

Executive Summary

October 17, 2016

Ms. Gloria Swanson
C/O Octopus Industries
2000 HiTech Ave.
Santa Clara Ca.

Re: Inspection of 3310 Prosperity Lane. Santa Clara Ca. made on 10/10/16

Dear Ms. Swanson:

This cover letter is a summary of my findings developed after making a physical inspection of the building and site on October 10, 2016. Following this summary you will find the Survey Sheets, photographs and other material, created or obtained, used to prepare this report. A notation (y) occurring in the "Refer to B7" column of the Survey Sheets is an indicator that the item is addressed on the cost to cure report (B7).

B1 Building Description

The structure is a single story light industrial building that field measured as 25,980 SF and has an interior office mezzanine of approximately 600 SF. The building has a minimum 6" slab concrete floor and perimeter edge footings. There are no accessible spaces below the floor. The building's exterior walls are concrete tilt up panels with a paint finish and shows no sign of structural failing. The roof structure is supported by interior concrete perimeter pilasters and steel tube columns upon which rest regularly placed glue laminated beams carrying panelized framing and finishes with a plywood diaphragm.

The building DOES have an automatic fire protection system.

The city of Santa Clara has summaries of permit records available online which I obtained and enclosed. It indicates the building was built in 1969. This record also shows that a building permit was applied for in 2013 that has since expired. This issue is elaborated on further in this report.

B2 Roof Inspection

The weather side of the roof deck has a 'built up roof' (BUR) roofing membrane consisting of three or four layers of roofing felts mopped with hot applied bitumen and finished with a stone granule impregnated cap sheet. Rain water is removed from the roof via scupper drains and leaders. The flow appears robust and there is only minor evidence of ponds (retention). The roofing membrane is beginning to fail and likely has only 2-3 years of useful life remaining. A budget figure for overlaying the existing roofing with a Thermoplastic Olefin (TPO) membrane is included in B7.

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B3 Building Interior

The most significant issue affecting the building interior is the expiration of a building permit: # BLD2013-32017 without final inspection. Enclosed is a summary of the permit activities covering the three year project history. I strongly suggest that this project be completed because there are life/safety issues involved; ignoring the current status of the project will invite troubles.

The inspection made on 10/10/16 was without benefit of the construction drawings received subsequently. Many of the items noted in my survey will likely be required to be finished in order to pass the final inspection but the precise scope of remaining work under this permit and its fiscal impact is uncertain. I have included \$10,000.00 (line item 108) to pay the inspection fees again – hopefully a worst case scenario – in order to get the project restarted. The budget for addressing interior defects, some of which are required by the drawings, is detailed in report B7.

Otherwise the interior finishes are in fair condition exhibiting normal wear and tear.

B4 Building Exterior

An inspection of the building exterior did not reveal any case of subsidence or uplift of the structural perimeter walls, stress fractures in the panels appear almost non existent and well below the threshold for concern. There are a few relatively minor problems reported and budgeted for in B7. These are:

- Some wood rot in the south canopy columns
- Uplifting concrete walkway

B5 Site survey

The asphalt in the front parking area is in fair to poor condition due to lack of maintenance. There are a substantial areas of “alligatoring” and I have enclosed an estimate based on replacement of 15% of the asphalt up to a depth of 4”. Lacking a regular maintenance program the asphalt through out the site is oxidizing (essential oils degraded by sunlight and weather) and has lost elasticity thereby aggravating the it’s brittleness and accelerating the formation of cracks. I recommend seal coating the entire front lot after the above mentioned repairs are made. This will necessitate striping as well. HC parking striping should be deferred until the seal coating is complete.

The electrical services (3310, 3314) are located at the northwest corner of the building. The 3314 service appears to deliver 600 amps at 240 volts while the 3310 service around the corner from it delivers only 200 amps at the same voltage. I am somewhat skeptical of my conclusion for unit 3310’s power but what is there appears adequate for the current use. Natural gas is provisioned and metered at the east side of the building.

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B6 Handicapped Accessibility

The federal 'Americans with Disabilities Act' (ADA) is enforced via the local building department at the direction of the State via The California Code of Regulations (Title 24). These regulations come into play when one applies for a building permit. The plan submitted for the permit is checked by the jurisdiction to ensure its compliance with, among other things, the current architectural standards for handicapped accessibility.

It is important for a buyer to be aware of the accessibility defects of his intended purchase because they represent a concealed cost that won't appear until the new owner or a tenant in his building applies for a permit.

The budget for providing HC access features, or upgrading existing ones, for the site and the restrooms are included in my report B7, but this budget may not precisely reflect the scope as required under this permit.

B7 Cost to Cure report

Enclosed is a report reflecting a budgetary estimate of costs to remedy the building and property defects uncovered in the inspection. The figures are approximations, without benefit of design and trade contractor participation in costing. Estimates are based on current industry unit costs - where available. It must be noted that although many costs of completing the work necessary to close the current expired permit, are included in B7 there is still quite a bit of uncertainty as to the details of the remaining scope of work – what does the inspector want to see done that hasn't been done?

Opinion:

- The building appears sound.
- Reopening and successful closing of the interior remodeling permit is important IF the tenant(s) remains after sale.
- There are paving problems that will worsen if not corrected.
- The roof will need to be replaced soon.
- Areas of the east parking lot are failing and need repair.

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Inspection Report Layout

Executive summary
Building Survey
B7 Cost to cure report
Photos B2, B3, B4, B5, B6
Misc
 Permit history –summary
 Case history for permit BLD2013-32017
 Receipt for drawing repros

Enclosed as a separate file is my invoice and time sheet. Please make payment from this attachment – a paper invoice will not be mailed.

Please feel free to call if you have questions.

Yours,

Samuel P. Burkhouse
Consultant

Note that items numerically absent are not applicable to this property

Category	Item	Comments	refer to B7:
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B1 Building Description

1	Address, displayed	3310 Prosperity Lane, Santa Clara Ca	
2	Use of building	Light Industrial	
3	Stories	Single	
4	Elevator	None	
5	Year built	1969 per city records	
6	Floor area	25,980 SF footprint of bldg. Additional office mezzanine approx 600 SF	
7	ENVELOPE CONSTRUCTION	AS FOLLOWS -----	
8	Building footing	Continuous perimeter	
9	Slab on grade	Integral with footing	
11	Crawl space below 1st floor	None	
14	Concrete tilt up	Concrete tilt up panels	
16	Steel	Columns supporting roof structure	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
17	Exterior finish	Paint	
18	Roof framing	Panelized wood	
20	Fire sprinklered	Yes	
22	PERMIT HISTORY	AS FOLLOWS -----	
23	Retrieved -	Downloaded case BLD 2013-32017, expired permit, enclosed	
24	Finding 1	Download permit summary, fairly sparse considering age, enclosed	
B2 Roof Survey			
30	ROOF - GENERAL	AS FOLLOWS -----	
31	Ladder	North end of the bldg. over shop restrooms	
32	Roof Hatch	Yes, but substandard and dangerous to use	y
33	Equipment screen	None	
34	Other structures	None	
36	Parapet coping metal or wrap over	Mastic coated	
37	Skylights, number	None	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
39	AC units, number	Three	
40	AC Appearance	Two are old (over 3310) and one relatively new over 3314	
41	AC Condensate	Yes for all three, but one is not connected to sewer. Unsure if sewer terminus is allowable.	
42	Gas fed	Yes, except for the newer unit	
45	Slope and drainage	Flow Drains well, minor ponds, 45% of the roof drains south, 45% north, and 10% drains to the west	
46	No. of roof drains	Type Appears adequate, through scupper drains in parapet and carried by leaders to the ground	
47	Overflows Screens	No overflow drains	
48	Leaders	Good condition	
49	TYPE OF ROOF AND DETAILS	AS FOLLOWS -----	
50	Built up roof ('flat')	Yes	
51	Consistent 2" overlap:	Yes	
52	Laps tight to one another	Yes	
53	Bitumen visible at laps	Yes	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
54	Membrane bubbles	Ripples at the south end of the building	
55	Exposed fibers	Beginning to appear	
56	Other roof type	Three large metal shed roofs, all in good condition	
59	DEBRIS, HAZARDS, LIFE	AS FOLLOWS -----	
60	Debris:	Minor	
61	Potential for debris:	Minor	
62	Ponds	Minor	
63	General appearance of roof	Clean but very worn	
64	Estimated useful life remaining	Leaks appearing below, useful life remaining: 2-3 years with patching	y
B3 Interior Survey			
66	INTERIOR CONSTRUCTION	AS FOLLOWS -----	
67	Elevator Cab	N/A	
72	Drywall non-bearing partitions	Most of the interior walls, excepting the demising walls are bearing of either ceilings or mezzanine floor areas	
73	Wall finish	Paint	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
76	Interior structural elements	Tube columns supporting the roof	
77	SEISMIC - OTHER STRUCTURAL	AS FOLLOWS -----	
78	Seismic continuity ties	None	
79	Seismic Hold down at perimeter wall	None	
81	Mezzanine structure	One office mezzanine in 3314, one storage mezzanine in 3310, storage occurs on ceiling at other locales.	
82	Structural bearing walls	Most interior walls are bearing excepting for demising walls	
85	INTERIOR MECHANICAL	AS FOLLOWS -----	
86	Ceiling systems	Offices in 3310 are all gypsum wallboard (GWB), 3314 has GWB ceilings and new suspended ceilings	
88	Stains (leaks)	Roof leaks evident in 3314 at suspended ceiling	
89	Light fixtures	Surface mount, lay in and suspended fluorescent fixtures	
92	T24 compliance - Motion Sensors/dual level switching	yes, except for 3314 mezzanine	y
93	Ventilation system(s)	Sparse for the size of the office area in 3314	
94	INTERIOR FINISH AND MISC.	AS FOLLOWS -----	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
95	Doors and frames	Commercial grade 3' x7'	
96	Floor covering	Various	
97	Condition of partitions	Fair - some repairs needed at hall openings in 3314	y
98	Plumbing fixtures	Urinal and toilet out of service in 3320	y
99	Water damage at window sills	None observed	
102	Unfinished concrete slab	Good condition	
104	General condition of finishes	poor to fair - normal wear and tear	
105	Insulation below roof	Entire bldg. is insulated	
106	Moisture evidence at insulation	None observed	
108	Non-permitted work	Open permit - Case # BLD2013-32017	y
109	% of building area having finished interior	approximately 20%	
110	Egress	Exit signage lacking in 3314	y
111	Restrooms	Damage in 3320 office Restroom	y

B4 Exterior of Building

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
112	BUILDING EXTERIOR	AS FOLLOWS -----	
113	Vertical bearing walls	Concrete panels, very minor stress fractures on the west wall.	
115	Soffits and venting	None	
116	Decorative fascia panels	None	
117	Exterior columns	None	
118	Entry canopies	Two entry canopies, the southmost two wood columns of the 3310 entry are dry rotted and need to be replaced	y
119	Exterior glass	Fair	
120	Openings - roll ups	Roll up or sectional, chain hoist, appear to work. (6). A 7th roll up door at the SE corner was filled in with glass	
121	Openings - man doors	Eight	
122	Truckwell and dock, size	One of the 6 doors is dock high, others at grade level	
124	Wall Fractures	Very minor	
125	Settlement/uplift	Some uplift at front (east) side due to tree roots - needs repair	y
126	Vertical panel joints	Clean packing and tooling, no spreading of joints.	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
130	Building Exterior Lighting & Condition	Exterior lighting at the front of the building appears meager having only wall packs above the canopies	
B5 Site Survey			
135	CITY STREET AND DRIVEWAY	AS FOLLOWS -----	
136	Curbs	Yes, fair	
137	Gutters	Yes, fair	
138	Sidewalks	None	
139	Street Landscaping	Mature trees and shrubs, attractive	
141	SITE PAVING, PARKING, RUNOFF	AS FOLLOWS -----	
142	Paving type and condition	The parking area asphalt is degrading from lack of maintenance, vehicle traffic and tree roots	
143	Paving 1 and condition	Remove and replace failed asphalt in the front parking area:.estimated to be about 20% of the area	y
144	Paving 2 and condition	38 but one will be lost due to HC van load area	
146	HC parking	See HC - section B6 below	
148	Wheel stops	None, See HC - section B6 below	
149	Striping Conditions	Fair	y

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
151	Site Drainage Conditions - ponds	Site drains into the street at east PL,	
152	Catch Basins	One catch basin in the gutter at the north end of the parcel, another in the path of westerly roll up door traffic.	y
155	STRUCTURES OTHER THAN MAIN BLDG.	AS FOLLOWS -----	
156	Trash enclosure Materials & Condition	None	
157	Asphalt at trash enclosure	N/A	
158	Equipment pads/ other	There is extensive concrete slab on the north and west ends of the bldg.	
160	Fence Type(s)	Chain link (CL) fence on the west PL as well as rolling CL gates at the north and south roadways	
162	Height	6 feet with slats	
164	Signs, monument	None	
166	LANDSCAPE FEATURES	AS FOLLOWS -----	
167	Landscape Curbs & Conditions	Some curb is damaged by tree roots	yes
168	Irrigation	Yes - not tested	
169	Automated	Yes - not tested	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
170	Weeds/debris	Low	
172	Trees	Mature, attractive	
173	Shrubs	Mature, attractive	
174	Ground Cover	Yes, ivy	
175	Site Lighting, pole	None	
176	UTILITIES	AS FOLLOWS -----	
177	Standpipe	SE coner of landscape	
178	Distance to Fire Hydrant	150 feet	
179	Water Line Backflow Device	Yes, at meter	
181	Gas Meter Location	East bldg. exterior wall	
182	Water Meter Location	East landscaping	
183	Electric Meter/, multimeter	Two separate meters	
184	Meter 1	Cabinet installed meter of 3314 600 amp @240v. 3310	

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
185	Meter 2	Meter and disconnect on NW wall for 3310 appears to have only 200amps, this is unlikley to be the case	y
187	Transformer	Pole mounted NW PL	
B6 Handicapped Accessibility			
188	HANDICAPPED ACCESS RESTROOMS	AS FOLLOWS -----	
196	WALL AND DOOR SIGNAGE, HARDWARE	AS FOLLOWS -----	
197	Restroom complying signage	There are several instances at the restrooms where one or more required sign is not present	y
202	Lever action door Hardware	There are several instances at the restrooms where the hardware is knob style	y
213	Flip Over or Sliding Latch Not Requiring Grasping	There are several instances where these are not compliant	y
214	WATER CLOSET COMPLIANCE	AS FOLLOWS -----	
215	18" Wall to Centerline of Toilet	There are several instances where this dimension is less than that required	y
225	Flush valve control at open side	There are several toilets that do not comply	y
228	Grab bars compliant in diameter, length and height	There are several instances where these do not comply in height	4
231	18" Min. Wall to Centerline of lavatory	There are several instances where these are not compliant	y
234	Hot Water Pipes Insulated	There are several instances where these are not compliant	y

<i>Category</i>	<i>Item</i>	<i>Comments</i>	<i>refer to B7:</i>
235	Lever or Push Faucets	There are several instances where these are not provided	y
238	Projection and height dimensions	One urinal is not compliant	y
242	RESTROOM ACCESSORIES - 40" AFF to	AS FOLLOWS -----	
243	Mounting heights in compliance	There are several instances where accessory mounting height is not compliant	y
259	Repair of finishes after remedial work in RRs	Budget to repair restroom finishes after compliance refit	y
272	EXTERIOR ROUTES OF TRAVEL AND PARKING	AS FOLLOWS -----	
277	HC Car Parking	Stripe, cross hatching pole, stops	Y
278	Van Parking	Stripe, cross hatching pole	Y
281	Truncated domes	Not present at transition to asphalt	y
283	International Symbol of Accessibility	Compliance signs at main entry to suite(s) not present	y

B7 Cost to Cure*3310 Prosperity Lane. Santa Clara Ca.*

Category		Quantity	Unit	Extended
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B2 Roof Survey**Item 32** Roof Hatch**Findings** Yes, but substandard and dangerous to use**Cure** Replace roof hatch when roof is replaced 1 EA \$950.00**Item 64** Estimated useful life remaining**Findings** Leaks appearing below, useful life remaining: 2-3 years with patching**Cure** Replace roof with TPO single ply membrane roof 25980 SF \$64,950.00**B3 Interior Survey****Item 92** T24 compliance - Motion Sensors/dual level switching**Findings** yes, except for 3314 mezzanine**Cure** Rewire fixtures to comply 4 HRS \$420.00**Item 97** Condition of partitions**Findings** Fair - some repairs needed at hall openings in 3314**Cure** Repair drywall in widened openings in the engineering hall 1 LOT \$680.00

Category		Quantity	Unit	Extended
Item 98	<u>Plumbing fixtures</u>			
Findings	Urinal and toilet out of service in 3320			
Cure	Allowance to repair these fixtures including possibility of replacing one of them	2	EA	\$600.00
Item 108	<u>Non-permitted work</u>			
Findings	Open permit - Case # BLD2013-32017			
Cure	Estimate to reinstate permit expired on 8/15/16	1	EA	\$10,000.00
Item 110	<u>Egress</u>			
Findings	Exit signage lacking in 3314			
Cure	(8) new lit exit signs with lamps as shown in the TI drawing for suite 3314	8	EA	\$3,600.00
Item 111	<u>Restrooms</u>			
Findings	Damage in 3320 office Restroom			
Cure	Repair sheetrock and touch up paint	1	LOT	\$490.00

B4 Exterior of Building

Item 118 Entry canopies

Category		Quantity	Unit	Extended
Findings	Two entry canopies, the southmost two wood columns of the 3310 entry are dry rotted and need to be replaced			
Cure	Replace two vertical timbers	2	EA	\$1,500.00
Item 125	<u>Settlement/uplift</u>			
Findings	Some uplift at front (east) side due to tree roots - needs repair			
Cure	Sawcut and replace concrete slab	200	SF	\$4,000.00
B5 Site Survey				
Item 143	<u>Paving 1 and condition</u>			
Findings	Remove and replace failed asphalt in the front parking area: estimated to be about 20% of the area			
Cure	Remove and replace failing asphalt in the parking area directly in front of the building	2128	SF	\$12,768.00
Item 149	<u>Striping Conditions</u>			
Findings	Fair			
Cure	Seal coat entire front parking area when repairs above are completed. Restripe non HC spaces after the front lot is seal coated	15007	SF	\$5,252.45
Item 152	<u>Catch Basins</u>			
Findings	One catch basin in the gutter at the north end of the parcel, another in the path of westerly roll up door traffic.			
Cure	The original design placement of this basin was poor as it is in a vehicle path. Informational only, no cost association			

Category		Quantity	Unit	Extended
Item 167	<u>Landscape Curbs & Conditions</u>			
Findings	Some curb is damaged by tree roots			
Cure	Remove damaged landscape curb and replace with new	100	LF	\$3,500.00
Item 185	<u>Meter 2</u>			
Findings	Meter and disconnect on NW wall for 3310 appears to have only 200amps, this is unliklev to be the case			
Cure	This is a non cost item.- informational only			
B6 Handicapped Accessibility				
Item 197	<u>Restroom complying signage</u>			
Findings	There are several instances at the restrooms where one or more required sign is not present			
Cure	Install new placard and braille signage where improper or missing	10	EA	\$1,150.00
Item 202	<u>Lever action door Hardware</u>			
Findings	There are several instances at the restrooms where the hardware is knob style			
Cure	Install lever action hardware	3	EA	\$525.00
Item 213	<u>Flip Over or Sliding Latch Not Requiring Grasping</u>			

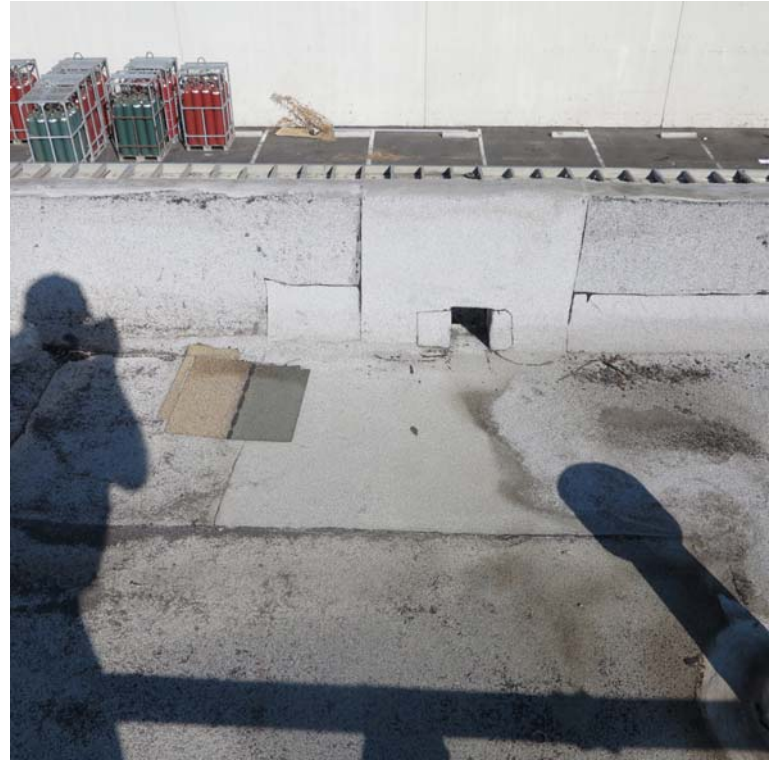
Category		Quantity	Unit	Extended
Findings	There are several instances where these are not compliant			
Cure	Replace latch with flip over style	2	EA	\$250.00
Item 215	<u>18" Wall to Centerline of Toilet</u>			
Findings	There are several instances where this dimension is less than that required			
Cure	Place toilet onto offset flange to make proper wall clearance dimension	3	EA	\$1,230.00
Item 225	<u>Flush valve control at open side</u>			
Findings	There are several toilets that do not comply			
Cure	Replace toilet so the flush handle is on the 'open' side of the toilet	2	EA	\$600.00
Item 228	<u>Grab bars compliant in diameter, length and height</u>			
Findings	There are several instances where these do not comply in height			
Cure	Relocate existing grab bars per code	4	EA	\$500.00
Item 231	<u>18" Min. Wall to Centerline of lavatory</u>			
Findings	There are several instances where these are not compliant			
Cure	Move existing wall hung lavatory to make the required dimension	2	EA	\$1,100.00
Item 234	<u>Hot Water Pipes Insulated</u>			

Category		Quantity	Unit	Extended
Findings	There are several instances where these are not compliant			
Cure	Insulate waste and hot water supply pipes as required	2	EA	\$130.00
Item 235	<u>Lever or Push Faucets</u>			
Findings	There are several instances where these are not provided			
Cure	Install faucets that comply with HC access standards	4	EA	\$900.00
Item 238	<u>Projection and height dimensions</u>			
Findings	One urinal is not compliant			
Cure	Replace a urinal with the compliant projection requirement	1	Each	\$1,100.00
Item 243	<u>Mounting heights in compliance</u>			
Findings	There are several instances where accessory mounting height is not compliant			
Cure	Relocate accessories to compliant heights	6	EA	\$510.00
Item 259	<u>Repair of finishes after remedial work in RRs</u>			
Findings	Budget to repair restroom finishes after compliance refit			
Cure	There will be some damage to restroom finishes when making the rooms compliant. Budget this amount for repairs	1	EA	\$1,000.00
Item 277	<u>HC Car Parking</u>			

Category		Quantity	Unit	Extended
Findings	Stripe, cross hatching pole, stops			
Cure	Install standard stall	1	EA	\$480.00
Item 278	<u>Van Parking</u>			
Findings	Stripe, cross hatching pole			
Cure	Install van accessible stall	1	EA	\$900.00
Item 281	<u>Truncated domes</u>			
Findings	Not present at transition to asphalt			
Cure	Install warning device (domes) where ramp meets roadway	2	EA	\$1,200.00
Item 283	<u>International Symbol of Accessibility</u>			
Findings	Compliance signs at main entry to suite(s) not present			
Cure	Install signage	4	EA	\$540.00
Estimate: Repairs and Capital Expense				\$120,825.45



Substandard and dangerous roof hatch



Typical scupper drain, patching typical at most locations, No overflow drains



Through wall scupper



Evidence of ponding



Roofing capsheet is wearing and losing protective granules



Disconnected condensate line



Evidence of items removed and patching, not professional and abundant on the ...



Relatively new AC unit, downflow, unusually tall curb



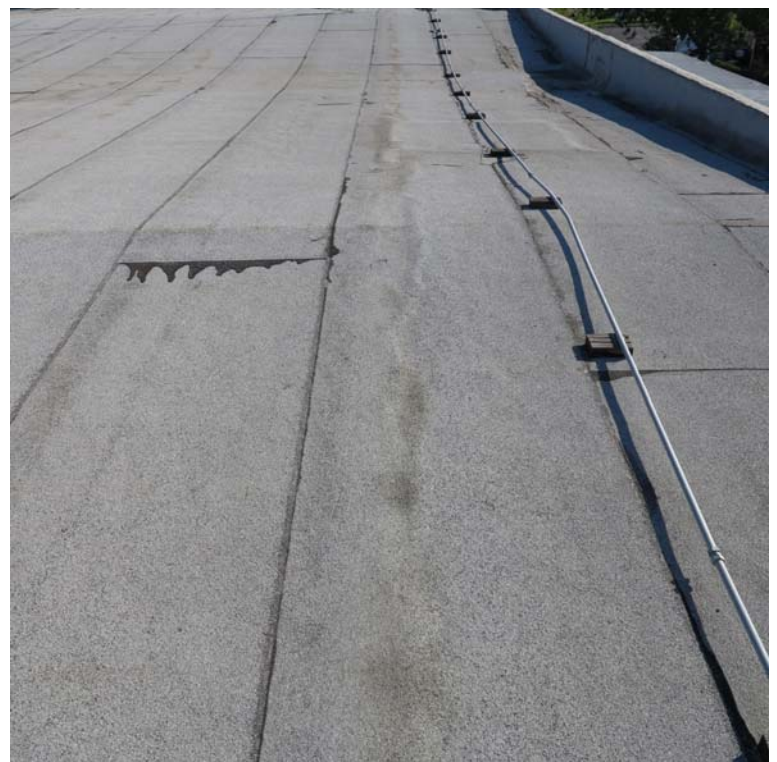
Fibers showing in the cap sheet here and there



AC units over 3310



Ponding over 3310



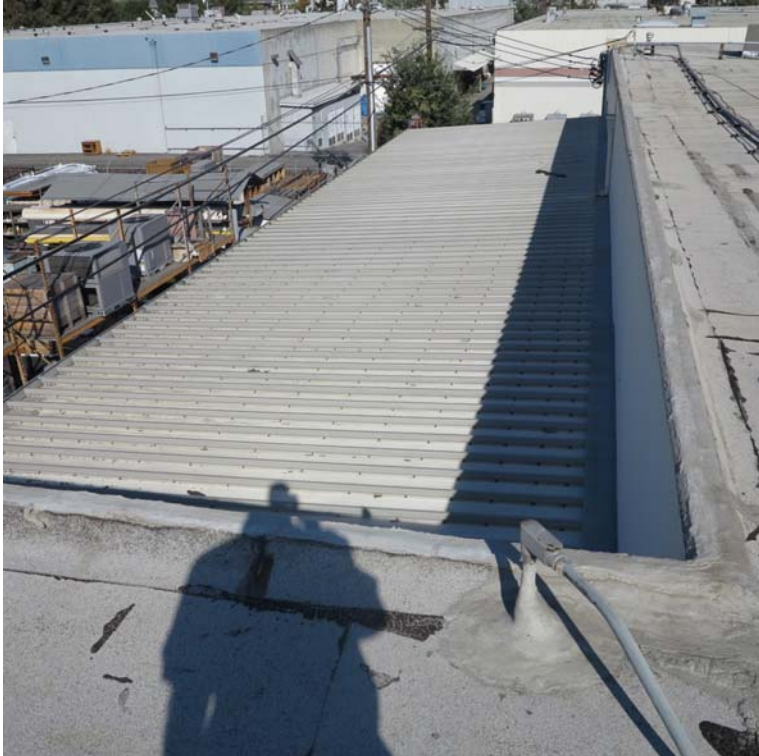
Roofing ripples above 3310



Metal roof at the south side of the bldg.



Abandoned equipment?



Metal roof at the west side of the bldg.



Leaning vent above 3310



Fibers exposed here and there



View of the roof looking north



Abandoned lines, multiple occurrences



Metal roof at the north end of the bldg.



Mfg floor in 3310, Building roof insulated through out



Above the hard lid ceiling in 3310



Painted concrete floor in 3310



Suspended industrial fluorescent fixtures in 3310



Typical beam connection to pilaster column through out the bldg. Non seismic re...

Space heat in 3310



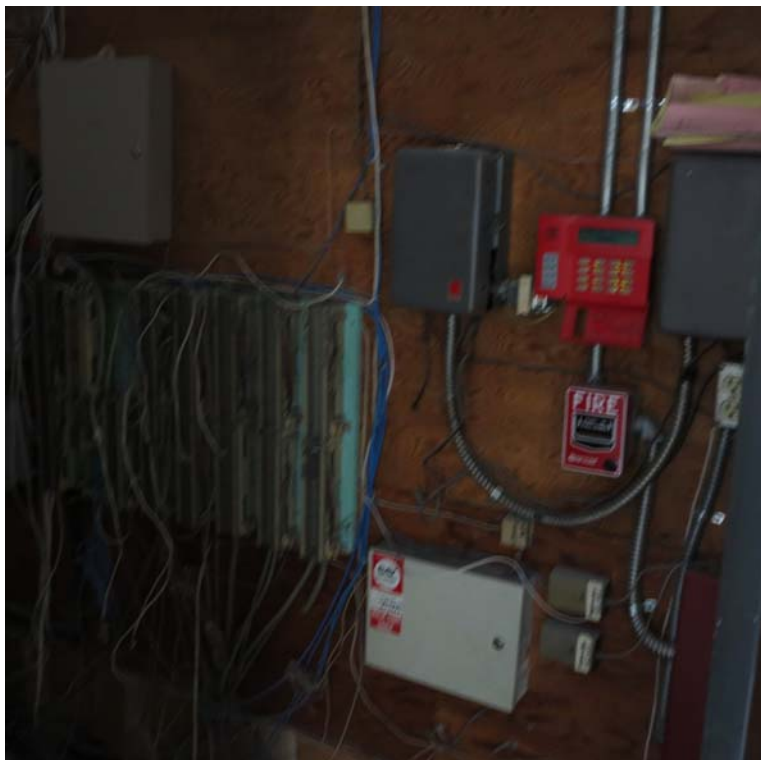
Lobby in 3314

Typical commercial grade door and frame, all in fair condition



Dual level lighting controls, typical except in mezzanine at 3314

Drywall ceilings typical of building office areas.



MPOE for telecom at 3314 mezzanine

Stairwell (1 of 2) at 3314 mezzanine



Non HC compliant door hardware in 3314 mezzanine

Non complying switching (not dual level) 3314 mezzanine



Typical floor fractures in the slab. Not unusual for type of bldg. and age.

Insulation falling from roof needs to be reinstalled



View showing lines of structural columns bearing the roof



Failure at storm drain- appears to have been this way for some time



Space heat in 3314



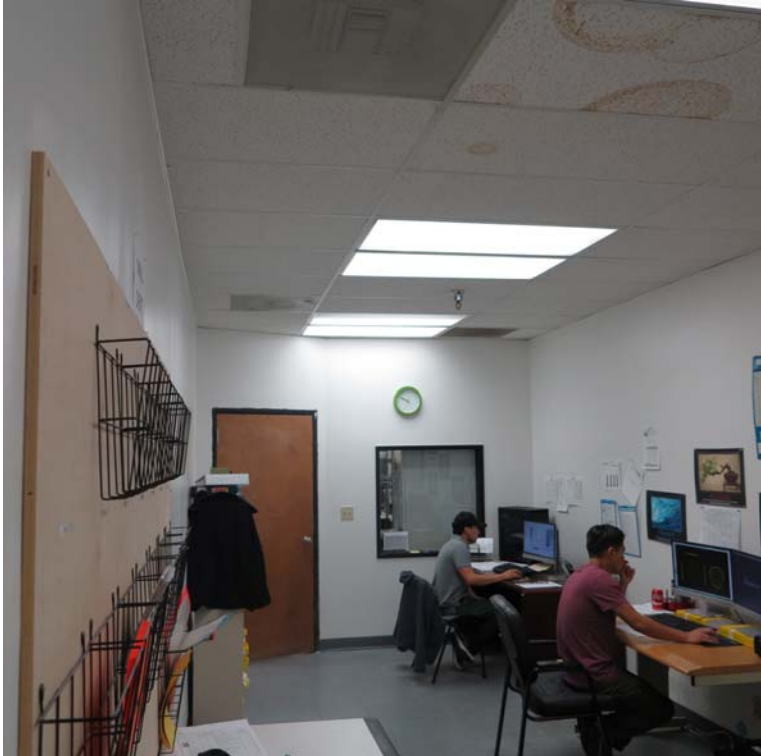
More falling insulation



Work shop with storage above - by ladder



Engineering in 3314 - Permit?



Evidence of roof leaks on acoustic ceiling, 3314



Stained ceiling tile -roof leak likely cause



This work was allegedly done with permit, cosmetic work unfinished



Crushed RR vent at 3320 shop restrooms



View of 3314 shop floor



Locked door marked as an exit



Grade level door at 3314, north end, typical , all appear to work. Chain hoist



Dock high and grade level doors on the northeast end of the bldg.



East (front) side of building



Grade level door filled in with glass at 3310



Sprinkler riser at the SE corner of the bldg.



Overhang and yard area at south end of the bldg. (3310)



Rollup door with man door at 3310



Typical panel joints at exterior - all are even and packed with caulk



Southmost vertical wood members are dry rotted.



Tree root uplifting concrete walk way on east side of the bldg.



Sump drain at the dock high sectional door



Typical lighting at entry canopies - likely do not illuminate parking adequately



Fracture at 3310 entry where south part of the walkway appears to be subsiding



Rolling gate at 3310.



Concrete swale to carry away water at the west portion of 3310

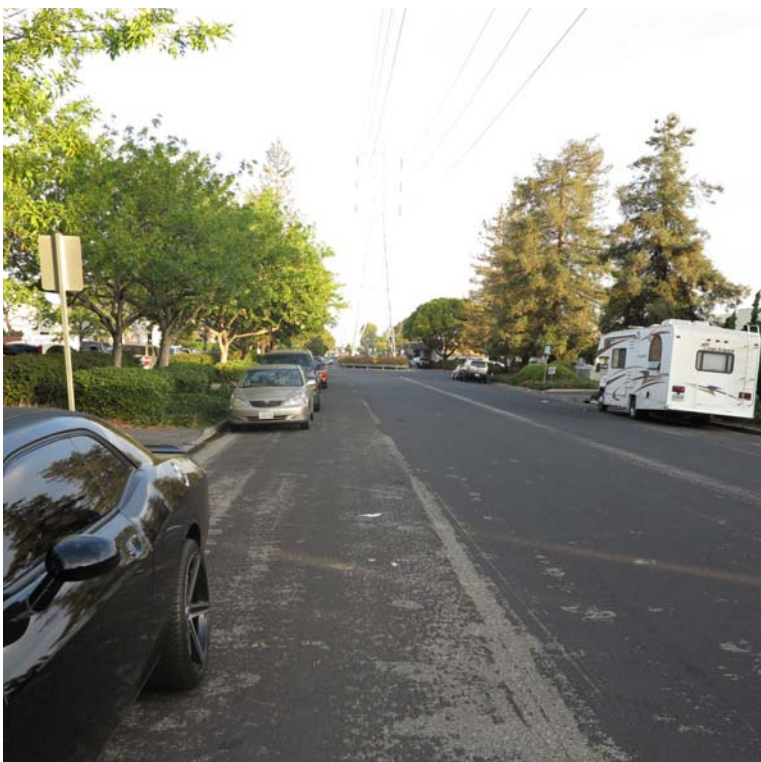


Tiny fractures in the west wall of 3310, not serious.



View of east (front) of property

Street view looking south



Street view looking north

Driveway approach, typical of four



Standpipe



Front asphalt parking areas heavily "alligatored"



Tree root damage



Alligatored asphalt



More asphalt damage in front parking



Landscape curb damaged



Landscape curb damaged



Street catch basin



Tree root damage at curb and asphalt



Water meter, supply and backflow preventer



3310 Yard area



Fence line at northeast end of the property



Meter locations and 3320 overhang

3320 north yard area, mostly concrete in fair condition



Main disconnect for 3314 is 600 amps @240v



Pole mounted transformer in the NW corner of property



Service disconnect for 3310 - reads as 200 amp but is likely not correct



3314 Compressor enclosure



Wall pack lighting at 3314



Fence continues at west PL



Irrigation controls

Gas service on east side of bldg.



Some ponding of rainwater



Landscape at front of the bldg.



Compliant toilet room

Twist latch on steel privacy door is non compliant



Example of correct signage



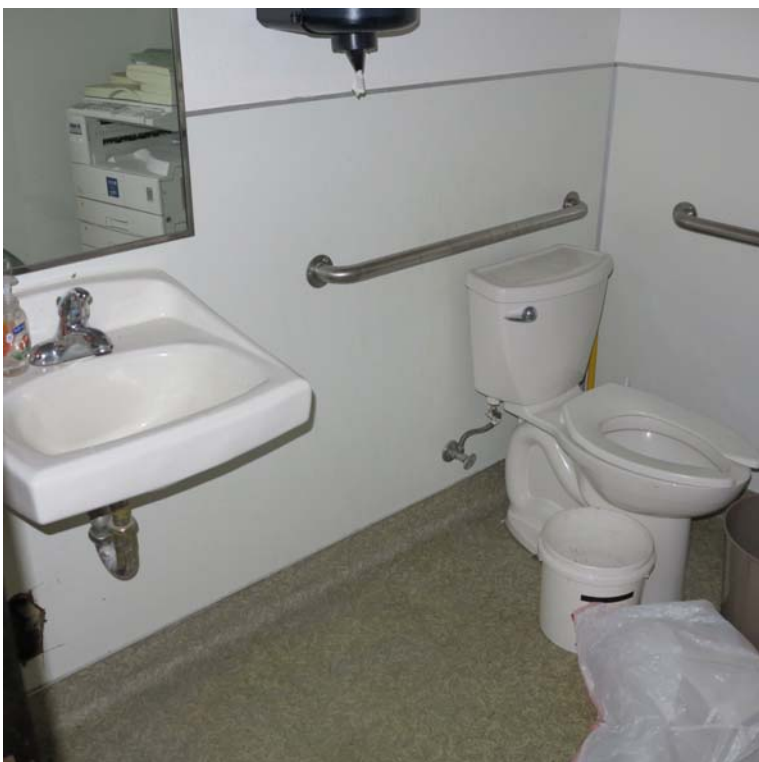
Flush control on the wrong side of the toilette fixture



Lunch counter is not HC compliant



Unused restroom has improper (round) hardware



Towel dispenser is mounted too high



Uninsulated hot water and waste line



Drywall damage in one of the restrooms



Missing braille signage at strike side of the door



Incorrect faucet style (requires grasping)



Urinal problem?



Shows HC compliant paper towel dispenser



Incorrect signage and door hardware



Non compliant faucet



Mirror mounted too high



Incorrect signage and improper door hardware



Mirror mounted too high



Ramp # 1 is not compliant



Ramp# 2 is not compliant