

Exhibit A

PROPERTY INSPECTION CHECKLIST

DATE: 03-05-2025

TENANT NAME: North Shore Library 7505 Collins Ave

SITE MANAGER/SUPERVISOR: Jean Carlos Vasquez

N/A - Not Applicable

S - Satisfactory

N/I - Needs Improvement

SITE EXTERIOR APPEARANCE	N/A	S	N/I	DESCRIPTION
PARKING LOT LIGHTING	X			
EXTERIOR BUILDING LIGHTING	X			
WELL-LIT AND PROPERLY PLACED SIGNAGE		X		
DUMPSTER AREA CLEAN	X			
EXTERIOR PAINT			X	The façade requires repainting
LOT CONDITION / POTHOLES		X		
LOT CONDITION / STRIPING		X		
LANDSCAPING MAINTAINED		X		
FLOOR AND HALLWAY CONDITION			X	The floor and sidewalk require pressure cleaning
OVERALL CONDITION OF EXTERIOR			X	

GARAGE AREA	N/A	S	N/I	DESCRIPTION
GARAGE AREA CLEAN		X		
GARAGE DRAINING PROPERLY		X		
GARAGE AREA SAFE		X		
SUPPLY/STORAGE AREA CLEAN/ NEAT	X			
ALL ELECTRICAL OUTLETS WORKING	X			
GARAGE BAY HEATERS WORKING	X			

SITE INTERIOR APPEARANCE	N/A	S	N/I	DESCRIPTION
CARPET CLEANLINESS	X			
FLOOR CONDITION	X			
FURNITURE CLEANLINESS	X			
LOBBY CHAIRS CLEANLINESS	X			
EMPLOYEE CHAIRS CLEANLINESS	X			
OVERALL CLEANLINESS OF INTERIOR	X			
CEILING FREE OF LEAKS	X			
CEILING TILES CONDITION	X			
ALL LIGHTING WORKING	X			
WALL PAINT / WALLPAPER CONDITION	X			
DRYWALL CONDITION	X			
BREAKROOM CLEANLINESS	X			
STORAGE AREAS CLEANLINESS	X			

RESTROOM(S)	N/A	S	N/I	DESCRIPTION
TOILET(S) WORKING	X			
SINK / FAUCET CONDITION	X			
HOT / COLD WATER WORKING	X			
LIGHTING / FAN WORKING	X			
DOOR LOCK WORKING	X			
SOAP DISPENSER WORKING	X			
PAPER TOWEL DISPENSER WORKING	X			
OVERALL APPEARANCE OF RESTROOM	X			

SAFETY & SECURITY	N/A	S	N/I	DESCRIPTION
FIRE EXTINGUISHER	X			
FIRST AID ACCESSIBLE	X			
OVERALL SAFETY CONCERNS	X			

MISCELLANEOUS ITEMS	N/A	S	N/I	DESCRIPTION
HVAC MAINTENANCE & CONDITION	X			
PLUMBING MAINTENANCE & CONDITION	X			
ELEVATOR CONDITION AND CERTIFICATE	X			
ARE YOU HAPPY WITH THE CLEANING SERVICE USED AT YOUR SITE?	X			

SUMMARY AND ADDITIONAL CONCERNS NOT MENTIONED ABOVE

In summary, the exterior requires several improvements. The façade and sidewalks need thorough pressure cleaning, and the façade itself requires a fresh coat of paint. The window glass needs a thorough cleaning, while the window and door frames are in poor condition, with rust present on the top of some window frames. The handrail also requires a fresh coat of paint. Although the landscaping is in good condition, there is potential for further improvement.



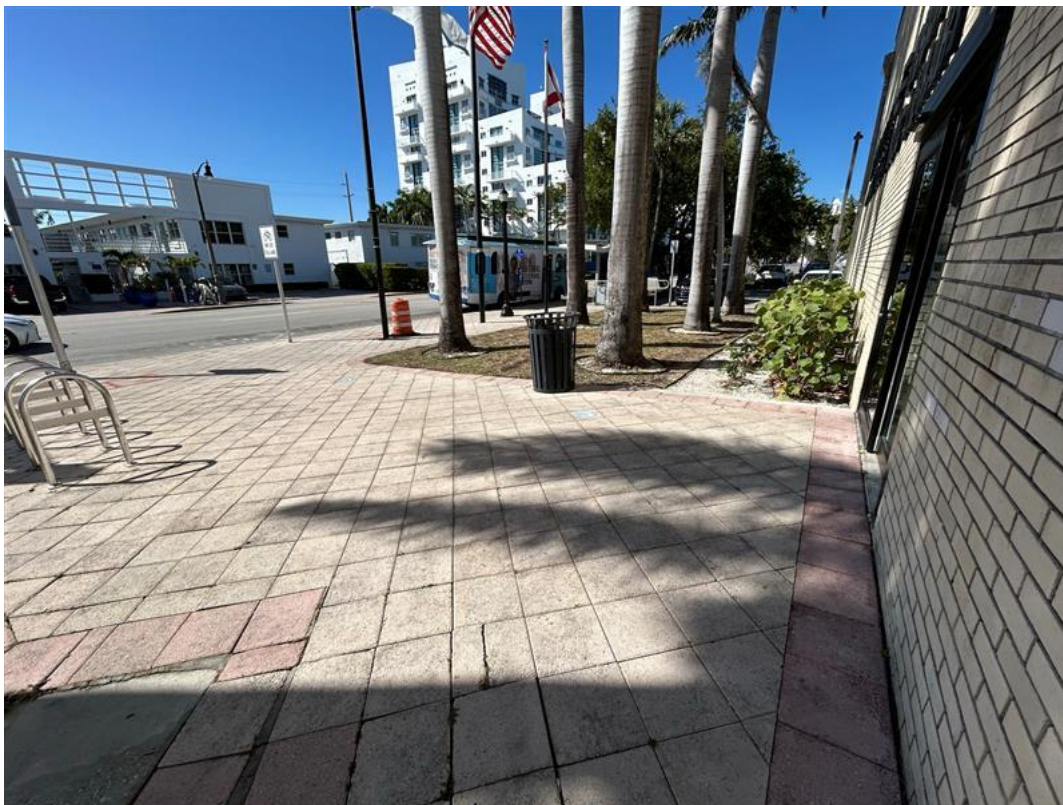
KEY AREAS REQUIRING ATTENTION

- The façade and sidewalks require thorough pressure cleaning









- The facade requires a fresh coat of paint





- The windows glass needs a thorough cleaning





- The window and door frames are in poor condition



- Rust is present on the top of the window frame



- The handrail requires a fresh coat of paint



- The landscaping is in good condition; however, there is potential for further improvement





