

OUTLINE SPECIFICATIONS
(SUBJECT TO FIELD VERIFICATION)
1109 E. LAKE STREET
STREAMWOOD, IL

LISTED SUBJECT PROPERTY BUILDING ADDITONS & SQUARE FOOTAGE			
ADDRESS OR NAME	NO. OF FLOORS	APPROXIMATE DIMENSIONS	GROSS SQUARE FOOTAGE
Building I: Production (built 1966)	1	225' x 198'	40,500
a) Office (built 1974)	1	62' x 148'	8,855
b) Maintenance (built 1974)	1	139' x 118'	14,000
c) Warehouse #1 (built 1974)	1	238'x 238'	105,840
d) Warehouse #2 (built 1985)	1	298' x 300'	102,053
e) Cafeteria/Meeting (built 1985)	1	38' x 54'	4,104
f) Enclosed Shipping Docks (built 1985)	1	75' x 123'	9,100
g) Fire Pump Room (built 1985)	1	32' x 26'	N/A
h) Warehouse #3 (built 1994)	1	257' x 341'	81,281
i) Warehouse #4 (built 1995)	1	300' x 257'	74,960
Building II: Power Plant (built 1985)	1	70' x 40'	2,800
Total:			443,493

Subject to field verification, the most recent EPDM roofing was installed during 1999 along the Office addition and during 1996 along both the Maintenance and Warehouse #1 additions. Also, the five (5) above ground metal silos/storage tanks were constructed in 1996.

ZONING

According to the information provided, the Subject Property appears to be located within an I-2, General Industrial district, and appears to be a legally conforming use.

DESCRIPTION

According to the site plans and/or property survey, the property is improved with paved parking areas for 215 cars and 54 designated trailer spaces. See Section 3.6 for ADA parking. The parking is configured in lots to the front and rear of the buildings. Two entry drives provide access to the Subject Property from the adjacent road frontages including a signalized intersection at Lake Street and Walnut Avenue. The property has appropriate service access and loading areas. The parking areas have cast in place concrete curbing as well as pre-cast concrete wheel stops. The loading areas have large aprons for truck ingress and egress.

Steel vehicular guardrails are located along the rear service drive adjacent the retention pond and along the storage silos. Metal pipe bollards are provided at various points of potential vehicular impact along the warehouse interior and exterior mounted equipment. Chain-link fencing secures the entire perimeter of the subject property including the transformer yard and cell phone tower.

A trash compactor is located along the northeast loading dock fronting the Lake Street parking area. Management reported that waste hauling services are performed bi-weekly by Waste Management.

A rail spur is provided along Warehouse #1 and is utilized for the delivery of plastic pellets to the onsite storage silos. The five (5) metal storage silos are approximately 15-feet in diameter, steel construction and rest atop concrete pads.

Water & Sewer

DESCRIPTION

The Village of Streamwood via the Metropolitan Water Reclamation District (MWRD) provides water and sewer service to the Subject Property site. The sewer is discharged to the municipal lines in the abutting street.

Gas/Oil

DESCRIPTION

Nicor Gas provides gas service to the Subject Property. However, Constellation New Energy (CNE) provides the natural gas services to the diesel turbines located within the Power Plant. No oil service is provided to the Subject Property.

Electrical

DESCRIPTION

ComEd provides 12.47-KVA electric service to the site. The service enters the property underground to a pole at the transformer yard, and then runs underground to two (2) pad-mounted transformers feeding secondary runs to the main switchgear. The utility reportedly owns and maintains the lines to the transformers. The secondary feeds to the switchgears are the responsibility of the Subject Property owner.

Also, an electric cogeneration facility provides supplemental power via branch lines and transformers which divert power from the utility provider's main electric services.

Storm Drainage

DESCRIPTION

The storm water flow from the site is controlled via on-site structures discharging to an on-site detention pond. The building rainwater leaders are tied to catch basins in the Subject Property parking areas. The parking lots are configured with slopes to catch basins controlling storm water flow, and graded to provide tailgate height access at the loading docks. The drainage system is the responsibility of the Subject Property owner.

Doors

DESCRIPTION

Approximately, 29 loading docks are associated with the subject property. The production space has four (4) truck docks and two (2) rail doors. Warehouse #1 has three (3) rails doors. Warehouse #2 has 14 truck docks including eight (8) covered docks accessed via drive-in garage doors. Warehouse #3 has three (3) truck docks. Warehouse #4 has eight (8) truck docks. The truck docks are equipped with steel electric overhead doors with vision panels, dock bumpers and seals. Dock levelers are also provided at the truck docks. Roughly, a total of five (5) garage doors provide drive-in access is at the Subject Property.

Roofing

DESCRIPTION

At Building-I, the office, production, maintenance and warehouse #1 section are protected by low slope mechanically fastened EPDM roof manufactured by Trocal Roofing Systems. The office roof was reportedly installed during 1999 and is approximately 10 years old. The maintenance and warehouse #1

sections were reportedly installed during 1996 and are both approximately 13 years old. The production area was reportedly installed during 1993 and is approximately 16 years old.

Also at Building-I, the fire pump room, cafeteria/meeting, enclosed shipping docks and warehouse #2 additions have low slope ballasted EPDM roofs manufactured by Trocal Roofing Systems. These aforementioned roof areas are the original construction dating back to 1985, and are just over 22-years old.

The EPDM roofs pitch to internal drains and leaders. The roofs have standard penetrations for mechanical exhaust vents, plumbing vents, and MEP piping.

Portions of Building-I including the warehouses #3 and #4 are protected by standing seam metal roofing panels. The metal roofs are the original construction and are respectively 14 years and 15 years old. Building-II (Power Plant) also has metal seam roofing and is roughly 16 years old. The metal roofs are pitched for positive drainage towards metal gutters and downspouts.

Additional roof features include metal roof parapets, roof scuttle, translucent skylights, smoke relief vents, and roof-mounted access ladder. An interior roof access ladder leads from the mezzanine level of the maintenance section.

HVAC

DESCRIPTION

The Subject Property is heated and cooled by the following approximate count and size of units:

SUBJECT PROPERTY HVAC UNITS					
TENANT NAME OR LOCATION	NO. OF UNITS	MFR.	APPROXIMATE TONNAGE	TYPE	APPROXIMATE AGE
Office Roof	8	Lennox, York	10-20	Package RTU with gas heat, Refrigeration Unit	10-20
Cafeteria/Meeting Roof	2	Trane	5-10	Package RTU with gas heat	10
Maintenance	20	Modine Manufacturing Company, Reznor	N/A	Ceiling-mounted unit heaters	10
Production Roof	7	Bessam-Aire, Inc.	N/A	Package RTU; Evaporative cooling	9-12
Warehouse #1 Roof	2	Bessam-Aire, Inc.	N/A	Package RTU; Evaporative cooling	7
Warehouse #2 Roof	4	Bessam-Aire, Inc.	N/A	Package RTU; Evaporative cooling	10-20
Warehouse #2	1	Roberts Gordon, LLC (CORAYVAC)	20,000-BTUH	Ceiling mounted infra-red radiant heating systems	10
Warehouse #3 Roof	5	Bessam-Aire, Inc., Cambridge Engineering, Inc	N/A	Package RTU; natural gas space heaters	13
Warehouse #4 Roof	2	Cambridge Engineering, Inc.	2,343-MBH	Package RTU; natural gas space heaters	12

Additional heating and cooling for the warehouse and auxiliary spaces was provided by strategically located ceiling mounted unit heaters. However, the Fire Pump House and Power Plant were observed to be unconditioned spaces.

Two roof-mounted cooling towers and a series of water distribution pumps are utilized explicitly for the facility's internal manufacturing processes.

Building Electrical

DESCRIPTION

The utility service provider supplies 12.47-KVA electric service to the Subject Property. The service runs to pole-mounted fuses and then underground to a pair of 2,500-KVA and 750-KVA pad-mounted transformers which steps the power down to 480-volts. A series of breakers separate the utility power and generated power. The services then run to electric switchgears including four rated as 1,600-amp, and one at 1,200-amp 3-phase, 4-wire, 277/480-volt main, feeding the main distribution panels. The MDPs are located along an outdoor transformer yard adjacent the maintenance shop.

Supplemental power is provided via cogeneration equipment located at the Power Plant. Two natural gas-fired, 1,000-hp diesel-powered turbines develop electric power at 480-volts and feed various switchgear, breakers and safety tripping devices. The service is then fed to a second pad-mounted transformer which steps the power back up to 12.47-KVA to parallel the utility provider's incoming electric service power.

Several dry-type transformers step-down power and are also located within the warehouse space.

The Subject Property reportedly has copper wiring and standard electrical devices, switches and fixtures consistent with the Subject Property use type. GFCI fixtures were not observed during the survey.

Building & Site Fire & Life Safety

DESCRIPTION

Observed fire and life safety systems serving the Subject Property include a fire alarm system, an auto-dialer reportedly tying the system to a 24-hour monitoring service, hardwired and battery-powered smoke detectors, pull stations, illuminated exit lights with battery back-up, emergency battery lighting units, horn/light annunciators, fire extinguishers, and a full-coverage, wet and dry, sprinkler system with check valves and tamper and flow switches.

The Fire Pump Room including two 10-inch water service mains and associated equipment are located in a steel frame addition adjacent the maintenance space. A diesel-powered (2,500-GPM) fire/jockey pump and a 200-hp Peerless-brand electric pump with individual electric control panels augment the sprinkler system. The pump controllers are respectively manufactured by Metron, Incorporated and Master Control Systems (MCS). A 250-gallon steel storage tank serves as fuel storage for the diesel-engine driven pump.

Fire department Siamese connections are also located along the exterior of the buildings as was Post Indicating Valves (PIV). Fire hydrants are located throughout the property and along the adjacent municipal right-of-way.