

Property Condition Assessment

Subject Property:
Main Street, Anytown, CA 90000

Engaged By:

Client Name:	Client Contact
Client Company:	Client Company
Client Address:	100 Other Main Street, Chicago, IL, 60604
Order Number:	22K02-38231-130
Date of Engagement:	November 04, 2022
Report Date:	November 23, 2022

November 23, 2022

Client Contact
Client Company
100 Other Main Street
Chicago, IL 60604

RE Property Condition Assessment of
Sample Manufacturing
Main Street
Anytown, CA 90248
Warehouse, Storage

CREtelligent Project No.: 22K02-38231-130

Dear Client Contact,

CREtelligent has completed a Property Condition Assessment (PCA) of the above referenced Property. The PCA was completed in accordance with ASTM International E2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, any client specific scope of work provided, and generally accepted industry standards.

This report was prepared solely for the use of Client Company (hereinafter "Client" or "User") and any party specifically referenced in [Section 2.6](#) of this report. No other party shall have the right to rely on this report or the findings herein, without the prior written consent of CREtelligent.

Sincerely,



Fraser Hamilton
Director, Property Condition Assessment
CREtelligent

Project Summary

CONSTRUCTION SYSTEM	GOOD	FAIR	POOR	ACTION	IMMEDIATE	OVER TERM YEARS 1-12
<u>5.1.2</u> Paving and Curbing		X		Repair		\$18,500
<u>5.1.3</u> Flatwork	X	X		None		
<u>5.1.4</u> Landscaping and Appurtenances			X	Repair	\$4,250	\$8,540
<u>5.1.5</u> Ancillary Structures and Site Amenities		X		None		
<u>5.2.1</u> Substructure		X		None		
<u>5.2.2</u> Building Frame			X	Consult Structural Engineer	\$1,500	
<u>5.2.3</u> Façades	X	X		Replace	\$3,750	\$13,230
<u>5.2.4</u> Roof System			X	Replace		\$88,200
<u>5.3.1</u> Heating, Ventilation, and Air Conditioning			X	Replace	\$1,800	
<u>5.3.2</u> Electrical		X		Replace	\$1,800	
<u>5.3.4</u> Vertical Transportation		NA		None		
<u>5.3.5</u> Life Safety/Fire Protection	X			None	\$150	
<u>5.4.1</u> Common and Support Areas			X	Refurbish		\$9,250
Totals					\$17,000	\$142,220

SUMMARY	TODAY'S DOLLARS	\$/SF
Immediate Repairs	\$17,000	\$0.96

	TODAY'S DOLLARS	\$/SF	\$/SF/YEAR
Replacement Reserves, today's dollars	\$142,220.00	\$8.06	\$0.67

	TODAY'S DOLLARS	\$/SF	\$/SF/YEAR
Replacement Reserves, w/12, 2.5% escalation	\$146,172.54	\$8.29	\$0.69

Immediate Repair Cost

ITEM	QUANTITY	UNIT	UNIT COST	REPLACEMENT PERCENT	IMMEDIATE TOTAL
5.1.1 Topography and Drainage					
Redirect Storm Water Away from Building	1	EA	\$3,000.00	100%	\$3,000
5.1.4 Landscaping and Appurtenances					
Remove Dumped Items, Restore Landscaping, and Effect Repairs	1	Allow	\$2,000.00	100%	\$2,000
Repair CMU Wall	1	Allow	\$1,500.00	100%	\$1,500
Replace Railing at Entrance	1	Allow	\$750.00	100%	\$750
5.2.2 Building Frame					
Consult Structural Engineer	1	Allow	\$1,500.00	100%	\$1,500
5.2.3 Façades					
Replace Damaged Roll-up Door	1	Allow	\$1,750.00	100%	\$1,750
Repair Holes in Parapet Wall	1	Allow	\$2,000.00	100%	\$2,000
5.3.1 Heating, Ventilation, and Air Conditioning					
HVAC Professional Consultation	1	Allow	\$1,800.00	100%	\$1,800
5.3.2 Electrical					
Electrician to Evaluate Subpanels	1	Allow	\$1,800.00	100%	\$1,800
5.3.3 Plumbing					

ITEM	QUANTITY	UNIT	UNIT COST	REPLACEMENT PERCENT	IMMEDIATE TOTAL
Clarifier System Inspection and Service	1	Allow	\$750.00	100%	\$750
5.3.5 Life Safety/Fire Protection					
Fire Extinguisher	1	EA	\$150.00	100%	\$150
Total Repair Cost					\$17,000.00

Modified Capital Reserves Schedule

ITEM	EUL	EFF AGE	RUL	QUANTITY	UNIT	UNIT COST	CYCLE REPLACE	REPLACE PERCENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	TOTAL COST
5.1.2 Paving and Curbing																					
Repair, Seal Coat, and Re-Strip Paved Areas	8	7	1	12,000	SF	\$0.25	\$3,000	200%	\$3,000							\$3,000					\$6,000
Asphalt Full Depth Repair			0	2,500	SF	\$5.00	\$12,500	100%	\$12,500												\$12,500
5.1.4 Landscaping and Appurtenances																					
Paint Wrought Iron Fence	3	1	2	305	LF	\$7.00	\$2,135	400%		\$2,135			\$2,135			\$2,135			\$2,135		\$8,540
5.2.3 Façades																					
Exterior Maintenance	9	4	5	17,640	SF	\$0.75	\$13,230	100%					\$13,230								\$13,230
5.2.4 Roof System																					
Replace roof	15	14	1	17,640	SF	\$5.00	\$88,200	100%	\$88,200												\$88,200
5.3.3 Plumbing																					
Clarifier System Inspection and Service	2	2	0	1	Allow	\$750.00	\$750	600%		\$750		\$750		\$750		\$750		\$750		\$750	\$4,500
5.4.1 Common and Support Areas																					

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1.0 EXECUTIVE SUMMARY

1.1 Property Description

Property name Sample Manufacturing
Property address Main Street
City, State Zip code Anytown, CA 90000

The Property consists of one parcel of land forming a rectangular tract occupying 0.86 acres. This Property is improved with one single-story structure occupying 17,640 square feet (SF). A portion of this structure's original shell includes offices on two floors. The building was constructed in 1978.

A Property Location Map and a Property Diagram are included in [Appendix A](#). Photographs of the Property are included throughout this report.

Improvements

ITEM	DESCRIPTION
Construction Type	The building is of concrete tilt-wall construction.
Foundation Type	A concrete foundation slab was visible in the warehouse portion of the building. Based on experience with similar building types, the foundation likely consists of reinforced-concrete slabs on grade with grade beams. However, it is possible that the building is founded on a pile or pier system which cannot be observed.
Occupiable sub-grade Areas	No
Roof Type	The roofing system is flat, reportedly covered with modified bituminous (ModBit) sheeting.
Other Improvements	Other improvements include paved driving aisles and parking areas, concrete curbs and sidewalks, and an exterior wash area with clarifier.
Current Property Use	The subject property is presently used as a warehouse and cleaning chemical manufacturer.

1.2 General Physical Condition

General Condition	Poor
Level of Maintenance	Poor
Estimated Remaining Useful Life	Undetermined. The western wall appears to be pulling away from the northern and southern walls, a condition that, if repairs are deferred, could cause the building to collapse.
Recent Capital Improvements	None reported
Planned Capital Improvements	None reported

1.3 Opinions of Cost

CREtelligent has provided an opinion concerning the cost of addressing identified areas of physical deficiency. Observed deficiencies, if any, were identified based on site reconnaissance, interviews conducted, and information collected while conducting this assessment. Cost opinions for addressing deficiencies are summarized in the [Project Summary](#) and further delineated in the [Immediate Repair Cost](#) and [Modified Capital Reserves Schedule](#) tables. Provided cost opinions do not include routine maintenance items.

In addition, CREtelligent provided an estimate of the minimum capital reserves that will be required to maintain and operate the Property in its current use and retain its current market position. The Modified Capital Reserves Schedule only addresses major site improvements and systems and is not intended as an all-inclusive inventory of replacement items.

1.4 Deviations from the ASTM Standard Guide

ASTM E2018-15, *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, requires that deviations from the *Standard Guide* be discussed in the PCA Report. The *Standard Guide* characterizes issues which are beyond the scope of a PCA as "Out-of-Scope Considerations." CREtelligent's deviations from the *Standard Guide* are intended to make the PCA more comprehensive and to satisfy Client requirements. Deviations and Out-of-Scope Considerations are listed below:

- Section 9.3.1 of the ASTM *Standard Guide* provides a threshold amount of \$3,000, below which items may be omitted from the report's cost opinions. CREtelligent may consider and include some items below this threshold amount to identify items related to code violations or life safety issues, unless directed otherwise by the Client.

- The ASTM Guide differentiates between Immediate Costs and Short-Term Costs. CREtelligent has combined these costs in the [Immediate Repair Cost Table](#).
- This PCA includes a "[Modified Capital Reserves Schedule](#)" which estimates the minimum capital reserves necessary to maintain and operate the Property in its current use and retain its current market position. ASTM's *Standard Guide* does not provide for the inclusion of a Modified Capital Reserves Schedule.

1.5 Findings, Opinions and Recommendations

CREtelligent identified the following Immediate Repair Needs:

- Immediate repair is needed to site grading on the northern side of the building to prevent storm water from flowing toward the foundation.
- Immediate repair of the damaged CMU block wall near the central egress/ingress location as well as removal of the accumulation of discarded items along the property's fencing and restoration of the landscaping originally along street frontage boundaries.
- Immediate consultation with a structural engineer to determine the cause of--and create a work plan for remediating--the observed separation of the western tilt-wall from the northern and southern tilt-walls.
- Immediate replacement of self-winding roll-up service door to ensure weather-tight seal at this location.
- Immediate consultation with a roofing contractor to inspect the Property's rooftop (not accessible to CREtelligent's field observer) and provide a report on the condition and remaining service life of all roofing components.
- Immediate consultation with an HVAC specialist to assess the condition of the Property's decommissioned roof-mounted heating and cooling systems and to propose a work plan for restoring the Property's HVAC systems to working order.
- Immediate consultation with a qualified electrician to evaluate observed Federal Pacific Electric subpanels.

2.0 INTRODUCTION

2.1 Purpose

Client Contact retained CREtelligent to conduct a Property Condition Assessment (PCA) of the Property to assist Client Company in their pre-acquisition due diligence process. The purpose of the assessment was to identify areas of physical deficiency and provide an objective, independent, professional opinion concerning the general physical condition of the Property.

According to ASTM's *Standard Guide*, the term "physical deficiency" includes the presence of conspicuous defects and deferred maintenance of a Property's material systems, components, or equipment as observed during completion of the PCA. This definition excludes deficiencies that may be remedied within the scope of routine maintenance activities, miscellaneous minor repairs, normal operating maintenance, etc., and further excludes de minimis conditions that generally do not represent material physical deficiencies.

2.2 Scope of Work

This assessment was conducted in accordance with ASTM E2018-15 *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, the scope of work provided by Client Company, and generally accepted industry standards. A more detailed scope is included in Section 6.

2.3 Significant Assumptions

CREtelligent assumes the Property has been correctly identified by this report's User, and/or the User's designated representative, and/or the property owner or operator, and/or the designated representative of the property owner or operator. Further, CREtelligent assumes the User, and/or the User's designated representative, and/or the property owner or operator, and/or the designated representative of the property owner or operator answered its questions about, and provided all information concerning, the Property in good faith.

2.4 Limiting Conditions

Limiting conditions may include any of the following:

- The scope of work completed was designed solely to meet the needs of CREtelligent's Client. CREtelligent's recommendations and opinions of cost are only as of the date the walk-through performed, documentation reviewed and interviews conducted. Conditions at a property and the costs to remedy them can change significantly over a relatively short period of time due to levels of maintenance, acts of nature and other factors. CREtelligent shall not be liable for any unintended usage of this report by another party.
- No PCA can wholly eliminate uncertainty regarding the potential for physical deficiencies at a property. There is an inherent subjective nature of opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. This PCA was

designed to reduce but not eliminate uncertainty regarding the existence of such conditions in a manner that recognizes reasonable limits of time and cost. CREtelligent has completed this PCA in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

- A PCA is intended to be a non-intrusive investigation. No destructive testing was completed and concealed areas, such as inside plenums, behind walls or within machinery, were not accessed. As such, CREtelligent makes no warranties regarding exterior insulation and finishing systems (EIFS), curtain walls or other building skin conditions that would not be readily observable and, therefore, outside the scope of this assignment.
- This PCA is not intended to be a Professional Architectural or Engineering Service and the person conducting the walk-through survey or reviewing the report should not be considered practicing architecture or engineering. This PCA does not constitute a regulatory or code compliance audit of the building or management systems at the property. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard or code is outside the scope of this assessment.
- Information needed to complete the PCA is based on personal interviews, government records and published resources. Accuracy and completeness of information varies among information sources and is often inaccurate or incomplete. CREtelligent is not required by the ASTM Standard Guide to verify independently the information provided and may rely on information provided to the extent that the information appears reasonable or unless it is obvious that certain information is incorrect based on other information obtained or otherwise actually known to CREtelligent.
- Future engineering calculations, testing, exploratory probing, and removal of materials may identify additional concerns or other alternate or more appropriate schemes or methods to remedy the physical deficiency. An asbestos survey was not completed as part of this PCA. Should asbestos be present, additional costs associated with the removal of the asbestos may occur.
- CREtelligent shall have no on-going obligation to obtain and include information that was not reasonably ascertainable, practically reviewable, or provided to CREtelligent in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.

2.5 Property Access and Non-Access Disclosure

Site Walk-Through

Assessor	Professional Associate
Qualifications	The Assessor's qualifications are included in Appendix C .
Date of reconnaissance	November 11, 2022
Weather conditions	Sunny with temperatures around 75 degrees Fahrenheit
Property escort	Site Escort, Seller's Broker
Areas accessed	<p>CREtelligent's walk-through included all exterior and service areas and the tenant spaces.</p> <p>The following exterior area was inaccessible:</p> <ul style="list-style-type: none"> The rooftop, which was not safely accessible.

2.6 User Reliance

This investigation was conducted on behalf of and for the exclusive use of Client Company (Client). This report, and the findings contained herein, shall not, in whole or in part, be disseminated or conveyed to or used by any other party without the prior written consent of CREtelligent. Any unauthorized party using or relying upon this Report shall be liable to CREtelligent for equitable compensation and appropriate punitive damages, and shall be responsible to reimburse CREtelligent for and indemnify, defend, and hold CREtelligent harmless from and against any and all costs, claims, liabilities, expenses, lost profits, and damages arising as a direct or indirect result of such unauthorized use or reliance.

3.0 PROPERTY DESCRIPTION

3.1 Property Details

Property size	0.86 acres
Source	County Assessor's records
Property usage	Light industrial
Number of buildings	One
Construction date	1978
Source	County Assessor's records
Gross Building Size	17,640 SF
Source	County Assessor's records
Net Rentable Area	17,640 SF
Source	County Assessor's records
Legal Description	PARCEL MAP AS PER BK 100 P 01 OF PM LOT 98

Current occupancy is 100%.

3.2 Tenant and Lease Information

ITEM	DESCRIPTION
Tenants	The Property is a single-tenant facility and is occupied by Sample Manufacturing.
Lease Information	CREtelligent was not provided a lease for review. No information was provided regarding maintenance responsibilities.

3.3 Utility and Service Providers

Electricity	Southern California Edison
Gas	Southern California Gas Company
Potable water	Municipal
Sanitary sewer	Los Angeles County Sanitation District
Storm water	Los Angeles County Sanitation District
Solid waste	Waste Management
HVAC maintenance	No building-wide HVAC systems are in place.
Fire/Security maintenance	Fire extinguishers are inspected annually by Chief Fire Protection.
Roof maintenance	No routine roof maintenance is conducted.

4.0 INTERVIEWS, RECORDS AND MUNICIPAL INFORMATION

4.1 Interviews

ITEM	DESCRIPTION
Property contact	Client Contact, Client Contact Title
Telephone, email, website	512-555-1212
Pertinent information	Mr. Contact was unable to provide significant information about the Property's history, deficiencies, or completed or planned capital improvements.
Property escort	Site Escort, Owner Broker
Telephone, email, website	310-555-1212
Pertinent information	Mr. Escort has been associated with the Property for four years. He indicated that he was unaware of any outstanding fire, building, or other code violations cited against the Property. When asked, Mr. Escort was unaware of any current or historic issues with the Property plumbing and electrical and was unaware of concerns relating to water infiltration or microbial growth. Mr. Hardin indicated he was aware of the generally poor condition of the building and its roofing, parking area, and lack of HVAC systems.
Additional contact	Additional Contact
Telephone, email, website	(310) 555-1213
Pertinent Information	Mr. Contact has been associated with the Property for 20 years. He reported awareness of known deferred roof repairs and maintenance, lack of centralized HVAC for the building, and general disrepair.

4.2 Municipal Agencies

Fire department contact	Online resource
Department name	Los Angeles County Fire Department
Telephone, email, website:	https://fire.lacounty.gov/public-records-requests/

Pertinent information	CREtelligent contacted the fire department requesting information about code violations cited against, or other issues affecting, the Property. No response to our request had been received prior to deliver of this report. Should documents affecting the opinions or recommendations provided in this report be forthcoming at a later date, CREtelligent will notify Client Company.
Building department contact	Online resource
Department name	Los Angeles County Department of Public Works
Telephone, mail, website	https://pw.lacounty.gov/bsd/bpv/
Pertinent information	CREtelligent contacted the building department requesting information about code violations cited against, or other issues affecting, the Property. The Los Angeles County Department of Public Works reported no notices of violation or areas of concern.
Zoning department contact	Online resource
Department name	Los Angeles County Department of Regional Planning
Telephone, email, website	https://planning.lacounty.gov/gisnet
Pertinent information	CREtelligent requested information regarding the current zoning of the Property and whether the property usage is a legal conforming use or a legal non-conforming use according to density, parking, use and current codes. The Los Angeles County Department of Regional Planning online zoning map classifies the Property as Heavy Manufacturing. While the Property's current usage appears consistent with this zoning classification, a formal zoning determination is outside the scope of work for this project.

4.3 Other Contacts

No other parties were contacted as part of this assessment.

4.4 Document and Report Review

CREtelligent was not provided any pertinent documents or reports to review.

5.0 PROPERTY CHARACTERISTICS

5.1 Site

5.1.1 Topography and Drainage

Topography	Site topography is generally flat to very low slope. Storm water appears to be directed to South Spring Street to the east.	Good
Property drainage	Storm water drains via sheet flow to adjoining streets.	Fair
On-site water bodies	No surface water was observed on or bordering the Property.	Good
Age/last action	The topography and drainage are original and managed through routine maintenance activities.	Fair
CONCERNS		
Issues observed	Grading at the northern portion of the building appeared to direct water toward the foundation.	Poor
RECOMMENDATIONS		
Findings	Repairs to the drainage in the northern portion of the Property to prevent the flow of water toward the building foundation is an immediate repair need. An allowance is provided in the Immediate Repair Cost Table.	

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Redirect Storm Water Away from Building	-	-	0	Immediate	\$3,000
Total					\$3,000

Photographs



View of northeast elevation of building showing depression of paving.



View of northeast elevation of building showing depression directing storm water toward building foundation.

5.1.2 Paving and Curbing

ITEM	DESCRIPTION	CONDITION
COMPONENTS OBSERVED		
Access and egress	Vehicle ingress/egress is from Main Street to the east. The approach aprons at ingress/egress points are constructed of concrete.	Good
Paving/Hardscaping	Drive aisles are constructed of asphalt and concrete. Parking areas are constructed of asphalt over a stabilized base.	Fair
Covered Parking	No covered parking is provided.	
Curbs	Curbs are not present. Storm water disperses via sheet flow to the adjacent landscaping.	
Other	NA	
Parking	Number of uncovered, unreserved, spaces: 10	

ITEM	DESCRIPTION	CONDITION
	Number of covered spaces: 0 Number of reserved ADA spaces: 1 Number of other reserved spaces: 0 TOTAL parking spaces: 11	
Age/Last Action	Driving aisles and parking areas are repaired and/or replaced on an ongoing, as-needed basis.	
CONCERNS		
Issues observed	Parking stall striping is faded. Significant areas of cracking/potholing are present throughout the parking area. Multiple vehicles were observed to be double-parked, indicating that outdoor storage items and accumulated discarded items may be encroaching on parking areas included in the Property's original design plans.	Poor
RECOMMENDATIONS		
Findings	Asphalt parking areas typically have a EUL of 20 to 25 years depending on the level of maintenance, traffic, and weather conditions. The EUL can be extended significantly with periodic sealing of these surfaces. CREtelligent has included costs for periodic sealing and striping of the parking areas in the Modified Capital Reserve Table. In addition, allowances for overlaying of 15% to 20% of the most heavily worn or trafficked areas during the evaluation period are accounted for in the Modified Capital Reserve Table.	

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Repair, Seal Coat, and Re-Strip Paved Areas	8	7	1	1 8	\$3,000 \$3,000
Asphalt Full Depth Repair	-	-	0	1	\$12,500
Total					\$18,500

Photographs



Concrete pavement in exterior storage area.



Concrete pavement in south storage yard of Property.



View of asphalt paving with concrete patching.



Additional asphalt with concrete patching.



Extensive cracking of asphalt paving and faded parking stall striping.



No curbing at boundary of parking area.



Faded parking stall striping.



Concrete approach apron.



Degraded asphalt pavement.



ADA parking stall with no signage.



Concrete approach apron at in use entrance.

5.1.3 Flatwork

COMPONENTS OBSERVED		
Sidewalks and steps	The Property did not feature sidewalks. Rather, a poured concrete stairway provides access from one of the exterior storage areas into the building. In addition, a poured concrete ramp and landing are present near the building entrance.	Good
Patios and decks	No patios or decks are present.	
Other	NA	
Age/Last Action	The above concrete structures are original.	
CONCERNS		
Issues identified	No significant issues were identified.	Good
RECOMMENDATIONS		
Findings	No major concerns, such as significant cracking, heaving, or settling of the flatwork, were noted by or reported to CREtelligent. No significant trip hazards were noted by or reported to CREtelligent.	

Photographs



Cast concrete stairs into south side of building.



Cast concrete walkway at entrance to structure.

5.1.4 Landscaping and Appurtenances

COMPONENTS OBSERVED		
Landscaping	The landscaping consists of strips of bare dirt along the exterior gate and fence. Lawn seems to have been intended for these areas.	Poor
Irrigation system	No irrigation systems are present.	
Property lighting	Property-owned building-mounted floodlights illuminate the driveways, parking lots and the perimeter of the Property. Incandescent fixtures illuminate the entry doors.	Fair
Fencing and walls	Wrought iron fencing is present on the east side of the Property and includes three gates. Metal railing is present at the building entrance.	Poor
Property signage	No Property signage was present.	
Other	A concrete masonry unit dividing wall is located at the central ingress/egress. The wall is approximately 2.5 feet tall and 15 feet long.	Poor

Age/Last Action	Landscaping and appurtenances are repaired or replaced as needed on an ongoing basis.	
CONCERNS		
Poor landscaping	The landscaping was primarily bare dirt or dead vegetation.	Poor
Inadequate lighting	CREtelligent conducted its assessment during daylight hours and was unable to observe the property lighting. No inoperable or non-functional lighting was reported to CREtelligent and no obvious damage to the lighting fixtures was noted.	Good
Damaged fences/walls	Apparent impact damage was observed at the CMU wall near Property ingress/egress. The metal railing has rusted and come loose from the concrete.	Poor
Damaged signs	No damaged signs were noted or reported.	Good
Other	No other major concerns relating to landscaping and appurtenances were noted or reported.	Good
RECOMMENDATIONS		
Findings	<p>The Property's landscaping has been neglected and is now bare earth and weeds. The designated landscape areas along the eastern property boundary have accumulated a considerable amount of discarded solid waste. It is recommended that these discarded items be removed according to local codes, and that the landscaping be restored at designated locations. An allowance for recommended improvements has been provided in the Immediate Repair Cost Table.</p> <p>Repairing the damaged CMU block wall at the central egress/ingress location is also an immediate repair need. An allowance for this repair has been provided in the Immediate Repair Cost Table.</p> <p>The metal railing at the entrance presents a safety concern and should be replaced. An allowance for this repair has been provided in the Immediate Repair Cost Table.</p> <p>The fencing and gate should be repainted every two to three years. An allowance is included in the Modified Capital Reserves Schedule.</p>	

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Remove Dumped Items, Restore Landscaping, and Effect Repairs	-	0	-	Immediate	\$2,000

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Repair CMU Wall	0	0	0	Immediate	\$1,500
Replace Railing at Entrance	0	0	0	Immediate	\$750
Paint Wrought Iron Fence	3	1	2	2 5 8 11	\$2,135 \$2,135 \$2,135 \$2,135
Total					\$12,790

Photographs



Landscaping and fencing along XXXXX Street.



Eastern Property boundary with bare soil and accumulated trash.



Bare soil inside fencing on eastern Property boundary.



Building-mounted lighting at south elevation.



Damaged CMU wall at entrance.



Building-mounted lighting on eastern elevation.



Fence along eastern Property boundary.



Railing at entrance which is damaged and rusted.

5.1.5 Ancillary Structures and Site Amenities

COMPONENTS OBSERVED		
Ancillary Structures	A washing area constructed of a pole-mounted corrugated metal canopy and CMU walls with grit trap is present.	Fair
Exterior Amenities	No exterior amenities are present.	
Age/Last Action	Upkeep of ancillary structures and exterior amenities is handled as needed on an ongoing basis as part of routine maintenance.	
CONCERNS		
Problems with Ancillary Structures	No concerns relating to the washing structure were noted by or reported to CREtelligent.	Fair
Problems with Amenities	NA	
Other	NA	
RECOMMENDATIONS		
Findings	No immediate repair needs were identified. Ongoing upkeep of the Property's ancillary structure can be addressed within the scope of routine maintenance.	

Photographs



Washing area and clarifier.

5.2 Structural Frame and Building Envelope

5.2.1 Substructure

OBSERVED COMPONENTS		
Foundation	A concrete slab foundation was visible in the warehouse area. Based on experience with similar building types, the foundations likely consist of reinforced-concrete slabs on grade with grade beams. However, it is possible that the building is founded on a pile or pier system which cannot be observed.	Fair
Basements/Crawl Spaces	No basements or crawl spaces are present.	
Other	NA	
Age/Last action	The foundation is original.	
CONCERNS		
Cracks/settlement	No significant foundation cracks or other signs of settlement were noted by or reported to CREtelligent.	Fair
Flooding/Water damage	No major areas of flooding or water damage associated with foundation concerns were noted by or reported to CREtelligent.	Fair
Other	No concerns relating to the foundation were noted by or reported to CREtelligent.	Fair
RECOMMENDATIONS		
Findings	No immediate repair needs were identified. The foundation should be monitored, and any minor issues addressed as part of routine maintenance.	

Photographs



Warehouse concrete slab.



Warehouse concrete slab.

5.2.2 Building Frame

COMPONENTS OBSERVED		
Framing system	The building is of concrete tilt-wall construction.	Poor
Decking between floors	The building is single-story, no decking is present. A portion of the building includes prefabricated steel component mezzanine offices.	Good
Roof framing and decking	Flat wood trusses support plywood decking.	Fair
Other:	NA	
Age/Last action	Building framing is original.	
CONCERNS		
Cracked/Bowed walls	Significant separation was observed between the western tilt-wall and the northern and southern tilt-walls. Greater than one inch of daylight was visible between these walls.	Poor
Sagging ceilings/Floors	No evidence of sagging ceilings or floors was noted or reported.	Fair

Sticking doors/Windows	No evidence of sticking doors or windows, indicative of significant building movement was noted or reported.	Fair
Fire-retardant wood decking	Certain types of fire-retardant treated plywood rapidly deteriorate when exposed to excessive heat and humidity or may cause nails or the metal fasteners to corrode. The use of fire-retardant plywood is most likely to be in buildings with pitched, shingled roofs constructed after 1981. Common signs of this condition including a darkening of the wood and the presence of a powdery substance, warping of the roof and the curling of shingles. No indications of fire-retardant wood were noted.	Fair
Other	No additional concerns relating to the building framing were noted or reported.	Good
RECOMMENDATIONS		
Findings	The Property's western wall appears to be separating from the northern and southern walls. It was not clear within the scope of this Property Condition Assessment whether, or to what degree, this condition compromises the structural integrity of the building or the safety of its occupants. CREtelligent recommends that a structural engineer conduct a detailed evaluation of the building immediately and prepare a work plan for remediating this deficiency. An estimated cost for this evaluation is included in the Immediate Repair Cost Table. This cost recommendation does not include likely future costs to repair this deficiency.	

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Consult Structural Engineer	-	-	0	Immediate	\$1,500
Total					\$1,500

Photographs



Daylight visible at junction between two walls.



Western interior wall.



Daylight visible between walls.



Daylight visible between walls.



Eastern exterior wall.



Open structure revealing roof frame.



Tear in ceiling insulation shows roof decking.



View of roof decking.

5.2.3 Façades

OBSERVED COMPONENTS		
Exterior walls	The exterior walls consist of concrete tilt-up walls finished with painted stucco.	Good
Fascia, soffits, and trim	Soffits are finished with painted wood.	Good
Exterior doors/Windows	The entrance door is glass in an aluminum storefront frame. Service doors are metal in metal frames. Service doors also included three roll-up doors. Glass panels in storefront frames are present at the main entrance.	Fair
Stairs/Landings/Balconies	No exterior stairs, landings, balconies, or walkways are present.	
Other	NA	
Age/Last action	The exterior walls are original and are patched or repaired as needed on an ongoing basis.	
CONCERNS		
Problematic Materials	No significant use of EIFS, hardboard siding, or other problematic materials was noted by or reported to CREtelligent.	Good
Deteriorated wood	Wood is not present on the exterior façade or trim.	Good
Deteriorated paint	No evidence of significantly deteriorated paint was observed.	Good
Deteriorated sealing/caulking	No major concerns relating to deteriorating sealing or caulking were noted by or reported to CREtelligent.	Good
Deteriorated masonry/pointing	No exterior masonry was present.	NA
Damaged doors/windows	No damaged exterior doors or broken or failing windows were noted by CREtelligent. No other concerns regarding the exterior doors or windows were noted.	Good
Water/Moisture penetration	No areas of water or moisture penetration were noted by or reported to CREtelligent.	Good

Other	Holes were observed in the parapet walls.
RECOMMENDATIONS	
Findings	<p>One of the Property's roll-up doors was damaged. CREtelligent recommends replacing this door to ensure a weather-tight seal at this location. Allowances have been provided in the Immediate Repair Cost Table.</p> <p>The holes in the parapet wall should be repaired and painted. This can be handled as part of routine maintenance.</p> <p>Depending on the quality of preparation of the surfaces, the quality of materials used, and weather conditions, painting, power washing, caulking, and sealing is typically required every eight to ten years. Brick pointing is typically required every 15 to 20 years. The building is are likely to require exterior maintenance during the evaluation period and allowances are included in the Modified Capital Reserve Table. Rotting or damaged wood, siding, and trim should be replaced as noted as part of the ongoing routine maintenance of the property and during pre-painting preparation.</p>

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Exterior Maintenance	9	4	5	5	\$13,230
Replace Damaged Roll-up Door	-	-	0	Immediate	\$1,750
Repair Holes in Parapet Wall	0	0	0	Immediate	\$2,000
Total					\$16,980

Photographs



Eastern elevation facade.



Southern elevation facade.



Typical service door.



Damaged roll-up door.



East elevation facade and roll-up doors.



View of concrete stucco above office entrance.



Chain operated roll-up door at loading dock.



Holes in parapet wall.

5.2.4 Roof System

COMPONENTS OBSERVED		
Roof type	The roofing system is flat, and reportedly covered with modified bituminous (ModBit) sheeting.	Poor
Roof drainage	The roof slopes to the perimeter where scuppers penetrating the parapet walls permit drainage to downspouts which discharge onto the pavement.	Fair
Parapets and coping	The parapet walls are extensions of the exterior walls. Coping was not readily observable.	Unknown
Other	Unknown	
Age/Last Action	The age of the roof is unknown.	
CONCERNS		
Leaks	No evidence of current leaks was noted or reported.	Good
Cracks/Ponding	The roof was inaccessible, and therefore it could not be determined whether ponding and/or defects in the roof membrane are present.	NA
Evidence of repairs	Views of the roof using Google Earth reveal patching of the southeast and southwest corner. A dark spot which might be the result of water damage at the northwest corner.	Poor
Other	No other concerns, such as damaged drains and downspouts or plugged drains, were noted by or reported to CREtelligent.	Good
RECOMMENDATIONS		
Findings	Because the rooftop was not safely accessible, CREtelligent cannot comment on the current condition of the Property's roofing system. However, the EUL for a ModBit roof is 10 to 15 years, and the Property escort reported that maintenance has not been performed. Replacement is anticipated and an allowance is included in the Modified Capital Reserves Schedule.	

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Replace roof	15	14	1	1	\$88,200
Total					\$88,200

Photographs



Skylight as seen from warehouse floor.



Parapet drain and scupper with missing downspout.



Downspouts and overflow scuppers.



2021 Google Earth view of roof

5.3 Mechanical, Electrical, and Plumbing

5.3.1 Heating, Ventilation, and Air Conditioning

OBSERVED COMPONENTS		
Heating and cooling	Cooling is provided by through-wall air conditioning units located in the office portion of the building. Heating is provided by space heaters. No active centralized heating or cooling is provided.	Poor
Other	NA	
Age/Last action	Reportedly, the Property's original rooftop HVAC equipment has been decommissioned, and remaining components are non-functional.	
CONCERNS		
Inoperable/Obsolete equipment	The heating, ventilation, and air conditioning (HVAC) systems and equipment were not operational at the time of the inspection. All original HVAC equipment is reportedly decommissioned and non-functional.	Poor
Insufficient capacity	The current HVAC equipment only support portions of the office area and do not appear sufficient for the demands of this building.	Poor
Use of banned refrigerants.	CREtelligent was unable to directly observe the Property's roof-mounted HVAC equipment and therefore could not determine whether it once used banned refrigerants.	NA
Other	No other concerns relating to the HVAC system were noted or reported.	Good
RECOMMENDATIONS		
Findings	The Property originally had operational roof-mounted heating and cooling units. Reportedly, these units have been decommissioned, and subsequently this system has been replaced by a patchwork of through-wall air condition units and space heaters. CREtelligent recommends consulting an HVAC professional to evaluate the building's needs. An estimated cost for this consultation is provided in the Immediate Repair Needs Table.	

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
HVAC Professional Consultation	-	-	0	Immediate	\$1,800
Total					\$1,800

Photographs



Office through-wall air conditioner.



No longer in use ductwork.



Office through-wall air conditioner.



Office ceiling ductwork.

5.3.2 Electrical

Level of Service:	The building is serviced by a 240-volt, 800-ampere, three-phase, four-wire system with five sub-panels.	Fair
Branch Wiring:	CREtelligent observed copper branch wiring in the office area. According to David Velasco, copper wiring is present throughout the building.	Fair
Overload Protection:	Overload protection is provided by circuit breaker.	Fair
Metering:	The building is centrally metered. No individual tenant metering is provided.	Fair
Other:	NA	NA
Age/Last Action:	Apparent additions to electrical components have been made since construction; however, a specific timeline for these improvements was not provided to CREtelligent. A building permit from 1992 indicates the addition of one 600-volt, 400-1000-ampere subpanel. Another permit from 1996 indicates the installation of four large appliances and a branch circuit. Maintenance occurs on an as-needed basis.	
CONCERNS		
Inadequate capacity	No evidence of inadequate electrical capacity was noted or reported.	Fair
Aluminum branch wiring	No evidence of aluminum branch wiring was observed or reported.	NA
Tenant complaints	CREtelligent did not receive any complaints from the tenants interviewed regarding the electrical service at the property.	Fair
GFCI	GFCI receptacles are present where required.	Fair
Other	CREtelligent observed Stab-Lok circuit breaker panels manufactured by Federal Pacific Electric (FPE). The Consumer Product Safety Commission (CPSC) investigation into FPE circuit breakers began in June 1980, when FPE's parent company reported to the CPSC that many FPE circuit breakers did not fully comply with Underwriters Laboratories, Inc. (UL) requirements. CPSC testing confirmed that these breakers fail certain UL calibration test requirements. The investigation focused primarily on two-pole	Good

	residential circuit breakers manufactured before Reliance acquired FPE in 1979. According to Reliance, failures of these FPE breakers to comply with certain UL calibration requirements do not create a hazard in the household environment. It is Reliance's position that FPE breakers will trip reliably at most overload levels unless the breakers have been operated in a repetitive, abusive manner that should not occur during residential use. The CPSC believes that it currently has insufficient data to accept or refute Reliance's position. The site escort indicated that the Property does not have a history of fires or problems relating to the circuit panels.	
RECOMMENDATIONS		
Recommendations	<p>Federal Pacific Electric (FPE) circuit panels are present. Although there is no history of fires or problems relating to observed FPE circuit panels, these panels have not passed UL testing; therefore, CREtelligent recommends that either the panels be replaced or a licensed electrician certify that the panels are functioning properly and do not represent a life-safety concern. An allowance for this work is included in the Immediate Repair Cost Table.</p> <p>The loose outlet can be handled as part of routine maintenance.</p> <p>The remaining electrical system should be handled as part of routine maintenance.</p>	

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Electrician to Evaluate Subpanels	-	-	0	Immediate	\$1,800
Total					\$1,800

Photographs



Outlet in office was not secured to wall.



Dry-type interior transformers near main switch.



Sub panel 2.



Switchboard and meter.



Sub panel 1.



Sub panel 5.

5.3.3 Plumbing

OBSERVED COMPONENTS		
Supply piping	Supply lines are copper.	Fair
Drainage/Ventilation piping	The drainage and ventilation lines are polyvinyl chloride (PVC).	Fair
Hot water production	Each tenant space is provided with a unit-specific electric water heater.	Fair
Other	One drain with clarifier system is located in the exterior accessory structure. The clarifier is a single-stage sediment trap.	Good
Age/Last action	The supply, sanitary, and vent lines are original.	Fair
CONCERNS		
Inoperable equipment	The plumbing systems and equipment were operational at the time of the inspection. No evidence of significantly obsolete equipment was noted or reported.	Good
Problematic piping	No polybutylene (PB), acrylonitrile-butadiene-styrene (ABS) or galvanized piping was noted by or reported to CREtelligent.	Good
Deterioration/Leaks	No evidence of leaking or deteriorated piping was noted or reported. However, oxidation of copper water lines near the eye wash station was sufficient to cause a verdigris patina.	Fair
Sewage backup	No evidence of sewage backup problems was noted or reported.	Good
Insufficient pressure	No evidence of insufficient water pressure was observed or reported.	Good
Inadequate hot water	No evidence of inadequate hot water was noted or reported.	Good
Other	Oxidation of some of the Property's water supply lines was observed. No evidence of leaks or significant corrosion was visible.	Good

RECOMMENDATIONS	
Findings	<p>The clarifier system in the wash area should be inspected and cleaned to ensure proper operation. The system should be inspected every one to two years thereafter. An allowance is included in the Immediate Repair Cost Table.</p> <p>In general, supply, sewage, and vent lines should be maintained as part of routine maintenance. While water heaters have an EUL of ten to 15 years, replacement can be handled as part of routine maintenance.</p>

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Clarifier System Inspection and Service	2	2	0	Immediate	\$750
				2	\$750
				4	\$750
				6	\$750
				8	\$750
				10	\$750
				12	\$750
Total					\$5,250

Photographs



Copper water lines in exterior wash area.



Copper water lines near eye-wash station are corroded.



Water lines to eye wash station in mixing area.



Copper water line near water heater.



Under sink plumbing.



Supply and drain lines in restroom.

5.3.4 Vertical Transportation

ITEM	DESCRIPTION
Elevators	No elevators are present.
Escalators	No escalators are present.

5.3.5 Life Safety/Fire Protection

OBSERVED EQUIPMENT		
Smoke/Heat detectors	No smoke/heat detectors are present.	
Sprinkler system	No sprinkler system is present.	
Other equipment	Portable fire extinguishers are located in the southern mixing area, adjacent to the shipping bays, in the office area, in the northern mixing area, beneath the central mezzanine, within the laboratory, and adjacent to the electrical panels.	Good
Other equipment	Central fire and burglar alarm systems are located in the second-floor management office.	Fair
Other equipment	Security cameras are present along the building exterior and interior.	Fair
Age/Last action	The life safety systems are original.	Good
CONCERNS		
Expired inspection certificates	All observed fire-protection and life-safety inspection certificates were dated March 2022 and are therefore current.	Good
Inoperable equipment	The life safety systems were operable at the time of the inspection. No evidence of significantly obsolete equipment was noted or reported.	Fair
RECOMMENDATIONS		
Findings	Fire extinguishers were not located beneath a sign adjacent to the laboratory. CREtelligent recommends replacing the missing extinguisher or removing the signage. The missing fire extinguisher should be replaced and an allowance is included in the Immediate Repair Cost Table.	

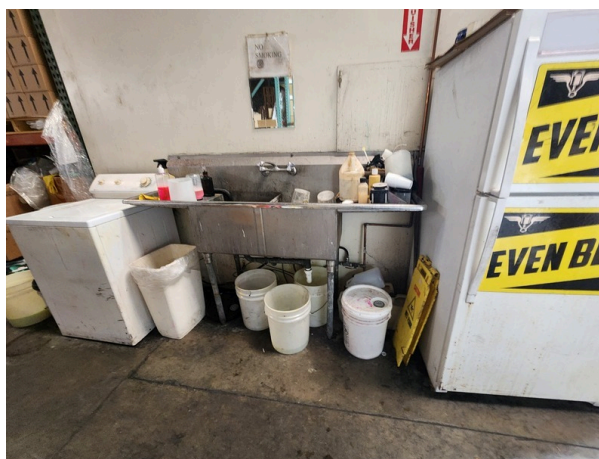
Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Fire Extinguisher	0	0	0	Immediate	\$150
Total					\$150

Photographs



Fire extinguisher inspected March 2022.



Missing fire extinguisher.



Security camera in office on ceiling.



Security camera in office hall.



Security alarm panel.



Security cameras monitored by onsite staff.

5.4 Interior Elements

5.4.1 Common and Support Areas

This is a single tenant facility. No common areas are present. The Property is not generally open to the public and therefore its offices and other interior areas are considered support areas for the purposes of this report.

OBSERVED FIXTURES, FINISHES, AND EQUIPMENT		
Interior Finishes/Fixtures	Painted gypsum board walls are located in the office build-out. Exposed concrete tilt walls and concrete masonry block walls are present on the sides of the office build out and in the warehouse area. Flooring is vinyl tile and concrete. The office ceilings are 2'x4' lay-in panels.	Poor
Furniture	Furniture is owned by the tenant and is not a part of the Property as a permanent fixture.	NA
Appliances/Equipment	No property-owned appliances or equipment are present.	NA
General Condition:	The interior of the Property office area is heavily damaged and soiled.	Poor
Age/Last Action:	Observed finishes appear to be original.	
CONCERNS		
Damaged/Obsolete Finishes	Office flooring consists of damaged and heavily stained vinyl tile flooring. Office walls consist of soiled and damaged painted gypsum board. Ceiling tiles throughout the office area are damaged or missing. Bathroom finishes are soiled or damaged.	Poor
Damaged/Obsolete Furniture	NA	
Damaged/Obsolete Appliances	NA	

RECOMMENDATIONS	
Findings	Leasing information was not provided to CREtelligent and therefore responsibilities for upkeep of the upkeep of the Property's support areas are unknown. The Property's interior finishes are in generally in fair-to-poor condition and all are in need of repair, replacement, and refurbishment.

Recommendation

COST RECOMMENDATION	EUL	EFF AGE	RUL	YEAR	COST
Replace Vinyl Tile Flooring	10	9	1	1	\$6,250
Office Wall and Ceiling Refurbish	10	9	1	1	\$3,000
Total					\$9,250

Photographs



Unpainted concrete and CMU finishes.



Damaged and stained vinyl flooring and trim.



Missing ceiling tiles and damaged/stained flooring.



Bathroom with damage and stained fixtures and flooring.



Office area: ceiling tiles are aging out and ceiling vent needs to be replaced.



Office area finishes.



Corridor outside offices: missing ceiling tiles and damaged wooden door.



Office hallway: additional missing and aged-out ceiling tiles.



Laboratory finishes. Vinyl tile flooring is damaged and ceiling tiles are aging out.



Laboratory flooring is damaged.



Foyer at main entrance finishes.



Second floor office finishes.



Damaged and stained office finishes on second floor.

6.0 DETAILED SCOPE OF WORK

This PCA was conducted in accordance with ASTM *Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process* E2018-15 and any additional requirements of the client. The specific scope included the following:

Documentation Review and Interviews – The objective of the document review and interviews is to augment the walk-through survey and to assist CREtelligent in its understanding of the Property and its identification of physical deficiencies. CREtelligent will review readily available records or documents to specifically identify, or assist in the identification of, physical deficiencies, as well as any preceding or ongoing efforts, or costs to investigate or remediate the physical deficiencies, or a combination thereof. CREtelligent will attempt to review information such as Certificates of Occupancy (COs), outstanding and recorded building and fire code violations, property-maintained maintenance records, inspection reports, and warranties. This assessment, however, is not to be considered a regulatory or code compliance audit of the facility.

A property questionnaire will be provided to the property owner and/or owner's representative. The questionnaire will ask about general property information as well as specific questions regarding known code violations and the condition of the substructure, superstructure and roofs of all improvements, interior finishes, mechanical, electrical and plumbing elements (MEP), and the surrounding grounds.

Accuracy and completeness of information varies among information sources. It is not CREtelligent's obligation to independently verify the information provided or to identify mistakes or Insufficiencies in the information provided. CREtelligent will, however, make reasonable effort to compensate for mistakes or Insufficiencies of information reviewed that are obvious in light of other information obtained in the process of conducting the PCA or otherwise known to the consultant.

Walk-Through Survey – The objective of the walk-through survey is to visually observe the Property to obtain information on material systems and components. The walk-through survey consists of non-intrusive visual observations of readily accessible, easily visible components and systems of the property. Concealed physical deficiencies are excluded. The walk-through survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal or relocation of materials, testing, or the use of equipment, such as ladders, except as required for roof access, stools, scaffolding, metering/testing equipment, or devices of any kind.

A single visit will be made to the Property during which time CREtelligent shall make a visual observation of material systems and components and identify physical deficiencies and any unusual features. An attempt will be made to inspect the exterior of each major property improvement. On the interior of structures on the property, accessible common areas, expected to be used by occupants or the public, such as lobbies, hallways and restrooms, maintenance and repair areas, and a representative sample of occupant spaces, will be visually and/or physically

observed. Observations of interior areas will generally be limited to 10% of occupiable spaces. The investigation of the building facade will be conducted from street or balcony level. The riding of scaffolding equipment is not part of the scope of work.

The walk-through will be conducted by a single assessor with a well-rounded knowledge of pertinent building systems and components. The use of system subspecialists can frequently provide increased detail in reporting and insight into site conditions. Unless specified in the proposal, no such specialists will be retained in the performance of this work.

The condition of the building structures and components evaluated will be broken down into one of three categories: 1) Poor – not in working condition or requires immediate or short-term repairs substantially above an agreed threshold; 2) Fair – in working condition but may require immediate or short term repairs above an agreed threshold; and 3) Good – in working condition and does not require immediate or short term repairs above an agreed threshold.

The walk-through survey will focus on the following areas:

- Property/Site Features – Observations will be made of the type, condition, and adequacy of the general topography, storm water drainage, ingress and egress, paving, curbing and parking areas, flatwork, landscaping and appurtenances, recreation facilities, amenities and ancillary structures, and utilities.
- Structural Frame and Building Envelope – Observations will be made of the type, condition, and adequacy of the foundation, building frame, façade and curtain walls, and the roofing systems. Structural systems are frequently concealed and may be inaccessible during an assessment. When this occurs, CREtelligent's assessment will be limited to the identification of readily visible indicators of common problems
- Mechanical, Electrical and Plumbing Systems - Observations will be made of the type, condition, and adequacy of the heating, ventilation and air conditioning (HVAC) systems, electrical systems, and plumbing systems.
- Vertical Transportation – Observations will be made regarding the presence and condition of any elevators or escalators present on the property.
- Life Safety/Fire Protection - Observations will be made of the type, condition, and adequacy of sprinkler systems, fire alarm systems or any other life safety and fire protection systems.
- Interior Elements - Observations will be made of the type, condition, and adequacy of the interior finishes, fixtures, appliances and furnishings.

Opinions of Cost to Remedy Physical Deficiencies – Based on the documentation review, interviews, and walk-through survey conducted, CREtelligent will identify areas of physical deficiency and deferred maintenance.

Physical deficiency is defined as a conspicuous defect or deferred maintenance of a Property's material systems, components, or equipment as observed during completion of the PCA. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency

of the Property. Deferred maintenance is defined as physical deficiencies that could have been remedied with routine maintenance, normal operating maintenance, etc., excluding de minimis conditions that generally do not present a material physical deficiency to the Property.

CREtelligent will provide opinions of the cost to address the suggested remedies of the material physical deficiencies and deferred maintenance identified. Immediate Costs include (1) material existing or potentially unsafe conditions, (2) material building or fire code violations, or (3) physical deficiencies that if left uncorrected would be expected to result in or contribute to critical element or system failure within one year or will result most probably in a significant escalation of its remedial cost. Short-Term Costs include costs to remedy physical deficiencies, such as deferred maintenance that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Opinions of cost will not be segregated between immediate and short term costs unless specifically requested by Client.

Opinions of cost will only be provided for material physical deficiencies and not for repairs or improvements that could be classified as: (1) cosmetic or decorative; (2) part or parcel of a building renovation program (3) tenant improvements/finishes; (4) enhancements to reposition the Property in the marketplace; (5) for warranty transfer purposes; or (6) routine or normal preventive maintenance, or a combination thereof. Opinions of cost that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are considered routine maintenance and are not included in this report. If there are more than four separate like items that are below this threshold requirement, but collectively total over \$10,000, such items may be grouped and included.

These opinions are to assist the user of the report in developing a general understanding of the physical condition of the Property. Opinions of costs should only be construed as preliminary, order of magnitude budgets. Actual costs will likely vary from the consultant's opinions of cost depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited.

It is not the intent of this assessment for CREtelligent to prepare or provide exact quantities or identify the exact locations of items or systems as a basis for preparing the opinions of cost. Extrapolation of representative observations, conditions deemed by CREtelligent as highly probable, results from information received, or the commonly encountered expected useful lives (EULs) or RULs of the components or systems, or a combination thereof. The source of cost information utilized by CREtelligent may be from one or more of the following resources: (1) Client provided unit costs; (2) owner's historical experience costs; (3) consultant's cost database or cost files; (4) commercially available cost information such as published commercial data; (5) third party cost information from contractors, vendors, or suppliers; or (6) other qualified sources that the consultant determines appropriate.

CREtelligent will also generate a Modified Capital Reserves Schedule. Modified capital reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The modified capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and cost; however, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Modified capital reserves

exclude systems or components that are estimated to expire after the reserve term and that are not considered material to the structural and mechanical integrity of the Property. Furthermore, systems and components that are not deemed to have a material effect on the use are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded. Replacement costs are solicited from ownership/property management, CREtelligent's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered. It is understood that a prudent owner would likely invest more than these minimum amounts.

Useful life estimates of components are based on published sources including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift, United States Department of Housing and Urban Development guidelines, industry standards and CREtelligent's professional experience in evaluating life and performance of elements, components and systems. Expected remaining useful lives for the building and components assume the current level of maintenance and capital improvements are maintained and the recommendations in this report are implemented.

Quantity estimates are typically based on our field observations or information provided by property management. Replacement costs are based on published sources including, but not limited to, the Means Facility Cost Data, and Means Repair and Remodeling Cost Data, historical costs provided by property management or ownership, CREtelligent's professional experience and contractor cost quotations, when available.

Appendix A: Property Maps and Diagrams

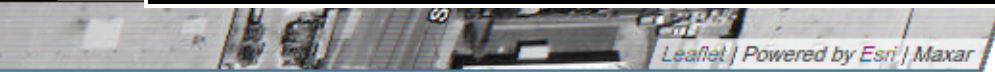
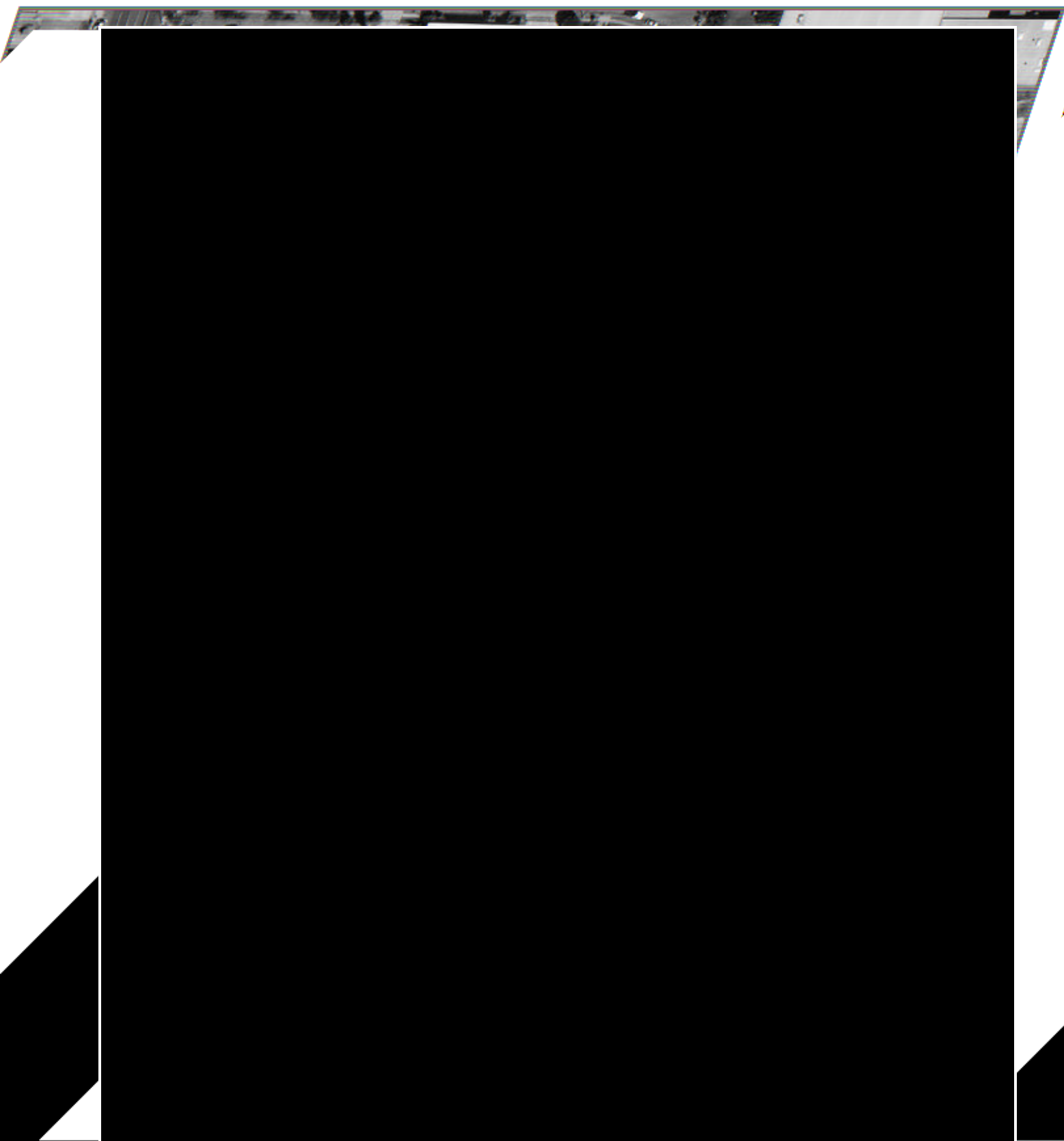


Figure 1: Subject Site Map

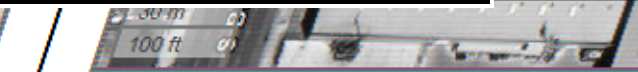
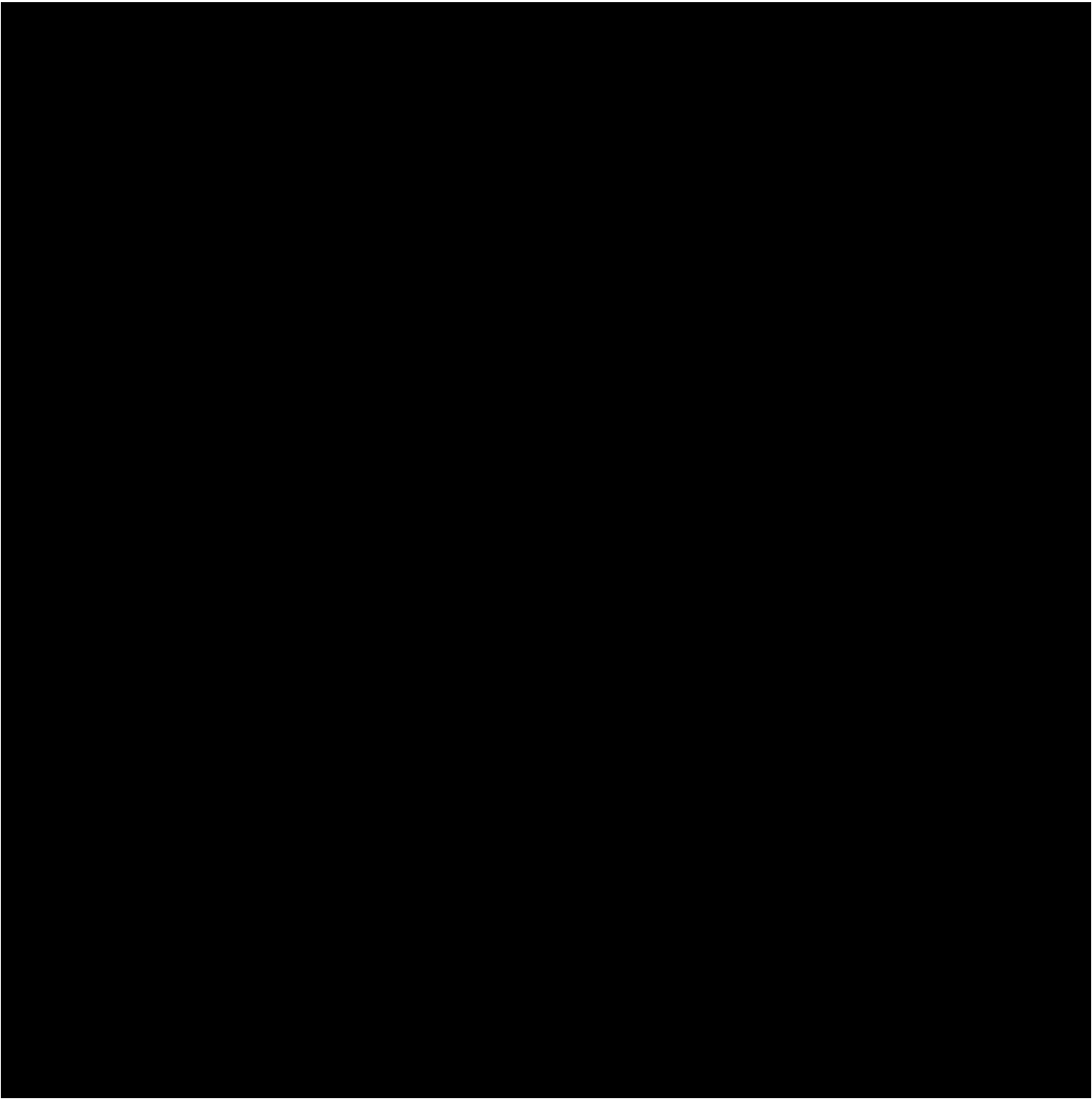
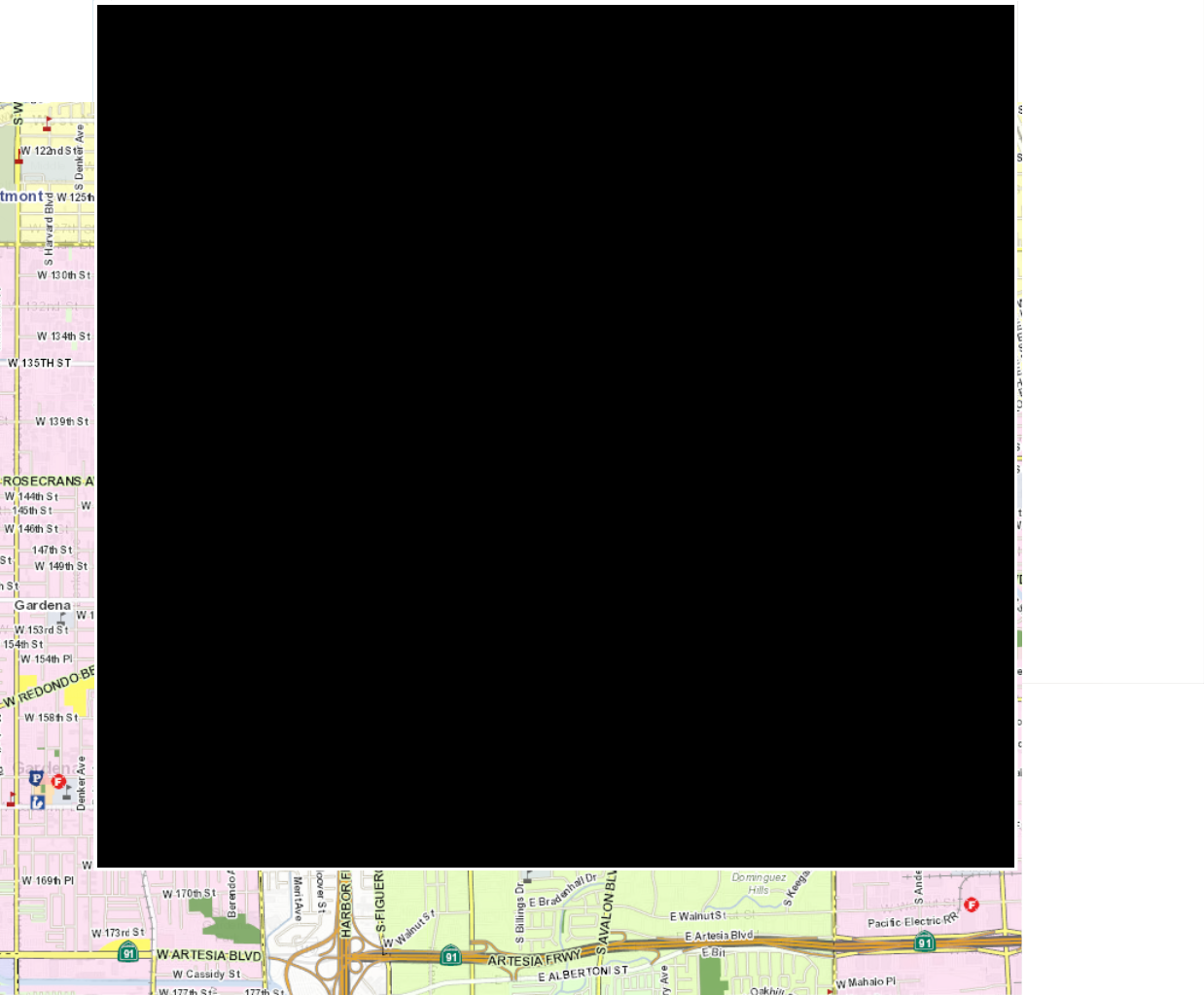


Figure 2: Subject Site Map

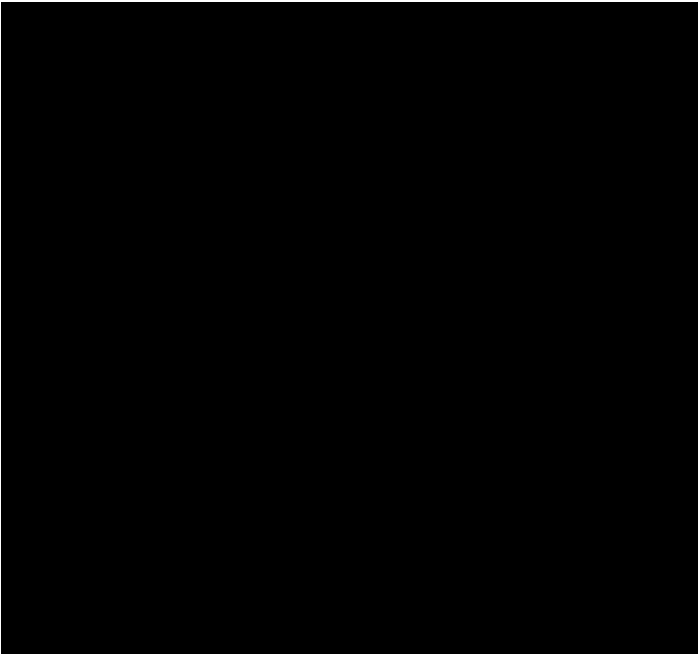
Appendix B: Supporting Documentation

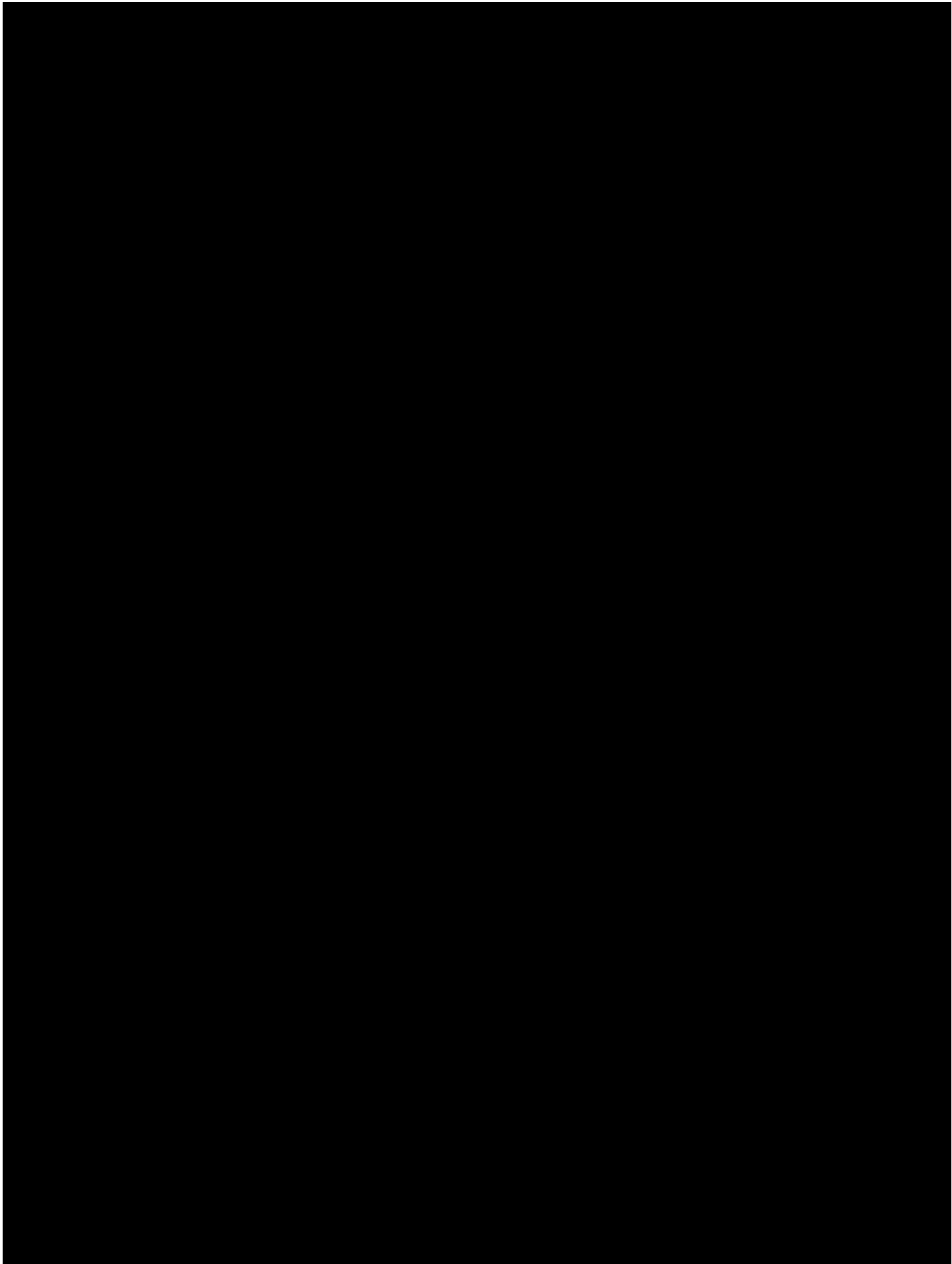




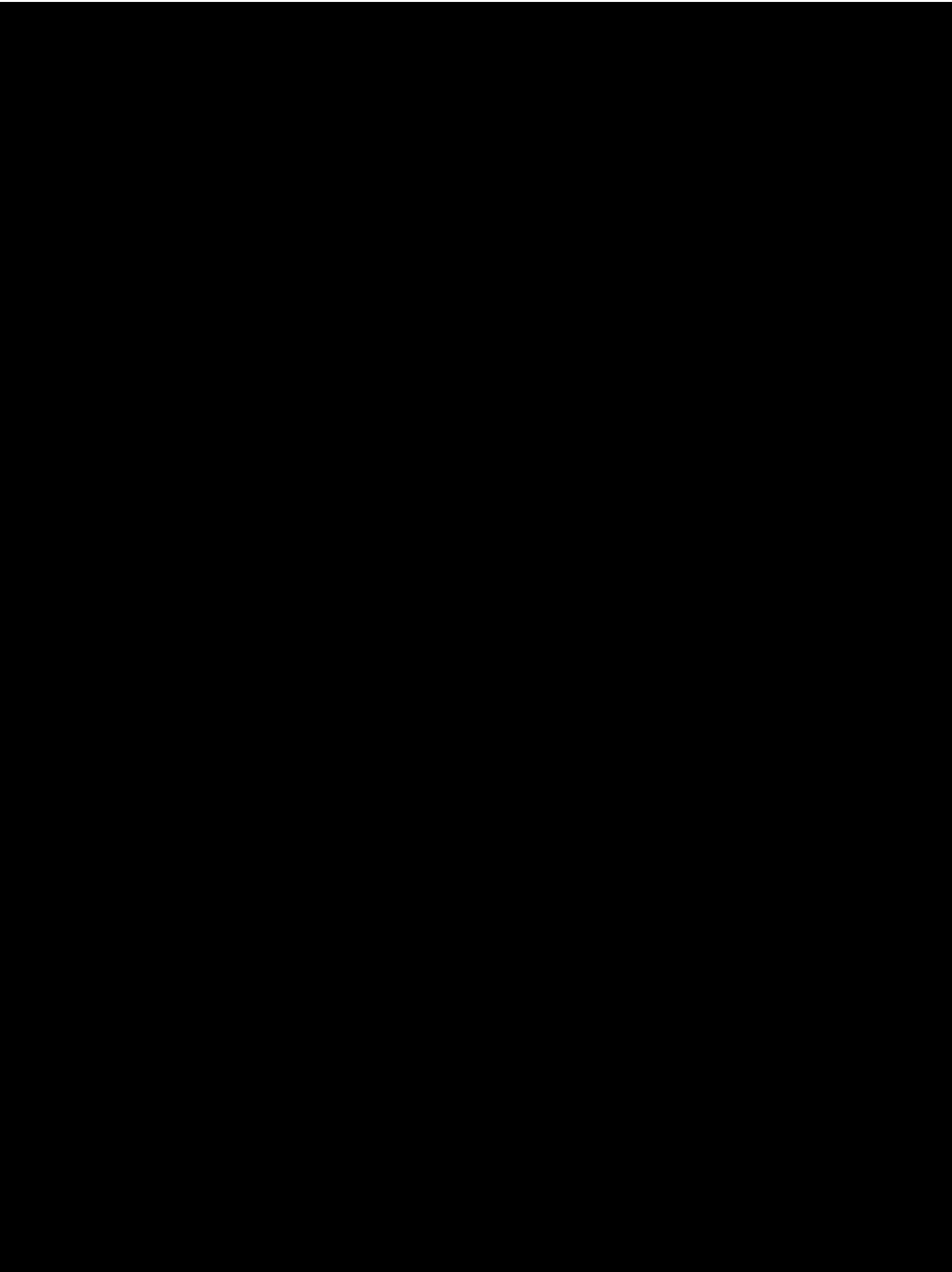
▼ Building and Land Characteristics

Land Information









[Skip to main content](#)

Public Record Requests

[City of Los Angeles](#)[Make request](#)[All requests](#)[Documents](#)[Sign in](#)

Request a public record

Documents, photos, emails, texts, videos, data and other records.

Everything in this request box will be displayed publicly if the agency makes your request public.

B *I* U ☰ ☷

- Building code violation correspondence
- Building permits
- Fire code violation correspondence
- Annual fire inspection reports
- Certificate(s) of occupancy
- Zoning correspondence/report(s)

We prefer digital copies of documents when they are available. Should a cost be involved, please contact us in advance.

Thank you in advance for your help with this project,

Doug Drakeley

Looking for information about Bureau of Engineering Projects, Contractors, Subcontractors, or Project Schedules? Check [The Bureau of Engineering Website](#)

The Programs Master Schedule lists projects, their construction cost, and schedule of completion etc. Click here: [The Master Schedule](#)

When a project is identified, the project can be viewed in the [Project Information Reports](#).

The project title or work order number can be searched in the [Los Angeles Business Assistance Virtual Network \(LABAVN\)](#). Tabs at the top of the page for a project in LABAVN show the Award Summary, Prime Contractors, and Subcontractors.

Looking for LAPD traffic collision reports or copies of reports for victims of crimes and their legal representatives? [Contact the Records & Identification Division directly](#).

To request a copy of a **Fire Incident Report**, or **Fire Investigation Report**, please contact the LAFD Arson/Counter-Terrorism Section at (213) 893-9800 Option 5

Looking for information about permits issued by Public Works: Bureau of Engineering? Click [HERE](#) for instructions on how to search for BOE permit information.

Looking for information about permits issued by the Police Commission? **STOP** and contact the Commission directly [HERE](#). Permit inquiries cannot be answered through this system.

If you are looking for information related to the Board of Police Commission, including: agenda, minutes, vehicle tow, vehicle impound, please visit the Board of Police Commission web link below.


http://www.lapdonline.org/police_commission

* Department

Fire Department (LAFD CPRA only)



Your information

Who can see my personal information? 

Email

d.drakeley@cretelligent.com

Name

Douglas Drakeley

Phone

9168182168

Street address

11344 Coloma Rd #850

City

Gold River

State

California

Zip

95670

Company

CREtelligent

Make request

* Indicates required field

This record request portal is currently being used by:

- City Clerk
- Police Department
- Fire Department (CPRA requests only)
- Controller
- City Administrative Officer
- Department of Transportation
- General Services
- Neighborhood Empowerment
- Public Works (Street Lighting)
- Public Works (Sanitation)
- Public Works (Engineering)
- Council District 4 (Nithya Raman)
- Council District 5 (Paul Koretz)
- Council District 13 (Mitch O'Farrell)

For all other city departments' records please go to their respective webpage and contact them directly.

Popular Resources

- [Open Data](#)
- [Council & Committee Meetings](#)
- [Archives & Records](#)

REQUESTS FOR NON-PARTICIPATING DEPARTMENTS

If you have a request for a department not on that list, visit that department's website and follow the instructions there for submitting a request. Requests submitted through this portal for non-participating departments will be closed out.

REQUESTS FOR MULTIPLE DEPARTMENTS

If you would like to submit a request to multiple departments, please submit a separate request to each department.

INCLUDING DOCUMENTS WITH REQUESTS

If you would like to include a document with your request you can upload it to the request after the request has been submitted.

ANONYMOUS REQUESTS

You are not required to include any contact information with a request, however if you submit an anonymous request you will not receive updates about your request or be able to log in to access documents. The only way you will be able to receive responsive documents is if the department posts them publicly on the portal or if you contact the department directly. If the department needs clarification on your request and has no way to contact you your request may be closed out without a response.

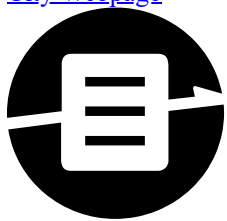
[FAQS](#)

[Help](#)

[Privacy](#)

[Terms](#)

[City Webpage](#)



NextRequest

an Optimere brand

Doug Drakeley

To: cityclerk.w [REDACTED]
Subject: Public Records Request [REDACTED]
Attachments: [REDACTED]

Good afternoon,

CREtelligent has been engaged to perform a property condition assessment of a commercial property at [REDACTED]

To complete this project, we're requesting all

- Building code violation correspondence
- Building permits
- Building plans/architectural drawings
- Fire code violation correspondence
- Annual fire inspection reports
- Certificate(s) of occupancy
- Zoning correspondence/report(s)

We prefer digital copies of documents when they are available. Should a cost be involved, please contact us in advance.

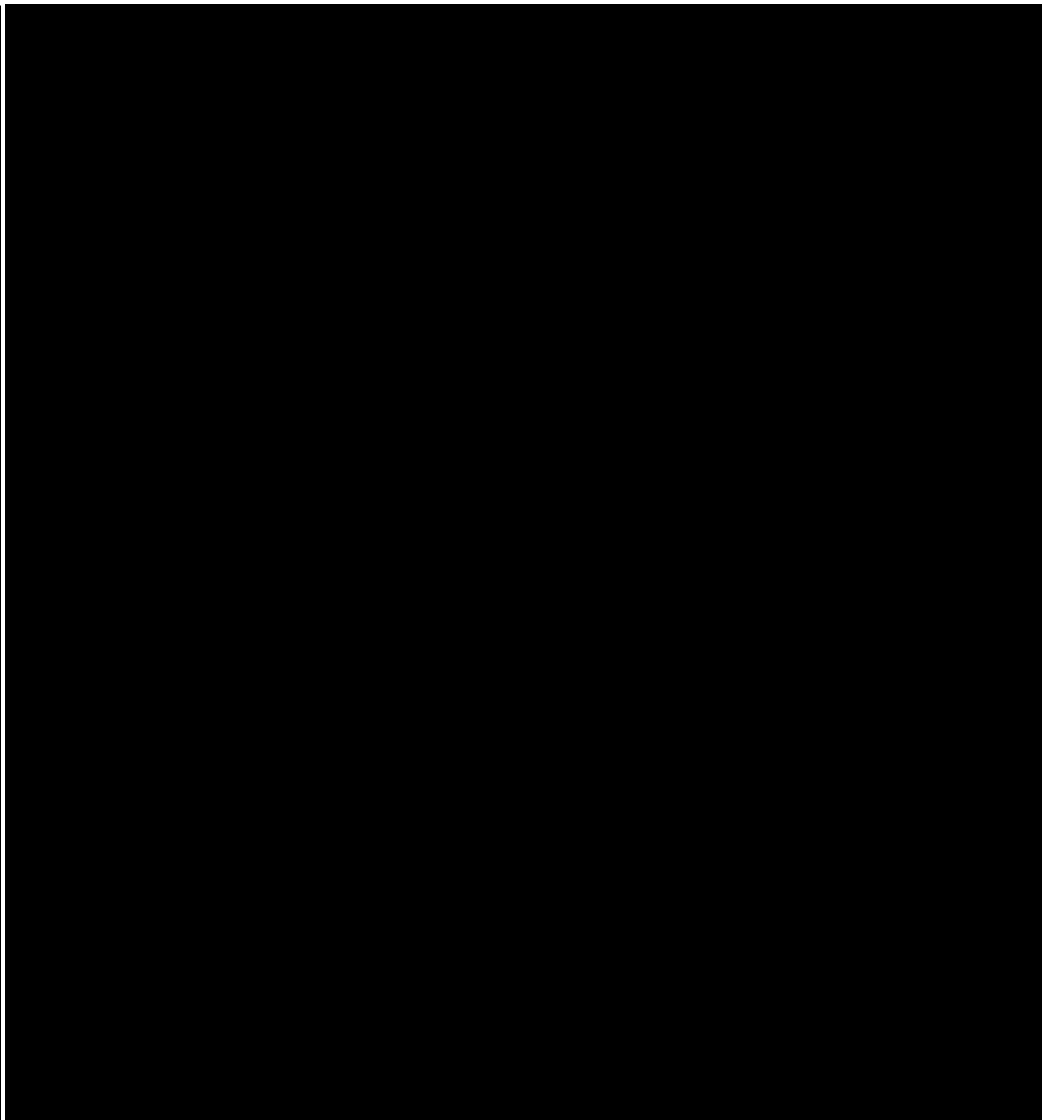
Thank you in advance for your help with this project,

Doug Drakeley

Douglas Drakeley
Property Condition Assessment (PCA) Team Coordinator
Office: (916) 818-2168
Cell: (916) 947-8363



Address: 11344 Coloma Road, #850
Gold River, CA | 95670
www.CREtelligent.com



APPLICATION FOR BUILDING PERMIT

COUNTY OF LOS ANGELES BUILDING AND SAFETY

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____

- ☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the county building inspection department.

Date _____ Applicant _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Law.

Date 6-12-90 Applicant Richard W. Gage

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____

Contractor _____ Date _____

☐ I am exempt under Sec. _____

B.&P.C. for this reason _____

Date: _____

Signature _____

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044, Business and Professions Code.)

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all county ordinances and State laws relating to building construction, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Date 6-12-90
Signature of Applicant or Agent Richard W. Gage

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

FEE RECEIPT

WHEN VALIDATED THIS IS A RECEIPT FOR THE AMOUNT OF FEE COLLECTED AS SHOWN IN SPACE BELOW. THE SERIAL NUMBER, DATE AND AMOUNT VALIDATED HEREON HAS ALSO BEEN VALIDATED ON YOUR APPLICATION OR OTHER DOCUMENT AND HAS BECOME A PART OF THE RECORDS OF THE COUNTY OF LOS ANGELES, FROM WHICH THIS RECEIPT MAY BE IDENTIFIED.

- ☒ PLAN CHECKING-VALUATION \$ 1500 ~~450~~
STORIES _____ CLASS _____
☐ GRADING PLAN CHECKING _____ VOLUME _____ CU. YDS.
☐ ELECTRICAL PLAN CHECKING
☐ PLUMBING PLAN CHECKING
☐ MECHANICAL PLAN CHECKING
☐ ENERGY PLAN CHECK
☐ RELOCATION APPLICATION
☐ SPECIAL INSPECTOR
☐ JOURNEYMAN PLUMBER EXAMINATION

- ☐ WITNESS FEE & MILEAGE
☐ GRADING CASH BOND
☐ TRAILER APPLICATION
☐ E.I.R. FEES
☐ REHEARING FEE

☐ _____

RECEIVED OF: X Richard Wapack

JOB ADDRESS: X 14803 S Spring St
GARDENA, CA 90248

NOTICE

APPLICATIONS FOR BUILDING & GRADING
PLAN CHECKING ISSUED UNDER THE PRO-
VISIONS OF SECTION 303(C), LOS ANGELES
COUNTY BUILDING CODE WILL EXPIRE IF NO
PERMIT IS ISSUED WITHIN 180 DAYS.

VALIDATION

CASH ☒ CHK. ☒ M.O.

DIST. NO.

7.0

RECEIVED BY Mary

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800 Lab. C.)

Policy No. _____ Company _____
☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the county building inspection department.

Date _____ Applicant _____
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.
LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____
 Contractor _____ Date _____
☐ I am exempt under Sec. _____
 B.&P.C. for this reason _____ Date: _____
 Signature _____
☐ Exemption for Reg. Maint. Elect.

SINGLE FAMILY HOME OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):
☐ I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____
 Lender's Address _____
 I certify that I have read this application and under penalty of perjury state that the above information is correct. I agree to comply with all County ordinances and State laws regulating Electrical wiring, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

SIGNATURE OF PERMITTEE _____ DATE _____

APPLICATION FOR ELECTRICAL PERMIT

COUNTY OF LOS ANGELES DEPT. OF PUBLIC WORKS BUILDING AND SAFETY DIV.

20-0019 DPW (12-91)
76A663

FOR APPLICANT TO FILL IN		
NO.	EACH	FEE
New Residential Bldgs. & Pools		
1 & 2-Family, Sq. Ft. _____	\$ _____	
Multi-family Sq. Ft. _____		
Residential Swimming Pools		
Outlets: Rec. _____ Light _____ Sw. _____		
Total No. _____		
Lighting Fixtures		
Total No. _____		
RESIDENTIAL APPLIANCES NOT OVER 3 HP.		
OTHER APPLIANCES NOT OVER 3 HP.		
Power Apparatus & Large Appliances		
Size & Type HP, KW, KVA, or KVAR		
Four Over 3 to 10 Incl.		
Over 10 to 50 Incl.		
Over 50 to 100 Incl.		
Over 100		
Services, Swbd., MCC & Panelboards		
0 - 399 Amp. Under 600 V		
400 - 1000 Amp. Under 600 V		
Over 1000 Amp. or Over 600 V		
BRANCH CIRCUIT FEES		
15A, or 20A, 120V, Lighting or Recept.		
11 To 40 Branch Circuits		
41 Or More Branch Circuits		
15A, 20A, 208V To 277V Lighting Br. Circuits		
Temp. Power Pole & Appurtenances		
Sign with One Branch Circuit		
Additional Sign Branch Circuits		
Misc. Conducts & Conductors		
Other (See Complete Fee Schedule)		
PERMIT FEE	(Sub-Total)	87.40
PLAN CHECKING FEE		18.20
PERMIT ISSUING FEE		105.60
TOTAL FEE		

A 12.90 51.00

#2 VALIDATION

02 ★ ★10560

23 1. ★★E

58.872

01-17-96

20

EXP 12/22/00

SEE REVERSE FOR EXPLANATORY LANGUAGE

INSPECTOR COPY

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C-10 Lic. No. 680747

Date JAN 17, 1995 Contractor PRIME TIME ELM

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____, B. & P. C. for this reason:

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier CALCOMP Policy Number # 6959127086

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state under the penalty of perjury that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date 1-17-95

Complete this section for permits in unincorporated Los Angeles County only

LOBBYIST ORDINANCE CERTIFICATION

This is to certify that I, as permit applicant, am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and that all persons acting on behalf of myself complied and will continue to comply therewith through the application process.

Applicant (Print Name) _____

Applicant Signature _____

Company Name (if employed by an entity/agency) _____

Date _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800 Lab. Code).

Policy No. 52618901 Company FAIRMONT

☐ Certified copy is hereby furnished.

☒ Certified copy is filed with the department.

Date 11-21-92 Applicant [Redacted]

CERTIFICATE OF EXEMPTION
COMPENSATION INSURANCE

(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSE CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number 417175 Lic. Class C-10

Contr. [Redacted] Date 11-21-92

B.&P.C. for this reason _____ Date: _____

Signature _____

☐ Exemption for Reg. Maint. Elect.

SINGLE FAMILY
HOME OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☐ I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name WGNB

Lender's Address [Redacted]

I certify that I have read this application and under penalty of perjury state that the above information is correct. I agree to comply with all County ordinances and State laws regulating Electrical wiring, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

SIGNATURE OF PERMITTEE [Signature] DATE 11-21-92

20-0019 DPW (12-91)
76A663

APPLICATION FOR ELECTRICAL PERMIT

DEPT. OF PUBLIC WORKS

COUNTY OF LOS ANGELES

BUILDING AND SAFETY DIV.

FOR APPLICANT TO FILL IN			
NO.	EACH	FEE	
New Residential Bldgs. & Pools			
1 & 2 - Family, Sq. Ft.	\$		
Multi-family Sq. Ft.			
Residential Swimming Pools			
Juillets: Rec. _____ Light _____ Sw. _____			
Total No. _____			
Additional _____			
Lighting Fixtures			
Total No. _____			
RESIDENTIAL APPLIANCES NOT OVER 3 HP.			
OTHER APPLIANCES NOT OVER 3 HP.			
Power Apparatus & Large Appliances			
Size & Type HP, KW, KVA, or KVAR			
_____ Over 3 to 10 Incl.			
_____ Over 10 to 50 Incl.			
_____ Over 50 to 100 Incl.			
_____ Over 100			
Services, Swbd., MCC & Panelboards			
0 - 399 Amp. Under 600 V			
400 - 1000 Amp. Under 600 V			
Over 1000 Amp. or Over 600 V			
BRANCH CIRCUIT FEES			
15A, or 20A, 120V, Lighting or Recept.			
_____ 1 To 10 Branch Circuits			
_____ 11 To 40 Branch Circuits			
15A, 20A, 208V To 277V Lighting Br. Circuits			
_____ 41 Or More Branch Circuits			
Temp. Power Pole & Appurtenances			
Sign with One Branch Circuit			
Additional Sign Branch Circuits			
Misc. Conduits & Conductors			
Other (See Complete Fee Schedule)			
(Sub-Total)			
PERMIT FEE		44	80
PLAN CHECKING FEE		67	30
PERMIT ISSUING FEE		17	10
TOTAL FEE			63.90

SEE REVERSE FOR EXPLANATORY LANGUAGE

INSPECTOR COPY

JOB
ADDRESS

OWNER

JOB
ADDRESS

OWNER

Provide Cold water
Ground & Drive
ground connection
for show all amp
Sana for per
approved plans

Call for Re-inspection

1) OK to cover
under slab
conduit

2) Grounds & Drive
Cold water & Drive

S.E. will
be notified

Call for Final
inspection

when power switch
over

DATE

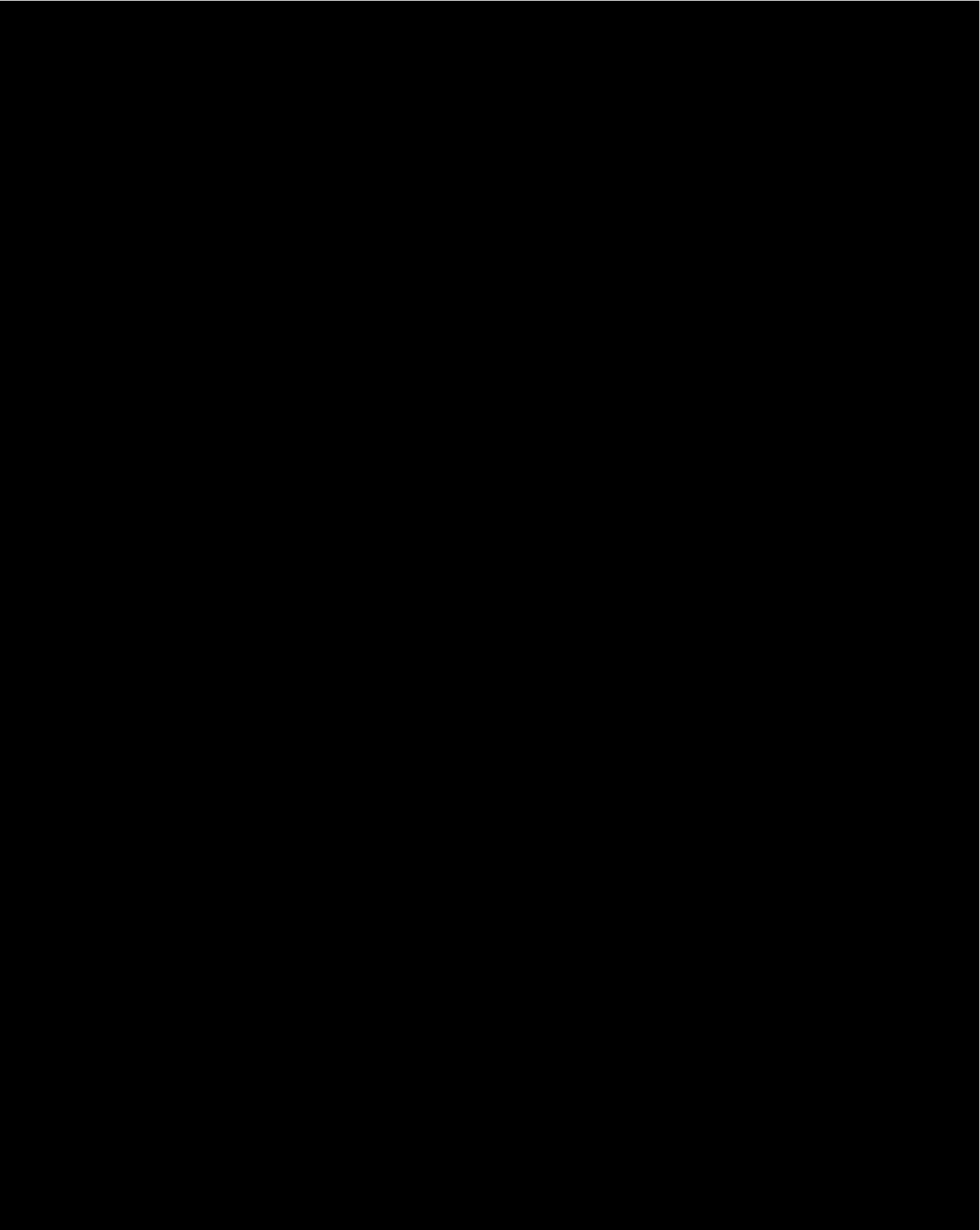
INSPECTOR'S SIGNATURE

DATE

INSPECTOR'S SIGNATURE

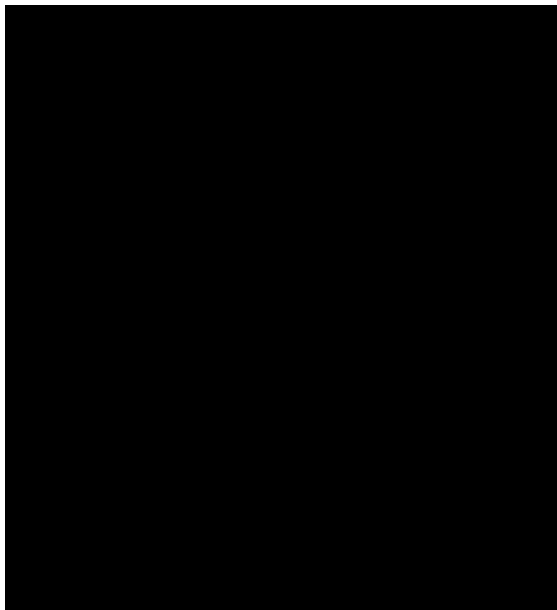
▼ Summary

AIN: 6129-009-072 ⁷

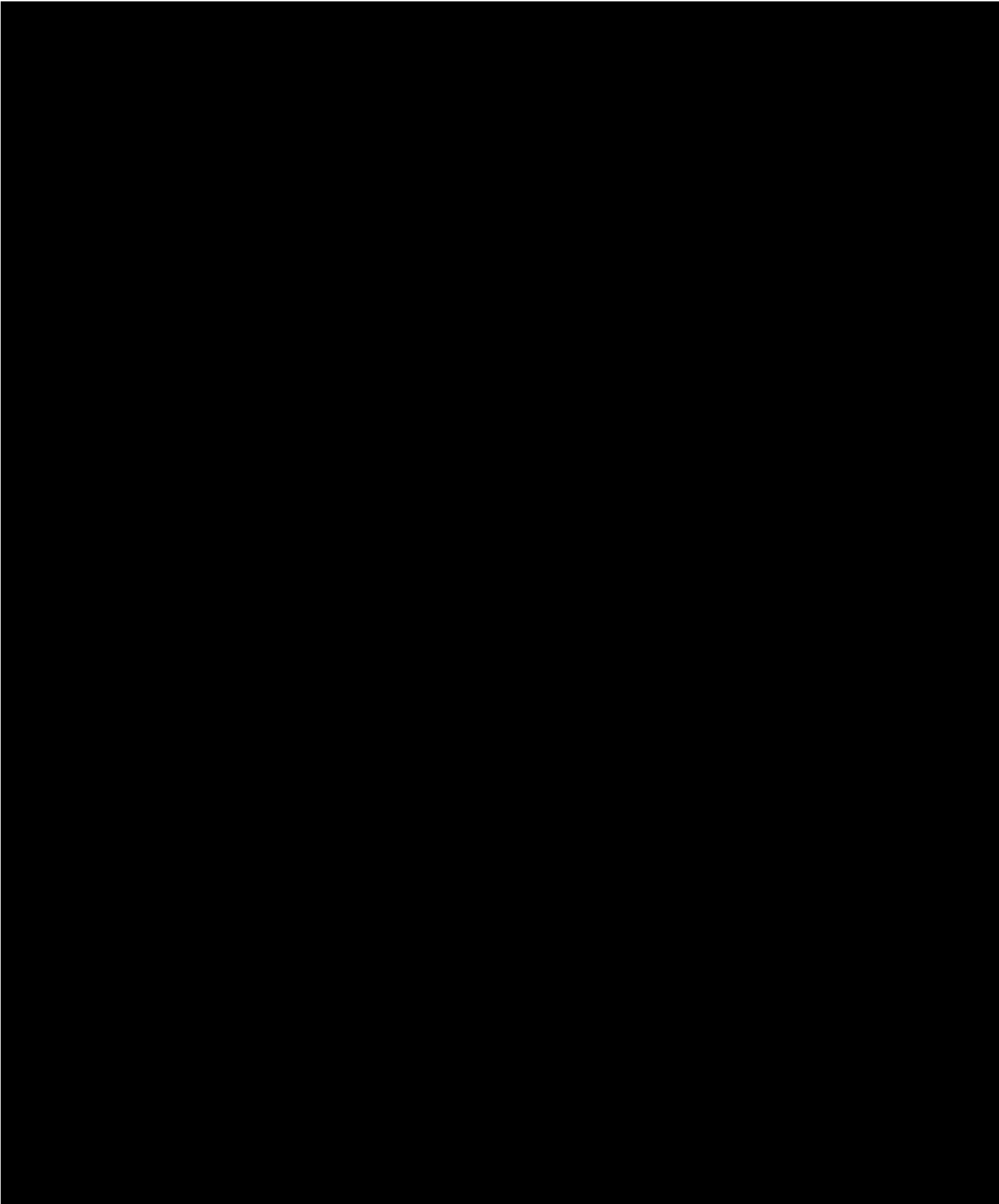




Land Information



Use Code: 3310 (Industrial)
3 = Industrial
3 = Warehousing, Distribution, Storage
1 = Warehousing, Distribution, 10,000 to 24,999 SF
0 = One Story



Contact Us (<https://assessor.lacounty.gov/contact-us/>) | Disclaimer ([disclaimer](#)) | FAQ ([faq](#))
PDB Effective Date: 10/25/2022

 (<https://facebook.com/LACAssessor>)

 (<https://www.twitter.com/LACASSESSOR>)

 (<https://www.linkedin.com/company/los-angeles-county-office-of-the-assessor>)

 (<https://youtube.com/user/lacountyassessor>)

WORKERS' COMPENSATION DECLARATION

I hereby, affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.)

Policy No. _____ Company _____
☐ Certified copy is hereby furnished.
☐ Certified copy is filed with the county building inspection department.

Date _____ Applicant _____
 CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if the work involved by the permit is for one hundred dollars (\$100) or less.)
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws.

Date _____ Applicant _____
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ Lic. Class _____
 Contractor _____ Date _____

☐ I am exempt under Sec. _____
 B. & P. C. for this reason _____ Date: _____

Signature _____
 SINGLE FAMILY HOME OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Section 7031.5, Business and Professions Code):

☐ I, as owner of the property, will do the work and the structure is not intended or offered for sale (Section 7044, Business and Professions Code).

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____
 Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all County ordinances and State laws regulating Plumbing, and hereby authorize representatives of this County to enter upon the above-mentioned property for inspection purposes.

Signature of Permittee _____ Date _____

APPLICATION FOR PLUMBING PERMIT

COUNTY OF LOS ANGELES DEPT. OF PUBLIC WORKS

20-0026 DPW 4/90
76A667A

FOR APPLICANT TO FILL IN (PRINT OR TYPE)			
NUMBER	FIXTURE OR ITEM	@	FEE
	WATER CLOSET (TOILET)		
	BATH TUB		
	SHOWER		
	LAVATORY		
	SINK		
	DISHWASHER		
	CLOTHES WASHER		
	SWIMMING POOL RECEPTOR		
	LAWN SPRINKLER SYSTEMS		
	WATER HEATER		
1	GAS SYSTEM <i>but</i> OUTLETS		10.70
	OUTLETS OVER 5 PER SYSTEM		
	HOSE BIB		
Plan check fee			
PLUMBING PERMIT ISSUING FEE \$			18.20
TOTAL FEE			28.90
Plan check applicant			
Name			
Address			
City			
Tel. No.			

SEE REVERSE FOR EXPLANATORY LANGUAGE

INSPECTOR COPY

CH
TL

SECTION 5.6.10.3

I hereby affirm that I am exempt from the Contractors License Law for the following reason: Section 7031 of the Business and Professions Code, City of County of

☐ I, as owner of the property, will do the work, and the structure is not intended to be offered for sale.

I am exempt under Sec.

B & P.C. for this reason.

Date: _____

Owner:

APPROVALS	DATE	INSPECTOR'S SIGNATURE
UNDER SLAB WORK		
ROUGH PLUMBING		
GAS PIPING		
GAS VENT		
HOT WATER HEATER		
PLUMBING FIXTURES		
GAS TEST		
SEE CITY CO. NOTIFIED		

Enter on Front

JUSTICE
WASTE APPROVAL

INSPECTOR'S NOTES

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ Lic. No. _____

Date _____ Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____, B. & P.C. for this reason:

Date 9-18-95 Owner Richard L. Lufkin

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____

(This section need not be completed if the permit is for one hundred dollars (\$100) or less).

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date _____ Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

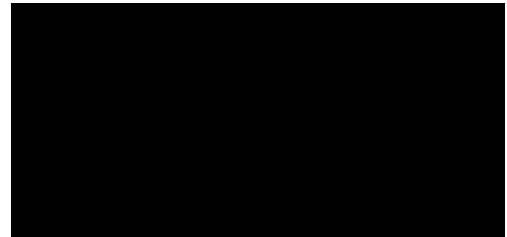
Lender's Name _____

Lender's Address _____

I certify that I have read this application and state under the penalty of perjury that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____

Date _____



Complete this section for permits in unincorporated Los Angeles County only

LOBBYIST ORDINANCE CERTIFICATION

This is to certify that I, as permit applicant, am familiar with the requirements of Los Angeles County Code Chapter 2.160 et seq., (relating to the Los Angeles County Lobbyist Ordinance) and that all persons acting on behalf of myself complied and will continue to comply therewith through the application process.

Applicant (Print Name) _____ Applicant Signature _____

Company Name (if employed by an entity/agency) _____ Date _____



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

RECEIVED

JUL 22 1998

Building and Safety/Land Development Division

HARRY W. STONE, Director

July 20, 1998

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: B-8

TILT-UP RETROFIT

This is in response to your July 15, 1998 phone call regarding the building at the subject property. We reviewed our files and confirmed that the subject building has an original construction date of March 9, 1979. Buildings constructed after April 13, 1975 are not required to comply with Chapter 95 of the Los Angeles County Building Code (LACBC), the earthquake hazard reduction ordinance for existing concrete buildings. Therefore, you may disregard our letter dated June 30, 1998 asking you to comply with Chapter 95 of the LACBC. Further, we will terminate the previously recorded, Notice Of Buildings Within The Scope Of Chapter 95 Earthquake Hazard Reduction For Existing Tilt-Up Buildings.

It should also be noted that the voluntary retrofit of this building to the current requirements of the LACBC would improve the buildings performance during possible future earthquakes. If you have any questions, please call me at (626) 458-3151.

Very truly yours,

HARRY W. STONE
Director of Public Works

Ron Lacayo
RON LACAYO
Supervising Civil Engineer III
Building and Safety/Land Development Division

BN:gs

P:/TILTUP/14803-1

cc: Firestone District Office

Appendix C: Personnel Qualifications

Fraser K Hamilton Sr, PG EP

Environmental Professional

Education

B.A., Geology/Math, University of Maine at Farmington
M.A., Geology (Physical Stratigraphy), Temple University
Post Graduate Studies, Geology, Texas A&M University

Summary of Experience

Mr. Hamilton serves as the Director of Environmental Services. He has over 33 years of environmental consulting experience. His responsibilities include mentoring staff and directing and managing a variety of projects. Mr. Hamilton began his career performing multimedia sampling at petroleum refinery land farms and has enjoyed increasing levels of responsibility along with increased levels of technical difficulty. He has helped clients manage their risk and exposure related to many regulatory programs including RCRA, CERCLA, UST regulations in multiple states, Subtitle D solid waste regulations, groundwater regulations and explosive gas to name a few.

Mr. Hamilton has managed and participated in geotechnical investigations and construction materials testing projects throughout the United States. He has over seen construction of multimillion dollar environmental remediation systems, including pilot testing. He has managed or performed Property Condition Assessments (PCAs) at multi-family residential, health care, senior living, educational, retail and other commercial and industrial properties. He is familiar with a variety of construction methods and materials.

Project Experience

RCRA/CERCLA

Mr. Hamilton has participated in RCRA Facility Assessments, RCRA closures and RCRA compliance at automotive manufacturing facilities, petroleum refineries, petrochemical plants, hazardous waste disposal facilities and other industrial properties.

He has provided field support and reporting for CERCLA RI/FS sites including fire fighter training areas and hazardous waste disposal sites at petrochemical plants and abandoned quarries.

Due Diligence Environmental Site Assessments:

Mr. Hamilton has participated in 1000s of ESAs over his career. This includes Phase I ESAs, ETs, Phase II ESAs and similar assessments. He has performed or managed assessments at industrial, commercial, retail, healthcare, educational, raw land, hospitality, food service and nearly every other sector of commercial real estate.

Property Condition Assessments

Mr. Hamilton has managed or performed Property Condition Assessments (PCAs) at multi-family residential, health care, senior living, educational, retail and other commercial and industrial properties. He is familiar with a variety of construction methods and materials.

Industry Tenure

ENV: 1989

Related Experience

Phase I Environmental Site Assessments (ESAs)
Phase II ESAs
Site Remediation
Indoor Environment Quality
Landfill groundwater assessment and monitoring
Property Condition Assessments
Construction Materials Testing

Industry Experience

Commercial construction
Soil, groundwater, soil vapor sample collection and data interpretation
Regulatory Negotiation Environmental Compliance
Environmental Risk Assessment
SPCC Plans

Active Licenses

Kentucky Professional Geologist

Special Skills & Training

OSHA HAZWOPER, 40-hour initial and annual refreshers. Trained to the Incident Commander Level for hazardous materials incident response
Asbestos Evaluation Specialist and Management Planner
DOT HM-126F
ASTM PCA Training
EP qualified as an Environmental Professional based on education and experience, as defined by the US EPA

Regional Location

Akron Ohio