

PROPERTY CONDITION ASSESSMENT

SpringHill Suites Phoenix West
9950 West Encanto Boulevard
Avondale, Arizona 85392



PEACHTREE
GROUP

3500 Lenox Road, Suite 625
Atlanta, Georgia 30326

June 4, 2025



GABION
REAL ESTATE ADVISORS

REFERENCE: GRE-034-25
WWW.GABIONREA.COM

The SpringHill Suites - Phoenix West is a 4-story, 71,937-gross-square-foot limited-service hotel with 128 guestrooms situated on a 2.438-acre parcel of land in Avondale, Arizona. Constructed in 2023 and opened in August of 2024, the Property is located at the end of West Encanto Boulevard approximately 400 feet northwest of its intersection with North 99th Avenue, 14.7 miles west of the Phoenix Sky Harbor International Airport and 11.5 miles west of Downtown Phoenix. The property is provided with 140 surface parking spaces including 6 ADA spaces.

The hotel features 128 guestrooms including 85 King and 43 Double Queen Suites. Seven guestrooms are handicap accessible, including two equipped with roll-in showers. Four of the handicap accessible guestrooms are equipped for the hearing impaired and an additional 8 guestrooms are also equipped for the hearing impaired. Smoking is not permitted in any of the guestrooms. Amenities include a lobby restaurant serving a daily breakfast buffet, hotel pantry, lobby lounge, a meeting room, fitness center, business center, and outdoor pool.

A limited set of structural drawings were provided for review, and the geotechnical report was not included. Based on our experience with similar properties and the partial structural drawings, the building is founded on a shallow foundation system consisting of isolated concrete footings, perimeter and interior grade beams, and reinforced concrete slab-on-grade. The building superstructure is typical 2x wood construction but also likely includes structural steel framing within the 1st floor open lobby area. Upper floors are gypcrete floor topping over floor sheathing on pre-engineered wood truss-joists. Pre-engineered wood flat roof trusses make up the roof structures.

Exterior walls are primarily constructed with a painted exterior insulation and finish system (EIFS) but also include sections of ceramic tile cladding at the 1st floor west and east elevations and vertical strip of painted metal accent panels at all building elevations. The building has low-slope thermoplastic polyolefin (TPO) single-ply roofing membranes at both the main building roof and porte cochere.

Two (2,500-lb & 3,000-lb) Schindler machine-room less (MRL) hydraulic elevators provide passenger service from the 1st through 4th floors. Domestic water is pressurized by a triplex booster pump and three 750,000-BTUH Power VTX commercial grade gas fired water heaters provide domestic hot water to the building.

Heating, ventilation, and air conditioning (HVAC) for the hotel common areas are provided by 16 rooftop-mounted direct expansion (DX) split-system heat pumps with fan coil units installed either within ceiling plenum spaces or mechanical closets. HVAC for the elevator shaft is served by a dedicated rooftop-mounted packaged heat pump and ductless mini-split system heat pumps provide climate control to the electrical rooms on the 2nd through 4th floors and the maintenance office. Airside distribution is via above drop ceiling or attached to the roof deck low-pressure ductwork system to ceiling diffusers, with a single programmable thermostat mounted in the common space controlling each rooftop unit. Thru-the-wall GE Zoneline packaged terminal air conditioner (PTAC) heat pumps with makeup air, provide HVAC within the guestrooms with one PTAC unit per room.

An addressable Notifier NFS2-640 fire alarm panel monitors alarm initiating devices including smoke detectors throughout the common area and guestroom floors, duct detectors, pull stations, and tamper and flow switches. Annunciation is provided though both audible and visual (strobe) alarm devices mounted in common areas and ADA/Hearing impaired guestrooms. The building is fully sprinklered with a wet-pipe system operating at street water pressure.

Salt River Project (SRP) provides electrical power to the site via a utility-owned, pad-mounted transformer located near the northwest property corner which feeds underground to a 4,000-Amp 208/120-volt, 3-phase/4-wire main electrical switch. Power is then fed to 120/208-volt circuit breaker panels located in each floor's electrical closets.

Basic Information	
Tour Dates	April 2, 2025
Property Name	SpringHill Suites - Phoenix West
Property Address	9950 West Encanto Boulevard Avondale, Arizona 85392
Property Type	Low-Rise Limited-Service Hotel (4-story)
Capital Term	10 Years
Land Area	2.438 acres (<i>per Architectural Plans</i>)
Building Area	1 st Floor – 18,237 2 nd Floor – 17,900 3 rd Floor – 17,900 4 th Floor – 17,900 71,937 GSF (<i>per Architectural Plans</i>)
Parking	140 Surface Spaces
Building Age	2 years (Constructed 2023, opened August 2024)
Construction Type	V-A (fully sprinklered)
Seismic Zone	1 (low probability of damaging ground motion)
Wind Zone	FEMA Wind Zone I, with design wind speeds of 130-mph (3-second gust)
Flood Map	04013C2160M dated September 18, 2020
Flood Zone	Zone X (shaded), 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depths of less than one foot or with drainage areas of less than one square mile
Neighborhood Zoning	PAD (<i>Planned Area Development</i>)
Authorities Having Jurisdiction	
City	Avondale
County	Maricopa
Fire Department	Avondale Fire Department

Guestroom Breakdown per Architectural Plans	
Guestroom Type	Keys
Accessible King Shower (TIK ACC)	1
Accessible King Tub w/ Comm Door (T2K ACC)	3
Standard King w/ Comm Door Shower (TK3)	7
Standard King Shower (TK4)	74
Accessible Double Queen w/ Comm Door Shower (T5QQ)	1
Accessible Double Queen w/ Comm Door Tub (T5QQ)	2
Double Queen Shower (T7QQ)	12
Double Queen Tub (T8QQ)	28
Total Rooms	128

Capital Considerations

Project:	SpringHill Suites - Phoenix West 9950 West Encanto Boulevard Avondale, Arizona 85392	71,937	GSF
		128	Keys
		2024	Opened

Job No. GREA-034-25

Class.	Item I.D.	DESCRIPTION	Units	Number of Units	Unit Cost	Number of Occurr.	Occurr. Cycle	Present Worth	Start Year	Work Span	Immediate	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034				
A. General Information																									
R.R.	A.1E	Deferred Maintenance	Allow	1	\$2,500.00			\$2,500	1	1		\$2,500													
R.R.	A.11B	One Year Warranty Walk	Allow	1	\$7,500.00			\$7,500	1	1		\$7,500													
B. Substructure and Shell																									
R.R.	B.3.2	Clean Glazing and Window Frames	Allow	1	\$3,500.00			\$3,500	1	1		\$3,500													
R.R.	B.4.1	Clean, Paint, & Seal Building Exteriors	SF	26,500	\$4.00			\$106,000	8	1									\$130,367						
I.N.	B.4.4A	Roof Inspection and Warranty Transfer	Allow	1	\$2,500.00			\$2,500	0	1	\$2,500														
I.N./R.R.	B.4.4B	Annual Roof Maintenance (Immediate)	Allow	1	\$5,000.00			\$5,000	0	1	\$5,000														
		Annual Roof Maintenance (Years 1-10)	Annual	10	\$1,200.00			\$12,000	1	10		\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433	\$1,476	\$1,520	\$1,566				
R.R.	B.5	Prep & Paint Exterior Metal Elements	Allow	1	\$8,500.00			\$8,500	7	1									\$10,149						
C. Building Interiors and Amenities																									
R.R.	C.1.3	Replacement of Commercial Kitchen Equipment	Allow	1	\$10,000.00			\$10,000	9	2															
R.R.	C.3.2A	Guestroom Bathroom – Secure Shower and Tub Faucets	Room	128	\$150.00			\$19,200	1	1		\$19,200								\$6,334	\$6,524				
Q.D.	C.3.2B	Guestroom Bathroom – Vanity Door	Room	128	\$200.00			\$25,600	1	1		\$25,600													
R.R.	C.4.6	Replace Fitness Equipment	EA	5	\$5,500.00			\$27,500	7	1									\$32,836						
R.R.	C.4.7A	Resurface Outdoor Pool	Allow	1	\$22,500.00			\$22,500	8	1									\$27,672						
R.R.	C.4.7B	Replace Outdoor Pool & Patio Furniture	Allow	1	\$20,000.00			\$20,000	7	1									\$23,881						
R.R.	C.4.7C	Replace Pool & Spa Equipment																							
		Pumps, Motors, Miscellaneous	Allow	1	\$5,000.00			\$5,000	10	1											\$6,524				
		Pool Heater	EA	1	\$8,500.00			\$8,500	10	1											\$11,091				
D. Building Services																									
R.R.	D.1	Renovate Passenger Elevator Cab Finishes	EA	2	\$25,000.00			\$50,000	10	1											\$65,239				
R.R.	D.3.2	Guestroom PTAC Replacements	EA	13	\$1,700.00			\$21,800	9	2										\$13,808	\$14,222				
I.N.	D.4.3	Re-align or Replace Sprinkler Head Escutcheons	Allow	1	\$1,000.00			\$1,000	0	1	\$1,000														
R.R.	D.5	Arc Flash Study and Hazard Labels	Allow	1	\$10,000.00			\$10,000	1	1		\$10,000													
E. Site Work																									
R.R.	E.2	Seal Coat Asphalt Pavement	SF	54,250	\$0.25	2	5	\$27,100	5	1						\$15,251					\$17,680				
R.R.	E.3	Re-stripe Parking Spaces	Space	140	\$20.00	2	5	\$5,600	5	1						\$3,151					\$3,653				
R.R.	E.6	Landscaping Maintenance	Allow	1	\$2,500.00			\$2,500	1	1		\$2,500													
F. Accessible Design																									
F.O.	F.2.1	ADA Parking Issues	Allow	1	\$500.00			\$500	1	1		\$500													
F.O.	F.3.3	Convert Guestrooms to Hearing Impaired Rooms	EA	3	\$7,000.00			\$21,000	1	1		\$21,000													
Subtotals								\$425,300			\$8,500	\$93,500	\$1,236	\$1,273	\$1,311	\$19,753	\$1,391	\$68,300	\$159,515	\$21,662	\$126,498				
Assumed Annual Construction Cost Escalation:			3.00%					Contingency:			\$900	\$9,400	\$100	\$100	\$100	\$2,000	\$100	\$6,800	\$16,000	\$2,200	\$12,600				
Contingency Fee:			10.0%					Escalated Totals:			\$9,400	\$102,900	\$1,336	\$1,373	\$1,411	\$21,753	\$1,491	\$75,100	\$175,515	\$23,862	\$139,098				
Classifications																									
I.N.	Immediate Needs																					TOTAL OF YEARS 1 THRU 10 (Escalated):		\$553,238	
R.R.	Repairs and Replacements		TOTAL PRESENT WORTH WITH CONTINGENCY:								\$467,800												COST/UNIT/YEAR		\$432

Gabion Real Estate Advisors

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Attachments

Exhibit A.	Photographs
Exhibit B.	Supporting Documentation

PURPOSE AND SCOPE

Purpose

Gabion Real Estate Advisors has been engaged by **Peachtree Group** for the purposes of performing a thoughtful analysis of the subject property, preparing a thoroughly detailed report of all improvements and building system components within the subject property, and preparing a capital reserves analysis covering a 10-year term. Our report is intended for use by **Peachtree Group** in their evaluation of the general physical condition and immediate as well as long-term capital needs. We intend for our report to be informative and instructive. To that end, we make ourselves available to discuss our findings in detail with **Peachtree Group**, or any other party that may be authorized to rely on this report.

Authorization and Reliance

Peachtree Group authorized this report, which has been completed in conformance with **Peachtree Group** scope of work and coverage expectations as outlined in the Master Agreement executed between Gabion Real Estate Advisors and **Peachtree Group**.

- This report is to be relied upon by **Peachtree Group**. Third party reliance may be issued at the discretion of Gabion Real Estate Advisors, and may take the form of a "Reliance Letter" or addition language amended to a subsequent draft of this report.

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Methodology

This report is based on a site visit, during which we performed a visual, non-intrusive, and non-destructive evaluation of various external and internal building components and systems. Our scope includes visual evaluation of the substructure, superstructure, roofs, exterior walls, windows, interior spaces, building systems, site work, and accessibility consideration. Our findings and analysis are largely based on evaluation of a representative sampling of units, floor area, and/or typical repetitive systems. The Property Condition Assessment addresses the physical condition of the systems as constructed. The Report has been prepared in general accordance with the American Society for Testing and Materials (ASTM) E 2018-24: Baseline Property Condition Assessment Process. This Property Condition Assessment is not a building code, safety, regulatory or environmental compliance audit. Comments on Accessibility provisions are not intended to be a definitive statement on technical compliance, but rather a guide to general accessibility compliance and the capital implications thereof.

During the course of our assessment we were granted access to interview available site personnel with first-hand knowledge of the Property to add or confirm information. While information provided in interviews is taken on good faith that it is accurate, we make every effort to verify through the course of our property analysis. Inquiries were submitted to the local authorities having jurisdiction over the subject site for any information pertaining to open violations or issues of concern.

Several documents were requested from the seller as part of our analysis. Documents provided were reviewed to verify that proper maintenance practices are in place and regulatory inspections are up to date. A partial set of construction plans were provided and reviewed as a source of information for this report. Photographs were taken to provide a record of general facility conditions, as well as any specific deficiencies.

This report is based upon the author's judgment of the physical condition of the components, their ages and their expected useful life (EUL). It is understood that the conclusions presented are based upon the author's professional judgment. The actual performance of individual components may vary from a reasonably expected standard, and will be affected by circumstances that occur after the date of the evaluation.

Exclusions

The report does not identify minor, inexpensive repairs or maintenance items that are clearly part of the property owner's current operating budget, so long as these items appear to be routinely maintained. The report seeks to identify infrequently occurring maintenance issues that may represent a significant expense, such as exterior painting, deferred maintenance and repairs, and replacements that would likely involve significant expense or third-party contracting.

Descriptions

“Excellent”, “Good”, “Fair” and “Poor” are terms used throughout the report in our evaluation of the condition of building systems, and to that purpose we offer the following definitions:

Excellent:	New or like new. Not likely to require capital investment within the analysis term.
Good:	Above average condition for the system based on its age and use as compared to other similar systems at similar properties. Capital investment may be required based on expected and remaining useful life, but no near term deficiency was identified.
Fair:	Average condition based on the age and use of the system. Not likely to exceed its expected useful life. System may require near term capital investment although no immediate deficiency was identified.
Poor:	Typically represents a system in need of immediate or near term repair. May also be used to describe a system that is not expected to remain serviceable throughout its expected useful life.

Cost Estimates

Cost estimates contained within our report are derived from various published sources including RS Means, Construction Cost Estimator’s Reference Guide, and Engineering News Record. Our professional judgment and experience with similar projects in the past are also used in formulating capital reserves. Contractor bids may also be used in establishing costs when they are available for review. Adjustments to contractor bids are only made to accommodate a different opinion on the necessary scope of work. Estimates of probable cost are not guaranteed and do not represent bids or proposals to perform the work.

Basic quantity take offs are conducted in preparation of estimated costs. We do not perform detailed takeoffs within the scope of this report.

CAPITAL CONCERNS SUMMARY

Capital Budget Analysis

Capital Budget Summary

Year	Calendar	Capital Budget
Immediate		\$9,400
1	2025	\$102,900
2	2026	\$1,336
3	2027	\$1,373
4	2028	\$1,411
5	2029	\$21,753
6	2030	\$1,491
7	2031	\$75,100
8	2032	\$175,515
9	2033	\$23,862
10	2034	\$139,098
Total Expenditures (Including Immediate Needs)		\$553,238
Cost/Year/Room		\$432
Total Present Value (With Contingency)		\$467,800

Property Condition

Predominantly **quality materials and components** were used in constructing the Property. At the time of construction, the design and detailing were consistent with industry standards for this property type.

The building and site components are in generally very good condition. Many systems at the Property will wear out over time and will require periodic maintenance or replacement. Assuming this work will be completed in a timely and quality manner, the Property should remain serviceable for at least 35 years.

Concerns and Recommendations

Our Capital Concerns and Recommendations typically fall into one of the following categories.

1. **Immediate Needs (I.N.)** are issues requiring immediate attention. This category is reserved for all issues that need to be resolved prior to closing, regardless of any potential capital implications, and any repairs, replacements or improvements that will need to be budgeted within the first 3 months after purchase. Deferred maintenance items may be included in this category if there is an urgent need to remedy the issues or if additional man-power may be required.
2. **Replacement Reserves (R.R.)** are issues that will require attention and/or capital investment within the analysis term. Typically reserved for items that have an established expected useful life, for which we have determined a likely remaining useful life. Some near term replacements may fall into this category with classification based on the perceived urgency of the required repairs.
3. **No Cost Items (N.C.)** are issues worthy of attention and consideration that cannot be easily tied to an investment of capital. No Cost Items should be reviewed and scrutinized in the same manner as Immediate Needs and Replacement Reserves. Items often include missing inspection documentation, improvement recommendations, and procedural issues identified during our analysis.
4. **Repairs and Maintenance (R.M.)** are items that are expected to be included within an Operational or Maintenance Budget. These items are typically completed annually by the Property maintenance crew. Items that qualify for this category often vary between owners and property types, and owners should verify that the work is reflected in the appropriate operational budget.
5. **Functional Obsolescence (F.O.)** are items or features that are not consistent with modern design and construction practices. These items would be required or expected in a comparable newly-constructed property, and may be required to be replaced or upgraded within the Term.
6. **Questionable Durability (Q.D.)** are items that may not need immediate repair or replacement, but have features that might prevent them from remaining serviceable throughout their expected useful lives. This classification may be the result of poor construction practices, low-quality materials, improper design application, or above average usage/abuse.

The following issues were identified during our analysis of the subject property. Issues are organized and numbered to coincide with the “Report Body and Detailed Descriptions” as well as the “Capital Reserves Analysis” spreadsheet. Subsections of the report with no identified issues of concern are not referenced in the Concerns and Recommendations in order to provide greater clarity and readability.

A. General Information

N.C. A.1A Obtain an ALTA Land Title Survey

An ALTA Survey was **not** provided for review. In addition to typical utility easements, the Property is likely subject to joint access easements at the parking lot connection with the adjacent undeveloped lot to the east. Prior to conveyance of the Property, consideration should be given to obtaining an updated ALTA/ACSM Land Survey Plan for the Property that includes all boundaries, easements, and improvements. The new ALTA Survey should address the issue of how many acres are included in the transfer of title as well as all easements affecting the Property. The survey should meet ALTA (*American Land Title Association*) requirements for an “Urban” survey and be certified to the new ownership entity. The cost for this survey is not included in our Capital Schedule.

N.C. A.1B Provide a List of Active Warranties

Constructed in 2023, and opened in August of 2024, certain equipment, windows, doors, roofs, and hardware are likely still under workmanship and material warranty. Prior to conveyance of the Property, the Owners should provide a listing of all active warranties along with copies of each (*should be included within the construction closeout documentation Item A.11A*). Additionally, confirmation of warranty transferability should be made.

N.C. A.1C Chattels and Equipment Leases

The chattels, equipment, and tools associated with the operation and maintenance of the Property have significant value. Consideration should be given to ensuring that ownership transfer of all chattels is included within the closing documents.

N.C. A.1D Licenses and Permits

Some business licenses and permits allowing the hotel to operate may not be transferable upon change of ownership. We recommend ensuring that all Property licenses and operating permits are either reissued or assigned to the new ownership entity prior to conveyance of the Property.

R.R. A.1E Deferred Maintenance

We identified minor issues across the site that would typically not warrant capital consideration in this report. However, these issues combined represent a more significant capital requirement. Some of these items may be covered under contractor workmanship warranties; however, we were unable to verify as we were not provided with the active warranties for the Property.

- **Misaligned recessed can light**

A recessed can light in the 1st floor lounge is not properly mounted in the ceiling. Consideration should be given to repairing the recessed can light to maintain the appearance of the Property.

- **Replace Stained Ceiling Tile in Office**

A stained ceiling tile, reportedly from a fire sprinkler leak, was identified in the office behind the reception desk. Consideration should be given to replacing the ceiling tile to maintain the appearance of the Property.

- **Cracked Floor Drain Grate, Men's Restroom**

We identified a damaged floor grate in the 1st floor Men's restroom. Consideration should be given to replacing the damaged grate to prevent large objects from entering and potentially plugging the drain.

- **Hearing Impaired Signs Missing on Two Guestrooms**

Hearing impaired signage was missing on guestroom 132 and 233. Consideration should be given to installing the hearing-impaired signage to help identify which rooms are equipped for hearing-impaired guests.

- **Cracked Exterior Tile Cladding**

We identified a cracked exterior tile on the west elevation. Consideration should be given to replacing the tile to maintain the appearance of the property.

- **Minor Exterior Paint Touchups**

We identified a few areas on the building exterior with slight color variations that will require minor paint touch-ups, likely where scaffolding was in contact with the building. Consideration should be given to touching up the areas to maintain the appearance of the property.

Consideration should be given to remediating the deferred maintenance items to properly maintain the Property. Accordingly, we have included an allowance for this work in Year 1 of the Capital Schedule.

N.C. A.11A Construction Close Out Documentation

The building has received its Certificate of Occupancy (CO) and close out documents were not provided for review. Typical construction close-out documents would include a complete set of as-built plans per discipline, copies of final punch lists, copies of all material and contractor warranties, copies of certificates of occupancy for the building, and any manuals or maintenance instructions for installed equipment. We have included this item for informational purposes only.

R.R. A.11B One Year Warranty Walk

We were not provided with a copy of the construction contract. Typical Construction Agreements specify a one-year workmanship warranty by the Contractor which also covers subcontractors. It appears that construction was substantially completed in 2023, however the hotel did not open until August of 2024. Consideration should be given to verifying if the one-year workmanship warranty still exists and organizing a thorough walkthrough/inspection of the Property with Property Management, Maintenance Staff, and General Contractor in 2025 to evaluate the need for any repairs that may be covered under warranty. A thermographic inspection of the exterior walls and roof would be useful in identifying any concealed moisture infiltration issues. Accordingly, we have included a small allowance for this and associated inspections in Year 1 of the Capital Schedule. We have not included any projected cost for repairs as all should be covered under warranty.

B. Structure and Shell

R.R. B.3.2 Clean Glazing and Window Frames

Several windows and frames were found to be dirty, with excessive sealant on the corners and adhesive residue on the glazing. Consideration should be given to cleaning the glazing and frames to improve their appearance. Although this appears to be a remnant of construction that should have been addressed as a punch list item, we have included an allowance for this work in Year 1 of the Capital Schedule.

R.R. B.4.1 Clean, Paint, & Seal Building Exteriors

Exterior walls are primarily constructed with a painted exterior insulation and finish system (EIFS), and we identified the painted stucco to be in excellent condition with very minor cracking. The expected useful life (*EUL*) for exterior paint typically ranges from 8 to 10 years depending on paint quality and climactic conditions. Surrounding properties are expected to be developed over the coming years, with construction already underway to the west. This activity will generate dust and dirt that may accumulate on façades and windows, affecting the building's appearance. Exterior cleaning may be necessary before the first repainting, and budgeting for a future repaint later in the Term should be considered. The scope of work should include appropriate elastomeric sealant around doors and windows. Accordingly, we have included an allowance for this work in Year 8 of the Capital Schedule.

I.N. B.4.4A Roof Inspection and Warranty Transfer

While we were not provided with any warranties, the 2023 vintage TPO roofing membrane is likely under a 20-year Manufacturer's warranty. Manufacturer warranties are typically transferrable to new owners, subject to completion of an inspection, any identified necessary repairs, and payment of a transfer fee. Consideration should be given to pursuing transfer of the roof warranty as an Immediate Need. Accordingly, we have included an allowance for this work in our Capital Schedule.

I.N/R.R. B.4.4B Annual Roof Maintenance

In order to extend useful life expectations of the roofing membrane, consideration should be given to budgeting for annual roof maintenance including periodic inspection, cleaning, debris removal, and repair of minor roof leaks, and repair of flashing and sealants. We identified several collapsed boots around vents and electrical conduits, damaged aluminum coping, and no flashing installed at the duct penetrations for the elevator shaft HVAC package unit. We have included an Immediate allowance for these repairs as well an annual allowance for routine maintenance in Years 1 through 10 of the Capital Schedule.

R.R. B.5 Prep & Paint Exterior Metal Elements

Exterior metal elements include black painted dumpster enclosure gate frames, painted metal fencing at the outdoor pool and patio, and painted metal service doors. Paint finishes appeared to be in good condition and consideration should be given to prepping and painting the exterior metal elements on a 7-year cycle to maintain the appearance of the Property. Accordingly, we have included an allowance for prepping and painting in Years 7 of the Capital Schedule.

C. Building Interiors & Amenities

R.R. C.1.3 Replacement of Commercial Kitchen Equipment

Limited-service kitchen equipment is 2024 vintage. Kitchen equipment has expected useful lives ranging from 8 to more than 20 years. Based on the equipment age, consideration should be given to budgeting for limited replacements later in the Term. We have included allowances for this work in the Capital Schedule.

R.R. C.3.2A Guestroom Bathroom – Secure Shower and Tub Faucets

We identified that nearly every toured guestroom shower and tub faucet was loose, likely due to not being secured to blocking behind the shower panel or mounting hardware that was not properly tightened. To prevent costly water damage and maintain both the aesthetics and functionality of the guestrooms, it is important to secure the faucets as needed. A temporary solution may be advisable until the bathrooms are renovated. Accordingly, we have included an allowance for this work in Year 1 of the Capital Schedule.

Q.D. C.3.2B Guestroom Bathroom – Vanity Door

We identified that nearly all guestroom cabinets showed corner damage on the removable doors covering the sink drains. According to Management, these doors are a standard brand design equipped with friction cabinet catches and no hinge hardware, which has led to accidental drops when guests mistakenly assume the panels are hinged. To prevent ongoing damage and preserve cabinet appearance, consideration should be given to adding hinges to secure the doors in place. Accordingly, we have included an allowance for this work in Year 1 of the Capital Schedule.

N.C. C.3.1C Hotel Renovation 7 Year - Soft Goods

The hotel property opened in August of 2024 and features 2024 vintage soft goods. Typical branded-hotel renovations occur on a 7-year cycle with basic soft goods (finishes, upholstered furniture, window treatments, bedding, etc.) being replaced every 7 years for the guestrooms and public spaces including lobbies, common areas, dining/restaurants, and common corridors. Brand standard renovation costs can vary significantly depending on scope and finish level. No allowance has been included for this work; however, budgeted costs should be assessed and added to the Capital Schedule if a Product Improvement Plan (PIP) is implemented for the Property.

Q.D. C.3.1D Guestroom Wall Vinyl

We identified vinyl wall coverings throughout all guestroom units, including bathrooms, exterior window walls, and around HVAC units. Wall vinyl is a common finish in hotels of this class; however, it is not well-suited for moisture-prone areas such as bathrooms, window perimeters, and around HVAC units. A primary concern with vinyl wallcoverings is their potential to mask signs of water intrusion or moisture accumulation, impeding evaporation and creating conditions favorable to microbial growth. While modern vinyl products are engineered to be more breathable and often paired with mold-resistant adhesives, the risk remains, particularly in less ventilated areas. That said, the arid Phoenix climate mitigates some humidity-related concerns. This note is provided for informational purposes only.

N.C. C.4.2 Meeting Room Renovation 7 Year - Soft Goods

The hotel property features 2024 vintage soft goods at the meeting rooms which were identified in generally fair condition. Typical branded-hotel renovations occur on a 7-year cycle with basic soft goods being replaced every 7 years for the meeting rooms. Brand standard renovation costs can vary significantly depending on scope and finish level. No allowance has been included for this work; however, budgeted costs should be assessed and added to the Capital Schedule if a Product Improvement Plan (PIP) is implemented for the Property.

R.R. C.4.6 Replace Fitness Equipment

Fitness equipment includes 3 treadmills, 2 elliptical machines, dumbbell set, 2 adjustable benches, medicine balls, stained wood hutch with towels, water dispenser, and wall-mounted flat-panel televisions. Although the fitness equipment is in excellent condition, replacement cycles are typically around 7 years. We have included an allowance for replacing fitness equipment in Year 7 of the Capital Schedule.

R.R. C.4.7A Resurface Outdoor Pool

The outdoor pool and spa both feature a 2024 vintage plaster surface that was identified to be in good condition. Typical outdoor swimming pools require plaster resurfacing on an 8-year cycle. Consideration should be given to resurfacing the pool to maintain the appearance of the property. Accordingly, we have included allowances for this work in Year 8 of the Capital Schedule.

R.R. C.4.7B Replace Outdoor Pool & Patio Furniture

The outdoor pool and patio furniture was identified to be in fair to good condition. Outdoor furniture typically requires replacement every 7 to 9 years. Consideration should be given to budgeting for furniture replacements to provide a fresh appearance at the Property. Accordingly, we have included an allowance for this work in Year 7 of the Capital Schedule.

R.R. C.4.7C Replace Pool Equipment

Pool equipment includes a 2023 vintage Pentair sand filter, a pump/motor, 2024 vintage 400,000-btuh Pentair pool heater. Pool equipment typically requires replacement every 10 years. Accordingly, we have included allowances for replacing pool equipment in the Capital Schedule.

D. Building Services

R.R. D.1 Renovate Passenger Elevator Cab Finishes

Passenger elevators cab interiors were noted to be in good condition and feature the original 2024 finishes. Elevator finishes are typically refurbished beginning at 10 years of age. Consideration should be given to updating the elevator cabs within the Term to maintain a fresh appearance at the Property. We have included an allowance for this work in Year 10 of the Capital Schedule.

R.R. D.3.2 Guestroom PTAC Replacements

Packaged Terminal Air Conditioning (PTAC) units have an expected useful life of approximately 10 years. Consideration should be given to budgeting for the phased replacement of the PTAC units late in the term. Accordingly, we have included an allowance for the replacement of 10% of units in Years 9 and 10 of the Capital Schedule.

I.N. D.4.3 Re-align or Replace Sprinkler Head Escutcheons

We identified several sprinkler heads with misaligned escutcheons within the hotel building. Misaligned fire sprinkler escutcheons can lead to issues that could compromise the functionality and aesthetics of the fire sprinkler system. Consideration should be given to budgeting for re-aligning or replacing the escutcheons as needed as this represents a life safety concern. Accordingly, we have included an allowance for this work as an Immediate Need in the Capital Schedule.

R.R. D.5 Arc Flash Study and Hazard Labels

We did not identify any of the electrical equipment with arc flash hazard labels. The principal purpose of an arc flash hazard study is to determine location and severity of arc flash hazards and to suggest appropriate courses of action to minimize them. The Occupational Health and Safety Administration (OSHA) enforces arc flash safety regulations in the United States (detailed in NEC Section 110.16 and NFPA 70E). NFPA 70E deals specifically with requirements for safe work practices to protect personnel by reducing exposure to major electrical hazards. Among NFPA 70E requirements, the equipment owner is required to field-label electrical equipment with a label containing the available incident energy or required level of personal protective equipment (PPE). An arc flash hazard study of the building's electrical equipment typically requires a qualified electrical engineer to conduct a detailed analysis of the entire electrical system. The study should identify the risk factors and address PPE requirements, worker training, and ensure proper warning labels are provided at equipment. We have included allowances for this work in Year 1 of the Capital Schedule.

E. Site Work

R.R. E.2 Seal Coat Asphalt Pavement

Circulation drives and surface parking areas are constructed with asphalt pavement and concrete curbs; and were identified in good condition. Consideration should be given to periodically seal coating asphalt pavement by thoroughly cleaning pavement surfaces, patching all holes and filling all cracks, and installing a two-coat petroleum-resistant emulsion. This work should be done at 5-year intervals in order to prolong the life of the pavement and maintain a good appearance. Accordingly, we have included allowances for this work in Years 5 and 10 of the Capital Schedule.

R.R. E.3 Re-stripe Parking Spaces

Consideration should be given to re-striping the markings in the parking areas every 5 years for asphalt pavement. Regular striping of the parking area markings will enhance the appearance of the Property and maintain the intended functionality of the parking lots. We have included an allowance for re-striping pavement markings in Years 5 and 10 of the Capital Schedule.

R.R. E.6 Landscaping Maintenance

Landscaping was identified as attractive and in fair condition; however, we identified a damaged tree adjacent to the west property line and areas of weed growth adjacent to the west building elevation. Management reported that the Property does not have a landscape maintenance contractor and all work is currently completed by their Maintenance Supervisor. Consideration should be given to hiring a landscape maintenance contractor to maintain the Property and replace the damaged tree. Accordingly, we have included an allowance for replacing the damaged tree and removing weeds in Year 1 of the Capital Schedule. Future landscape maintenance should be handled as an operational expense.

F. Accessible Design

F.O. F.2.1 ADA Parking Issues

The property is provided with 140 surface parking spaces including 6 standard ADA spaces. Site accessibility requirements include curb ramps at sidewalks, accessible parking spaces and signage within the parking areas, main entries, and common areas within the hotel. Per Table 208.2 of the 2010 ADA Standards, ADA requires a minimum of 5 ADA spaces including 1 van accessible space for lots providing between 101 and 150 total spaces. None of the identified ADA parking spaces were labeled or designed as van accessible. Consideration should be given to restriping and relabeling one space to meet van accessibility standards. Accordingly, we have included allowances for this work in Year 1 of the Capital Schedule.

F.O. F.3.3 Convert Guestrooms to Hearing Impaired Rooms

Twelve guestrooms are equipped for hearing-impaired guests, four of which also serve as ADA-accessible rooms. According to Table 224.2 of the 2010 ADA Standards, hotels with 101–150 guestrooms must provide 12 hearing-impaired rooms, with only one ADA-accessible room counting toward this requirement. Therefore, only one of the four dual-equipped rooms qualifies, leaving a shortfall of 3 hearing impaired rooms. Consideration should be given to converting three additional guestrooms to meet the hearing-impaired requirement. Accordingly, we have included allowances for this work in Year 1 of the Capital Schedule.

Investment Grade Considerations

For commercial real estate, the physical features that contribute to the success of a particular property vary geographically and within the competitive marketplace. However, each property type has certain common features. Based upon our experience, the features of other successful similar projects were considered as the basis for comparing the subject Property. These features included the layout, sizing, amenities, materials, construction details, and on-going maintenance requirements for the major building component and systems.

In this regard, the Property was found to be functionally appropriate when compared to other comparable properties of the same property type and age.

Report Body and Detailed Descriptions

A. General Information

A.1 Documents and Interviews

We requested to review the following documents as part of our effort to provide a thorough analysis of the subject property. Some of the documents were reviewed on site, and others were provided as copies.

Documents	Date	Preparer
Construction Plan Set (Partial)	<i>Varies</i>	Dekker Perich Sabatini
Room Matrix	5/13/2022	Studio Partnership
Elevator Final Acceptance	5/13/2024	Schindler

The following additional people or organizations were contacted and/or interviewed by our staff during the site visit or report preparation:

Interviewee	Position	Company	Contact Info
Lonnie Kim	General Manager	Hotel Equities	(201) 823-2366
Ricky Simms	Maintenance Supervisor	Hotel Equities	(602) 878-0216

All interviewees were knowledgeable and forthcoming with information concerning the subject property. While information provided in interviews is taken on good faith that it is accurate, we make every effort to verify through the course of our property analysis.

A.2 Code Violations

Open records requests were submitted to City of Avondale for any records regarding outstanding violations or issues of concern at the Property. No response has yet been received but any pertinent information will be forwarded under a separate cover and/or included in a subsequent draft of this report.

A.3 Designers and Engineers of Record

Owner/Developer:	VIRTUA 99TH HOTEL LLC Scottsdale, AZ
Architect:	Dekker Perich Sabatini Phoenix, AZ
Geotechnical Engineer:	Unknown
Consulting Engineers	
Civil:	Cypress Civil Development Phoenix, AZ
Structural:	David Bixler & Associates Scottsdale, AZ
MEP:	Mechanical Designs Inc. Phoenix, AZ
General Contractor:	Unknown

A.4 Adjacent Property Use

North:	Virginia Avenue followed by undeveloped land
East:	Undeveloped land followed by North 99 th Avenue
South:	West Encanto Boulevard followed by multi-family apartments
West:	Future single-family homes followed by West Virginia Avenue

A.5 Topography

The site has low slopes from the west to east with surface drainage captured by grate inlets strategically placed within the paved parking lot.

A.6 Natural Hazards

Seismic: According to the Uniform Building Code Seismic Zone Map of the United States, the Property is located in Seismic Zone 1, an area of low probability of damaging ground motion.

Wind: The Property is located in FEMA Wind Zone I, with design wind speeds of 130-mph (3-second gust).

Flood: Per FEMA Flood Insurance Rate Map 04013C2160M dated September 18, 2020, the site is located in Zone X (shaded), 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depths of less than one foot or with drainage areas of less than one square mile.

A.7 Maintenance

Mr. Ricky Simms, the Maintenance Supervisor, has been with the property for one year. He is responsible for routine and preventive maintenance of all equipment, while complex repairs and replacements involving mechanical systems and structural components are handled by third-party contractors. As the building remains under warranty, most repairs are reportedly completed by the General Contractor or Subcontractors.

A.8 Management

Hotel Equities manages the Property, and General Manager Lonnie Kim has been at the Property for approximately 1.5 years.

A.9 Building Codes

Architectural Plans stating building codes in affect at the time of construction were not provided. Codes currently in effect in the City of Napa include the following with local amendments:

Code	Edition
International Building Code	2018
International Mechanical Code	2018
International Plumbing Code	2018
International Fire Code	2018
International Energy Conservation Code	2018
National Electrical Code	2017

A.10 Zoning

The Property is zoned PAD (*Planned Area Development, Case # PL-17-0051*), and the Virtua 99 Avondale Planned Area Development references mixed use zoning uses for this parcel. The current hospitality uses are allowed under the zoning designation.

B. Structure & Shell

B.1 Substructure

A very limited set of Structural drawings by David Bixler & Associates were provided for review, and the Geotechnical Report was not included. Based on our experience with similar properties and the partial structural drawings, the building is founded on a shallow foundation system consisting of isolated concrete footings, perimeter and interior grade beams, and reinforced concrete slab-on-grade. The foundation appeared to be in good condition with no reported displacement or excessive expansion. No distress associated with foundation failure or differential settlement was identified.

B.2 Superstructure

A very limited partial set of construction drawings were provided for review. The building superstructure is typical 2x wood construction but also likely includes structural steel framing within the 1st floor open lobby area. Upper floors are 1" gypcrete floor topping over floor sheathing on 11-7/8" pre-engineered wood truss-joists, over resilient channel, over 5/8" type 'C' gypsum board, and sound attenuation insulation in the cavity. Pre-engineered wood flat roof trusses make up the roof structures. No obvious signs of structural distress were reported or identified. Design live loads were not provided for review.

B.3 Clear Heights

Floor-to-ceiling corridor heights (where measured) were 8'-11" at the 1st floor lobby fur downs and 7'-11" to the ceiling at the upper floors elevator lobbies. In the guestrooms, floor-to-ceiling heights were measured at 11'-4" at the 1st floor and 9'-1" at the upper floors. No concerns reported or identified.

B.4 Enclosure

B.4.1 Exterior Walls

Exterior walls are primarily constructed with a painted exterior insulation and finish system (EIFS) but also include sections of ceramic tile cladding at the 1st floor west and east elevations and vertical strip of painted metal accent panels at all building elevations. Aluminum-framed storefronts are provided at the east elevation adjacent to the dining area and at the west elevation adjacent to the fitness center. Remaining common area and guestroom windows are aluminum-framed isolated assemblies. Exterior painting finishes were identified in excellent condition with minimal cracking of stucco surfaces. There were no reported or identified instances of water infiltration through the exterior walls.

B.4.2 Windows

Aluminum-framed storefront windows are provided at the east elevation adjacent to the dining area and at the west elevation adjacent to the fitness center. Remaining common area and guestroom windows are aluminum-framed isolated assemblies, and all of these fixed window systems feature insulated glazing. Rolling shades are the typical interior window treatments at common areas and guestrooms. Light filtering curtains are also provided in guestrooms. Windows appeared to be in good condition, and no concerns were reported or identified.

B.4.3 Doors

The main entrance to the hotel lobby is located at the east elevation near the southeast building corner and consists of a set of automatic horizontally opening glass doors in aluminum frames opening into a vestibule. An additional set of automatic horizontally opening glass doors provides access from the vestibule to the hotel lobby. Secondary entrances at the north, south, and west elevations adjacent to the common corridor, consist of single-leaf aluminum-framed storefront glass doors. Two sets of single-leaf aluminum framed storefront glass doors provide access from the lobby dining room and lounge to the outdoor patio adjacent to the east elevation. Service doors are single-leaf painted hollow metal set in hollow metal frames. Doors appear to be in good condition, and no concerns reported or identified.

B.4.4 Roofing

The building has a low-slope thermoplastic polyolefin (TPO) single-ply roofing membrane at both the main roof and the porte cochere. TPO membranes extend up into aluminum flashing at exterior walls or up and over the backside of parapet walls into aluminum coping. The roofing membrane is likely installed over a roof cover board, tapered rigid insulation, and pre-engineered wood roof trusses. Drainage on the low-slope roof is captured by basket drains (*primary and secondary*). Rooftop-mounted mechanical equipment at the building roof includes a HVAC package unit, split-system heat pumps, and guestroom exhaust vents. The roof appeared to be in overall good condition, however we identified several collapsed boots around vents and electrical conduits, damaged aluminum coping, and no flashing installed at the duct penetrations for the elevator shaft HVAC package unit. The roof is accessed from a wall mounted ladder adjacent to the south stairwell.

B.5 Balconies, Exterior Stairways & Railings, & Patios

None of the hotel guestrooms feature balconies, patios, or exterior stairways and railings. An outdoor patio with a stamped concrete walking surface is provided adjacent to the east building elevation. A large rectangular gas fireplace with painted plaster and concrete coping is provided at the center of the patio. The patio is enclosed by the hotel building on one side and by painted metal fencing or painted plaster veneered walls on the remaining sides. Furnishings include two plastic-composite couches with vinyl seat and back cushions, composite ottomans with vinyl cushions, plastic-composite side tables, woven fabric chairs with metal frames, and two metal umbrella tables.

B.6 Additional Structural Elements

B.6.1 Porte Cochere

A porte cochere is located at the front elevation, serving as the drop-off point for the main building entrance. It features a low-sloped roof with a thermoplastic polyolefin (TPO) single-ply roofing membrane, supported by hollow structural section (HSS) steel beams and columns. The columns and ceiling are finished with painted exterior insulation and finish system (EIFS), and recessed can lighting is integrated into the ceiling.

B.6.2 Ancillary Structures

The Property is not provided with any ancillary structures.

C. Building Interiors & Amenities**C.1 Back of House****C.1.1 Administrative Offices**

The management and sales offices are located behind the registration desk. Finishes included carpet flooring, vinyl-covered gypsum board walls, and 2' x 2' lay-in acoustical tile ceiling with 2' x 2' lay-in LED lighting fixtures. Offices are furnished with typical office furniture, computers, copiers, fax machines and other office equipment. Furnishings and finishes are in generally good condition.

C.1.2 Housekeeping and Laundry

The hotel laundry is located at the south end of the 1st floor. Finishes include epoxy coated flooring, painted gypsum board walls, and 2' x 2' lay-in acoustical tile ceiling with 2' x 4' lay-in LED lighting fixtures. Laundry room furnishings include chrome wire shelving units for linen storage and housekeeping supplies, a single compartment floor-mounted sink, and folding table. The commercial laundry is provided with 2 Unimac 65-lb washers and 2 Unimac 75-lb natural gas dryers which are detailed in the table below.

Equipment Type	Brand	Model	Serial #	Age
65-lb. Washer	Unimac	UWT065	2311049853	2023
65-lb. Washer	Unimac	UWT065	2310067969	2023
75-lb. Dryer	Unimac	UTF75N	2401040216	2024
75-lb. Dryer	Unimac	UTF75N	2401029138	2024

The washer extractors all feature automatic detergent dispensers. A laundry chute is provided with hatches located in small linen chute closets on each of the 2nd through 4th floors. No concerns reported or identified.

C.1.3 Kitchen

The limited-service kitchen is located behind the 1st floor lobby buffet area. Finishes include 6" by 6" quarry tile flooring and base, fiberglass reinforced plastic (FRP) wall panels, and 2' x 2' lay-in acoustical tile ceiling with 2' x 2' lay-in LED light fixtures. Equipped as a limited-service kitchen designed for light food preparation, serving a buffet breakfast, the space features commercial-grade equipment, all reportedly installed in 2024. Commercial kitchen equipment includes a commercial-grade dishwasher, single- and triple-basin stainless steel sinks, a reach-in split-door refrigerator and freezer, a reach-in single-door refrigerator, microwave, ventless rapid-cook oven, coffee makers, and stainless-steel shelving. Typical equipment replacements are expected to be required over the Term.

C.1.4 Employee Break Room

The employee break room is located near the hotel's laundry room adjacent to the south west building corner. Finishes include vinyl flooring with vinyl base, vinyl-covered walls, and 2' by 2' lay-in acoustical tile ceiling with 2' by 2' lay-in LED lighting fixtures. The break room has upper/lower wall cabinets and a laminate countertop with a drop-in single basin stainless steel sink. Appliances include a refrigerator, countertop microwave, and furnishings include a round composite table, stackable chairs, and stacked metal wall lockers.

A unisex employee restroom is accessed from the break room. Finishes include tile flooring, wet tiled and vinyl-covered walls, and 2' by 2' lay-in acoustical tile ceiling with 2' by 2' lay-in lighting fixtures. The restroom is furnished with a floor-mounted tank-type porcelain toilet with side and rear grab bars, wall-mounted porcelain sink with under-sink drain piping insulation, and framed mirror with lighting around the perimeter. No concerns reported or identified.

C.1.5 Storage Rooms

Linen storage closets are provided adjacent to the elevator lobby at the upper floors. Finishes include vinyl flooring with vinyl base and painted gypsum board walls and ceilings with surface-mounted LED lighting fixtures. Storage closets are medium sized and furnished with metal shelving. A small closet adjacent to the south elevation is provided with a laundry chute hatch at each upper guestroom floor. No concerns reported or identified.

C.1.6 Internet Data Telephone (IDT) Equipment Room

Video and telephone equipment are located in a second floor IDT closet accessed from the second-floor corridors. Space cooling is adequate for the equipment heat load. Evaluation of the IDT infrastructure was beyond the scope of this report, and we rely on information provided by on site personnel regarding the adequacy of these systems. Property management indicated that the Wi-Fi equipment is of 2024 vintage. We performed a Wi-Fi speed test with a cell phone in airplane operation mode, and the results are provided in the table below.

Location	Download Speed (Mbps)	Upload Speed (Mbps)
1 st floor office	63.7	53.4
1 st floor guestroom 121	128	124
2 nd floor elevator lobby	146	153
3 rd floor elevator lobby	106	70.9
4 th floor corridor	66	83.2

C.1.7 Maintenance Office/Workshop

The maintenance office is located adjacent to the 1st floor laundry room. Finishes include polished concrete flooring, painted gypsum board walls and ceiling, with suspended LED lighting fixtures. Furnishings include a rolling office chair, wall shelving, and a workbench. No concerns reported or identified.

C.1.8 Loading Docks and Deliveries

All deliveries are made through the front elevation main entrance or secondary entrances. No concerns reported or identified.

C.2 Public Areas

C.2.1 Approach

The main hotel entrance is located at the east elevation near the southeast building corner and features a set of automatic horizontally opening glass doors in aluminum frames opening into an entrance vestibule. Vestibule finishes include tile flooring with a rug, vinyl-covered walls, and painted gypsum board ceiling with recessed can lighting. An identical set of automatic horizontally opening glass doors in aluminum frames provides access from the vestibule to hotel lobby. No concerns reported or identified.

C.2.2 Lobby/Registration Area

The hotel lobby is accessed through an entrance vestibule at the east elevation near the southeast building corner. Lobby finishes include tile flooring, vinyl-covered walls, and painted gypsum board ceilings with recessed can and alcove lighting. A front desk with two work stations is provided at the south end of the lobby. The front desk features stone and stained wood veneered surfaces, and lower wall cabinets are provided behind the front desk.

A carpeted lounge area with decorative stained wood mill work is provided at the lobby's north side. The lounge area is furnished with a variety of couches, armchairs, end tables, dining tables, chairs, and other items. A business center with a flat panel computer is provided at the southwest corner of the lobby lounge adjacent to the corridor. Lobby finishes and furnishings are in good condition.

C.2.3 Circulation Corridors

The 1st floor circulation corridor leads from the lobby to the meeting rooms, public restrooms, and fitness center. Finishes include tile flooring, vinyl-covered walls, and painted gypsum board ceilings with recessed can lighting fixtures. No concerns reported or identified.

C.2.4 Public Restrooms

One set of Men's and Women's public restrooms is accessed at the 1st floor corridor behind the elevator lobby adjacent to the fitness center entrance. Finishes include tile flooring and base, wet tiled walls behind fixtures and vinyl-covered walls everywhere else, and painted gypsum board ceiling with recessed can lighting. Men's restroom is provided with one ADA urinal and one ADA accessible stall with side and rear grab bars, wall-mounted quartz vanity with a single under-hung porcelain sink, and LED backlit vanity mirror. Women's restroom is identical except for a standard toilet stall in place of the urinal. Vinyl covered gypsum board walls separate the urinal to the stall, while vinyl walls with single-leaf doors enclose each stall. Fixtures feature lever handle hardware, and under sink drains are insulated.

C.3 Guest Floors

C.3.1 Guest Room Mix

The hotel has 128 keys, as follows:

Guestroom Breakdown per Architectural Plans	
Guestroom Type	Keys
Accessible King Shower (TIK ACC)	1
Accessible King Tub w/ Comm Door (T2K ACC)	3
Standard King w/ Comm Door Shower (TK3)	7
Standard King Shower (TK4)	74
Accessible Double Queen w/ Comm Door Shower (T5QQ)	1
Accessible Double Queen w/ Comm Door Tub (T5QQ)	2
Double Queen Shower (T7QQ)	12
Double Queen Tub (T8QQ)	28
Total Rooms	128

Seven guestrooms are handicap accessible, including two equipped with roll-in showers. Four of the handicap accessible guestrooms are equipped for the hearing impaired and an additional 8 guestrooms are also equipped for the hearing impaired.

C.3.2 Guestroom Finish and Design

Finishes include carpet flooring, vinyl-covered walls, and painted gypsum board ceilings. Furnishings are alike except for the numbers of certain items, which vary by room type. Furnishings include wood and upholstered headboards with built-in LED accent lighting, commercial quality mattresses, quilted spreads, wall-mounted 43" LG flat screen TV with remote, lamps, upholstered sofa with trundle bed underneath, and desk with rolling office chair with a sliding glass partition. Each room is either provided with a walk-in closet with wall mounted wire metal shelving or a wood veneer wardrobe with ironing board and built in shelving. A wood veneer mini bar refrigerator cabinet is provided in the guestrooms, typically adjacent to the flat screen television, and is equipped with a coffee maker, microwave, ice bucket with plastic cups, and mini-fridge. Telephones are provided in each guestroom.

The bathrooms are accessed via stained wood rolling barn doors with a frosted lite. Bathroom finishes include tile flooring, vinyl-covered walls, and painted gypsum board ceilings with recessed lighting. Bathrooms are either provided with bathtubs or walk-in showers with single-leaf glass door, composite shower pan base, all with three-piece wall panel surrounds. Tubs feature wall-mounted single lever faucet controls and shower diverter at the faucet. Toilets are tank type vitreous china and floor-mounted. Vanities have quartz countertops and an rectangular vessel porcelain sink. A LED backlit mirror is hung on the wall above each vanity.

Handicap accessible guestrooms are similar in finish to the other guestrooms, but laid out to include wide turning radii and full accommodation for the handicapped. ADA guestrooms are equipped with fire alarm horns and strobes, and four ADA guestroom also features audiovisual doorbells for guests with audiovisual impairments.

C.3.3 Guest Floor Corridors

Guest floor corridor finishes include carpet flooring, vinyl-covered walls, and ceilings with painted gypsum board with wall mounted scone LED lighting or 2' by 2' lay-in acoustic tiles with recessed can LED lighting fixtures. Corridors are typically 5' wide with 9'-1" clear heights on the upper floors. Guestroom doors are typically recessed approximately 8" back from corridor walls. Plastic placard signage in the 1st floor corridors directs guests to the meeting rooms, fitness center, public restrooms, and guestrooms. Guestroom numbers are indicated by plastic signage mounted on walls adjacent to the strike side of the guestroom doors. Guestroom number signs are equipped with raised Braille as required by ADA.

A small room with an ice machine is provided on the 1st and 3rd guestroom floors and accessed from the common corridors. Finishes are identical to corridors except for tile flooring. Ice machines are 2024 vintage Hoshizaki Model KML-500MAJ.

C.3.4 Elevator Lobbies

The hotel is provided with two elevators in a side-by-side configuration. First floor elevator lobby finishes include tile flooring, vinyl-covered walls, and painted gypsum board ceiling with recessed can and alcove lighting. Upper floor elevator finishes include carpet flooring, vinyl-covered walls and painted gypsum board ceilings with recessed can and alcove lighting.

C.4 Amenities

C.4.1 Restaurant, Bar and Lounge

The 1st floor common area adjacent to the lobby is provided with a lounge and dining area serving a breakfast buffet. Finishes include carpet and tile flooring, vinyl-covered walls, and tray painted gypsum board ceilings with recessed, alcove, and suspended lighting fixtures. Dining room furnishings include upholstered booths, several types of upholstered chairs, wood veneer laminate topped dining tables, wall-mounted televisions, and other furnishings. Seating for approximately 45 guests is provided within the lounge and dining area. The area behind the dining area features lower and upper wall cabinets with quartz countertops and a typical buffet equipment finish out with three hot plates, juice and coffee dispensers, and two undercounter beverage coolers. Dining area finishes and furnishings are in good condition.

C.4.2 Meeting Facilities

The hotel features a 700-square-foot boardroom measuring 25' wide by 28' deep, accommodating up to 20 guests in a conference-style arrangement. Interior finishes include carpeted flooring, vinyl-covered walls, and a 2' x 2' lay-in acoustical tile ceiling with recessed can lighting and drop-down fixtures. Furnishings consist of folding-leg tables, stackable rolling chairs with upholstered seats, a flat-screen television, and a built-in lower wall cabinet with a composite countertop.

C.4.3 Business Center

The business center is located within the hotel lobby corridor, and finishes include tile flooring, vinyl-covered walls, and 2' by 2' lay-in acoustical tile ceiling with recessed can lighting. Furnishings include a built-in wood laminate working table with adjacent cabinet, a flat panel computer, and one printer. Finishes and furnishings were identified in good condition. No material issues of concern.

C.4.4 Lobby Pantry

The hotel pantry is located adjacent to the hotel front desk. Finishes include tile flooring, vinyl-covered walls, and painted gypsum board ceilings with recessed lighting fixtures. The open area features lower and upper wall cabinets with quartz countertops, alcove lighting above, single-door reach in mini-freezer, and a reach in refrigerator with two half glass doors. The pantry is finished with candy, snack foods, beer, cold drinks, and frozen foods. Finishes and furnishings were in good condition.

C.4.5 Guest Laundry

The guest laundry is located on the second floor adjacent to the south elevation, and finishes include tile flooring, painted gypsum board walls and ceiling. Laundry equipment includes 1 front-loading washer and 1 front-loading dryer, both 2024 vintage Maytag branded light commercial grade, cashless operation, and leased and maintained by WASH. A laminate working surface is provided along a portion of wall.

C.4.6 Fitness Center

A fitness center is provided on the 1st floor and overlooks the hotel's outdoor pool. Finishes include vinyl flooring, vinyl covered walls, and 2' by 2' lay-in acoustical tile ceiling with 2' by 2' lay-in LED lighting fixtures. Equipment includes 3 treadmills, 2 elliptical machines, dumbbell set, 2 adjustable benches, medicine balls, stained wood hutch with glass shelving and integrated water dispenser, towels, and wall-mounted flat-panel televisions. All motorized fitness equipment is branded Matrix and includes attached flat screens.

C.4.7 Swimming Pool

A rectangular-shaped outdoor swimming pool is provided adjacent to the west elevation of the building. The outdoor pool deck features a 2024 vintage acrylic concrete topping, and the deck is enclosed by painted plaster veneered walls and painted metal fencing. The swimming pool features a plaster finish, tile waterline and precast concrete coping. The swimming pool is 3'-0" deep at the north end and 5' deep at the south end. A set of walk-in stairs with a polished metal handrail is provide on the north end and a climb-out ladder is provided on the south end.

Outdoor pool furniture includes metal framed vinyl chairs, loungers, and tables. An ADA lift is located adjacent to the pool. Pool rules, throwable ring buoy, and hook are mounted onto the adjacent painted walls at the border of the pool deck. The swimming pool features two adjacent pool drains and appear to comply with the Virginia Graeme Baker Pool & Spa Safety Act. Pool equipment is located in an adjacent closet accessed via a metal service door. The equipment includes a 2023 vintage Pentair sand filter, a pump/motor, 2024 vintage 400,000-btuh Pentair pool heater Model 460736. Chemical treatment is conventional chlorine and acid, and the treatment equipment is reportedly leased from Ecolab.

C.4.8 Additional Amenities

An outdoor patio with a stamped concrete walking surface is provided adjacent to the east building elevation. A large rectangular gas fireplace with painted stucco and concrete coping is provided at the center of the patio. The patio is enclosed by the hotel building on one side and by painted metal fencing or painted stucco-finished concrete masonry walls (CMU) on the remaining sides. Furnishings include two plastic-composite couches with vinyl seat and back cushions, composite ottomans with vinyl cushions, plastic-composite side tables, woven fabric chairs with metal frames, and two metal umbrella tables. The fire pit is provided with a shutoff timer.

C.5 Asbestos

Based on the 2023 construction, it is highly unlikely that asbestos containing materials were used in the construction of the structures. However, Gabion was not contracted, nor did we undertake testing for the presence of asbestos at the Property. Therefore, we cannot render a complete opinion regarding ACM at the Property.

C.6 Mold

We did not identify any readily detectible mold-impacted surfaces or materials or conditions conducive to mold growth at the Property. However, Gabion was not contracted, nor did we undertake testing for the presence of mold at the Property. Therefore, we cannot render a complete opinion regarding the extent of mold at the Property.

D. Building Services**D.1 Conveyance**

Two (2,500-lb & 3,000-lb) Schindler machine-room less (MRL) hydraulic elevators provide passenger service from the 1st through 4th floors. Elevator cab finishes include tile flooring, stained wood veneered walls with side and rear brushed metal handrails, brushed metal control and door panels, and brushed metal paneled ceiling with recessed downlights. Passenger elevator controls and communications are mounted at wheelchair accessible height and contain raised Braille push buttons. Features include infrared light array protective door devices, auto recall features, single push button operating stations, car and hall push button register lights, and hall lanterns at each floor. The elevators are equipped with “hands-free communication” and Phase I & II Firemen’s Controls. Measured cab dimensions were 6’-9” wide, 4’-10” deep, and 7’-5” tall. Per a request to the Arizona Division of Occupational Safety and Health we were provided with the Certificates of Inspection (COI), dated May 28th, 2024, issued for both units. No issues or concerns were identified.

D.2 Plumbing

The City of Avondale provides domestic water and sewer service to the Property. Domestic water is pressurized by a 2023 vintage 300-GPM Triplex booster pump with integrated VFD controller located in the 1st floor main mechanical room. Three 750,000-BTUH Power VTX commercial grade gas fired water heaters are located in the 1st floor mechanical room and provide domestic hot water to the building. Two water softeners are also provided adjacent to the water heaters. An inventory of the commercial water heaters is provided in the table below.

Mfr.	Model No.	Serial No.	Capacity	Age
Power VTX	75L 225A-PVX	F022432	750,000-btuh, 225-gal	2022
Power VTX	75L 225A-PVX	F022431	750,000-btuh, 225-gal	2022
Power VTX	75L 225A-PVX	F022429	750,000-btuh, 225-gal	2022

Domestic water piping where identified was copper and PVC; waste piping is PVC; gas piping is black iron; and fire sprinkler piping is black iron. The domestic water, irrigation, and fire service lines are protected by backflow prevention devices. We requested but were not provided with the most recent backflow inspection reports.

D.3 Heating, Ventilation and Air Conditioning (HVAC)

D.3.1 Common Area HVAC

Heating, ventilation, and air conditioning (HVAC) for the hotel common areas are provided by 16 rooftop-mounted direct expansion (DX) split-system heat pumps, delivering a combined capacity of 58.5 tons. Fan coil units are installed either within ceiling plenum spaces or mechanical closets. HVAC for the elevator shaft is served by a dedicated 2-ton rooftop-mounted packaged heat pump. Ductless mini-split system heat pumps provide climate control to the electrical rooms on the 2nd through 4th floors (*totaling 9 tons of capacity*) and the maintenance office (*1 ton of capacity*). Airside distribution is via above drop ceiling or attached to the roof deck low-pressure ductwork system to ceiling diffusers, with a single programmable thermostat mounted in the common space controlling each rooftop unit. Return air is provided to the units from the ceiling space ventilation system. Ductwork is a combination of sheet metal with interior insulation and flexible insulated ducts, which are typically used for short runs. Please refer to the table below for a breakdown of the identified HVAC equipment.

DX Split-System Heat Pumps				
Mfr.	Model No.	Serial No.	Capacity	Installed
Carrier	GH5SAN436-A	3123X91887	3	2023
Carrier	GH5SAN442-A	1823X81652	3.5	2023
Carrier	GH5SAN436-A	3323X75457	3	2023
Carrier	GH5SAN436-A	3323X75465	3	2023
Carrier	GH5SAN448-A	3823X26355	4	2023
Carrier	GH5SAN442-A	1823X81408	3.5	2023
Carrier	GH5SAN448-A	3823X27042	4	2023
Carrier	GH5SAN442-A	1823X81468	3.5	2023
Carrier	GH5SAN436-A	3123X92248	3	2023

DX Split-System Heat Pumps				
Mfr.	Model No.	Serial No.	Capacity	Installed
Carrier	GH5SAN436-A	3123X92217	3	2023
Carrier	GH5SAN442-A	1823X81445	3.5	2023
Carrier	GH5SAN460-A	2823X16152	5	2023
Carrier	GH5SAN460-A	2823X16161	5	2023
Carrier	GH5SAN418 - A	2323X41358	1.5	2023
Carrier	GH5SAN460-A	2823X16135	5	2023
Carrier	GH5SAN460-A	2823X16194	5	2023
Total			58.5 tons	

HVAC Package Unit				
Mfr.	Model No.	Serial No.	Capacity	Installed
Carrier	50VT-K24---30--	2923F47189	2	2023

Ductless Split-System Heat Pump				
Mfr.	Model No.	Serial No.	Capacity	Installed
Samsung	AR36BSHUMGMX	BNQYP3CT700156M	3	2022
Samsung	AR36BSHUMGMX	BNQYP3CT700152V	3	2022
Samsung	AR36BSHUMGMX	BNQYP3CT700157A	3	2022
Samsung	AR12BSFCMWKX	0JJDPDPT700264F	1	2022

D.3.2 Guestroom HVAC

Thru-the-wall GE Zonline packaged terminal air conditioner (PTAC) heat pumps with makeup air, provide HVAC within the guestrooms with one PTAC unit per room. PTAC condensate drain lines discharge through internal wall piping at the base of the building. According to the Mechanical Plans, PTAC units were specified as 0.75-ton and 1-ton models, with the 1-ton units designated for the larger suites. The guestroom PTAC units are controlled by Verdant thermostats.

D.3.3 Indoor Air Quality

Two fan coil units on each floor provide conditioned fresh air to the circulation corridors, common areas, and back of the house areas. Guestrooms are provided with conditioned fresh air from the thru-the-wall PTAC units and bathrooms are ventilated by exhaust fans. No concerns were reported or identified.

D.3.4 CFC Management

All HVAC equipment utilizes R-410A refrigerant. As of January 1, 2025, the EPA is banning the manufacturing of new air conditioning equipment that uses refrigerants with Global Warming Potential (GWP) over 750. R-410A refrigerant has a GWP of 2,088 and is subject to the EPA ban. Chemical manufacturers will still be able to produce R-410A to service existing equipment, but not for use in new equipment beginning January 1, 2025. The EPA has mandated a stair step reduction in the production of R-410A and other refrigerants affected by the phase-out. This phasedown schedule started with a 10% reduction in 2022, 50% total reduction in 2024, 70% total reduction in 2029, 80% total reduction in 2034, and 85% reduction in 2036. Considering the phase-out timeline, HVAC equipment utilizing R-410A should remain serviceable beyond the Term.

D.4 Fire Protection

D.4.1 Fire Alarm System

An addressable Notifier NFS2-640 fire alarm panel was identified within the fire riser room that is externally accessed adjacent to the pool and a Notifier annunciator panel is provided adjacent to the lobby front desk. The 2023 vintage panels monitor alarm initiating devices including smoke detectors throughout the common area and guestroom floors, duct detectors, pull stations, and tamper and flow switches. Annunciation is provided through both audible and visual (strobe) alarm devices mounted in common areas and ADA/Hearing impaired guestrooms. The fire alarm system was reportedly last inspected prior to the issuance of the certificate of occupancy, the first annual fire alarm system inspection is due in May 2025.

D.4.2 Building Egress

Exits were well marked with battery powered emergency exit signage, and the Building features two enclosed stairways, one at either end of the building (north & south elevations). Neither of the stairwells are pressurized (less than 75' tall) and both have direct access to at-grade doors on the 1st floor. Egress stairwell handrail configurations appear to comply with current ADA/OSHA/ANSI regulations. No concerns reported or identified.

D.4.3 Fire Suppression Systems

The building is fully sprinklered with a wet-pipe system operating at street water pressure. Sprinkler risers are equipped with flow and tamper switches. The fire sprinkler system was reportedly last inspected prior to the issuance of the certificate of occupancy, the first annual fire sprinkler inspection is due in May 2025. We verified the presence of a sprinkler head in the 4th floor laundry chute hatch. Spare sprinkler heads were identified as Tyco models and do not appear to be subject to any known recalls.

10-lb. ABC fire extinguishers are provided in the common and back of the house areas. One of the fire extinguishers identified in the fire riser closet was not inspected, Management reported that they were scheduled to be inspected towards the end of the month. No concerns reported or identified.

D.5 Electrical

Salt River Project (SRP) provides electrical power to the site via a utility-owned, pad-mounted transformer located near the northwest property corner which feeds underground to a 4,000-Amp 208/120-volt, 3-phase/4-wire main electrical switch. Power is then fed to 120/208-volt circuit breaker panels located in each floor's electrical closets. All electrical wiring was reported as copper. We identified GFI receptacles in kitchens and bathrooms as required near water sources. The hotel is not provided with a backup emergency generator.

D.6 Security Systems

The hotel features a security system with a reported 10 closed-circuit security cameras that monitor the interior spaces of the hotel. No concerns reported or identified.

E. Site Work

E.1 Site Accessibility, Circulation and Visibility

Vehicular access to the Property is provided via a curb-cut driveway off West Encanto Boulevard to the south and a curb-cut driveway off Virginia Avenue to the north. The asphalt pavement stubs out at the west property line for future connection to the adjacent undeveloped commercial land parcel. An internal circulation drive wraps around the building and provides access to parking spaces. Site access and circulation are appropriate for two-way vehicular traffic and for emergency vehicle access. No concerns reported or identified.

E.2 Pavement

Parking areas and circulation drives are primarily constructed with asphalt pavement and reinforced concrete curbs. Stamped concrete pavement is located below the porte cochere at the main hotel entrance. A concrete pad/apron is provided at the dumpster enclosure. A partial set of civil plans, including pavement sections, was provided for review. The asphalt pavement at the circulation drive and parking spaces consists of 3 inches of asphaltic concrete over 6 inches of base material. Pavement section details for the dumpster pad/apron were not included; however, it likely consists of 6 inches of reinforced concrete over 4 inches of base material. Pavement appeared to be in good condition. No concerns reported or identified.

E.3 Parking

The property is provided with 140 surface parking spaces including 6 accessible ADA spaces. Four of the parking spaces featured 'Blink' electric vehicle charging stations. Parking spaces are provided adjacent to all building elevations, and the accessible spaces are located adjacent to the building entrances at the north, south and east elevations. Per the Architectural Plans, the minimum required off-street parking is 1 space per guestroom, 1 space per 1,000-SF of meeting space, and 1 ADA space per 24 regular spaces (*138 required*). No concerns reported or identified.

E.4 Flatwork

Public concrete sidewalks are located along Virginia Avenue to the north and West Encanto Boulevard to the south. Five-foot wide concrete sidewalks wrap around the building and provide access to primary and secondary building entrances.

E.5 Retaining Walls

The Property is not provided with any retaining walls.

E.6 Landscaping and Fencing

Landscaping was identified as attractive and in fair condition, with identified areas of weed growth adjacent to the west building elevation. The landscaping consists of xeriscaping which is typical in arid environments with drought like conditions. Irrigation of the landscape areas is provided by an automatic sprinkler system. Landscape maintenance is currently provided by the maintenance supervisor.

The pool deck and patio adjacent to the east elevation is enclosed by a combination of painted plaster veneered CMU walls and painted metal fencing. Unfinished CMU walls, part of the ongoing construction project to the west, serve as a screen for the construction area and are reportedly owned by the developer of the adjacent multi-family homes. No concerns reported or identified.

E.7 Signage

Monument signs are provided adjacent to the driveway entrances off Virginia Avenue to the north and West Encanto Boulevard to the south and feature metal panels with white lettering *"SPRINGHILL SUITES BY MARRIOTT"*. Backlit signage mounted below the roof line of the north, south, and east elevations identifies the Property as a *"SPRINGHILL SUITES BY MARRIOTT"*. Building address numbers are wall-mounted to the right of the signage at the south elevation. Signage appeared appropriate for the area, and no concerns were reported.

E.8 Drainage

Storm water from flat roofs is captured by basket drains which discharge through internal lines into an underground storm sewer system or at grade around the building perimeter. Storm water from paved drives and landscaped areas sheet flows to grate inlets connecting to the same underground system. No concerns reported or identified.

E.9 Site Utilities

E.9.1 Utility Providers

The following public utilities serve the Property:

Service	Provider
Electric Service	Salt River Project (SRP)
Sanitary Sewer	City of Avondale
Water Service	City of Avondale
Natural Gas	Southwest Gas
Trash Collection	Waste Management

E.9.2 Trash Collection

Solid waste is collected within dumpsters located within a plaster veneered CMU walls and painted metal gates with stained wood panels near the southwest corner of the parking lot. Waste Management provides solid waste disposal services. No concerns reported or identified.

E.9.3 Pest Control

Ecolab provides routine pest control services, and pest bait stations were identified at the exterior of the building. No concerns were reported or identified.

E.10 Survey and Easements

An ALTA Survey was **not** provided for review. In addition to typical utility easements, the Property is likely subject to a joint access easement at the shared parking lot connection with the adjacent commercial property to the east. A current ALTA Survey should be reviewed along with all easements and encumbrances prior to closing.

E.11 Lighting

Site lighting consists of pole-mounted downward directed LED lighting within the parking lots, wall-sconce LED lighting around the perimeter of the building, and recessed can lighting fixtures at the porte cochere. Site lighting appeared to be adequate to suit the property, and no concerns reported or identified.

E.12 Guest Transportation

Guest transportation is not provided at the Property.

F. Accessible Design

F.1 Accessibility Codes and Applicability

F.1.1 ADA Compliance

Applicability - Title III of the Americans With Disabilities Act (ADA) has a provision for "places of public accommodation", requiring "barrier-free access" for new construction designed for first occupancy after January 26, 1993. Typically, ADA requirements apply to hotels. This generally includes parking, site access issues, building entry and path of travel through the building. Public Areas and Back-of-House Areas must meet accessibility guidelines including toilets, fountains, door hardware, elevator cabs, directional signage, life-safety annunciation, public phones and pools. Special accessible guestrooms, including hearing impaired units, and units with roll-in showers must be provided.

F.1.2 Other Accessibility Statutes

The State of Arizona enforces the Americans with Disabilities Act Accessibility Guidelines. State and federal regulations provide a comprehensive set of standards covering most important areas of accessibility for persons with physical and sensory disabilities. We did not perform any specific review of the Arizona standards or potential State compliance issues. Our reporting assumes that any issues associated with State standards would be identified during local building inspections at the time of construction and violations would be reported in response to our open records inquiries.

F.2 Path of Travel

F.2.1 Parking, Curb Ramps, and Crosswalks

The property is provided with 140 surface parking spaces including 6 standard ADA spaces. Site accessibility requirements include curb ramps at sidewalks, accessible parking spaces and signage within the parking areas, main entries, and common areas within the hotel. Per Table 208.2 of the 2010 ADA Standards, ADA requires a minimum of 5 ADA spaces including 1 van accessible space for lots providing between 101 and 150 total spaces. Standard accessible spaces are required to have a minimum 96" width, 60" wide access aisle, and 80" vertical clearance. Van-accessible spaces are required to have a minimum 96" width, 96" access aisle, and 98" vertical clearance. Universal accessible spaces are required to have a minimum 132" width, 60" wide access aisle, and can be utilized in replacement of the standard and van accessible spaces. Curb ramps to sidewalks at parking spaces are provided and ADA accessible. None of the identified ADA parking spaces were labeled as van accessible.

F.2.2 Main Entrance

Building entry door widths and thresholds appear to meet ADA accessibility provisions. No concerns reported or identified.

F.2.3 Registration Desk

The main registration desk is at an acceptable height for accommodating guests with disabilities. No concerns reported or identified.

F.2.4 Corridors

The widths of all corridors exceed accessibility requirements and all doorways, including public areas, guest room entry and interior doors, and back-of-house doors provide in excess of an acceptable 32 inches of clearance. Fire egress corridors are of sufficient width and egress doors have panic hardware. No concerns reported or identified.

F.2.5 Elevators

The elevator cabs are in compliance with ADA guidelines for door width and cab size, mounting heights of controls, Braille control buttons, automatic door re-opening device, "hands free" communication, and audio/visual floor annunciation. No concerns reported or identified.

F.3 Specific Areas

F.3.1 Restrooms

The Men's, Women's, and Unisex public restrooms appear to comply with accessibility requirements. Toilet door widths in public restrooms provide accessibility for the disabled and appear to meet ADA requirements. All public restrooms include an accessible toilet with side and rear grab bars, and all interior dimensions appear to be in compliance with ADA guidelines. Vanity height and fixtures also appear to meet ADA guidelines.

F.3.2 Amenities

The fitness center and meeting rooms are on an accessible route, though specific pieces of fitness equipment may not be usable by persons with certain mobility impairments. An ADA lift is located adjacent to the pool.

F.3.3 Guest Rooms

Per Table 224.2 of the 2010 ADA Standards, hotels providing 101 to 150 guestrooms must provide a minimum of 5 units designed to meet basic ADA accessibility standards and 2 additional units designed with a roll-in shower to facilitate full accessibility. Twelve guestrooms are required to be equipped for hearing impaired guests. One ADA guestroom must be hearing impaired and only 10% of ADA with hearing impairment devices can be counted towards the minimum number of required hearing-impaired guestrooms. Seven rooms are designed to meet ADA accessibility standards including 2 equipped with a roll-in shower. Twelve guestrooms are equipped for hearing-impaired guests; however, four of these also serve as ADA-accessible rooms. Of those, only one can be counted toward the minimum number of required hearing-impaired guestrooms, as per applicable accessibility standards. Please refer to the following table for a breakdown of ADA and hearing-impaired guestrooms.

Type	Guestrooms #'s
Standard ADA	205, 302, 305, 402, 405
ADA w/ Roll-In Shower	121, 202
ADA w/ Hearing Impaired	121, 202, 305, 402
Hearing Impaired (ADA in Bold)	121 , 122, 132, 202 , 208, 233, 305 , 308, 333, 402 , 408, 433

Accessible units include larger bathrooms, tubs and showers with grab bars and showerheads on flexible connectors, water closets with grab bars, vanity counter height, knee clearance and fixture operability provisions, and wall-mounted or remotes for operating powered rolling shades.

Roll-in shower units include the addition of a composite paneled floor, folding seat, and showerheads on flexible connectors. Hearing impaired guestrooms feature strobe lights in the living areas and bathrooms that signal fire emergencies and front doorbells.

F.4 Life Safety

F.4.1 Signage

Directional signage throughout the building is adequate and includes Braille signage. Appropriate Braille signage was provided adjacent to the strike side of guestroom doors; however, two of the hearing-impaired guestrooms were missing signage.

F.4.2 Annunciation

Audio/visual fire alarm annunciators are provided throughout the building, and in accessible guestrooms and their respective bathrooms.

Photographs



1. Subject Property (south elevation)



2. West elevation of building



3. North elevation of building



4. East elevation of building



5. Adjacent to west: Future single-family homes



6. Adjacent to east: Undeveloped commercial parcel



7. Adjacent to south: multi-family apartments



8. Future access to undeveloped commercial property to the east



9. Curb-cut driveway to the north off Virginia Avenue



10. Curb-cut driveway to the south off West Encanto Boulevard



11. Typical monument sign



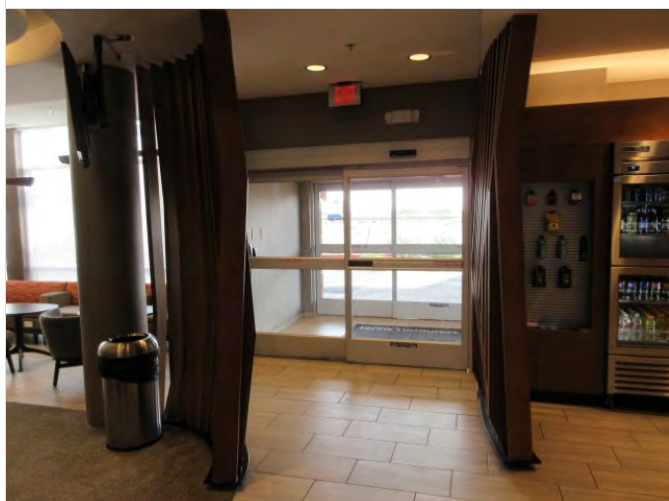
12. ADA parking spaces adjacent to south elevation



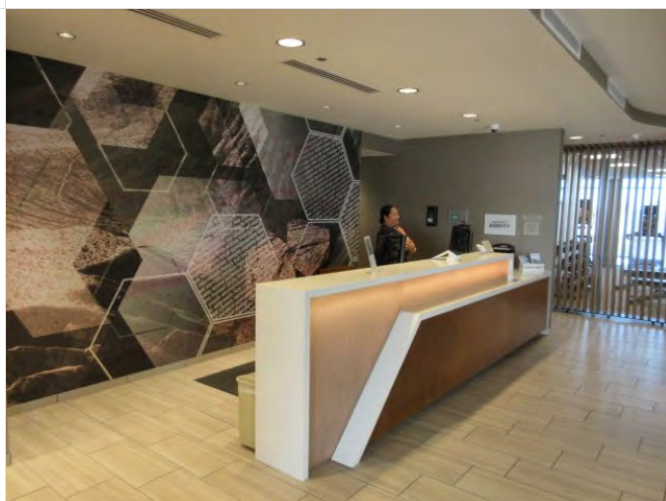
13. Porte cochere off east elevation



14. Hotel main entrance



15. Hotel main entrance, look towards vestibule



16. Hotel registration desk



17. Hotel lobby pantry



18. Hotel lobby/ lounge area



19. Breakfast buffet area



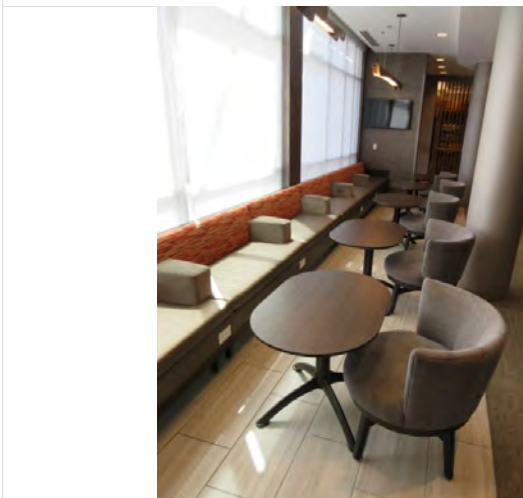
20. Self-serve coffee and tea area, adjacent to breakfast buffet



21. Buffet hot plates



22. Dining/ lounge area



23. Dining/ lounge area



24. Limited-service kitchen



25. Limited-service kitchen prep area



26. Meeting room



27. Meeting room



28. Boilers



29. Domestic water triplex pump system



30. Hot water recirculation pumps



31. Water softeners



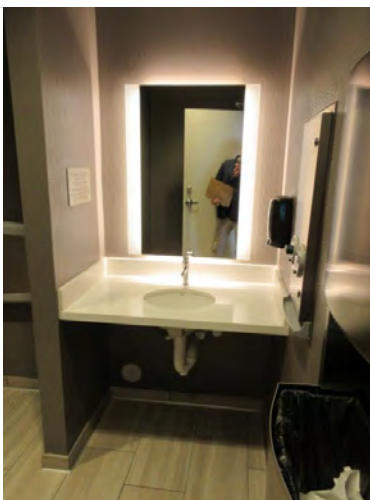
32. Fitness center treadmills and ellipticals



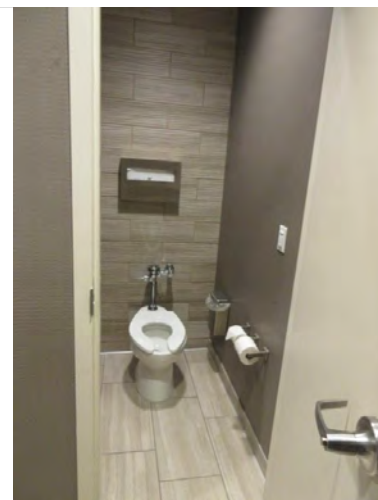
33. Towel and water bottle fill station in fitness center



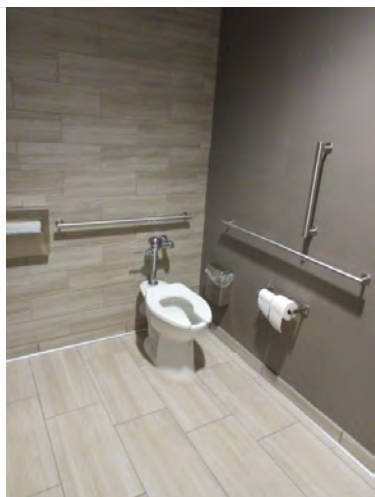
34. Dumb bells and adjustable benches



35. Typical public restroom vanity



36. Public restroom stall



37. Public restroom accessible stall



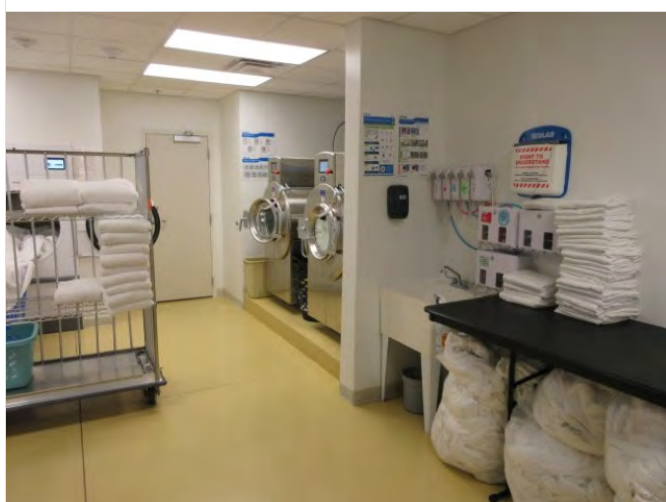
38. Public restroom urinal



39. Commercial washers



40. Commercial dryers



41. Commercial laundry room



42. Employee breakroom



43. Outdoor pool



44. Pool sand filter



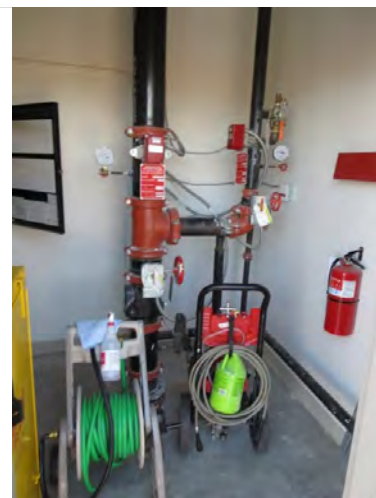
45. Pool chemical feed equipment



46. Natural gas pool heater



47. Fire alarm control panel



48. Fire riser



49. Natural gas meter



50. Grease traps



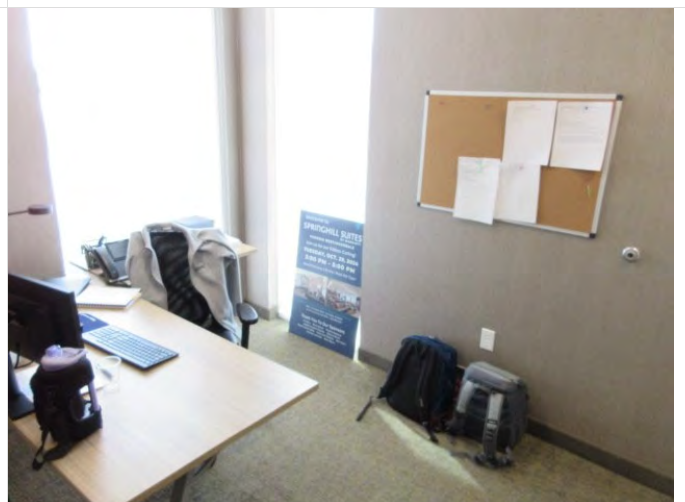
51. Cracked exterior tile



52. Overgrown weeds on east elevation



53. Sales office



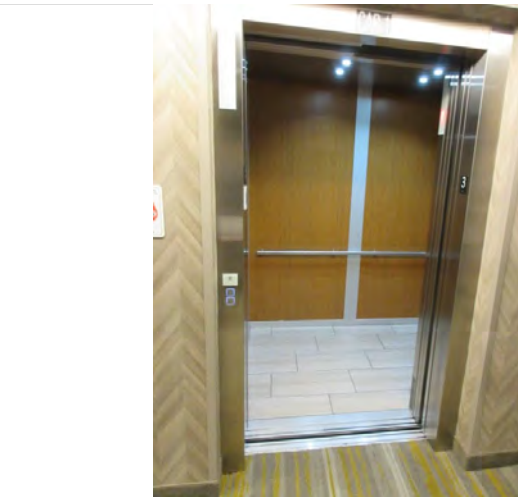
54. Managers office



55. First floor elevator lobby



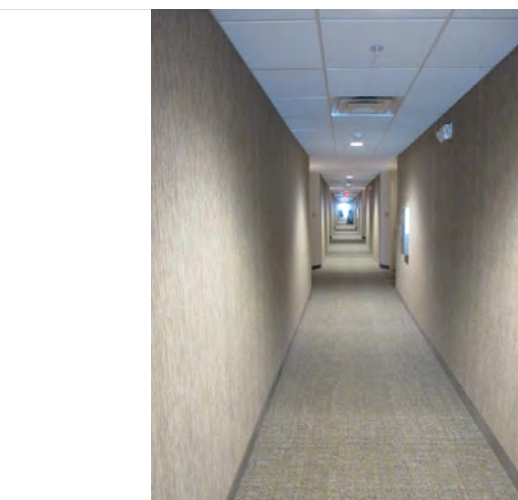
56. Upper floor elevator lobby



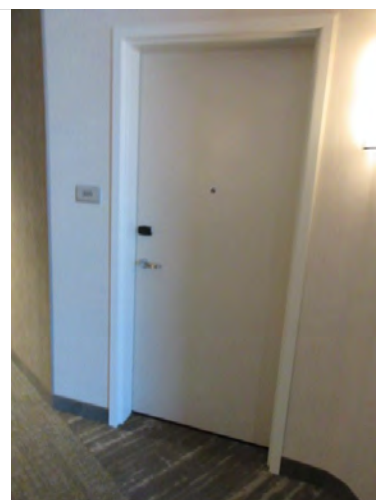
57. Elevator car



58. Elevator controls



59. Typical upper floor corridor



60. Guestroom entry door



61. King suite



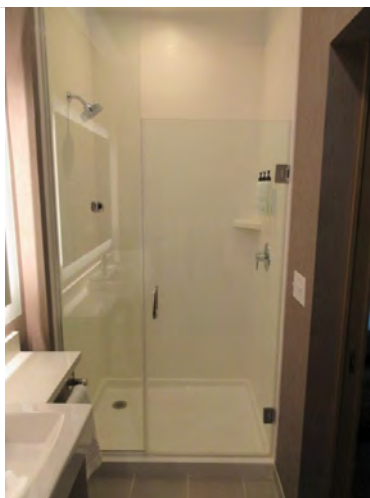
62. Double queen suite



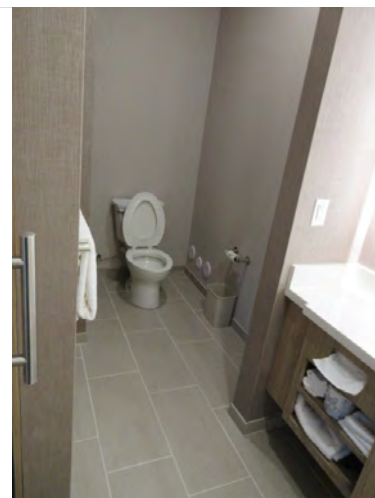
63. Typical guestroom desk



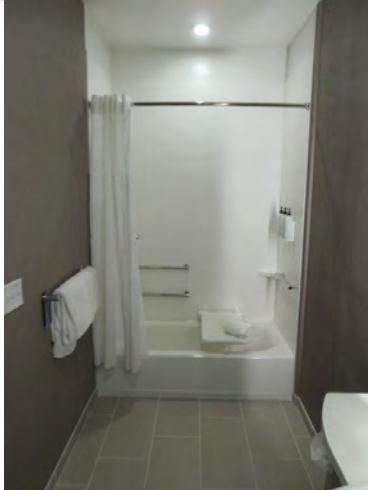
64. Typical guestroom vanity



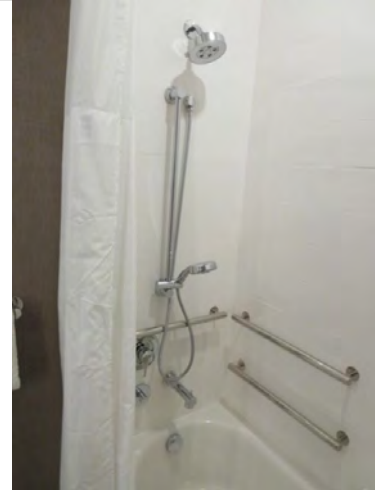
65. Guestroom shower



66. Guestroom toilet



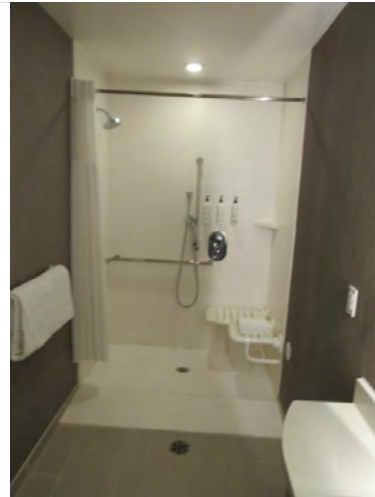
67. Accessible guestroom tub



68. Accessible guestroom tub fixture



69. Accessible guestroom toilet with rear and side grab bars



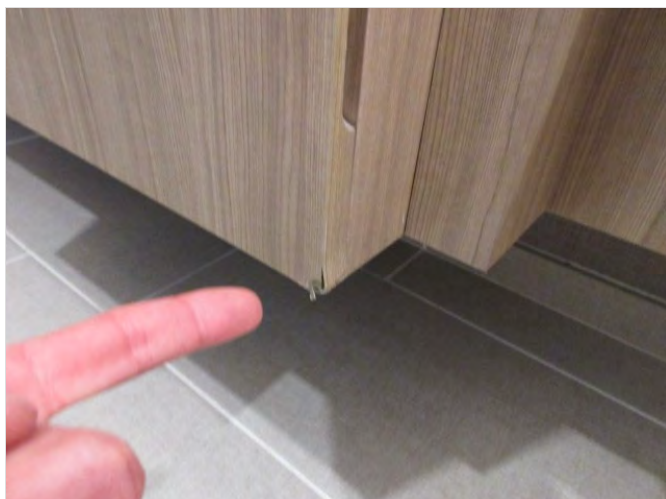
70. Accessible guestroom roll in shower



71. Typical accessible vanity



72. Typical guestroom tub



73. Damage at cabinet door



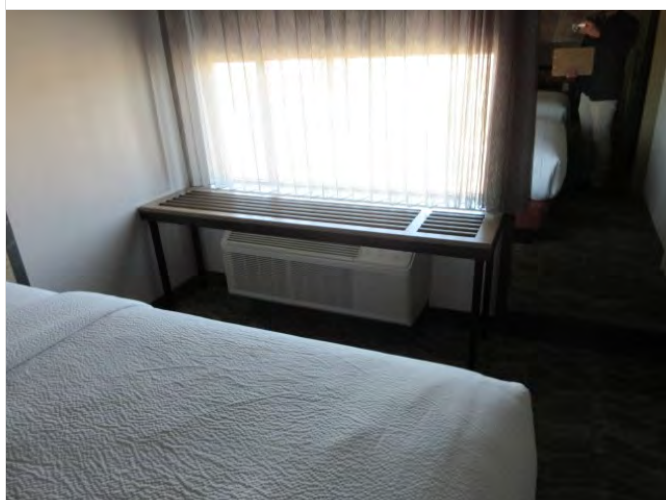
74. Typical guestroom couch with trundle bed



75. Microwave and coffee maker with mini-fridge below



76. Mini-fridge



77. Guestroom PTAC unit



78. Guestroom verdant thermostat



79. Guestroom fire alarm annunciator



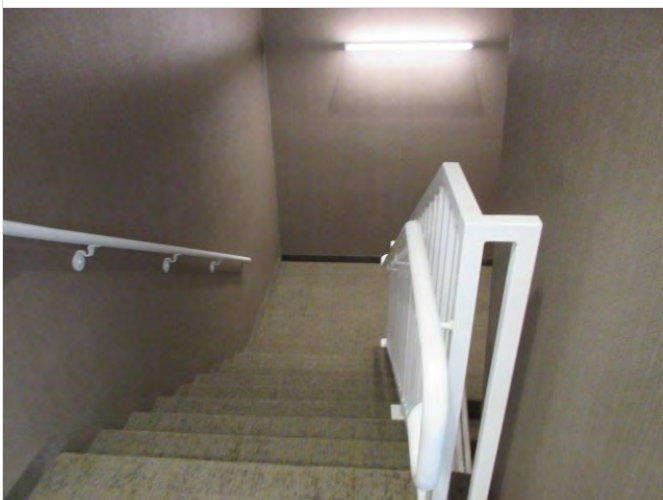
80. Linen storage room at upper level



81. Linen chute



82. Fire sprinkler in linen chute



83. Emergency egress stairwell



84. Fire riser in stairwell



85. Roof access hatch



86. TPO roof membrane



87. Rooftop mounted HVAC equipment



88. Collapsed roof penetration boot



89. Collapsed roof penetration boot



90. Roof drains (primary and secondary)



91. Elevator shaft package unit



92. Ducting from package unit to elevator shaft, missing flashing



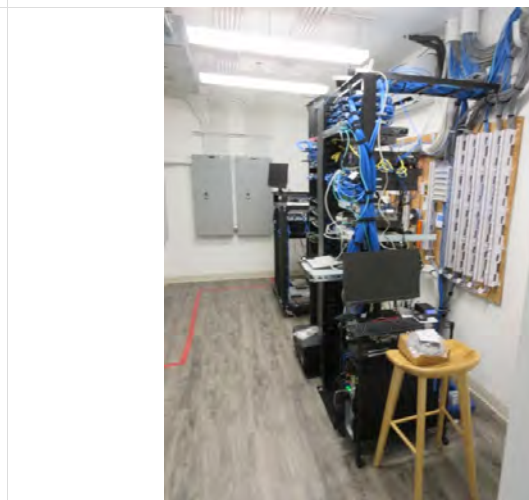
93. Missing flashing



94. Collapsed boot



95. Main electrical switch



96. IDT room



97. Guest laundry room



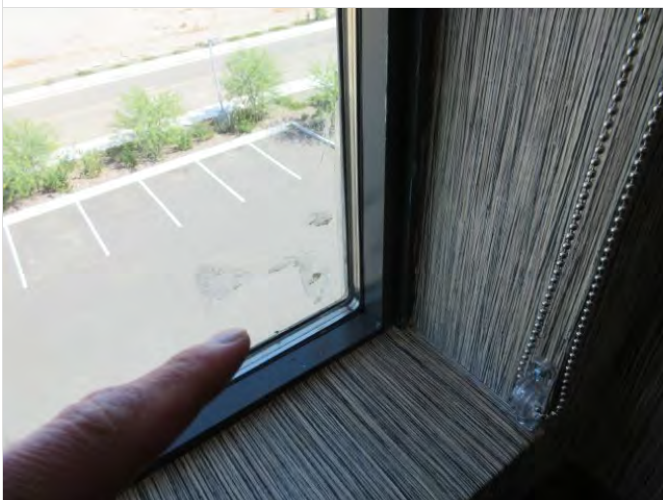
98. Surface parking adjacent to south elevation



99. Surface parking adjacent to west elevation



100. Excessive caulking at storefront windows adjacent to pool

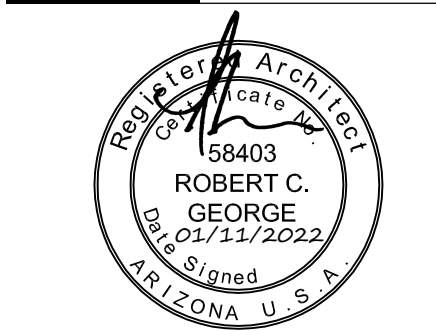


101. Adhesive on guestroom glazing



102. Pad-mounted transformer at northwest corner of property

Supporting Documentation



SEAL

PROJECT

SpringHill Suites - Avondale

North 99TH Ave & West Encanto Blvd, Avondale, AZ 85392

PERMIT SET

 REVISIONS
 11-01-2021 SPDR Comments
 01-11-2022 SPDR Comments

 DRAWN BY JD
 REVIEWED BY JC
 DATE 08/01/2018
 PROJECT NO 17-0723.001

DRAWING NAME

 SITE PLAN,
 ENLARGED PLAN,
 SITE SECTIONS
 AND DETAILS

SHEET NO

A-101

SITE DATA

 PARCEL NUMBER: 102-32-308
 GROSS SITE AREA: 106,185 S.F. (2,438 AC)
 NET SITE AREA: 106,185 S.F. (2,438 AC)
 EXISTING ZONING: PAD
 TOTAL BUILDING FLOOR AREA: 16,370 S.F.
 OPEN SPACE PROVIDED: 106,195 S.F. / 20,743 S.F. = 19.5%

PARKING

128 HOTEL ROOMS =	128 SPACES
3,942 SF MEETING SPACE	4 SPACES
1 SPACE/1000 SF OF MEETING SPACE =	4 SPACES
ADA SPACE (A) REGULAR SPACE =	11 SPACES
TOTAL REQUIRED =	138 SPACES
COMPACT SPACES ALLOWED	20 SPACES
COMPACT SPACES PROVIDED	22 SPACES
TOTAL PROVIDED =	140 SPACES

EV REQUIRED:

EV CHARGING STATIONS REQUIRED:	3 SPACES
EV CHARGING STATIONS PROVIDED:	4 SPACES
EV CAPABLE SPACES REQUIRED:	11 SPACES
EV CAPABLE SPACES PROVIDED:	12 SPACES

BIKE PARKING REQUIRED:

1 PER 50 CAR SPACES REQUIRED:	4 SPACES
BIKE PARKING PROVIDED:	10 SPACES

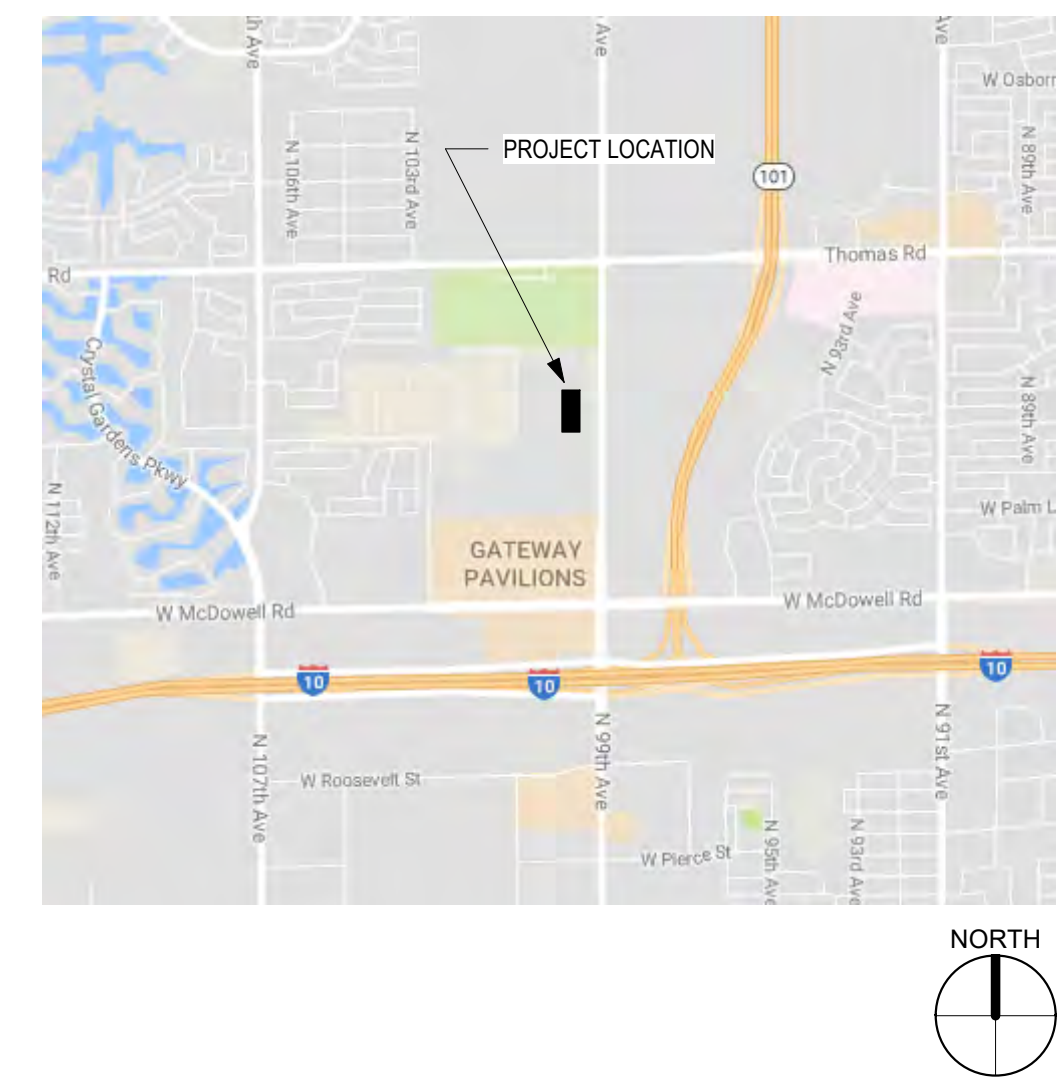
GENERAL SHEET NOTES

1. PROVIDE EXTERIOR SIGNAGE INCLUDING, BUT NOT LIMITED TO, MONUMENT SIGNS, DIRECTIONAL SIGNS, AND BUILDING MOUNTED SIGNS, COORDINATED WITH MARriott.
2. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
3. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
4. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2' (SHRUBS) OR TALLER THAN 7' (BOTTOM OF TREE CANOPY).
5. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
6. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
7. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND HAS SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

REFERENCE KEYNOTES

 05 5000.D METAL BOLLARD
 26 0000.A LIGHT FIXTURE
 32 1726.A TACTILE WARNING SURFACE
 32 3119.B GATE

VICINITY MAP


F1 TRASH ENCLOSURE ELEVATION 3
1" = 10'-0"

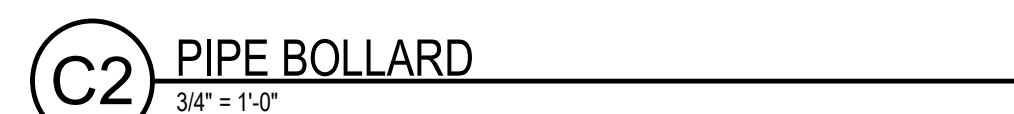
F2 TRASH ENCLOSURE ELEVATION 4
1" = 10'-0"

F3 ENLARGED TRASH ENCLOSURE PLAN
1" = 10'-0"

E1 TRASH ENCLOSURE ELEVATION 1
1" = 10'-0"

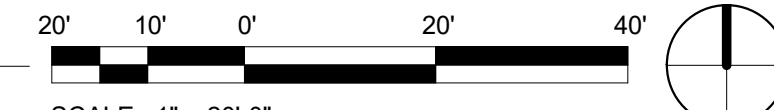
E2 TRASH ENCLOSURE ELEVATION 2
1" = 10'-0"

D3 ENLARGED POOL PLAN
18" = 1'-0"

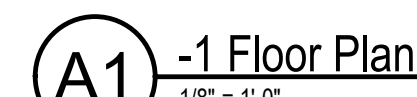
C2 PIPE BOLLARD
3/4" = 1'-0"

B1 BICYCLE RACK
1/2" = 1'-0"

A2 LIGHT POLE BASE
1/2" = 1'-0"

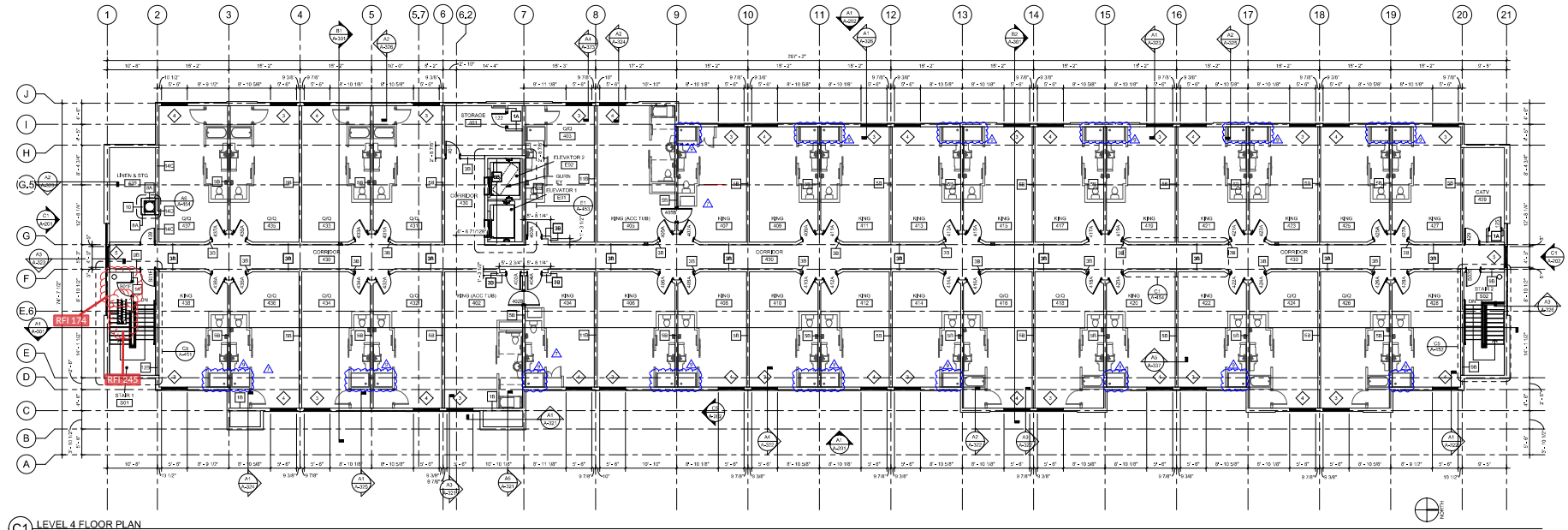
A3 ENLARGED PATIO PLAN
18" = 1'-0"

A5 SITE PLAN
1" = 20'-0"


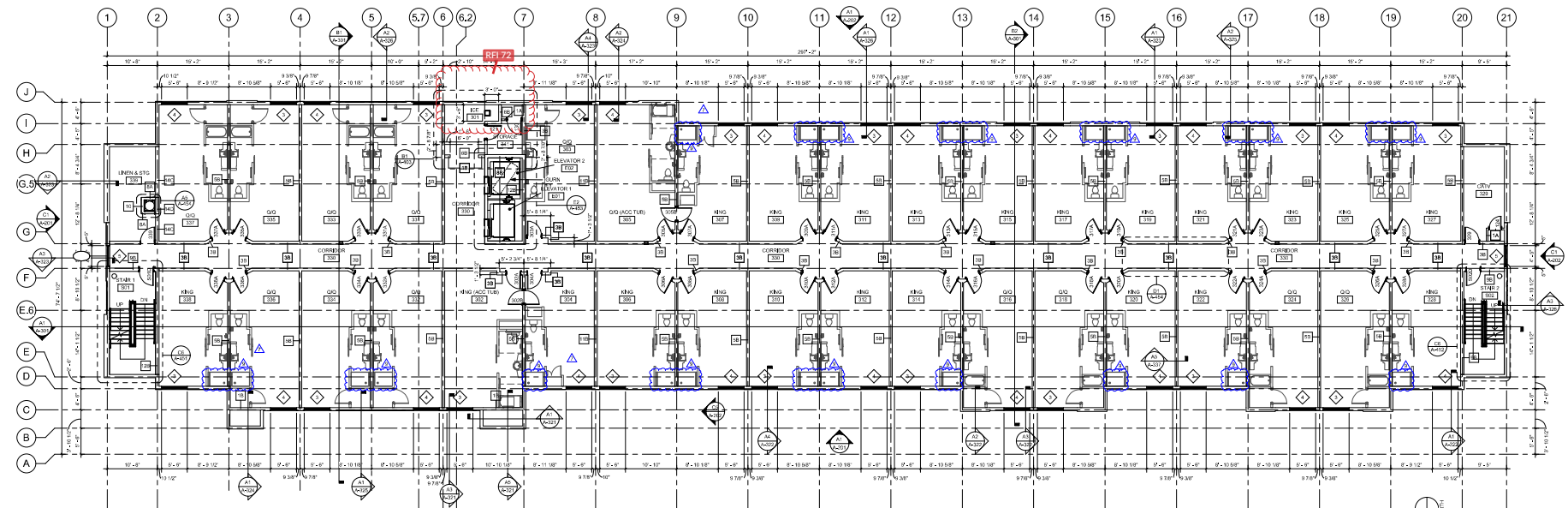
9. ALL DEMISING WALLS ARE TYPE 5B UNLESS NOTED OTHERWISE
 A. ALL CORRIDOR WALLS ARE TYPE 3A UNLESS NOTED OTHERWISE
 C. CHUTE INTAKE ROOMS SHALL BE SPRINKLERED AND ENCLOSED IN A 1-HOUR FIRE RATED CONSTRUCTION WITH 45 MINUTE, SELF-CLOSING FIRE DOOR ASSEMBLIES PROTECTING THE OPENINGS PER NFPA 101 9.5 AND NFPA 82 6.2.5.
 D. SHOWER DRAINS ON FIRST LEVEL ARE TO BE PLACED AWAY FROM THE SHOWER HEAD WALL. SHOWER DRAINS ON LEVELS 2, 3, AND 4 ARE TO BE TOWARDS THE SHOWER HEAD SIDE.



REFERENCE KEYNOTES	GENERAL SHEET NOTES
	<p>A. ALL CORRIDOR WALLS ARE TYPE 50 UNLESS NOTED OTHERWISE.</p> <p>B. ALL CORRIDOR WALLS ARE TYPE 50 UNLESS NOTED OTHERWISE.</p> <p>C. CHUTE WALLS SHALL BE UNFURRED AND EXCLUDED FROM A. & B. UNLESS NOTED OTHERWISE.</p> <p>D. SHOWER CURTAIN ON FIRST LEVEL ARE TO BE PLACED AWAY FROM THE SHOWER HEAD WALL, SHOWER CURTAIN ON LEVELS 2, 3, & 4 ARE TO BE TOWARD THE SHOWER HEAD END.</p>



C1 LEVEL 4 FLOOR PLAN
1/8" = 1'-0"



A1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"

SpringHill Suites - Avondale
9950 West Encanto Blvd., Avondale, AZ 85392

PERMIT SET

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MARICOPA COUNTY

STATE OF ARIZONA

PT. SECTION 32 T02N R01E

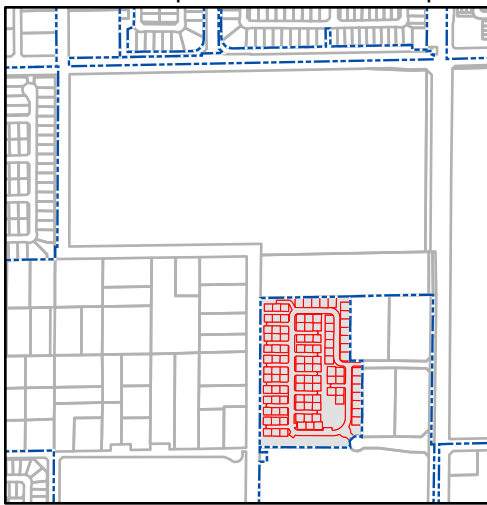
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TOWNSHIP & RANGE GRID SECTION NUMBER 1/4 SECTION NUMBER 1/4 SECTION NUMBER

T1N	T2N	T3N	T4N	T5N	T6N	T7N	T8N	T9N	T10N	T11N	T12N	T13N	T14N	T15N	T16N	T17N	T18N	T19N	T20N
R1E	R2E	R3E	R4E	R5E	R6E	R7E	R8E	R9E	R10E	R11E	R12E	R13E	R14E	R15E	R16E	R17E	R18E	R19E	R20E
714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733
734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753
754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773
774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793
794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813
814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833
834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853
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874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893
894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913
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SECTIONS	1/4 SECTION	1/4 SECTION
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Parcels updated within this map



MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 9/18/2024

MARICOPA COUNTY
ASSESSOR'S OFFICE
<https://mcaassessor.maricopa.gov>



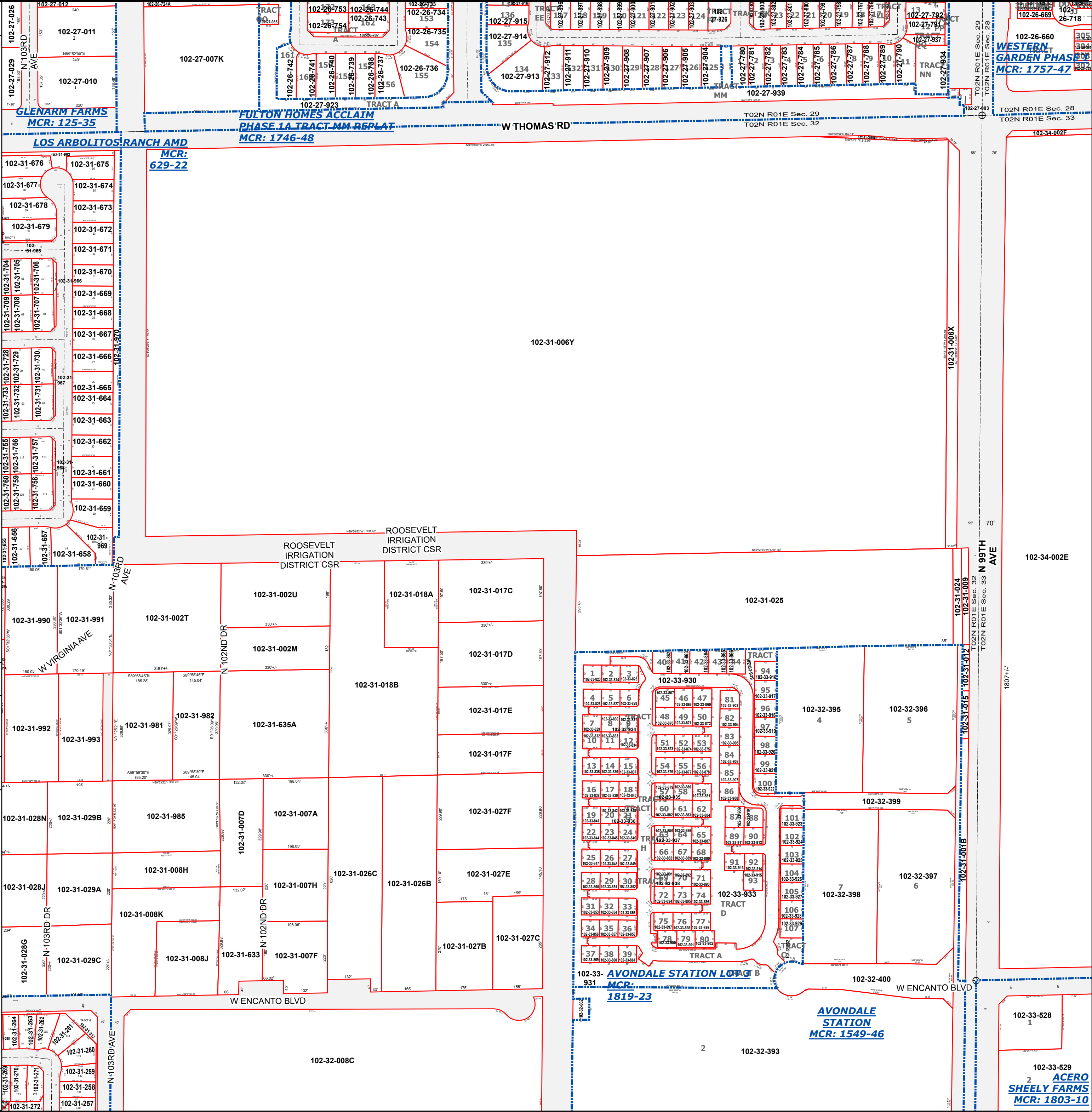
LEGEND: Parcels Sections Centerlines Lots Section Corners Subdivisions

Disclaimer - Indemnification

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of-date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

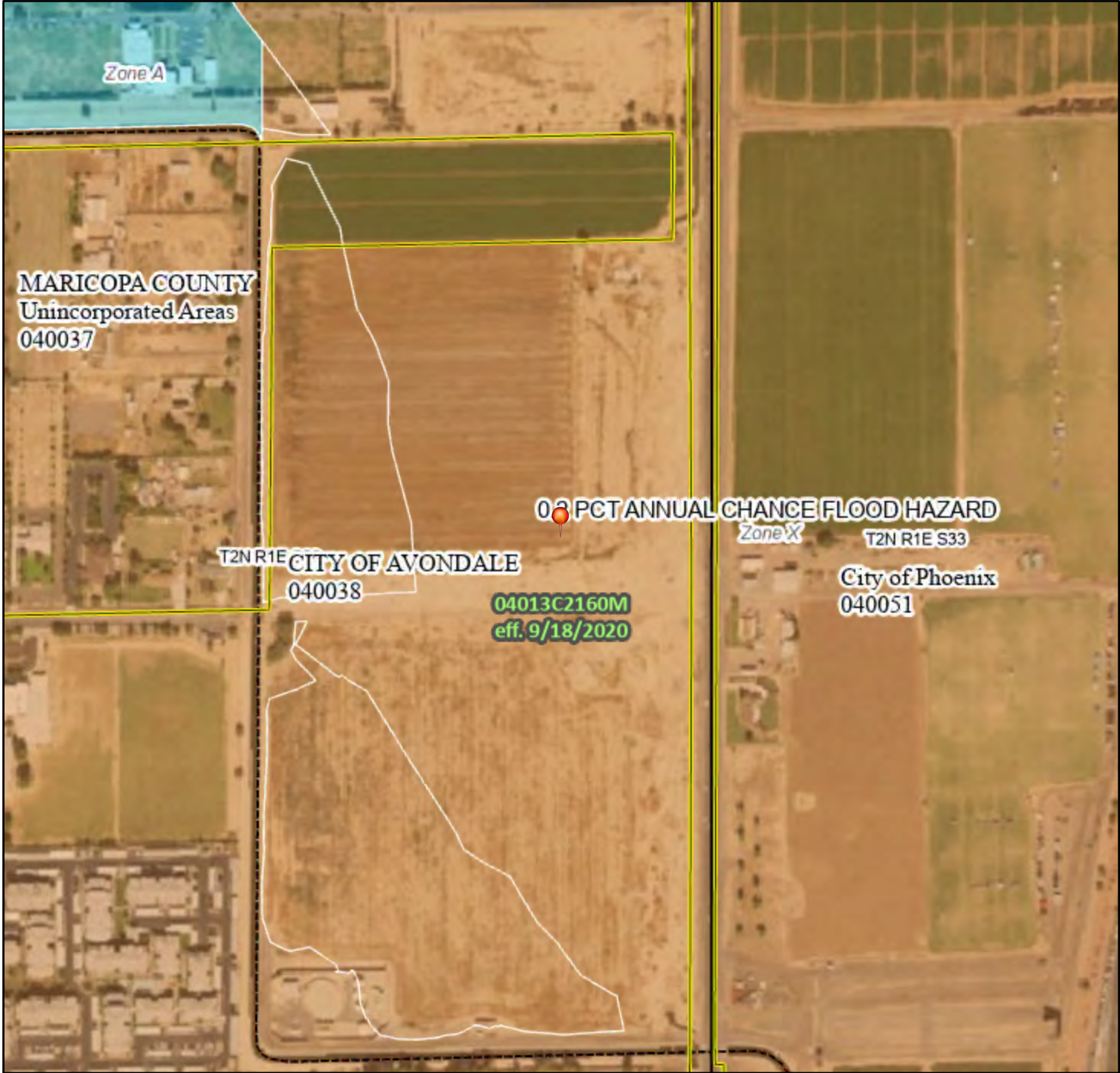
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National Flood Hazard Layer FIRMette



112°16'45"W 33°28'36"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards











The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/27/2025 at 5:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

102-32-398

Commercial Parcel

This is a Commercial parcel located at [9950 W ENCANTO BLVD AVONDALE, AZ 85392](#). The current owner is VIRTUA 99TH HOTEL LLC. It is located in the AVONDALE STATION subdivision, and MCR [154946](#). Its current year full cash value is \$13,969,159.

-  MAPS
-  PICTOMETRY
-  VIEW/PAY TAX BILL
-  DEED
-  OWNER
-  VALUATIONS
-  ADDITIONAL INFO
-  MAP FERRET
-  REGISTER RENTAL
-  PRINT DETAILS

PROPERTY INFORMATION



[9950 W ENCANTO BLVD AVONDALE, AZ 85392](#)

MCR #

[154946](#)

Description

AVONDALE STATION MCR 1549-46

Lat/Long

|

Lot Size

106,195 sq ft.

Lot #

7

High School District


TOLLESON UNION #214

Elementary School District


PENDERGAST ELEMENTARY SCHOOL DISTRICT

Local Jurisdiction
AVONDALE
S/T/R ⓘ
32 2N 1E
Market Area/Neighborhood
09/005
Subdivision (9 Parcels)
AVONDALE STATION

OWNER INFORMATION

 VIRTUA 99TH HOTEL LLC
Mailing Address
17470 N PACESETTER WAY, SCOTTSDALE, AZ 85255
Deed Number
Last Deed Date
Sale Date
n/a
Sale Price
n/a

VALUATION INFORMATION


We provide valuation information for the past 5 years. For mobile display, we only show 1 year of valuation information. Should you need more data, please look at our data sales .
The Valuation Information displayed below may not reflect the taxable value used on the tax bill due to any special valuation relief program. CLICK HERE TO PAY YOUR TAXES OR VIEW YOUR TAX BILL ↗
Tax Year
2026
Full Cash Value ⓘ
\$13,969,159
Limited Value ⓘ
\$7,297,866
Legal Class
1.12
Description
COMMERCIAL / OTHER R/P
Assessment Ratio
15.5%
Assessed LPV

\$1,131,169
Property Use Code
0411
PU Description
Hotels
Tax Area Code
920100
Valuation Source
Notice

ADDITIONAL PROPERTY INFORMATION



Additional property data.

Description	Imp #	Occupancy	Rank	CCI	Age	Sq Ft.
Site Improvements	null	163	2	D	2	1
Hotel, Limited Service	null	595	3	D	2	71,937

Construction Year
2023
Weighted Construction Year
2023
Improvement Quality
D (2)
Pool
No
Living Area
Patio(s)
Covered: 0 Uncovered: 0
Exterior Wall Type
Stud Eifs (synthetic Stucco)
Roof Type
Bath Fixtures
0
Garage Stalls
0
Carport Stalls
0

MAP FERRET MAPS



Mapferret maps, also known as MapId maps, pdf maps, or output maps are now available here without having to search.

▶ [Parcel Maps \(1\)](#)

▶ [Subdivision Maps \(2\)](#)

▶ [MCR Maps \(2\)](#)

▶ [Book/Map Maps \(18\)](#)

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION ON THIS WEBSITE BEFORE RELYING ON IT.

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. Please contact the Maricopa County S.T.A.R. Center at (602) 506-3406 if you believe any information is incomplete, out of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.

The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. In many instances, the Assessor has gathered information from independent sources and made it available on this site, and the original information may have contained errors and omissions. Errors and omissions may also have occurred in the process of gathering, interpreting, and reporting the information. Information on the website is not updated in "real time". In addition, users are cautioned that the process used on this site to illustrate the boundaries of the adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted on this site are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided on this site is not the equivalent of a title report or a real estate survey. Users should independently research, investigate and verify all information before relying on it or in the preparation of legal documents.

By using this website, you acknowledge having read the above and waive any right you may have to claim against Maricopa County, its officers, employees, and contractors arising out of my reliance on or the use of the information provided on this website.



Schindler

Final Acceptance

Date 5-13-24
Contract # P9228

Dear Sir or Madam:

We have examined the GENERAL PURPOSE elevator No. 2
installed by you in the 9950 W. ENCANTA Blvd - Springhill Suites Building.
AVONDALE A

Street

City

State

and find same satisfactory and in accordance with the contract and we accept the elevator under the terms and guarantee of said contract.

X

Tofel Dent

Purchaser

Mark Roper

Elevators or Escalators Are Being Turned Over With The Following Exceptions:

(Damage to the equipment -- other than noted below -- will not be the responsibility of Schindler Elevator Corporation.)

NONE

Furthermore, in accepting this equipment, I agree that the architectural finishes on the cabs, entrances and fixtures are acceptable. Finally, please understand that we will accept no further "punch lists".

I acknowledge receipt of the following:

2 Car Station Keys _____ Special Keys for Corridor & Car Station Fixtures
_____ Door Release Keys ☒ Set of Cab Protective Pads
2 Firemen's Return Keys _____ Owners Documents (as specified per contract) List: _____
_____ Emergency Power Keys _____ Other _____

Sean Bandy

Superintendent/Sales Rep.

X M. Roper

Purchaser

Maintenance Per Contract

Our Contract includes _____ months of New Product Service. This service is effective _____ and will expire _____. Our Service Technician will make periodic examinations and will perform all necessary adjustments, greasing, oiling and replacement of parts necessary to keep the elevator equipment in operation. Replacement of parts due to accident, misuse or negligence by parties other than Schindler is not included. All work will be performed during regular working hours of regular working days of the trade. In addition, _____ hour Emergency Minor Adjustment Callback service is included.

For Service

Dial 1-800-225-3123

Your building Identification number is 514815

Notice: Providing a reliable and trouble-free installation is important to us. However, as you complete the remaining building construction work, elevator misoperations or shutdowns may occur that are caused by job site conditions beyond our control. These conditions include construction dust or debris, vandalism or misuse, voltage fluctuations and equipment room temperature below 55 degrees F or above 90 degrees F. We will respond to your requests for service as quickly as possible. Thank you for your understanding and patience.

CRDT.APP. _____ STATE # 13185



Schindler

Final Acceptance

Date 5-13-24
Contract # P70028

Dear Sir or Madam:

We have examined the _____ elevator No. 01
installed by you in the Springhill suites Avondale
9950 W. Encanto Blvd. Avondale AZ Building.

Street City State
and find same satisfactory and in accordance with the contract and we accept the elevator under the terms and guarantee of said contract.

TOPEL DENZ

X MARK ROEPEN Purchaser

Elevators or Escalators Are Being Turned Over With The Following Exceptions:

(Damage to the equipment - other than noted below - will not be the responsibility of Schindler Elevator Corporation.)

NONE

Furthermore, in accepting this equipment, I agree that the architectural finishes on the cabs, entrances and fixtures are acceptable. Finally, please understand that we will accept no further "punch lists".

I acknowledge receipt of the following:

____ Car Station Keys 2 Special Keys for Corridor & Car Station Fixtures
____ Door Release Keys 1 Set of Cab Protective Pads
2 Firemen's Return Keys _____ Owners Documents (as specified per contract) List: _____
____ Emergency Power Keys _____ Other _____

Sam Baily
Superintendent/Sales Rep.

X [Signature]
Purchaser

Maintenance PER CONTRACT

Our Contract includes _____ months of New Product Service. This service is effective _____ and will expire _____. Our Service Technician will make periodic examinations and will perform all necessary adjustments, greasing, oiling and replacement of parts necessary to keep the elevator equipment in operation. Replacement of parts due to accident, misuse or negligence by parties other than Schindler is not included. All work will be performed during regular working hours of regular working days of the trade. In addition, _____ hour Emergency Minor Adjustment Callback service is included.

For Service

Dial 1-800-225-3123

Your building Identification number is 514815

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CRDT.APP. _____

STAT# 13184

STUDIO PARTNERSHIP

5373 SHS Avondale				DATE:	5/13/2022
ROOM TYP	DESCRIPTION	LEFT/RIGHT	Room Numbers	LEFT/RIGHT TOTAL	SUM TOTAL
T1K ACC	ACCESSIBLE KING SHOWER	LEFT	202	1	1
		RIGHT		0	
T2K ACC	ACCESSIBLE KING TUB W/ COMM DOOR	LEFT	302, 402	2	3
		RIGHT	405	1	
T3K	STANDARD KING W/ COMM DOOR (SHOWER)	LEFT	123, 207, 307, 407	4	7
		RIGHT	204, 304, 404	3	
T4K	STANDARD KING (SHOWER)	LEFT	124, 127, 128, 131, 135, 136, 139, 143, 206, 210, 211, 214, 215, 219, 222, 223, 227, 238, 306, 310, 311, 314, 315, 319, 322, 323, 327, 338, 406, 410, 411, 414, 415, 419, 422, 423, 427, 438	38	74
		RIGHT	122, 125, 126, 129, 133, 134, 137, 141, 142, 208, 209, 212, 213, 217, 220, 221, 225, 228, 308, 309, 312, 313, 317, 320, 321, 325, 328, 408, 409, 412, 413, 417, 420, 421, 425, 428	36	
T5QQ	ACCESSIBLE QQ SHOWER W/ COMM DOOR	LEFT		0	1
		RIGHT	121	1	
T6QQ	ACCESSIBLE QQ TUB W/ COMM DOOR	LEFT		0	2
		RIGHT	205, 305	2	
T7QQ	STANDARD QQ SHOWER	LEFT	203, 234, 303, 334, 403, 434	6	12
		RIGHT	232, 236, 332, 336, 432, 436	6	
T8QQ	STANDARD QQ TUB	LEFT	132, 140, 218, 226, 231, 235, 318, 326, 331, 335, 418, 426, 431, 435	14	28
		RIGHT	130, 138, 216, 224, 233, 237, 316, 324, 333, 337, 416, 424, 433, 437	14	
TOTAL:					128
SUBTOTALS:					128
KINGS					85
QUEEN QUEEN					43

1st floor King 18
 1st floor Queen 6
 2nd floor King 22
 2nd floor Queen 12
 3rd floor King 22
 3rd floor Queen 13
 4th floor King 23
 4th floor Queen 12

121 205 308 405
 122 203 322 426
 140 220 333 433
 233

hearing impaired

132
 122
 121 (ADA)
 203
 433
 402 (ADA)
 408
 308
 305 (ADA)
 333
 233
 202 (ADA)

43" TV LG

P.I.P.

THE INDUSTRIAL COMMISSION OF ARIZONA

ARIZONA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH

DENNIS P. KAVANAUGH, CHAIRMAN
JOSEPH M. HENNELLY, JR., VICE CHAIR
D. ALAN EVERETT, MEMBER
MARIA CECILIA VALDEZ, MEMBER
ORION J. GODFREY, MEMBER



BRIAN A. HUDSON
DIRECTOR
P.O. Box 19070
PHOENIX, AZ 85005-9070
602-542-5795

GAETANO TESTINI, DIRECTOR

April 3, 2025

Gabionrea Bmori

,

Re: Elevator Section--State Serial Number(s): 13184
Located at: SPRINGHILL SUITES AVONDALE
9950 W ENCANTO BLVD
Avondale, AZ 85392

Enclosed is the Certificate of Inspection (COI) issued pursuant to the New Installation safety inspection on the above referenced unit.

The owner or operator under A.R.S. §23-491.02 shall keep the Industrial Commission's Certificate of Inspection at the same location as the elevator, dumbwaiter, escalator, moving walk, or related equipment and make the certificate available for inspection and copying upon request. The State Serial Number shall be posted or displayed in the elevator cab, and on the escalators, the State Serial Number shall be affixed to the right, at the lower end of the unit.

We appreciate your cooperation in working towards maintaining the safety of your equipment. Please keep in mind that unsafe conditions may develop at any time. This inspection, therefore, does not guarantee continuing safe conditions. We suggest that those responsible for maintenance be especially observant in the future. Only through vigilance and voluntary compliance with standards and safe practices can you be assured that your equipment is in safe working condition.

If you have any questions or comments, please feel free to contact me at (602) 542-3313.

Sincerely,

ADOSH Elevators
State of Arizona, ICA, ADOSH
Phone: (602) 542-3313
Fax: (602) 542-1614

<https://www.azica.gov/divisions/adosh/elevator-section>

Enclosure



THE INDUSTRIAL COMMISSION OF ARIZONA

ELEVATOR SAFETY SECTION

CERTIFICATE OF INSPECTION



On _____ an applicable inspection of elevator/or other type equipment State Ser. # _____
was performed as required by A.R.S. 23-491.05. This elevator/or other type equipment was found then/or
later to comply with the standards and regulations adopted pursuant to A.R.S. Title 23, Chapter 2, Article 12.

Elevator/or other type equipment location

Unit Description

Street Address

City:

Zip Code:

Inspector

THIS CERTIFICATE SHALL BE POSTED IN THE ELEVATOR OR ON OTHER TYPE EQUIPMENT

THE INDUSTRIAL COMMISSION OF ARIZONA

ARIZONA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH

DENNIS P. KAVANAUGH, CHAIRMAN
JOSEPH M. HENNELLY, JR., VICE CHAIR
D. ALAN EVERETT, MEMBER
MARIA CECILIA VALDEZ, MEMBER
ORION J. GODFREY, MEMBER



BRIAN A. HUDSON
DIRECTOR
P.O. Box 19070
PHOENIX, AZ 85005-9070
602-542-5795

GAETANO TESTINI, DIRECTOR

April 3, 2025

Gabionrea Bmori

,

Re: Elevator Section--State Serial Number(s): 13185
Located at: SPRINGHILL SUITES AVONDALE
9950 W ENCANTO BLVD
Avondale, AZ 85392

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Enclosure



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Elevator/or other type equipment location

Unit Description

Street Address

City:

Zip Code:

Inspector

THIS CERTIFICATE SHALL BE POSTED IN THE ELEVATOR OR ON OTHER TYPE EQUIPMENT

ORDINANCE NO. 1633-817

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF AVONDALE FOR APPROXIMATELY 62 ACRES GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF MCDOWELL ROAD AND 99TH AVENUE, AS SHOWN IN APPLICATION PL-17-0051, REZONING SUCH PROPERTY FROM "AVONDALE LIVE PLANNED AREA DEVELOPMENT" TO A NEW "VIRTUA99 AVONDALE PLANNED AREA DEVELOPMENT."

WHEREAS, the Council of the City of Avondale (the "City Council") desires to amend the City of Avondale Zoning Atlas (the "Zoning Atlas"), pursuant to ARIZ. REV. STAT. § 9-462.04, to change the zoning description for a \pm 62 acre parcel of real property from Avondale Live Planned Area Development to a new Virtua99 Avondale Planned Area Development (the "Zoning Atlas Amendment"); and

WHEREAS, all due and proper notices of the public hearings on the Zoning Atlas Amendment held by the City of Avondale Planning Commission (the "Commission") and by the City Council were given in the time, form and substance provided by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, on July 20, 2017, the Commission held a public hearing on the Zoning Atlas Amendment, after which hearing the Commission recommended approval; and

WHEREAS, the City Council held an additional public hearing regarding the Zoning Atlas Amendment on August 14, 2017; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, the City Council has considered the individual property rights and personal liberties of the residents of the City before adopting this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The \pm 62 acre parcel of real property generally located north of the northwest corner of McDowell Road and 99th Avenue, as shown in Application PL-17-0051, as more particularly described and depicted on Exhibit A attached hereto and incorporated herein

by reference, is hereby rezoned from Avondale Live Planned Area Development to a new Virtua99 Avondale Planned Area Development, subject to the City of Avondale adopted codes, requirements, standards and regulations, and the following stipulations:

1. Development shall conform to the Virtua99 Avondale PAD Narrative date stamped July 10, 2017, except as modified by these conditions.
2. Approval of a Final Plat, creating internal parcel lines and dedicating 15' of 99th Avenue right-of-way north of Encanto Boulevard, and 37' of 99th Avenue right-of-way south of Encanto Boulevard (for a total of 70' of ROW) to the City of Avondale, will be required prior to issuance of a certificate of completion or a certificate of occupancy for any building on the project site. Additional right-of-way dedicated to Avondale beyond the 70' may be required for deceleration/turn lanes and the traffic signal at Encanto Boulevard. Public water and sewer easements shall also be dedicated through the final plat. Per SRP requirements, the final plat cannot be recorded until SRP's USA easement for the undergrounded canal has been recorded.
3. Completion of 99th Avenue half street improvements from Encanto Boulevard to the project's northern boundary, to include street, curb, gutter, sidewalk, street lights, tiling of the SRP canal, power line undergrounding, and right-of-way landscaping, shall be required prior to issuance of a certificate of occupancy for the first building north of Encanto Boulevard. The Maricopa County Department of Transportation (MCDOT) must sign off on the 99th Avenue improvements prior to issuance of a certificate of occupancy for the first building north of Encanto Boulevard.
4. Completion of 99th Avenue half-street improvements from Encanto Boulevard to the project's southern boundary, to include street, curb, gutter sidewalk, street lights, tiling of the SRP canal, power line undergrounding, and right-of-way landscaping, shall be required prior to issuance of a certificate of occupancy for the first building south of Encanto Boulevard. MCDOT must sign off on the 99th Avenue improvements prior to issuance of a certificate of occupancy for the first building south of Encanto Boulevard.
5. The developer shall contribute 50 percent of the cost of a future traffic signal at the intersection of 99th Avenue and Encanto Boulevard, designed to City of Avondale standard. The contribution shall be made prior to issuance of a permit for any building in the phase of development that triggers the signal warrant, as determined by the City Traffic Engineer.
6. The developer shall be responsible for contributing 50 percent of the cost of a future 24' landscaped median in 99th Avenue, if determined necessary by the City of Phoenix. The contribution shall be made to the City of Avondale based upon the City of Phoenix median design standard detail and be provided to the City prior to issuance of a permit in a future phase to be determined by the City Engineer.

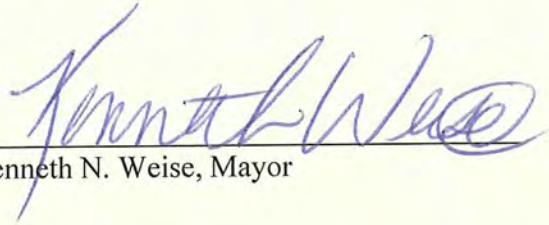
7. All streets internal to the Virtua99 development, including Encanto Boulevard, shall be private.
8. To the extent allowed by law, all Type 1 and Irrigation Grandfathered Groundwater Rights appurtenant to each phase of development shall be properly extinguished and the resulting Assured Water Supply credits pledged to the City of Avondale's account at the Arizona Department of Water Resources prior to recordation of the final plat for each phase.
9. Public art or fee-in-lieu contribution to the City's art fund, shall be required if any portion of the development meets the triggers of Zoning Ordinance Section 11, Public Art.
10. The developer shall, in good faith, attempt to work with the Roosevelt Irrigation District (RID) to design and build a safe pedestrian crossing of the RID canal to provide elementary school students a more direct route to Rio Vista Elementary School. A pedestrian connection shall be provided prior to issuance of a Certificate of Occupancy for any building within the Multi-Family Residential 1, Multi-Family Residential 2, or Single-Family Residential subareas. If it is discovered that the RID will not allow a pedestrian crossing, the developer shall provide the City with a letter from RID specifying the reasons why a connection cannot be provided.
11. The height of development in the Multi-Family 2 subarea shall be limited to 4 stories, or 45 feet.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

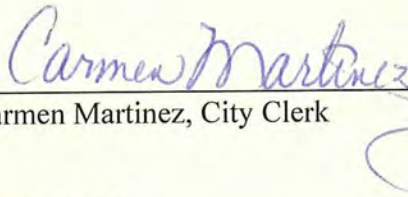
SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
August 14, 2017.


Kenneth N. Weise, Mayor

ATTEST:


Carmen Martinez, City Clerk

APPROVED:

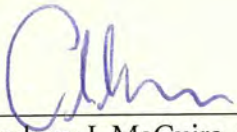

Andrew J. McGuire, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 1633-817

[Legal Description and Map]

See following pages.

**99th AVENUE AND ENCANTO
ZONING BOUNDARY
LEGAL DESCRIPTION**

A portion of land being situated within the east half of Section 32, Township 2 North, Range 1 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3" Maricopa County Highway Department brass cap in hand hole accepted as the East quarter corner of said Section 32 from which a found 3" ADOT Highway Department aluminum cap in hand hole accepted as the Southeast corner of said section bears South 00°25'36" West, 2642.41 feet;

Thence South 89°53'52" West, 33.01 feet along the east-west mid-section line of said Section 32, to the **POINT OF BEGINNING**;

Thence South 00°25'36" West, 1231.16 feet along a line which is 33.00 feet west of and parallel with the east line of the Southeast quarter of said Section 32;

Thence leaving said parallel line, South 88°55'11" West, 551.99 feet;

Thence North 00°25'33" East, 45.00 feet;

Thence South 88°55'11" West, 60.00 feet;

Thence South 00°25'33" West, 45.00 feet;

Thence South 88°55'11" West, 363.81 feet;

Thence North 00°21'19" East, 200.00 feet;

Thence South 88°55'11" West, 220.00 feet;

Thence North 00°21'19" East, 925.66 feet;

Thence North 88°53'52" East, 50.00 feet;

Thence North 00°21'19" East, 65.00 feet;

Thence South 88°53'52" West, 50.00 feet;

Thence North 00°21'19" East, 40.00 feet to the east-west mid-section line of said Section 32;

Thence North 00°20'20" East, 1025.54 feet;

Thence North 88°53'52" East, 1198.31 feet;

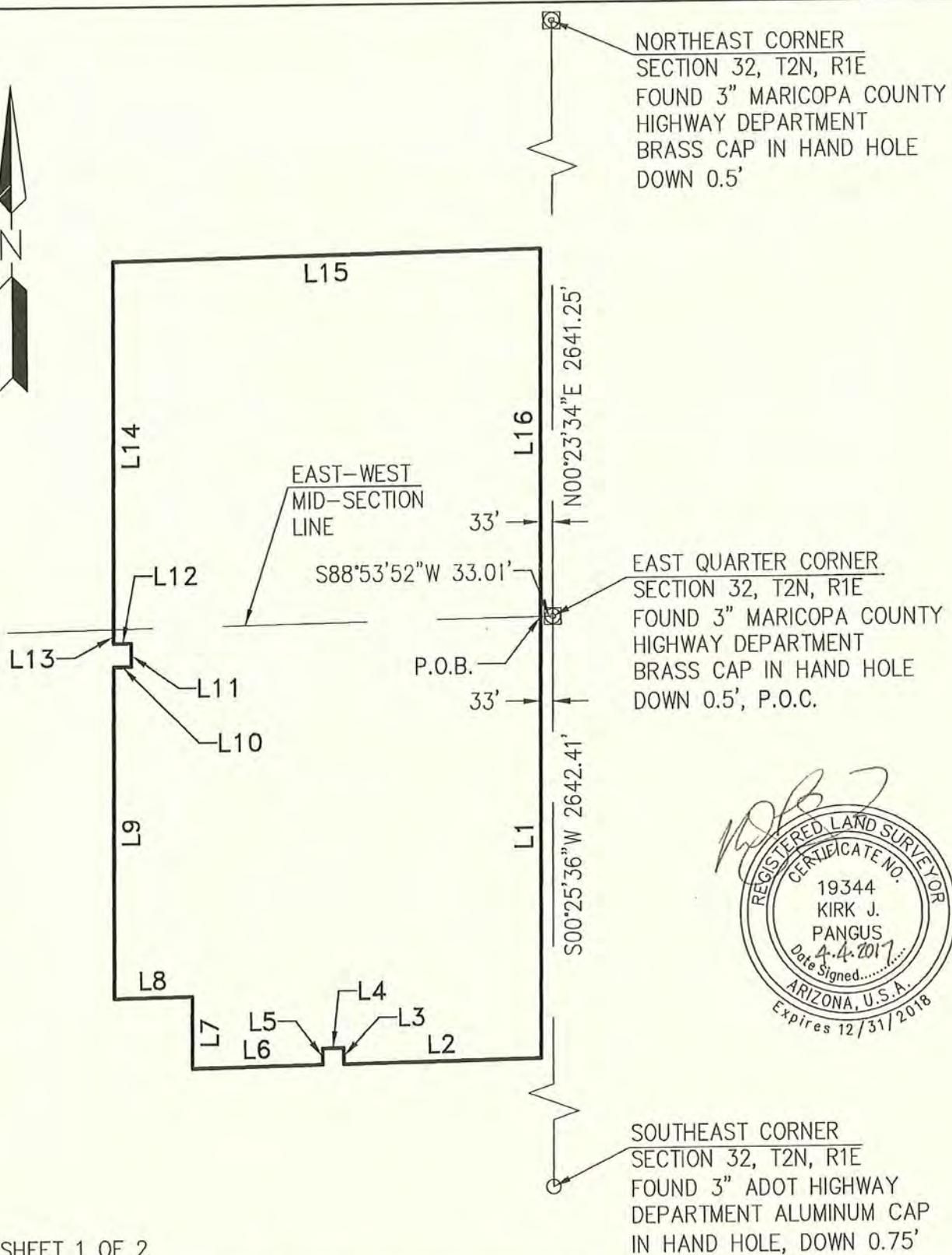
Thence South 00°23'34" West, 1025.57 feet along a line which is 33.00 feet west of and parallel with the east line of the Northeast quarter of said Section 32, to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,650,480 sq. ft (60.8466 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.


This description shown hereon is not to be used to violate subdivision regulations of the state, county and/or municipality of any other land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E Highland Ave., Ste. 250
Phoenix, AZ 85016
Project No. 1599
Date: April 4, 2017






SHEET 1 OF 2

PROJ.NO.: 1599	99TH AVENUE & ENCANTO ZONING BOUNDARY AVONDALE, ARIZONA EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: APRIL 2017		
SCALE: NTS		
DRAWN BY: KM		
CHECKED BY: KJP		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°25'36"W	1231.16'
L2	S88°55'11"W	551.99'
L3	N00°25'33"E	45.00'
L4	S88°55'11"W	60.00'
L5	S00°25'33"W	45.00'
L6	S88°55'11"W	363.81'
L7	N00°21'19"E	200.00'
L8	S88°55'11"W	220.00'
L9	N00°21'19"E	925.66'
L10	N88°53'52"E	50.00'
L11	N00°21'19"E	65.00'
L12	S88°53'52"W	50.00'
L13	N00°21'19"E	40.00'
L14	N00°20'20"E	1025.54'
L15	N88°53'52"E	1198.31'
L16	S00°23'34"W	1025.57'



SHEET 2 OF 2

PROJ.NO.: 1599	99TH AVENUE & ENCANTO ZONING BOUNDARY AVONDALE, ARIZONA EXHIBIT	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: APRIL 2017		
SCALE: NONE		
DRAWN BY: KM		
CHECKED BY: KJP		