



PROPERTY CONDITION ASSESSMENT

**Stephanie Drive
Salinas, California 93906**

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PROPERTY CONDITION ASSESSMENT

Stephanie Drive Salinas, California 93906

I. EXECUTIVE SUMMARY

AllWest has completed a Property Condition Assessment of the subject property located at Stephanie Drive, Salinas, California. On May 19 and 20, 2003 AllWest visited the property and visually observed the condition of structures and improvements. Additional information regarding the site was obtained by interviewing Bill Menafra, Business Manager at J.H. Management Company, Ms. Christina Castro, Business Manager for subject property and contacting the City of Salinas for planning and building related information.

This Executive Summary is provided solely for the purpose of overview. Any party who relies on this report must read the full report. The Executive Summary may have omitted important details, any one of which could be crucial to the proper understanding and risk assessment of the subject matter.

A. Property Description

The subject property, is situated on two rectangular parcels that are approximately 3.68 acres, traversed by Stephanie Drive. One parcel is located on the south and east side of the bend in Stephanie Drive and the other parcel is on the west side. Each parcel is bounded by Stephanie Drive on approximately two sides and by a lettuce field to the south, retail center to the north and commercial properties to the east.

The property consists of nine apartment buildings, a pool and a single story maintenance building. Four of the apartment buildings are three story and five are two story. Most have living spaces elevated over ground level dedicated parking. There are 139 dwellings consisting of 20 studios, 33 junior one bedrooms, 59 one bedrooms and 27 two bedroom units. Parking consists of 60 tuck-under parking spaces, 76 covered carport spaces, 55 unassigned uncovered spaces and 3 enclosed garages. There are 14 small laundry rooms distributed on approximately every floor of each building, five dedicated storage rooms and 142 storage compartments within tuck-under parking areas. The project was developed and occupied in 1972 and 1976. There was only one vacant unit on the property during the site reconnaissance

All apartment buildings (A, B, C, D, E1, E2, F, G1 and G2) have rectangular footprints,

with Buildings A through D being approximately 60 feet wide by 135 to 175 feet in length, with two enclosed exit stairs each, while Buildings E through G each range in size from 24 to 30 feet in width and 60 to 96 feet in length. Each pair of buildings designated as E and G and Building F have two open exit stairs each. The leasing office is located in the northeast corner of Building C.

The buildings have painted wood T1-11 siding with 18" on center grooves, and tar and gravel flat roofs except the replaced roof for G buildings. The site has no secured vehicular or pedestrian access and is separated from neighboring properties by various types of continuous wood fences. Both parcels are landscaped along Stephanie Drive only except around the older cluster of buildings and pool. Recreational features consist of a gated swimming pool and surrounding seating areas.

There is a five to six foot concrete block wall along the eastern edge of the property and wood picket fencing around the rest of the perimeter of both parcels. The wood fences vary in height from approximately five to six feet and in appearance and construction. There are areas of wire reinforced unpainted wood fencing. There is no fence or secured boundary along Stephanie Drive.

All buildings are of wood construction with wood siding and flat wood framed ceiling/roof structures. The ground level patios are concrete slabs on grade and are typically directly below upper level balconies constructed of wood planks with wood supports and guardrails. The walkways extending from the two elevators are steel post and beam construction with metal guardrails and concrete decking. All other elevated walkways are constructed with wood plank and supports.

Tuck-under parking spaces are constructed of wood posts and beams while the carports are of tube steel supports and corrugated metal roofing. The garages have single swinging wood doors. The driveways are continuous with the parking surfaces and are asphaltic. The pedestrian walkways at grade are aggregate concrete with sidewalks of concrete panels.

The structures are not sprinklered. In Buildings A through D the corridors are equipped with wet stand-pipes with fire hose cabinets, fire extinguishers, fire alarms, smoke detectors and exit signs at either end adjacent to enclosed exit stairs. In Building E through G there are only fire extinguishers and alarms supplied in the exterior elevated walkways.

Each building is equipped with a central gas-fired hot water heater that serves all the hot water needs including each building's laundry rooms. Power is supplied underground from below grade high voltage transformers located around the site to covered electrical boxes in closets abutting the exterior of each building. Each unit is individually metered. Gas is supplied to each building's boiler closets and in Buildings G and F to the gas fired wall heating units. Three fire hydrants located along Stephanie Drive service the two parcels.

The site is located outside the 100-year flood plain in FEMA zone B. The easements on the property, other than public utilities are a 10' wide pipeline easement along the western property line, a 24' wide ingress and egress easement along the easternmost driveway and property line, and that portion of Stephanie Drive that runs through and divides the site into the two parcels. The site is zoned R-H-2.3, high density residential.

B. Summary of Findings

The 27 and 31 year old buildings appear to be reasonably well maintained. During the field reconnaissance AllWest found the property to be in general "Fair" condition with some "Good" and some "Poor" features as noted below:

- The roofs are original except for two of the buildings. Their useful life has nearly expired. There is some deflection of the roof purlins and decking from the age of the members. There was no access to the roof at the time of AllWest's reconnaissance however, based on the information from the roofing contractor, the reason for the recent roof replacement was detachment of the roofing from the structure from age. Roof framing members may need to be replaced or reinforced. Many of the down spouts are bent or are missing pieces;
- The asphalt driveways and carport floors are worn, cracked in many areas and poorly graded which has resulted in areas of ponding and heavy cracking of the surface;
- The T1-11 siding has extensive sun damage especially along the south and west facing walls of the buildings. There is extensive molding and rot along the base of the buildings from proximity to dirt and water accumulation. There is no building paper or insulation used behind the siding in general;
- Wood exterior stairs leading to second story units in the five older buildings at the eastern corner of the property are in "fair" to "poor" condition from dry-rot, sun damage and age. The exterior wood walkways that lead to the second floor units in these buildings are in similar condition. Wood guardrails at the above locations are mostly not to code requirements in their baluster spacing;
- Wood balconies and cantilevered joists are in need of repair from wear and tear;
- There are exterior wood doors that exhibit dry rot or a worn appearance. Many of the aluminum sliding glass doors and windows are worn or damaged;
- Some of the fences around the property are leaning, worn or in patched in without matching adjacent appearance;
- There have been consistent leaks in the waste water system particularly in one of the buildings which has caused mold and water damage to wall and floor structure and finishes;

- Carports have numerous bent steel supports and areas of severe deterioration from water damage and age;
- Handrails are missing from the multi-step path of travel from public sidewalk to leasing office and inner sidewalk paving. There is no handicap parking nor accessible path of travel from public street and parking areas to the pool, the leasing area and to the inner paved walkways;
- The elevators are old and need to be replaced or modernized. They are not ADA compliant;
- Floor finishes are in various conditions of disrepair;
- There are no handicap parking spaces and accessible path of travel provided such as ramps and curb cuts from public street and parking areas to the pool, the leasing area or to the inner paved walkways;
- Some of the exterior lighting fixtures were damaged or missing. There is a lack of lighting in the landscaped areas in and around the pool;
- There is a lack of landscaping features throughout both parcels especially along west side of property.

C. Recommendations

- Replace all roofs and consider replacing the recently replaced roof of one building as the type of roofing used (torch-on) will become problematic in a few years. Inspect condition of purlins and support structure and replace or reinforce members;
- Regrade the parking areas with new asphalt paving and re-stripe parking stalls. Further investigate water drainage problems;
- Repair cracks in concrete patios and paved areas. Repair heaved areas of concrete sidewalks;
- Replace all T1-11 siding mostly at south and west facades that exhibit sun damage with new siding and proper weatherproofing membranes. Replace rotted T1-11 siding up to two feet in height all along the base of the buildings with the same;
- Repair and replace wood fences where worn or tilting. Paint all fences to match;
- Repair or replace wood exterior stairs and walkways leading to the second stories. Remove portions or guardrails that exhibit dry-rot and portions that have railings spaced more than 4" apart with guardrails that adhere to code requirements;

- Replace those exterior wood doors that exhibit wood rot or worn appearance;
- Replace aluminum sliding glass doors and windows that are worn or damaged;
- Determine the sources of leaks in the waste lines in those buildings that have problems. Remedy leaks immediately. Investigate all water damage as result of leaks to walls and floors in both structure and finishes and repair or replace damaged portions;
- Repair and replace bays of carport structure that are rusted, bent or otherwise damaged including steel posts and rafters;
- Replace the elevators and elevator towers with those that are ADA accessible over the course of 5 years. Replace exterior steel doors of elevators;
- Repair and replace portions of carpet at shared areas such as corridors and exit stairs;
- Install new handicap parking spaces and accessible path of travel including necessary ramps and curb cuts from public street and parking areas to the pool, the leasing area and to the inner paved walkways;
- Repair and replace missing and damaged exterior light fixtures. Install fixtures in landscaped area around pool;
- Redesign landscape elements and add new features;
- In the next ten years, install ADA accessible handrails at the path of travel steps from public sidewalk to leasing office and inner paved walks. Provide contrast strips/stripping at top and bottom treads of each stair run in all interior and exterior exit stairs. Install accessible handrails at all exit stair locations.

II. IMMEDIATE NEEDS and CAPITAL RESERVE

A. Immediate Needs

The physical deficiencies and deferred maintenance cost is estimated at \$550,240. This cost equals \$3,959/unit or \$4.23/ SF. This includes funds for site improvements including asphalt paving and parking repairs (\$20,200), replacing guardrails and fences (\$53,000), exterior walkways, stairs and carports (\$53,300); for building envelope improvements including reroofing all buildings (\$132,800), painting (\$70,300), siding and balcony repairs (\$72,600); for structural improvements (\$48,000); interior repairs (\$20,000) and plumbing, lighting and landscaping improvements (\$22,000).

B. Capital Reserve

The 5-year replacement reserve is estimated at \$941,419 with inflation. This cost equals \$1354 / Unit /Year or \$ 1.45/ SF /Year. It includes funds for parking lot re-surfacing and re-striping every 5 years (\$7,958), exterior paint in the 5th year (\$66,300), carport and fence repairs (\$5,570), installing ADA accessible path features (\$10,000); window and door replacement (\$130,000), interior improvements (\$701,800), structural repairs (\$10,000), plumbing repairs (\$23,000) and lighting / mechanical repairs and improvements (\$38,000).

III. PROJECT DIRECTORY

Owner: Coastal Monterey Properties, LLC

Property Management Company: J.H. Management Company, LLC
2290 N. Main Street, Suite A
Salinas, CA 93906
(831) 449 7711

Maintenance Company: J.H. Management Company, LLC
2290 N. Main Street, Suite A
Salinas, CA 93906
(831) 449 7711

Landscape Maintenance Company: Munoz Landscaping
P.O.Box 2358
Salinas, CA 93902

Site Surveyor: Tronoff Associates Land Surveyors
5850 Shellmound Street
Emeryville, CA
(510) 428 1515

IV. PROJECT PROFILE

The building and site data summary is as follows:

APN: 20710130
Zoning: R-H-2.3, High Density Residential

Occupancy Type:	R1
Construction Type:	Type V-1Hour
Year of Construction:	1972 - 1976
Flood Zone:	B, Outside of 100-year flood plain.
Site Area:	3.68 acres
Number of Buildings:	9 Apartment Building 1 maintenance building
Building Floor Gross Area:	130,000 SF
Total Dwelling Units	139
Studio Units	20 @ 420 SF
Junior 1-Bedroom Units	33 @ 480 SF
1-Bedroom Units	59 @ 575 SF
2-Bedroom/1-Bath Units	5 @ 720 SF
2-Bedroom/2-Bath Units	22 @ 960 SF
Total Rentable Area	82,465 SF
Gross Floor Areas / Building	Building A, 31,000 SF Building B, 29,500 SF Building C, 26,000 SF Building D, 23,300 SF Building E1, 3,000 SF Building E2, 6,000 SF Building F, 3,000 SF Building G1, 4,600 SF Building G2, 3,600 SF
Maintenance Building	700 SF
Number of Stories:	Buildings A, B, C, D: 3 stories Buildings E, F, G: 2 stories Maintenance Building: 1 story
Building Height:	Buildings A, B, C, D: 35 feet (approximate) Buildings E, F, G: 24 feet (approximate) Maintenance Building: 9 feet (approximate)
Total Parking Spaces:	194 76 carports 60 tuck-under parking 55 unassigned surface parking 3 garages
ADA Access & Parking:	one designated handicap parking space
ADA Path of Travel:	No ADA compliant curb or ramps are provided
ADA Toilets:	None

V. REGULATORY REVIEW

The project was designed to meet the following governing codes with state and local amendments: 1967 Uniform Building Code, 1968 California Building Code

Principal code violations noted by AllWest were:
ADA compliant path of travel to leasing office, pool area and parking;
Spacing of guardrails at Buildings E through G;
Designated ADA compliant uncovered parking spaces and units.

VI. LIST OF DOCUMENTS REVIEWED

No architectural or structural drawings were available for review.

VII. PROPERTY CONDITION ASSESSMENT

Please refer to the attached Figures and Photos for an understanding of the building's location, features and condition.

A. General

The subject property, is situated on two rectangular sites of 1.45 and 2.23 for a total of 3.68 acres divided by Stephanie Drive. One parcel is located on the south and east side of the bend in Stephanie Drive and the other parcel is on the west side. Each parcel is bounded by Stephanie Drive on approximately two sides and by a lettuce field to the south, retail center to the north and commercial properties to the east (Fig. 1).

The property consists of nine apartment buildings, designated as "A", "B", "C", "D", "E1", "E2", "F", "G1" and "G2," a pool (photo 18) and a single story maintenance building. Buildings A through D are three story and E through G are two story. Most have living spaces elevated over ground level dedicated parking. There are 139 dwellings consisting of 20 studios, 33 junior one bedrooms, 59 one bedrooms and 27 two bedroom units. Parking consists of 60 tuck-under parking spaces (photo 15), 76 covered carport spaces (photo 6), 55 unassigned uncovered spaces and 3 enclosed garages. There are 14 small laundry rooms (photo 5) distributed on approximately every floor of each building, five dedicated storage rooms and 142 storage compartments within tuck-under parking areas (photo 15). The project was completed and occupied in two phases, in 1972 and 1976. The exterior of all buildings were painted in June of 2002 and the roof for one building G was replaced in 2000. There was only one vacant unit on the property at the time of the site reconnaissance.

Vehicular access into the two sites of this property is through two open driveways per parcel off of Stephanie Drive at either end of each parcel. These driveways loop around the back of each parcel and provide access to all tuck-under, covered carport and garage

spaces. Two of the five older two story buildings are distributed parallel to site property lines while three are parallel to the pool and placed at an angle to site lines. The four newer three story buildings are aligned in an orthogonal direction aligned with Stephanie Drive with elevators and two level bridges between each pair (photo 1).

The site is separated from neighboring properties by various types of continuous wood fences (photos 6 & 19). Both sites are landscaped along Stephanie Drive and around the older cluster of buildings and pool. Recreational features consist of a gated swimming pool (photo 18).

All apartment buildings have rectangular footprints, with Buildings A through D being approximately 60 feet wide by 135 to 175 feet in length, with two enclosed exit stairs each, while Buildings E through G each range in size from 24 to 30 feet in width and 60 to 96 feet in length. Each pair of buildings designated as E and G and Building F have two open exit stairs each. The leasing office is located in the northeast corner of Building C.

All buildings are of wood construction with wood T1-11 siding with 18" on center grooves, and tar and gravel flat roofs except the replaced roof for G buildings (photo 2). There is no seismic bracing provided along one half of the building footprints where the tuck-under parking spaces are located (photo 12). The buildings have concrete wall footings and slab on grade floor construction. There are plywood shear walls between units and gyp board interior walls. The ground level patios are concrete slab on grade and are typically directly below upper level balconies made of wood planks with wood supports and guardrails and covered by wood balconies or roofs directly above (photo 19). The walkways extending from the two elevators are of steel post and beam construction with metal guardrails and concrete decking (photo 1). All other elevated walkways are of wood plank and supports. The structures are not sprinklered. In Buildings A through D the corridors are equipped with wet stand-pipes with fire hose cabinets, fire extinguishers, fire alarms, smoke detectors and exit signs at either end adjacent to enclosed exit stairs. In Building E through G there are only fire extinguishers and alarms supplied in the exterior elevated walkways.

The dwelling units have open kitchen layouts with lavatory and vanity area adjacent to the bathroom. Some one and two bedroom unit types have a gas fireplace in the living room. There is adequate natural lighting in the units predominantly from the sliding glass window wall system at the balcony or patio edge. Units surveyed were: Building A- unit 104, Building B- unit 307, Building C- units 104 and 206, Building D- units 304, 307 and 311, Building E, units 8 and 11, Building F- unit 3.

Each building is equipped with a central gas-fired hot water heater by Bradford & White that serves all the hot water needs including each building's laundry rooms (photo 13). Power is supplied underground from below grade high voltage transformers located around the site to covered electrical boxes in closets abutting the exterior of each building. Each unit is individually metered. Gas is supplied to each building's hot water

heater closets and in Buildings G and F to the gas fired wall heating units. The apartments in Buildings A through D are heated by electric wall base units. Bathrooms have exhaust fans for ventilation. The cooking appliances are electric. There are three fire hydrants located along Stephanie Drive that service the two parcels.

There is a five to six foot concrete block wall along the eastern edge of the property and wood picket fencing around the rest of the perimeter of both sites. The wood fences vary in height from approximately five to six feet and in appearance and construction. There are areas of wire reinforced unpainted wood fencing. There is no fence or secured boundary of the sites along Stephanie Drive.

The tuck-under parking spaces are constructed of wood posts and beams while the carports are of tube steel supports and corrugated metal roofing. The garages have single swinging wood doors. The driveways are continuous with the parking surfaces and are asphaltic. The pedestrian walkways at grade are aggregate concrete with sidewalks of concrete panels. The tuck-under parking is located on one side of the central corridor of each of the Buildings A through D and on the entire building footprints of E through G. The parking floor is sealed concrete slab on grade. The site drains toward the south and west.

The site is located outside the 100-year flood plain in FEMA zone B. The easements on the property, other than public utilities are a 10' wide pipeline easement along the western property line, a 24' wide fire department ingress and egress easement along the easternmost driveway and property line, and that portion of Stephanie Drive that runs through and divides the site into the two parcels. The site is zoned R-H-2.3, high density residential.

B. Assessment Criteria

In evaluating the property, "Excellent" is the best maintained property condition or new construction, with all the building equipment operational and no repairs necessary. A "Good" rating is a condition which demonstrates consistent maintenance of the building and grounds, and all the building equipment in sound operating condition, with only a few minor repairs needed. A "Fair" rating shows some wear or damage present in the building and/or grounds elements, requiring repair or replacement work. A "Poor" condition is clearly the worst, with a uniform "run-down" appearance, damaged elements of the building or inoperable building systems present.

C. Previous Reports

No previous reports were provided to AllWest while creating this report.

D. Site Development & Landscaping.

D.01 Landscaping & Irrigation

Condition Assessment: “Fair”

The site is heavily landscaped along public edges bordering Stephanie drive (photo 1). The interior of the site has some landscaping around buildings E through G but it is minimal. Landscape features include trees, bushes, shrubs, flower beds, ground cover and grass. There is a current active landscaping contract with F. Munoz Landscaping who provide maintenance for these features. The landscaping employs automatic irrigation and sprinkler systems and is properly maintained. There seems to be lack of significant landscaping features around the pool area and buildings (photos 4, 18, 19). Costs for improving landscaping is included in the 12-month spreadsheet.

D.02 Asphalt-Paved Parking, Striping, Driveways, Sidewalks & Curbs

Condition Assessment: “Fair”, except as noted

The sidewalks and curbs are concrete pavers some of which have been displaced from pressure of adjacent tree roots. These displacements have been filled in to prevent trip hazards but may need to be addressed in the future. The inner sidewalks and steps leading to them are of aggregate concrete panels with wood frames (photo 10). The driveways and carport surfaces are asphaltic concrete while the tuck-under parking surfaces are sealed concrete slab on grade (photo 12). There are concrete lips to driveway entries. There are no curbs between driveways and inner sidewalks nor within the areas of parking. There are several area of the driveways that have cracked and stained surfaces and need to be repaved and resealed (photo 3). The concrete paving surrounding the pool also exhibits staining and some minor surface cracking. There is no striping in the tuck under parking areas and no handicap designated spaces. The striping at covered carports has faded. The cost of striping, resurfacing and repairing of driveways, parking areas and concrete paving is estimated in the 12-month and 5-year spread sheets.

D.03 Site Drainage

Condition Assessment: “Good”

Rain water on the roofs flows to down spouts via gutters at one edge (photo 2) of each roof. The down spouts discharge water onto the asphaltic concrete driveways or onto landscaped areas around the buildings. The site is sloped to the south and to the west where water run off from driveways flows to the public street storm water system. Driveways between tuck-under parking and carports are sloped towards the center as well as the rear of the property where catch basins are located. There seems to be some areas of inadequate slope where ponding has occurred and cracking of the asphaltic driveway surfaces (photo 3).

D.04 Exterior Lighting

Condition Assessment: “Fair”

Exterior lighting is supplied by wall mounted fixtures on the sides of the buildings, along the roofs, near entrances and underneath the carport roofs. There are also recessed fluorescent lighting fixtures at each structural bay of the covered walkways and near entrances to hallways in Buildings A through D. Some fluorescent lighting fixtures were missing and others in poor condition within a few of the carports (photo 17). There is a lack of exterior lighting around the pool and in landscaped areas. Estimates for replacement and addition of lighting fixtures are included in the 12-month and 5-year spread sheets.

D.05 Miscellaneous Items, Transformers and Vaults

Condition Assessment: “Good”

AllWest observed no concrete vaults on the property. The high-voltage transformers are below grade located in landscaped zones adjacent to sidewalks and in driveways around the two sites. All utilities are underground. The pool is maintained by an outside contractor, Bill Spa, who is on call and performs on site maintenance twice a week.

Typical studio units are provided with two telephone jacks while one and two bedroom units typically have two telephone jacks. There is TV cable service lines to each unit. Both Telephone and Cable service lines are underground to central distribution boxes located in enclosed external closets abutting each apartment building or in the case of Buildings E, F and G in secure metal cabinets.

D.06 Fencing & Screening

Condition Assessment: “Good”, except as noted.

The two sites are fenced at three sides each with the front facing Stephanie Drive unfenced (photo 1). There are various forms of wood fencing: at edges abutting agricultural fields, the fencing is of 5 foot tall white painted picket (photo 6) while those separating the property from neighboring residential properties range from treated wood board to unpainted 6 foot tall wood slats rolled out in metal wire mesh supports. There is a concrete block wall along the eastern property adjacent to commercial property. The pool has a 6 foot tall white or black painted iron fence with two gates with latches (photo 18). Some wooden screens at grade separating concrete patios from each other and from the driveways beyond are warped or tilted from inadequate supporting structure and embedment (photo 7). Costs for repair, replacement and repainting of fences and screens are included in the 12-month spread sheet.

D.07 Signs & Identification

Condition Assessment: “Good”

AllWest noted one monument sign in landscaped area adjacent to the sidewalk on the south east site of Stephanie Drive (photo 1). Interior exit signs are located throughout the buildings as required.

E. Exterior Building Envelope

E.01 Roofing & Skylights

Condition Assessment: “Fair”

The buildings have low slope (“flat”) tar and gravel roofs with metal flashing at the edges and gutters along one side. The structure is wood rafters and purlins. The roofs are not accessible other than by separate ladder. The roof of building G was replaced in 2000 with torch-on roofing. The rest of the roofs are original. There is presently no maintenance agreement in place with a roofing contractor. The roof was not accessible at the time of the site reconnaissance other than what was observable from the top levels of adjacent buildings. The roof is punctuated by sheet metal vent ducts and exhaust ducts. The roof of carports are made of painted galvanized corrugated metal panels with C channel beams hung from tube steel supports. These roofs exhibit corrosion and some bent or torn edges (photo 6). Costs for replacement of all roofs including the recently replaced roof and for repair and replacement of carport structure and roof are estimated in the 12-month spread sheet.

E.02 Sheet Metal Flashing, Gutters & Down Spouts

Condition Assessment: “Fair”

The down spouts are sheet metal painted to match the T1-11 wood siding of exterior walls. Some areas of the roof edge flashing exhibit corrosion and separation (photo 2). Some of the down spouts along tuck-under parking spaces have been broken or bent and need replacement (photo 12, 15). Some gutters along the roofs appear bent or detached from the roof edge. The repair and replacement costs for these items are estimated in the 12-month spread sheet.

E.03 Painting & Building Exterior

Condition Assessment: “Good”

Building exteriors were painted in June of 2002. The painted T1-11 siding on the exterior walls appears to be in fair condition except for southern and western exposure areas where moderate to extensive sun damage appears to have compromised the surface and appearance (photo 4). Some areas of walls near grade level are soiled from exposure to the adjacent ground. Paint colors are two toned blue-grey colors, with wall surfaces of the a lighter tone and balcony

guardrails of a darker tone (photo 19). The steel I-shaped columns of the elevated walkways connecting buildings A with B and C with D are also painted the darker tone to protect from rust. Some areas of the steel structure and guardrails exhibit some rust (photo 1) especially near grade level and at bolted connections. The stucco undersides of these walkways are textured and painted a light grey color. Some areas of the stucco walls are patched and left unpainted. Costs for replacing a 2 foot tall section of the siding at all buildings and repairing damaged T1-11 siding as well as painting all exteriors are estimated in the 12-month spread sheet.

E.04 Windows, Doors & Entrances

Condition Assessment: “Good”, except as noted

The windows of the apartment buildings have single pane glass mounted in aluminum sliding frames. Dwelling units typically have vertical metal or plastic louvers. Entry doors to the units are solid-core wood with dead-bolts and lock-set hardware and metal flashing strips and thresholds. These doors have doorbells and most have intercom for operating entry doors at corridors. Each unit has a balcony or patio that is accessed by a six foot wide sliding aluminum framed glass door unit with sliding insect screens . Some of these frames are bent and difficult to operate. Foam insulation in these frames have typically deteriorated or missing. The exit stair enclosures have large single-glazed fixed windows in wood frames. Interior doors are hollow-core painted wood. Bedroom closet doors are hollow core wood sliding doors. Some of these doors require replacement. Entry doors to the leasing office are wood stile and rail doors with divided lights. Doors to the corridors of Buildings A through D are painted 7 foot tall steel framed with full height insulated glass panels. These doors have key lock hardware and closers. Doors to exit stairs are painted 7 foot hollow metal with all hardware removed or missing. Some exterior doors have extensive water damage (photo 16).

Replacement of torn insect screens and damaged aluminum frames of the sliding glass doors and windows are estimated in the 5-year spread sheet.

E.05 Stairs, Railings, & Ladders

Condition Assessment: “Fair”

Each of the Buildings A through D have two stair towers that do not extend to the roof. These stairs and landings are of wood treads covered with carpet. There are wood handrails against the wall along the run of each stair and only a stem wall/guardrail on the inner side. In buildings E through G, there are freestanding wooden stairs (photo 8) leading to exterior walkways (photo 9). These stairs have various types of wood guardrails which are mostly vertical balusters spaced more than the allowable gap per current code which is 4 inches. These stairs are supported by wood posts which are strapped to concrete footings. The condition of the wood steps, risers, guardrails and structure are generally worn with areas of extensive dry rot and sun damage and splitting of wood boards at connections. These stairs and walkways appear to have had numerous repairs and patches over

time and there seems to be a lack of uniformity in the standard of connection types and strengths employed. Similar conditions were noted in most of the wood guardrails at the balconies. There is no top rail to these balconies which contributes to the wear and tear especially checking through exposing the ends of the vertical boards (photo 2). The railings at the bridge connections between buildings A through D are of painted tube steel posts welded and bolted to the steel columns and beams supporting the walkways. These appear to be in “good” condition (photo 1) except at a few areas where there was presence of rust.

The cost of replacing weakened wood stairs and walkways, along with the cost of immediate code related repairs to guardrails is estimated in the 12-month spread sheet.

F. Structural Elements

F.01 Foundation

Condition Assessment: “Good”

The walls are supported by concrete continuous footings with concrete slab on grade. Wood posts support one side of the buildings with tuck under parking. The posts are strapped to concrete footings with metal straps and bolts (photo 15). Only minor signs of settlement at the base of the building were observed during the field reconnaissance.

F.02 Wall Framing

Condition Assessment: “Fair”

The walls are all wood stud with painted T1-11 siding on the exterior nailed directly to them and gypsum board on the interior throughout. T1-11 siding needs to be replaced because of its extensive sun damage and wood rot. The walls appear to be in good condition with no noticeable cracks except at Building E where there have been leaks in the waste water system. There is some warping of walls noticeable in the public corridors of Buildings A through D. Costs for repairing the siding and damaged wall framing are estimated in the 12-month spread sheet.

F.03 Roof/Floor Framing

Condition Assessment: “Good”, except as noted

The ceiling/floor construction of the apartments and leasing offices consist of plywood decking with 2x T&G boards supported on wood joists and beams with gypsum board ceilings. The balconies, stair towers and roof framing of the upper level units are exposed painted floor boards over cantilevered wood joists (photo 14). The elevated bridges connecting the elevators to buildings A, B, C and D are

of cantilevered steel beams with concrete panel floors and stucco covered plywood “ceilings” underneath (photo 1). The outdoor elevated corridors in buildings E, F and G are of painted wood floor boards over exposed joists (photo 9). There is extensive dry rot, sun damage and structural damage to the floor boards of both balconies and exterior corridors and stairs. Separation of floor boards due to shrinkage and sun damage as well as areas of dry rot have compromised both the appearance and structural integrity of the fastened connections. Costs of immediate repair and replacements of wood walkways and floors with water damage are estimated in the 12-month and 5-year spread sheets.

F.04 Lateral Load Resisting System

Condition Assessment: “Good”, except as noted

For lateral resistance the building relies on frequent plywood shear walls and T1-11 siding. The seismic lateral loads are distributed by the roof and floor diaphragms to the shear walls, and are ultimately resisted by the building foundations. However, there is no seismic bracing along one edge of buildings where tuck-under parking spaces are situated - in Buildings A, B, C, D, G2, E2 and F (photo 12). In those locations, seismic load distribution is inadequate. There are some signs of deterioration due to lateral or seismic load systems in warped corridor walls of buildings A through D and of damaged T1-11 siding. Adequate lateral and seismic provisions for the specified areas are included in the 12-month and 5-year spread sheets.

G. Interiors

G.01 Floor Finishes & Base

Condition Assessment: “Good”

The leasing office is finished with medium quality commercial grade carpet with vinyl sheet threshold and 3 inch wood base. Corridors and exit stairs are covered with a medium quality direct glue-down carpet. Dwelling units typically have sheet vinyl in the kitchen, vanity and bathroom areas and low grade carpet in all other areas. The employee bathroom is covered with sheet vinyl. Wall bases in bathrooms are 4 inch rubber and in carpeted areas are typically 1 inch wood. The condition of floor finishes in the units varies greatly. Replacement costs for floor finishes is included in the 5-year spread sheet.

G.02 Wall Finishes & Painting

Condition Assessment: “Good”

Interior walls in the dwelling units are gypsum board with orange peel texture coat and painted. The leasing office has wood moldings on wall and ceiling corners. The corridors, laundry rooms and leasing office are also of the same finish. Interior repainting is assumed to be accomplished with the operating budget.

Replacement costs for repainting public spaces such as enclosed exit stairs and corridors is included in the 5-year spread sheet.

G.03 Ceiling Finishes, T-bar System, & Painting.

Condition Assessment: “Good”

Ceilings in the leasing office, laundry rooms and all dwelling units are painted gypsum board finished with spray-on acoustical treatment and suspended from wood floor/ceiling joists. The ceilings of the roof overhangs and of the undersides of balconies at the second and third floors are of exposed wood decking over wood roof rafters or joists that cantilever past the building’s surface (photo 2, 14). Some of these balcony joists and floors and roof rafters need to be replaced and are included in the 12-month spreadsheet.

H. Building Equipment and Systems

H.01 Utility Meters

Condition Assessment: “Good”

Electrical closets abutting the exterior of the apartment buildings house the utility meters for the individual dwelling units. Electrical power and gas is provided by Pacific Gas and Electric Company and water by California American Water. Sanitary sewer service is provided by Monterey Regional Water Pollution Control Agency. Cable is provided by Comcast.

H.02 Lighting & Power

Condition Assessment: “Good”

Utility service lines are situated underground to various below grade transformers around the perimeter of the site from where power is supplied to electrical closets at the front end of each apartment building. Units are individually metered. Studio units have 90-ampere, 120/240 volt, single phase service while one and two bedroom units have 100 ampere, 120/240 volt, single phase service.

Lighting fixtures in the leasing office are ceiling mounted wood framed fluorescent fixtures, some with fans. Typical units have ceiling mounted fluorescent fixtures located centrally in the kitchen and dining areas and above the bathroom vanities. The bathrooms are equipped with two recessed ceiling fixtures, one a heat lamp with exhaust fan.

Emergency battery pack lighting is provided adjacent to the exit signs in the enclosed corridors. These corridors also have recessed fluorescent fixtures spaced evenly apart.

H.03 Mechanical, HVAC, Vents & Ducts

Condition Assessment: “Good”

Units in buildings A, B, C, D and E are equipped with electric baseboard heaters. Buildings F and G have gas lines that fire the wall heating units at each apartment. There is no air conditioning provided in the property. There are no emergency power generators on site.

H.04 Plumbing Fixtures & Hot Water Heater

Condition Assessment: “Fair”

Typical dwelling unit plumbing fixtures include a stainless-steel or double ceramic kitchen sink with disposal, dishwasher, a fiberglass lavatory in a vanity, a fiber glass tub/shower and surround and a standard toilet. The employee restroom has a standard toilet and ceramic sink in vanity cabinet. Each building has a small laundry room on every floor and is equipped with a central hot-water heater by Bradford & White with a 100 gallon capacity located in a closet accessible from the exterior at grade (photo 13). Each heater serves the domestic hot water needs of each building including its laundry facilities. The boilers are of varying ages. There were no maintenance reports available for review. Waste water generated at the site is collected and discharged via gravity flow in the city sewer system.

It was reported that Building E has recurring plumbing backlogs particularly triggered by the operation of the washing machines in the laundry rooms. No steps have been taken to permanently assess and repair this issue. Costs for proper assessment and repair of this issue has been included in the 12-month spreadsheet.

H.05 Fire Protection/Alarms, Security & Special Systems

Condition Assessment: “Good”

The construction of the apartment buildings appear to be Type V- 1 HR requiring one hour construction of the double loaded corridors and two exit stair enclosures for the three story buildings A, B, C and D. Fire resistive construction in these buildings are gypsum board on wood wall and floor/ceiling framing. None of the apartment buildings are sprinklered, however the corridors in the three story buildings are equipped with wet stand-pipes and fire-hose cabinets, fire extinguishers, fire alarm stations, smoke detectors and illuminated exit signs. The presence of hose connections at roof level at each stand-pipe was not confirmed as there was no access provided. The two story buildings E, F and G have exterior access to all units either at grade or via unrated wooden elevated walkways. These walkways are equipped with fire extinguisher cabinets, smoke detectors in covered portions, alarms and exit signs over open unrated stairs (photo). Bedrooms and hallways in units typically have battery operated smoke detectors installed with a few noted missing.

H.06 Elevator

Condition Assessment: “Fair”

There are two single-cab, hydraulic passenger elevators, rated at 1500 pounds, each of which serve two buildings (A and B, C and D) and require keyed access. The dimensions of these cabs are not ADA compliant. The outer metal doors of the elevators have been cut and patched (photo 11). Most of the floor call buttons were missing covers. A cost is estimated in the 12-month spreadsheet for new exterior metal doors and for the installation of new call button covers. It should be considered to replace elevators with ADA accessible cabs over the next ten years. The finishes of one of the cabs were undergoing renovations. The elevators appear to be in “Good” condition pending the obtaining and display of inspection certificates upon completion of renovations, installing of new call button covers, repair of exterior metal doors and the completion of current renovations.

I. ADA

I.01 Access and Parking

Condition Assessment: “Poor”

There is one parking space and no visitor or employee parking spaces that are ADA compliant. Installing handicap signs and parking spaces should be considered in the next 10 years.

I.02 Path of Travel

Condition Assessment: “Poor”

No ADA accessible path is provided from the parking lot or the public sidewalk to the inner sidewalk system, the recreation area or to the leasing office (photo 10). Design and construction of ADA compliant features for all the publically accessible areas should be considered for the next 10 years. These features include accessible path of travel accommodations both from the public sidewalk and from the parking spaces to the leasing and recreational areas and inner sidewalks that lead to the elevators. Conversion of a number of dwelling units for ADA compliance may be undertaken subsequently. Costs for installing ADA compliant handrails at steps leading to the leasing office is estimated in the 5-year spread sheet.

I.03 Toilets

Condition Assessment: “Poor”

Access to the restroom for the leasing office is from exterior of building C in which the office is located. The restroom is not ADA accessible. Converting this bathroom to comply should be considered in the next 10 years.

None of the dwelling units visited were accessible and only one was reported to be ADA compliant.

VIII. CONSULTANT'S QUALIFIERS

A. Scope of Work

AllWest was retained to assess the physical condition of the existing site improvements and buildings at the subject property, research available records and interview individuals familiar with the operations of the facility. AllWest was tasked to identify construction and/or code deficiencies and prepare a 12-month spreadsheet to estimate the immediate cost to remedy physical deficiencies and a 5-year spreadsheet for the replacement reserve expenditures.

B. Methodology

AllWest visited the site on May 19 and 20, 2003, and visually observed the condition of the structures and improvements. Additional information regarding the site was obtained by interviewing Mr. Bill Menafrá, General Manager, and Ms. Christina Castro, Business Manger of The Pointe at Westlake..

AllWest contacted the Building, Planning, Fire, Public Works and Community Development Departments of the City of Salinas for information regarding building permit status, building drawings, records of code violations and site and property information. Only assessor's records and Public Works records were available for review. AllWest reviewed no project working drawings, permits, or records of occupancy and code violations.

AllWest used industry standard cost estimating guides such as the "Current Costs" of Saylor Publications, 2002 edition as well as spot-check pricing with local contractors.

In preparing the report, AllWest used the "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process," outlined in ASTM E2018-99.

C. Limiting Conditions

Because building and planning department records were unavailable due to a recent fire at the City of Salinas Building and Planning departments, AllWest cannot verify whether there are outstanding building department violations. No certificates of were available for review. No drawings other than an ALTA survey map was available for review during the production of this report. Measurements for the purpose of cost estimating were taken from the ALTA survey and from input from the property owner and property managers.

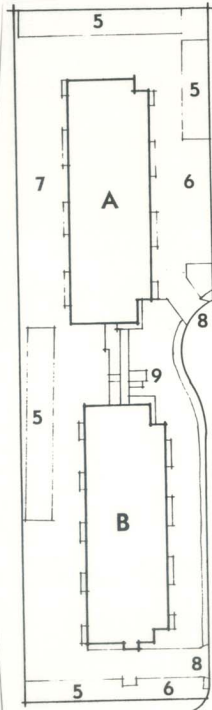
No construction drawings, ADA surveys, roof / HVAC / elevator maintenance documentation was provided for AllWest's use. There were no fire life safety records, service or vendor agreement records or historical repair/replacement or improvement records were available for AllWest's review. AllWest relied upon field observations and measurements. AllWest-made assumption that all building materials or finishes would be replaced "in-kind" unless otherwise noted. AllWest did not operate any of the

building systems or equipment, and did not perform any tests. This report does not confirm the presence or absence of any hazardous materials.

This evaluation represents AllWest's opinion based on our on-site limited observations. It should be recognized that items, other than those specifically identified in this report, may require repair or replacement. Furthermore, this review is not intended to preempt in any way the technical or professional responsibility of the original design consultants.

D. Consultant Certification

Gassia Salibian is a Licensed Architect, California No C28653, with more than 8 years of experience in the planning, design and construction administration of building projects.

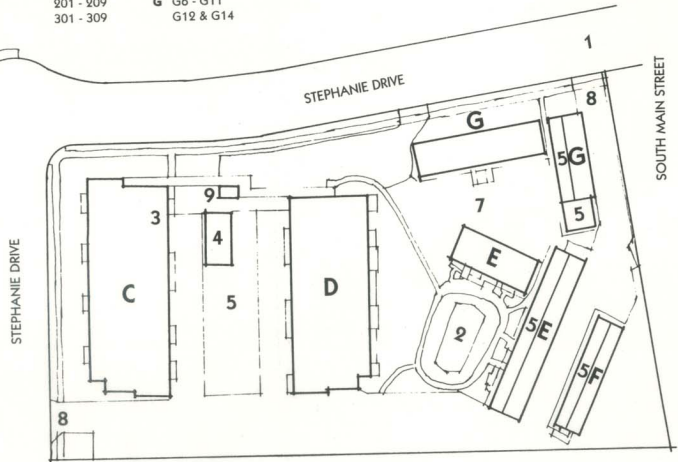


APARTMENT BUILDINGS

- | | |
|--|--|
| A 101 - 107
201 - 213
301 - 313 | D 101 - 106
201 - 211
301 - 311 |
| B 101 - 107
201 - 212
301 - 312 | E E1 - E6
E7 - E12 |
| C 101 - 104
201 - 209
301 - 309 | F F1 - F5 |
| | G G6 - G11
G12 & G14 |

GENERAL

- 1 Entrance from South Main Street
- 2 Swimming Pool
- 3 Office (Building C)
- 4 Shop
- 5 Carports
- 6 Open Parking
- 7 Lawns/Open Space
- 8 Entry from Stephanie Drive
- 9 Elevators



Not to Scale

LEGEND



AllWest

PROJECT NO.
23067.9 60/80

SITE PLAN

FIGURE 3

POINTE AT WESTLAKE

60 STEPHANIE DRIVE

SALINAS, CALIFORNIA

PREPARED BY: EDDIE VELA

DATE: 6/11/03



PHOTO 4: Patched T1-11 siding with old sheets exhibiting sun and moisture damage at south facades