

EXHIBIT 4
Deferred Maintenance Items and Budget
Terminal/Offices and Hangars 2, 3 and 4

Items	Budgetary Cost
<u>Terminal/Offices:</u>	
All rain gutters and damaged siding panels.	TBD
Repair offices roof damage if any. (Not visible)	TBD
Anchor A/C condensers to the slab.	TBD
 <u>Hangar # 2:</u>	
Structural Condition Assessment Report	
-Replace all gutters and trim	\$12,000
-Replace Base Angle	\$1,200
-Repair/Replace Bottom Wall Panels	\$3,600
-Replace Rolling Doors	\$8,000
-Clean and Paint Structural Framing (floor to ceiling)	\$15,000
-Structural Framing Repairs	\$4,000
 Walk Through Inspection	
-Remove wild palm tree in parking lot and building siding panels.	TBD
-Repair hangar roof including offices.	TBD
-Corrosion control and paint hangar doors track railings.	TBD
-Replace/paint all damaged side paneling floor support railings.	TBD
-Replace all damaged panels between Dan GSE / Ocean Air and hangar. (Damaged at floor)	TBD
 <u>Hangar # 3 & CCSA:</u>	
Structural Condition Assessment Report	
-Replace all gutters and trim	\$18,900
-Replace Base Angle	\$1,600
-Repair/Replace Bottom Wall Panels	\$2,400
-Replace Rolling Door Tracks	\$12,000
-Repair Rolling Doors	\$12,000
-Clean and Paint Structural Framing (from floor to ceiling)	\$19,000
-Structural Framing Repairs	\$12,000
-Fire Line Riser Repairs	\$8,000
 Walk Through Inspection	
-Repair hangar roof including offices.	TBD
-All doors and hinges need painting.	TBD
-Anchor A/C condensers to the slab	TBD
-Corrosion control and paint all side paneling support railings.	TBD
-Replace and paint all damaged side paneling floor support railings.	TBD
-Replace all stained ceiling tiles in office area 1 st & 2 nd floors.	TBD
-Repair and paint all damaged drywall in office area 1 st & 2 nd floors, stair well and restrooms.	TBD
-Repair Janitorial door and trim.	TBD

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-Repair or replace ceiling insulation at Civil Air Patrol offices.	TBD
-Replace lighting covers on light fixtures in offices and hallways.	TBD
-Replace all broken exterior light covers.	TBD
-Remove all wild growing plants that are not maintained.	TBD
-Fire Sprinkler header needs corrosion control, backflow device and bollards installed.	TBD
-Comply with NFPA 409 for Group II Facility pertaining to sprinkler System requirements	TBD

NOTES:

- (1) All Budgetary cost are estimates provided by PGAL Engineering at the time of Structural Condition Assessment. The Director or his designee will approve repair workmanship for all items.
- (2) Items corresponding to PGAL Structural Condition Assessment report are appended to this Lease as Exhibit 3.
- (3) Walk Through Inspection items were identified and agreed to by Lessee and Lessor as needing repairs or replacement.