

HIDALGO COUNTY PURCHASING DEPARTMENT BID TABULATION SHEET

DEPARTMENT NAME: HIDALGO COUNTY

BID OPENING DATE: MAY 13, 2009

BID OPENING TIME: 9:30 A.M.

DESCRIPTION OF BID: "LEASE and/or LEASE PURCHASE OFFICE SPACE For HIDALGO COUNTY"

BID NO: 2009-064-05-13-MEG

BUYER: ELENA GOMEZ

	NAME OF COMPANY	SQ FT	PER SQ. FT. PRICE	PRICE PER MONTH	PURCHASE PRICE
#1	Arroyo Grande, LP aka DAVIS EQUITY REALTY Proposed Location: 1701 S. Closner Edinburg, Texas Legal Description: Lot 2, Albertson Subdivision	62,000 vacant space 24,236	 NO PRICE	 NO PRICE	 \$6,875,000.00
#2	Edinburg Real Estate Network Proposed Location: 1615 S. Closner Ste B-J Legal Description: Albertson Edinburg Lot 1	 25928	 1.00 + NNN	 \$ 25,928	 N/A
#3					
#4					
#5					
#6					
#7					

COPY

Bid
for
**"LEASE and/or LEASE PURCHASE OFFICE
SPACE for HIDALGO COUNTY"**
RFB No: 2009-064-05-13-MEG

To: Martha L. Salazar, CPPB, Purchasing Agent
Hidalgo County Purchasing Department
Physical Address: 2802 S. Business Hwy. 281 -New Administration Building
Mailing/Postal Address: 2812 S. Business Hwy. 281
Edinburg, Texas 78539

In accordance with the Specifications, and subject to all laws and regulations of the United States and state and local laws, the undersigned bidder proposes and commits to furnish all labor, equipment, material, software and services as set forth in the documents hereinbefore mentioned. The undersigned bidder further agrees, upon acceptance of its bid, to execute a contract and/or Purchase Order issued by Hidalgo County for performing and completing the work described in the Specifications within the time stated and for the prices proposed in the documents attached hereto and made a part hereof.

Bidder acknowledges receipt of all of the pages of the documents referenced in the Invitation to Bid Checklist presented in connection with this procurement. Bidder understands that Hidalgo County reserves the right to reject any or all bids and further reserves the right to design the evaluation criteria to be used in selecting the lowest and best bid.

Bidder agrees that this bid shall be good and may not be withdrawn for a period of ninety (90) calendar days after the scheduled closing time for receiving bids, as contained in the Specifications.

Respectfully submitted,

Bidder: EDINBURG REAL ESTATE NETWORK, INC.
Address: 1615 S. CLOSWER, STE A, EDINBURG, TX 78539
By: *[Signature]*
Printed Name: OSCAR CORTES, MD
Title: PRESIDENT

(Must be submitted with bid)

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land containing 2.673 acres situated in the City of Edinburg, Hidalgo County, Texas, out of LOT 11, SECTION 271, TEXAS-MEXICAN RAILWAY COMPANY SURVEY (Deed Reference: Volume 24 Page 168, Hidalgo County Deed Records), said 2.673 acres being a part or portion of a (5.51 ac.) Tract conveyed to EDINBURG REAL ESTATE NETWORK, INC. (Warranty Deed recorded under Document #494501, Hidalgo County Official Records), said 2.673 acres also being more particularly described as follows:

BEGINNING at a pipe found on the west right -of -way line of U.S. Business Highway 281 (Closner Boulevard) for the easternmost Northeast corner of this tract, said pipe bears S 9° 05' 00" W a distance of 275.40 feet and N 80° 53' 00" W a distance of 50.00 feet from the Northeast corner of said Lot 11, Section 271;

THENCE, S 9° 05' 00" W along the West right -of -way line of said U.S. Business Highway 281 (Closner Boulevard) and the East property line of said Edinburg Real Estate Network Inc. tract, a distance of 37.10 feet to an iron rod set for the Southeast corner of this tract;

THENCE, N 80° 53' 00" W a distance of 501.33 feet to an iron rod set for the Southwest corner of this tract;

THENCE, N 9° 05' 00" E along the West property line of said Edinburg Real Estate Network, Inc. tract, a distance of 267.50 feet pass an iron rod set on the South line of an Utility Easement (granted to the City of Edinburg in Vol. 1554 Pg.465, Hidalgo County Deed Records), at a distance of 274.50 feet pass a pipe found for the South right-of -way line of Freddy Gonzalez Drive (as dedicated in Vol. 1528 Pg. 648, Hidalgo county Deed Records), and continuing a total distance of 312.50 feet to the north line of said Lot 11, for the Northwest corner of this tract;

THENCE, S 80° 53' 00" E along the north line of said Lot 11, a distance of 191.30 feet to an outside corner of this tract;

THENCE, S 11° 37' 43" W a distance of 20.02 feet to an inside corner of this tract;

THENCE, S 80° 53' 00" E a distance of 177.67 feet to an outside corner of this tract;

THENCE, S 9° 05' 00" W at a distance of 18.00 feet pass a pipe found for said South right-of-way line of Freddy Gonzalez Drive (Vol. 1528 Pg. 648, Hidalgo County Deed Records), at 25.00 feet pass the south line of said Utility Easement (Vol. 1554 Pg. 465, Hidalgo County Deed Records), and continuing, along the west property line of tract conveyed to S.S. Partners (WD Doc. #450889, Hidalgo County Official Records), for a total distance of 255.40 feet, to a pipe found for an inside corner of this tract;

THENCE, S 80° 53' 00" E along the south property line of said S.S. Partners tract, a distance of 133.25 feet to the POINT OF BEGINNING, and containing 2.673 acres, of which 0.240 of one acre lies in the right-of-way of said Freddy Gonzalez Drive (as dedicated in Vol 1528 Pg. 648, Hidalgo County Deed Records), leaving a net of 2.433 acres of land, more or less.

Current Owner EDINBURG REAL ESTATE NETWORK INC (0565274) 1615 S CLOSNER BLVD STE D EDINBURG, TX 78539-6362		Legal Description ALBERTSON'S EDINBURG LOT 1	
Situs Address		Exemptions 2.078,270	
		Appraised	
		Entites CEB, DRI, GHD, JCC, R15, SEB, SST	
		Homestead Cap 0	

Sales				History Information			
Date	Volume	Page	Seller Name	2008	2007	2006	2005
12/20/1999	831936		UNKNOWN OWNER				
				Imp HS			
				Imp NHS	\$1,192,559	\$1,259,045	\$1,244,399
				Land HS			\$1,310,884
				Land NHS	\$423,928	\$423,928	\$423,928
				Ag Mkt			
				Ag Use			
				Tim Mkt			
				Tim Use			
				HS Cap			
				Assessed	\$1,616,487	\$1,682,973	\$1,668,327
							\$1,734,812

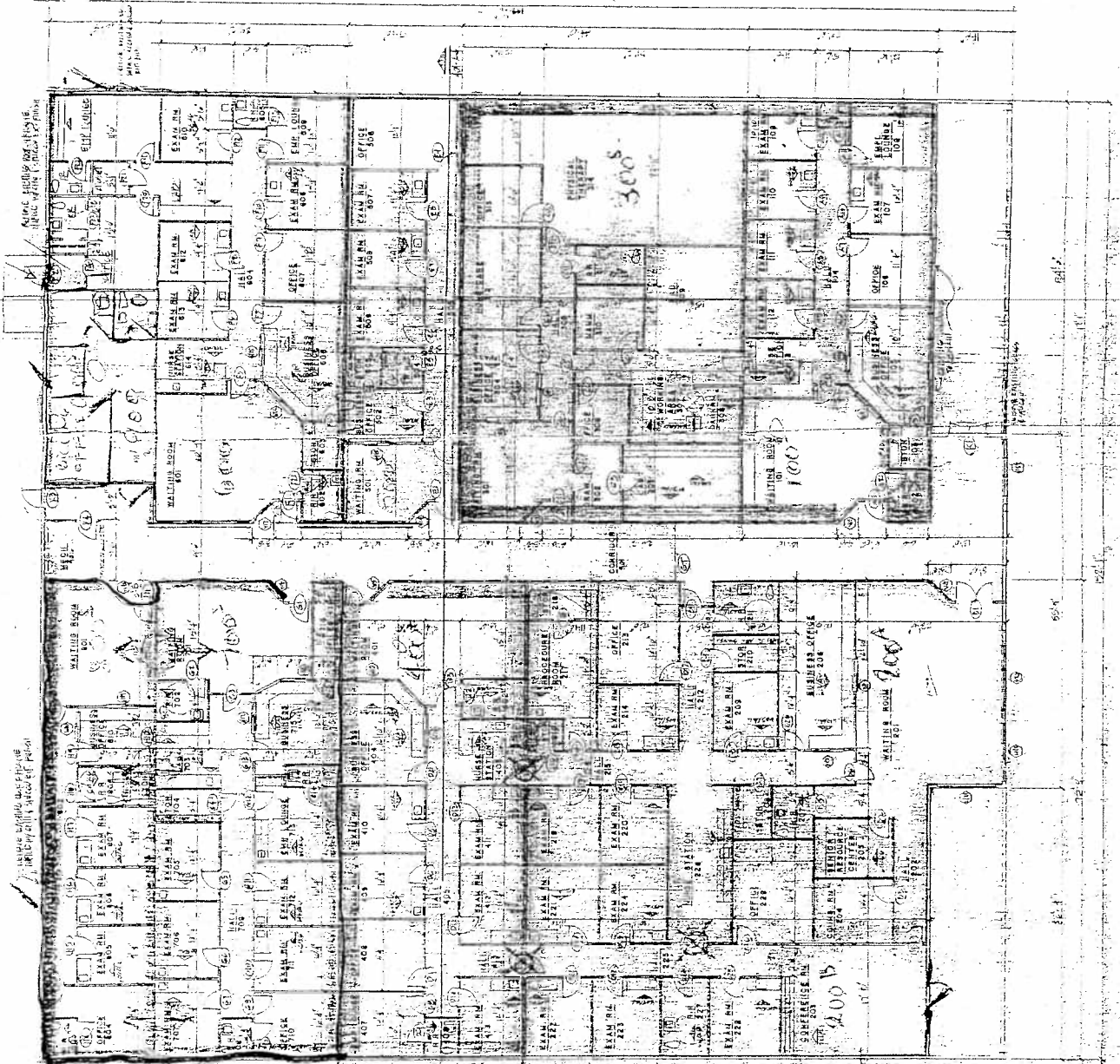
Building Attributes					Improvement Sketch					
Construction	Foundation	Exterior	Interior	Roof	Flooring					
COM	SLB	TIL	SRK	FLT-BLT	CPT					
Heat/AC	Baths	Fireplace	Year Built	Rooms	Bedrooms					
AND	8		1973							

Improvements					
Type	Description	Area	Year Built	Eff Year	Value
C	Commercial				\$1,283,405
CLC	Clinic	21484	1973	1984	\$980,605
ENC	Enclosed Add	516	1973	1984	\$23,552
ENC	Enclosed Add	648	1973	1984	\$29,577
OFF	Office	3280	1973	1984	\$149,711
ASP	Asphalt	57235	1973	1984	\$39,406
CON	Concrete	4561	1973	1984	\$6,280

Land Segments				
SPTB	Description	Area	Market	Ag Value
F1	Lot	105982F	794,865	0

301 FLOOR PLAN

Legend:
--- Existing
--- Proposed
--- Demolition
--- Mechanical
--- Electrical
--- Plumbing
--- Fire Protection
--- Structural
--- Other



37878 CL 201
COPY 2/2000

EXHIBIT "B"

BID PAGE

REQUEST FOR BID
HIDALGO COUNTY

**"LEASE and/or LEASE PURCHASE OFFICE
SPACE for HIDALGO COUNTY"
BID NO.: 2009-064-05-13-MEG**

EXHIBIT "B"

"LEASE and/or LEASE PURCHASE OFFICE
SPACE for HIDALGO COUNTY"

BID NO.: 2009-064-05-13-MEG

BID FORM

Vendor must thoroughly fill in each section of the Bid Page (Exhibit "B") if applicable
INCOMPLETE submittals shall be considered a probable cause for disqualification.

PLEASE PROVIDE THE LEGAL DESCRIPTION OF THE PROPERTY ALONG WITH YOUR BID

Proposed Location (physical address) <u>1615 S CLOSNER STEs B-J</u>
Legal Description: <u>ALBERTSON'S EDINBURG, LOT 1</u>
Total Square feet of Proposed Building <u>25928</u>

VENDOR	SQUARE FOOT	COST
PRICE per square foot	<u>\$1.00 + NNN</u>	<u>\$ 25,928.=</u>
Total Monthly Bid Price		<u>\$ 25,928.=</u>

BIDDER/COMPANY NAME: EDINBURG REAL ESTATE NETWORK, INC.

ADDRESS: 1615 S. CLOSNER, STE A

CITY: EDINBURG STATE: TX ZIP CODE: 78530

PHONE No. (956) 381-9854 cell: (956) 451-0348 FAX No. (956) 381-9858 9:47

AUTHORIZED SIGNATURE: [Signature]

PRINTED NAME: OSCAR CORTES, MD

TITLE: PRESIDENT.

EMAIL: drocortes@yahoo.com.

Witnessed

[Signature]

Insurance Requirement Acknowledgment

I, OSCAR CORTES MLJ, authorized representative for EDINBURGH REAL ESTATE NETWORK, INC.
Company/Vendor

hereby acknowledge receipt of the County's required insurance limits. Said requirements:

- will be acquired within 10 working days after notification from Purchasing Department of bid awarded by the Hidalgo County Commissioners' Court;
- will acquire additional amounts required to meet the County's requirements within 10 working days after notification from Purchasing Department of bid award by the Hidalgo County Commissioners' Court; currently carry the following:

Automobile Liability: \$ _____ General Liability: \$ _____

- have already been met, see attached copy of insurance certificate.

Oscar Cortes MLJ
Authorized Representative

5-12-09
Date

Notice to Bidder:

A certificate of insurance for the required insurance limits shall be provided to the Purchasing Department's Contract Managers in order to qualify for award of bid and to execute a contract between your Company and the County

Failure to provide Certificates of Insurance to the Purchasing Department's Contract Managers will cause the bid award to be rescinded and re-awarded to next lowest bidder. Certificates of Insurance will be monitored and verified on a **quarterly basis** to ensure coverage policy is in place. It is the Company's obligation to maintain the appropriate insurance coverage throughout the term of the contract.

THIS FORM MUST ACCOMPANY BID PACKET

BILL	POLICY NUMBER	TC	PRODUCER NUMBER	AC	ACCOUNT NUMBER	AUDIT
D	PPS 43240754		16394504		MO14656377-001-00001	NONE

BRANCH ST BRANCH TBD - NC

RENEWAL EFF 05/01/2009



ZURICH

MARYLAND CASUALTY COMPANY
PRECISION PORTFOLIO POLICY - COMMON DECLARATIONS
PRECISION PREMIER
OFFICE PROGRAM

This policy consists of the declarations as well as the coverage forms and endorsements listed on the Forms and Endorsements Applicable List.

NAMED INSURED AND MAILING ADDRESS
EDINBURG REAL ESTATE NETWORK 1615 S CLOSER STE. D EDINBURG TX 78539-6362

AGENCY NAME AND SERVICING ADDRESS
LUJAN INSURANCE AGENCY PO BOX 704 PHARR TX 78577-1613 (956) 783-1165

BRANCH NAME AND SERVICING ADDRESS
BRANCH TBD - NC P.O. BOX 10197 JACKSONVILLE, FL 32247-0197 (800) 800-3907

POLICY PERIOD	
FROM	TO
05/01/2009 12:01 am	05/01/2010 12:01 AM

BUSINESS ENTITY: LTD LIABILITY

POLICY PREMIUMS

In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

This policy consists of the following coverage parts. This premium may be subject to adjustment.

	PREMIUM
COMMERCIAL PROPERTY COVERAGE PART	\$ 6,335.00
COMMERCIAL GENERAL LIABILITY COVERAGE PART	\$ 2,803.00
PREMIUM SIZE CREDIT	\$ 280.00-
TERRORISM PREMIUM	\$ 183.00
TOTAL ANNUAL PREMIUM	\$ 9,041.00

Countersigned by _____	Authorized Representative	_____	Date
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Includes copyrighted material of Insurance Services Office, Inc., with its permission.
 Copyright, Insurance Services Office, Inc., 1984.
 Copyright, Maryland Casualty Company, 1992.

16482

BILL	POLICY NUMBER	TC	PRODUCER NUMBER	AC	ACCOUNT NUMBER	AUDIT
D	PPS 43240754		16394504		MO14656377-001-00001	NONE

BRANCH ZR ZURICH GROUP-SA

RENEWAL EFF 05/01/2005



ZURICH

**PRECISION PORTFOLIO POLICY
COMMERCIAL GENERAL LIABILITY DECLARATIONS
PRECISION PREMIER
OFFICE PROGRAM**

This coverage part consists of this declarations form, the common policy conditions, and the coverage forms and endorsements indicated as applicable on the forms list.

COVERAGES AND LIMITS OF INSURANCE

Some of these coverages are sublimits or are subject to aggregate limits. Refer to your policy to determine how they apply.

GENERAL AGGREGATE	\$2,000,000
PRODUCTS AND COMPLETED OPERATIONS AGGREGATE	\$2,000,000
EACH OCCURRENCE	\$1,000,000
TENANTS LEGAL LIABILITY	\$1,000,000
MEDICAL EXPENSES - EACH PERSON	\$ 10,000
PERSONAL INJURY AND ADVERTISING INJURY	\$1,000,000

COMMERCIAL GENERAL LIABILITY

102008 Ed. 3-00

INSURED'S COPY

03/29/2005


**PROJECT REQUIREMENTS
ACKNOWLEDGMENT**

This is to certify that I, OSCAR CORTES, MD, possess all of the APPLICABLE:

1. Licenses: _____
2. Bonds: _____
3. Certificates: _____
4. Permits: _____
5. Other: _____

necessary to carry out the required project. Furthermore, I am providing copies of the required documentation so that, if my company is awarded this bid, I may be eligible to enter into a contract with Hidalgo County and proceed to complete the project in a timely manner.

* Any licenses, bonds, certificates, permits, etc. which are required must be presented as part of the bid packet in order to expedite the bid evaluation process. Failure to provide said documentation will result in the disqualification of your bid.



Authorized Signature

5-12-09.

Date

EDINBURG REAL ESTATE NETWORK, INC.
Company

1615 S CLOSWER, STE A
Address

EDINBURG, TX 78539.
City, State, Zip

EXHIBIT "D"

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor or other person doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 1491, 80th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code by a person who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the person meets requirements under Section 176.006(a)

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the person becomes aware of facts that require the statement to be filed. See Section 176.006, Local Government Code

A person commits an offense if the person knowingly violates Section 176.006, Local Government Code. An offense under this section is a Class C misdemeanor

OFFICE USE ONLY

Date received

1 Name of person who has a business relationship with local governmental entity.

N/A

2 Check this box if you are filing an update to a previously filed questionnaire.

The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date the originally filed questionnaire becomes incomplete or inaccurate.

3 Name of local government officer with whom filer has employment or business relationship.

N/A

Name of Officer

This section (item 3 including subparts A, B, C & D) must be completed for each officer with whom the filer has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.

A Is the local government officer named in this section receiving or likely to receive taxable income other than investment income from the filer of the questionnaire?

Yes

No

B Is the filer of the questionnaire receiving or likely to receive taxable income other than investment income from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?

Yes

No

C Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership of 10 percent or more?

Yes

No

D Describe each employment or business relationship with the local government officer named in this section

4

[Handwritten Signature]

Signature of person doing business with the governmental entity

5-12-09

Date

HIDALGO COUNTY PURCHASING DEPARTMENT Bidder/Vendor Application

Complete in print or type. Please return this application to the Hidalgo County Purchasing Department
thru Facsimile: (956) 318-2629 or (956) 292-7612
in person or regular mail to: 2812 S. Business Hwy. 281, Edinburg, Texas 78539
or email: purchasing@co.hidalgo.tx.us

Company Name: <u>EREN</u>	Telephone No. (956) 381-9852	CEL = 451-0348
dba Name:		
Legal Name: <u>EDINBURG REAL ESTATE NETWORK, INC</u>		
Mailing Address: <u>16155 CLOSER, STE A</u>		Fax No. (956) 381-9858
Physical Address: <u>SAME</u>		
City, State, Zip: <u>EDINBURG TX 78539</u>		Tax I.D. No. <u>74-2747554</u>
Remit to Address: <u>SAME</u>		City, State, Zip
E-Mail Address: <u>AVOCORTES@yahoo.com</u>		
Representative(s) Name(s) & Title(s): <u>OSCAR CORTES, MD, PRESIDENT</u>		
Type of Organization (check one): <input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Non-Profit <input type="checkbox"/> LLC <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Other, Specify		
State Identification No. _____ (Please attached completed W-9 form with this application) Federal Identification No. or (if individual) SS No.		
State of Incorporation: <u>TEXAS</u>		Date: <u>5-10-1995</u> Other:
Type of Business (check one): <input type="checkbox"/> Manufacturer <input type="checkbox"/> Wholesaler <input type="checkbox"/> Retailer <input type="checkbox"/> Broker <input type="checkbox"/> Distributor <input type="checkbox"/> Service Organization <input checked="" type="checkbox"/> Other, Specify <u>REAL ESTATE MGR.</u>		
Name & Title of Person(s) Authorized to Sign Bids, Proposals, and/or Contracts: <u>OSCAR CORTES, MD, PRESIDENT</u>		
Small and/or Disadvantaged Business Information (check application criteria)		
Small Business: _____ Disadvantaged Business (At Least 51% Ownership)		
<input type="checkbox"/> Less than 125,000 annual gross receipt <input type="checkbox"/> Black American <input type="checkbox"/> Native American <input type="checkbox"/> Less than 250,000 annual gross receipt <input checked="" type="checkbox"/> Hispanic American <input type="checkbox"/> Women <input checked="" type="checkbox"/> Less than 499,000 annual gross receipt <input type="checkbox"/> Asian Pacific American <input type="checkbox"/> Other <input type="checkbox"/> More than 500,000 annual gross receipt		
Have you been certified as a HUB or an MBE/WBE source?:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Indicate Certification No.(s): _____ or are Certificate(s) attached?:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What type of product(s) is/are solicited by your company?: <u>PROFESSIONAL OFFICE SPACE -</u>		
Would you like to be provided with specifications for procurements of such products?:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
To Be Completed by the County: Rec'd by (Purchasing): _____ Date Rec'd by (Purchasing): _____		
Date Forwarded Information to Auditor's Office: _____ Entry Date: _____ Vendor No.: _____		

HISTORICALLY UNDERUTILIZED BUSINESS (HUB) DECLARATION

The primary objective of the Hidalgo County HUB Program is to ensure Historically Underutilized Businesses receive a fair and equal opportunity for participation in the County's procurement process. This fact holds true for Services (Professional & Non-Professional), Commodities, and Construction contracts and any subcontracts thereto. The program strongly encourages Prime Contractors to provide subcontracting opportunities to Certified Hub Contractors/Vendors. Our goal for HUB contractor/vendor participation, as well as HUB subcontractor participation is 30%. To be considered as a "Certified HUB Contractor/Vendor" the contractor/vendor must have been certified by, and hold a current and valid certification with any of the three agencies listed below.

Have you been Certified as a HUB or an MBE/WBE source?: Yes No

If yes, by whom?: Texas Building & Procurement Commission Other _____

Indicate Certification No(s): _____ or Are Certificate(s) Attached?: Yes No

LIST OF CERTIFIED HUB SUBCONTRACTORS

(Attach additional pages if necessary)

What percentage of the Bid, RFP, or RFQ is to be subcontracted with Certified HUB sources?: _____% *N/A*
(List HUB Subcontractor information below).

HUB Subcontractor Name: _____ HUB Status: _____
Certifying Agency (Check all applicable): Texas Building & Procurement Commission Other
Address: _____ City: _____ State: _____ Zip: _____
Contact Person: _____ Title: _____ Phone No.: () _____
Subcontract Amount: \$ _____ Description of Work to be Performed: _____

HUB Subcontractor Name: _____ HUB Status: _____ *N/A*
Certifying Agency (Check all applicable): Texas Building & Procurement Commission Other
Address: _____ City: _____ State: _____ Zip: _____
Contact Person: _____ Title: _____ Phone No.: () _____
Subcontract Amount: \$ _____ Description of Work to be Performed: _____

HUB Subcontractor Name: _____ HUB Status: _____ *N/A*
Certifying Agency (Check all applicable): Texas Building & Procurement Commission Other
Address: _____ City: _____ State: _____ Zip: _____
Contact Person: _____ Title: _____ Phone No.: () _____
Subcontract Amount: \$ _____ Description of Work to be Performed: _____

Request for Taxpayer Identification Number and Certification

**Give form to the
 requester. Do not
 send to the IRS.**

Print or type
 See Specific Instructions on page 2.

Name (as shown on your income tax return) EDINBURG REAL ESTATE NETWORK	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ <input type="checkbox"/> Exempt payee <input type="checkbox"/> Other (see instructions) ▶	
Address (number, street, and apt. or suite no.) 1615 S. CLOSNER, STE A	Requester's name and address (optional)
City, state, and ZIP code EDINBURG, TX 78539	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
or
Employer identification number
74 2747554

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here	Signature of U.S. person ▶	Date ▶ 5-12-09
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

Certification Regarding Debarment, Suspension and Ineligibility

As is required by the Federal Regulations Implementing Executive Order 12549, Debarment and Suspension, 45 CFR Part 76, Government-wide Debarment and Suspension, the applicant certifies, to the best of his or her knowledge and belief, that both it and its principals:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency;
- b. Have not within a three-year period preceding this bid proposal and/or application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- c. Are not presently indicated for or otherwise criminally or civilly charged by a government entity with commission of any of the offenses enumerated herein; and
- d. Have not within a three-year period preceding this bid proposal and/or application had one or more public transactions terminated for cause or default.

Signature: *Oscar Cortes*
Print Name: OSCAR CORTES, MD
Title: PRESIDENT, ERIEN, INC.
Telephone Number: (916) 381-9854 ext 451-0348
Date: 5-12-09

If the bidder is unable to verify to all of the statements in this Certification, such bidder should attach an explanation to this proposal.



PURCHASING DEPARTMENT
County Of Hidalgo

May 8, 2009

RE: ADDENDUM NO.1
RFB No.:2009-064-05-13-MEG
“LEASE and/or LEASE PURCHASE OFFICE SPACE for HIDALGO COUNTY”

Dear Gentlemen:

Attached you will find **ADDENDUM NO. 1, PAGE 1 OF 1** in connection with request for bids **“LEASE and/or LEASE PURCHASE OFFICE SPACE for HIDALGO COUNTY”**.

Please attach this **ADDENDUM NO. 1** to your bid packet to allow your company to submit a complete packet. See original request for bid packet **LEGAL NOTICE** page 3 paragraph 9.

Acknowledge receipt of **ADDENDUM NO. 1** by signing and returning this notice to us **VIA FAX** AT (956) 318-2629 or e-mail to Elena.gomez@co.hidalgo.tx.us

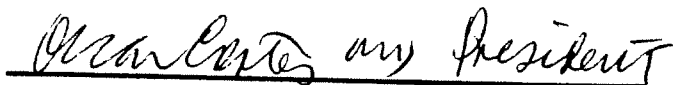
If you do not receive all pages of **ADDENDUM NO. 1** please notify us immediately at (956) 318-2626 or via e-mail to Elena.gomez@co.hidalgo.tx.us.

Please be advised that this **ADDENDUM NO. 1** will complete your bid packet for **“LEASE and/or LEASE PURCHASE OFFICE SPACE for HIDALGO COUNTY”**.

Thank you for your prompt attention to this matter.



Martha L. Salazar, CPPB
Hidalgo County Purchasing Agent

BY: 
ADDENDUM NO. 1 *Elena Gomez*
ACKNOWLEDGMENT OF RECEIPT

MLS/meg
Enclosures

ADDENDUM NO. 1

May 8, 2009

"LEASE and/or LEASE PURCHASE OFFICE SPACE
for HIDALGO COUNTY"

RFB NO.: 2009-064-05-13-MEG

PLEASE NOTE THE FOLLOWING CHANGES:

1. Clarification for Natural Gas:
(Under Specification on Exhibit "A" No 8.)
 - Eliminate Gas (No Natural Gas is required)

I, OSCAR COBRES, MD, acknowledge receipt of ADDENDUM NO. 1 dated,
May 8, 2009 for RFB NO. 2009-064-05-13-MEG "LEASE and/or LEASE PURCHASE OFFICE
SPACE for HIDALGO COUNTY"

EDIMBULL REAL ESTATE NETWORK, INC.
OSCAR COBRES, MD, PRESIDENT

5-12-09

Printed Bidder Name

Date

**NOTE: PLEASE SUBMIT THIS ORIGINAL ADDENDUM
WITH YOUR BID PACKET, IN ORDER TO
COMPLETE THE PACKET.....**

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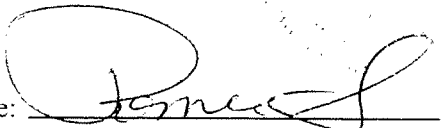
Reliable Real Estate Inspection Service

1341 N. Saint Marie St.
Mission, TX 78572
(956) 581-7211

May 12, 2009

Prepared For: Dr. Oscar Cortes
Concerning: 1615 South Closner Blvd.
Edinburg, TX 78539

By: Romeo Sanchez
Lic. No.: 1829

Signature: 
Date: May 12, 2009

Dear Dr. Cortes:

At your request, an inspection of the property located at 1615 South Closner Blvd., Edinburg, TX was conducted on May 8-10, 2009 to determine the soundness of the building structure and other building components.

Although many of the building components were inspected at time of the inspection, please understand that the property inspection was not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing and/or renting a building, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report.

The following is a summary of the deficiencies observed at time of inspection. Our findings are based on a visual inspection only.

STRUCTURAL SYSTEMS

FOUNDATION

Type of Foundation

Material: *Poured Concrete*

Configuration: *Slab on Grade*

Comments:

The foundations appear to be performing their intended function. No evidence of significant distress was observed at the time of the inspection on the main building. However, minor wall cracks were observed on the interior and exterior of the building where approximately 1000 square feet of new construction was added to the original building. This implies that some structural movement has occurred, as is typical of most buildings.

No construction documents were available for the main building or the recent building addition at time of the inspection to verify compliance with building requirements.

DRAINAGE

Comments:

The drainage around the building appears to be adequate. However, there are several areas that may require improvement. The walkways at the front of the building, southeast corner, and northeast corner appear to be level and/or sloped towards the building. This condition can promote moisture seepage. It is difficult to improve this situation without re-grading the walkway adjacent to the building.

The parking area drainage is adequate. There were no low spots visible that may be retaining storm water. However, several small potholes that will need to be filled were observed in various locations.

Evidence of drainage improvements was observed along the right-hand side of the building. This was evident by the openings that were made on the parking lot curb. However, a swale will need to be installed beyond the openings to promote the flow of storm water away from the parking area.

ROOF

Types of Roof Covering:

Main Building: *Urethane Foam Roofing*

South Split Level Building: *Built-up Roofing*

Additions: *Modified Bitumen Membrane Roofing*

Carport: *Metal Roofing*

Comments:

Urethane Foam Roofing:

For the most part, the urethane foam roof was in good condition; however, the Ultra Violet (UV) protective coating is showing signs of wear. In order to preserve the integrity of the urethane roof system, a maintenance coat will more than likely be necessary.

It is very important that the roof be prepared to receive the maintenance roof coating. This can be accomplished by first removing all foreign matter from the roof surface, repairing all small bubbles or blisters that have developed on the foam surface, and finally repairing all roof penetrations (plumbing vent pipes, exhaust vent pipes weather caps, etc.) materials that have deteriorated and are currently leaking.

Built-up Roofing:

The built-up roof was in fair condition and in need of repair. There were several areas that do not have a protective surface (gravel, paint, etc.). This condition if not corrected will shorten the life cycle of the roofing material and ultimately cause roof leaks. Improvement is recommended.

Note: All debris and left over roofing material on the roof surface should be removed.

Modified Bitumen Membrane Roofing:

The modified bitumen membrane roofing for the southeast corner addition was in good condition. No signs of deterioration were observed on the membrane surface. However, this roof system was installed on a recessed roof surface that has three drain outlets and may require a high level of maintenance. It is extremely important that the roof drain outlets be free of debris at all times to prevent drain clogs.

The modified bitumen membrane roofing for the front porch is showing signs of premature seam failure. This was evident by the many slight seam openings, often referred to as fish mouth, that were observed in many locations. Improvement should be undertaken to prevent roof leaks.

Metal Roofing:

The metal roof is in good condition. No evidence of major roof leaks was observed. However, daylight could be observed where the roof abuts the building (towards the east side of the structure). In order to prevent leaks, the openings should be sealed.

The sheet metal roof panels were observed to be sagging slightly towards the center of the carport span. This condition is the result of inadequate support member spans and/or the improper type of the roofing panels for this type of roof structure. Although this condition may appear to be a significant structural problem, the amount of sagging and the design of the roof structure do not warrant major repairs. The roof panels should be monitored.

Flashings:

The roof metal flashing for the parapets walls (a low protective wall along the edge of a roof) is missing in various locations. As a result, several water stains were observed in various locations along the perimeter of the interior of the building. This metal flashing also protects the top end of the exterior wall and does not allow water to enter the exterior wall cavity. Improvement is recommended.

The roof metal flashing for the parapets walls in various locations are showing signs of seam leaks. As a result, several water stains were observed along the perimeter of the building. Improvement is straightforward and relatively easy to accomplish.

The roof flashing and counter flashing was observed to be missing where the front porch abuts the main building roof structure. Pronounced cracks and openings were observed in various locations. Improvement is straightforward and can be accomplished without a great deal of difficulty.

Roof Gutters and Downspouts:

Some sections of the roof gutters are at the end of their life cycle. The gutters should be repaired or replaced as necessary.

The downspouts in various locations are in mild disrepair. Several spout joints were observed to be loose and/or coming apart. Improvement is recommended where necessary.

A downspout was observed to be missing over the main electrical system fuse boxes on the exterior of the building. As a result, water splashes over the electrical boxes and has caused some rusting to develop on the fuse boxes and raceways. Improvement is recommended.

The downspouts for the three roof drain outlets on the south side of the building are missing. The downspouts should be installed.

ROOF STRUCTURE & ATTIC

Roof Structure:

Main Building: *Metal Trusses & I-beam Construction/Sheet Metal Decking*

Front Porch & Southeast Corner Additions: *Wood Roof Joist Construction/Wafer Board Decking*

Carport: *Metal Channels*

Attic Insulation: *6" Fiberglass*

Roof Ventilation: *None Visible*

Comments:

Main Building Structure:

The roof structure for the main building was observed to be in good condition. No evidence of significant distress was observed at time of the inspection. However, an improper main I-beam splice was observed over the northeast quadrant of the main building. Further investigation is recommended.

Front Porch Structure:

The front porch wood roof structure shows signs of water damage where the porch abuts the main building. The structure should be checked for proper structural support member placement. The end of a metal I-beam within the front porch structure was observed to be protruding over the main building. The I-beam should be improved to prevent damage. A structural engineer should be consulted to further investigate this condition and the remedies available for correction.

The soffit board was observed to be loose in various locations. Improvement is recommended. (The front porch attic space was not accessible.)

Southeast Corner Additions Structure:

The roof structure over the southeast corner addition is questionable. The roof joists were supported with joist hangers. Due to the recessed roof structure design and the heavy air conditioning system that was installed over this area, the roof structure should be further investigated. A structural engineer should be consulted to further investigate this condition and the remedies available for correction.

Carport Structure:

The roof structure for the carport was observed to be in good condition. No evidence of significant distress was observed at time of the inspection.

Attic Insulation:

Attic insulation was observed to be missing and/or out of place in various locations throughout the entire building. As a result, these areas tend to be prone to difficulty. Condensation is a common problem. The insulation should be improved where necessary.

Roof Ventilation:

There was no roof ventilation observed at time of inspection. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the building cooler during warm weather and extend the life of the roofing materials. Improvement is recommended.

WALLS (Interior & Exterior)

Interior Walls Finish: *Drywall*

Exterior Walls Finish: *Concrete/Cinder Block/Exterior Insulation Finish Stucco (EIFS)*

Exterior Wall Structure: *Concrete Tilt Wall/Cinder Block/ Wood Framing*

Firewalls: *Sheet Rock/Concrete*

Comments:

Interior Walls:

The interior walls throughout the building are in good condition. No evidence of major problems was observed. However, minor water damage was observed in various locations due to air conditioning condensate leaks, minor roof/flashing leaks, and/or plumbing leaks. Improvement is recommended where necessary.

The drywall on the wall in the one of the bathrooms in suite 200 is water damaged. The drywall should be repaired or replaced as necessary.

Exterior Walls:

The exterior walls throughout the building are in good condition. No evidence of major structural problems was observed. However, minor deficiencies were observed in various locations as described below.

Concrete Walls

Several minor deficiencies were observed on the concrete wall system. The holes on the concrete walls should be sealed to prevent water penetration. All other small cracks by the light fixtures, doors, hose bibs, metal pipes, and any other wall penetration should be sealed.

Cinder Block

Minor water damage was observed on the cinder block finish along the south side of the building. The parapet (a low protective wall along the edge of a roof) wall flashing should be further investigated and repaired as necessary. See the Flashings section for more information.

Exterior Insulation Finish Stucco (EIFS)

The Exterior Insulation Finish System (EIFS) stucco system is showing signs of premature wear and deficiencies in installation.

The exterior stucco system does not appear to have adequate drainage. (The performance and longevity of the wall system depends greatly on the proper installation of its components. It is important that the approved corrosion-resistive flashing be installed on the exterior envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structure framing components. A weather-resistive barrier and means of draining water to the exterior of the veneer should also be installed.) The installation of the stucco system should be verified to see that the walls have adequate drainage and that the materials were installed according to the manufacturer's recommendation.

The hole on the stucco board along the right-hand side of the building should be sealed. All other small cracks by the light fixtures, windows, hose bibs, and any other wall penetration should also be sealed. Improvement is recommended.

The window, doors, and stucco wall trim flashing in various locations is missing. All projecting trim on the exterior wall envelope should be protected with an approved corrosion resistant flashing to prevent entry of water into the wall cavity. Improvement is recommended.

There are several areas where the stucco finish is incomplete. This was evident at the southeast corner of the building and the front porch roof trim where the porch roof abuts the main building structure. Improvement is recommended.

CEILINGS & FLOORS

Ceiling Finish: *Suspended Ceiling Tiles/Drywall*

Floor Surfaces: *Vinyl Tiles/Vinyl Floor/Ceramic Tile/Carpet/Concrete*

Ceilings:

The ceilings throughout the building were observed to be in good condition. No evidence of major problems was observed. However, minor repairs are recommended in the short-term to improve the efficiency of the cooling and heating systems.

Very few damaged and/or cracked suspended ceiling tiles were observed throughout the building. It is recommended that all damaged ceiling tiles be replaced.

Water staining was observed on the suspended ceiling tiles in various locations. The ceiling tiles should be replaced where necessary.

The drywall on the ceiling in one of the bathrooms in suite 200 is water damaged. The drywall should be repaired or replaced as necessary.

Signs of mildew or other substance were observed around the exhaust fan in one of the bathrooms in suite 200. The roof flashing is leaking in this area. Further investigations in recommended. A qualified air quality specialist should be consulted to further evaluate this condition and the remedies available for correction.

Floors:

For the most part, the floors throughout the building were in good condition. However, there were several areas that will require repairs as described below.

Vinyl Tiles:

The vinyl tiles were observed to be in good condition. No major problems were observed. However, minor repairs will be necessary as described below.

Minor cracking and/or blistering was observed on the tile floor in various locations throughout the building. Improvement is recommended where necessary.

The vinyl tile floor surface is showing signs of wear. Resurfacing or polishing the floors will improve this condition. Improvement is recommended.

Vinyl Floors:

The vinyl flooring was observed to be in good condition. No major problems were observed. However, minor repairs will be necessary as described below.

Seams in the vinyl flooring in various locations are not in ideal condition. Improvement is recommended.

The vinyl flooring in various locations was observed to be slightly damaged. Improvement is recommended where necessary.

Ceramic Tiles:

The ceramic floor tiles were observed to be in good condition. No evidence of major deficiencies was observed.

Carpet Floors:

The carpets in various locations were in good condition. However, there are several sections especially in the hallways and high traffic areas that are at the end of their life cycle. Replacement is recommended.

DOORS & WINDOWS

Door Type: *(Commercial Grade) Wood/Metal/Store Front*
Windows: *Fixed*

Interior Doors:

Interior doors were observed to be in good condition. No major problem was observed.

Minor hardware adjustment will be necessary in various locations. All loose hardware should be adjusted.

All automatic door return devices for the interior doors should be serviced and adjusted as necessary.

Exterior Doors:

The exterior doors were observed to be in good condition. Minor repairs are recommended to prevent water penetration as described below.

The exterior doors in various locations do not have a canopy or cover. Evidence of water penetration was observed in various locations. In order to prevent water penetration the doors should be improved.

Repairs are straightforward and can often be accomplished without a great deal of difficulties. If a door canopy or cover is not feasible, a drip edge should be installed at the top of the doorframe and bottom of the door.

Daylight was observed by the exterior doors in various locations. In order to prevent water penetration and/or air leaks, the weather-stripping should be improved.

All automatic door return devices for the exterior doors should be serviced and adjusted as necessary.

Windows:

Safety glass etchings were not observed on the fixed windows in various locations. Safety glass is required for large fixed panes and is generally identified by an etching in the corner of the glass pane. A glass company should be able to identify and label the window glass appropriately.

ELECTRICAL SYSTEMS

Service Entrance and Panels

Service Entrance:

The service entrance for the main building was observed to be in good condition. However, a close examination of the service wires at the main underground junction box revealed that one of the wire connections appears to be overheating. This was evident by the discoloration of the wire connector device. The electrical utility company is usually responsible for this repair.

The service entrance for the south building was installed above ground. The rigid metal conduit was anchored to the bottom of the concrete walls. A licensed electrician should be consulted to further evaluate this installation and to verify local city code requirements.

Panels:

Rust was observed on the fuse boxes and junction boxes or raceways. This condition is the result of storm water that is draining from the roof gutters. The missing roof gutter downspout should be installed to prevent further damage to the electrical system components.

The main distribution panels were observed to be in good condition. While most of the panel boxes were labeled properly, there were some boxes that will need to be relabeled. All circuit breakers need to be identified and properly labeled.

The dead front or cover for the main distribution panel at the south building is loose. For safety reasons, the dead front should be improved.

Distribution Wiring:

Several junction boxes in the attic were observed to be open. All junction boxes should be fitted with cover plates in order to protect the wire connections.

There were several romex wiring in the attic. Romex wiring installation is not allowed on commercial building. The wiring should be installed in metal conduit.

There is exposed electrical wiring at the parking space light. For safety reasons, the wiring should be improved.

Fixtures:

The lighting fixtures were observed to be in good working condition. However, there was a small amount of fluorescent light fixtures that were not working properly. If the tubes are not blown, the ballast should be investigated.

Several emergency light fixtures were missing. For safety reasons, the emergency light fixtures should be installed where necessary.

Exit light fixtures in various locations are missing. For safety reasons, the exit light should be installed.

The exit light fixtures in various locations are inoperative. For safety reasons, the light fixtures should be improved.

NOTE: It is extremely important that the local city requirements be adhered to when pertaining to emergency lights, exit light, and fire equipment.

Report Identification: Mediplex Center 1615 S. Closner Blvd./Edinburg TX

Limitations: The fire sprinkler system was not inspected. These systems are periodically tested and tagged by local city officials. If this system has not been tested, it is recommended that an inspection of the fire sprinkler system and other related components be conducted as soon as possible. All fire extinguisher equipment should also be inspected.

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

The heating, ventilation, and air conditioning system was in good working condition at the time of the inspection in the areas where the electrical power was on. However, there were a limited amount of rooms where the airflow and/or registers were considered not adequate for the room size. Installing more or less registers and/or rebalancing the duct system can often improve this condition. Improvement should be undertaken as necessary. All the heating and cooling systems should be serviced. (Note: The air conditioning system requirements may change or vary due to changes in use or occupancy.)

It was also noted that there are fourteen (14) air conditioning systems. Six (6) of the condenser units on top of the roof are relatively new. There are eight (8) units that appear to be the original units or at minimum much older than the newer units.

The main hallway or common area of the building is not air-conditioned. It is recommended that an air conditioning system be installed in this area, as this would improve the efficiency of the building air conditioning system as a whole.

The auxiliary condensate drainpipes were installed over the sinks in the bathrooms and in other rooms where sinks were available. This installation is a safety concern because the condensate may splash and cause water spills on the floors. Furthermore, the installation of the condensate drainpipes over the sinks and cabinets will cause water damage to the cabinets and wall systems. Improvement is recommended.

The furnaces were installed within the attic. This installation will require periodic maintenance to ensure that the suspension system is in good condition. Please also understand that the units will need to be serviced by qualified technicians and that there is no working platform (catwalk) available due to the type of building construction.

Limitation: Although the heating system was operated, there are significant testing limitations at this time of year.

Ducts

The duct system for the most part is in very good working condition. However, there are certain areas that will require duct rebalancing. These were observed in the larger rooms where both low and high airflows were observed. Improvement is recommended where necessary. (Note: The air conditioning system requirements may change or vary due to changes in use or occupancy.)

An air return duct was observed to be missing in the room with access from the conference room in suite 200 B. Installing a return air vent in this location is not considered critical; however, it would improve heat distribution, and facilitate better cooling (if air conditioning is utilized).

PLUMING SYSTEMS

Water Supply System & Fixtures

Water Supply Source: *Public*
Service Pipe to Building: *Not Visible*
Supply Piping: *Copper*

Supply:

The supply pipe was observed to be in good condition at time of the inspection. However, the overhead main valve in the storage room at the rear of the building shows signs of corrosion. The valve should be repaired or replaced as necessary.

No main shut off valve was located for the two (2) inch copper supply pipe. If the shut off valve is underground, its whereabouts should be verified.

Limitations: Due to the size of the building and the location of the supply piping, only a representative sampling of the water supply piping and other plumbing components were observed.

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.

Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Plumbing Fixtures:

The sink faucets in various locations were observed to be in mild disrepair. Some of the handles were hard to open. The faucets should be repaired or replaced as necessary.

The drains for the sinks in various locations were observed to be at the end of their life cycle. In order to prevent water leaks, the drains should be improved.

The shower stall in suite 800 was not installed properly. The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall and/or wall system.

There appears to be a floor drain in various locations. Floor drain traps often dry out and allow sewer gasses in the building. Care should be taken to keep the trap "primed" or a trap primer (a device or system of piping to maintain a water seal in a trap, typically installed where infrequent use of the trap would result in evaporation of the trap seal, such as floor drains) should be installed.

Water Heater:

The water heaters were installed within the attic. This installation will require periodic maintenance to ensure that the suspension system is in good condition. Please also understand that the units will need to be serviced by licensed plumbers and that there is no working platform (catwalk) available due to the type of building construction.

Limitations: The water heaters were not physically inspected due to their location.

REPORT OVERVIEW

THE BUILDING IN PERSPECTIVE

This is a well-built commercial building that has been lacking maintenance somewhat. For the exception of the front porch and the most recent light commercial construction additions, which represent approximately 8 to 10% of the total footprint of the building, the building is solidly built and should provide many years of service. The improvements that are recommended in this report are not considered unusual for a building of this age and location. Please remember that there is no such thing as a perfect building.


THE SCOPE OF THE INSPECTION

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components was performed.

It is the goal of the inspection to put a prospective buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. Weather conditions leading up to the inspection have been relatively dry.



Romeo Sanchez
Lic. No. 1829

Date: 5-12-09