

EXHIBIT VI
TO
PUBLIC OFFERING STATEMENT

CASCADES POINTE CONDOMINIUMS

PROPERTY CONDITION ASSESSMENT



**PROPERTY CONDITION ASSESSMENT
HILL TOP TERRACE APARTMENTS - CONDOMINIUMS
1776 LIBERTY LANE, SE
BLACKSBURG, VIRGINIA**

**REPORT ISSUE DATE:
SEPTEMBER 20, 2005**

**INSPECTION DATE:
AUGUST 23, 2005**

**PREPARED FOR:
VENTURE INVESTMENT PROPERTIES GROUP
1872 PRATT DRIVE, SUITE 1865
BLACKSBURG, VIRGINIA 24060**

Dale L. Baxter
Construction Inspector



Signature

Robert E. Hazelton
President



Signature

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1.0 EXECUTIVE SUMMARY

1.1 PROJECT SUMMARY

Dominion Due Diligence Group (D3G) performed a Property Condition Assessment (PCA) of the Hill Top Terrace Apartments - Condominiums located at 1776 Liberty Lane, SE in Blacksburg, Virginia. Mr. Dale L. Baxter and Mr. Steve Kaskey performed the site inspection on August 23, 2005. The property consists of ninety-six (96) residential apartment units and one (1) central building (which includes maintenance and lease offices, as well as, community and laundry rooms) constructed in 1982. The eight (8) three-story residential buildings, one (1) central building, and one (1) swimming pool pump house contain approximately 91,590 gross square feet, an estimated 80,928 net rentable square feet, and are situated on 6.854-acres. Our inspection indicated that the site improvements are in generally fair to good physical condition. The site is serviced by electricity, natural gas, and municipally supplied water and sewer. Additional property improvements include approximately 74,792 square feet of aggregate asphalt surface for parking and driveways, and landscaped open areas.

Included in this PCA, we review the status of major building systems, review accessibility compliance, present a photographic record of the property and conclude with an estimate of required replacement reserves for immediate deficiencies and the following thirty (30) year period. Please note that this report was prepared to illustrate current property condition and to determine future Replacement Reserves with regards to condominium conversion. Therefore, our Reserve analysis does not include costs associated with interior unit component and equipment replacement, repair or maintenance.

The asset management staff appeared knowledgeable and conscientious relative to the coordination of tasks, the delivery of services, and the overall welfare and condition of the complex and its tenants. Mr. Casey Reynolds (Client Representative), Donna Murphy (Property Manager), and Michael Smith (Maintenance Technician) were cooperative and helpful during the inspection process.

1.2 IMMEDIATE DEFICIENCIES

An investigation of the subject property identified the following "Immediate Deficiencies" which will require repair during the next zero to six months (0-6 months).

IMMEDIATE DEFICIENCIES	
Install Ground Fault Circuit Interrupted (GFCI) outlets	\$ 4,012.50
Repair firewall access doors and seal attic penetration	\$ 5,200.00
Remove locks from apartment electrical disconnect boxes	\$ 800.00



IMMEDIATE DEFICIENCIES	TOTAL
Remove flammable liquids as noted	\$ 500.00
Reconfigure lease office parking lot to provide for handicapped access	\$ 280.00
Provide handicap access for lease office/club house building	\$ 2,500.00
Install levered hardware/reconfigure club house kitchen/bathroom as noted	\$ 1,500.00
Repair fire alarm system visual device unit H, second floor breezeway	\$ 500.00
Install walkway and entrance stairway handrails	\$ 8,000.00
Install drain pans under 2nd/3rd floor apartment water heaters	\$ 2,880.00
Repair GWB as noted	\$ 500.00
Repair moisture damage in apartments as noted	\$ 1,100.00
Prune trees north and west side of unit H	\$ 650.00
Repair damaged downspout northwest side of unit H	\$ 100.00
Repairs cracks in CMU foundation walls as noted	\$ 6,000.00
Change configuration of stairway riser as noted	\$ 800.00
TOTAL:	\$ 35,322.50

- The outlets in the kitchen counter area of all apartment units are not ground fault circuit interrupted (GFCI) protected. In addition, exterior outlets in the first floor breezeways of all units and on exterior walls of the lease office building are not GFCI protected. Immediate replacement or installation of GFCI circuit breaker protection of all non-protected outlets is required.
- Accessed attics (buildings C and D) were observed with access doors in the unit fire walls. These access doors appeared fire-rated, but without proper automatic closure hardware (spring-hinges). In addition, numerous television and internet cables passed through the access doors preventing them from properly closing. Fire walls were observed to have unsealed penetrations and seams as well as missing sections of GWB under the roof sheathing. The recommendation is made to repair and seal damaged fire walls, re-route and reseal communication cable penetrations, and install closure hardware on the access door assemblies to prevent possible spread of flames in the event of a fire. Also, further inspection of the remaining unit attic areas is deemed warranted based upon inspection findings.
- The electrical disconnect boxes for the apartment units located in the first floor breezeway panel have locks installed. The recommendation is made to remove locking devices from the disconnect boxes.
- During the inspection, improper storage of flammable liquids (plastic gasoline containers) was observed. The recommendation is made to remove flammable liquids from the maintenance office storage room and third floor breezeway landing of unit E and provide an approved flammable liquids storage cabinet to prevent potential of associated flashpoint hazards.



- The parking lot for the lease office building does not provide adequate handicapped access to the facility. The recommendation is made to provide proper handicapped access, to include vertical and horizontal signage, access aisles, and properly configured ramps or curb cuts.
- Inspection observations of the leasing office building indicate accessibility concerns which need to be addressed. The entrance door threshold to the leasing office is too high (.75"), the back entrance to the clubhouse is stepped (currently the only club house entrance), and the front walkways to the lease office, laundry room, and club house (permanently locked due to property communications vendor requirements) appear to exceed slope ratio requirements (1:12) for accessibility. The recommendation is made to provide clear un-obstructed accesses to leasing office and club house entrance doors and to reevaluate front walkway slopes and adjust grading if necessary.
- The leasing office building features a club house which is included in the list of proposed renovations; however, no levered hardware on kitchen and bathroom sinks, no scald and abrasion protection on the bathroom sink, no grab bars were installed in the bathroom, and approaches to kitchen counters/sink were observed to be inadequate. Additionally, all entrance doors to the building (to include lease office, laundry room, and club house) will require levered hardware. The recommendation is made to include ADA compliance repairs in the proposed renovations.
- The fire alarm system audio visual device on the second floor breezeway landing of apartment unit H was observed to be damaged. The recommendation is to properly install/repair the audio visual device and have the system tested for proper operation.
- Each apartment unit features an entrance stairway. These stairways consist of cast-in-place concrete steps which contain no handrails. Additionally, walkways around apartment units F and H feature stairways of the same configuration. The recommendation is made to install proper handrails which are in compliance with International Building Code (IBC) standards (2003 IBC 1009-11).
- The apartment units feature forty (40) gallon electric water heaters. Overall, the condition of the equipment is acceptable; however, the absence of drain pans at second and third floor apartments was observed in all apartments. The installation of drain pans is advised to prevent possible water damage to interior structures caused by possible leaks.



- Although the proposed renovations list include the repair/texturing of all interior walls, inspection observations noted repairs/texturing of gypsum ceilings in the mechanical/storage closet of apartment B-16 and living room (bowed ceiling) of apartment G-73 are to be included in the proposed renovations.
- Evidence of moisture damage was observed in the bathroom linen closets of apartments D-27 and D-28; additionally, flooding of the mechanical/storage room floor of apartment D-27 was observed. The recommendation is made to further investigate sources of water infiltration and include repairs as part of proposed interior renovations. Areas of visible mold growth exceeding 10 sf per contiguous area warrant appropriate remediation by training contractors.
- The pruning of existing trees on the north and east sides of unit H is required to prevent possible damage to the building's envelope.
- Repairs to the vinyl siding are on the list of proposed renovations; however, the section of missing gutter downspout observed on the northwest corner of unit H should be included in these repairs to prevent undermining of foundation structures caused by storm-water runoff erosion.
- Buildings were observed with localized (minor) settlement cracking of the concrete masonry unit (CMU) foundation walls. Stair-step cracking, damaged mortar parchment, and settlement cracking were primarily located at grade, and are not indicative of greater structural issues. The recommendation is made to repair damaged CMU parging (re-pointing and tooling) to prevent future moisture infiltration and freeze-thaw damage.
- Repairs/replacement/coating of stairways and landings are on the proposed renovations list; however, the height of the top riser on the east entrance stairway to unit E was observed too short per BOCA/IBC standards. The recommendation is made that repair to this staircase is performed.

1.3 PROPOSED RENOVATIONS

The following is a listing of proposed/planned renovations at the subject property. The Replacement Reserve analysis has been completed based on the assumption that the listed rehabilitation items are completed per industry standards, prior to the sale of condominiums.

PROPOSED REHABILITATION ITEMS
Refurbish exterior building entrance staircases
Repave/Re-stripe parking lot
Repair all damaged and settled concrete
Repair pool, new tile, new fence



PROPOSED REHABILITATION ITEMS
Construct dumpster enclosures
Install new masonry entrance signs
Perform landscaping improvements
Renovate club house - weight equipment, furniture, sales office, etc.
Install additional exterior lighting and repair/replace existing
Power-wash and Repair damaged vinyl siding
Replace all interior light fixtures
Interior unit renovations (finishes, carpentry, flooring, appliances, general repairs)
Replace all door knobs and locksets
Repair/replace HVAC components (both interior and exterior)
Replace water heaters older than eight (8) years and those with problems
Replace all plumbing fixtures
Replace all stacked laundry units

- The concrete surfaces of stairways and landings has been evaluated by an engineer and will be repaired and replaced. During concrete replacement stairway railings will be stripped and repainted. The recommendation is made that during concrete repairs, replacement of damaged metal stringers be considered.
- The asphalt parking lot and drives are currently in poor physical condition and markings are severely faded, warranting complete overhaul.
- The property features an extensive amount of concrete flatwork damage, spall, and uplift, warranting repairs to rectify potential trip hazards. The lack of front entrance stoop and walkway hand and guardrails require installation.
- The in-ground pool with wading pool enclosed within a chain-link fence are in poor physical condition warranting complete overhaul.
- The three (3) dumpsters are to be enclosed within stockade style fencing. The recommendation is made to also install a reinforced concrete service apron in front of the dumpster location, to reduce future asphalt parking lot damage from the service vehicles.
- The current wooden front entry property identification sign is in poor condition and warrant replacement with masonry signage.
- Landscaping improvements are proposed, which will include: additional plantings/landscaping around the club house; addition of bushes to screen the pad-mounted heat-pump units; and planting of approximately 45 additional trees around the property.



- In addition to current recreational amenities. The planned rehabilitation will include the addition of weight equipment, furniture, sales office, and stacked laundry units to the existing clubhouse.
- Management is proposing additions to existing exterior lighting fixtures (approximately 18 fixtures) to improve site security. The recommendation is made to include repairs (i.e. missing covers) to breezeway assemblies, and replace existing building mounted wall-pack lights.
- Exterior vinyl siding, while observed in good physical condition, will require power-washing and repair of localized damage.
- The ninety-six (96) units at the property will undergo extensive renovations, to include new vinyl flooring in kitchens and bathrooms; repaint all walls, ceiling and trim; replace kitchen cabinets and bathroom vanity; install new kitchen and bathroom counter/vanity tops; install new dishwasher; replace range, 18-cubic foot refrigerator, and range hood; install new washer/dryer stacked unit; replace all interior light fixtures; repair all drywall and trim prior to painting; install new sink and tub plumbing fixtures; install new carper in the living room, hall and bedrooms; and install new window treatments (mini-blinds).
- Proposed renovations include the repair and/or replacement of HVAC components (both interior and exterior). In addition, consideration should be given to replacement of the original exterior HVAC condensing unit electrical disconnects and re-insulating copper piping at this time.
- All water heaters older than eight (8) years old and those with problems will be replaced during interior renovations. The recommendation is made to install drain pans under hot water heaters during replacement.

1.3 REPLACEMENT RESERVES

An investigation of the subject property identified the following items, which will require replacement, repair, or significant maintenance over the following 10-year term:

10-YEAR EXPENDITURE	Uninflated Cost	Inflated Cost (2.5%/year)
Uninflated Cost	\$ 189,231	\$ 197
Inflated Cost (2.5%/year)	\$ 221,154	\$ 230

The Hill Top Terrace Apartments - Condominiums in Blacksburg, Virginia were constructed in 1981 - 1982 using industry standard workmanship and materials. At the time of inspection, the apartment buildings were observed in generally fair physical



condition. D3G Inspected representative building components and systems to provide clarity to the overall inspection. The following is a summary of near and long-term needs of the property, as noted during the inspection by D3G. Please refer to the appropriate sections of this report for detailed information.

- Asphalt repair and 1.5" overlay is a planned rehabilitation item. However, seal coating and re-striping of the asphalt driveway and parking surfaces will be warranted each 5 years.
- Extensive concrete sidewalk repair is a planned renovation item. The periodic repair of flatwork (sidewalk) surfaces will be necessary during the following 30-year term. These activities will be required every 10-years.
- Exterior metal and wooden finishes will require painting during the following 30-year term. These activities will be required every 8-years.
- The exterior vinyl siding of the buildings are in generally good physical condition, with required local repairs planned during proposed renovation. However, within the following 30-year term future replacement is anticipated to maintain the watertight integrity of the building envelope.
- The asphalt composition shingles are in generally good to fair condition; however, within the following 30-year term future replacement is anticipated.
- Exterior metal entrance doors are undergoing replacement on an as-needed basis and the double-hung vinyl clad windows were installed in 2000; however, based upon an approximate 35-year estimated useful life (EUL), replacement of exterior doors and windows at each building can be expected within the 30-year term.
- The eight (8) three-story buildings feature exterior common stairwells and breezeways, which are proposed for renovation. Future flatwork repairs will be required periodically throughout the following 30-year term.
- Proposed planned renovations include the installation of wooden fencing around the dumpsters. Repair and/or replacement of the wood fencing are anticipated during the study period.
- Addition of exterior lighting is on the list of proposed renovations; however replacement of lights is to be expected and anticipated during the study period.
- The replacement of the existing wood entrance sign will be incorporated during proposed renovations; however, the new masonry sign will require future refurbishment during the study period.



- The sewer lines at the property are reported to be in good working condition, and back-ups were not observed; however, based upon an approximate 45-year EUL, replacement of the sewer main drops at each building can be expected within the following 30-year term.
- Renovation of the clubhouse will be accomplished during the proposed rehabilitation; however, refurbishment of the clubhouse is anticipated. Additionally, replacement of the clubhouse kitchen refrigerator, HVAC systems and 100-gallon water heater is to be anticipated during the study period.
- The swimming pools (to include surrounding chain link fence) at the property will under-go repairs during the proposed renovations; however, refurbishment is anticipated during the 30-year term. Additionally, the playground equipment will require near term replacement based upon age of the assemblies.

It should be noted that our reserve schedules do not include costs associated with routine maintenance. Repair or replacement items that total less than \$500 are considered routine maintenance items and are not included in the itemized list of recommended repairs unless they are associated with a regulatory compliance or safety issue. Interior replacement items are not included within our evaluation, based upon the future condominium requirements at the property

2.0 LIMITATIONS

This Assessment has been prepared for, and can be relied upon by the Client, Venture Investment Properties Group. The Client and/or its assigns and certain limited investors involved in the condominium conversion process, may use and rely upon this Assessment. This Assessment has been prepared for the exclusive use of the referenced client for specific application to the subject site. The Assessment was prepared in accordance with generally accepted industry standards of practice for building inspection services, including ASTM E-2018 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. No other warranty, either expressed or implied, is made. This Assessment is not to be reproduced, either in whole or in part, without written consent from D3G. D3G authorizes reproduction of this Report as part of the Public Offering Statement.

The statements in this Assessment are professional opinions about the present condition of the subject property. They are based upon visual evidence available during an inspection of all reasonably accessible areas of the property. We did not remove any surface materials, perform any destructive testing, or move any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project.



Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection.

We did not undertake activities that would completely assess the stability of the building or the underlying foundation soil. Likewise, this is not a seismic assessment nor do we make comments or conclusions regarding wood boring pest/insect damage. Our on-site observations pertain only to specific locations at specific times on specific dates. The effective date of this report is September 09, 2005, and is based upon an inspection date of August 23, 2005. Our observations and conclusions do not reflect variations in conditions that may exist in unexplored areas of the site or at times other than those represented by our observations. Building construction drawings/documents were not available for review.

3.0 INTRODUCTION

3.1 BACKGROUND

Dominion Due Diligence Group (D3G) was retained by Venture Investment Properties Group ("Client") to conduct a Property Condition Assessment (PCA) at the referenced property in order to provide an objective, independent, professional opinion of the potential repair and deferred maintenance costs associated with the subject property.

Mr. Dale L. Baxter and Mr. Steve Kaskey performed a detailed inspection of the Hill Top Terrace Apartments - Condominiums on August 23, 2005. Weather conditions at the time of the survey were partly cloudy with a temperature of approximately 85 degrees Fahrenheit. Photographs of the subject property were taken during the site inspection and relevant photographs have been included in the report.

3.2 SCOPE OF WORK

The purpose of this PCA is to determine the current condition of the property and to establish a preliminary capital reserve for the immediate and long-term (30-year) future. This PCA is intended to be used in support of a pending real estate transaction where the client has requested a detailed understanding of the current site condition and future capital requirements, for the purpose of condominium conversion.

In accordance with Virginia condominium regulations (18VAC135-30-510 and 18VAC135-30-520), this Property Condition Assessment needs to cover all physical assets within the condominium, whereas "physical assets" is defined as either a structural component or a major utility installation. A "structural component" is



defined as a component constituting any portion of the structure of a unit and/or common element and in which a defect would reduce the stability or safety of all or a part of the structure below accepted standards or restrict the normal intended use of all or a part of the structure; and a "major utility installation" is defined as a utility installation or portion thereof which is a common element or serves more than one unit. In accordance with these regulations, this report includes only a review of structural elements, multi-family building envelopes, common areas, site amenities and utility service connections.

Review of these site elements has been performed in accordance with ASTM E-2018 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*. The assessment is based upon interviews with management and local agencies, a review of available documents, and a visual examination of the property. Interior unit access included approximately 15% (14 units) due to prior tenant notification problems.

3.3 TERMS AND DEFINITIONS

The following definitions and reference standards are routinely utilized within the text of this Assessment:

Excellent: Component or system is in "as new" condition requiring no rehabilitation and should perform in accordance with expected performance.

Good: Component or system is sound and performing its function, although it may show signs of normal wear and tear. Some minor rehabilitation may be required.

Adequate: A component or system is of a capacity that is defined as enough for what is required, sufficient, suitable, and/or conforms to standard construction practices.

Fair: Component or system falls into one or more of the following categories: (a) Evidence of previous repairs not in compliance with commonly accepted practice, (b) Workmanship not in compliance with commonly accepted standards, (c) Component or system is obsolete, (d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.

Poor: Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.



3.4 SITE DESCRIPTION

3.4.1 GENERAL DESCRIPTION

Project Name: Hill Top Terrace Apartments - Condominiums
1776 Liberty Lane, SE, Blacksburg, Virginia 24060

Property Type: Multifamily Apartments

Building Size: 91,590 Gross Square Feet

Number/Type of Units: Ninety-six (96) Residential Units

Unit Type	Sq. Ft.	Count	Total Sq. Ft.
1-Bedroom Unit	629 Sq. Ft.	6	3,774 Sq. Ft.
2-Bedroom Unit	750 Sq. Ft.	42	31,500 Sq. Ft.
3-bedroom unit	922 Sq. Ft.	42	38,724 Sq. Ft.
4-bedroom unit	1,155 Sq. Ft.	6	6,930 Sq. Ft.
TOTAL INTERIOR LIVING SPACE:		96	80,928 Sq. Ft.

Date of Construction: 1981 - 1982

Utility Providers and Contract Services:

- Electricity - AEP
- Water - Town of Blacksburg
- Gas - ATMOS
- Sewer - Town of Blacksburg
- Solid Waste - Waste Management Dumpsters

Zoning Information: RM-48, Medium Density Multi-unit Residential
Allows 48 bedrooms/acre, or 329 bedrooms for the property. The site currently contains 240 bedrooms.

3.4.2 PROPERTY ORIENTATION

The property is located at 1776 Liberty Lane, SE in Blacksburg, Virginia. The eight (8) three-story buildings and one (1) centrally located community building (with lease and maintenance offices, laundry and club house). The property is situated with a predominately medium-density residential area, with adjacent properties consisting of multifamily apartment buildings, multifamily townhouse structures, and detached single-family homes.



4.0 BUILDING OVERVIEW

The description of the property and its components is based upon visual observations the inspecting engineer's knowledge of typical construction practices, as well as, information obtained during personnel interviews.

4.1 STRUCTURAL ELEMENTS

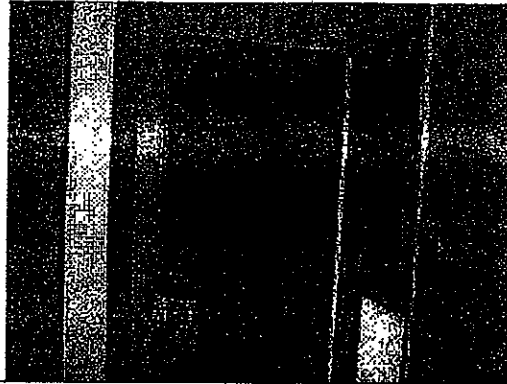
The structures feature standard reinforced footers, concrete masonry unit (CMU) foundation walls, with a monolithic reinforced slab on grade construction. The floor-ceiling assemblies of the buildings are constructed of conventional dimensional wooden joists with plywood sub-flooring in the second and third floor apartments and reinforced concrete slab on grade for first floor apartments. Gabled wood truss framed roofing features twenty (20) year composition asphalt-fiberglass 3-tab shingle over felt paper, with an estimated 5/12 pitch. According to management staff, the property has not experienced any past structural issues. Minor exterior settlement cracking of CMU parging was observed, which is considered normal based upon the date of construction, site topography and soil conditions. A site inspection of the property did not identify visible evidence of dynamic structural duress, and D3G can certify that the buildings are currently structurally sound.

4.2 EXTERIOR WALLS, WINDOWS, AND DOORS

Exterior walls are constructed of standard 2" X 4" wood framing with T1-11 sheathing, and vinyl siding overlay. Exterior walls were observed in good physical condition; however, numerous damaged areas, observed during the inspection, of vinyl siding will be repaired during the planned renovations.

The building features white vinyl clad, double hung, non-glazed, insulated, sliding window assemblies, in generally good physical condition. Each building also features six (6) insulated metal doors in metal casements (primary entrance). Front entrance doors feature green painted wooden decorative door surrounds. These entrances have been recently repaired and/or replaced and are in fair physical condition.





Near Term Replacement	
Replace original unit entrance doors	
Useful Life:	30
Effective Age:	23
Remaining Life:	7
Replacement/Repair Cost:	\$ 14,640

4.3 SOFFITS, FASCIA AND TRIM

Soffits of the property are vented vinyl and constructed of wooden framing wrapped with pre-finished coil-stock aluminum on the fascia and trim. Rake, trim, soffits and fascia are currently in good physical condition.

4.4 ROOFING

Roofing at the property consists of 20-year asphalt composition fiberglass standard 3-tab shingles applied over conventionally framed wooden trusses, plywood sheathing, and felt paper. The current roof assemblies are in fair physical condition, with evidence of staining on select surfaces. Roofing is reported to be 10 to 12 years old and will require replacement within the near term.





Near Term Replacement	
Replace asphalt composition shingled roof surfaces	
Useful Life:	20
Effective Age:	10 to 12
Remaining Life:	8 to 10
Replacement/Repair Cost:	\$ 84,216

4.5

COMMON AREAS

4.5.1

VERTICAL TRANSPORTATION

The subject property features breezeways with metal framed stair assemblies, with poured concrete treads, metal risers and metal handrails. Stair assemblies were observed in poor physical condition; however, all concrete stairways and landings have been reviewed by an engineer and will be repaired, painting, replaced, and sealed during the planned renovation.

4.5.2

COMMON HALLWAYS

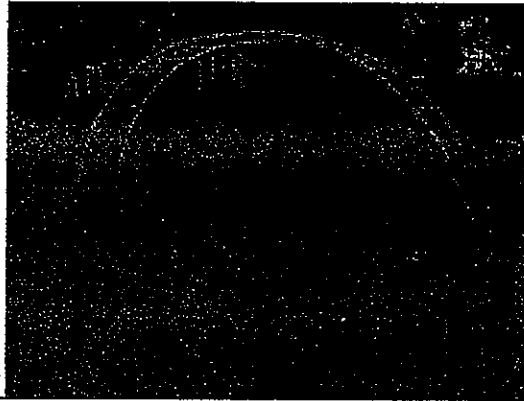
This property does not feature common hallways.

4.5.3

RECREATION FACILITIES

The property features a 30' X 60' below ground swimming pool, playground areas (adjacent to units C and D), community room, and an asphalt basketball court. These facilities range from fair to poor condition; however, according to the proposed renovations list, repairs to the pool and interior/exterior improvements to the club house will be performed during the rehabilitation process.





Near Term Replacement	
Replace playground equipment	
Useful Life:	25
Effective Age:	18
Remaining Life:	7
Replacement/Repair Cost:	\$ 15,000

4.5.4 MAINTENANCE/LEASING OFFICE

Located on the property is an on-site management facility, which contains both maintenance and leasing offices. This building also features a community room with kitchen and laundry room. Located within the maintenance office area is a one-hundred gallon gas-fired (with electrical backup) hot water heater. The laundry room features seven (7) leased coin-operated top-load washers and eight (8) coin operated front-load dryers.

4.6 UTILITY SYSTEMS AND CONNECTIONS

The main water supply for each building originates at a vaulted curbside water meter. The mains are equipped with shut-off valves and back-flow preventers, supplying water at a reasonable working pressure. Visually (limited) accessible domestic water piping is constructed of copper piping, fittings, couplings and joints. Where visible, domestic water piping is not insulated. According to the site contacts, the potable water supply at the property is functioning properly. Accessible plumbing piping was observed in good physical condition. Accessed units were inspected for water pressure and no problems were identified or reported. Units are equipped with 40-gallon electric water heaters.

Sewer connections at the property are presumed constructed of cast iron piping exiting the buildings. The sewer lines are connected to the municipal sewer system and were reported in good working condition. No problems with the existing sewer connections were noted or reported; however, visual access to the sewer main could not be provided. Accessed units were inspected for sewer line (sink) drainage and no problems were identified or reported. Based upon the reported site conditions, the sewer connections at the property are adequate.



The apartment buildings receive electrical power from exterior pad-mounted transformers. Electrical service to each dwelling unit consists of 120/240V AC, 3-wire, 1-phase with 100-amps available. Electrical panels with breakers are located within the mechanical/storage closets, typically situated in the main hallways. Representative electrical panels were accessed, and the majority of receptacle and outlet wiring was identified to be copper.

The apartment buildings receive HVAC service from exterior pad-mounted two (2) ton heat pump units of various ages. Individual air handlers, located within the mechanical/storage closet, provide for hot and cold air circulation within respective apartments. Repair and/or replacement of HVAC components will be accomplished during proposed renovations.

5.0 EXTERIOR SITE IMPROVEMENT OVERVIEW

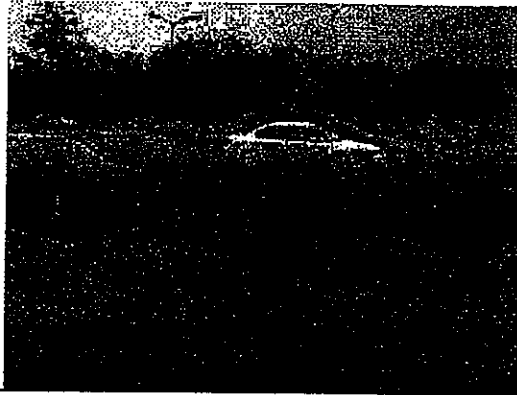
5.1 SITE LIGHTING

Exterior lighting is limited. According to the list of planned renovations, exterior lighting replacements, to include unit breezeways, will be performed during the rehabilitation program.

5.2 DRIVEWAYS, PARKING LOTS, AND SIDEWALKS

Parking for the residential tenants is provided via four (4) parking lots. The physical condition of the asphalt is poor, and replacement is warranted. None of the spaces are properly marked per the CABO-ANSI A117.1 (Council of American Building Officials) handicap standard nor do they provide proper access ramps. The buildings feature common 4' and 5' wide concrete walkways. The physical condition of the concrete curbing, sidewalks, asphalt driveway and parking surfaces at the property is poor, and extensive repairs are planned.





Near Term Replacement	
Repair all damaged and settled concrete	
Useful Life:	5
Effective Age:	0 (planned renovation item)
Remaining Life:	5
Replacement Cost:	\$ 6,250



Near Term Replacement	
Seal-coat and re-stripe parking lot	
Useful Life:	5
Effective Age:	0 (planned renovation item)
Remaining Life:	5
Replacement Cost:	\$ 55,890

5.3 SITE DRAINAGE

The site relies on surface percolation and a central drainage swale for storm water drainage. Perimeter roof gutters provide drainage to downspouts which discharge to the ground and asphalt-parking surfaces. Gutter and downspout assemblies were observed in fair physical condition. The overall property topography is sloping, conducive to positive drainage.

Exterior inspection of units identified the potential for moisture infiltration through sub-grade CMU block walls, potentially compromising wall framing and gypsum of



ground floor, rear partially in-grade units. The recommendation is made to ensure that exterior perimeter stormwater run-off is being properly managed. During future planned gutter/downspout replacement, the recommendation is made to ensure proper operation of drain leader drops.

5.4 LANDSCAPING

Landscaping consists of trees, shrubs, lawns and grasses surrounding the apartment buildings and situated throughout the site area. Vegetation and landscaping was observed in good physical condition. Additional plantings and trees are proposed throughout the property during the planned renovations.

5.5 SIGNAGE

Located at the entrance drive to the property, off Liberty Lane, is a sign displaying the property's name. Signage is in fair physical condition, and will be replaced with a masonry sign with plantings during the planned renovation.

5.6 FENCING

The property features approximately three-hundred four (304) linear feet of six (6) foot high chain-link fence assembly around the below ground pool area. Additionally, according to the proposed renovations list, installation of stockade fencing around the existing dumpsters will be accomplished. Post completion of renovation, chain-link fencing should not require replacement within the 30-year study period but stockade fencing will require replacement.

5.7 RETAINING WALLS

The property does not feature retaining walls.

5.8 DUMPSTER ENCLOSURES

Located on the subject property are three (3) municipal waste dumpsters; however, none are situated within enclosures, which are being constructed as a planned renovation activity.



6.0 REFERENCES

6.1 INTERVIEWED PERSONS

INTERVIEWED PERSON	POSITION/RELATION TO PROPERTY	INTERVIEW DATE	CONTENT OF DISCUSSION
Casey Reynolds	Client Representative	08-23-2005 and 08/26/2005	Discussed site proposed renovations and property history
Donna Murphy	Property Manager	08-23-2005	Discussed property history and provided access to apartments
Michael Smith	Maintenance Technician	08-23-2005	Discussed property history and provided access to apartments

6.2 ACCESSED DOCUMENTS AND AGENCIES

- County Offices: Assessor, Code Enforcement and Zoning
- National Fire Prevention Association Code (NFPA)
- National Electrical Code (NEC)
- Americans with Disabilities Act Accessibility Guidelines (ADAAG/ADA)
- International Building Code (IBC 2000/2004)



7.0 CERTIFICATION

Dominion Due Diligence Group certifies that the data presented in this Assessment is representative of the site conditions observed during our inspection on August 23, 2005. The investigation was conducted in accordance with generally accepted industry standards of practice for building inspection services, including ASTM E-2018 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, modified accordingly to accommodate compliance with Commonwealth of Virginia condominium regulations, Sections 18 VAC 135-30-510 and 18 VAC 135-30-520. No other warranty, either expressed or implied, is made. This Assessment is not to be reproduced, either in whole or in part, without written consent from D3G. D3G, its officers and its employees have no present contemplated interest in the property. Our employment and compensation for preparing this Assessment are not contingent upon our observations or conclusions.



Dale Baxter, Construction Inspector



Robert E. Hazelton, Principal



8.0

APPENDICES

Appendix A:	Capital Reserve Schedules
Appendix B:	Color Site Photographs
Appendix C:	Site Maps
Appendix D:	Site Specific Information
Appendix E:	Staff Resumes



APPENDIX A
CAPITAL RESERVE SCHEDULES



**IMMEDIATE DEFICIENCIES
APARTMENT - CONDOMINIUM COMPLEX**

Inspection Date: 8/23/2005
Project: Hill Top Terrace Apartments
Address: 1776 Liberty Lane, SE
City, State: Blacksburg, Virginia

Gross Square Feet: 91,590
Year Built: 1982
of Parking Spaces: est. 189
of Units: 96

Deficiency	Count	Unit	Cost	Estimate
Install Ground Fault Circuit Interrupted (GFCI) outlets	107		\$ 37.50	\$ 4,012.50
Repair firewall access doors and seal attic penetration	8		\$ 650.00	\$ 5,200.00
Remove locks from apartment electrical disconnect boxes	8		\$ 100.00	\$ 800.00
Remove flammable liquids as noted in Section 1.2	1		\$ 500.00	\$ 500.00
Reconfigure lease office parking lot to provide for handicapped access	1		\$ 280.00	\$ 280.00
Provide handicap access for lease office/club house building	1		\$ 2,500.00	\$ 2,500.00
Install levered hardware/reconfigure club house kitchen/bathroom as noted in Section 1.2	1		\$ 1,500.00	\$ 1,500.00
Repair fire alarm system visual device unit Hascond floor breezeway	1		\$ 500.00	\$ 500.00
Install walkway and entrance stairway handrails	16		\$ 500.00	\$ 8,000.00
Install drain pans under 2nd/3rd floor apartment water heaters	64		\$ 45.00	\$ 2,880.00
Repair GWB as noted in Section 1.2	1		\$ 500.00	\$ 500.00
Repair moisture damage in apartments as noted in Section 1.2	2		\$ 550.00	\$ 1,100.00
Prune trees north and west side of unit H	1		\$ 650.00	\$ 650.00
Repair damaged downspout northwest side of unit H	1		\$ 100.00	\$ 100.00
Repair cracks in CMU foundation walls as noted in Section 1.2	8		\$ 750.00	\$ 6,000.00
Change configuration of stairway riser as noted in Section 1.2	1		\$ 800.00	\$ 800.00
Total			\$	\$ 35,322.50

Inspection Date: 8/23/2005
Project: HIR Top Terrace Apartments
Address: 1776 Liberty Lane, SE
City: State: Blacksburg, Virginia

Gross Square Feet	91,570
Year Built:	1982
Number of Parking Spaces	est. 189
# of Units	96

[illegible]

2.5% PER YEAR INFLATED COSTS

Note: The *Zeigarnik* App does not automatically select the subject step of a conceptual. Many locates determine the effective type of a catch component, including parsimonious and resource programs. Also, replacement of catch components can ignore error messages of system to help observe hidden issues requirements.

Project: F20 Top Terrace Apartments
Address: 1776 Liberty Lane, SE
City: Stone Mountain, Virginia

Recent *The Education Age* does not necessarily reflect the school type of a component. Many factors determine the school type of a certain component, including private/public institutions. Also, representation of school components are spread over a number of years to help illustrate school trends in the data.

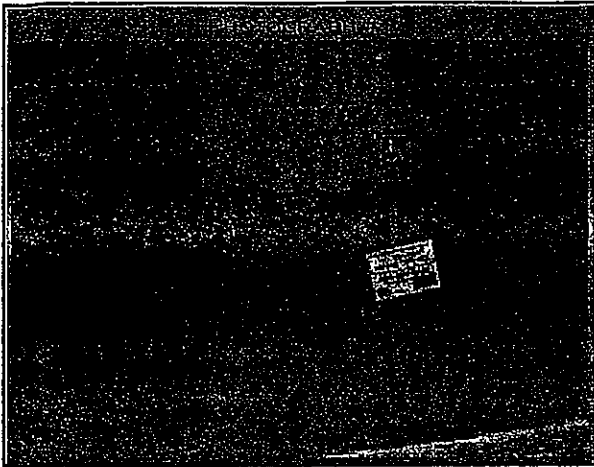
REPLACEMENT RESERVE ANALYSIS (REMAINDER TERM 21-30)

Model Two The Effective Age does not necessarily indicate the actual age of a component. Many factors determine the effective age of a service component, including preventive maintenance programs. Also, replacement of failed components can impact what a number of years to help determine the effective age of a component.

APPENDIX B
COLOR SITE PHOTOGRAPHS



HILL TOP TERRACE
Blacksburg, Virginia



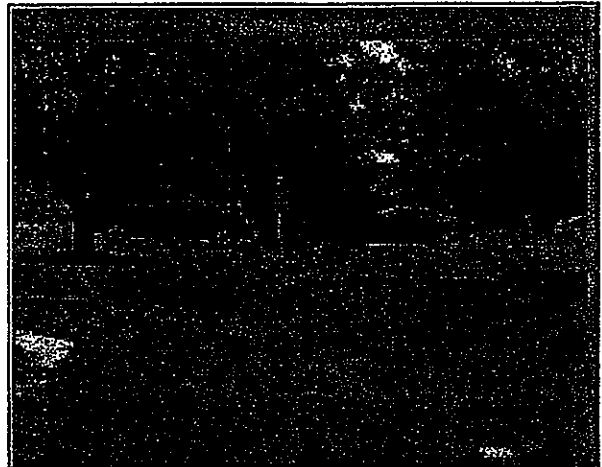
View of property signage



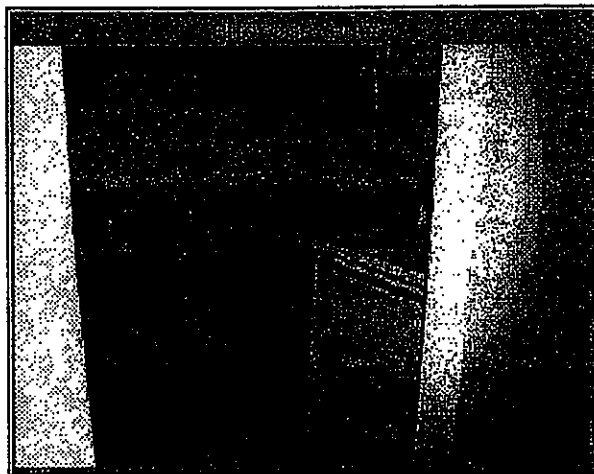
View of typical apartment building



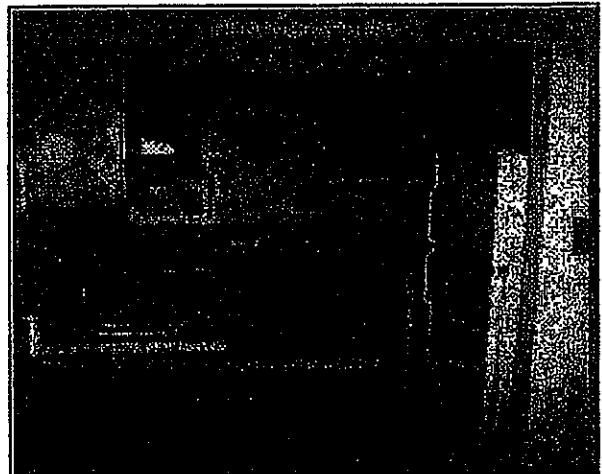
View of building entrance



View of main parking lot entrance



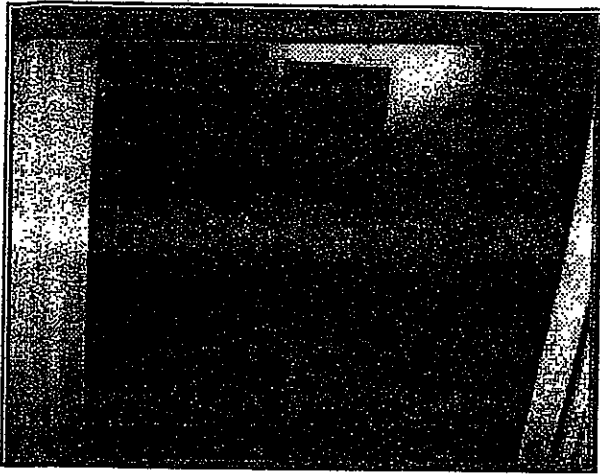
View of typical apartment kitchen



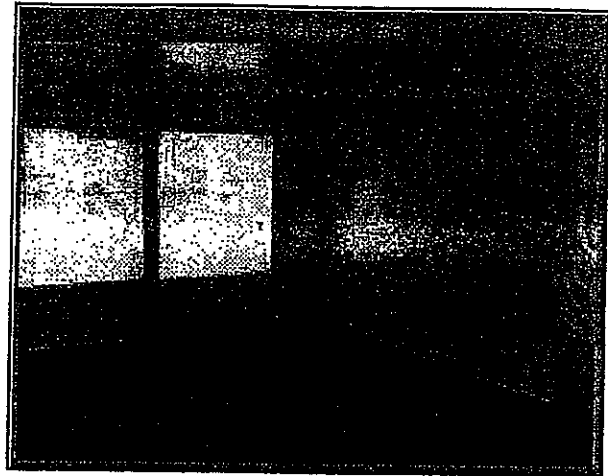
View of typical walk-in kitchen

DOMINION DUE DILIGENCE GROUP

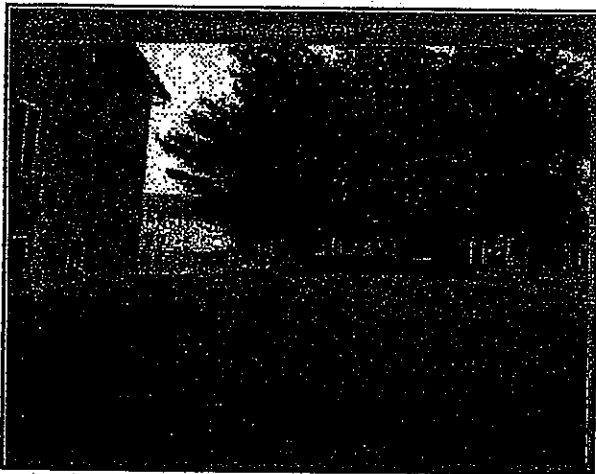
HILL TOP TERRACE



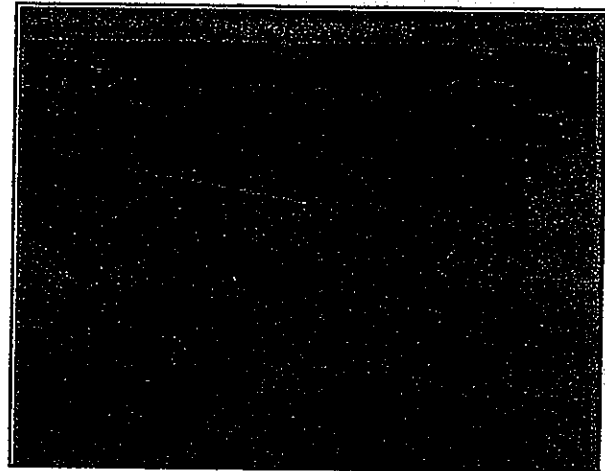
View of typical bathroom



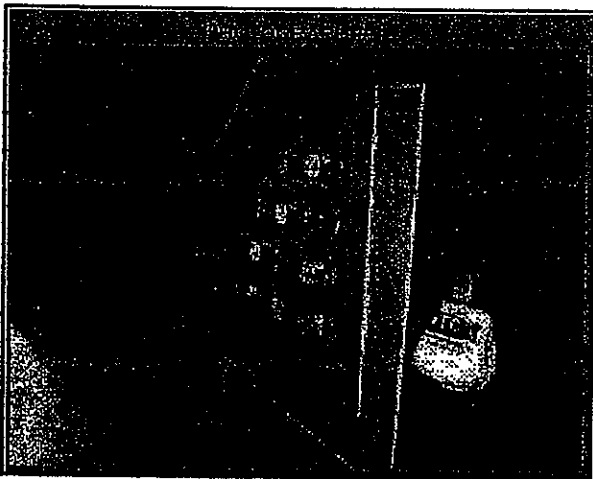
View of typical living room



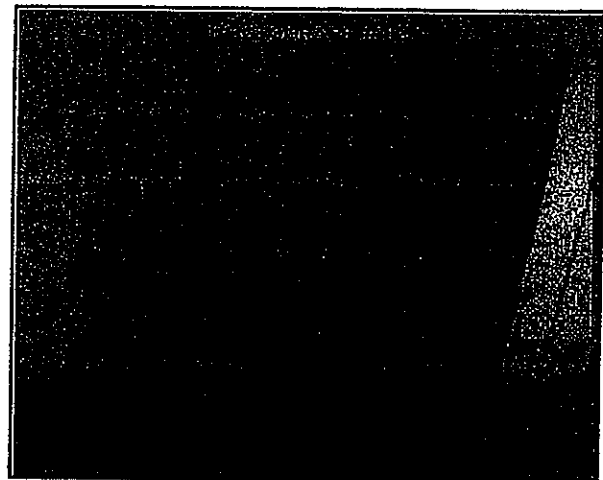
View of typical property topography



Example of typical parking lot conditions



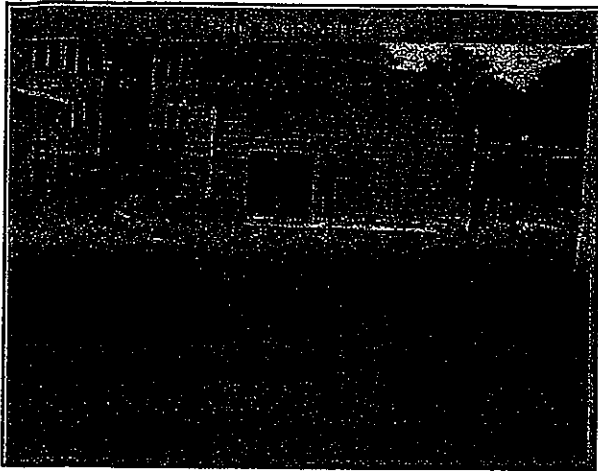
View of individual unit meter-box panel



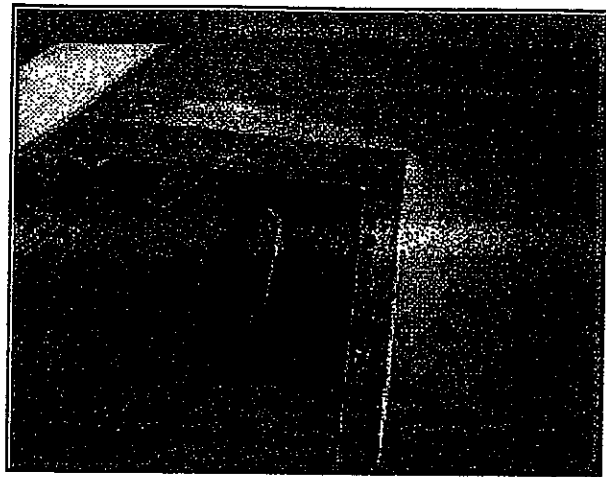
Example of typical water damage in 1st floor apartments

DOMINION DUE DILIGENCE GROUP

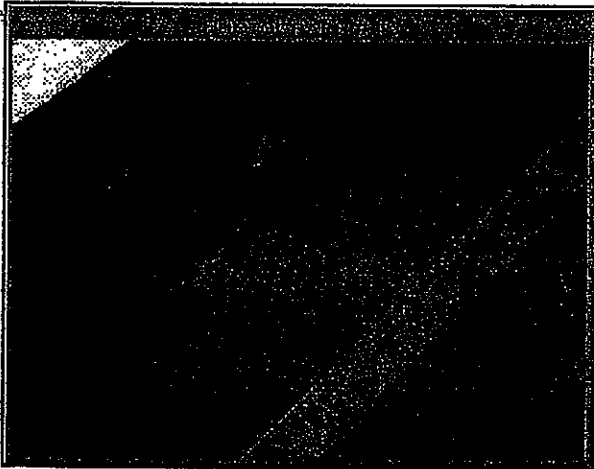
HILL TOP TERRACE



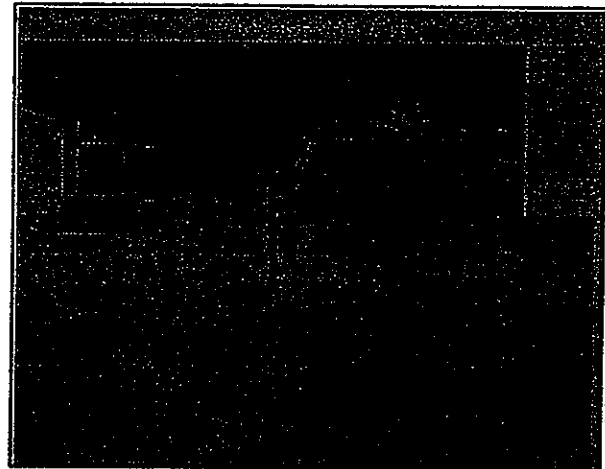
View of below ground pool pump house



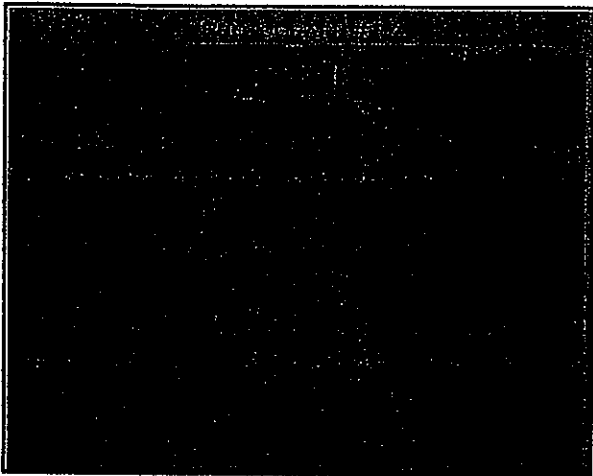
View of attic fire wall access door



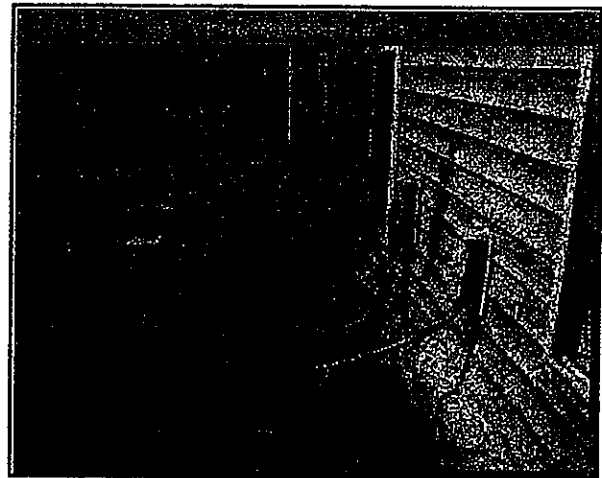
View of typical attic fire wall damage



View of playground area



Example of walkway damage



Example of typical apartment heat-pumps

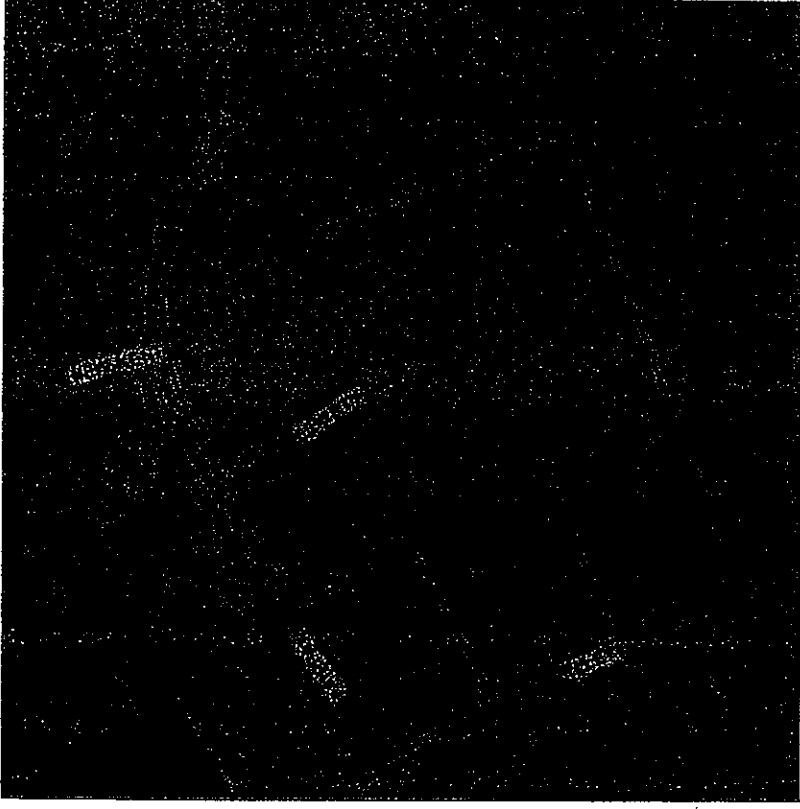
DOMINION DUE DILIGENCE GROUP

APPENDIX C

SITE MAPS



Town of Blacksburg, VA



Parcels

Parcel ID: 013208
Map Number: 318- A 46
Owner Name 1: HERITAGE ACRES II OF BLBG
Owner Name 2: C/O DOVENMUJEHLE MORTG INC
Deed Book: 0434
Deed Page: 0610
Plat Book / Page:
Owner's Address:
P O BOX 59025
SCHAUMBURG IL 60159
Parcel's Address:
1776 LIBERTY LN
UNIT A1
BLACKSBURG, VA 24060
Acreage: 6.854
Legal Desc: CEDAR RUN

Legal Desc 2:

Legal Desc 3:

Land Value: \$411,200

Building Value: \$4,117,900

Total Assessed Value: \$4,529,100

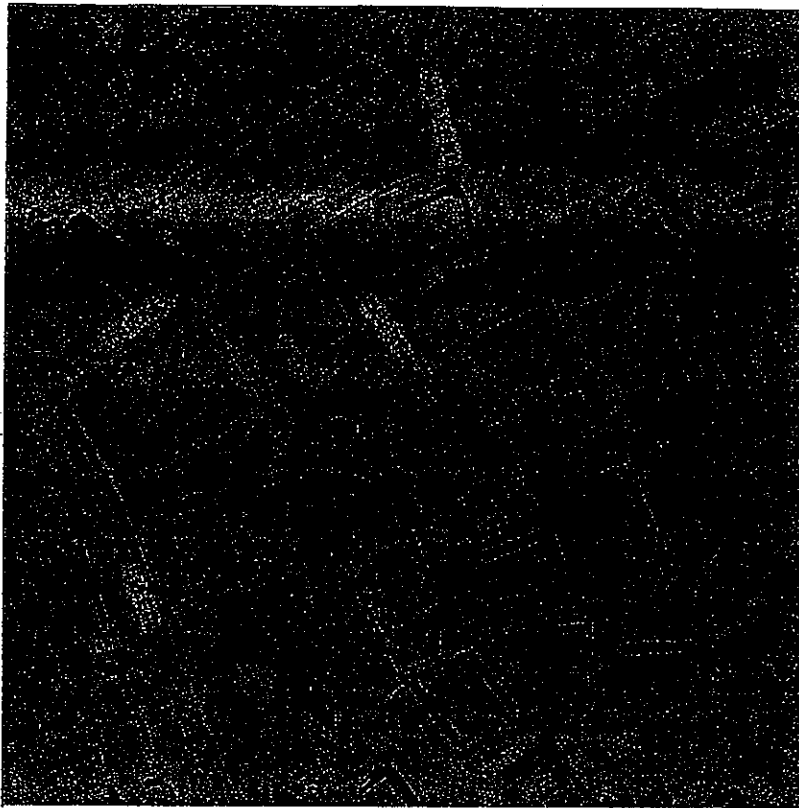
Sale Date: 01-JAN-82

Sale Price:

DISCLAIMER: The information contained on this page is NOT to be construed or used as a "legal description". Map information is believed to be accurate but accuracy is not guaranteed.

Anderson & Associates, Inc. <http://www.andassoc.com>

Town of Blacksburg, VA



Parcels

Parcel ID: 013208
Map Number: 318-A 46
Owner Name 1: HERITAGE ACRES II OF BLBG
Owner Name 2: C/O DOVENMUEHLE MORTG INC
Deed Book: 0434
Deed Page: 0610
Plat Book / Page:
Owner's Address:
P O BOX 59025
SCHAUMBURG IL 60159
Parcel's Address:
1776 LIBERTY LN
UNIT A1
BLACKSBURG, VA 24060
Acreage: 6.854
Legal Desc: CEDAR RUN
Legal Desc 2:
Legal Desc 3:
Land Value: \$411,200
Building Value: \$4,117,900
Total Assessed Value: \$4,529,100
Sale Date: 01-JAN-82
Sale Price:

DISCLAIMER: The information contained on this page is NOT to be construed or used as a "legal description". Map information is believed to be accurate but accuracy is not guaranteed.

Anderson & Associates, Inc. <http://www.andassoc.com>

APPENDIX D
SITE SPECIFIC INFORMATION



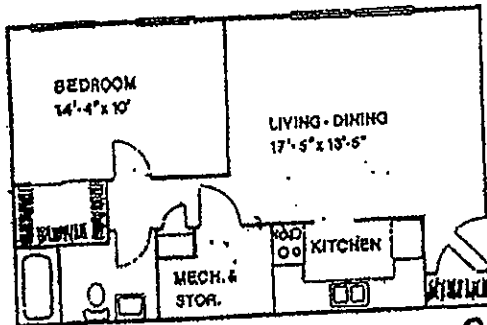
HILLTOP TERRACE APARTMENTS

1776 Liberty Lane
Blacksburg, VA 24060
1-540-953-1776

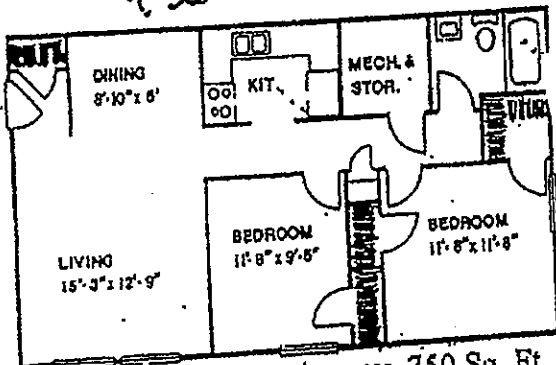
3 H/C

All Rents Include:

- Water, Sewer, Garbage Pickup
- Range, Refrigerator, Dishwasher
- Laundromat on Premises
- Community Room
- Swimming Pool
- Bus Stop at Entrance

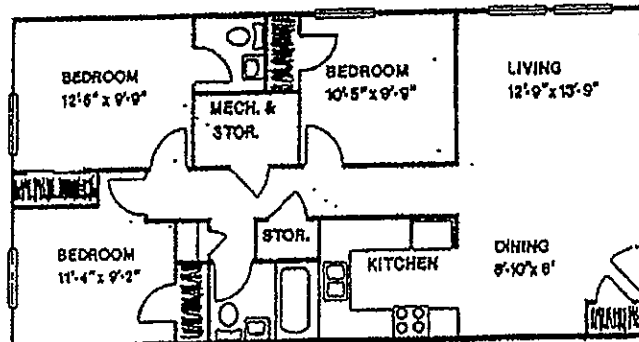


ONE BEDROOM # 6 629.50 FT
1.50 FT



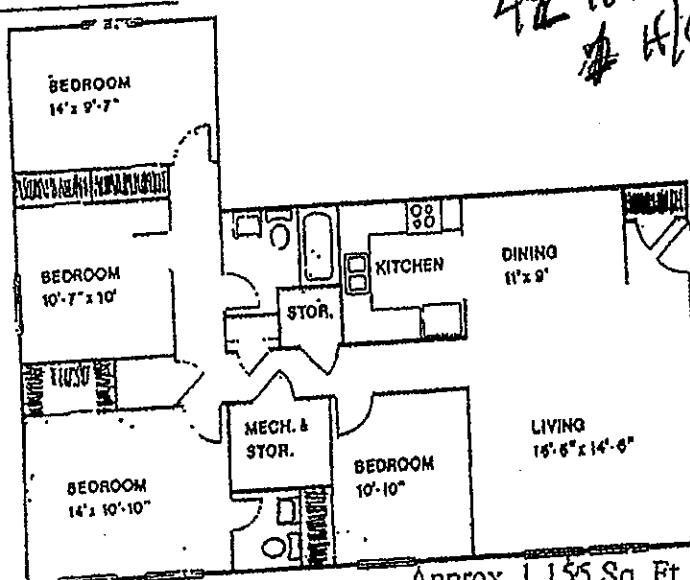
TWO BEDROOM Approx. 750 Sq. Ft.

42 TOT
2 H/C
(84)



THREE BEDROOM Approx. 922 Sq. Ft.

42 TOTAL
H/C (126)



FOUR BEDROOM

Approx. 1,155 Sq. Ft.

6

235

P.03

P.03

----- PARKING DATA -----	
COVERED	UNCOVERED
TOTAL SQUARE FEET,	
BASE R.C.N.	0
	13,970
	638,941
GRADE FACTOR	/SQFT
ADJ. R.C.N.,	85
	\$43,100
	/SQFT
OVERALL # GOOD	89
R.C.N.-L.D.	483,400
	/SQFT
NO IDENT CHITS	7
TOTAL R.C.N.-L.D.	3,383,800
ADJUSTMENT FACTOR	1.0000
TOTAL YARD IMP VALUE	0
TOTAL OTHER IMP VALUE	0
ADJUSTMENT FACTOR	1.0000
TOTAL CARD VALUE	3,383,800

[illegible]

SUBC	I	#	B.T.	1962	5-7-74	1000	# UNITS	1	STRUCTURE FOR APARTMENTS	BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS	GRADE 24	ID. UNITS	1	APARTMENT	1970 FWT
LN	CDS	DESCRIPTION	/												
1	CCN	COPYRIGHT NOOF/SLAS	MEAS1	8	45					STOPS	IO	UNIT COST		PRICE	
											1	12.00		4,300	

[illegible]

OTHER BUILDING				YARD IMPROVEMENTS				PARKING DATA						
TYPE	YR	SZ	GRD	Q	CODE	C	F	MA	%COMP	ADJFACT	VALUE	COVERED	UNCOVERED	
ASPH. PAV	2003	1						100	1.0000	300	92800	0	0	
FLAVALS	1990	10X54	C					80	1.0000	50120				12,330
APRT/OFFICE	1990	10X60	C					80	1.0000	66220				682,671
CONV. POOL	1990													55.35 /SQFT
														.85
														330.100 /SQFT
														47.05 /SQFT
														516.100 /SQFT
														41.87 /SQFT
														516.390
														1.3000
														217,800
														0
														1.0000
														214.100
TOTAL GRY VALUE														

1314000

2000

[illegible]

4th Dale

§ 3082

BLACKSBURG TOWN CODE

(2) Floor area ratio: 0.40 FAR.

(f) All utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

(Ord. No. 1184, adopted 6-9-98; Ord. No. 1215, § 15, 5-11-99; Ord. No. 1369, § 5, 10-12-04)

Sec. 3083 Maximum residential occupancy.

The maximum dwelling unit occupancy shall be a family, plus two (2) persons unrelated to the family; or no more than four (4) unrelated persons.

DIVISION 9. RM-48 MEDIUM DENSITY MULTIUNIT RESIDENTIAL DISTRICT

Sec. 3090 Purpose.

The RM-48 Medium Density Multiunit Residential District is provided in recognition that certain land in the town may be appropriately developed as areas of medium population concentration if developed in accordance with the existing and potential development character of the vicinity and if adequate public services and facilities can be provided. The RM-48 Medium Density Multiunit Residential District is intended to allow multiunit dwellings in association with other residential development types while maintaining a reasonable population density within the total residential area. To this end, the site development and architectural concept of the apartment structure together with the provision of associated facilities shall be an important consideration in achieving an attractive residential environment of sustained desirability with all development in harmony to promote stability, order and efficiency of the residential area.

Sec. 3091 Permitted Uses.

(a) The following uses are permitted by right in the RM-48, Medium Density Multiunit Residential District:

Residential

Boarding House

Home Occupations

Multi-Family Dwellings

Single Family, Detached

Single-Family, Attached

Townhouse

Two Family Dwellings

Civic

Community Recreation

Cultural Services

Day Care Center

Family Day Care Home

Home for Adults

Supp. No. 6

CDA:92

APPENDIX A—BLACKSBURG ZONING ORDINANCE

§ 3091

Life Care Facility
Nursing Home
Open Space
Public Parks and Recreation
Public Recreation Assembly
Religious Assembly
Shelter
Utility Services, Minor
Miscellaneous
Accessory Structures

*Without external speakers only. Any use which incorporates an external speaker may be permitted only with a special use permit.

(b) The following uses are allowed only by Special Use Permit in the RM-48, Medium Density Multiunit Residential District:

Civic

Administrative Services
Educational Facilities, College/University
Educational Facilities, Primary/Secondary
Nursing Home
Post Office
Safety Services
Utility Services, major

Commercial

Bed and Breakfast
Clinic
Club
Commercial Outdoor Sports and Recreation
Consumer Repair Services
Funeral Home
Gasoline Station
Hospital
Neighborhood Convenience Store
Parking Facility
Personal Services
Restaurant, Drive-in
Restaurant, Fast Food
Restaurant, General
Restaurant, Small
Retail Sales
Studio, Fine Art

Office

Supp. No. 8

CDA:93

3091

BLACKSBURG TOWN CODE

Financial Institution

General Office

Medical Office

Miscellaneous

Broadcasting or Communication Facility

(Ord. No. 1170, adopted 11-11-97; Ord. No. 1184, adopted 6-9-98; Ord. No. 1215, § 16, 5-11-99;
Ord. No. 1308, § 7, 8-13-02; Ord. No. 1339, § 29, 9-9-03)

Sec. 3092 Site development regulations.

(a) Minimum lot requirements:

(1) *Lot area:* Eight thousand (8,000) square feet, except that townhouses and two-family dwellings constructed on an eight thousand (8,000) square foot or larger lot may be divided along the common wall or walls.

(2) *Lot frontage:* Sixty (60) feet, except that a subdivided, two-family dwelling constructed on a lot having sixty (60) feet or greater lot frontage may divide the lot frontage in half.

(b) *Maximum density:* Forty-eight (48) bedrooms per acre except single-unit residential.

(c) Minimum setback requirements:

(1) *Front yard:* Thirty-five (35) feet (may be reduced to twenty-five (25) feet for uses with parking in the rear).

(2) *Side yard:* Ten (10) feet, except on corner lots, a side yard facing the street shall be twenty (20) feet.

(3) *Rear yard:* Twenty-five (25) feet.

(d) *Maximum height of structures,* except church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt; Thirty-five (35) feet; or forty-five (45) feet with an additional one (1) foot setback per foot of additional height. Utility poles may have a maximum height of forty-five (45) feet.

(e) Maximum coverage:

(1) *Lot coverage:* Sixty (60) percent.

(2) *Floor area ratio:* 0.40 FAR.

(f) All utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

(Ord. No. 1215, § 17, 5-11-99; Ord. No. 1184, adopted 6-9-98; Ord. No. 1369, § 6, 10-12-04)

Sec. 3094 Maximum Residential Occupancy.

The maximum dwelling unit occupancy shall be a family, plus two persons unrelated to the family, or no more than four unrelated persons.

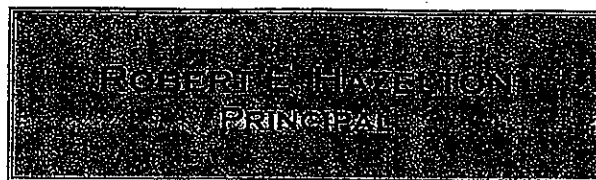
END

Supp. No. 6

CDA:94

APPENDIX E
STAFF RESUMES





EDUCATION

Bucknell University, Bachelor of Arts Degree
Virginia Commonwealth University, Engineering Course
Georgia Institute of Technology, Environmental Course
University of North Carolina, Environmental Course

CERTIFICATIONS/REGISTRATIONS/TRAINING

Practices of Building Design and Engineering
HUD Multi-Family Accelerated Processing (MAP) Due Diligence Seminar
Jacksonville HUD A/E Review and Cost Estimation Training
EPA Certified Lead-Based Abatement Designer/ Inspector
EPA Certified Asbestos-Containing Material Designer/ Inspector
Moisture and Mold Concerns in Multi-family Construction

EXPERIENCE

Mr. Hazelton has extensive construction, environmental, and training experience. Robert was raised in a construction family business environment thus allowing him to have years of experience with new construction and rehabilitation, primarily apartment and townhouse buildings. He has accumulated greater than 15 years of building construction experience. He studied environmental science at Bucknell University, and having been formerly employed with Hygienetics, Inc. (Boston, MA) and LTS, Inc. (Richmond, VA) he has investigated, managed, monitored, and designed numerous types of environmental and engineering projects. Mr. Hazelton has been trained in building engineering and design practices pertaining to mechanical, electrical, structural, and civil concerns. As the principal of Dominion Due Diligence Group, Mr. Hazelton's duties include supervision of field projects, client contact, management of client accounts, and comprehensive report writing. He has conducted and written greater than 1,200 environmental site assessment reports, 500 building construction reports (Property Condition Assessment and Project Capital Needs Assessment), and 80 architectural review and cost estimation projects involving new construction and substantial rehabilitation. Mr. Hazelton was active in the review and commenting on the original draft MAP guidelines; and has participated as a speaker in numerous mortgage lender conferences. Specific projects have included:

CW Capital

Project Manager for six (6) HUD funded new construction projects including a HOPE VI redevelopment project in Savannah, Georgia; a high-rise new construction project in Atlanta; and a 288-unit apartment complex in South Carolina.

Prudential Huntoon Paige

Project Manager for greater than 50 ESAs and PCNAs of multi-family housing and assist-care living facility throughout the United States.





P/R Mortgage & Investment

Project Manager for greater than 50 ESAs and PCNAs for HUD lending/co-insurance projects throughout the Midwest, including apartments, assist-care living, and projects under the Market-to-Market program.

The following sites are examples of multi-family and assisted living/care projects on which Mr. Hazelton has participated:

Rosewalk Village Properties
Various Locations, Indiana

Provided PCNA and ESA services on eight (8) assisted-care living/nursing home facilities throughout Indiana, per HUD MAP guidelines.

Hilltop Skilled Nursing Properties
Various Locations, New York

Provided PCNA and ESA services for four (4) skilled nursing facilities in New York State (Albany Area) per HUD MAP protocols regarding 232/223F transactions.

Salem View Apartments
Roanoke, Virginia

Substantial rehabilitation project under the HUD MAP D4 process, provided PIR services, as well as, environmental investigations.

Cornerstone Portfolio;
Various Locations, USA

Provided environmental and engineering (PCA) services for this 24 multi-family property portfolio, Located in TX, VA, NC, FL, and SC.

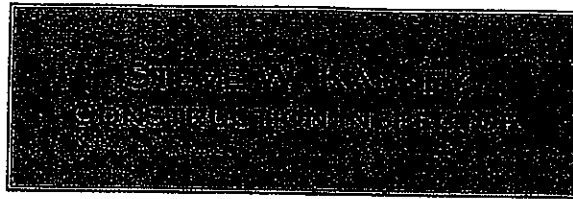
Pedcor Properties;
Various Locations, IN, IL, KY

Acted as project manager for PCNA and ESA services for HUD and Freddie Mac loan programs of twelve (12) multi-family properties.

Weissinger-Gaulbert Building
Louisville, Kentucky

Provided ESA and PCNA services per HUD MAP protocols of the 1909 constructed, 12 story high-rise apartment building listed on the National Historic Register.





EDUCATION

Wartburg College, Waverly, Iowa
Southern Connecticut State College, New Haven, Connecticut

CERTIFICATIONS/REGISTRATIONS/TRAINING

BOCA 2001 Code Revisions Training Seminar
International Conference of Building Officials (ICBO) Training
AHERA Asbestos Accreditation
Certified Fire Fighter III for State of Connecticut
HUD MAP Chapters 5, 6 and 9 Certified (D3G Internal Training)
State of Connecticut Class "B" Licensed Contractor

EXPERIENCE

Mr. Kaskey has extensive training and experience with regards to commercial and residential construction and design issues. Mr. Kaskey has fifteen years experience in the construction industry as a Construction Project Manager, Superintendent and Carpentry Foreman, having worked with Malloy Development Corporation, R.J. Reilly, and the City of Stamford Engineering Department prior to joining Dominion Due Diligence Group as a Construction Inspector. During former employment Mr. Kaskey was responsible for managing projects, conducting building inspections, owner and architect negotiations, supervising construction crews, building plan reviews and materials procurement on construction projects. As a "Residential Assessment Inspector" for the City of Stamford, Connecticut Building Department, Mr. Kaskey inspected multi-family and single-family properties for code compliance, deferred maintenance, and general property conditions. Mr. Kaskey has an in-depth understanding of all phases of construction, from planning and cost estimation, to structural requirements and site development. Mr. Kaskey is well versed in the following building and construction codes: Connecticut State Building Code (BOCA), IBC, SBCCI, UBC, VUSBC, NFPA, NEC, ADA, FHAAG and UFAS. Specific HUD clients that Mr. Kaskey has worked with include:

GMAC Commercial Mortgage

Project Manager for greater than 5 ESAs and PCNAs for HUD lending projects throughout the United States, including apartments, and assisted care living facilities.

Love Funding Corporation

Project Manager for greater than 7 ESAs and PCNAs of multi-family housing and assisted care living facilities throughout the United States.

Prudential Huntton Paige

Project Manager for greater than 5 ESAs and PCNAs of multi-family housing and assisted care living facilities throughout the United States.

