

**Edward Jones Branch Office #: Omaha #06850**

Address: 4251 S 144th St

Matterport Link: <https://my.matterport.com/show/?m=1T3D4bvKDDX>Supplemental Photos: https://thelawrencegroup-my.sharepoint.com/:f/p/katie_laird/Ep-E2qV0sYpEuUx0gt-U11oBr6pLdEdu33seTwBNb9UXQ?e=YdgYmETenant Drawings: https://thelawrencegroup-my.sharepoint.com/:f/p/katie_laird/EkmgdZFFp3dOmEKaf8KxWpcB_Ky9uKhgwJTB-InUpjWcQ?e=HvF8rS

PREPARED BY: Lawrence Group

Surveyor Name: Neal Fister

Surveyor Phone Number: 636-448-0848

Site Verification Date: 4/4/2024

LANDLORD / BUILDING REPRESENTATIVE:Name: Maddie Graeve Phone: 402-255-6527 Email: Maddie.Graeve@npdodge.com

ENVIRONMENTAL CONCERNS	Notes	Action Items
Are there any environmental concerns based on your observations?	NO	
Evidence of Water Intrusion	NO	
Suspected Visible Mold	NO	
Suspected Asbestos	NO	
Suspected Lead	NO	
Other		

BUILDING OVERVIEW	Notes	Action Items
Number of levels/floors	1	
Proposed EDJ level/floor	1	
Total building SF		
SF of proposed EDJ space		
What is above our space?	roof	
Basement	NO	
Slab on Grade	YES	
Other		

STRUCTURE	Notes	Action Items
Construction Type		
Description of Construction (Wood, Steel, Masonry)	steel structure/Masonry exterior	
Store Front Construction	Glass	
Roof Structure	Bar Joist / Metal Deck	
Other		

SIGNAGE	Notes	Action Items
Is Exterior Signage an option?	YES	
Mounted on the building?	YES	
Monument sign?	UNKNOWN	
Pylon Sign?	UNKNOWN	
Window decals?	YES	
Is power available to the signs?	UNKNOWN	
Is the existing signage functioning?	N/A	
Overall condition of existing signage:		

FLOORS	Notes	Action Items
Ceramic Tile	YES	
Concrete	NO	
Vinyl	YES	VCT in break room and data closet
Carpet	YES	
Wood/Laminate	NO	
Other		
Existing Base / Trim Type	4" vinyl	4" wood base in offices

WALLS	Notes	Action Items
Tenant Separation Walls in Place	YES	
Tenant Separation Walls Sheetrocked to Deck	YES	
Tenant Separation Walls Sealed & Fire Rated to Deck	YES	
Tenant Separation Walls Insulated	YES	
Interior Partitions Extend Above Ceiling	YES	
Interior Partitions Load Bearing (excluding exterior walls)	NO	
Columns in the Tenant Suite	NO	
Window Heights throughout the space:	9"-0" in main space	sill height 4' head height 7'-6" in back windows
Patch / Repairs needed	YES	

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Other Drive up teller window 40" sill, head height 6'-4"

CEILING Notes Action Items

Ceiling Type #1

XXXX 2x2 tegular edge

Ceiling Type #2

XXXX

Condition of Ceilings GOOD

Bottom of Joists from Finished Floor 13'-6"

Bottom of Deck from Finished Floor 15'-0"

Other

LIGHTING Notes Action Items

Lighting Type #1

2x4 fluorescent

Lighting Type #2

fluorescent can lights

Lighting Type #3

Lighting Type #4

FIRE PROTECTION Notes Action Items

Sprinklered NO

Fire Alarm YES

DOORS Notes Action Items

Primary Entrance Door(s) 3'x7' full glass

Condition POOR

Material glass

Size

Hardware Type push/pull

Does the door hardware meet accessibility compliance? YES

Interior Door(s) Type 1

Condition GOOD

Material wood

Size 3'-0" x 7'-0"

Hardware Type lever

Does the door hardware meet accessibility compliance? YES

Secondary (Rear Egress) Door

Condition N/A

Material

Size

Hardware Type

Does the door hardware meet accessibility compliance?

ACCESSIBILITY Notes Action Items

Accessible Parking Stall YES

Accessible Load Zone N/A

Accessible Curb Ramp YES

Clear and Level Path of Travel to Entrance YES

Ramp outside of building YES

At Least One Accessible Entrance YES

Continuous accessible route starting in the parking lot and ending inside the front door of the building YES

Accessible Water Closet

Is there a restroom in the space? YES

Is there a common restroom that serves the space? NO

Centerline of Toilet (16"-18") YES 18-1/2"

Height of Toilet Seat (17"-19") YES

Flusher located on side away from nearest wall YES Auto flush

Space for 5' turning circle in restroom YES

For the toilet, is the 5' clear space from the side wall YES

For the toilet, is there 4'-8" clear space from the rear wall YES

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Is the common restroom for a single occupant or have stalls?		N/A
Is the toilet wall hung or floor mounted?	Floor	
Rear Grab Bar (36")	NO	32"
Top of rear grab bar height (33"-36")	YES	
Does the rear grab bar extend 12" from the CL of the toilet to the wall and at least 24" in the other direction?	NO	
1.5" in diameter	YES	
1.5" clear space around the grab bar	YES	
Horizontal grab bar (42") on side wall	YES	
Horizontal grab bar is at most 12" from rear wall	YES	
Top of horizontal grab bar height (33"-36")	YES	
1.5" in diameter	YES	
1.5" clear space around the grab bar	YES	
Vertical Bar (18")	NO	
Toilet Paper Dispenser		
Type of toilet paper dispenser:	single roll	
Dispenser height from floor (max. 48")	YES	
Dispenser at least 24" from rear wall & at most 42"	YES	
Accessible Lavatory		
Top edge of sink/lavatory 34" or less from floor	YES	
Bottom edge of sink/lavatory 27" or higher from floor	YES	
Knee clearance of 8" or more at 27" or higher from the floor	YES	
Centerline of Sink (15" Min.)	YES	
Clear Floor Area (30" x 48")	YES	
Insulated Drain Pipe	YES	
Other		
Additional Items		
Is there a mirror above the sink	YES	
Bottom edge of mirror 40" or less from floor	YES	
Is there a paper towel dispenser	YES	Auto
Paper towel dispenser is between 15"-48" from the floor	YES	
Clear floor space of 30"x48" around dispenser	YES	
Is there an air-powered hand dryer	NO	
Height of light switch between 15"-48" from floor	YES	
Other		

SYSTEMS

Is the space to be subdivided?	NO	
Do electrical or HVAC need to be divided or combined?	UNKNOWN	

WATER

Water Heater: Make / Model# / Size		above ceiling of womens restroom also serves break room
Hot Water Functioning?	YES	
Service Sink?	NO	
Water Fountains?	NO	

DEMARC

Phone Service	YES	
Location of telephone back board	In Teller area	
Location of main point of entry on the exterior of the building:	unknown	
Photo of DEMARC location	YES	

ELECTRICAL SYSTEM

Notes	Action Items
Electrical Meters	
Meter#:	unknown
Location of Meter:	back side of building
Electrical Panel #A	
120 amp 208 v	
Electrical Panel #B	

NATURAL GAS

Notes	Action Items
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Existing Conditions Site Survey



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Gas Service to Tenant Suite	YES
Meter #	unknown
Location of Meter	Back side of building
Other	

HVAC SYSTEM	Notes	Action Items
HVAC Power on at Time of Survey	YES	
Functioning Heat	YES	
Functioning AC	YES	
Heating Source	ELECTRIC	
System Type	RTU	
HVAC unit condition	GOOD	
Duct Distribution complete	YES	
Condition of duct work:	GOOD	

At least one supply & one return in each room/open space? YES

Separate from other tenants? YES

HVAC #1

Model # See pictures for RTU's

HVAC #2

Model #

HVAC #3

Model #

Existing thermostat YES

Number of thermostats 6

Exhaust fan in restroom YES

Existing Conditions Site Survey Notes: