AEI Consultants

November 5, 2021

FACILITY CONDITION ASSESSMENT

Property Identification:
100 Howard Street
100 Howard Street
Salinas, California 93901

AEI Project No. 448476

Prepared For:
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

Prepared By:
AEI Consultants
2500 Camino Diablo, Suite 100
Walnut Creek, CA 94597-3940
(925) 746-6000
AEI Main Contact: Elizabeth French

Environmental Due Diligence

Building Assessments

Site Investigation & Remediation

Energy Performance & Benchmarking

Industrial Hygiene

Construction Risk Management

Zoning Analysis Reports & ALTA Surveys

AEI Consultants

November 5, 2021

Mr. Andy Myrick
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

Subject: FACILITY CONDITION ASSESSMENT
100 Howard Street
100 Howard Street, Salinas, California 93901
AEI Project No. 448476

Dear Mr. Myrick :

AEI Consultants is pleased to provide the results of the Facility Condition Assessment (FCA) report of the above referenced address (the “subject property”). This assessment was authorized and performed in accordance with the scope of services outlined in AEI's contract, the scope and limitations of ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the requirements of the lender.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Elizabeth French at (925) 746-6044 , or email at efrench@aeiconsultants.com.

Sincerely,

E. French

Elizabeth French
Elizabeth French
AEI Consultants

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-12
3.1.1 Topography, Storm Water Drainage, and Retaining Walls	X			None			
3.1.2 Site Access, Parking, Pavement		X		Refurbish		$4,505	$25,653
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps	X	X		Refurbish	$5,887		
3.1.4 Landscaping, Fencing, Signage, Site Lighting	X	X		Replace			$5,984
3.1.5 Utilities	X			None			
3.2.1 Foundations	X			None			
3.2.2 Framing	X			None			
3.2.3 Cladding		X	X	Refurbish	$2,000		$62,000
3.2.4 Roof Systems		X	X	Replace		$70,200	$132,936
3.2.5 Appurtenances	X			Replace	$2,000		
3.2.6 Doors and Windows	X			None			
3.2.7 Common Area Finishes	X	X		Refurbish		$2,000	$116,000
3.2.8 Common Area Amenities		X		Refurbish			$50,000
3.3.1 Plumbing Systems and Domestic Hot Water	X	X		Replace			$10,255
3.3.2 Heating, Cooling, and Ventilation	X			Replace		$1,500	$32,156
3.3.3 Electrical Systems		X		Refurbish			$213,600

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-12
3.3.4 Fire Protection and Life Safety Systems	X			Inspections			$12,000
3.3.4.2 Security	X			None			
3.4.2 Down Units		NA		None			
3.4.3 Tenant Unit Finishes	X			Replace		$1,200	
3.4.4 Tenant Kitchens and Bathrooms	X			None			
4.2 Microbial Growth	X			None			
5.1 Accessibility Survey	X	X		Repair	$70		
Totals					$9,957	$79,405	$749,946

Summary	Today's Dollars	$/SF
Immediate Repairs	$9,957	$0.36

Summary	Today's Dollars	$/SF
Short Term Repairs	$79,405	$2.89

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$749,946.00	$27.27	$2.27
Replacement Reserves, w/12, 3.0% escalation	$868,342.96	$31.58	$2.63

Immediate and Short Term Costs Table

100 Howard Street
100 Howard Street
Salinas, California 93901
November 5, 2021

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total
3.1.2 Site Access, Parking, Pavement						
Asphalt Pavement, Partial Full Depth Replacement	1,700	SF	$2.65	100%	$0	$4,505
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps						
Handrails - Install	100	LF	$58.87	100%	$5,887	
3.2.3 Cladding						
Concrete, Exterior Wall - Repair	1	Allow	$2,000.00	100%	$2,000	
3.2.4 Roof Systems						
TPO Roof, Replace - West Roof	2,300	SF	$8.00	100%	$0	$18,400
TPO Roof, Replace - North Roof	5,100	SF	$8.00	100%	$0	$40,800
Coping Sealant - Replace	1	Allow	$3,000.00	100%	$0	$3,000
Roof Hatch - Install	2	EA	$4,000.00	100%	$0	$8,000
3.2.5 Appurtenances						
Cover - Install	1	Allow	$2,000.00	100%	$2,000	
3.2.7 Common Area Finishes						
Asbestos Testing	1	Allow	$2,000.00	100%	$0	$2,000
3.3.2 Heating, Cooling, and Ventilation						
HVAC Technician	1	Allow	$1,500.00	100%	$0	$1,500
3.4.3 Tenant Unit Finishes						
Wood Plank Flooring - Repair	1	Allow	$1,200.00	100%	$0	$1,200
5.1 Accessibility Survey						
Public restroom, Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces	2	EA	$35.00	100%	$70	
Total Repair Cost					$9,957.00	$79,405.00

Capital Reserves Schedule

100 Howard Street
100 Howard Street
Salinas, California 93901
November 5, 2021

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 0	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
3.1.2 SITE ACCESS, PARKING, PAVEMENT																						
Asphalt Pavement, Overlay and Restripe	20	19	1	6,800	SF	$2.61	$17,748	100%		$17,748												$17,748
Asphalt Pavement, Partial Full Depth Replacement	20	20	0	1,700	SF	$2.65	$4,505	0%		$4,505												$4,505
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	8,500	SF	$0.31	$2,635	300%		$2,635					$2,635					$2,635		$7,905
3.1.3 SIDEWALKS, CURBING, SITE STEPS, AND RAMPS																						
Handrails - Install	40	40	0	100	LF	$58.87	$5,887	0%	$5,887													$5,887
3.1.4 LANDSCAPING, FENCING, SIGNAGE, SITE LIGHTING																						
Building Mounted Lighting - Replace	15	12	3	5	EA	$836.77	$4,184	100%				$4,184										$4,184
Lighting, Linear Flourescent Fixture, LED - Replace	30	26	4	3	EA	$600.00	$1,800	100%					$1,800									$1,800
3.2.3 CLADDING																						
Exterior walls. Prep and Paint (Spray, per SF)	10	10	0	15,000	SF	$1.90	$28,500	200%		$28,500										$28,500		$57,000
Concrete, Exterior Wall - Repair	0	0	0	1	Allow	$2,000.00	$2,000	0%	$2,000													$2,000
Window and Door Surround Sealant - Replace	25	24	1	1	Allow	$5,000.00	$5,000	100%		$5,000												$5,000
3.2.4 ROOF SYSTEMS																						
TPO Roof Replace - East Roof	20	9	11	2,000	SF	$8.00	$16,000	100%												$16,000		$16,000
TPO Roof, Replace - West Roof	20	19	1	2,300	SF	$8.00	$18,400	0%		$18,400												$18,400
TPO Roof, Replace - North Roof	20	19	1	5,100	SF	$8.00	$40,800	0%		$40,800												$40,800
TPO Roof, Replace - Arched Roof	20	15	5	12,800	SF	$8.00	$102,400	100%						$102,400								$102,400
Coping Sealant - Replace	20	20	0	1	Allow	$3,000.00	$3,000	0%		$3,000												$3,000
Roof Hatch - Install	30	30	0	2	EA	$4,000.00	$8,000	0%		$8,000												$8,000
Skylights. Replace	30	25	5	2	EA	$7,268.00	$14,536	100%					$7,268	$7,268								$14,536
3.2.5 APPURTENANCES																						
Cover - Install	0	0	0	1	Allow	$2,000.00	$2,000	0%	$2,000													$2,000
3.2.7 COMMON AREA FINISHES																						
Asbestos Testing	0	0	0	1	Allow	$2,000.00	$2,000	0%		$2,000												$2,000
Ceiling Tile Removal and Replacement	20	15	5	9,000	SF	$9.00	$81,000	100%						$81,000								$81,000
Multi-Use Restroom - Renovate	25	24	1	1	Allow	$35,000.00	$35,000	100%		$35,000												$35,000
3.2.8 COMMON AREA AMENITIES																						
Kitchen - Refurbish/Remodel	25	25	0	50,000	Allow	$1.00	$50,000	100%							$50,000							$50,000
3.3.1 PLUMBING SYSTEMS AND DOMESTIC HOT WATER																						
Submersible Pump, Replace	15	10	5	1	EA	$920.00	$920	100%						$920								$920
Electric Hot Water Heater, 10 Gal - Replace	10	2	8	2	EA	$1,445.00	$2,890	100%								$1,445	$1,445					$2,890
Electric Hot Water Heater, 10 Gal - Install	10	10	0	1	EA	$1,445.00	$1,445	100%							$1,445							$1,445
Galvanized Piping, Replace	60	50	10	1	Allow	$5,000.00	$5,000	100%											$5,000			$5,000
3.3.2 HEATING, COOLING, AND VENTILATION																						
Furnace. Replace (Gas-fired, 75 MBH)	20	10	10	1	EA	$2,266.00	$2,266	100%											$2,266			$2,266
HVAC Technician	0	0	0	1	Allow	$1,500.00	$1,500	0%		$1,500												$1,500
Gas-Fired Space Heater, Replace	25	18	7	7	EA	$4,270.00	$29,890	100%							$7,474	$7,472	$7,472	$7,472				$29,890
3.3.3 ELECTRICAL SYSTEMS																						
Electrical Upgrade	60	50	10	10,000	EA	$21.36	$213,600	100%									$71,200	$71,200	$71,200			$213,600
3.3.4 FIRE PROTECTION AND LIFE SAFETY SYSTEMS																						
Fire Alarm Inspection	0	0	0	1	Allow	$1,000.00	$1,000	1200%		$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$12,000
3.4.3 TENANT UNIT FINISHES																						
Wood Plank Flooring - Repair	0	0	0	1	Allow	$1,200.00	$1,200	0%		$1,200												$1,200
5.1 ACCESSIBILITY SURVEY																						
Public restroom, Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces	0	0	0	2	EA	$35.00	$70	0%	$70													$70
Total (Uninflated)									$9,957.00	$169,288.00	$1,000.00	$5,184.00	$10,068.00	$192,588.00	$62,554.00	$9,917.00	$81,117.00	$79,672.00	$79,466.00	$48,135.00	$1,000.00	$749,946.00
Inflation Factor (3.0%)										1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	1.344	1.384	
Total (inflated)									$9,957.00	$169,288.00	$1,030.00	$5,499.71	$11,001.58	$216,759.49	$72,517.23	$11,841.42	$99,763.68	$100,926.11	$103,685.11	$64,689.41	$1,384.23	$868,342.96

Evaluation Period:	12
# of SFs:	27,500
Reserve per SF per year (Uninflated)	$2.27
Reserve per SF per year (Inflated)	$2.63

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TABLE OF APPENDICES

LIST OF COMMONLY USED ACRONYMS

This report may use various construction abbreviations to describe various site, building or system components. Not all abbreviations may be applicable to all reports. The abbreviations most often utilized are defined below.

AHU	Air Handling Unit
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
FCU	Fan Coil Unit
FHA	Forced Hot Air
FHW	Forced Hot Water
GFI	Ground Fault Interrupt (circuit)
GWB	Gypsum Wall Board
MDP	Main Distribution Panel
PTAC	Packaged Through-wall Air Conditioning (Unit)
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
ADA	The Americans with Disabilities Act
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMF	Electro Magnetic Fields
EMS	Energy Management System
EUL	Expected Useful Life
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FIRMS	Flood Insurance Rate Maps
FRT	Fire Retardant Treated
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
FM	Factory Mutual
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
MEP	Mechanical, Electrical & Plumbing
NFPA	National Fire Protection Association
FCA	Facility Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
RTU	Rooftop Unit
RUL	Remaining Useful Life

EXECUTIVE SUMMARY

AEI was retained by City of Salinas on September 30, 2021 to conduct a Facility Condition Assessment (FCA) and prepare this report on the 100 Howard Street property located at 100 Howard Street in Salinas, California.

It should be noted that the upper roof of the building was not accessed at the time of the assessment.

A summary of the Property improvements is provided in the following table.

Item	Description
Property Type	Government
Number of Floors	2
Number of Tenants	1
Number of Buildings	1
Ancillary Buildings	Not Applicable
Gross Floor Area	27,500 per Client provided
Net Rentable Floor Area	27,500 per Client provided
Foundation Type	Basement
Frame Construction	Concrete walls with interior Steel framing
Facade	Painted Concrete
Roof Type	Pitched and Low-Sloped
Site Area	0.89381 acres
Year of Construction	1932
Year of Substantial Renovation	Not Applicable
Parking Surface	Asphalt
Number of Parking Spaces	17
Number of ADA Parking Spaces	2
Heating Type	Individual Ceiling-Hung Gas Heater(s)
Cooling Type	None
Hot Water Source	Individual small, electric, tank-type water heater(s)
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Galvanized pipe and copper
Elevator Type	None
Fire Protection Type	Not applicable
Flood Zone	X (Shaded)
Seismic Zone	4
Wind Zone	I
Visibility From Street	Good visibility from street

OVERALL CONDITION OF THE PROPERTY

Based on AEI's observation of the Property and improvements, the Property appears to be in overall fair condition.

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken.

RECOMMENDATIONS

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health & safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or-a significant escalation in repair costs if left uncorrected. Opinions of probable costs for Immediate Repairs are provided in the Immediate and Short Term Costs Table.

Short term costs are those costs which occur within the first or second year concerning serious deficiencies that do not give rise to requiring an immediate repair. Short term costs are items which left unattended will create a code violation or present a significant failure which may serve to impair the overall functioning of the affected system or a related system. An ADA violation or replacing a component part of an assembly (otherwise in good condition) which causes the assembly not to function as designed (e.g.: a water booster pump), are categorized as short term expenses and are included in the Immediate and Short Term Costs Table as a Short Term Cost and the Capital Reserves Schedule in years one or two.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The 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. Opinions of probable costs for Capital Reserves are provided in the Capital Reserves Schedule.

1.0 INTRODUCTION

AEI Consultants, Inc. (AEI) was retained by City of Salinas ("Client") to perform a Facility Condition Assessment (FCA) of the 100 Howard Street located at 100 Howard Street in Salinas, California (the "Property"). This FCA was performed in accordance with the Proposal between AEI Consultants and City of Salinas, authorized on September 30, 2021.

1.1 PURPOSE

The purpose of this Facility Condition Assessment (FCA) report is to create a baseline standard of observable conditions which occur at the property at the instant time of inspection which may be subjected to time adjusted corrections rendering cost replacement information, that is inflation adjusted, allowing for informed decisions as to replacement, maintenance, upgrade, or abandonment to be feasible. The FCA will assist the client in understanding and assessing the condition of the Property and to make recommendations for capital needs expenditures that may reasonably be generated during the reserve period covered by this report.

All facilities are ultimately an amalgamation of component systems. It is the purpose of this report to deconstruct those systems and examine their component parts in order to determine how any individual part may affect the system and ultimately the entire facility. While AEI recognizes the interdependency of each part certain guidelines must be considered before delving into this analysis; first among these is a cost allowance threshold, which shall be set at $ 3,000.00 for any individual component, below this threshold the cost shall be considered a regular maintenance item; second, any item which is subject to removal without direct impact to a system shall be excluded (e.g.: light bulbs from fixtures); and third, any equipment brought to the site for a temporary usage period (e.g.: a genset, or a mobile classroom), even though these may be integral to the functioning of the facility they were never intended to be incorporated into the operational plan as a fixture.

Assessments and recommendations are based upon a review of readily available public and private documents pertaining to the property as well as an onsite inspection of the site and buildings by experienced architects or engineers. The survey is intended to identify and describe the building and site systems, to assess the overall condition of the systems compared to industry standards, to identify conspicuous deficiencies, and to project a reasonable estimate of the remaining useful life for site and building systems.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building systems. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system. Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the property or components. Factors that may affect our recommendations include the ready availability of historical records, the potential change in management and maintenance practices, and the availability of reliable disclosure of property conditions. Deviations or Limitations from the ASTM Guide are discussed in Section 8.2.

1.2 Scope of Work

The scope of this assessment is to:

- Develop a general property description.
- Identify major existing components.
- Perform a visual assessment of the physical condition of the components.
- Evaluate by a limited visual assessment for the Americans with Disabilities Act (ADA) accessibility.
- Approximate costs for repairs and/or capital reserve items based upon a reserve term provided by the Client.
- Prepare this Facility Condition Assessment (FCA).

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions employ the terms: excellent, good, fair and poor.

- Excellent condition - brand new or virtually brand new, is operating as specified at the time of installation with no appreciable wear or tear.
- Good condition—in working condition and does not require immediate or short term repairs above an agreed threshold.
- Fair condition—in working condition, but may require immediate or short term repairs above an agreed threshold.
- Poor condition—not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

1.3 Site Visit Information

Date of Site Visit	October 20, 2021
Time of Site Visit	11:00 AM
Weather Conditions	60° and Clear
Site Assessor	Jason Santiago
Site Escorts	Jeff Lamb
Point of Contact	Andy Myrick

1.4 Interviews

During the course of our assessment, the following individuals provided information that was used by our field assessor and reviewer to inform the descriptions and recommendations contained in this report.

Contact Name	Contact Title	Contact Phone	Information Source Provided
Jeff Lamb	Salinas Police Activities League, Director of Operations	831.970.7874	Escort and Interview

Contact Name	Contact Title	Contact Phone	Information Source Provided
Any Myrick	City of Salinas, Senior Economic Development Manager	831.758.7362	Escort and Interview

1.5 Documents Reviewed

AEI submitted a pre-survey questionnaire (PSQ) to Andy Myrick.

A copy of the completed questionnaire is included in the appendix.

1.6 Work Observed or Planned

1.6.1 Summary of Historical Repairs and Replacements

In 2021, the demolition of the kitchen was completed.

In 2017, minor seismic bracing was completed.

1.6.2 Work In Progress

At the time of our site assessment, no capital projects were in progress.

1.6.3 Planned Capital Improvements

Management personnel reports that no capital expenditure projects are currently planned for the the property.

1.7 Remaining Useful Life

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. AEI can make no comment on the marketability of the Property's useful life.

1.8 Reliance

The investigation was conducted on behalf of and for the exclusive use of City of Salinas (Client) solely for use in a facility condition evaluation of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by City of Salinas on September 30, 2021. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 OPINIONS OF COST

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, opinions of cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part and parcel of a building's renovation program or to re-position the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

Opinions of costs included in this report should be construed as preliminary estimates. Actual costs most probably will vary from the consultant's opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate and capital reserve costs that are recommended over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where an estimated cost is employed to represent the replacement cost or capital expenditure it is provided as an allowance, and will be noted in the descriptive language.

Immediate repairs are repairs that require immediate action as a result of: material existing or potential unsafe conditions, material building or fire code violations, or conditions that, if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Based on observations of readily apparent conditions, an Immediate Costs Table was developed addressing areas found to require replacement, repairs, or significant maintenance within the one year to help the Client evaluate the property. The Immediate Cost Table provides these cost estimates.

Other items that are not immediate or are not driven by immediate repair needs are listed in the Capital Reserves Schedule . These items were observed by the assessor or based on comments by the current tenant. Capital reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The 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. Capital reserves exclude systems or components that are estimated to expire after the reserve term or that are not considered material to the structural and mechanical integrity of the subject property. Systems and components that are not deemed to have a material effect on the use are also excluded. Replacement costs were solicited from ownership /

property management, AEI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the owner's or property management's maintenance staff were also considered.

AEI's reserve methodology involves identification and quantification of those systems or components that may require capital reserves within the evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a Capital Reserve Schedule could be prepared. The Capital Reserve Schedule, presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items recommended in the Immediate Costs Estimate.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from various industry sources, including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift and United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

The observed or reported condition of the reviewed systems, any recommended actions and the associated opinions of probable cost of repair or replacements are presented in the following Sections of this report. A summary of opinions of costs is presented in the Executive Summary. The opinions of probable costs for Immediate Repairs and Capital Reserves are summarized in the following tables:

3.0 SYSTEM OBSERVATIONS AND DESCRIPTIONS

3.1 SITE COMPONENTS

3.1.1 TOPOGRAPHY, STORM WATER DRAINAGE, AND RETAINING WALLS

Item	Description	Action	Condition
Topography	Relatively level with no discernible slope	R&M	Good
Retaining Walls	Not applicable		
Adjoining Properties	Roughly at similar elevation to the subject property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Landscaping sloped away from the foundation	R&M	Good
Pavement Drainage System	Hardscape directs storm water to adjacent municipal street	R&M	Good
Foundation Drainage System	Pavement abuts the perimeter of the foundation	R&M	Good

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were noted with slope management or storm water drainage systems.

Routine maintenance is expected to be adequate to maintain the drainage and slope management systems in good condition during the projection period covered by this report.

Photographs

Southwest parking lot entrance

Pavement meeting the building perimeter

3.1.2 SITE ACCESS, PARKING, PAVEMENT

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is used for the parking areas.	RR	Poor
Concrete Pavement	Not applicable		
Seal Coating	Worn and considered at the end of its useful life	RR	Poor
Striping	Painted parking striping faded and worn	RR	Poor
Number of Parking Spaces	17	R&M	Good
Number of ADA Spaces	2	R&M	Good
Site Access	Provided by 2 entrances / exits from adjoining municipal streets	R&M	Good
Easement or Alley Way	No Easement or alleyways were observed or reported		

ASSESSMENT / RECOMMENDATION

There are two (2) vehicular entrances to the Property parking lots of which one (1) is located on the west side along Lincol Avenue, and one (1) is located on the east side along Salinas Street. The entrance aprons are constructed with asphalt pavement. No signalization or traffic pattern signage is provided.

The west parking lot asphalt pavement is reaching the end of its effective useful life. Although the asphalt has limited structural cracking or alligatoring, the asphalt is a prime candidate for overlay resurfacing to extend its effective useful life. Asphalt maintenance is typically addressed by applying a 2" overlay surface to the asphalt as it approaches its effective useful life and before structural cracking occurs. An overlay application is not a repair solution but rather is a proactive maintenance recommendation to avoid system failure.

If an overlay is applied, it should be applied before significant stress cracking occurs. Ideally, the wear (top) course of asphalt should be milled 2" or the perimeter of the pavement should be milled to avoid changing surface drainage patterns and to allow the new asphalt surface to integrate into the surrounding surfaces such as curbs and sidewalks. Areas of alligatoring should be cut out and replaced prior to installing the overlay. Mill and overlay of the west parking lot is recommended. An opinion of cost for this work is included in the Tables.

AEI recommends full depth replacement of damaged asphalt at the east parking lot. Conditions in the asphalt pavement showing structural deterioration include alligator cracking. Where alligator cracking is occurring, full depth replacement is recommended. The damaged areas of asphalt, exhibiting alligator cracking or pot hole formation should be saw-cut approximately one-foot beyond the failed area. The sub-base stone should be restored to two condition and new asphalt installed to match the adjoining asphalt. Partial full depth replacement of the east parking lot is recommended. An opinion of cost for this work is included in the Tables.

Seal coating helps to protect the asphalt surface from agents of deterioration for pavements include traffic abrasion, vehicle weight, weathering, sunlight, and ultraviolet light. After the asphalt is seal coated, the parking spaces should be re-striped.

Crack sealing, seal coating, and re-striping of the asphalt paving are recommended in the short term as well as periodically during the evaluation period. An opinion of cost for this work is included in the Tables.

Photographs

Southwest parking lot entrance

West parking lot cracking

West parking lot egress

Asphalt damage

Wets parking lot finish

East parking area deteriorated asphalt

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Overlay and Restripe	20	19	1	1	$17,748
Asphalt Pavement, Partial Full Depth Replacement	20	20	0	Short Term Year 1	$4,505
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	1 6 11	$2,635 $2,635 $2,635
Total					$30,158

3.1.3 SIDEWALKS, CURBING, SITE STEPS, AND RAMPS

Item	Description	Action	Condition
Sidewalks	Concrete	RR	Good/Fair
Curbs and Gutter	Concrete Curbs	R&M	Good
Ramps	Poured in place concrete	R&M	Good
Exterior Steps	Concrete steps located along pedestrian walkways due to changes in topography	R&M	Good
Handrails	Steel handrails protect exterior steps and ramps.	IM/RR	Good/Fair
Loading Docks	Not Applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

Site pedestrian access was observed to be in good to fair condition with cracking observed to the east of the subject property alone Salinas Street. The access appeared to be generally adequate in terms of location and accessibility. Public sidewalks are maintained by the local city government. No action is considered necessary at this time.

The concrete flatwork, stairs and railings appeared to be generally in good condition. No significant problems or concerns were observed. Only localized areas of minor cracking and/or surface deterioration were observed at the main entrance to the building to the south. Based on the low cost and nature of the repairs, sealing of cracks should be performed as part of routine maintenance.

Handrails were not observed to the exterior stairs on the west elevation of the building. AEI recommends the installation of handrails. An opinion of cost for this work is included in the Tables.

The two (2) ramps at the main entrance to the building on the south elevation only had handrails on one side of the ramp. In addition, the handrails did not extend pass the length of the ramp at the lowest point. AEI recommends the installation of handrails on both sides of the ramps and extending the handrails to the full length of the ramp. An opinion of cost for this work is included in the Tables.

Photographs

West exterior steps

South elevation pedestrian ramp

East access ramp

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Handrails - Install	40	40	0	Immediate	$5,887
Total					$5,887

3.1.4 LANDSCAPING, FENCING, SIGNAGE, SITE LIGHTING

Item	Description	Action	Condition
Landscaping	Trees, shrubbery, and manicured lawn.	R&M	Good
Irrigation	Automatic underground system	R&M	Good
Perimeter Fencing	Wood fencing	R&M	Fair
Patio Fencing	Not applicable		
Refuse Area Fencing	Not applicable		
Site/Building Lighting	Building mounted fixtures with LED bulbs	RR	Fair
Parking Area Lighting	Not applicable		

Item	Description	Action	Condition
Signage	Not applicable		
Water Features	Not applicable		

ASSESSMENT / RECOMMENDATION

The landscaping components appeared to be generally in good condition with no significant observed or reported deficiencies. Routine maintenance of the landscaping is expected to be sufficient to maintain the landscaping in good condition over the evaluation period.

Although not tested by AEI, the underground irrigation system appeared and was reported to be in good working order with no unusual problems noted. Replacement of irrigation sprinkler heads, winterizing of the system, and minor repairs can be handled by routine maintenance during the evaluation period covered by this report.

The exterior building mounted lighting fixtures appear to be more that 20 years old and have had the bulbs updated to LED. Based on the age and condition of the fixtures, fixture replacement should be anticipated during the assessment period to provide necessary levels of night lighting for security. An opinion of cost for this work is included in the Tables.

Photographs

Site trees and landscaping

Timber wall

Exterior wall lighting

Landscaped area

Landscaped area

Exterior ceiling lighting

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Building Mounted Lighting - Replace	15	12	3	3	$4,184
Lighting, Linear Flourescent Fixture, LED - Replace	30	26	4	4	$1,800
Total					$5,984

3.1.5 UTILITIES

Utility Provider	Provider
Water	California Water Service
Sanitary Sewer	Monterey One Water
Storm Sewer	Monterey One Water
Electric	Pacific Gas & Electric
Natural Gas	Pacific Gas & Electric

Item	Description	Action	Condition
Domestic Water Supply Lines	AEI observed the site and inquired with management as to the overall condition and maintenance history of the water supply lines.	R&M	Good

Item	Description	Action	Condition
Waste Service Lines	AEI observed the site and inquired with management as to the overall condition and maintenance history of the waste water discharge lines.	R&M	Good
Lift Stations	Not applicable		
Waste Water Treatment System	Not applicable		
Water Wells	Not applicable		
Emergency Generator	Not applicable		
Transformers	Utility owned pad mounted transformers		
Alternative Energy Systems	Not applicable		

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were observed or reported. According to Property Contact, the utilities provided are adequate for the Property. According to the ASTM guidelines, visual inspection and comments on municipal,underground services lines are outside of the scope of our property assessment. No repair or reserve funding is recommended.

Photographs

Natural gas meter

Water backflow

Electric meter

3.2 Architectural Components

3.2.1 Foundations

Movement in foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted in the observations and recommendations included below.

Item	Description	Action	Condition
Foundation Type	Basement	R&M	Good
Foundation Walls	Concrete stem walls	R&M	Good
Building Slab	Raised wood floor and concrete slab on grade	R&M	Good
Moisture Control	Waterproofing of basement walls could not be confirmed	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	R&M	Good

Assessment / Recommendation

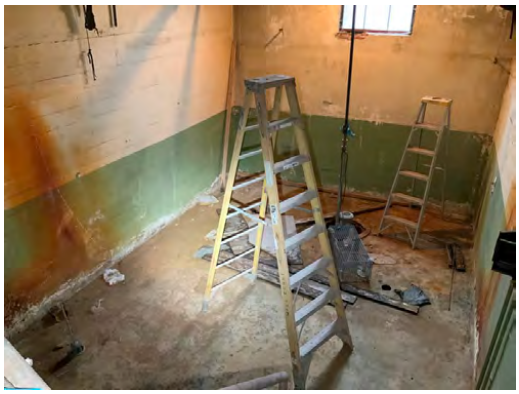
The substructure is considered to be generally adequate and in overall good condition.

AEI made limited observations of the crawl space(s) from the vent openings/basement access. From our limited viewpoint, no unusual or significant evidence of excessive moisture was observed. Ventilation of the crawl space is provided to allow air flow through exterior vents. Good ventilation helps to decrease moisture near wood framing and helps to deter termite activity, mold, and degradation of insulation.

The foundation system appears to be providing satisfactory support for the above grade structure. No unusual problems or concerns were reported or observed.

Photographs

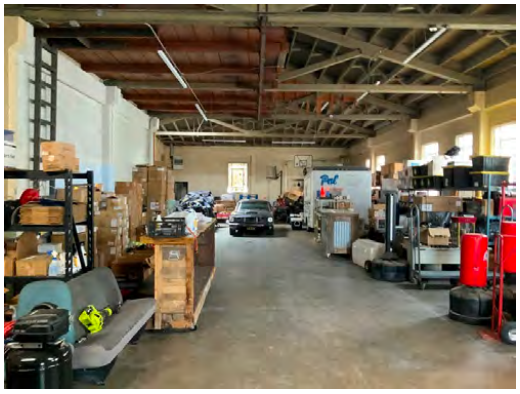
Crawlspace beneath the open space area



Basement overview

Basement wall

Crawlspace access from the basement



North storage area concrete foundation

3.2.2 FRAMING

Item	Description	Action	Condition
Roof Design	Low-slope and dome shaped with no attic space	R&M	Good
Roof Framing	Wood rafters	R&M	Good

Item	Description	Action	Condition
Roof Deck or Sheathing	Wood planks	R&M	Good
FRT Plywood	FRT plywood was not observed.	R&M	Good
Wall Structure	Concrete walls with interior Steel framing	R&M	Good
Secondary Framing Members	Arched roof steel structure	R&M	Good
Mezzanine	Located in the north storage area. Used for storage	R&M	Good
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

Assessment / Recommendation

The building has structural steel columns that supports the arched roof diaphragms. The upper floor consists of bleacher type seating and appears to be of cast in place concrete construction. The lower east and west roofs appear to consist of cast-in-place concrete exterior walls and a wood framed roof structure.

The exterior walls appear to be of concrete construction with a wood framed roof structure. The open space area floor framing appears to be wood construction.

AEI observed tie-rod brackets mounted on the interior of the lower roofs secured to the exterior wall of the open space by bolts and square washers. This work was reportedly done in 2017.

The structural system appears to be providing effective support for the building envelope and interior floors. No unusual problems or concerns were reported or observed pertaining to the superstructure.

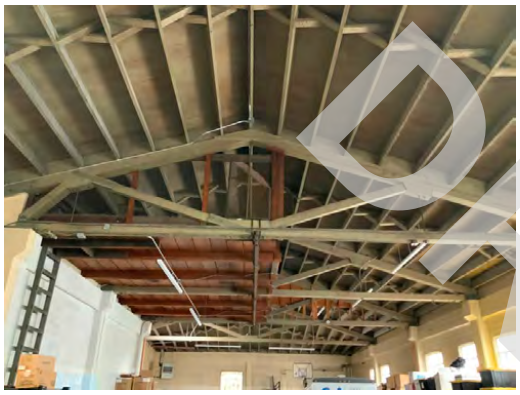
Photographs

Building structure and lighting

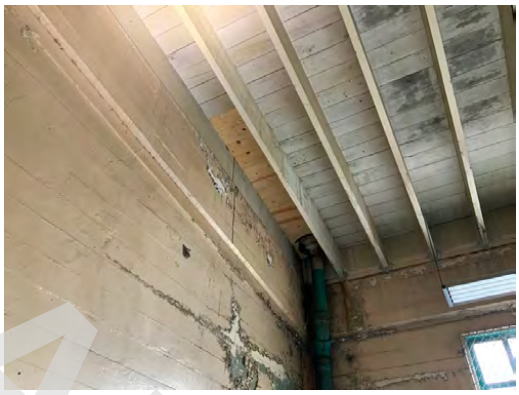
Building structure

Building structure

Lower roof structure

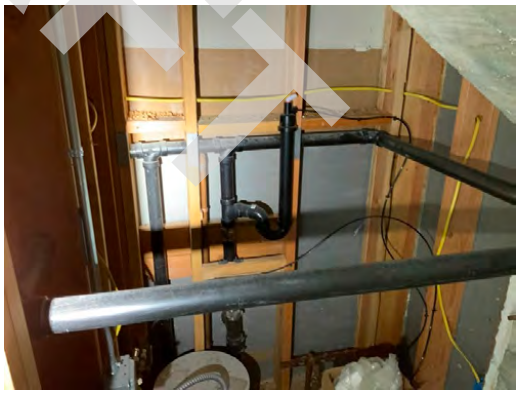


North lower roof structure

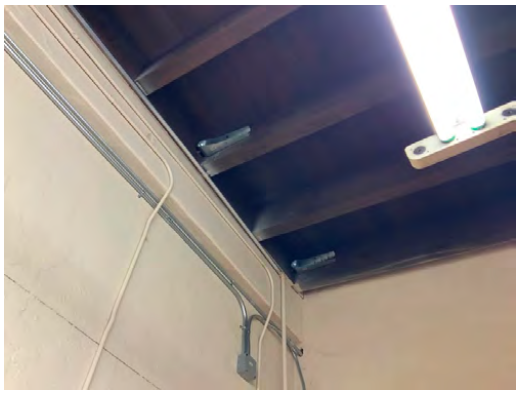


Repaired roof decking

Stage structure



Bathroom wood frame



East wing support brackets

3.2.3 CLADDING

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Painted concrete	R&M	Good/Fair
Trim Finishes	Painted concrete	R&M	Good/Fair
Soffits/Eaves	Concealed	R&M	Good/Fair
Sealants	Sealants are used at control joints along column locations as well as at windows and doors.	RR	Fair
Painting	Last painted approximately more than 15 years ago.	RR	Fair/Poor

ASSESSMENT / RECOMMENDATION

The glazing system's sealant is in fair condition. There are significant areas of deteriorated sealant surrounding the windows and doors. Window glazing and door frame sealant replacement is recommended. An opinion of cost for this work is included in the Tables.

The exterior paint was observed to be in fair to poor condition with flaking paint and surface cracking observed throughout the building exterior. The paint appeared to be near the end of its useful life. In addition, concrete surface damage such as spalling ansd sections of exposed rebar were observed.

Management reports that the exterior walls were last painted greater than 15 years ago. The damaged finishes should be repaired. Based on the observed spall damage and paint condition, AEI recommends repair and repainting of the building exterior. An opinion of cost for this work is included in the Tables.

No other unusual problems or concerns were observed or reported with the building exterior veneer systems. Routine maintenance is expected to be adequate to maintain the exterior finishes in good condition during the projection period covered by this report.

Photographs

Window

Building exterior cladding

Exterior paint condition

Peeling exterior paint

Exterior wall damage

Exterior wall exposed rebar

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior walls. Prep and Paint (Spray, per SF)	10	10	0	1	$28,500

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
				11	$28,500
Concrete, Exterior Wall - Repair	0	0	0	Immediate	$2,000
Window and Door Surround Sealant - Replace	25	24	1	1	$5,000
Total					$64,000

3.2.4 Roof Systems

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
East Roof	Low-Sloped, TPO	2,000 SF	9 Years	11	Not reported	RR	Good/Fair
West Roof	Low-Sloped, TPO	2,300 SF	>20 Years	1	No	RR	Fair/Poor
North Roof	Pitched, TPO	5,100 SF	>20 Years	1	No	RR	Fair/Poor
Arched Roof	Arched, TPO	12,800 SF	>20 Years	1	No	RR	Fair/Poor

Roof ID	Drainage	Flashing	Insulation	Parapet & Coping	Skylights	Action	Condition
East Roof	Internal	Metal	Not Applicable	Metal	N/A	RR	Fair
West Roof	Internal	Metal	Not Applicable	Metal	Metal-Framed, Glass	RR	Fair
North Roof	Internal	Metal	Not Applicable	Metal	Metal-Framed, Glass	RR	Fair
Arched Roof	Internal	Metal	Not Accessible	Not Accessible	N/A	RR	Fair

Assessment / Recommendation

The report contents are based on our limited site observations. No testing of the roofing materials was conducted. This report does not constitute a full and comprehensive roof survey, and is not to be interpreted to mean that roof leaks are not currently present. AEI recommends retaining a roofing consultant if a comprehensive report on the condition of the system is requested.

Characteristics of TPO roofing:

1. Introduced in 1992
2. 40-50% less expensive than conventional membranes
3. White reflective color can help energy efficiency.
4. TPO membranes reportedly loose 1 to 2 mil per year of thickness.
5. Seam failure may occur due to premature cracking along seams.
6. Seam requires double weld under the lap and at the edge.
7. There have been 3 generations of TPO roofing and the 3rd generation is more durable than the first two.
8. Studies are still out on the long term effectiveness of TPO roofing.

The ages of the roofs were not provided to AEI. The roof age was estimated by the appearance. It was not obvious whether how many layers of roofing are below the top layer.

The roofs are generally in overall fair to poor condition. It was reported that active leaks were reported to AEI at roof penetrations for the internal drains. AEI recommends that the the source of the leaks be identified, and that repairs be made to correct the leak and repair interior finishes.

The north and west roofs appear to be approximately 20 years old. Sections of the north and west roofs were observed to have lifted from the roof deck. In addition, small tears were observed at the seams and corners throughout the roofs. Based on the condition and age, replacement of the north and west roofs should be anticipated during the assessment period. An opinion of cost for this work is included in the Tables.

The arch shaped roof was not accessible at the time of the assessment. A roof access hatch was observed at the south section of the roof however, it was unable to be opened. Based on the age, condition and expected useful life, roof hatch replacement should be anticipated during the assessment period. An opinion of cost for this work is included in the Tables.

The roof hatches at the arched and east roofs are wood framed lids that are not attached . AEI recommends installing updated spring assisted roof access hatches at the arched and east roofs. An opinion of cost for this work is included in the Tables.

The east roof appears to be in good to fair condition. Based on the condition and expected useful life, of TPO membrane, replacement should be anticipated later in the evaluation period. An opinion of cost for this work is included in the Tables.

Stormwater runoff for the roof is primarily directed to interior roof drains connected to internal cast iron leaders that appear to discharge underground, into the municipal storm drain system. The rigid foam beneath the roof covering is sculpted to direct water towards the drains. The drains appear to be in good to fair condition. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the internal drains in good condition during the projection period covered by this report.

Overflow drainage is provided by sheet metal scuppers, located along the east and west elevations. The scuppers empty to sheet metal leaders which cascade to paved and landscaped areas. The roof slopes slightly inasmuch as the scuppers are for overflow.

The sealant at the parapet wall metal copings were observed to be deteriorated or in fair to poor condition. AEI recommends a budgetary allowance to refinish the coping sealants. A budgetary allowance for this work is included in the Tables.

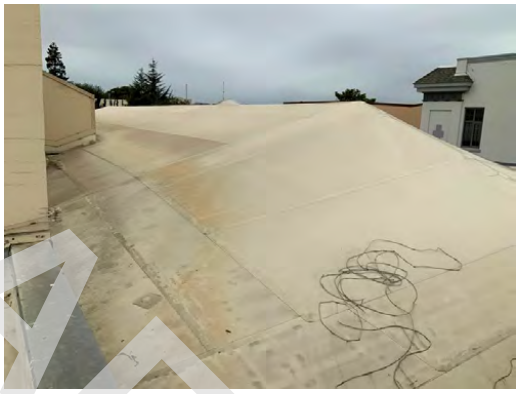
Metal framed skylights on the west and north roofs appeared in fair condition with what appears to be repair caulking at the glazing perimeter. The age of the skylights was not reported. Based on the observed condition, unreported age and EUL of skylights, replacement during the evaluation term is recommended. An opinion of cost for this work is included in the Tables.

Photographs

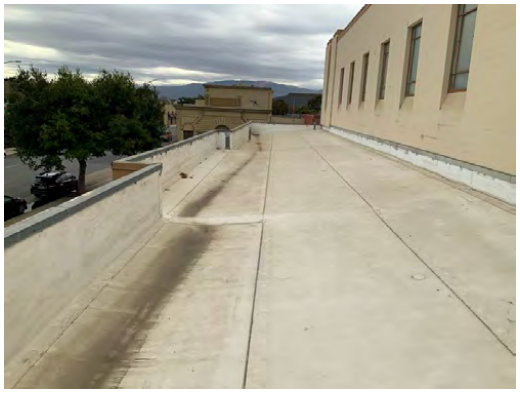
Roof drain

East roof lid

Parapet wall cap



North roof

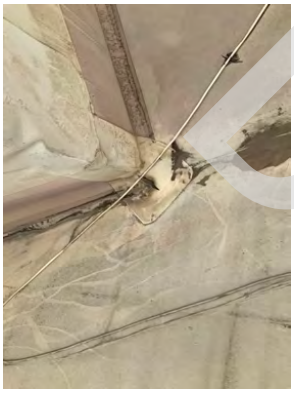


Lower east roof

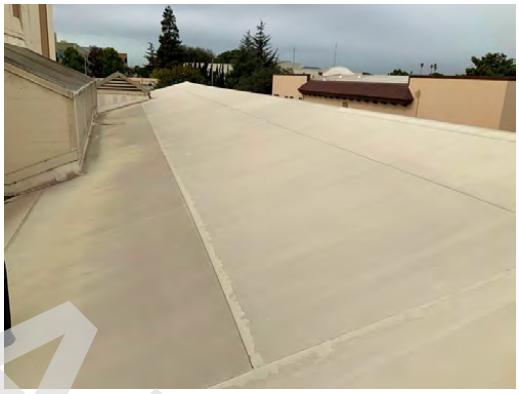
Coping deteriorated sealant

Parapet wall

Roof scupper

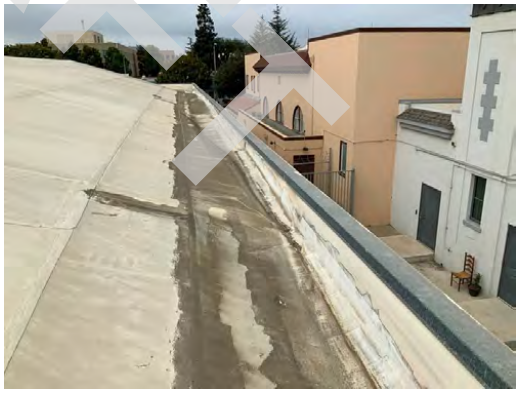


North roof tear



North roof overview

Missing roof drain dome



North parapet wall

Roof repair damage

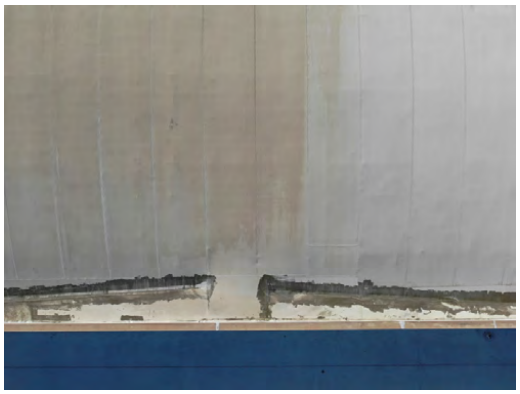
West roof overview

Roof patchwork and low spots

Skylight

Skylight

Unattached sections of the north roof



Arched Roof overview - Provided by the tenant

Arched Roof overview -Provided by the tenant

Arched Roof Hatch - Provided by the tenant

Arched roof overview - Provided by the tenant

Upper roof

Upper roof

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
TPO Roof Replace - East Roof	20	9	11	11	$16,000
TPO Roof, Replace - West Roof	20	19	1	Short Term Year 1	$18,400

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
TPO Roof, Replace - North Roof	20	19	1	Short Term Year 1	$40,800
TPO Roof, Replace - Arched Roof	20	15	5	5	$102,400
Coping Sealant - Replace	20	20	0	Short Term Year 1	$3,000
Roof Hatch - Install	30	30	0	Short Term Year 1	$8,000
Skylights. Replace	30	25	5	4 5	$7,268 $7,268
Total					$203,136

3.2.5 APPURTENANCES

Item	Description	Action	Condition
Balcony Framing	Cast in place concrete	R&M	Good
Balcony Deck Material	Cast in place concrete	R&M	Good
Balcony Railing	Metal railings	R&M	Good
Patio Construction	Not applicable		
Terraces	Not applicable		
Fire Escapes	Not Applicable		
Elevated Walkway	Not applicable		
Exterior Stairs	Not applicable		
Building Mounted Lighting	Wall mounted fixtures	RR	Fair

ASSESSMENT / RECOMMENDATION

The second floor of the building consist of a balcony seating area at the south end of the building. The balcony is finished with sealed concrete floors and steps with permanently mounted stadium style chairs. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the balcony appurtenances in good condition during the projection period covered by this report.

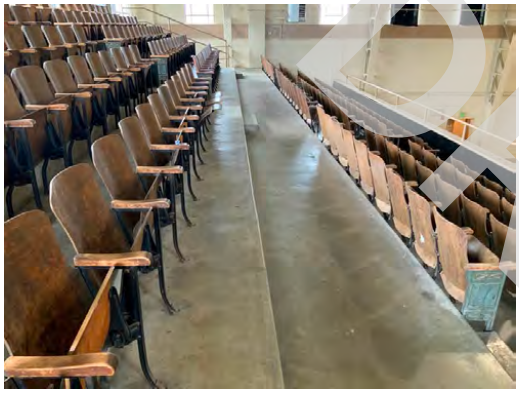
Voids in the flooring on the ends of the balcony area were observed to be covered with unsecured plywood. The voids were possibly created when a piece of equipment was removed. AEI recommends permanently covering the voids so the cover cannot be easily removed. An opinion of cost for this work is included in the Tables.

Exterior lighting fixtures are covered in Section 3.1.4 of this report.

Photographs

Exterior lighting

Second floor overview



Concrete second floor platform

Concrete hole covered with plywood

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Cover - Install	0	0	0	Immediate	$2,000
Total					$2,000

3.2.6 Doors and Windows

Item	Description	Action	Condition
Window Type	Fixed and operable windows	R&M	Good
Window Frame	Steel	R&M	Good
Window Panes	Single pane	R&M	Good
Main Doors	Metal	R&M	Good
Service Doors	Metal	R&M	Good
Sliding Glass Doors	Not applicable		
Overhead Doors	Roll-up, commercial grade doors at the north section	R&M	Good

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were observed or reported with the exterior door and window systems.

The windows throughout the building appear to be original to the buildings construction. The upper windows on the east and west elevations are operated by a hand crank from the interior and allow for the movement of air when opened. Based on the age and relevance to the buildings history, routine maintenance is expected to be adequate to maintain the windows in good condition during the projection period covered by this report.

AEI observed broken window panes on the upper section of the south elevation. The estimated cost to replace the damaged window is relatively insignificant and the work can be performed as part of the property management's routine maintenance program.

The entry doors and service doors to the building were observed to be in good condition. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the service doors in good condition during the projection period covered by this report.

The overhead door appears to be in good condition. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the overhead in good condition during the projection period covered by this report.

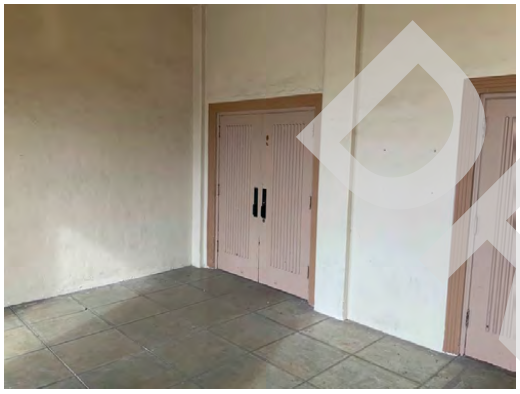
Photographs

Windows

Exterior door

Overhead door

Wired glass window



Entry doors

Wired glass window

Damaged window on the south elevation

3.2.7 Common Area Finishes

Item	Description	Action	Condition
Common Corridor Ceilings	Acoustical ceiling tile	RR	Fair
Common Corridor Walls	Painted concrete	R&M	Good

Item	Description	Action	Condition
Interior Stairs	Cast in place concrete	R&M	Good
Common Corridor Floor Finish	Wood plank flooring	R&M	Good
Lobby Finishes	Wood plank flooring, painted ceilings and walls	R&M	Good
Leasing Office Finishes	Not Applicable		
Activity Room Finishes	Wood plank flooring; carpet in conference and computer rooms with painted ceilings and walls	R&M	Good
Common Area Restroom Finishes	Ceramic tile, painted plaster walls and ceilings	RR	Good/Fair

ASSESSMENT / RECOMMENDATION

The common areas were found to be in good overall condition. Reportedly, interior finishes, including carpet flooring, are the responsibility of the tenant. No costs are included in the Tables.

It is unknown if the glued ceiling tiles of the open space have been tested for asbestos. Based on the age and condition, AEI recommends testing and possible removal/replacement as needed. An opinion of costs for testing and possible remediation is included in the costs tables.

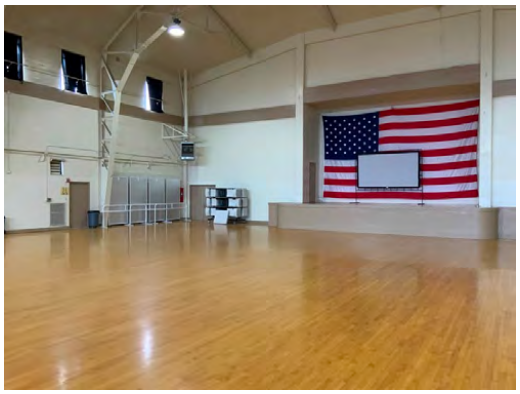
The common area restrooms were observed and were noted to generally be in good to fair condition, with the west multi-use restroom reportedly decommissioned and with dated and worn finishes. Otherwise, the restrooms appeared to be generally well maintained and with durable finishes.

Based upon the age, appearance, and EUL, the west multi-use restroom renovation is expected to be necessary during the projection period covered by this report. An opinion of cost for this work is included in the Tables.

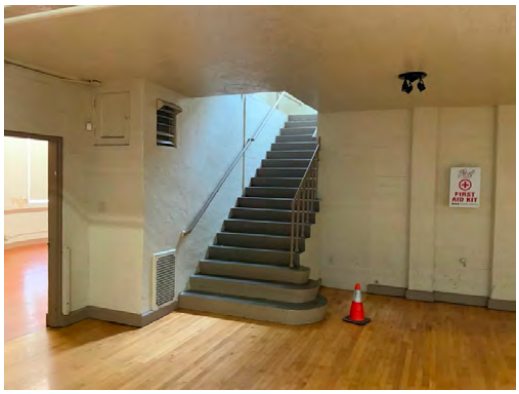
For more information concerning accessibility design concerns, please see the Accessibility section of this report.

No other unusual problems or concerns were observed or reported with the common area finishes.

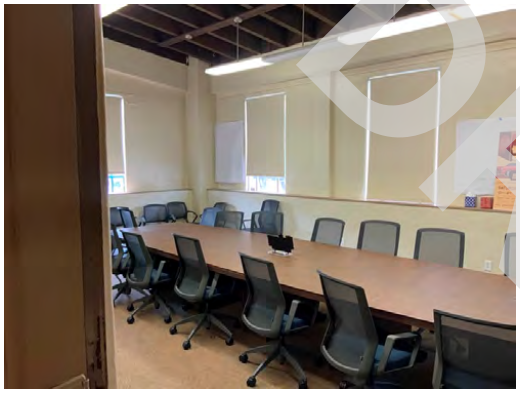
Photographs



Interior overview



Interior stairs



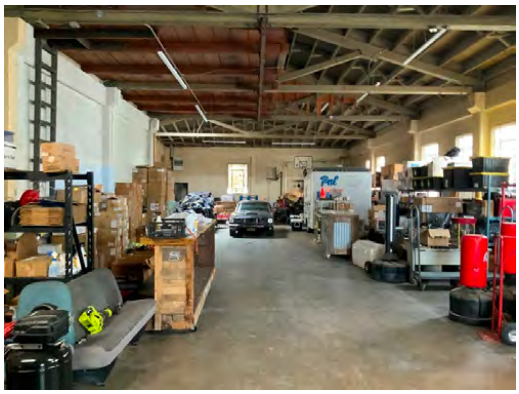
Conference room overview

Hallway overview

Multi-use restroom, west side

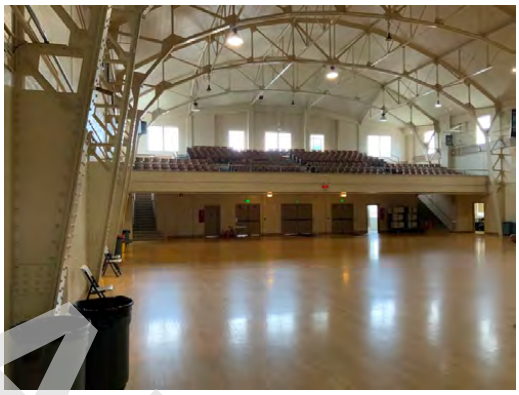
Storage room overview

Stage area finishes



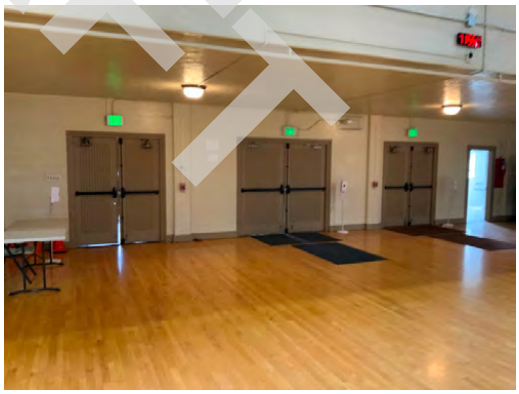
North storage area overview

Storage area beneath the stage



Open space overview

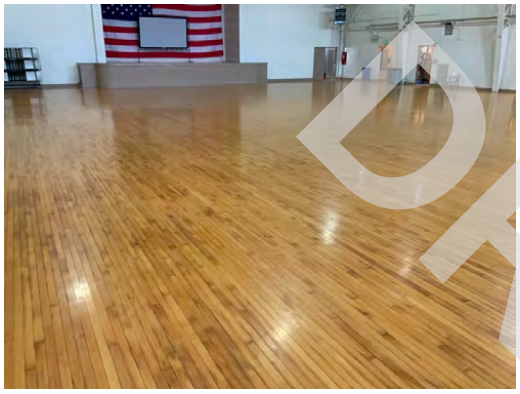
East computer room overview



Main building access doors

Women's restroom overview

Open space overview



Open space flooring

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asbestos Testing	0	0	0	Short Term Year 1	$2,000
Ceiling Tile Removal and Replacement	20	15	5	5	$81,000
Multi-Use Restroom - Renovate	25	24	1	1	$35,000
Total					$118,000

3.2.8 Common Area Amenities

Item	Description	Action	Condition
Fitness Center	Not Applicable		
Club Room	Not Applicable		
Sauna	Not Applicable		
Common Area Kitchen Cabinets	Demolished	RR	Fair
Common Area Appliances	Removed	RR	Not applicable

ASSESSMENT / RECOMMENDATION

According to the site contact, a commercial kitchen with limited equipment was previously demolished. It is currently unknown if a new commercial kitchen has been budgeted for. An opinion of cost to refurbish floor and wall finishes and include light commercial kitchen equipment in the mid-term is included in the Tables.

Photographs

Former commercial kitchen

Flooring finish

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Kitchen - Refurbish/Remodel	25	25	0	6	$50,000
Total					$50,000

3.3 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

3.3.1 PLUMBING SYSTEMS AND DOMESTIC HOT WATER

Item	Description	Action	Condition
Hot and Cold Water Distribution	Galvanized pipe and copper, ABS	RR	Fair
Polybutylene Water Piping	No polybutylene piping was observed or reported		
Sanitary Waste and Vent	Cast iron pipe	R&M	Good
Domestic Water Circulation Pumps	Not applicable		
Domestic Water Heaters	Individual small, electric, tank-type water heater(s) with approximate 10 & 20-gallon capacity.	RR	Good/Fair
Domestic Water Boilers	Not applicable		
Boiler Peripherals	Not applicable		

ASSESSMENT / RECOMMENDATION

Domestic hot water to the restrooms is provided by electric water heaters with approximate 20 gallon capacities located in the storage closet of each restroom. The water heaters appear to be in good condition. Based on the age and expected useful life of tank type water heaters, replacement should be anticipated during the assessment period. An opinion of cost is included in the Tables.

The water heater for the multi-use restroom on the west side of the building was not observed. AEI recommends a budgetary allowance to the installation of a water heater should the restroom be recommissioned and put back into service. An opinion of cost for this work is included in the Tables.

Galvanized piping was observed in the former kitchen. It is unknown how much galvanized piping is currently left in the building. AEI recommends a budgetary allowance to replace the remaining galvanized piping with copper or PEX. An allowance for this work is included in the Tables.

A sump pump was observed in the basement level on the west side of the building. Based on the age and condition, replacement of the sump pump should be anticipated during the assessment period. An opinion of cost is included in the Tables.

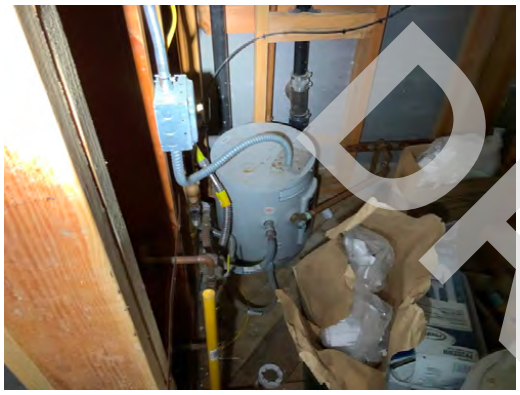
Photographs

Multi-use restroom

Possible galvanized piping

Basement sump pump

Waste piping



Restroom water heater

Restroom ABS plumbing

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Submersible Pump, Replace	15	10	5	5	$920
Electric Hot Water Heater, 10 Gal - Replace	10	2	8	7 8	$1,445 $1,445
Electric Hot Water Heater, 10 Gal - Install	10	10	0	6	$1,445
Galvanized Piping, Replace	60	50	10	10	$5,000
Total					$10,255

3.3.2 HEATING, COOLING, AND VENTILATION

The report contents are based on our limited site observations, interviews, and document review. No testing of the mechanical equipment or systems was conducted.

Item	Description	Action	Condition
Cooling Equipment	None		
Heating Equipment	Individual Ceiling-Hung Gas Heater(s)	RR	Good
Cooling Tower	Not applicable		
Terminal Units	Gas-fired furnace	RR	Good
Refrigerant	Not Applicable		

Item	Description	Action	Condition
Tonnage of Cooling Equipment	Not Applicable		
Distribution System	Individual units with no distribution system required	R&M	Good
Controls	Individual controls on each unit	RR	Good
Supplemental Systems	Not applicable		
Corridor and Stair-tower Ventilation	Ambient, operable windows	R&M	Good
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

HVAC Equipment

Equipment Type	Area Served	Capacity (Ton)	Date of Manufacture	Manufacturer	Model #	Serial #
Gas-Fired Space Heater	Open Space	40,000 BTUH	Not Accessible	Modine	Not Accessible	Not Accessible
Gas-Fired Space Heater	Open Space	40,000 BTUH	Not Accessible	Modine	Not Accessible	Not Accessible
Gas-Fired Space Heater	Open Space	40,000 BTUH	Not Accessible	Modine	Not Accessible	Not Accessible
Gas-Fired Space Heater	Open Space	40,000 BTUH	Not Accessible	Modine	Not Accessible	Not Accessible
Gas-Fired Space Heater	Conference Room	40,000 BTUH	Not Accessible	Modine	Not Accessible	Not Accessible
Gas-Fired Space Heater	East Computer Room	40,000 BTUH	Not Accessible	Modine	Not Accessible	Not Accessible
Gas-Fired Space Heater	North Storage Area	40,000 BTUH	Not Accessible	Modine	Not Accessible	Not Accessible
Gas-Fired Furnace	West Storage Room	80,000 BTUH	Not Accessible	Tempstar	Not Accessible	Not Accessible
Hydronic Fan Coil Unit	Open Space	Not in use	Not in use	Not in use	Not in use	Not in use

ASSESSMENT / RECOMMENDATION

The buildings original heating system appears to have consisted of a hot water boiler located in the basement connected to hydronic fan coil units throughout the building. The boiler has since been removed and the fan coil units are still present.

Current heating in the building is provided by ceiling hung gas-fired space heaters located in all sections and rooms of the building. Each space heater has a dedicated thermostat and are in good condition. Based on the age, condition and expected useful life, replacement should be anticipated during the assessment period. An opinion of cost for this work is included in the Tables.

Heating in the west storage room is provided by a ceiling hung gas-fired furnace. According to the site contact, it is unknown if the unit is in operating condition. The digital thermostat was observed to have no power and the inlet gas valve was in the "on" position. AEI recommends an HVAC technician to put the unit back into service. An opinion of cost is included in the Tables.

Natural cooling and ventilation for the building is provided by operable windows on the upper section of the east and west elevations. Windows are opened and closed by a manual crank located on the east and west interior walls. The crank system is in good and operating condition. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the operable windows in good condition during the projection period covered by this report.

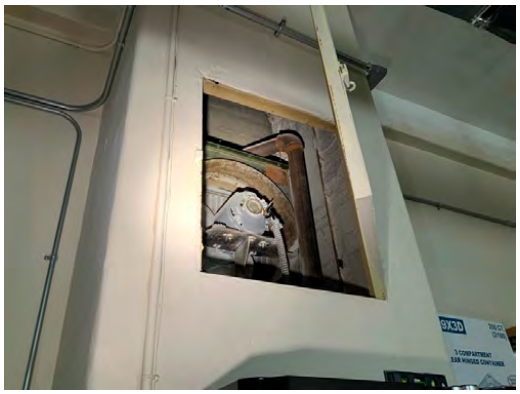
Photographs

Ceiling hung space heater

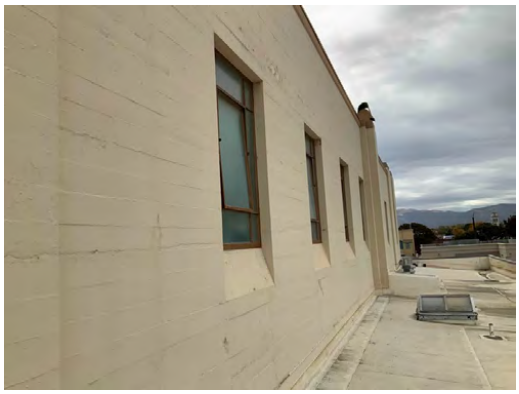
Space heater thermostat

Conference room space heater

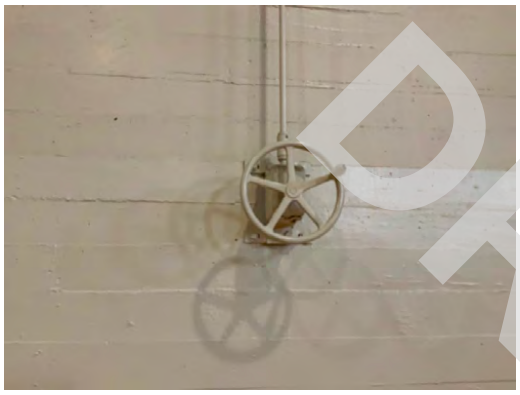
Ceiling hung gas-fired furnace



Decommissioned hydronic fan coil unit



Operable upper windows



Controls for operable windows

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Furnace. Replace (Gas-fired, 75 MBH)	20	10	10	10	$2,266
HVAC Technician	0	0	0	Short Term Year 1	$1,500
Gas-Fired Space Heater, Replace	25	18	7	6 7 8 9	$7,474 $7,472 $7,472 $7,472
Total					$33,656

3.3.3 ELECTRICAL SYSTEMS

Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	200-Amp, 120/240-Volt, single-phase, three-wire, alternating current (AC).	R&M	Good
Typical Tenant Service Amperage	200 Ampere breaker panel	R&M	Good
Panel Manufacturer	Westinghouse electric panel	R&M	Good

Item	Description	Action	Condition
Overload Protection	Circuit breaker switches	RR	Good/Fair
Service Wire	Copper wiring	RR	Good/Fair
Branch Wiring	Copper wiring	RR	Good/Fair
Ground Fault Circuit Interrupter	Observed in restrooms	R&M	Good

ASSESSMENT / RECOMMENDATION

The electric system to the Property appears to consist of 200-ampere, 120/240 volt, single phase, three wire alternating current (AC).

Ground Fault Circuit Interrupter (GFCI) receptacles were observed in the restrooms and are in good condition. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the GFCI outlets in good condition during the projection period covered by this report.

AEI observed a screw in fuse box in the basement of the building. Though the screw in fuses were present, they were disconnected. Screw-in fuses are acceptable by most standards. However, they are susceptible to over-ride if the fuse fails and a penny is inserted into the fuse panel receptor. To avoid this, the industry has created "Tamper-proof" fuses that have a separate insert to receive the fuse. The industry commonly recommends installing "Tamper-proof" fuses to help avoid the overloaded circuit concerns. AEI recommends replacing the standard fuses with "Tamper-proof" fuses.

In addition to the screw in fuses, AEI observed knob and tube wiring beneath the stage. Based on the combination of different electrical wiring systems int the building, AEI recommends an electrical upgrade in order to ensure than antiquated systems are removed and replaced. A budgetary allowance for this work is included in the Tables.

Photographs

Basement screw in fuses

Exposed electrical wiring

Knob and tube wiring

Main electrical panel

Electric meter

Main service disconnect

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Electrical Upgrade	60	50	10	8 9 10	$71,200 $71,200 $71,200
Total					$213,600

3.3.4 Fire Protection and Life Safety Systems

3.3.4.1 Fire Protection

Item	Description	Action	Condition
Fire Suppression Systems	Not applicable		
Fire Suppression System Inspection Date	Not applicable		
Other Equipment and Devices	Strobe light alarms Illuminated exit signs	R&M	Good

Item	Description	Action	Condition
	Battery back up light fixtures Hard-wired/battery-operated smoke detectors//with battery back-up Carbon monoxide detectors		
Special Systems	Not applicable		
Fire Extinguishers	Located throughout the interior Last inspection completed on February 23, 2021	R&M	Good
Fire Alarms	Central alarm panel with annunciator panel located at the Director of Operations office	R&M	Good
Fire Alarm Inspection Date	March 3, 2021	RR	Good
Fire Hydrants	Located along adjacent public streets	R&M	Good
Fire Egress Stairs	Not applicable		

ASSESSMENT / RECOMMENDATION

Fire extinguishers were observed throughout the facility corridors. The fire extinguishers are inspected annually and carry current tags (February 2021).

There is a central life safety monitoring system; the central panel was observed in the Director of Operations office. The hard-wired smoke detectors, pull-stations and audible alarms are tied to the fire alarm panel. Visual strobe lights are located in conjunction with audible alarms.

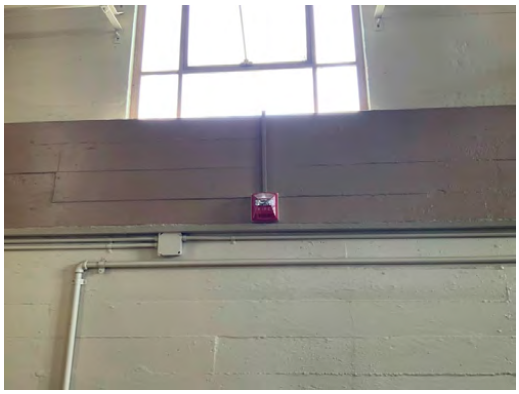
The fire alarm panel is model MS-9200UDLS and appears to be 3 years old. The fire alarm system has communication abilities; it is monitored by a third party vendor and fire department. When activated they also sound a local alarm.

AEI recommends budget reserve funding for annual fire and fire extinguisher inspections during the evaluation term. An opinion of cost for this work is included in the Tables.

Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the fire alarm system and its components in good condition during the projection period covered by this report.

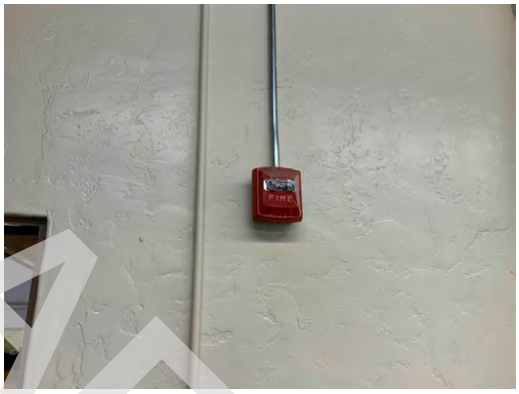
Photographs

Fire hydrant



Fire audio visual alarm

Emergency lighting



Fire A/V alarm

Fire extinguisher

Fire alarm panel and communicator

Fire alarm annunciator panel and pull station

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fire Alarm Inspection	0	0	0	1	$1,000
				2	$1,000
				3	$1,000
				4	$1,000
				5	$1,000
				6	$1,000
				7	$1,000
				8	$1,000
				9	$1,000
				10	$1,000
				11	$1,000
				12	$1,000
Total					$12,000

3.3.4.2 SECURITY

Item	Description	Action	Condition
Buzzer or Intercom	Not applicable	NA	Not applicable
Security Systems	Not applicable	NA	Not applicable
Unit Door Hardware	Standard door hardware with deadbolt lock at entries	R&M	Good

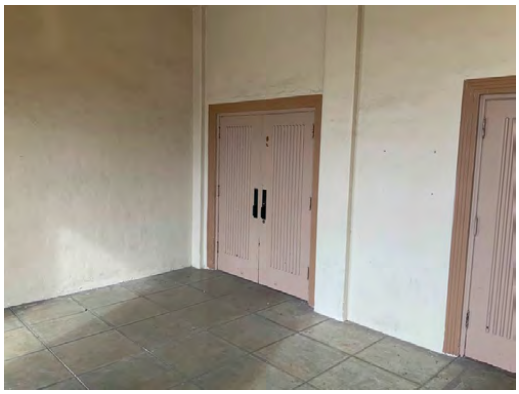
ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were observed or reported with the security systems.

Routine maintenance is expected to be adequate to maintain the security systems in good condition during the projection period covered by this report.

Photographs

Exterior exterior door



Entry doors

3.4 Tenant Units

3.4.1 Tenant Mix

The property is occupied by one tenant, 100 Howard Street. All areas of the tenant space were observed.

Tenant Type	Quantity	Total Area Per Unit Type (square feet)
Open space / Offices	1	27,500 SF

Suites Observed

Suite Number	Tenant Name	Status	Comments
All	Salinas Police Activities League	Occupied	Good condition.

3.4.2 Down Units

No down units were reported at the time of the assessment.

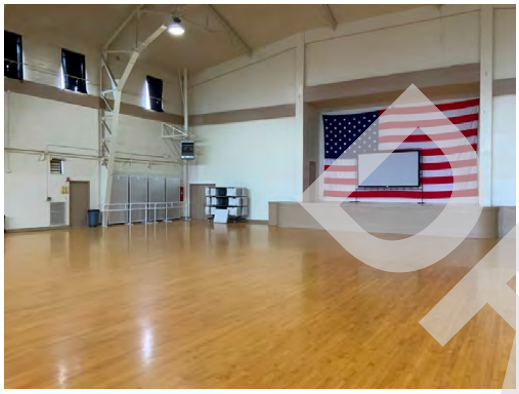
3.4.3 Tenant Unit Finishes

Item	Description	Action	Condition
Carpet	Commercial grade carpet	R&M	Good
Resilient Flooring (vinyl)	Not Applicable		
Other	Wood Plank Flooring	R&M	Good
Walls	Painted Plaster	R&M	Good
Ceilings	Glued Ceiling Tiles, painted plaster	R&M	Good
Window Coverings	Not applicable		

Interior finishes are the responsibility of the tenant. Replacement costs are not included in the Tables.

Damage to the open space wood plank flooring was observed at the northwest corner. The damage appears to be the outcome of a roof leak where the internal drain piping breaks through the roofing finishes. AEI recommends repairing the damaged wood plank section. An opinion of cost is included in the Tables.

Photographs



Interior overview

Second floor overview

Conference room overview

Hallway overview

Former commercial kitchen

Storage room overview

East computer room overview

East room finishes

Gymnasium flooring

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Wood Plank Flooring - Repair	0	0	0	Short Term Year 1	$1,200
Total					$1,200

3.4.4 Tenant Kitchens and Bathrooms

Item	Description	Action	Condition
Kitchen Sink & Countertop	Not applicable		
Bathroom Sink and Countertop	Plastic laminated particle board	R&M	Good
Kitchen Cabinetry	Not applicable		
Bathroom Cabinetry	Not applicable		
Bathtub/Shower and Enclosure	Not applicable		
Toilet	Tank top toilet with large capacity tank	R&M	Good
Accessories	Grab bars	R&M	Good

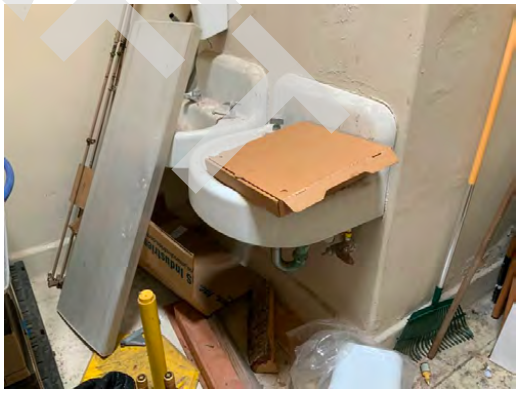
Assessment / Recommendation

No unusual problems or concerns were observed or reported with the kitchen and bathroom fixtures and accessories.

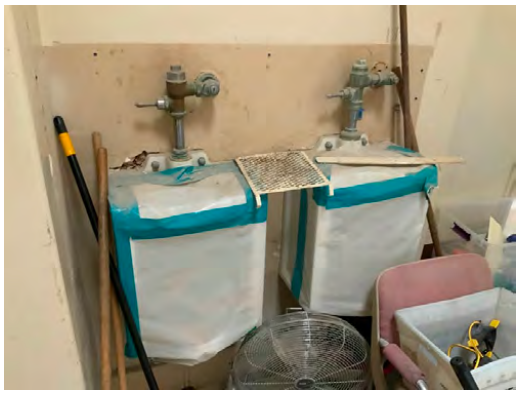
The men's and women's multi use restrooms at the south end of the building are in good condition with durable finishes. Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the restrooms in good condition during the projection period covered by this report.

Photographs

Multi-use restroom



Multi-use restroom



Multi-use restroom

Men's restroom overview

Women's restroom overview

Cable or Internet Availability

Cable / internet service is available at the Property.

4.0 NATURAL HAZARDS AND ENVIRONMENTAL CONDITIONS

4.1 NATURAL HAZARDS

4.1.1 SEISMIC ZONE

AEI reviewed the property location in order to determine the seismic zone in which the property is located. According to the 1997 Uniform Building Code, the property is located in Seismic Zone 4.

Seismic Zones are defined as follows:

Seismic Zone 0: an area of very low probability of damaging ground motion.

Seismic Zone 1: an area of low probability of damaging ground motion.

Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.

Seismic Zone 2B: an area of moderate risk of damaging seismic activity.

Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.

Seismic Zone 4: an area with a high probability of damaging ground motion.

ASSESSMENT / RECOMMENDATION

The propensity of natural hazards to adversely affect this property is designated above.

AEI offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis.

Further Study may be undertaken at the discretion of our client.

4.1.2 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone I.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

ASSESSMENT / RECOMMENDATION

The propensity of wind events to adversely affect this property is designated in the discussion above.

Further Study may be undertaken at the discretion of our client.

4.1.3 FLOOD ZONE

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 06053C0216G, dated 004/02/2009, this property is located within Flood Zone X (Shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

This information is provided for reference purposes only. Further Study may be undertaken at the discretion of our client.

4.2 MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated.

Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line FCA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

ASSESSMENT / RECOMMENDATION

Jeff Lamb reported that he / she was / was not aware of suspected mold or microbial growth at the Property and that tenant occupants have not had complaints concerning suspected mold or microbial growth. Jeff Lamb indicated that no formal indoor air quality management plan currently exists at the Property.

AEI identified no documents regarding indoor air quality or microbial concerns.

Jeff Lamb was not aware of any roof leaks aside from the internal drain locations, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property, with the exception of (discuss location and specifics of observed conditions). No flood drain or ground water problems were reported.

5.0 ACCESSIBILITY EVALUATION

5.1 ACCESSIBILITY SURVEY

In conformance with ASTM 2018-15, the Standard Guide for Property Condition Assessments, AEI has performed a Visual Accessibility Survey consisting of a limited scope visual survey and has completed an abbreviated accessibility checklist provided herein. The baseline evaluation excludes measurements and is limited to visual assessments. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. Some of the information may be obtained from the owner, such as the number of standard and accessible parking spaces, or the number of total and ADA-compliant guestrooms. A detailed study of the conformance of properties with the requirements of ADA is beyond the scope of the ASTM Guide.

Supplemental assessment may be needed to satisfy the risk tolerance and desired level of due diligence of some users. It should be understood by the Client that the limited accessibility screening and related observations described herein do not comprise a full ADA Compliance Survey, and that such a survey, which may reveal specific aspects of the Property that are not in compliance, is beyond the scope of this assessment. The intent of this FCA is to provide a limited screening of the property to identify obvious accessibility issues and possible solutions.
The Americans with Disabilities Act is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily-achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled. The obligation to remove barriers, where readily achievable, is an ongoing one. Under ADA, owners and employers with buildings classified as public accommodations were required to take steps to remove physical barriers readily achievable, if possible, by January 26, 1992. The law states that after January 26, 1992, any alteration or renovation work performed on either public accommodations or commercial facilities must comply with ADA. In 2010, the ADAAG was updated and AEI uses that 2010 ADAAG as the reference for our baseline accessibility assessment.

A copy of an Abbreviated Accessibility checklist is provided in this Report. Items or systems identified as non-compliant, based on ADAAG 2010 and the opinion of the assessor, are considered to be readily achievable (i.e. easily accomplishable and able to be carried out without much difficulty or expense) are included in the Immediate Repair Cost Table of this report. Lump sum costs have been assigned to correct these issues. However, items or systems which may be considered to be non-compliant by ADAAG but are not considered to be readily achievable have been excluded from the recommendations of this report.

Assessment of Title III Application

Application	Yes/No	Definition
Age: Was this property constructed after July 1992?	No	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Is the property classified as a place of public accommodation?	Yes	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure?	Yes	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure?	No	Properties classified as such are exempt from complying with the ADAAG.
Does the property plan a significant renovation? (If so, 20% of the renovation budget should be allocated to ADA upgrades)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?	✔			10 Years ago
2.	Have any ADA improvements been made to the property?	✔			ADA improvements to the property include: designated parking, interior and exterior path of travel, access to goods and services, accessible restrooms.
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?	✔			
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?		✔		
5.	Is any litigation pending related to ADA issues?		✔		
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			17 total spaces2 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 60" aisle for van)?	✔			2 van accessible spaces are provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	✔			
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?			✔	
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	✔			
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?		✔		
3.	Does the width between railings appear to be at least 36 inches?		✔		
4.	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✔			

	Building History	Yes	No	N/A	Comments
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✔			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✔			
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✔			
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
3.	Is there a path of travel that does not require the use of stairs?	✔			
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			✔	
2.	Are there visual and audible signals inside cars indicating floor change?			✔	
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			✔	
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✔	
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			✔	
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✔	
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✔			
2.	Are pull handles push/pull or lever type?	✔			
3.	Are there audible and visual fire alarm devices in the toilet rooms?	✔			

	Building History	Yes	No	N/A	Comments
4.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✔			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	✔			
6.	In unisex toilet rooms, are there safety alarms with pull cords?			✔	
7.	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	✔			
8.	Are grab bars provided in toilet stalls?	✔			
9.	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	✔			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✔			
11.	Are exposed pipes under sink sufficiently insulated against contact?		✔		
Guest Rooms					
1.	How many total accessible sleeping rooms does the property management report to have? Provide specific number in comment field. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms?			✔	
2.	How many of the accessible sleeping rooms per property management have roll-in showers? Provide specific number in comment field. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?			✔	
3.	How many assistive listening kits and/or rooms with communication features are available per property management? Provide specific number in comment field. Are there sufficient reported assistive listening devices with respect to the total number of rooms?			✔	
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✔	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✔	

	Building History	Yes	No	N/A	Comments
Play Area					
1.	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✔	
Exercise Equipment					
1.	Does there appear to be adequate clear floor space around the machines/ equipment (30"• by 48"• minimum)?			✔	

This checklist does not cover all of the requirements for ADA compliance; therefore it is not for facilities undergoing new construction, remodels or alterations, for determining what new construction, remodel or alterations should occur in order to provide ADA compliance. In addition, this checklist does not attempt to illustrate all possible barriers/problems or propose all possible barrier removal and modifications solutions. Not all situations are covered above.

This ADA General Observation Checklist is intended as a general screening of the existing subject property and shall not be construed as an "ADA Survey." Additionally, not all areas of the subject property may have been accessed during the Property Condition Assessment or Evaluation. AEI recommendations are offered and are based upon visual observations of deficiencies that are considered to be readily achievable. Further financial study of the recommendations may be necessary in order to determine if they may constitute an undue financial burden.

Parking Requirements for ADA

Total Number of Parking Spaces Provided	MInimum Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total parking spaces
1001 and over	20, plus 1 for each 100 or fraction thereof, over 1000
	One of every 6 or fraction of 6 should be van accessible

Assessment of ADA Priorities

Priority Concerns	Deficiencies Observed	Readily achievable and not a financial burden?	Recommendation	Possible Solution
Parking	No			
Site Circulation	Yes	Yes	Repair	Add handrails

Priority Concerns	Deficiencies Observed	Readily achievable and not a financial burden?	Recommendation	Possible Solution
Access to Goods and Services (Interior Circulation)	No			
Common Area Restrooms	Yes	Yes	Repair	Add insulation under sink

RECOMMENDATION

Further study may identify opportunities to improve accessibility performance and design. A barrier removal plan is suggested. Based on our limited accessibility screening, the following deficiencies are considered to be reasonably attainable without being an undue financial burden.

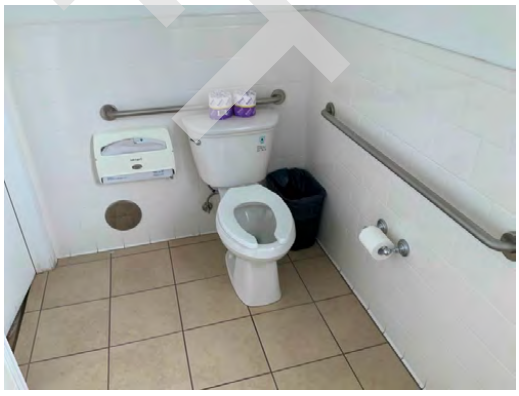
Please see discussion related to ramp handrails, Section 3.1.3 above.

Protection of waste piping at common restroom sinks recommended. An opinion of cost for this work is included in the Tables.

Items of non-conformance with the ADA or "barriers" are noted herein without regard as to whether or not they are, by ADA definition, "readily achievable". Corrections of any barriers should be addressed from a liability standpoint and determined by building ownership in consultation with its accountants, attorneys and design/construction professionals..

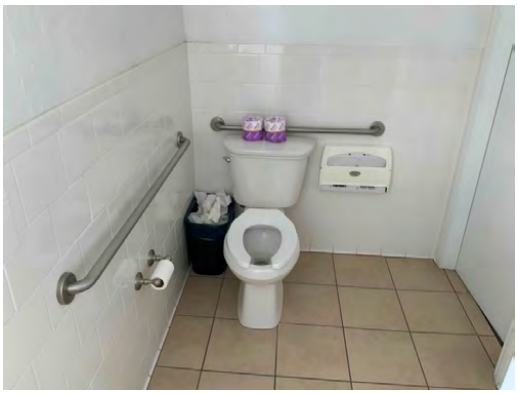
Photographs

South elevation pedestrian ramp



Restroom finishes

Women's restroom exposed sink piping



Women's restroom

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Public restroom, Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces	0	0	0	Immediate	$70
Total					$70

6.0 REPORTING PROCEDURES AND LIMITATIONS

6.1 ASSESSMENT METHODOLOGY

The FCA meets the specifications of the client and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The FCA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents Opinion of Costs recommendations in two tables: Immediate Repairs Cost Table and a Capital Reserves Cost Schedule. Photographs of property conditions and related documents are included in the body and the appendices of this report.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the

responsibility of the tenants were not included.

It is the intent of the FCA to reflect material physical deficiencies and the corresponding opinion of costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant. Opinion of probable costs that are either individually or in the aggregate less than a threshold amount set by industry standards.

Opinions of costs included in this report should be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate and capital reserve costs that are required over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the tables. However, please note that this FCA does not constitute an in-depth budget analysis.

6.2 References Used By The Property Evaluator for Preparation of FCA Report

The FCA was performed in general accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and is subject to the limitations and scope considerations contained within these Standards.

6.2.1 Limitations

Property Condition Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual screening of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The following are generally excluded from this Assessment for the Property as per ASTM scope of work:

- Subterranean conditions such as soil types and conditions, underground utilities, separate sewage disposal systems, wells, manholes, utility pits; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.
- Opinions on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.
- Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the building’s operation staff or service companies.
- Evaluating systems or components that require specialized knowledge or equipment, including but not limited to: flue connections, interiors of chimneys, flues or boiler stacks; electromagnetic fields, electrical testing and operating of any electrical devices; examination of elevator and escalator cables, sheaves, controllers, motors, inspection tags; or tenant-owned or maintained equipment.
- Evaluation of process-related equipment or condition of tenant owned/maintained equipment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

No destructive or invasive testing was included in the scope of this Assessment.

Limitations to AEI's standard site assessment protocol were encountered. Access to the property was not made available due to the following circumstances:

- The arched roof was not accessible at the time of the assessment.

6.2.2 Deviations From The Guide

This FCA includes the following deviations from ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process":

- There is no category of Short Term Costs. Short Term Costs are defined as opinions of probable 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. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. Generally, the time frame for such repairs is within one to two years. In this FCA short term costs are included in the Immediate Repairs, Cost Table.

- Opinions of costs for Capital Reserves are provided in The Capital Reserves Cost Schedule. Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The 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.

- AEI estimated a Remaining Useful Life (RUL) for the Property.

- AEI provided the Seismic Zone, based on 1997 Uniform Building Code, in which the Property is located.

- AEI provided the Flood Zone(s) of the Property, based on the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA).

- AEI provided the Wind Zone, based on FEMA's map titled "Wind Zones in the United States", in which the Property is located.

- AEI provided a limited visual survey for the presence of microbial growth at the Property. Destructive sampling was not included in the scope of the work for this survey.

6.3 Members of the Consultant Team

A resume of the property evaluator and the senior reviewer are included in the appendix of this report.

Jason Santiago, National Client Manager

Michael Novick, National Client Manager

APPENDIX A

Photo Documentation

1. Southwest parking lot entrance

2. Overhead door

3. West parking lot

4. West parking lot egree

5. Asphalt damage

6. Wets parking lot finish

7. Deteriorated asphalt

8. West exterior steps

9. South elevation pedestrian ramp

10. East access ramp

11. Property overview

12. Timber wall

13. Exterior wall lighting

14. Landscaped area

15. Landscaped area

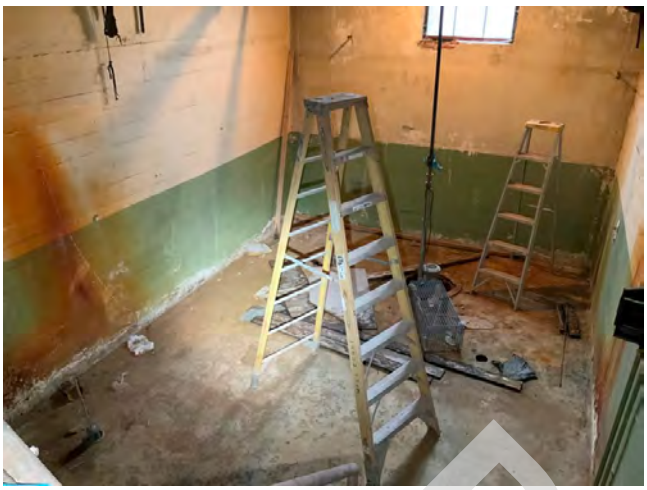
16. Exterior ceiling lighting

17. Natural gas meter

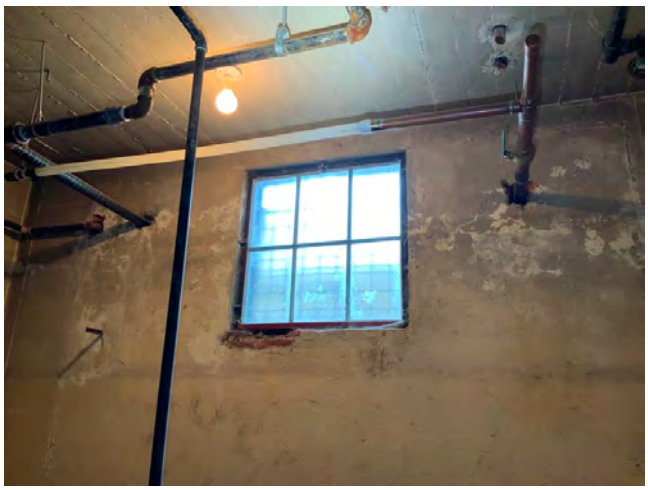
18. Water backflow

19. Electric meter

20. Gymnasium crawlspace

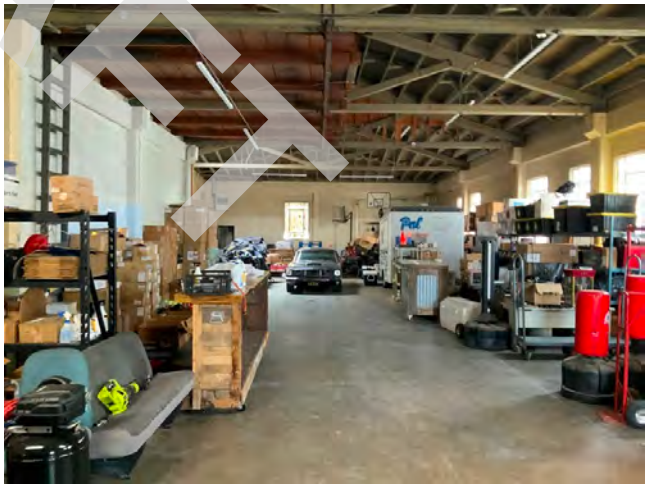


21. Basement area



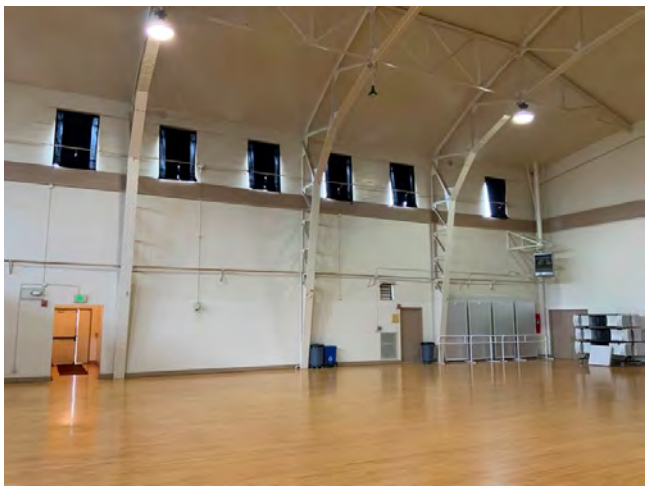
22. Basement window

23. Crawlspace access



24. North storage area overview

25. Building structure and lighting

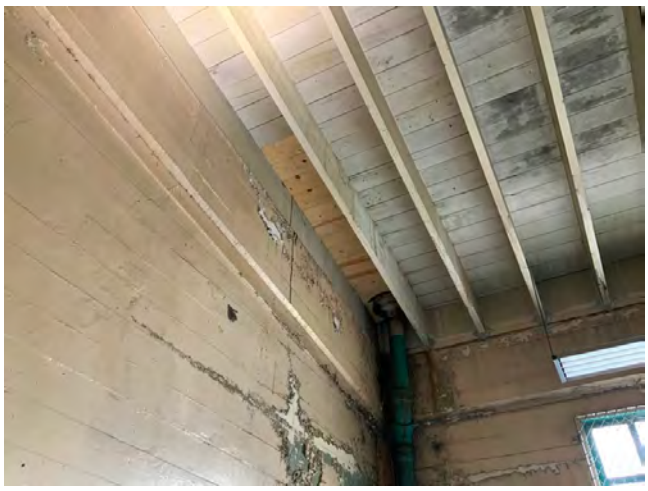


26. Building structure

27. Building structure

28. Lower roof structure

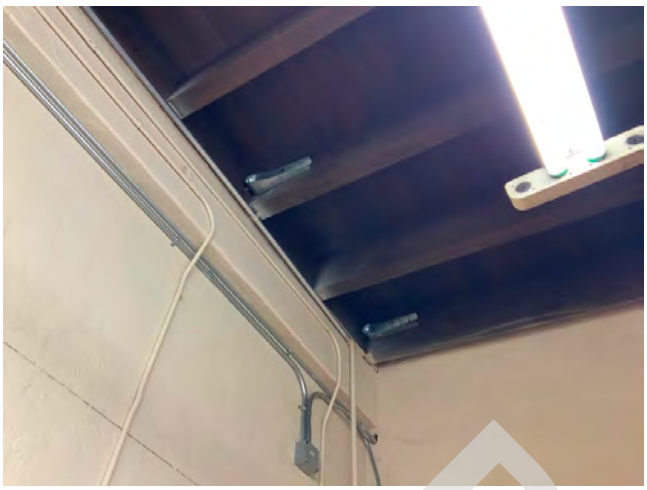
29. North lower roof structure



30. Repaired roof decking

31. Stage structure

32. IMG 5102



33. East wing support brackets

34. Window

35. Building exterior cladding

36. Exterior paint condition

37. Peeling exterior paint

38. Exterior wall damage

39. Exterior wall exposed rebar

40. Roof drain

41. East lower roof lid

42. Parapet wall cap

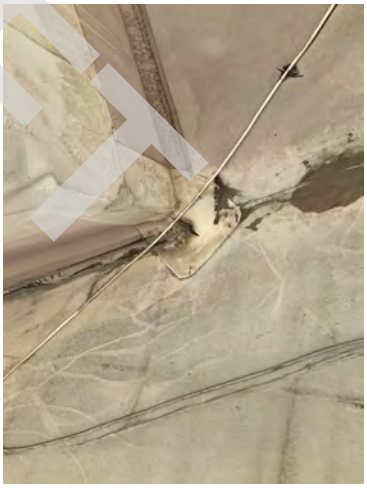
43. North lower roof

44. Lower east roof

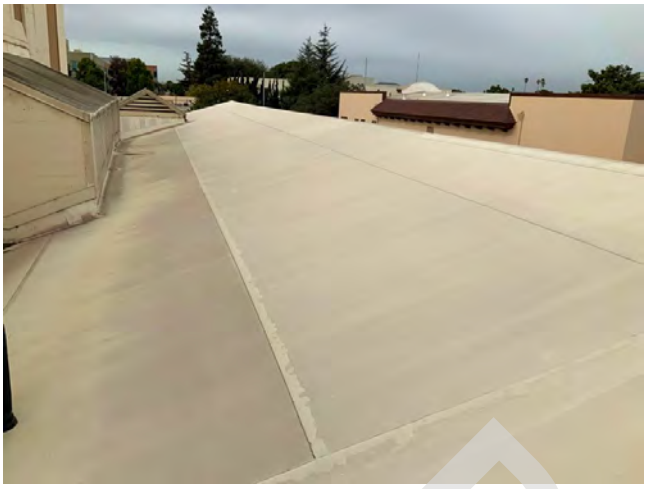
45. Coping missing sealant

46. Parapet wall

47. Roof scupper



48. North roof tear



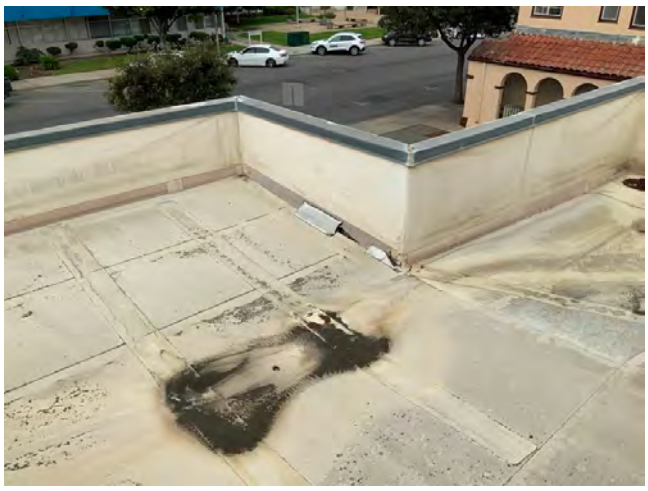
49. North roof overview

50. Missing roof drain dome

51. North parapet wall

52. Roof repair damage

53. West roof overview

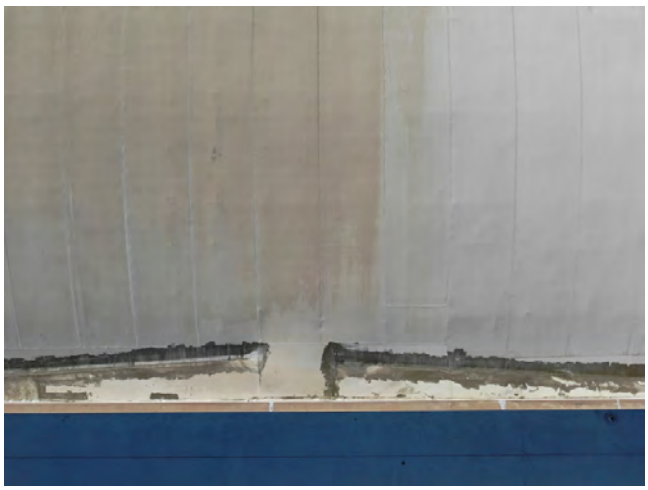


54. Roof patchwork and low spots

55. Skylight

56. Skylight

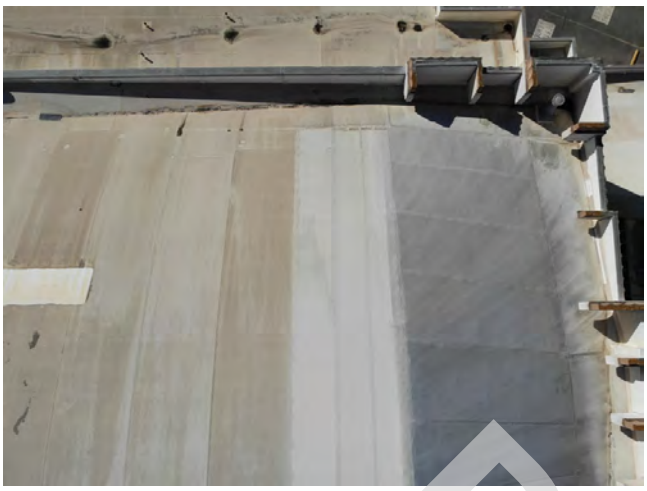
57. Unattached sections of the north roof



58. Arched Roof overview - Provided by the tenant

59. Arched Roof overview -Provided by the tenant

60. Arched Roof Hatch - Provided by the tenant

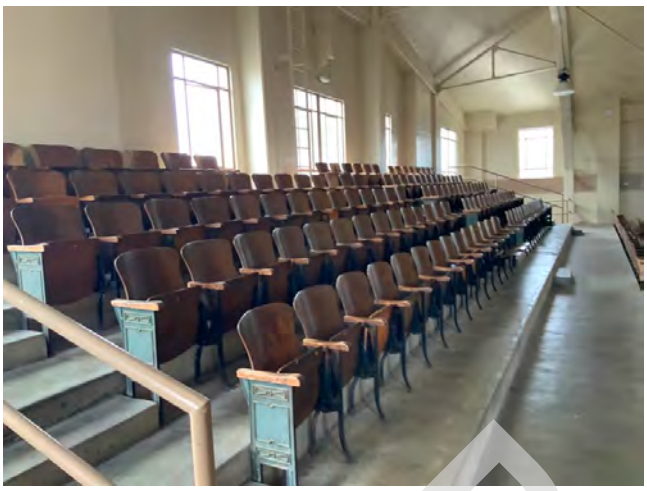


61. Arched roof overview - Provided by the tenant

62. DJI 0031

63. DJI 0013

64. Exterior lighting



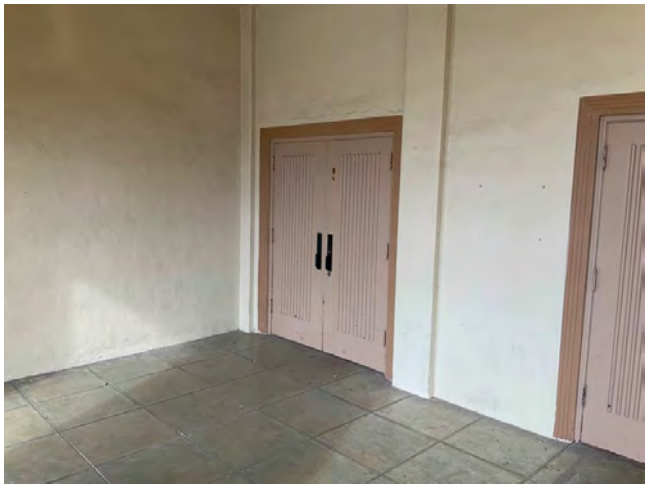
65. Second floor overview

66. Concrete second floor platform

67. Concrete hole covered with plywood

68. Exterior exterior door

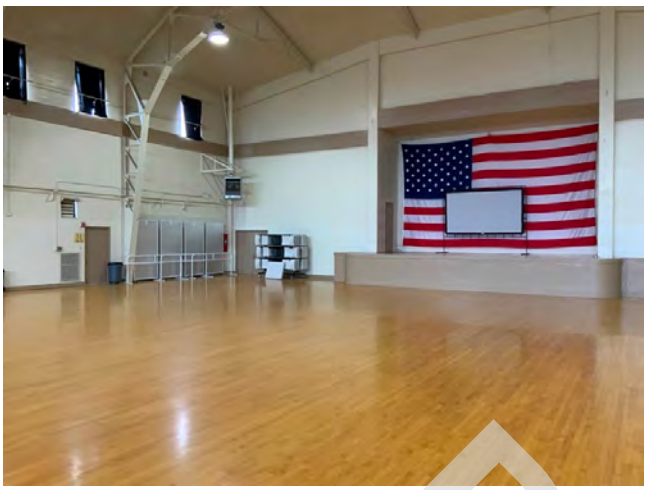
69. Window



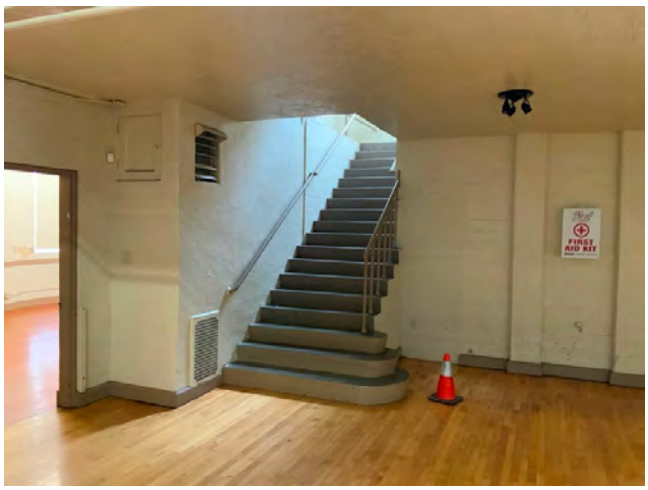
70. Entry doors

71. Window

72. Damaged window on the south elevation



73. Interior overview



74. Interior stairs

75. Conference room overview

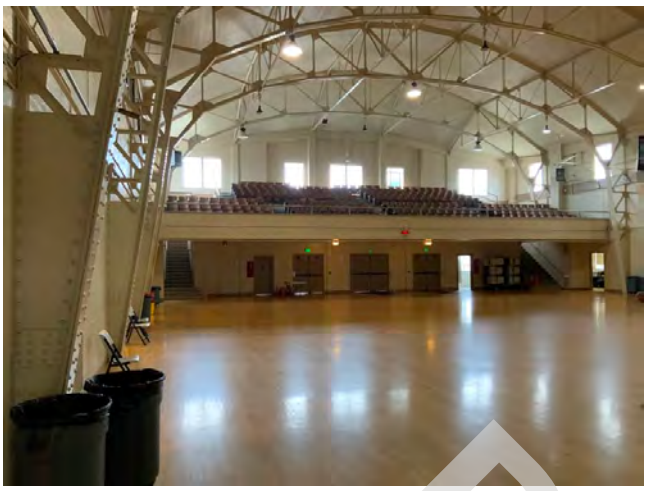
76. Hallway overview

77. Multi-use restroom

78. Storage room overview

79. Stage area

80. Storage area beneath the stage

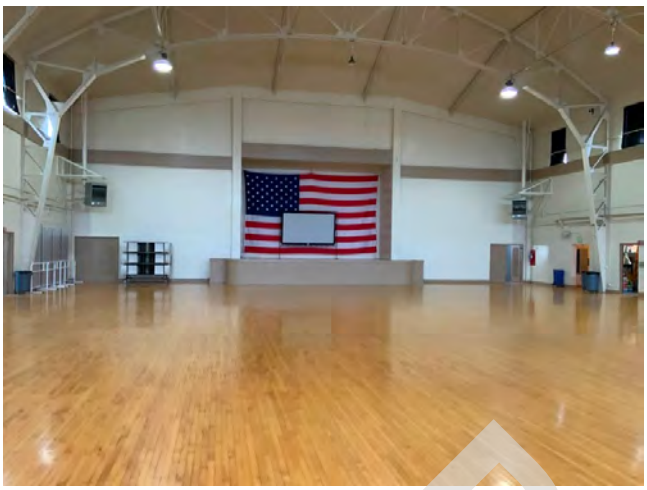


81. Gymnasium overview

82. East computer room overview

83. Main building access doors

84. Women's restroom overview



85. Gymnasium overview

86. Gymnasium flooring

87. Former commercial kitchen

88. Flooring finish

89. Plumbing piping

90. Basement sump pump

91. Waste piping

92. IMG 5101

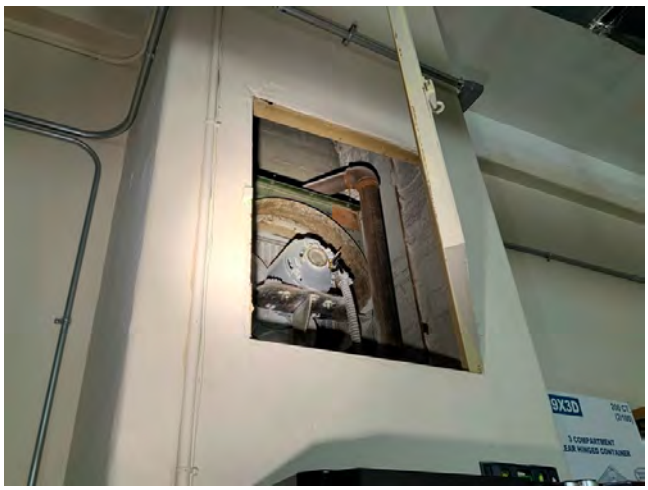
93. Restroom ABS plumbing

94. Ceiling hung space heater

95. Space heater thermostat

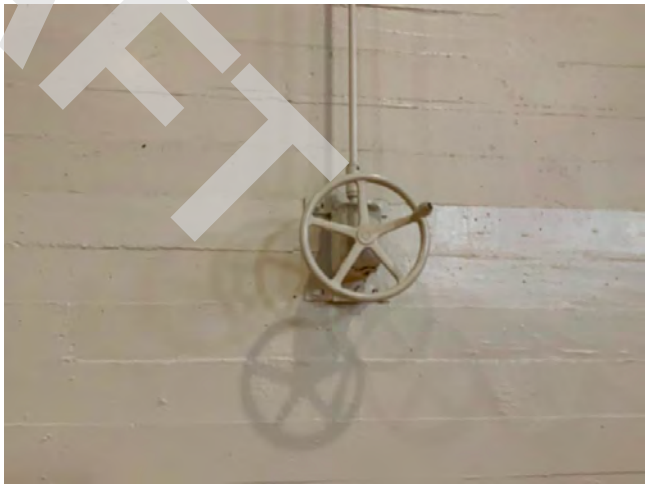
96. Conference room space heater

97. Ceiling hung gas-fired furnace



98. Decommissioned hydronic fan coil unit

99. Operable upper windows



100. Controls for operable windows

101. Basement screw in fuses

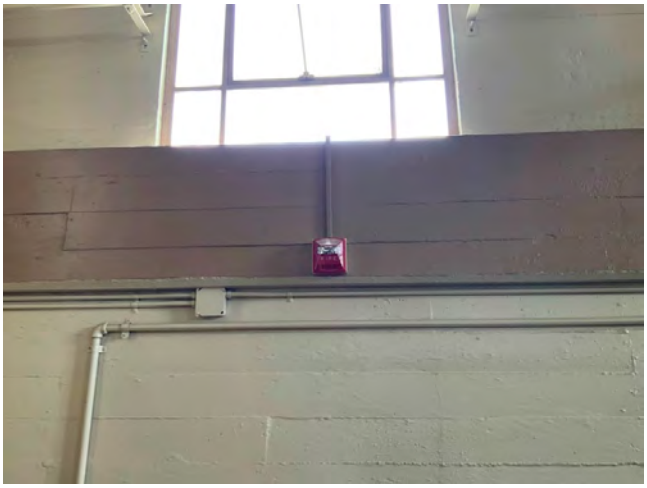
102. Exposed electrical wiring

103. Knob and tube wiring

104. Main electrical panel

105. Main service disconnect

106. Fire hydrant



107. Fire audio visual alarm

108. Emergency lighting

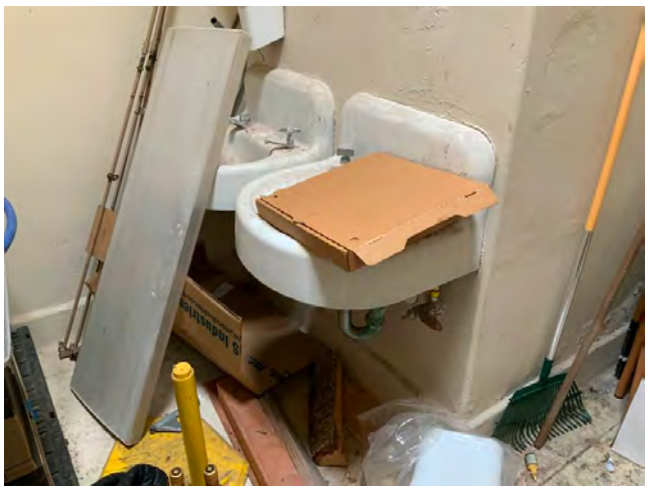
109. Fire A/V alarm

110. Fire extinguisher

111. Fire alarm panel and communicator

112. Fire alarm annunciator panel and pull station

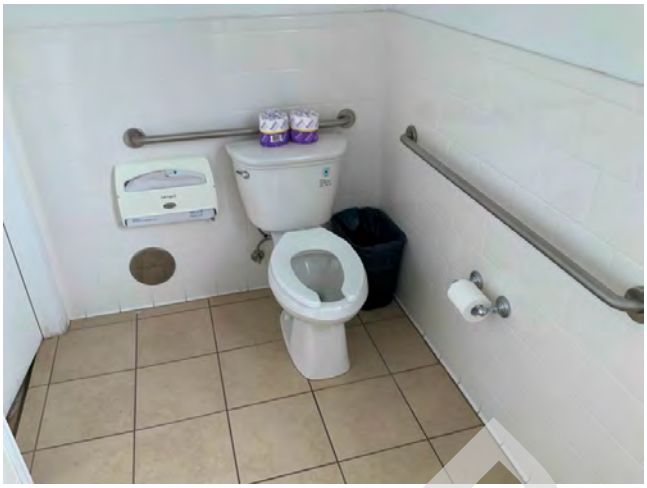
113. East room finishes



114. Multi-use restroom

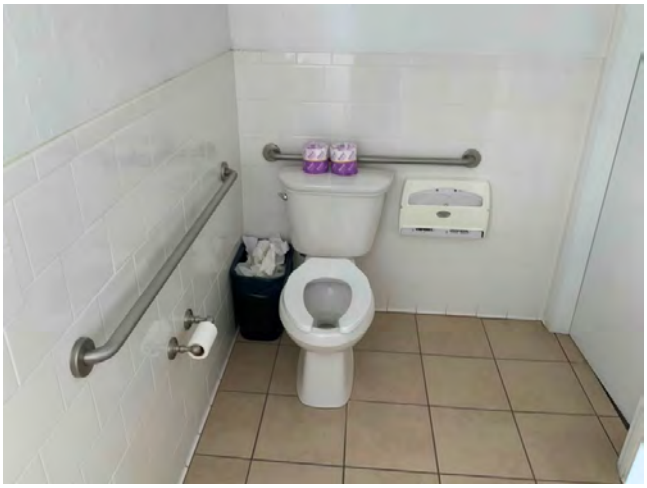
115. Multi-use restroom

116. IMG 5095



117. IMG 5100

118. Women's restroom exposed sink piping



119. Women's restroom

120. South elevation

121. West elevation

122. ADA Parking

123. Exterior wall finishes

124. Below grade grate

125. Exterior finishes and windows

126. North elevation

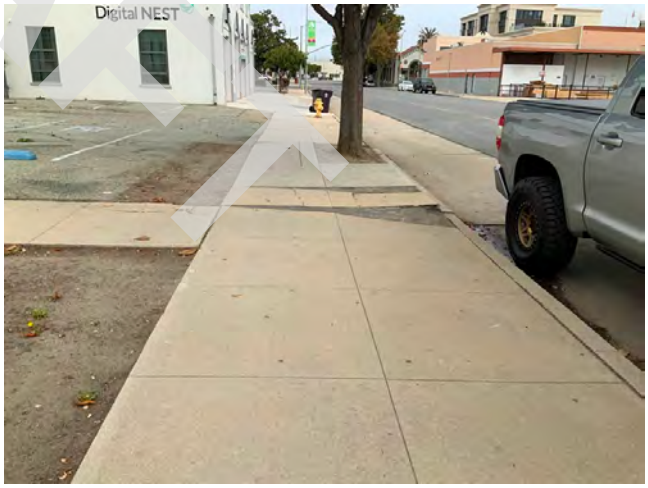
127. South site sidewalk cracking

128. Concrete flatwork

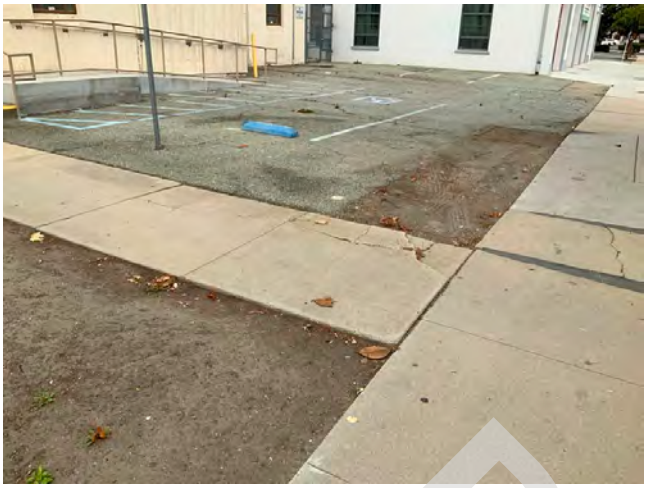
129. East elevation

130. Public sidewalk

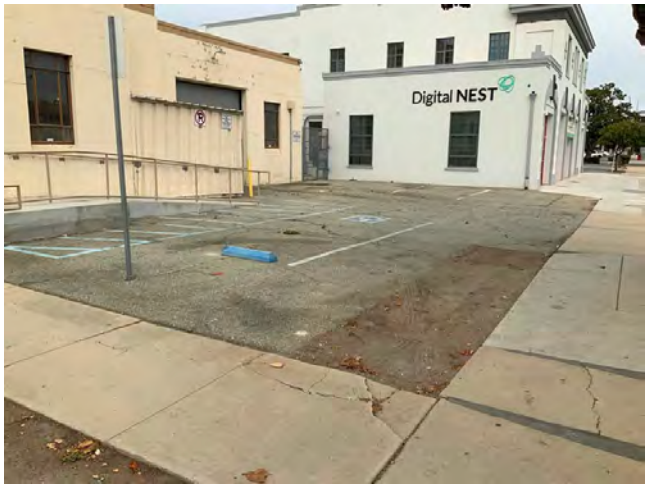
131. Water valves



132. Public sidewalk displacement



133. East parking area



134. East parking area

135. East stairs

136. East driveway entrance

137. East ADA parking space

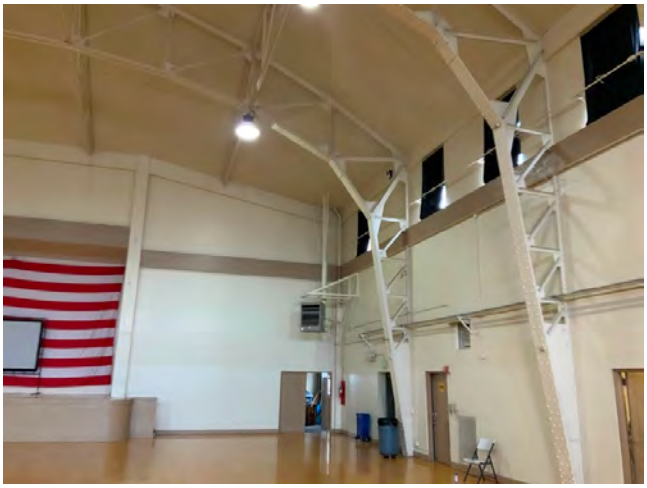
138. Asphalt repair patch

139. Overhead door

140. Building entry area

141. Cracking concrete flatwork

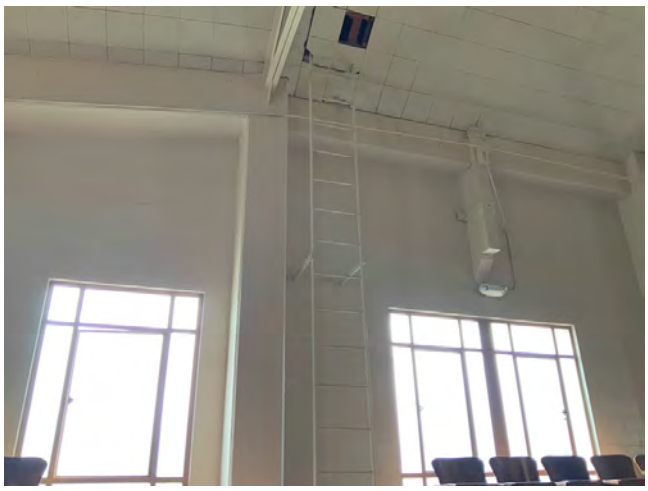
142. Cracking concrete flatwork



143. Building structure

144. Building structure

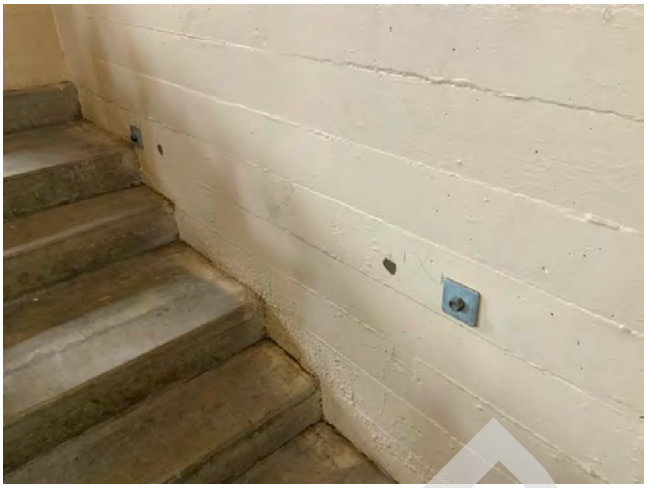
145. Interior lighting



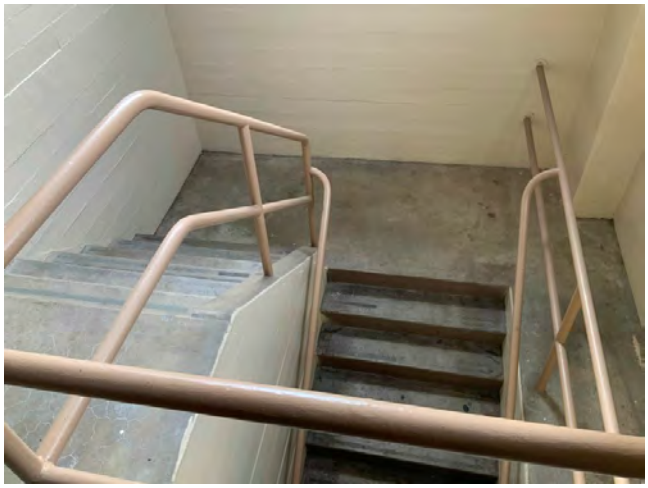
146. Upper roof access ladder

147. Interior lighting

148. Building structure

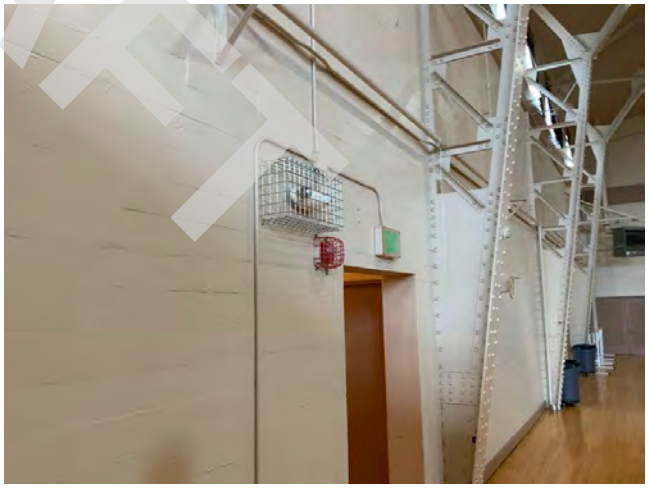


149. Tie rods

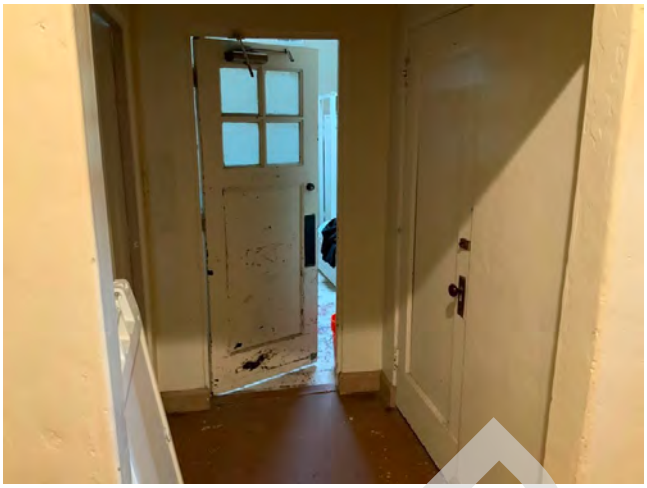


150. Interior stairs

151. Lower roof support brackets



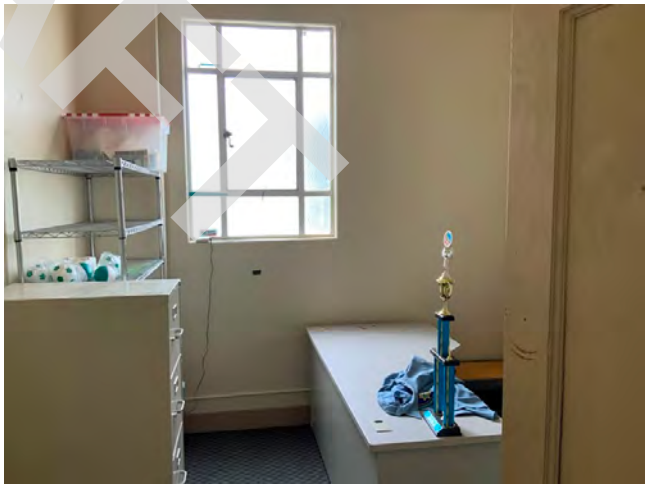
152. Fire alarm components



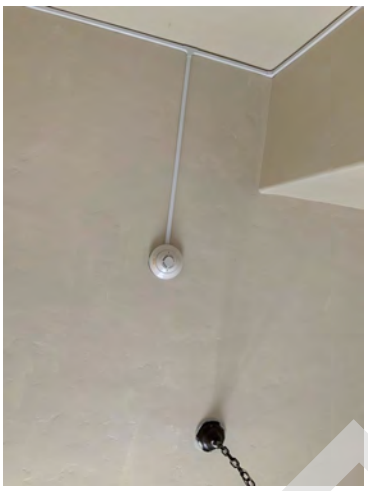
153. Interior doors

154. Interior paint condition

155. Multi-use restroom



156. Office overview



157. Ceiling mounted smoke alarm

158. Basement stairs

159. Storage room concrete floor finish

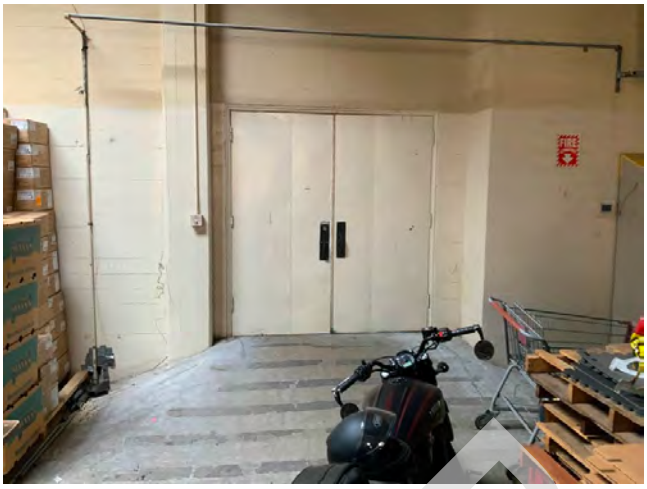
160. IMG 4977

161. Fire extinguisher

162. Knob and tube wiring

163. North lower roof structure

164. Skylight

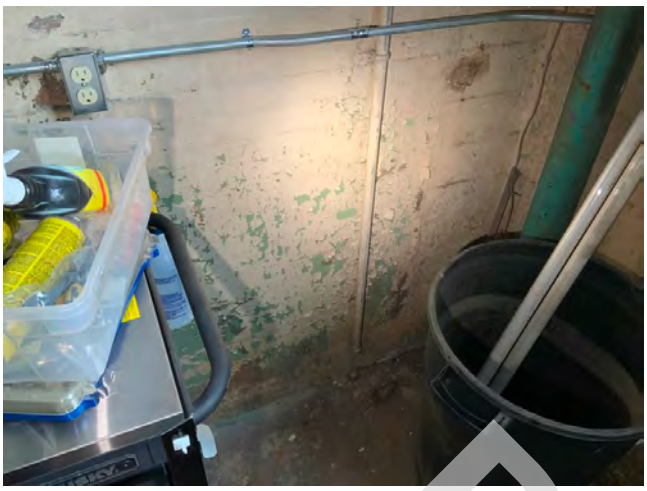


165. Service doors and ramp from the north storage area

166. North storage area space heater

167. Roof drainage

168. East storage room deteriorated paint



169. Flaking interior paint

170. East lower roof

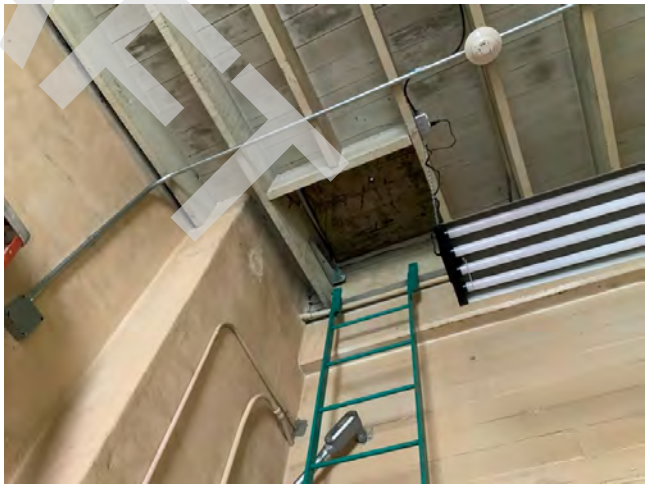
171. Upper exterior wall finishes

172. East lower roof

173. East parking lot overview

174. Storage shed roof

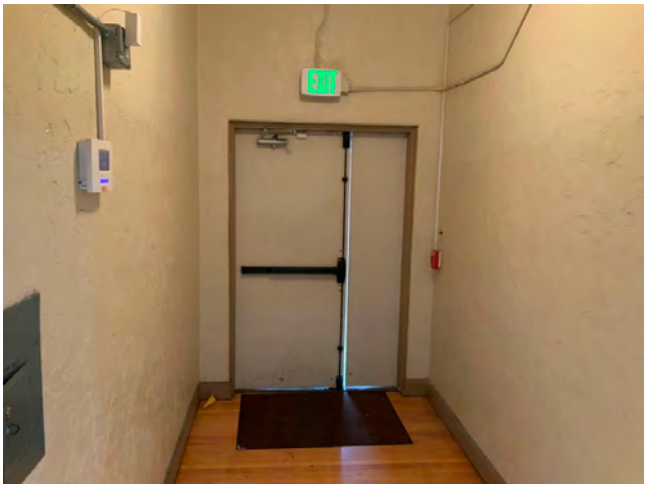
175. Partial north elevation



176. East roof access ladder

177. Mezzanine storage ladder

178. Security alarm system



179. East access door

180. East roof structure

181. Operable windows

182. Interior lighting

183. Decommissioned hydronic fan coil unit

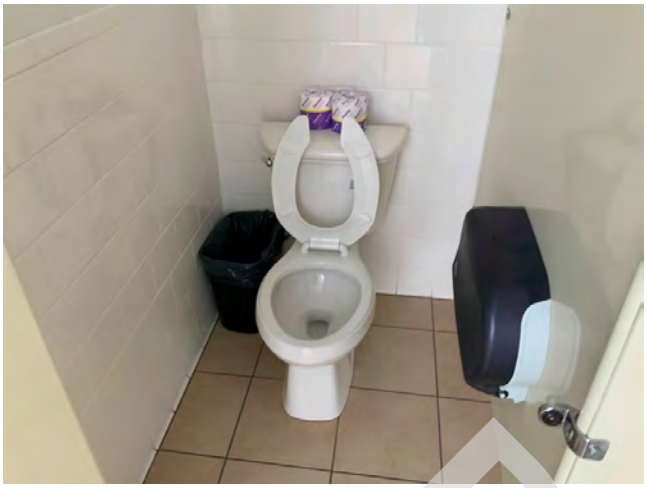
184. IMG 5093

185. IMG 5094

186. IMG 5096

187. IMG 5097

188. IMG 5098



189. IMG 5099

190. IMG 5103

191. Restroom water heater

192. Gymnasium upper roof structure

193. North exterior wall cracking paint

194. East ramp

195. Deteriorating exterior

196. South ramp handrails

197. North west wood fencing

APPENDIX B

Location Map, Aerial Photo and Site Plan

N
W E
S

Aerial Photo

AEI Consultants

N
W E
S

Street Map

AEI Consultants

APPENDIX C

Pre-Site Visit Questionnaire

PCA PRE-SURVEY QUESTIONNAIRE (ROI)

GENERAL PROPERTY INFORMATION

PROPERTY NAME:	***100 Howard Street***				
SITE ADDRESS:	100 Howard Street	***CITY***	Salinas	***STATE***	CA
Number of Buildings:	1	***Date of Construction:***	1932	***Current Occupancy:***	%
Number of Stories:	2	***Renovation Date(s):***	N/A	***Area of Current Vacant Space:***	
Site Area in Acres:	0.89381 acres	***Gross Building Area:***	27,500	***Rentable Building Area:***	27,500 sq. ft.
Total Number of Parking Spaces:	17	***Number of HC Parking Spaces:***	2	***Number of Van HC Spaces:***	2

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 15 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

Kitchen demo in 2021. 4 Years ago: Seismic bracing of the lower roofs, Roof replacement along Salinas Street 2020/2021

Please describe any ongoing/current major building maintenance, renovation, seismic, and upgrade work:

N/A

Please describe any future building maintenance, renovation, seismic, and upgrade work:

N/A

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:

	Tenant	Landlord		Tenant	Landlord
Paving	x		HVAC Condensing units		
Pavement Seal-coating	x		Window AC Units or Other		
Pavement Striping	x		Domestic Water Heaters	x	
Sidewalks	x		Fire Sprinkler in Tenant Space		
Exterior Paint	x		Fire Alarm in Tenant Space	x	
Brick Pointing	x		Elevators/ Escalators		
Roofing	x		Tenant Space Finishes	x	
HVAC Rooftop Units			Toilet Room Fixtures & Finishes	x	
HVAC Air handling/Fan coil units	x		ADA compliance	x	

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

	Vendor Name	Phone No.		Vendor Name	Phone No.
Roofing			Painting		
Elevator			HVAC		
Fire Protection			Plumbing		
Electrician			Trash Disposal		
Landscaping			Security System		

Please list all utility providers for the Property:

Domestic Water	California Water Service	Gas/ Oil/ Other	Pacific Gas & Electric
Sanitary Sewer	Monterey One Water	Electricity	Pacific Gas & Electric
Storm Drainage	Monterey One Water	Steam	

QUESTIONNAIRE *Note to Field Observer: Answers should be verified during site interview and field observations. A yes answer should be followed up thoroughly and documented if issues are present.*	**YES**	**NO**	**UNKNOWN**
Are you aware of any violations the property has been cited for? (If Yes, attach citation)		x	
Is a tenant monthly fee charged for common area maintenance (CAM)?		x	
Does the Property experience any site drainage, ground water or flooding problems?		x	x
Is the amount of on-site parking provided inadequate?		x	
Is there damaged or nonoperational site lighting?		x	
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?		x	
Does the Property have any structural issue such as settlement, cracking or deflection?		x	
Has the Property experienced any fire related or seismic damage?		x	
Does the Property exhibit any water/ moisture infiltration?	x		
Does the Property have any leakage or failures at the roof, walls or cellar?	x		
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?		x	
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?		x	
Any problems regarding synthetic stucco or EIFS?		x	
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?		x	
Are the HVAC systems inadequate and/or non-functioning?		x	
Are there any plumbing leaks or prevalent past leaks?		x	
Are there any water pressure issues at any time?		x	
Is galvanized or polybutylene "gray" piping present anywhere in the Property?		x	
Has any active or historical leaks related to galvanized or polybutylene piping occurred?		x	
Has retrofitting or replacement of galvanized or polybutylene piping taken place?	x		
Are there any electrical problems or inadequate electrical service?		x	
Electrical amperage to each unit is less than 60-amps??		x	
Is aluminum branch wiring present anywhere in the Property?		x	
If aluminum branch wiring is present, has retrofitting been performed?		x	
Are there any screw-in fuses present in the Property?	x		
Are there kitchens and bathrooms that are not equipped with GFI's/GFCI's?		x	
Are there any elevator or escalator shutdowns or deemed out of service?			
Are there elevators present not regularly serviced under a full-service maintenance contract?			
Are there fire sprinkler systems present and not regularly serviced and tested?			
Are there fire alarm and detection devices not regularly serviced and tested?		x	
Is common area interior painting performed as part of routine maintenance?	x		
Was an "ADA Survey" ever conducted on the property? (If Yes, please attach a copy)	x		
Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property?	x		
Is there any unresolved ADA related complaints or pending litigation?		x	
Is there any mold or microbial growth at the Property?		x	
Have any tenants or occupants complained about mold or microbial growth at the Property?		x	
Is there a current formal indoor air quality management plan at the Property?			x

AEI Consultants

Please indicate when the following systems have been last inspected:

Fire Sprinkler _____ Elevators/ Escalators _____

Fire Alarm _____ Facades _____

REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:
(Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. – please attach additional pages for comments/ clarifications.

Paving:	_____Yrs.	Sealant/Striping:	_____Yrs.	Exterior Lighting:	_____Yrs.
Landscaping:	_____Yrs.	Irrigation System:	_____Yrs.	Building Signage:	_____Yrs.
Masonry Pointing:	_____Yrs.	Exterior Paint:	_____Yrs.	EIFS:	_____Yrs.
Windows:	_____Yrs.	Doors:	_____Yrs.	Building Sealants:	_____Yrs.
Roofing:	_____Yrs.	Other Roofing:	_____Yrs.	Skylights:	_____Yrs.
HVAC(_____):	_____Yrs.	HVAC(_____):	_____Yrs.	HVAC(_____):	_____Yrs.
Electric Service:	_____Yrs.	Emergency Generator:	_____Yrs.	Water Line:	_____Yrs.
Water Pumps:	_____Yrs.	Water Heaters:	_____Yrs.	Sewer Lines	_____Yrs.
Elevator Finishes:	_____Yrs.	Elevator Controller:	_____Yrs.	Elevator Machinery:	_____Yrs.
Escalators:	_____Yrs.	Fire Pump:	_____Yrs.	Central Fire Alarm Panel:	_____Yrs.
Lobby:	_____Yrs.	Common Flooring:	_____Yrs.	Common Restrooms:	_____Yrs.

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey			
Certificate of Occupancy			
Copy of Open Building Permits or Code Violations			
Copy of Zoning Variances or Easements			
Rent Roll (with unit number, tenant name, unit area and occupancy %)			
Reduced Floor Plans			
Original construction documents (core and shell)			
List of Mechanical Equipment			
List of Capital expenditures for last 5 years			
List of Planned Capital expenditures			
Local Law #11 Façade Inspection Reports (NYC)			
Roof survey and warranty			
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)			
ADA Survey or Barrier Removal Plan			
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title:	Jeff Lamb / Director of Operations – Salinas Police Activities League	***Date:***	10-20-2021

Please fax completed questionnaire to: (###) ###-####

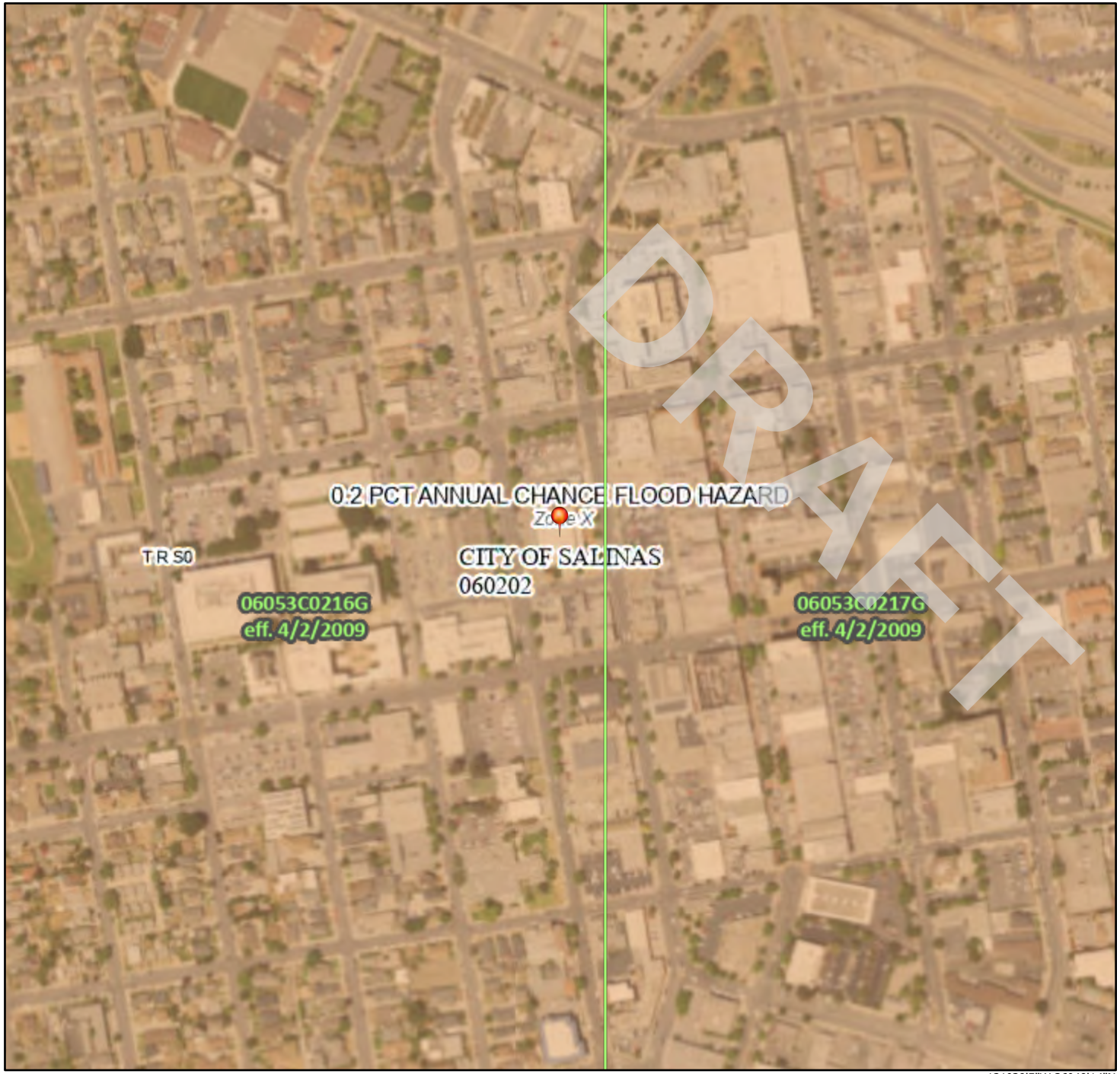
APPENDIX D

Record of all Documents Reviewed, Interviews, and Supporting Information

National Flood Hazard Layer FIRMette

FEMA

121°39'43"W 36°40'43"N



121°39'5"W 36°40'14"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/3/2021 at 12:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

APPENDIX E

Property Evaluator Qualifications

Jason Santiago, BPI-MFBA – Energy Services Project Manager

Education:

BS – Mechanical Engineering, Santa Clara University

Training/Licenses/Registrations:

Multifamily Building Analyst - Building Performance Institute (BPI)

Summary of Professional Experience:

Jason Santiago has 5 years' experience in the capital planning and energy services industry. His project experience includes: Freddie Mac Green Assessments, Fannie Mae HPB Assessments and reports, Phase I Property Condition Assessments (PCA's), Asset Management using 4tell solutions tablet application, Physical Needs Assessments, Facility Condition Assessments, Green Physical Needs Assessments, Capital Planning Asset Management and Residential/Commercial energy audits. His experience includes management of portfolio projects involving numerous projects throughout the US for public and private sector agencies.

Select project experience for Mr. Santiago's includes:

- Municipal building mechanical equipment inventory compilation for Preventative Maintenance (PM) schedules and property condition assessments
- Public housing authority property condition assessments and energy audits
- Municipal building and midrise office building property condition assessments and energy audits
- Property Condition Assessments using 4tell Solutions Software for state buildings, correctional facilities, college campuses, school districts and skilled nursing facilities.
- Property Condition Assessments using Kykloud software
- Residential, commercial and recreational building property condition assessments, facility condition assessments and energy audits
- Multi-family housing Freddie Mac Green Assessments
- Multi-family housing Fannie Mae HPB Assessments and Reports
- Property Condition Assessments for skilled nursing facilities
- Property remodel site verification

Education:

B.A School of Environmental Design and Planning, University of Colorado, Boulder 1983

Training/Licenses/Registrations:

Licensed Architect, State of Colorado
Licensed Architect, State of Pennsylvania
Licensed Architect, State of Texas
Member: American Institute of Architects
Continuing education, 12-24 hours annually and focused in the realms of Health, Safety and Welfare (HSW), Accessibility and construction materials and methods.

Summary of Professional Experience:

2015 to current: National Client Manager within the Building Sciences and Engineering division, Equity and Capital Planning Services group of AEI Consultants. Principal responsibilities include Property/Facility Condition Assessments and specialized portfolio assignments.

Architectural Project Management, since 1983, through all phases of the Architectural career track culminating as Principal of the firm MN2 Architecture LLC, formed in 2003 and retiring the firm in 2015. All project types ranging from residential single and multi-family, commercial, retail, institutional, financial, educational and industrial have been included within the experience of design, contract and construction documentation. Additional experience and participation has been obtained in all recognized project delivery methods and Construction Management.

Select Project Experience for Mr. Novick includes:

- Senior Project Manager and Team member, Capital Planning Services for specific projects that include institutional clients such as Evergreen Schools, San Jose, CA and Maryland School For The Blind Baltimore campuses; Commercial portfolios that include MDM/MIMMS shopping centers and malls, Extra Space Storage and NFI warehousing portfolios; Multi-family portfolios that include Livcor as well as others. Many projects and portfolios utilizing MAC based Kykloud software. Proficient in Quire and EDR PARCEL report platforms.

- Team member, Capital Planning Services, with focus on iPad, 4tell software platform data driven 168+ building, year+ long Facility Condition, Mechanical and Accessibility assessments, University of Alabama main campus, Tuscaloosa. Subject buildings include Academic, Residential and Administrative, range in size from 2,000 – 460,000 GSF and age from 4 to 170 years.

- Multi-family design and construction documentation as Job Captain, Architect and QC Project Manager Denver Colorado, Pittsburg Pennsylvania and Houston Texas regions. Support of team to successful project design, documentation and completion.

- Principal/Project Architect: Institutional, Residential single family, Retail and Commercial project endeavors fully documented – 12 years. Duties included marketing, contract negotiation, design and documentation and Construction Management as well as Principal duties as head of own firm within the Denver and Pittsburgh regions.