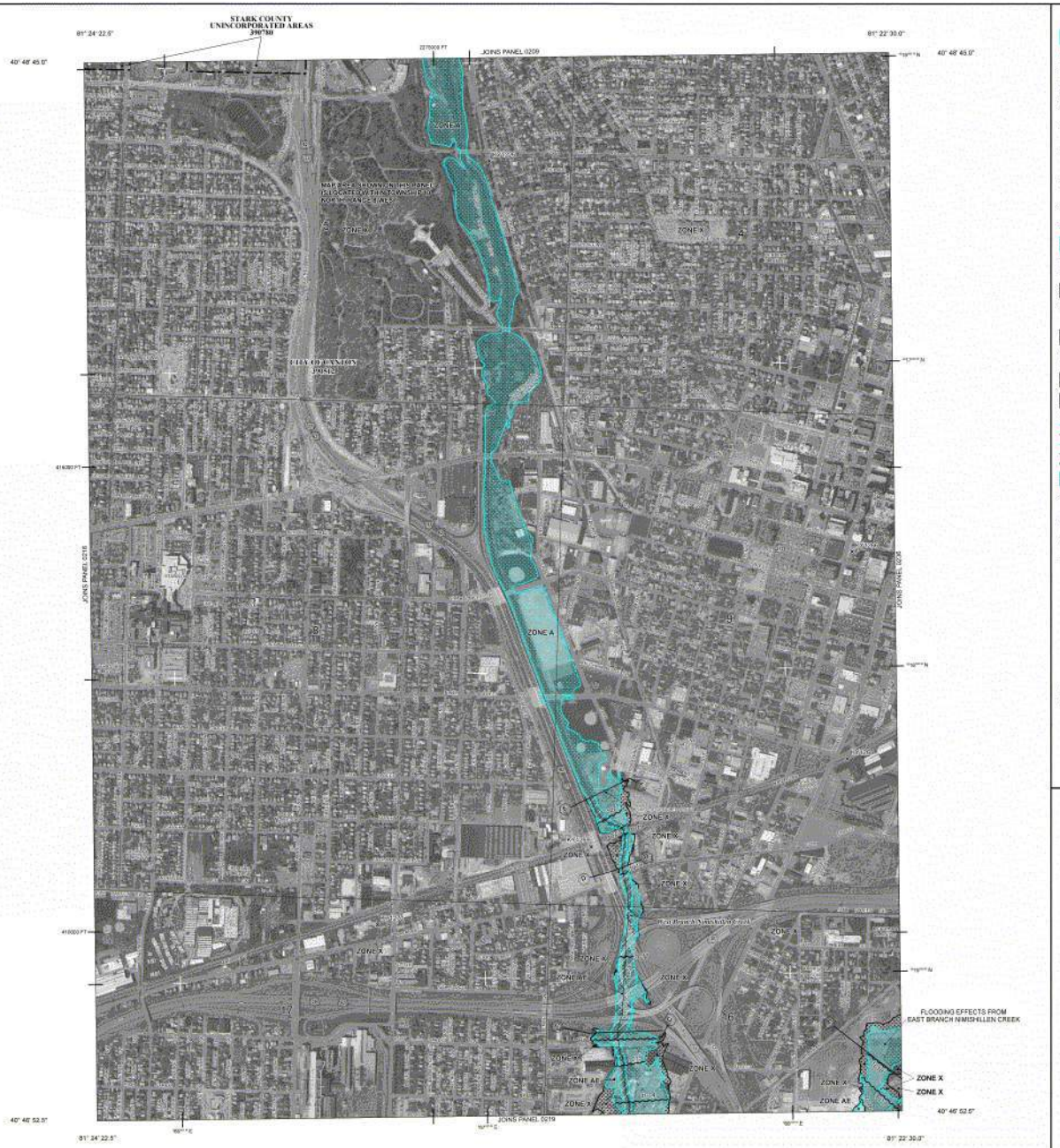
Contact the **FEMA Map Service Center (MSC)** via the FEMA Map Information eXchange (FMIX) at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. The MSC may also be reached by Fax at 1800-358-9620 and its website at http://msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip/.

The "**profile base lines**" depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the "profile base line", in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

PANEL INDEX





LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard may include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A No Base Flood Elevations determined.

ZONE AE Base Flood Elevations determined.

ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 Area to be protected for 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside of the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary Dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 Base Flood Elevation line and value; elevation in feet*
- (EL 10) Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- (A) — (A) Cross section line
- (23) — (23) Transect line
- 45° 03' 45.0", 41° 24' 22.5" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4627000 mN 1000-meter Universal Transverse Mercator grid values, zone 17
- 2250000 FT 5000-foot grid ticks: Ohio State Plane North, Coordinate System, 4976 zone (FIPS3294), 3401 Lambert Conformal Conic
- KADD15 Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 29, 2011

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
200 0 500 1000 FEET
100 0 150 300 METERS

PANEL 0217E

FIRM
FLOOD INSURANCE RATE MAP
STARK COUNTY, OHIO AND INCORPORATED AREAS
PANEL 217 OF 428

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
CANTON, CITY OF	390012	0217	E
STARK COUNTY	390780	0217	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
39151C0217E

EFFECTIVE DATE
SEPTEMBER 29, 2011

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

Appendix C

ADA Accessibility Screening

E2018 – 15

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Item	Yes	No	NA	Comments
A.	**History**				
1.	Has an ADA survey previously been completed for this property?	☐	☐	☒	
2.	Have any ADA improvements been made to the property since original construction?	☐	☐	☒	
3.	Has building ownership/management reported any ADA complaints or litigation?	☐	☐	☒	
B.	**Parking**				
1.	Does the required number of standard ADA-designated spaces appear to be provided?	☒	☐	☐	
2.	Does the required number of van-accessible designated spaces appear to be provided?	☒	☐	☐	
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	☒	☐	☐	
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	☐	☒	☐	
5.	Does each accessible space have an adjacent access aisle?	☒	☐	☐	
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	☒	☐	☐	
C.	**Exterior Accessible Route**				
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	☒	☐	☐	
2.	Are curb cut ramps present at transitions through curbs on an accessible route?	☒	☐	☐	
3.	Do the curb cut ramps appear to have the proper slope for all components?	☒	☐	☐	
4.	Do ramps on an accessible route appear to have a compliant slope?	☒	☐	☐	
5.	Do ramps on an accessible route appear to have a compliant length and width?	☒	☐	☐	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?	☒	☐	☐	
7.	Do ramps on an accessible route appear to have compliant handrails?	☒	☐	☐	
D.	**Building Entrances**				
1.	Do a sufficient number of accessible entrances appear to be provided?	☒	☐	☐	
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?	☐	☐	☒	
3.	Is signage provided indicating the location of alternate accessible entrances?	☐	☐	☒	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	☒	☐	☐	
5.	Do doors at accessible entrances appear to have compliant hardware?	☒	☐	☐	
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	☒	☐	☐	
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?	☒	☐	☐	
8.	Do thresholds at accessible entrances appear to have a compliant height?	☒	☐	☐	

	Item	Yes	No	NA	Comments
E.	**Interior Accessible Routes and Amenities**				
1.	Does an accessible route appear to connect with all public areas inside the building?	☒	☐	☐	
2.	Do accessible routes appear free of obstructions and/or protruding objects?	☒	☐	☐	
3.	Do ramps on accessible routes appear to have a compliant slope?	☒	☐	☐	
4.	Do ramps on accessible routes appear to have a compliant length and width?	☐	☐	☒	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?	☐	☐	☒	
6.	Do ramps on accessible routes appear to have compliant handrails?	☐	☐	☒	
7.	Are adjoining public areas and areas of egress identified with accessible signage?	☒	☐	☐	
8.	Do public transaction areas have an accessible, lowered counter section?	☐	☐	☒	
9.	Do public telephones appear mounted with an accessible height and location?	☐	☐	☒	
10	Are publicly-accessible swimming pools equipped with an entrance lift?	☐	☐	☒	
F.	**Interior Doors**				
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	☒	☐	☐	
2.	Do doors at interior accessible routes appear to have compliant hardware?	☒	☐	☐	
3.	Do doors at interior accessible routes appear to have compliant opening force?	☒	☐	☐	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?	☒	☐	☐	
G.	**Elevators**				
1.	Are hallway call buttons configured with the “UP” button above the “DOWN” button?	☒	☐	☐	
2.	Is accessible floor identification signage present on the hoistway sidewalls?	☐	☒	☐	
3.	Do the elevators have audible and visual arrival indicators at the entrances?	☐	☒	☐	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?	☒	☐	☐	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?	☒	☐	☐	
6.	Do elevator car control buttons appear to be mounted at a compliant height?	☒	☐	☐	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?	☒	☐	☐	
8.	Are audible and visual floor position indicators provided in the elevator car?	☐	☒	☐	
9.	Is the emergency call system at the base of the control panel and not require voice communication?	☐	☒	☐	
H.	**Toilet Rooms**				
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	☒	☐	☐	
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	☒	☐	☐	

	Item	Yes	No	NA	Comments
3.	Does the lavatory faucet have compliant handles?	☒	☐	☐	
4.	Is the plumbing piping under lavatories configured to protect against contact?	☐	☒	☐	
5.	Are grab bars provided at compliant locations around the toilet?	☒	☐	☐	
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	☒	☐	☐	
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	☒	☐	☐	
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	☒	☐	☐	
9.	Do accessories and mirrors appear to be mounted at a compliant height?	☒	☐	☐	
I.	**Hospitality Guestrooms**				
1.	Does property management report the minimum required accessible guestrooms?	☐	☐	☒	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?	☐	☐	☒	

Appendix D

Statement of Qualifications

AMERICAN STRUCTUREPOINT INC.

Don is a member of the Investigative Group in the Indianapolis office at American Structurepoint. He began his career in 2007, and is experienced in structural design, evaluation, and investigation. His responsibilities include onsite investigation and evaluation of structures and their components. Don has specialized experience in seismic design and cold regions. Don's technical capabilities include AutoCAD, Revit, Sap2000, IBC, and IRC.

EDUCATION

Bachelor of Science, Civil Engineering, 2007,
University of Alaska Fairbanks

REGISTRATION/CERTIFICATION(S)

Professional Engineer – Indiana, Alaska
Structural Engineer - Alaska

Donald Gillie PE, SE

PROFESSIONAL COMPETENCIES

Forensic engineering consultant involved in the following type of projects.

- Property condition and capital needs assessments
- ADA compliance assessments
- Structural damage assessments and repair design
- Hail and wind damage investigations
- Roof investigations
- Construction observations
- Water damage and microbial growth investigations

REPRESENTATIVE PROJECTS

Multi-Building Medical Clinic and Assisted Living Campus, West Lafayette, Indiana

- Project manager and primary investigator
- 11 buildings encompassing 330,600 sft
- 15-year capital needs assessment identifying $5.8M of deficiencies and capital needs projects

High-Rise Government Facility, Indianapolis, Indiana

- Investigator
- 30-story commercial building with 734,500 sft of office space
- Identified deficiencies totaling $29.9M

Multi-Purpose Educational Facility, Indianapolis, Indiana

- Project manager and primary investigator
- Three-story educational facility with 80,000 sft
- Identified deficiencies totaling $390,000

Underpass ADA Accessibility Assessment, Indianapolis, Indiana

- Project manager and primary investigator
- Six underpasses and associated walkways
- Identified deficiencies totaling $90,000

Multi-Building Industrial Complex, Indianapolis, Indiana

- Project manager and primary investigator
- 3-building industrial complex with 23,300 sft
- Identified deficiencies totaling $213,500

Medical Facility, Tipton, Indiana

- Project manager and primary investigator
- Two-story medical facility with 27,900 sft
- Identified deficiencies totaling $28,000

Multi-Building Religious Campus, Washington, Illinois

- Investigator
- Four-building religious campus with 57,200 sft
- 10-year capital needs assessment identifying $663,800 of deficiencies and capital needs projects

Multi-Purpose Office Building and Warehouse, Mooresville, Indiana

- Project manager and primary investigator
- Two-story office building and warehouse with 142,600 sft
- Identified deficiencies totaling $217,000

Multi-Story Office Building, Indianapolis, Indiana

- Project manager and primary investigator
- Seven-story office building with 135,300 sft
- Identified deficiencies totaling $78,000

AMERICAN STRUCTUREPOINT INC.

Drew has eight years of diverse structural engineering experience related to the design of new buildings and evaluation of existing buildings. He has specialized experience in the seismic assessment of existing buildings. Drew's technical capabilities include finite element modeling, nonlinear structural mechanics, and assessing reinforced concrete, steel frame, and wood frame construction for gravity and lateral loads.

EDUCATION

Master of Science, Civil Engineering, 2013,
Case Western Reserve University, Cleveland, Ohio
Bachelor of Science, Civil Engineering, 2012,
Case Western Reserve University, Cleveland, Ohio

REGISTRATION/CERTIFICATION(S)

Professional Engineer – Ohio, California
HAAG Certified Residential Roof Inspector

Andrew Appelbaum, PE

PROFESSIONAL COMPETENCIES

Forensic engineering consultant involved in the following type of projects.

- Property condition and capital needs assessments
- Seismic Evaluations
- Storm damage (hail, wind) investigations, including residential and commercial roofing systems
- Roof and building condition assessments

REPRESENTATIVE PROJECTS

Structural Assessment, Event Center, Mount Vernon, Ohio

- Project Engineer
- Structural assessment and analysis of a 17,000 sft historical structure
- Review and analysis of the existing structural steel framing at the event center for current Code-based wind, seismic, and gravity loadings.
- Historic structure's steel framing was analyzed for load capacity using Ohio Building Code requirements and modified as needed. Steel reinforcing was added to make the structure code-compliant.

Structural Assessment, Educational Facility, Mount Vernon, Ohio

- Project Engineer
- Structural condition assessment of an existing three-story masonry institutional building
- On-site evaluation of an existing multi-wythe structural masonry bearing wall building with reinforced concrete floor and roof slabs, and provided recommended repair concepts
- Assisted the City in preparation for future condemnation hearings and evaluation for the possibility of reuse of this 1939 school building

Property Condition Assessments on Broadway Avenue, Grove City, Ohio

- Project Engineer
- Performed a property condition assessment for several contiguous properties containing various usage type structures for the City of Grove City, Ohio

Seismic Assessment, Sacramento, California*

- Project Engineer
- Site visits for observation of structural condition of a 9-story precast concrete bearing wall building
- Identified non-structural seismic hazards

Seismic Assessments for Educational Buildings, Berkeley, California*

- Project Engineer
- Seismic structural evaluation of five existing buildings on a university campus
- Conducted site visits to observe existing structural condition
- Identified nonstructural seismic hazards, developed seismic loads for buildings, determined performance of existing structures for those loads.

Corporate Campus Building Evaluations, San Francisco, California*

- Project Engineer
- Evaluated several existing structures (primarily 2- or 3-story precast panel tilt-up structures with steel or timber roof beams)
- Designed retrofits to accommodate increased loads from mechanical system upgrades

*prior to joining American Structurepoint