



# AllWest Project Experience 2013 - 2023

## Office & Industrial Properties

NAME / LOCATION	CLIENT / ASSIGNMENT	PROPERTY DATA
60 Spear Street San Francisco, CA	Presidio Bay Ventures San Francisco, CA  Property Condition Assessment	 <p>Eleven story, 157,450 sf office building</p> <p>AllWest provided a property condition assessment on this transaction which helped thaw the SF commercial real estate recession</p>
The Terraces 2300 Contra Costa Pleasant Hill, CA	California Capital Investment Corp.  Property Condition and Seismic Assessments	 <p>6 story, 134,759 sf office building</p> <p>AllWest provided critical building data on one of the largest San Francisco Bay area office transactions in 2022</p>
301, 401, 501 Island Parkway Belmont, CA	Oracle & Biomed Realty  Environmental, Property Condition, Seismic Assessments and ALTA	 <p>Three buildings and parking garage on 10.75 acres</p> <p>AllWest reports aided \$160 million property sale and relied upon by the purchaser</p>
Potrero Grand and Saturn Street Monterey Park, CA	Blue Shield of California  Environmental, Property Condition, Seismic Assessments and ALTA	 <p>Two buildings, 122,000 sf on 6.8 acres</p> <p>AllWest reports aided property disposition</p>



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488 S. Almaden Blvd. San Jose, CA	<p>Oracle Corporation Redwood Shores, CA</p> <p>Environmental, Property Condition (including MEP, Elevator, Exterior Envelope), Seismic Assessments and ALTA</p>	 <p>17 story, 389,900 sf Class A office buildings</p> <p>AllWest reports aided property sale</p>
555 Montgomery St. San Francisco, CA	<p>Ridge Capital Investors San Francisco, CA</p> <p>Environmental, Property Condition (including MEP, Elevator, Exterior Envelope), Seismic Assessments and ALTA</p>	 <p>17 story, 242,509 sf office building and landmark Pacific Heritage Museum</p> <p>Lead multi-consultant assessment team, aided property acquisition</p>
350 California St. San Francisco, CA	<p>Union Bank Tempe, AZ</p> <p>Property Condition (including MEP, Elevator, Exterior Envelope), Seismic Assessments and ALTA</p>	 <p>22-story, 298,897 sf office building</p> <p>Lead multi-consultant team, aided property disposition</p>
The Emerald Tower Sacramento, CA	<p>The Evergreen Company Sacramento, CA</p> <p>Environmental, Property Condition and Seismic Assessments</p>	 <p>19 story, 435,542 sf of office building, two story annex, seven story garage</p> <p>Lead multi-consultant assessment team, aided property acquisition</p>



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<p>222 Kearny St./180 Sutter St. San Francisco, CA</p>	<p>Flynn Holdings San Francisco, CA</p> <p>Environmental, Property Condition (including MEP, Elevator, Exterior Envelope) and Seismic Assessments</p>	 <p>10/5 story, 126,270/24,360 sf office bldg, parking for 75 automobiles</p> <p>Lead multi-consultant team, aided property acquisition</p>
<p>Sierra Point Towers Brisbane, CA</p>	<p>Healthcare Properties, Inc Irvine, CA</p> <p>Property Condition and Seismic Assessments</p>	 <p>Two high rise office buildings plus parking structure, 420,000 sf on 16 acres</p> <p>Multi-consultant assessment team aided property acquisition</p>
<p>2nd Street Buildings San Francisco, CA</p>	<p>Kidder Matthews</p> <p>San Francisco Accessibility Compliance</p>	 <p>Two class B offices</p> <p>AllWest provided compliance forms to SFDBI and follow up evaluations</p>
<p>Mariner Square Loop Alameda, CA</p>	<p>Steelwave San Francisco, CA</p> <p>Property Condition Assessment</p>	 <p>4 buildings, 161,796 sf office complex</p> <p>Property condition report aided property disposition and relied upon by purchaser and lender</p>



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Wind River Campus Alameda, CA	Lionstone U.S. Value-Add Four LT Simeon Properties San Francisco, CA	 <p>4 buildings, 2-3 story, 275,000 sf office/R&amp;D</p> <p>Identified elevator and curtain wall issues during acquisition due diligence</p>
2860 Gateway Oaks Drive Sacramento, CA	State Compensation Insurance Fund	 <p>One 4 story office building, 119,366 sf</p> <p>AllWest provided professional opinions on property condition and seismic issues for acquisition</p>
Evergreen Tech Center San Jose, CA	The Shandra Group PTE, LTD Menlo Park, CA	 <p>4 buildings, 1-4 story, 416,008 sf office campus</p> <p>AllWest provided professional opinions for prospective acquisition</p>
HP San Diego Campus Rancho Bernardo, CA	Swift Realty Partners San Francisco, CA	 <p>8 buildings, 782,211 sf office campus</p> <p>AllWest provided professional opinions on property condition and seismic issues for Swift's acquisition</p>



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<p>Office Portfolio Santa Clara, Santa Rosa, Dublin, Walnut Creek, Orinda, CA</p>	<p>Sleepy Hollow Investment Co. Pleasant Hill, CA</p> <p>Environmental, Property Condition, Seismic Assessments and ALTA Surveys</p>	 <p>12 building, 874,000 sf suburban office portfolio</p> <p>As part of the disposition process AllWest provided reports for prospective purchaser reviews</p>
<p>Tribune Tower Oakland, CA</p>	<p>Harvest Properties Oakland, CA</p> <p>Environmental, Property Condition Assessments and ALTA Survey</p>	 <p>Iconic 22 story office building in downtown Oakland, constructed in 1924</p> <p>AllWest assisted Harvest with pre-PSA DD and then provided environmental, physical assessments and ALTA survey</p>
<p>Garaventa Office &amp; Retail Portfolio Fairfield, Concord, Walnut Creek &amp; Folsom, CA</p>	<p>88/12 L.P. Concord, CA</p> <p>Environmental, Property Condition, Seismic Assessments, ALTA Surveys</p>	 <p>20 buildings 663,939 sf Office, Medical Office and Retail Portfolio</p> <p>Reports were instrumental in property disposition efforts</p>







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<p>Netflix Headquarters Los Gatos, CA</p>	<p>CBRE Global Investors Los Angeles, CA</p> <p>Environmental, Property Condition and Seismic Assessments</p>	 <p>Two Class A office buildings approximately 263,020 sf on two acres</p> <p>Comprehensive due diligence on behalf of German Investors</p>
<p>70 W. Hedding Street San Jose, CA</p>	<p>Santa Clara County</p> <p>Property Condition Assessment for planning purposes</p>	 <p>Three connected buildings including one seven-story, one 14 story and a one-story connector building total 425,950 sf</p> <p>PCA for County's future building plans</p>
<p>Edgewater Business Park South San Francisco, CA</p>	<p>The Carlyle Group Lafayette, CA</p> <p>Seismic and Property Condition Assessment</p>	 <p>Six R&amp;D office buildings approximately 168,000 sf</p>
<p>Sunset Magazine Headquarters Menlo Park, CA</p>	<p>Time, Inc., Embarcadero Capital Partners</p> <p>Environmental Assessment ALTA Survey Asbestos Consulting</p>	 <p>Two architecturally significant buildings 77,000 sf on 9.5 acres</p> <p>Fast track due diligence aided property transaction</p>



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<p>Edison Lofts 100 Long Beach Blvd. Long Beach, CA</p>	<p>The Kor Group Venice, CA</p> <p>Environmental Assessment ALTA Survey Asbestos Consulting</p>	 <p>10 story, 119,270 sf Class A office building</p> <p>Building will be converted from office to residential space</p>
<p>Peery Park Sunnyvale, CA</p>	<p>Lane Partners/Pimco Menlo Park, CA</p> <p>Environmental Peer Reviews, Property Condition and Seismic Assessments</p>	 <p>16 buildings 508,000 sf R&amp;D/office</p> <p>One and two-story 1970 vintage concrete tilt-ups</p>
<p>Schnitzer Northcreek Bothell, WA</p>	<p>Grosvenor Americas Calgary, Canada</p> <p>Environmental, Property Condition and Seismic Assessments</p>	 <p>11 buildings 712,460 sf Class A suburban office space</p> <p>First Grosvenor office investment in the Pacific Northwest</p>
<p>San Jose Mercury News Production Center San Jose, CA</p>	<p>Super Micro Computer San Jose, CA</p> <p>Environmental Peer Review, Phase II Subsurface Assessment, Land Use Review and Opinion, ALTA Survey</p>	 <p>410,000 sf production facility 35.6 acres</p> <p>Property will be redeveloped as future corporate headquarters</p>