



AEI Consultants

August 27, 2020

PROPERTY CONDITION REPORT - EQUITY

Property Information:

1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street
San Francisco, San Francisco County, California 94132

Project Information:

AEI Project No. 425780
Client Reference No.
Client Reference Name:

Prepared For:

CH Acquisitions 2, LLC
2200 Biscayne Boulevard
Miami, Florida 33137

Prepared By:

AEI Consultants
2500 Camino Diablo, Suite 100
Walnut Creek, California 94597-3940

Purpose:

Acquisition only

Environmental
Due Diligence

Building Assessments

Site Investigation
& Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Risk Management

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions



August 27, 2020

Pablo Almagro
CH Acquisitions 2, LLC
2200 Biscayne Boulevard
Miami, Florida 33137

Subject: Property Condition Report - Equity

1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street
San Francisco, California 94132
AEI Project No. 425780
Client Reference No.
Client Reference Name:

Dear Pablo Almagro:

AEI Consultants is pleased to provide the *Property Condition Report - Equity* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

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 me at (216) 577-8750 or dpeltz@aeiconsultants.com.

Sincerely,
DRAFT
Dan Peltz
Senior Business Development Manager
AEI Consultants

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-12
<u>3.1.1</u> Topography, Storm Water Drainage, and Retaining Walls	X	X		Repair		\$2,000	
<u>3.1.2</u> Site Access, Parking, Pavement		X		Refurbish		\$44,400	\$13,200
<u>3.1.3</u> Sidewalks, Curbing, Site Steps, and Ramps	X	X		Repair		\$11,500	
<u>3.1.4</u> Landscaping, Fencing, Signage, Site Lighting		X		Replace		\$12,000	
<u>3.1.5</u> Site Amenities		NA		None			
<u>3.1.6</u> Utilities	X			None			
<u>3.1.7</u> Other Site Structures		NA		None			
<u>3.2.1</u> Foundations	X	X		Assessment		\$3,000	
<u>3.2.2</u> Framing	X	X		Assessment		\$6,000	
<u>3.2.3</u> Cladding		X		Refurbish		\$32,500	\$30,000
<u>3.2.4</u> Roof Systems		X		Replace		\$322,300	
<u>3.2.5</u> Appurtenances		NA		None			
<u>3.2.6</u> Doors and Windows	X	X		Replace		\$12,500	
<u>3.2.7</u> Common Area Amenities		NA		None			
<u>3.2.8</u> Common Area Finishes		NA		None			
<u>3.3.1</u> Plumbing Systems and Domestic Hot Water		X		Replace	\$200	\$15,000	\$10,500
<u>3.3.2</u> Heating, Cooling, and Ventilation		X		Replace		\$141,000	
<u>3.3.3</u> Electrical Systems		X		Replace		\$11,000	
<u>3.3.4</u> Vertical Transportation		NA		None			
<u>3.3.5</u> Security		X		None			
<u>3.3.6</u> Fire Protection and Life Safety Systems		X		Replace		\$6,500	
<u>3.4.1</u> Down Units		NA		None			
<u>3.4.3</u> Tenant Unit Finishes		X	X	Refurbish		\$857,380	
<u>3.4.4</u> Tenant Kitchens and Bathrooms		X		See 3.4.3			
<u>3.4.5</u> Tenant Appliances		NA		None			
<u>4.1</u> Moisture and Microbial Growth	X			None			



Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-12
6.1 Building Code		NA		Address open violation			
6.2 Fire Code		NA		None			
6.4 Retro-Commissioning and Energy Benchmarking Compliance		NA		None			
7.0 Accessibility		X		See 3.4.4			
Totals					\$200	\$1,477,080	\$53,700

Summary	Today's Dollars	\$/SF
Immediate Repairs	\$200	\$0.01

Summary	Today's Dollars	\$/SF
Short Term Repairs	\$1,477,080	\$40.19

	Today's Dollars	\$/SF	\$/SF/Year
Replacement Reserves, today's dollars	\$53,700.00	\$1.46	\$0.12
Replacement Reserves, w/12, 2.5% escalation	\$62,657.48	\$1.70	\$0.14



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EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

AEI Consultants (AEI) was retained by CH Acquisitions 2, LLC on August 11, 2020 to conduct a Property Condition Assessment (PCA) and prepare this report for the property located at 1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street in San Francisco, California.

The subject property includes one rectangular shaped parcel located on the north side of 16th Street between Mission Street and Capp Street in a mixed commercial/residential area of San Francisco, San Francisco County, California. The southwest corner of property parcel is located directly next to an underground BART transit station. There is a parking lot on the northeast side of the parcel along Capp St. The subject property was developed with current improvements circa 1909 that includes two retail buildings with six retail units.

Building 1:

1979 Mission St- vacant unit: ground floor: 13,479 SF ground floor, 1,700 SF basement, and 3,493 SF mezzanine.

Building 2:

1985 Mission St- vacant unit: ground floor- 12,321 SF ground floor, 7,391 SF basement and 1,900 SF mezzanine.

2950 16th St- vacant unit: 942 SF ground floor

2960 16th St- Mission Hunan Restaurant: 1,507 SF ground floor and 1,507 SF mezzanine

2970 16th St- HWA Lei Market: 1,318 SF ground floor, 1,318 SF basement and 1,381 SF mezzanine

2978 16th St- vacant unit: 2,511 SF ground floor and 1,255 SF mezzanine

At the time of the site visit, there were four vacant retail spaces. It also appeared that several of HVAC systems for the vacant units were not operational.

There was no access to the basement area for 1979 Mission St. where all building utilities, electrical room and fire sprinkler controls are located. No key was available for basement area access door.

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

Item	Description
Property Type	Retail - Strip Center
Site Area	1.32 acres (Source = Assessor)
Number of Buildings	2
Year of Construction	1909 (Source = Assessor)
Year of Substantial Renovation	Not Applicable
Number of Floors	1
Number of Tenants	6
Ancillary Buildings	Not applicable



Item	Description
Gross Floor Area	Ground floor- 32,078 SF Mezzanine- 9,476 SF Basement- 10,409 SF Square foot from data Previous PCA report and on-site estimates
Net Rentable Floor Area	Ground floor- 32,078 SF Mezzanine- 9,476 SF Basement- 10,409 SF Square foot from data Previous PCA report and on-site estimates
Foundation Type	Shallow Foundation
Frame Construction	Masonry bearing walls, wood framing and some steel framing
Facade	Stucco
Roof Type	Low slope BUR
Parking Surface	Asphalt
Number of Parking Spaces	66
Number of ADA Parking Spaces	5
Heating Type	Roof top package units (RTUs) - gas and Furnace Unit
Cooling Type	Air-cooled chiller and RTUs
Hot Water Source	Individual gas-fired and electric, water heaters
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Galvanized and copper pipe
Elevator Type	None
Fire Protection Type	Partial coverage - 100% of Unit 1979 and basement area of Unit 2970
Flood Zone	Not mapped by FEMA
Seismic Zone	4
Wind Zone	I
Visibility From Street	Good

Photographs



1979 Mission St- west elevation



1979 Mission St- east elevation





185 Mission St / 2950, 2960, 2970, &2978
16th St- south elevation



185 Mission St / 2950, 2960, 2970, &2978
16th St- north elevation

OVERALL CONDITION OF THE PROPERTY AND RECOMMENDATIONS

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

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health and 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 costs for Immediate Repairs are provided in the Immediate Repair Cost Table.

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 costs for Capital Reserves are provided in a Capital Reserve Cost Schedule.

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. The opinion regarding RUL does not pertain to the Property's marketability.



1.0 INTRODUCTION

AEI Consultants (AEI) was retained by CH Acquisitions 2, LLC ("Client") to perform a Property Condition Assessment (PCA) for property located at 1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street in San Francisco, California (the "Property"). This PCA was performed in accordance with the Proposal between AEI Consultants and CH Acquisitions 2, LLC, authorized on August 11, 2020.

1.1 PURPOSE

The purpose of this PCA is to assist our client in understanding and assessing the condition of the Property and to make recommendations for the expected capital repair and replacement cost that the property may reasonably encounter during the projection period covered by this report. Assessments and recommendations are based upon a review of readily available public and private documents pertaining to the property as well as a walk-through survey of the site and buildings. 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 life-cycle cost and 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. According to the ASTM guidelines, a PCA is intended to reduce the risk regarding potential building systems 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 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. The property assessment and related report are intended to assist our client in the evaluation of the physical aspects of the subject property and how its condition may affect the soundness of their financial decisions over time.

This PCA follows the client scope, industry standards, and purpose and process outlined in the ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. Deviations or Limitations from the ASTM Guide are discussed in Section 1.3.

Assessment methodology and limitations encountered at the property are further discussed in Section 8 of this report.

AEI understands that the special purpose of this assessment is to assist the client in gaining understanding of the overall condition of the subject Property for the purposes of acquisition. As such, the assessments and recommendations within this report may be offered from a conservative vantage point in order to address the increased risk in assessing a property with limited availability to historical records.



Please note that AEI's original proposal included optional services to enhance the level of due diligence beyond the ASTM Standard's baseline level given your proposed acquisition position. CH Acquisitions 2, LLC chose to utilize the ASTM Standard's baseline and not engage additional subspecialty consultants for this assignment.

1.2 SCOPE OF WORK

The PCA 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.

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; and
- Prepare this Property Condition Report (PCR).

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 commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

- 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 DEVIATIONS FROM THE GUIDE

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

- Opinions of Costs for Capital Reserves are provided in the Capital Reserve Cost Schedule. Capital Reserves are intended to represent anticipated expenditures that are not classified as operation or maintenance expenses. These Capital Reserves are expressed on an annual basis over the evaluation period requested by the Client. Capital Reserves



may include costs for items expected to reach the end of their useful life span before the end of the evaluation period, as well as ongoing costs for incremental or phased component replacement during the evaluation 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 FIRM published by 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.
- AEI's cost threshold limitation for deficiency items is \$1,000, reduced from the ASTM E2018 Guide's \$3,000 threshold for reporting probable cost items for maintenance and repair. This lower threshold provides a more complete assessment for the client. Opinions of Costs that are individually less than this threshold amount of \$1,000 are generally not included in this PCA. However, costs regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

1.4 SITE VISIT INFORMATION

Date of Site Visit	August 20, 2020
Time of Site Visit	10 AM
Weather Conditions	65°F and Clear
Site Assessor	Steven Peck
Site Escorts	Angelica Santiago
Point of Contact	Daisy Torres



1.5 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.

Angelica Santiago, the on-site escort, appeared to be somewhat knowledgeable about the property's building systems, history of capital replacements and maintenance, and current conditions. AEI's questions regarding the property's building systems, history of capital replacements and maintenance, and current conditions were partially answered.

Contact Name, Title	Entity	Contact Phone	Information Source Provided
Angelica Santiago	Property Manager	Not provided	Conducted tour
Online search website	San Francisco Fire Department	https://sanfrancisco.buildingeye.com/fire	Received information related to fire department inspections
Online search website	San Francisco Building Department	https://dbiweb.sfgov.org/dbipts/	Received information related to building inspections
Online search website	San Francisco Planning Department	https://dbiweb.sfgov.org/dbipts/	Received information related to planning

1.6 DOCUMENTS REVIEWED

AEI submitted a Pre-Survey Questionnaire (PSQ) to Daisy Torres. The Pre-Survey Questionnaire is designed to provide AEI with historical maintenance information regarding the site, including any known specific damage and/or corrective action taken.

A completed PSQ was not returned to AEI. A blank PSQ is included in the Appendices.

AEI was not provided with relevant documents. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested, in a reasonable time to formulate an opinion and to complete this Report.

Pertinent information obtained from these materials has been reviewed and considered in the formation of opinions and recommendations discussed in the appropriate sections of this report.

1.7 RELIANCE

This assessment was conducted on behalf of and for the exclusive use of CH Acquisitions 2, LLC (Client) solely for use in a property 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 and their successors and assigns.



Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by CH Acquisitions 2, LLC on August 11, 2020. 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.

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2.0 OPINIONS OF COST

2.1 METHODOLOGY

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 PCA 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.

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 management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the Repair and Reserve Cost Tables. However, please note that this PCA does not constitute an in-depth budget analysis.

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.

Short term repairs are repairs 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 maintenance.

Based on observations of readily apparent conditions, an **Immediate & Short Term Repair Cost** list was developed addressing areas found to require replacement, repairs, or significant maintenance to help the Client evaluate the property.

Other items that are not immediate or short term, or are not driven by immediate repair needs are listed in the **Capital Reserve Schedule**. These items were observed by the assessor or based on comments by 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 and 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 Repair Cost 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 PCA 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, Short Term Repairs and Capital Reserves are summarized in the following tables:

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Immediate Repair and Short Term Costs

1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street
 San Francisco, California 94132
 August 27, 2020

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
3.1.1 Topography, Storm Water Drainage, and Retaining Walls							
Repair broken brick planter	1	Allow	\$2,000.00	100%	\$0	\$2,000	The brick planter at the north side entrance to 1985 Mission St has damaged/broken bricks
3.1.2 Site Access, Parking, Pavement							
Asphalt Pavement, Sectional Replacement/ Repairs	6,600	SF	\$3.00	100%	\$0	\$19,800	About 30% of the asphalt area is alligatored and should be replaced
Asphalt Pavement, Mill and Overlay	15,400	SF	\$1.50	100%	\$0	\$23,100	About 70% of the asphalt area needs asphalt overlay resurfacing
Concrete Pavement, Replace	1	Allow	\$1,500.00	100%	\$0	\$1,500	The parking lot entrance concrete apron surface should be repaired
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps							
Repair concrete step	1	Allow	\$1,500.00	100%	\$0	\$1,500	The concrete step on the east side of 1979 Mission St is cracked and should be repaired.
Concrete loading dock repairs	1	Allow	\$10,000.00	100%	\$0	\$10,000	The concrete loading dock on the east side of 1979 Mission St. is damaged in several areas and needs to be repaired.
3.1.4 Landscaping, Fencing, Signage, Site Lighting							
Fence. Replace (Chain link, 6' high)	400	LF	\$30.00	100%	\$0	\$12,000	AEI observed deteriorated chain link fencing around the parking lot. The fencing appears to be at or near the end of its EUL, and replacement is recommended.
3.2.1 Foundations							
Foundation spalling and hole in slab floor, Structural Assessment (1985 Mission St / 2950-2978 16th St)	1	Allow	\$3,000.00	100%	\$0	\$3,000	Investigate and provide plan to repair to concrete foundation ceiling and floor areas on the south side of 1985 Mission St. / 2950-2978 16th St. under the sidewalk
3.2.2 Framing							

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
Structural Assessment - 1979 Mission St	1	Allow	\$3,000.00	100%	\$0	\$3,000	Evidence of possible dry-rot water was observed in some areas of the wood floor area at 1985 Mission St. Inspect basement wood ceiling areas to determine if any structural damage has occurred and recommend any repairs.
Structural Assessment - 1985 Mission St / 2950-2978 16th St	1	Allow	\$3,000.00	100%	\$0	\$3,000	Evidence of previous water exposure was observed in some areas of the basement wood ceiling area at 1985 Mission St / 2950-2978 16th St. Inspect basement wood ceiling areas to determine if any structural damage has occurred and recommend any repairs.
3.2.3 Cladding							
Exterior walls, Repaint and Recaulk	15,000	SF	\$2.00	100%	\$0	\$30,000	Based on age and EUL
Exterior Walls, Repair	1	Allow	\$2,500.00	100%	\$0	\$2,500	AEI observed damaged stucco cladding areas and graffiti on some areas of the building
3.2.4 Roof Systems							
1979 Mission St Roof area-Modified Bitumen Roof, Replace	11,800	SF	\$10.00	100%	\$0	\$118,000	The roof has reached its EUL
1985 Mission St Roof area-Modified Bitumen Roof, Replace	4,700	SF	\$10.00	100%	\$0	\$47,000	The roof has reached its EUL and needs to be replaced
2950-2978 16th St roof area-Modified Bitumen Roof, Replace	14,800	SF	\$10.00	100%	\$0	\$148,000	The roof has reached its EUL
Roof Access Hatch, Replace	3	EA	\$500.00	100%	\$0	\$1,500	The roof hatches have reached their end of life
Roof Drainage Downspouts. Inspect & Replace	1	Allow	\$5,000.00	100%	\$0	\$5,000	Several of the roof downspouts have been disconnected from the underground leader pipes at the base of the building and need to be reconnected
Clean-up roof debris	1	Allow	\$1,000.00	100%	\$0	\$1,000	An excessive amount of glass bottle debris is located on the south roof area on 1979 Mission St and should be removed.
Skylights. Replace	3	EA	\$600.00	100%	\$0	\$1,800	Based on age and EUL
3.2.6 Doors and Windows							
Metal overhead doors. Replace (12 x 12)	4	Allow	\$2,750.00	100%	\$0	\$11,000	The roll-up doors have reach their "EOL and need to be replaced.
Broken windows, Replace	1	Allow	\$1,500.00	100%	\$0	\$1,500	AEI observed several windows at 2978 16th St were broken. According to the site escort, the windows were damaged during recent riots.
3.3.1 Plumbing Systems and Domestic Hot Water							

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
Galvanized Piping, Replace	6	Unit	\$2,500.00	100%	\$0	\$15,000	The galvanized piping has reached its EUL
Unit 2960 install water heater seismic straps	1	Allow	\$200.00	100%	\$200		Water heater seismic straps are missing
3.3.2 Heating, Cooling, and Ventilation							
Packaged rooftop unit, Replace	60	TON	\$2,200.00	100%	\$0	\$132,000	Based on estimated age and EUL
Air Handling Unit, Replace	1	Allow	\$9,000.00	100%	\$0	\$9,000	Based on estimated age and EUL
3.3.3 Electrical Systems							
1979 Mission St, IR Inspection	1	Allow	\$3,000.00	100%	\$0	\$3,000	There was information provided regarding prior IR inspection
Electrical systems, Assessment & Repairs (1985 Mission St / 2950-2978 16th St)	1	Allow	\$3,000.00	100%	\$0	\$3,000	Retain an an electrical system specialist to inspect/assess the 1985 Mission St / 2950-2978 16th St building service and components to determine if and what electrical upgrades/repairs are required.
Abandoned/non-functional equipment, Remove (1985 Mission St / 2950-2978 16th St)	1	Allow	\$5,000.00	100%	\$0	\$5,000	Remove all abandoned electrical and mechanical equipment in the basement area.
3.3.6 Fire Protection and Life Safety Systems							
Fire Sprinkler System, Inspect	2	Allow	\$1,500.00	100%	\$0	\$3,000	The fire sprinkler systems for 1979 Mission St and 2970 19th St should be tested/inspected.
Install spare fire sprinkler heads	2	Allow	\$500.00	100%	\$0	\$1,000	Spare fire sprinkler heads need to be installed at 1979 Mission St and 2970 19th St.
Fire Extinguishers, Install	1	Allow	\$1,000.00	100%	\$0	\$1,000	Service fire extinguishers need to be installed in all units
Fire sprinkler backflow device testing	2	Allow	\$750.00	100%	\$0	\$1,500	The fire sprinkler backflow devices need to be tested at 1979 Mission St and 2970 19th St.
3.4.3 Tenant Unit Finishes							
1979 Mission St- unit refurbishment	16,972	SF	\$20.00	100%	\$0	\$339,440	Refurbishment of 1975 Mission St is needed- 13,479 SF ground floor and 3,493 SF warehouse mezzanine.
1985 Mission St- unit refurbishment	14,221	SF	\$20.00	100%	\$0	\$284,420	Refurbishment 1985 Mission St is needed- 12,321 SF ground floor and 1,900 SF mezzanine office area.
2950 Mission St- unit refurbishment	942	SF	\$20.00	100%	\$0	\$18,840	Refurbishment 2950 16th St is needed- 942 SF ground floor
2960 Mission St- unit refurbishment	3,014	SF	\$20.00	100%	\$0	\$60,280	Refurbishment 2960 16th St is needed- 1,507 SF ground floor and 1,507 SF mezzanine
2970 Mission St- unit refurbishment	3,954	SF	\$20.00	100%	\$0	\$79,080	Refurbishment 2970 16th St is needed- 1,318 SF ground floor, 1,318 SF finished basement and 1,381 SF office mezzanine

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total	Comments
2978 Mission St- unit refurbishment	3,766	SF	\$20.00	100%	\$0	\$75,320	Refurbishment 2978 16th St is needed- 2,511 SF ground floor and 1,255 SF mezzanine
Total Repair Cost					\$200.00	\$1,477,080.00	

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Capital Reserve Schedule

1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street
 San Francisco, California 94132
 August 27, 2020

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Total Cost
3.1.2 SITE ACCESS, PARKING, PAVEMENT																					
Asphalt Pavement, Seal Coat and Restripe	5	5	0	22,000	SF	\$0.30	\$6,600	200%					\$6,600					\$6,600			\$13,200
3.2.3 CLADDING																					
Exterior walls, Repaint and Recaulk	7	7	0	15,000	SF	\$2.00	\$30,000	100%							\$30,000						\$30,000
3.3.1 PLUMBING SYSTEMS AND DOMESTIC HOT WATER																					
Water heater. Replace (Gas-fired, 75 gallon)	15	10	5	6	Allow	\$1,750.00	\$10,500	100%					\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750			\$10,500
Total (Uninflated)									\$0.00	\$0.00	\$0.00	\$0.00	\$8,350.00	\$1,750.00	\$31,750.00	\$1,750.00	\$1,750.00	\$8,350.00	\$0.00	\$0.00	\$53,700.00
Inflation Factor (2.5%)									1.0	1.025	1.051	1.077	1.104	1.131	1.16	1.189	1.218	1.249	1.28	1.312	
Total (inflated)									\$0.00	\$0.00	\$0.00	\$0.00	\$9,216.84	\$1,979.96	\$36,820.27	\$2,080.20	\$2,132.21	\$10,428.01	\$0.00	\$0.00	\$62,657.48
Evaluation Period:									12												
# of SFs:									36,756												
Reserve per SF per year (Uninflated)									\$0.12												
Reserve per SF per year (Inflated)									\$0.14												

2.2 RECENT, IN PROGRESS AND PLANNED CAPITAL IMPROVEMENTS

AEI provided a pre-survey questionnaire and conducted an interviews of persons listed in this report to help determine historic, current, and planned information about the property, especially concerning significant capital expenditures over \$3,000. A summary of disclosed or easily observable recent, current, or planned capital expenditures are briefly outlined below.

No significant, recent, current, or planned capital expenditures were observed or disclosed during our interviews and site visit.

2.3 INCURRED MAINTENANCE COSTS

According to property management personnel, based on the typical lease agreement, the interior components within each tenant space are to be maintained, repaired, or replaced by the tenant at the tenant's own expense. This responsibility also extends to any exterior mechanical, electrical, or plumbing equipment that services the tenant space, such as rooftop HVAC units and wall-mounted electrical equipment. The landlord is responsible for the maintenance or replacement costs of the building structure and envelope including the roof and exterior walls. The landlord is also responsible for any mechanical, electrical, or plumbing equipment that serves the entire building as well as for the parking lot.



3.0 SYSTEM DESCRIPTIONS AND OBSERVATIONS

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	Small walls constructed with masonry brick are used to create planting areas. The walls are relatively low and are primarily a decorative feature for the site	ST	Fair
Adjoining Properties	Roughly at similar elevation to the Property.	R&M	Good
Storm Water Collection System	Underground municipal drainage system	R&M	Good
Landscape Drainage System	Not applicable	NA	Not applicable
Pavement Drainage System	Storm water area drains	R&M	Good
Foundation Drainage System	Pavement abuts the perimeter of the foundation	R&M	Good

ASSESSMENT / RECOMMENDATION

Site topography is relatively level. Storm water from roofs is evacuated via drains and downspouts. Storm drains are located in the the parking.

AEI observed that one of the brick landscaping planter boxes was damaged with cracked bricks. It is recommended that the planter be repaired. An opinion of cost for this work is included in the Tables.

AEI did not observe unusual evidence of erosion or chronically-standing water. The storm water system appeared to provide adequate runoff capacity. Overall, property drainage appeared to be good and the drainage infrastructure components appeared to be in good condition. Also, there is no unusual evidence of storm water runoff from adjacent properties. The RUL of these features can be anticipated to exceed the projection period. Therefore, no costs have been included in the Tables.



Photographs



Bart Station Plaza next to south-west corner of property at Mission St and 16th St



Typical parking lot storm drain



Landscape planter #1



Landscape planter #2 with broken bricks

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Repair broken brick planter	-	-	-	Short Term	\$2,000
Total					\$2,000

3.1.2 SITE ACCESS, PARKING, PAVEMENT

Items	Description	Action	Condition
Asphalt Pavement Use and Location	Asphalt pavement is provided for on-site parking	ST/RR	Fair
Concrete Pavement Use and Location	Concrete pavement is provided for entrance aprons	ST	Fair
Other Pavement	Not applicable	NA	Not applicable
Seal Coating	Seal coating is worn and has a grayish appearance.	ST/RR	Fair
Striping	Striping for parking spaces is faded	ST/RR	Fair
Number of Parking Spaces	66	NA	Not applicable



Items	Description	Action	Condition
Number of ADA Spaces	5	NA	Not applicable
Site Access	Access to the property is provided by two(1) entrances from adjoining Capp St.	R&M	Good
Signalization at Site Access	None	NA	Not applicable
Easement or Alley Way	Not applicable	NA	Not applicable
Bollards	None	NA	Not applicable

ASSESSMENT / RECOMMENDATION

There is onsite asphalt pavement at drive lanes and parking areas. There is on-site concrete pavement at the entrance aprons and dumpster pads.

The age of the asphalt pavement was not reported, but was estimated to be about 20+ years old. AEI observed evidence of past repairs, such as patches, sections of replacement and crack seals throughout the parking and driveway areas.

AEI observed widespread asphalt pavement deficiencies including alligator cracking, cracks supporting weed growth, particularly at the south-east area of the parking lot. Pavement repairs are recommended. Due to the severity of the deficiencies it appears that partial full-depth replacement is warranted. An opinion of cost for this work is included in the Tables.

Although serviceable, the asphalt pavement appeared to be at the end of its useful life. AEI recommends budgeting for milling and overlay, with full depth replacement in areas of significant damage. An opinion of cost is included in the Tables.

AEI also recommends periodic crack-filling, seal coating and re-striping of the asphalt paving during the evaluation period. An opinion of cost for this work is included in the Tables.

AEI observed concrete pavement cracking and crumbling at the south end parking entrance drive east of the parking lot. Pavement repairs are recommended. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of pavement were observed or reported.



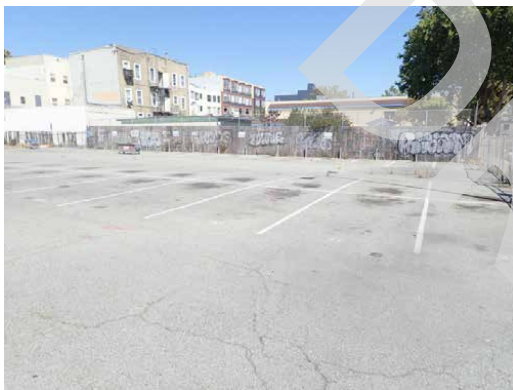
Photographs



Parking lot- south-east elevation



Parking lot- east elevation



Typical parking lot striping and seal coat



Typical handicap parking spaces



Handicap van accessible signage



Parking lot entrance apron





Gated driveway area- north-west side area along Mission



Cracked concrete apron



Alligatored asphalt



Alligatored asphalt



Typical asphalt cracking



Weeds in asphalt cracks

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Seal Coat and Restripe	5	5	0	5 10	\$6,600 \$6,600
Asphalt Pavement, Sectional Replacement/ Repairs	-	-	-	Short Term	\$19,800

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Mill and Overlay	-	-	-	Short Term	\$23,100
Concrete Pavement, Replace	-	-	-	Short Term	\$1,500
Total					\$57,600

3.1.3 SIDEWALKS, CURBING, SITE STEPS, AND RAMPS

Item	Description	Action	Condition
Sidewalk Material(s)	Concrete	R&M	Good
Locations of On-Site Sidewalks	Accesses front entrance and service entrances of each building from parking	R&M	Good
Sidewalks along adjacent public roadways	Along Mission St, 16th St, and Capp St. only, responsibility of municipality	R&M	Good
Curbs and Gutter	Concrete Curbs	R&M	Good
Wheel Stops	Not applicable	NA	Not applicable
Ramps	Not applicable	NA	Not applicable
Exterior Steps	Concrete steps are located along pedestrian walkways due to changes in topography.	ST	Fair
Handrails	Exterior stairs are protected by steel handrails	R&M	Good
Loading Docks Number, Type and Location	Four (4) loading docks on the north side of the building	ST	Fair

ASSESSMENT / RECOMMENDATION

Flatwork provides paved pedestrian access from the parking lot and public streets to the building's entrances.

The concrete flatwork, located around the perimeter of the Property, is on land owned by the municipality. Maintenance and replacement of the flatwork is the responsibility of the Property.

AEI observed damage to the concrete steps and the loading dock area on the east side of 1799 Mission St. It is recommended that concrete repairs be made. An opinion of cost for this work is included in the Tables.

No notable deficiencies or indications of deferred maintenance of sidewalks, curbing, site steps or ramps were observed or reported. The RULs of these features are expected to exceed the evaluation period.



Photographs



Public sidewalk area- east elevation along Capp St



Public sidewalk area- east elevation along Mission St



Public sidewalk area- east elevation along 16th St.



Sidewalk area to entrance to 1985 Mission St from Capp St.



Sidewalk area to entrance to 1985 Mission St along Mission St.



Loading dock area- 1985 Mission St





Warehouse area ramp 1985 Mission St.



Loading dock area with damaged concrete-
1979 Mission St



Damage concrete steps

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Repair concrete step	-	-	-	Short Term	\$1,500
Concrete loading dock repairs	-	-	-	Short Term	\$10,000
Total					\$11,500

3.1.4 LANDSCAPING, FENCING, SIGNAGE, SITE LIGHTING

Item	Description	Action	Condition
Landscaping	This urban site has limited landscaping- only a few trees along the public sidewalk on Mission St. Open areas are predominantly covered by hardscape and shrubs in small brink planters on the east side of 1985 Mission St.	R&M	Fair
Irrigation	Not applicable	NA	Not applicable
Perimeter Fencing	Chain link around parking lot area along Capp St	ST	Fair
Entry Gates	Access to this property is restricted by two (2) chain link gates	ST	Fair
Patio Fencing	Not applicable	NA	Not applicable



Item	Description	Action	Condition
Refuse Area Fencing	Chain link fencing	ST	Fair
Site/Building Lighting	Flood lights mounted on buildings	R&M	Good/Fair
Parking Area Lighting	Pole-mounted fixtures	R&M	Good/Fair
Photocell or Timer controls on Exterior Lighting	Unknown	NA	Not applicable
Signage	Building-mounted signs	R&M	Good/Fair
Water Features	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

Landscaping within the property is limited to two raised landscape planters at the rear parking lot. Landscaping within these planters consists of shrubs. These brick landscape planters are cracked and will need to be replaced- costs are included Section 3.1.1. City-owned trees are located along Mission Street. Other planting material is provided around the BART station but it is maintained by the City of San Francisco.

There appears to be no underground irrigation system in place.

Lighting was observed to be in overall good to fair condition. The quantity, location, and general intensity of the fixtures and lamps are considered to be generally adequate for the property. No problems or concerns were observed or reported. Although not observed after dark, lighting appears adequate. The remaining useful life of the exterior lighting is expected to exceed the evaluation period.

AEI observed deteriorated chain link fencing around the parking lot. The fencing appears to be at or near the end of its EUL, and replacement is recommended. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of landscaping, signage, exterior lighting systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.



Photographs



Landscaped area at east side entrance to 1985 Mission St Sidewalk area to entrance to 1985 Mission St from Capp St.



Landscaped area at east side



Typical building signage



Dumpster storage area north-east side of 1979 Mission St.



Dumpster storage area east side of 1985 Mission St.



Parking lot chain link fence



Parking lot chain link fence



Typical parking lot pole mounted lighting



Typical building mounted lighting



Soffit mounter lighting

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fence. Replace (Chain link, 6' high)	20	20	0	Short Term	\$12,000
Total					\$12,000

3.1.5 SITE AMENITIES

ASSESSMENT / RECOMMENDATION

The property does not include notable exterior amenities.

3.1.6 UTILITIES

According to the ASTM guidelines, visual inspection and comments on municipal, underground services lines are outside of the scope of our property assessment.

Utility Provider	Provider
Natural Gas	PG&E
Electricity	PG&E
Potable Water	SFPUC



Utility Provider	Provider
Sanitary Sewerage	SFPUC
Storm Sewer	Municipal

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
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	NA	Not applicable
Waste Water Treatment System	Municipal waste water treatment facility.	R&M	Good
Domestic Water Wells	Not applicable	NA	Not applicable
Irrigation Wells	Not applicable	NA	Not applicable
Emergency Generator	Not applicable	NA	Not applicable
Transformers	Utility owned underground mounted transformers	R&M	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of utilities were observed or reported. The RUL of these features is expected to exceed the evaluation period.

Photographs



Underground mounted transformer



Water meter



Gas meter

3.1.7 OTHER SITE STRUCTURES

ASSESSMENT / RECOMMENDATION

The Property does not include garages or other notable ancillary structures, such as carports, maintenance sheds, porte cocheres or landscaping structures.

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 below.

Item	Description	Action	Condition
Foundation Type	Shallow Foundation	ST	Good/Fair
Foundation Walls	Concrete stem walls in basement areas	R&M	Good
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Pavement abuts the perimeter of the foundation	R&M	Good
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	R&M	Good

Basements and Cellars

Item	Description	Action	Condition
Full / Partial Basement/ Cellar	1979 Mission St- 13% partial basement area and 87% concrete slab 1st floor area. 1985 Mission St / 2950-2978 16th St- 47% partial basement area and 53% concrete slab 1st floor area.	R&M	Good
Finished Basement/ Cellar	Finished basement area only in Unit 2970	R&M	Good
Walk-out Basement	Not applicable	NA	Not applicable
Garage in Basement / Cellar	Not applicable	NA	Not applicable



ASSESSMENT / RECOMMENDATION

Although requested, building plans showing the structural system of the building were not provided. The below grade substructural components were not visible. The top of the concrete slabs was observable in the basement areas and loading dock areas of the buildings.

AEI observed that in the south side basement area of 1985 Mission St / 2950-2978 16th St a portion of the concrete ceiling area was shored up with wood support columns. Also, spading of the concrete ceiling was observed in the area of the wood supports. There was a small hole in the concrete slab. AEI recommends the area on the south side of 1985 Mission St. / 2950-2978 16th St. be repaired. The initial step to conduct repairs is typically further evaluation by a registered Professional Engineer with specific expertise in geotechnical issues, structural design, and construction to develop remedial recommendations. An opinion of cost to retain an engineer is included in the Tables. An opinion of cost to conduct the remedial action should be developed as part of the engineering evaluation.

AEI observed standing water in the 1985 Mission St. / 2950-2978 16th southwest basement area. Several sump pump units were also observed in the basement area. It is recommended that all sump pumps be serviced annual. This work can be handled under general building maintenance activities.

No access was to provided to the basement area of the 1979 Mission St building. A previous PCA report stated that was a small basement area with a concrete foundation and a concrete slab for the remaindered of the building.

No other notable deficiencies or indications of deferred maintenance of foundations were observed or reported.

Photographs



Concrete slab foundation in 1985 Mission St at loading dock area



Basement Area-concrete slab foundation with concrete sidewalls at 1985 Mission St / 2950-2978 16th St





Wood shoring in basement area of 1985 Mission St / 2950-2978 16th St



1985 Mission St / 2950-2978 16th St foundation damage to concrete ceiling area



1985 Mission St / 2950-2978 16th St basement area-damaged concrete slab floor



1985 Mission St / 2950-2978 16th St foundationsump pump



Concrete slab foundation in 1979 Mission St.



Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Foundation spalling and hole in slab floor, Structural Assessment (1985 Mission St / 2950-2978 16th St)	-	-	-	Short Term	\$3,000
Total					\$3,000

3.2.2 FRAMING

Although requested, building plans showing the structural systems was not provided for our review.

Visual access to the structural elements of the building was limited due to hidden conditions. The superstructure was exposed in some locations, specifically basement ceiling area and mezzanine roof areas, allowing for limited observation. Other structural elements were concealed by interior finishes and exterior finishes. Therefore, based on our review of the available documents and our limited site observations, the building appears to be constructed as noted in table below.

Item	Description	Action	Condition
Roof Design	Low-slope with no attic space	R&M	Good/Fair
Roof Framing	Wood rafters	R&M	Good/Fair
Roof Deck or Sheathing	Plywood decking	R&M	Good/Fair
Fire Retardant Treated (FRT) Plywood	FRT plywood was not observed.	NA	Not applicable
Wall Structure	Masonry bearing walls, wood framing and some steel framing	R&M	Good/Fair
Secondary Framing Members	Wood floor structures	ST	Fair
Mezzanine Structure and Use	Wood framed mezzanine areas were observed in Units 1979, 1985, 2960, 2970nd 2978	R&M	Good
Interior Stair Structures and Locations	Wood framed mezzanine stairs were observed in Units 1979, 1985, 2960, 2970nd 2978	R&M	Good/Fair

ASSESSMENT / RECOMMENDATION

Walls and floors appeared to be plumb, level, and stable. There were no significant signs of deflection or movement. Based on our observations and interviews, the superstructure appeared to be generally appropriate for the architectural style, height, and occupancy of the building, and was judged to be in overall good condition.

AEI observed evidence of possible dry-rot water in some areas of the wood floor area in 1985 Mission St. AEI also observed evidence of previous water exposure in some areas of the basement wood ceiling area at 1985 Mission St / 2950-2978 16th St. Inspection of all basement areas to determine if any structural damage has occurred is recommended. The initial step to conduct repairs is typically further evaluation by a registered Professional Engineer with specific



expertise in structural design and construction to develop remedial recommendations. An Opinion of Cost to retain an engineer is included in the Tables. An opinion of cost to conduct the remedial action should be developed as part of the recommended engineering evaluation.

No other notable deficiencies or indications of deferred maintenance of framing were observed or reported.

Photographs



1979 Mission St Framing



1979 Mission St wood roof Framing



1985 Mission St / 2950-2978 16th St wood and brick framing



1985 Mission St / 2950-2978 16th St- Steel and wood framing Unit 2978





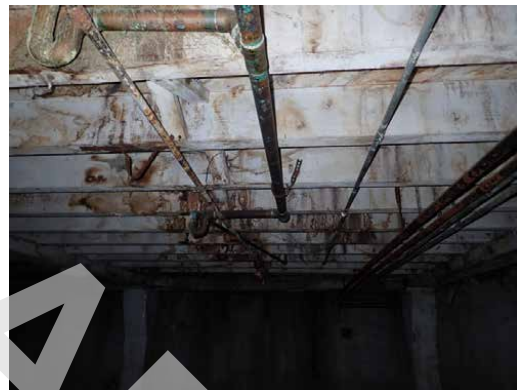
1979 Mission St- appears to be dry-rot damaged to wood flooring



1985 Mission St / 2950-2978 16th St wood column support in basement area



1985 Mission St / 2950-2978 16th St framing



1985 Mission St / 2950-2978 16th St wood framing with evidence of water exposure

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Structural Assessment - 1979 Mission St	-	-	-	Short Term	\$3,000
Structural Assessment - 1985 Mission St / 2950-2978 16th St	-	-	-	Short Term	\$3,000
Total					\$6,000

3.2.3 CLADDING

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Stucco over brick and wood framing	ST	Good/Fair
Secondary / Accent Exterior Wall Finishes	Not applicable	NA	Not applicable
Trim Finishes	Not applicable	NA	Not applicable
Soffits/Eaves	Concealed	R&M	Good



Item	Description	Action	Condition
Prominent Exterior Architectural Style	Very low level of details	R&M	Good
Sealants	Sealants are used at control joint locations of dissimilar materials as well as at windows and doors.	ST/RR	Fair
Painting	Last painted over 10 years ago- estimated	ST/RR	Fair

ASSESSMENT / RECOMMENDATION

AEI observed damaged stucco cladding areas and graffiti on some areas of the building. Repair of the damage is recommended. An opinion of cost for this work is included in the Tables.

Based on the condition and estimated RUL of exterior paint, repainting is recommended during the evaluation period. Replacement of sealant is assumed to be performed as part of exterior painting. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of cladding systems were observed or reported.

Photographs



Typical stucco of brick



Typical stucco of wood framing



Typical graffiti mural along Mission St



Typical graffiti mural along 16th St.





Roof area graffiti mural



Typical graffiti along 16th St



Typical graffiti along Capp St



Damaged stucco over wood north side of 1985 Mission St.

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior walls, Repaint and Recaulk	7	7	0	Short Term	\$30,000
				7	\$30,000
Exterior Walls, Repair	-	-	-	Short Term	\$2,500
Total					\$62,500

3.2.4 ROOF SYSTEMS

The report contents are based on our limited site observations and research. This report does not constitute a full and comprehensive roof survey, and it is not to be interpreted to mean that roof leaks or defective roofing materials are not currently present. AEI recommends retaining a roofing consultant if a comprehensive report on the condition of the system is desired.

Roof Construction							
Roof ID	Construction Type	Approx. Area	Est. Age	RUL	Warranty	Action	Condition
1979 Roof Area	Low slope with Built-up roof (BUR)	11,800 SF	29 years	0-1 year	unknown	ST	Fair



Roof Construction							
Roof ID	Construction Type	Approx. Area	Est. Age	RUL	Warranty	Action	Condition
1985 Roof Area	Coated low slope with Built-up roof (BUR) covered by Modified Bitumen cap sheet	4,700	29 years	0-1 year	unknown	ST	Fair
2950-2978 Roof Area	Coated low slope with Built-up roof (BUR) covered by Modified Bitumen cap sheet	14,800	29 years	0-1 year	unknown	ST	Fair

Roof Drainage, Parapets and Flashings							
Roof ID	Drainage	Flashing	Insulation	Coping (parapet)	Skylights	Action	Condition
1979 Roof Area	Internal drains	Membrane extends onto vertical protrusions	Fiberglass batts	Aluminum	Not applicable	R&M	Fair
1985 Roof Area	Internal drains	Membrane extends onto vertical protrusions	Not applicable	Aluminum	Not applicable	R&M	Fair
2950-2978 Roof Area	Internal drains	Membrane extends onto vertical protrusions	Fiberglass batts	Aluminum	Custom, domed skylights	R&M	Fair

Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Plumbing Vents	Cast Iron	R&M	Good
Air Exhausts	Fan exhausts over bathrooms and kitchens	ST	Fair
Roof Hatches	One per roof area- 1979, 1985 and 2950-2978 roof areas (3 total)	ST	Fair
Railings around Roof Hatch	None	NA	Not applicable
Skylights	Skylights on 2950-2978 roof area	ST	Fair
HVAC Equipment	Curb-mounted RTUs on all roofs	R&M	Good/Fair
Emergency Generators	Not Applicable	NA	Not applicable
Screens	Not Applicable	NA	Not applicable
Refrigeration Equipment	Tenant-owned equipment on grocery store roof	NA	Not applicable
Antennae	Not Applicable	NA	Not applicable



Roof Penetrations and Appurtenances			
Item	Description	Action	Condition
Bulkheads	Not Applicable	NA	Not applicable
Solar Equipment	Not Applicable	NA	Not applicable
Tenant-owned Process Equipment	Not Applicable	NA	Not applicable
Other	Not Applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

Roof ages were estimated to be 29 years old based on roof permit records.

Based on the condition and estimated RUL of these type of roofing, replacement should be budgeted during the evaluation period. An opinion of cost for this work is included in the Tables.

Based on the condition and estimated RUL of skylights (3 skylight), replacement should be budgeted during the evaluation period. An opinion of cost for this work is included in the Tables.

Based on the condition and estimated RUL of roof hatch units (3 units), replacement should be budgeted during the evaluation period. An opinion of cost for this work is included in the Tables.

AEI observed that some to the downspout pipe were no longer connected to the leader pipes at ground level. It is recommended that all downspout be reconnect to all leader pipes. An opinion of cost for this work is included in the Tables.

AEI observed an extensive amount of glass bottle debris on the south side roof area of 1979 Mission St. It is recommended that all roof debris removed from all roof areas. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of roofing systems were observed or reported.

Should any warranties exist, copies should be obtained and reviewed as part of good management practices. Should the Property ownership be transferred, any existing roof warranty should be re-assigned to the new building owner. Warranties should not be relied upon without close examination of the language of the document, research into the issuing company, and historic information concerning installation and maintenance.



Photographs



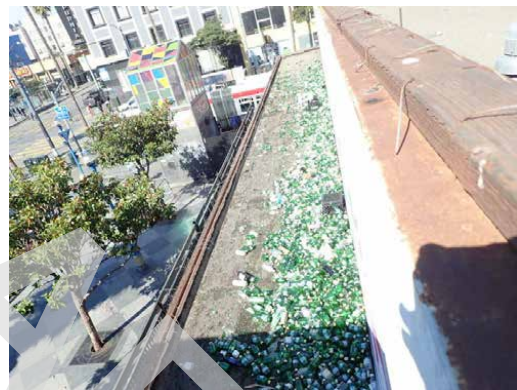
1979 Mission St BUR roof



1979 Mission St BUR roof



1979 Mission St roof hatch



1979 Mission St roof with glass bottle debris



1985 Mission St modified bitumen cap sheet roof



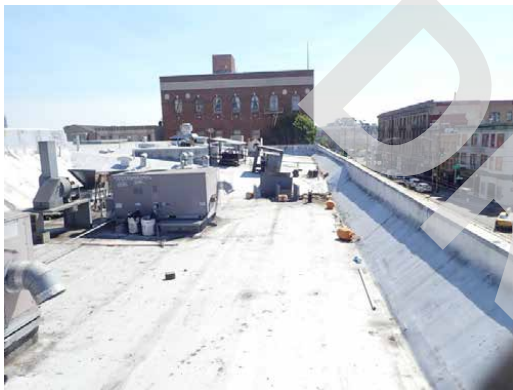
1985 Mission St roof drain



1985 Mission St modified bitumen cap sheet roof



1985 Mission St roof parapet



2950-2978 16th St St modified bitumen cap sheet roof



2950-2978 16th St St roof drain



2950-2978 16th St St modified bitumen cap sheet roof



1979 Mission St roof downspout





Typical roof downspout



Disconnect drain boot



Disconnected downspout



2950-2978 16th St St roof skylight



2950-2978 16th St St roof skylight

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
1979 Mission St Roof area- Modified Bitumen Roof, Replace	-	-	-	Short Term	\$118,000

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
1985 Mission St Roof area-Modified Bitumen Roof, Replace	-	-	-	Short Term	\$47,000
2950-2978 16th St roof area-Modified Bitumen Roof, Replace	-	-	-	Short Term	\$148,000
Roof Access Hatch, Replace	-	-	-	Short Term	\$1,500
Roof Drainage Downspouts. Inspect & Replace	-	-	-	Short Term	\$5,000
Clean-up roof debris	-	-	-	Short Term	\$1,000
Skylights. Replace	-	-	-	Short Term	\$1,800
Total					\$322,300

3.2.5 APPURTENANCES

ASSESSMENT / RECOMMENDATION

No notable architectural appurtenances are provided at the property.

3.2.6 DOORS AND WINDOWS

Item	Description	Action	Condition
Primary Window Type	Aluminum-framed storefront systems	R&M	Good/Fair
Primary Window Frame	Aluminum frame	R&M	Good
Primary Window Panes	Single pane	ST/RR	Good/Fair
Older Window Type, Location and Approximate Number	Older steel-framed windows, single pane in Unit 1985	R&M	Fair
Main Doors	Aluminum storefront entrance doors	R&M	Good
Service Doors	Steel clad insulated door	R&M	Good
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Roll-up, commercial grade doors at loading docks	ST	Fair
Recent Door Replacements	Not Applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

According to the POC, the Property does not experience a significant number of complaints regarding window leaks or window condensation. There was no evidence of window leaks or condensation.

Based on the age and condition, the roll-up doors are nearing the end of their EUL. Replacement of windows is recommended. An opinion of cost for this work is included in the Tables.



AEI observed several windows at 2978 16th St were broken. According to the site escort, the windows were damaged during recent riots. Replacement of broken windows is recommended. An estimated cost is allocated in the Tables.

No other notable deficiencies or indications of deferred maintenance of door and window systems were observed or reported. The RULs of these features are expected to exceed the evaluation period.

Photographs



1985 Mission St- east side entrce door



1979 Mission St- storefront windows



2970 16th St storefront windows and doors-
2970-2972 16th St.



2960 16th St storefront windows and doors-
2960 16ht St.





2978 16th St- broken windows



2950 16th St entrance door



Loading dock area- 1985 Mission St



Loading dock area- 1979 Mission St

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Metal overhead doors. Replace (12 x 12)	-	-	-	Short Term	\$11,000
Broken windows, Replace	-	-	-	Short Term	\$1,500
Total					\$12,500

3.2.7 COMMON AREA AMENITIES

ASSESSMENT / RECOMMENDATION

The property does not have common area amenities.

3.2.8 COMMON AREA FINISHES

ASSESSMENT / RECOMMENDATION

The property does not have interior common areas. Each tenant space is accessed directly from the exterior.



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 and copper pipe	R&M	Good
Water Meters	One for each building, located in sidewalk underground vaults- west and south sidewalk areas	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported	NA	Not applicable
Galvanized Water Piping	Galvanized piping was observed	ST	Fair
Sanitary Waste and Vent	Cast iron pipe	R&M	Good
Sewage Ejector Pump in Building	Not applicable	NA	Not applicable
Reclaimed Water Service	Not applicable	NA	Not applicable
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Individual gas-fired and electric, water heaters with 10 to 30-gallon capacity.	RR	Good/Fair
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable
Domestic Hot Water Storage Tanks	Not applicable	NA	Not applicable
Water Softening / Treatment	Not applicable	NA	Not applicable
Natural Gas / Propane Distribution Piping	Black pipe	R&M	Good
Natural Gas Meters	One gas meter for each unit. Gas meters appear to be located in sidewalk area round building	R&M	Good

Equipment List Plumbing

Equipment ID / Area Served	Type	Model No.	Serial No.	Capacity	Manufacture Date	Action
Unit 1979	Electric water heater	AO Smith-model unknown	unknown	10 gallons-estimated	2010-estimated	Replace
Unit 1979	Gas water heater	unknown	unknown	30-estimated	2010-estimated	Replace
Unit 2950	Gas water heater	AO Smith GCNH-30	1421T474799	30 gallons	5/2014	Replace
Unit 2960	Gas water heater	Rheem PRO-G75	M031528112	75	1/2016	Replace
Unit 2970	Gas water heater	unknown	unknown	75-estimated	2010-estimated	Replace



Equipment ID / Area Served	Type	Model No.	Serial No.	Capacity	Manufacture Date	Action
Unit 2978	Water heater has been removed	N/A	N/A	N/A	N/A	N/A

ASSESSMENT / RECOMMENDATION

The domestic water plumbing systems and sewer systems appeared to be good to fair condition. According to site contact, the water pressure is adequate.

Domestic hot water is provided via individual gas and electric water heaters within each tenant unit. Based on the EUL of water heaters, replacement during the evaluation period is anticipated. An opinion of cost is included in the Tables.

AEI observed that the water heater in Unit 2960 was missing seismic straps. It is recommended that seismic straps installed. An opinion of cost is included in the Immediate Repairs Table.

AEI observed copper and galvanized supply piping in the observed at the ground and basement level to be copper and galvanized pipe. No chronic issues with plumbing leaks was reported.

Typically, recommendations for galvanized piping of this era are based on factors including condition, and performance. Where no such issues are present, recommendations often include monitoring or budgeting for future replacement. Where issues of failure have occurred, recommendations are guided by the frequency and extent of the conditions. An occasional repair over extended periods of time generally invites recommendations of monitoring or further inspection; while a history of periodic or chronic repairs generally results in more conservative recommendations. While it appears that piping changes have been made in the commercial kitchen areas and restroom areas, the extent of the piping modifications is not fully understood. AEI recommends that any remaining galvanized domestic supply piping be replaced. An opinion of cost is included in the Immediate Repairs Table.

Photographs



Typical electric water heater



Typical gas water heater





Copper piping



Galvanized piping



Unit 1960 water heater missing seismic straps

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Galvanized Piping, Replace	-	-	-	Short Term	\$15,000
Water heater. Replace (Gas-fired, 75 gallon)	15	10	5	5	\$1,750
				6	\$1,750
				7	\$1,750
				8	\$1,750
				9	\$1,750
				10	\$1,750
Unit 2960 install water heater seismic straps	-	-	0	Immediate	\$200
Total					\$25,700



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.

Overview

Item	Description	Action	Condition
Primary Ambient Air Cooling System	Air-cooled chiller and RTUs	ST	Fair/Poor
Primary Heating System	Roof top package units (RTUs) - gas and Furnace Unit	ST	Fair/Poor
Energy Management System (EMS)	Not Applicable	NA	Not applicable
Supplemental Systems	Not applicable	NA	Not applicable
Areas not provided with Heating or Cooling	Unfinished basement areas	R&M	Good
Primary HVAC Maintenance	Tenant Responsibility	R&M	Good

Individual HVAC Units

Item	Description	Action	Condition
Areas served by Package Units	Tenant Spaces 1979, 1985 and 2978 are served by packaged units	ST	Fair/Poor
Areas served by Split systems	Not Applicable	NA	Not applicable
Areas served by PTACs	Not Applicable	NA	Not applicable
Areas served by VTACs	Not Applicable	NA	Not applicable
Areas served by Mini-Split Systems	Not Applicable	NA	Not applicable
Areas served by Through-Window or Through-Wall Units	Not Applicable	NA	Not applicable
Computer Room Air Conditioning (CRAC)	Not Applicable	NA	Not applicable
Other Individual HVAC Units	Not Applicable	NA	Not applicable
Controls	Local thermostats	R&M	Fair
Distribution	Metal ductwork to registers	R&M	Fair
Warranties	Not provided	NA	Not applicable



Ventilation

Item	Description	Action	Condition
Common Area Corridor Ventilation / Make-up Air	Not Applicable	NA	Not applicable
Stair Tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Fair
Passive Ventilation	Not Applicable	NA	Not applicable
Indoor Pool Area Ventilation	Not Applicable	NA	Not applicable
Humidifier	Not Applicable	NA	Not applicable
Other Ventilation	Not Applicable	NA	Not applicable

Equipment List

Equipment ID / Area Served	Type	Model No.	Serial No.	Capacity	Manufacture Date	Action
Unit 1979	Air cooled chiller	Carrier 38AZ-028-530	Unknown	25 ton	1990-estimated	Replace
Unit 1979	Air handler unit with furnace	RHVAE500	Unknown	N/A	1990-estimated	Replace
Unit 1985	RTU	Carrier model unknown	Unknown	20 tons-estimated	1990-estimated	Replace
Unit 2950	Gas space heater	Unknown	Unknown	N/A	1995-estimated	R&M
Unit 2978	RTU	Carrier 48TMD008	1003G30624	7.5 tons	3/2003	Replace
Unit 2978	RTU	Carrier 48TMD008	1003G30623	7.5 ton	3/2003	Replace

ASSESSMENT / RECOMMENDATION

Tenant Spaces 1979, 1985 and 2978 are served by packaged units. Tenant space 2950 is served by a gas space heater unit. Tenants units 2960 and 2970 do not appear to have any heating or cooling systems in place.

AEI observed that the HVAC units for tenant space 1979 appeared to be no longer operational and should be replaced. All other HVAC units observed have reached their EUL and should be replaced. An opinion of cost for this work is included in the Tables.

Older (typically older than 2010 manufacture date) package, split system, and PTAC HVAC units use R-22 refrigerant. The newer models use R-410A. Because R-22 is a greenhouse gas that is believed to contribute to the depletion of the Earth’s ozone layer, after 2020, R-22 will not be manufactured or imported; only recovered, recycled, or reclaimed supplies of R-22 will be available. This is in accordance with the U.S. Clean Air Act and the Montreal Protocol on Substances that Deplete the Ozone Layer. R-22-charged split systems are not compatible with R-410 refrigerant; using the wrong refrigerant can result in failure.



Tenant owned roof mounted equipment HVAC equipment (cooking hood fans, swap cooler units, ventilation fans, and freezer and refrigerator system condenser units) was observed over tenant units 2960 and 2970.

No other notable deficiencies or indications of deferred maintenance of HVAC systems were observed or reported.

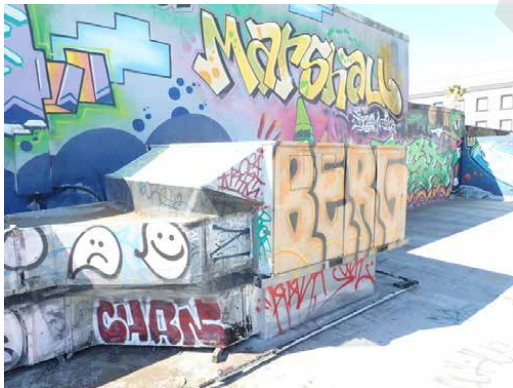
Photographs



1979 Mission St- condenser unit



1979 Mission St- air handler with furnace



1985 Mission St- RTU



2950-2978 16th St- RTY





2950-2978 16th St- tenant owned fan equipment



2950-2978 16th St- tenant owned refrigeration condenser unit



2950-2978 16th St- tenant owned fan unit



2950-2978 16th St- tenant owner cooking hood fan

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Packaged rooftop unit, Replace	15	15	0	Short Term	\$132,000
Air Handling Unit, Replace	30	30	0	Short Term	\$9,000
Total					\$141,000

3.3.3 ELECTRICAL SYSTEMS

Electrical Systems			
Item	Description	Action	Condition
Service Type	Underground lines to pad-mounted transformers	R&M	Good
Building Service	1979 Mission St: 800-Amp, 277/480-Volt / 120/208-Volt, 3-phase, 4 wire 1985 Mission St and 2950-2978 16th St: 200-100 Amp, 120/208-Volt, 1-phase, 3 wire	R&M	Good
Back-up Service Feeder / Redundancy	Not Applicable	NA	Not applicable



Electrical Systems			
Item	Description	Action	Condition
Electrical Meters	1979 Mission St.: one (1) electrical meters located in basement 1985 Mission St. and 2950-2978 16th St: eight (8) electrical meters located in basement area	R&M	Good
Typical Tenant Service Amperage	400-100 Ampere breaker panels	R&M	Good
Panel Manufacturer(s)	GE and Siemens electric panels	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Not observed	IM	Fair
Date of Most Recent Thermography Infrared (IR) Test	None	ST	Not applicable

ASSESSMENT / RECOMMENDATION

Access was not provided to the electrical room for 1979 Mission St. Based on information from a previous 2013 PCA report, it is assumed that the electrical systems for the Property, including switchboards, panel boards, lighting and wiring systems are in good condition and adequately sized for the intended use of the facilities. According to the previous report, a new electrical switch board was installed in 1988.

There was no evidence that a thermography infrared (IR) assessment of this electrical system has ever been performed. Infrared electrical inspections find hot spots caused by defects in connections and components. Infrared thermography is used to find areas of excess heat (caused by increased resistance) so that problems can be corrected before a component fails. If an electrical component fails, it may cause damage to the component, creating safety hazards and productivity loss. These assessments should be conducted about every three years as preventative maintenance. Based on date of most recent IR testing, AEI recommends that IR testing should be performed and any deficiencies corrected. An Opinion of Cost is included in the Tables.

AEI did have access to the electrical room at 1985 Mission St / 2950-2978 16th St. Eight electrical meters were observed in this building and appeared to still be active circuits. Ground Fault Circuit Interrupter (GFCI) receptacles were not observed in any of the tenant units. There is a lot of old abandoned electrical equipment (main switch board, old electrical conduit, exposed wiring, fuses, motor, freezer equipment, electric motors, etc.) some dating back to about 100 years ago. Most of main switches for the tenant units are over 50 years (estimated) and some of these panels were rusted. It is recommended all the old abandoned electrical equipment (main switch board, old electrical conduit, exposed wiring, fuses, electric motors, etc.)



be removed from the building. It is also recommended that all electrical systems be inspected to determine what repairs and upgrades are needed. An Opinion of Cost is included in the Tables. Note that additional costs are anticipated based of the results for the electrical system inspection.

No other notable deficiencies or indications of deferred maintenance of electrical systems were observed or reported.

Photographs



Typical electrical panel



Typical electrical panel



1985 Mission St / 2950-2978 16th St- old electrical switch equipment



1985 Mission St / 2950-2978 16th St- old electrical equipment





1985 Mission St / 2950-2978 16th St
Electrical conduit bundle



1985 Mission St / 2950-2978 16th St- rusty
electrical panel



1985 Mission St / 2950-2978 16th St- typical
main switches



1985 Mission St / 2950-2978 16th St Exposed
wires



1985 Mission St / 2950-2978 16th St- no GFCI
outlet

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
1979 Mission St, IR Inspection	-	-	-	Short Term	\$3,000
Electrical systems, Assessment & Repairs (1985 Mission St / 2950-2978 16th St)	-	-	-	Short Term	\$3,000
Abandoned/non-functional equipment, Remove (1985 Mission St / 2950-2978 16th St)	-	-	-	Short Term	\$5,000
Total					\$11,000

3.3.4 VERTICAL TRANSPORTATION

ASSESSMENT / RECOMMENDATION

AEI observed an old non-functional hydraulic lift in the basement area of Unit 1985. It is recommended that the non-lift equipment be removed. The cost for this work is included in Section 3.3.3

Photographs



Unit 1985- abandoned hydraulic lift

3.3.5 SECURITY

Item	Description	Action	Condition
Buzzer or Intercom	Not applicable	NA	Not applicable
Security Alarm Systems	Not applicable	NA	Not applicable
Unit Door Hardware	Standard door hardware with deadbolt lock at units	R&M	Good/Fair
Camera System	Not applicable	NA	Not applicable
Other	Not Applicable	NA	Not applicable



ASSESSMENT / RECOMMENDATION

No notable deficiencies or indications of deferred maintenance of security systems were observed or reported.

Evaluation and recommendations of the security system are beyond the scope of work of this PCA as per ASTM.

3.3.6 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Fire Safety Equipment

Item	Description	Action	Condition
Fire Suppression Systems	Partial coverage - 100% of Unit 1979 and basement area of Unit 2970	R&M	Good
Fire Extinguishers	Fire Extinguishers only observed in Unit 2960 16th St. No fire extinguishers observed in vacant Units 1979, 1985, 2950, 2978 or occupied Unit 2970	IM	Fair
Fire Extinguisher Inspection Date	7/2020	R&M	Good
Carbon Monoxide Detectors	Not applicable	NA	Not applicable
Other Equipment and Devices	Illuminated exit signs and Battery back up light fixtures in Unit 1979	R&M	Good
Special Systems	Wet chemical extinguishing system located above cooking area in Unit 2960	R&M	Good
Fire Alarms	Not applicable	NA	Not applicable
Age of Fire Alarm Panel	Not applicable	NA	Not applicable
Fire Alarm Inspection Date	Not applicable	NA	Not applicable
Fire Alarm Inspection Entity	Not applicable	NA	Not applicable
Fire Alarm Off-Site Communication Entity	Not applicable	NA	Not applicable
Fire Hydrants	Located along adjacent public streets	R&M	Good
Fire Egress Stairs	Not applicable	NA	Not applicable

Fire Suppression System

Item	Description	Action	Condition
Fire Suppression Type	100% Wet	R&M	Good
Area(s) covered by Wet Fire Sprinkler System	1979 Mission St building- 100% sprinklered 2970 16th St.- only basement area is sprinklered	R&M	Good
Area(s) covered by Dry Fire Sprinkler System	Not Applicable	NA	Not applicable



Item	Description	Action	Condition
Areas(s) covered by Standpipe System but no Fire Sprinklers	Not Applicable	NA	Not applicable
Area(s) not covered by Fire Suppression System	1985 Mission St., and 2950-2978 16th St units do not have fire sprinklers in place	NA	Not applicable
Number and Locations of Fire Sprinkler Main Risers	1979 Mission St building- fire riser in basement 2970 16th St.- fire riser in basement	R&M	Good
Fire Suppression System Inspection Date	Unknown	IM	Fair
Fire Suppression System Inspection Entity	Unknown	IM	Fair
Backflow Valve	1979 Mission St building- unknown 2970 16th St.- backflow valve in basement	ST	Fair
Fire Sprinkler Pump	Not Applicable	NA	Not applicable
Fire Water Storage Tank	Not Applicable	NA	Not applicable
Fire Sprinkler Piping	Not Applicable	NA	Not applicable
Fire Sprinkler Head Manufacturer	No spare fire sprinkler heads were observed	ST	Fair

ASSESSMENT / RECOMMENDATION

Fire sprinkler systems are located 1979 Mission St (100% sprinklered) and a 2970 16th St. (only basement area is sprinklered). There are no fire alarm systems in place for either building just a local fire alarm bell at each unit.

AEI could not determine when the fire sprinkler systems were last tested for 1979 Mission St and 2970 16th St. At a minimum, these systems are typically inspected on an annual basis. An annual inspection of the fire sprinkler system is recommended. An opinion of cost for this work is included in the Tables.

AEI could not determine when the fire sprinkler systems backflow devices were last tested for 1979 Mission St and 2970 16th St. At a minimum, these systems are typically inspected on an annual basis. An annual inspection of the fire sprinkler system backflow devices is recommended. An opinion of cost for this work is included in the Tables.

AEI could not determine if spare fire heads are in place for 1979 Mission St and 2970 16th St. It is recommended that spare fire sprinkler heads be placed next to all fire riser pipes. An opinion of cost for this work is included in the Tables.



AEI did not observe serviced fire extinguishers in all tenant units. It is recommended that all tenant units be inspected to verify serviced fire extinguishers are in place, and install fire extinguishers where needed. An opinion of cost for this work is included in the Tables.

No other notable deficiencies or indications of deferred maintenance of fire protection and life safety systems were observed or reported.

Photographs



1979 Mission St- fire alarm bell



2970 16th St- fire alarm bell



2970 16th St- fire sprinkler backflow device



2970 16th St- fire riser pipe





Typical fire hydrant



2960 16th St- fire extinguisher

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Fire Sprinkler System, Inspect	-	-	-	Short Term	\$3,000
Install spare fire sprinkler heads	-	-	-	Short Term	\$1,000
Fire Extinguishers, Install	-	-	-	Short Term	\$1,000
Fire sprinkler backflow device testing	-	-	-	Short Term	\$1,500
Total					\$6,500

3.4 TENANT UNITS

3.4.1 DOWN UNITS

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

3.4.2 TENANT MIX

Tenant Type	Quantity	Total Area Per Unit Type (square feet)
Retail	6	32,078

Suites Observed

Suite Number	Tenant Name	Status	Comments
1979 Mission St	Vacant	Vacant	Poor condition. Renovation required.
1985 Mission St	Vacant	Vacant	Poor condition. Renovation required.
2950 16th St	Vacant	Vacant	Poor condition. Renovation required.
2960 16th St	Mission Hunan Restaurant	Occupied	Fair condition.
2970-2972 16th St	HWZ Lei Market (produce store)	Occupied	Fair to poor condition.



Suite Number	Tenant Name	Status	Comments
2978-2980 16th St	Vacant	Vacant	Poor condition. Renovation required.

3.4.3 TENANT UNIT FINISHES

Item	Description	Action	Condition
Carpet	Not applicable	NA	Not applicable
Resilient Flooring	Sheet vinyl and some tile	ST	Fair/Poor
Other Flooring	coated concrete	ST	Fair/Poor
Walls	Gypsum board with painted finish	ST	Fair
Ceilings	Lay-in acoustical ceiling and Gypsum board with painted finish	ST	Fair/Poor
Window Coverings	Not applicable	NA	Not applicable
Other	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

The tenant units have interior finishes that are in fair to poor condition and need to be renovated to a white box finish. An opinion of cost for this work is included in the Tables.

Decisions and budgets to replace interior finishes typically are based on factors other than age and wear, such as property use, lease renewals and tenant marketing goals.

Photographs



1979 Mission St- store area



1979 Mission St





1979 Mission St- warehouse



1979 Mission St- mezzanine warehouse



1979 Mission St- dry-rot floor area



1979 Mission St- dry-rot floor area



2978 16th St- broken window



2978 16th St





2978 16th St- old dining area



2978 16th St- old kitchen area



2978 16th St



2978 16th St



2978 16th St- old mezzanine dining area



2978 16th St





2970 16th St- meat counter area



2970 16th St- store product display area



2970 16th St- basement storage area



2970 16th St- mezzanine storage area



2960 16th St- dining area



2960 16th St- kitchen area





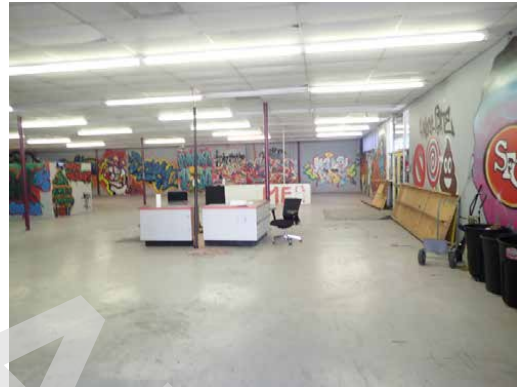
Unit 2960 mezzanine storage area



2950 16th St



2950 16th St



Unit 1985- product display area



Unit 1985- warehouse area



Unit 1985- mezzanine offices





Unit 1985- basement area

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
1979 Mission St- unit refurbishment	-	-	-	Short Term	\$339,440
1985 Mission St- unit refurbishment	-	-	-	Short Term	\$284,420
2950 Mission St- unit refurbishment	-	-	-	Short Term	\$18,840
2960 Mission St- unit refurbishment	-	-	-	Short Term	\$60,280
2970 Mission St- unit refurbishment	-	-	-	Short Term	\$79,080
2978 Mission St- unit refurbishment	-	-	-	Short Term	\$75,320
Total					\$857,380

3.4.4 TENANT KITCHENS AND BATHROOMS

Kitchen

Item	Description	Action	Condition
Kitchen Sink & Countertop	Tenant owned kitchen equipment	NA	Not applicable
Kitchen Cabinetry	Wood frame with particle board doors, covered with plastic laminate	NA	Not applicable
Kitchen Appliances and Other	Tenant owned commercial cooking equipment and freezer/ refrigerator units	NA	Not applicable

Restrooms

Item	Description	Action	Condition
Restroom Sink and Countertop	Plastic laminated particle board	R&M	Fair/Poor
Restroom Cabinetry	Not applicable	NA	Not applicable
Toilet	Water saver toilet	R&M	Fair
Accessories	Wall mounted mirror	R&M	Fair
	Grab bars		
Other	Not applicable	NA	Not applicable



ASSESSMENT / RECOMMENDATION

All of the tenant restrooms at this site are in fair to poor condition and need to be refurbished. Cost for this work is included in Section 3.4.3. The scope of work should include addressing all achievable ADA deficiencies.

Decisions and budgets to replace interior finishes typically are based on factors other than age and wear, such as property use, lease renewals and tenant marketing goals.

Photographs



Unit 1979 restroom



Unit 1979 restroom



Unit 2978 restroom



Unit 2978 restroom





Unit 2970 mezzanine restroom



Unit 2960 restroom



Unit 2960 commercial kitchen



Unit 2950 restroom



Unit 2950 restroom



Unit 1985 restroom





Unit 1985 mezzanine restroom



Unit 1985 mezzanine restroom

3.4.5 TENANT APPLIANCES

ASSESSMENT / RECOMMENDATION

Tenants are responsible for repair, replacement and refurbishment of appliances within their suites.



4.0 MOISTURE AND MICROBIAL GROWTH

4.1 MOISTURE AND 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 PCA.

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

Angelica Santiago reported that she 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. Angelica Santiago 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.

Angelica Santiago was not aware of any roof leaks, water leaks or infiltration and associated damage from pipes, fixtures, or HVAC systems at the Property. No floor drain or ground water problems were reported.

AEI observed no notable indications of excessive moisture or microbial growth at the property.



5.0 NATURAL HAZARDS

5.1 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.

5.2 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.

5.3 FLOOD ZONE

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to the Federal Emergency Management Agency (FEMA), this property is located within Flood Zone not mapped by FEMA.

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.

NOTE: FEMA flood maps do not always show all streets, do not show property lines and do not show locations of buildings. The above Flood Zone designation is not to be relied upon to determine if the property and improvements are subject to flooding. A land survey with structures and other improvement shown along with a flood zone designation should be obtained by the client.



6.0 REGULATORY INQUIRY

6.1 BUILDING CODE

AEI reviewed records for open violations on file for the Property from the City of San Francisco Building, Planning; Zoning; and Complaint Departments via On-line Public Information Portal.

ASSESSMENT / RECOMMENDATION

According to the On-line Public Information Portal cited in Section 1.5, one open violation was reported for the Property at the time of the assessment. The following violation at the Property was cited and has not been resolved to the satisfaction of the City.

- The vacant building permit for this site has expired. A new permit is required.

AEI recommends that all open violations should be physically resolved if not already completed, and that they be officially "closed out" with the Department.

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

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Address open violation	-	1909	-		
Total					\$0

6.2 FIRE CODE

AEI reviewed records for open violations on file for the Property from the City of San Francisco Fire Department via On-line Public Information Portal.

ASSESSMENT / RECOMMENDATION

According to the On-line Public Information Portal cited in Section 1.5, no open violations were reported for the Property at the time of the assessment.

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

6.3 ZONING

The property is located in Zoning District NCT: Mission Street Neighborhood Commercial Transit District.

This information is provided for reference purposes only. AEI can perform a zoning review of the property for an additional fee.



6.4 RETRO-COMMISSIONING AND ENERGY BENCHMARKING COMPLIANCE

Energy disclosure laws, Benchmarking, are aimed at encouraging energy use awareness and making the energy performance of buildings public, especially during building sale transactions. Commercial buildings, typically over 50,000 SF (multi-family excluded) are required to review their utility records over one to three years and create an energy cost and use report based on building square footage and building type. AEI collects utility use records for one to three years and charts the energy use per square foot. High performing buildings may be designated as Energy Star.

This Benchmarking is intended to encourage property owners to maximize operations, make improvements, and minimize carbon foot print.

States with Benchmarking Laws include Washington, California, Utah, Arizona, Oklahoma, Arkansas, Iowa, Illinois, Michigan, Ohio, Alabama, Florida, New Jersey, Connecticut, Maine.

States with Voluntary Benchmarking Programs include New Mexico, Wisconsin, Pennsylvania, and Georgia.

Cities with Benchmarking Laws include San Joaquin, CA; Austin, TX; Alpharetta, GA; Rockville, MD; West Chester, PA; and Ulster County, NY.

Local jurisdictions with Voluntary Benchmarking Programs include San Diego, CA; Portland, OR; King County, WA; Phoenix, AZ; Houston, TX; St. Louis, MO; Cincinnati, OH; Central Florida; Loudoun County, VA; Westchester County, NY; Winneshiek County, IA; Urbana-Champaign, IL; Cary, NC; Arlington, VA; Louisville, KY; Nashville, TN; Atlanta, GA; and Washington D.C.

Local jurisdictions with Benchmarking Policy and a Voluntary Program include: San Francisco, CA; Seattle, WA; Denver, CO; Minneapolis, MN; Chicago, IL; Philadelphia, PA; New York, NY; and Boston, MA.

Standards for Benchmarking vary by jurisdiction on the types and sizes of buildings included in the Law or Policy. Further investigation of compliance laws may be necessary to substantiate the Benchmarking requirements.

ASSESSMENT/RECOMMENDATION

AEI offers Energy Benchmarking Assessments and can complete a review at the client's request for an additional fee.



7.0 ACCESSIBILITY

The American with Disabilities Act (ADA) 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 determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants and contingent upon the timing of implementation. Determination of whether barrier removal is readily-achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

As required by the ADA, the U.S. Architectural and Transportation Barriers Compliance Board promulgated the ADA Accessibility Guidelines (ADAAG). ADAAG provided guidelines for implementation of the ADA by providing specifications for design, construction, and alteration of facilities in accordance with the ADA. The ADAAG was superseded by the 2010 ADA Standards for Accessible Design. These guidelines specify quantities, sizes, dimensions, spacing, and locations of various components of a facility so as to be in compliance with the ADA.

AEI has performed a baseline ADA Visual Accessibility Survey consisting of a limited scope visual survey and completion of the checklist provided herein. The baseline scope of work excludes limited measurement and counts. 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

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 PCA is to provide a limited visual screening of the property to identify obvious accessibility issues and possible solutions.

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



Application	Yes/No	Definition
		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?	No	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

	Item	Yes	No	N/A	Comments
History					
1.	Has an ADA survey previously been completed on the property?		✓		
2.	Have any ADA improvements been made to the property?		✓		
3.	Is any litigation pending related to ADA issues?		✓		
Parking					
1.	Does the required number of standard ADA-designated spaces appear to be provided?	✓			66 parking spaces are present, 5 accessible spaces are provided
2.	Does the required number of van-accessible designated spaces appear to be provided?	✓			



	Item	Yes	No	N/A	Comments
3.	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	✓			
4.	Is a sign with the International Symbol of Accessibility at the head of each space?	✓			
5.	Does each accessible space have an adjacent access aisle?	✓			
6.	Do parking spaces and access aisles appear to be relatively level and without obstruction?	✓			
Exterior Accessible Route					
1.	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	✓			
2.	Are curb cut ramps present at transitions through curbs on an accessible route?			✓	
3.	Do the curb cut ramps appear to have the proper slope for all components?			✓	
4.	Do ramps on an accessible route appear to have a compliant slope?			✓	
5.	Do ramps on an accessible route appear to have a compliant length and width?			✓	
6.	Do ramps on an accessible route appear to have compliant end and intermediate landings?			✓	
7.	Do ramps on an accessible route appear to have compliant handrails?			✓	
Building Entrances					
1.	Do a sufficient number of accessible entrances appear to be provided?	✓			
2.	If the main entrance is not accessible, is an alternate accessible entrance provided?			✓	
3.	Is signage provided indicating the location of alternate accessible entrances?			✓	
4.	Do doors at accessible entrances appear to have compliant clear floor area on each side?	✓			
5.	Do doors at accessible entrances appear to have compliant hardware?	✓			
6.	Do doors at accessible entrances appear to have a compliant clear opening width?	✓			
7.	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			✓	
8.	Do thresholds at accessible entrances appear to have a compliant height?			✓	



	Item	Yes	No	N/A	Comments
Interior Accessible Routes and Amenities					
1.	Does an accessible route appear to connect with all public areas inside the building?			✓	
2.	Do accessible routes appear free of obstructions and/or protruding objects?			✓	
3.	Do ramps on accessible routes appear to have a compliant slope?			✓	
4.	Do ramps on accessible routes appear to have a compliant length and width?			✓	
5.	Do ramps on accessible routes appear to have compliant end and intermediate landings?			✓	
6.	Do ramps on accessible routes appear to have compliant handrails?			✓	
7.	Are adjoining public areas and areas of egress identified with accessible signage?			✓	
8.	Do public transaction areas have an accessible, lowered counter section?			✓	
9.	Do public telephones appear mounted with an accessible height and location?			✓	
10.	Are publicly-accessible swimming pools equipped with an entrance lift?			✓	
Interior Doors					
1.	Do doors at interior accessible routes appear to have compliant clear floor area on each side?			✓	
2.	Do doors at interior accessible routes appear to have compliant hardware?			✓	
3.	Do doors at interior accessible routes appear to have compliant opening force?			✓	
4.	Do doors at interior accessible routes appear to have a compliant clear opening width?			✓	
Elevators					
1.	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			✓	
2.	Is accessible floor identification signage present on the hoistway sidewalls?			✓	
3.	Do the elevators have audible and visual arrival indicators at the entrances?			✓	
4.	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			✓	
5.	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			✓	



	Item	Yes	No	N/A	Comments
6.	Do elevator car control buttons appear to be mounted at a compliant height?			✓	
7.	Are tactile and Braille characters mounted to the left of each elevator car control button?			✓	
8.	Are audible and visual floor position indicators provided in the elevator car?			✓	
9.	Is the emergency call system at the base of the control panel and not require voice communication?			✓	
Toilet Rooms					
1.	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	✓			
2.	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	✓			
3.	Does the lavatory faucet have compliant handles?	✓			
4.	Is the plumbing piping under lavatories configured to protect against contact?	✓			
5.	Are grab bars provided at compliant locations around the toilet?	✓			
6.	Do toilet stall doors appear to provide the minimum compliant clear width?	✓			
7.	Do toilet stalls appear to provide the minimum compliant clear floor area?	✓			
8.	Do urinals appear to be mounted at a compliant height and with compliant approach width?	✓			
9.	Do accessories and mirrors appear to be mounted at a compliant height?	✓			
Hospitality Guestrooms					
1.	Does property management report the minimum required accessible guestrooms?			✓	
2.	Does property management report the minimum required accessible guestrooms with roll-in showers?			✓	

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 visual 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.

It is important to understand that ADA is not a building code; it is a civil rights law. As a result, local building departments may not be responsible for compliance with ADA requirements and failure to meet ADA may not be considered to be a building code violation. Conformance with other accessibility standards is beyond the scope of this section.

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



RECOMMENDATION

No modifications are recommended at this time. Further study may identify opportunities to improve accessibility performance and design.

Based on our limited accessibility screening, the following deficiencies are considered to be reasonably attainable without being an undue financial burden:

None of the 1st floor restrooms are ADA compliant. Most of the issues are under sink areas are not protected. In Unit 2950 the restrooms are too small and do not provide the proper clearance around the sink and toilet areas. It is recommended that all 1st floor restrooms be made ADA compliant. The cost for this work is included in Section 3.4.4.

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.

Assessment of ADA Priorities

Priority Concerns	Deficiencies Observed	Readily achievable and not a financial burden?	Recommendation	Possible Solution
Parking	No	Not applicable	Not applicable	Not applicable
Site Circulation	No	Not applicable	Not applicable	Not applicable
Access to Goods and Services (Interior Circulation)	No	Not applicable	Not applicable	Not applicable
Public Restrooms or Restrooms shared by multiple Tenants	Yes	Yes	Repair	Upgrade all 1st floor restroom units to be ADA compliant

Photographs



2978 16th St- area under sink not protected



2960 16th St- area under sink not protected





2950 16th St- restroom toilet area not ADA compliant



2950 16th St- clearance area around sink not ADA compliant



Unit 1985- area under sink not protected



1979 Mission St- piping wrapping is starting to fall off



Typical handicap parking spaces



Handicap van accessible signage



8.0 REPORTING PROCEDURES AND LIMITATIONS

8.1 ASSESSMENT METHODOLOGY

The PCA 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 PCA 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. Summaries 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 PCA 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 PCA 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 costs that are either individually or in the aggregate less than a threshold amount set by industry standards are not included in the tables.

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 PCA does not constitute an in-depth budget analysis.

8.2 LIMITATIONS

Property Condition Assessments performed by AEI 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.

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 Property was developed and the subject building was constructed. The Property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

The following are 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 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.

AEI 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's 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 PCA 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.

Specific Limitations to AEI's Access to the subject Property were due to the following circumstances:

- Due to the COVID-19 pandemic, limitations were encountered as AEI practiced safe distancing per the CDC Guidelines. In spite of this limitation, AEI is able to adequately assess the property in accordance with ASTM guidelines.
- No access was not provided to the basement area in the 1979 Mission St. building.



Specific Limitations to AEI's standard site assessment protocol were encountered during the preparation of this report:

- The PSQ was not filled in and returned to AEI.
- Despite attempts to receive requested documentation/information, site related documentation noted in Section 1.6 and on the PSQ were not made available for our review. AEI shall have no obligation to retrieve or review any information or documentation that was not provided to AEI as requested in a reasonable time to formulate an opinion and to complete this Report.

DRAFT



9.0 MEMBERS OF THE CONSULTANT TEAM

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

DRAFT

Steven Peck, Field Observer

DRAFT

Mohammad Kleit, National Client Manager

DRAFT



APPENDIX A

Photo Documentation

DRAFT





1. 1979 Mission St- west elevation



2. 1979 Mission St- east elevation



3. 1985 Mission St & 2950, 2960, 2970, & 2978 16th St- south elevation



4. 1985 Mission St & 2950, 2960, 2970, & 2978 16th St- north elevation



5. 1985 Mission St & 2950, 2960, 2970, &2978 16th St- east elevation



6. 1985 Mission St & 2950, 2960, 2970, &2978 16th St- west elevation



7. East elevation along Capp St.



8. Bart Station Plaza next to building site



9. South elevation along 16th St



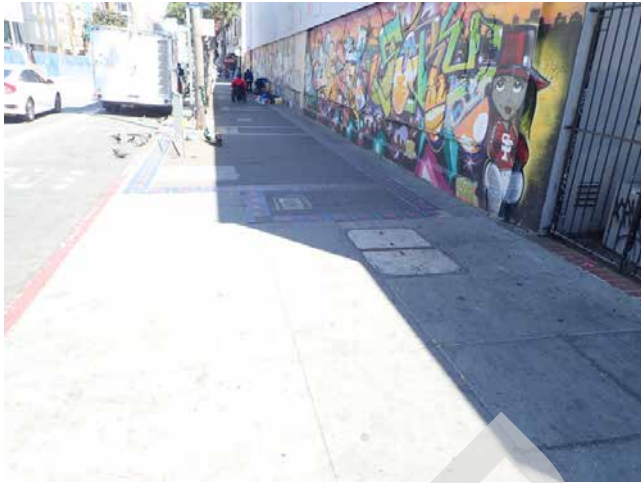
10. Parking lot- east elevation



11. Parking lot- east elevation



12. Public sidewalk area- east elevation



13. Public sidewalk area- east elevation



14. Public sidewalk area- east elevation



15. Sidewalk area to entrance to 1985 Mission St from Capp St.



16. Sidewalk area to entrance to 1985 Mission St along Mission St.



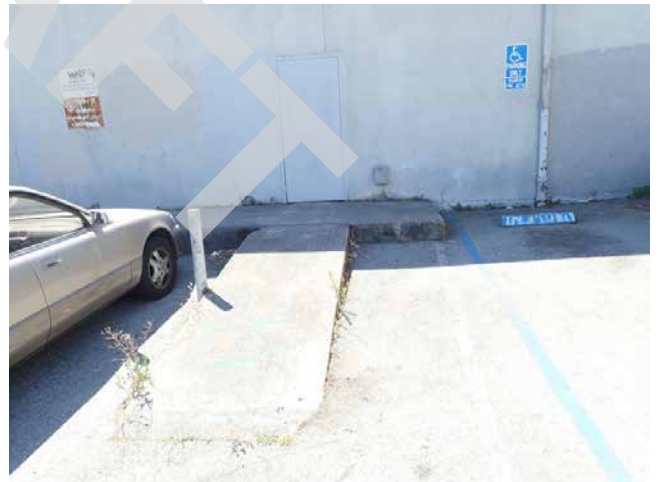
17. Sidewalks



18. Sidewalks



19. Sidewalks



20. Sidewalks



21. Typical parking lot storm drain



22. Landscape planter



23. Brick planter



24. Brick planter



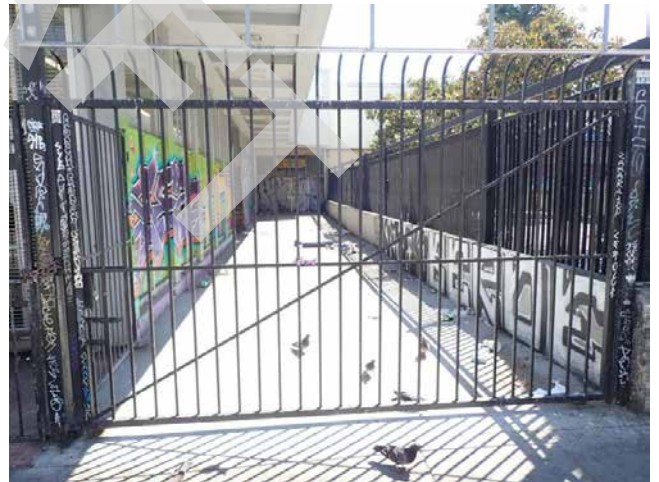
25. Parking lot



26. Parking lot



27. Typical light pole



28. Gated to 1979 Mission St



29. Cracked asphalt



30. Alligatoring asphalt area



31. Parking lot chain link fence



32. Parking lot chain link fence



33. Gate to parking lot



34. South elevation along 16th St



35. Parking lot chain link fence



36. Loading dock area- 1985 Mission St



37. Loading dock area- 1979 Mission St



38. Loading dock area- 1979 Mission St



39. Loading dock area- 1979 Mission St



40. Parking lot



41. Parking lot



42. Alligatorred asphalt



43. Weeds in aphalt



44. Parking lot entrance apron



45. Alligatored asphalt



46. Gated driveway area- north-west side area along Mission



47. Parking lot security gate



48. Underground mounted transformer



49. Typical handicap parking stall



50. Typical handicap parking spaces



51. Handicap van accessible signage



52. Water meter



53. Gas meter



54. Street mounted fire hydrant



55. Basement Area-concrete slab foundation with concrete sidewalls



56. Brick and wood framing Unit 2978



57. Steel and wood framing Unit 2978



58. Brick and wood framing Unit 2978



59. Wood framing Unit 2978



60. Fire alarm bell for 2970-2972 16th St.



61. Fire alarm bell for 1979 Mission St



62. Graffiti mural



63. Typical building mounted lighting



64. Soffit mounter lighting



65. Landscape planters at entrance to 1885 Mission St.



66. Storefront windows and doors- 2970-2972 16th St.



67. Typical store front windows and doors- 2960 16th St.



68. Entrance



69. Dumpster storage area east side of 1985 Mission St.



70. Fencing



71. Fencing



72. Fencing



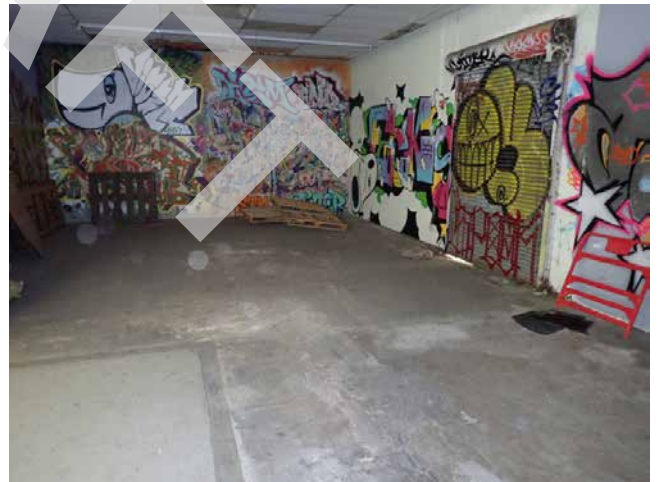
73. Fencing



74. Fencing



75. Typical building signage



76. Concrete slab foundation in 1985 Mission St at loading dock area



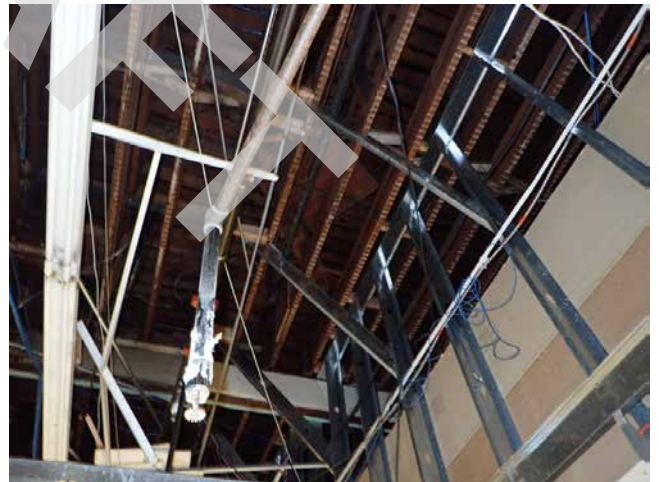
77. 1979 Mission St Framing



78. 1979 Mission St Framing



79. 1979 Mission St Framing



80. 1979 Mission St Framing



81. 1979 Mission St Framing



82. 1979 Mission St Foundation



83. 1985 Mission St / 2950-2978 16th St framing



84. 1985 Mission St / 2950-2978 16th St framing



85. 1985 Mission St / 2950-2978 16th St framing



86. 1985 Mission St / 2950-2978 16th St framing



87. 1985 Mission St / 2950-2978 16th St framing



88. 1985 Mission St / 2950-2978 16th St framing



89. 1985 Mission St / 2950-2978 16th St framing



90. 1985 Mission St / 2950-2978 16th St framing



91. 1985 Mission St / 2950-2978 16th St framing



92. 1985 Mission St / 2950-2978 16th St framing



93. 1985 Mission St / 2950-2978 16th St foundation



94. 1985 Mission St / 2950-2978 16th St foundation



95. 1985 Mission St / 2950-2978 16th St foundation



96. 1985 Mission St / 2950-2978 16th St foundation



97. 1985 Mission St / 2950-2978 16th St foundation



98. 1985 Mission St / 2950-2978 16th St foundation



99. 1985 Mission St / 2950-2978 16th St foundation



100. 1985 Mission St / 2950-2978 16th St foundation



101. 1985 Mission St / 2950-2978 16th St
foundation



102. Cladding



103. Cladding



104. Cladding



105. Typical graffiti mural



106. Typical graffiti mural



107. Typical graffiti mural



108. Cladding



109. Cladding



110. Roof area graffiti mural



111. 1979 Mission St roof



112. 1979 Mission St roof



113. 1979 Mission St roof



114. 1979 Mission St roof



115. 1979 Mission St roof



116. 1979 Mission St roof



117. 1979 Mission St roof



118. 1979 Mission St roof



119. 1979 Mission St roof



120. 1979 Mission St roof



121. 1979 Mission St roof



122. 1979 Mission St roof



123. 1979 Mission St roof



124. 1979 Mission St roof



125. 1979 Mission St roof



126. 1985 Mission St roof



127. 1979 Mission St roof



128. 1979 Mission St roof



129. 1985 Mission St roof



130. 1985 Mission St roof



131. 1985 Mission St roof



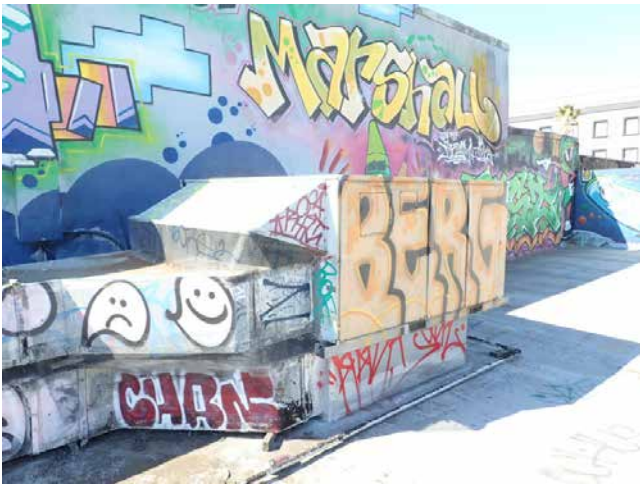
132. 1985 Mission St roof



133. 1985 Mission St roof



134. 1985 Mission St roof



135. 1985 Mission St roof



136. 1985 Mission St roof



137. 1985 Mission St roof



138. 1985 Mission St roof



139. 1985 Mission St roof



140. 1985 Mission St roof



141. 2950-2978 16th St St roof



142. 2950-2978 16th St St roof



143. 2950-2978 16th St St roof



144. 2950-2978 16th St St roof



145. 2950-2978 16th St St roof



146. 2950-2978 16th St St roof



147. 2950-2978 16th St St roof



148. 2950-2978 16th St St roof



149. 2950-2978 16th St St roof



150. 2950-2978 16th St St roof



151. 2950-2978 16th St St roof



152. 2950-2978 16th St St roof



153. 2950-2978 16th St St roof



154. 2950-2978 16th St St roof



155. 2950-2978 16th St St roof



156. 2950-2978 16th St St roof



157. 2950-2978 16th St St roof



158. 2950-2978 16th St St roof



159. 2950-2978 16th St St roof



160. 2950-2978 16th St St roof



161. 2950-2978 16th St St roof



162. 2950-2978 16th St St roof



163. 2950-2978 16th St St roof



164. 2950-2978 16th St St roof



165. 2950-2978 16th St St roof



166. 2950-2978 16th St St roof



167. 2950-2978 16th St St roof



168. 2950-2978 16th St St roof



169. 2950-2978 16th St St roof



170. 2950-2978 16th St St roof



171. 2950-2978 16th St St roof



172. Roof downspout modification



173. Disconnect drain boot



174. Typical roof downspout



175. Electrical panel



176. Disconnected downspout



177. Unit 1979 water heater



178. Unit 1960 water heater



179. Unit 1950 water heater



180. Copper piping



181. Unit 1950 water heater



182. Galvanized piping



183. Electrical panel



184. Electrical panel



185. Electrical panel



186. 1985 Mission St / 2950-2978 16th St



187. 1985 Mission St / 2950-2978 16th St



188. 1985 Mission St / 2950-2978 16th St



189. 1985 Mission St / 2950-2978 16th St



190. 1985 Mission St / 2950-2978 16th St



191. 1985 Mission St / 2950-2978 16th St



192. 1985 Mission St / 2950-2978 16th St



193. 1985 Mission St / 2950-2978 16th St



194. 1985 Mission St / 2950-2978 16th St



195. 1985 Mission St / 2950-2978 16th St



196. 1985 Mission St / 2950-2978 16th St



197. 1985 Mission St / 2950-2978 16th St Electrical conduit bundle



198. 1985 Mission St / 2950-2978 16th St Exposed wires



199. 2970 16th St- fire alarm bell



200. 2970 16th St- fire sprinkler backflow device



201. 2970 16th St- fire riser pipe



202. Typical fire hydrant



203. 1979 Mission St- fire alarm bell



204. 1979 Mission St



205. 1979 Mission St



206. 1979 Mission St



207. 1979 Mission St



208. 1979 Mission St



209. 1979 Mission St



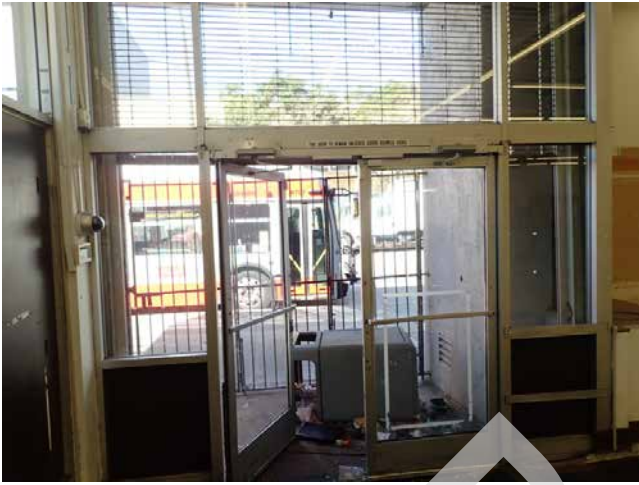
210. 1979 Mission St



211. 1979 Mission St



212. 1979 Mission St



213. 1979 Mission St



214. 2978 16th St



215. 2978 16th St



216. 2978 16th St



217. 2978 16th St



218. 2978 16th St



219. 2978 16th St



220. 2978 16th St



221. 2978 16th St



222. 2978 16th St



223. 2978 16th St



224. 2978 16th St



225. 2978 16th St



226. 2978 16th St



227. 2978 16th St



228. 2978 16th St



229. 2978 16th St



230. 2978 16th St



231. 2978 16th St



232. 2978 16th St



233. 2978 16th St



234. 2978 16th St



235. 2970 16th St



236. 2970 16th St



237. 2970 16th St



238. 2970 16th St



239. 2970 16th St



240. 2970 16th St



241. 2970 16th St



242. 2970 16th St



243. 2970 16th St



244. 2970 16th St



245. 2970 16th St



246. 2970 16th St



247. 2970 16th St



248. 2970 16th St



249. 2960 16th St



250. 2960 16th St



251. 2960 16th St



252. 2960 16th St



253. 2960 16th St



254. 2960 16th St



255. 2960 16th St



256. 2960 16th St



257. 2960 16th St



258. P8200325



259. 2960 16th St



260. 2960 16th St



261. 2960 16th St



262. 2960 16th St



263. 2960 16th St



264. 2960 16th St



265. 2950 16th St



266. 2950 16th St



267. 2950 16th St



268. 2950 16th St



269. 2950 16th St



270. 2950 16th St



271. 2950 16th St



272. 2950 16th St



273. Unit 2960 mezzanine storage area



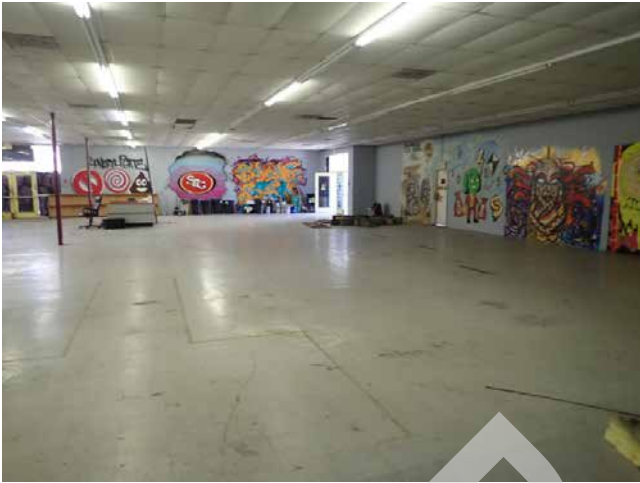
274. 2950 16th St



275. Unit 1985



276. Abandoned hydraulic lift



277. Unit 1985



278. Unit 1985



279. Unit 1985



280. Unit 1985



281. Unit 1985



282. Unit 1985



283. Unit 1985



284. Unit 1985



285. Unit 1985



286. Unit 1985



287. Unit 1985



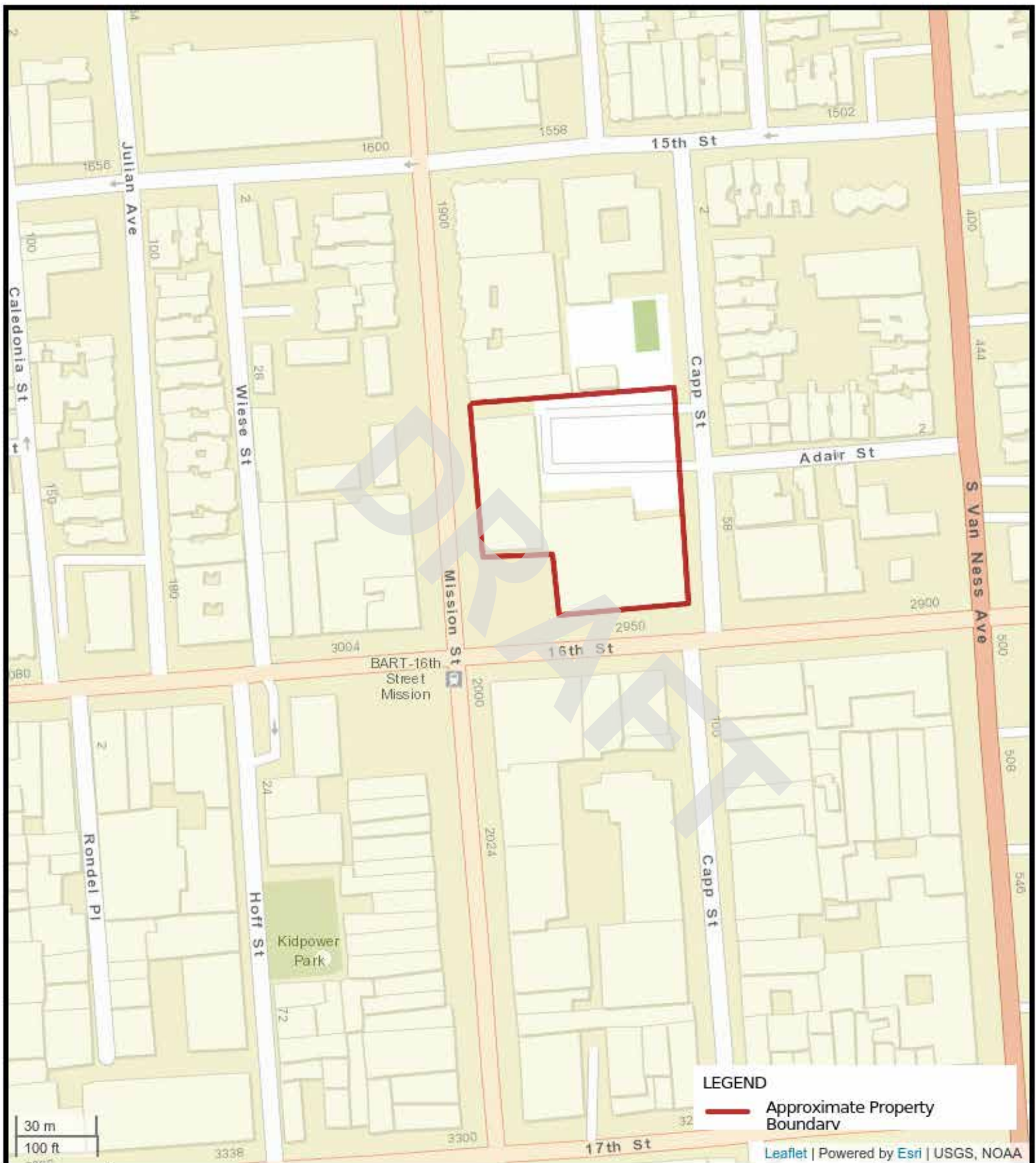
288. Unit 1985

APPENDIX B

Street Map and Aerial Photo

DRAFT

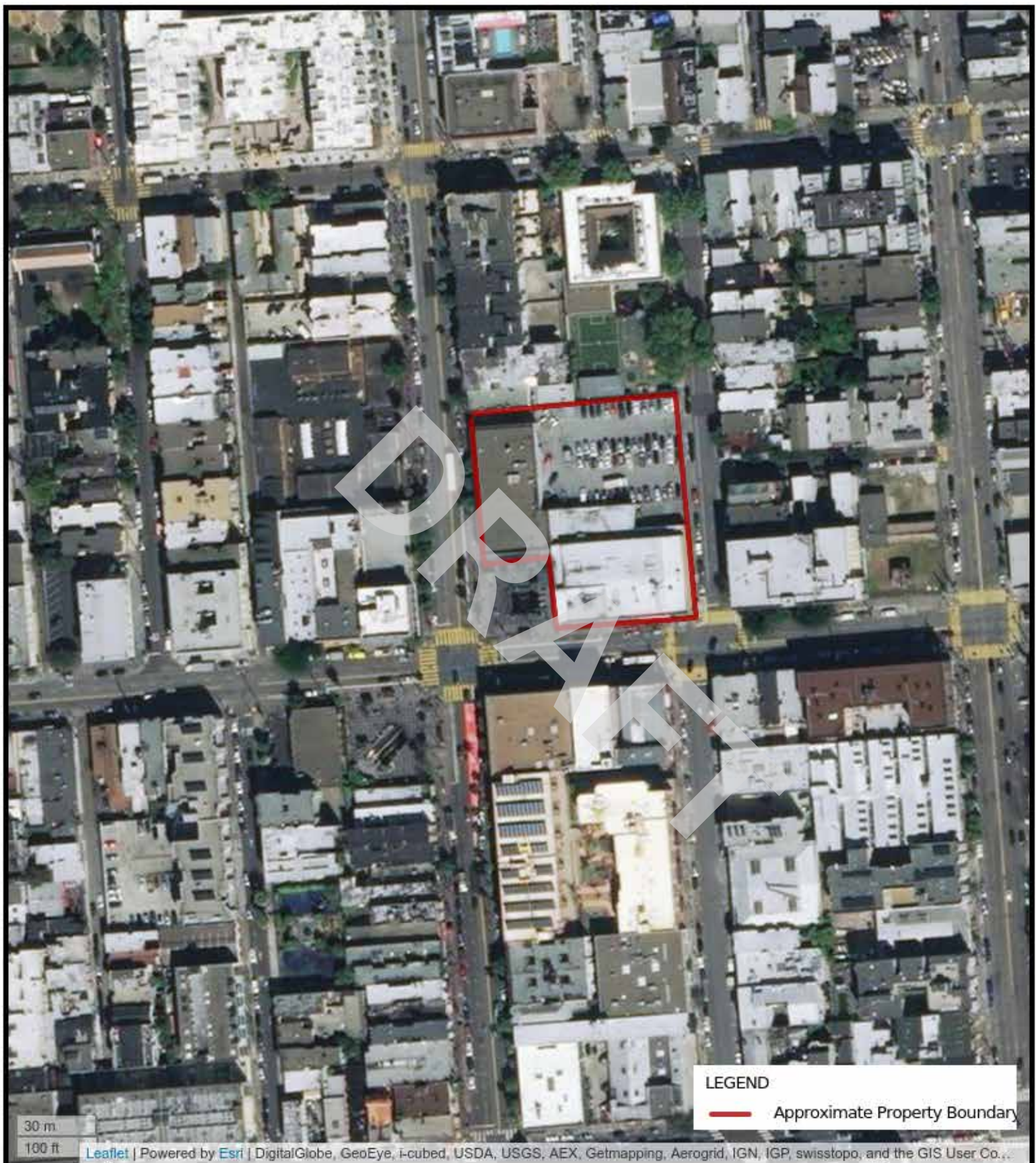




STREET MAP

1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street, San Francisco, California 94132
 AEI Project Number: 425780





LEGEND
— Approximate Property Boundary

30 m
100 ft
Leaflet | Powered by Esri | DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Co...



AERIAL PHOTO

1979 and 1985 Mission Street and 2950, 2960, 2970 and 2978 16th Street, San Francisco, California 94132
AEI Project Number: 425780



APPENDIX C

Pre-Site Visit Questionnaire

DRAFT





PCA PRE-SURVEY QUESTIONNAIRE (ROI)

GENERAL PROPERTY INFORMATION					
PROPERTY NAME:					
SITE ADDRESS:			CITY	STATE	
Number of Buildings:		Date of Construction:		Current Occupancy:	%
Number of Stories:		Renovation Date(s):		Area of Current Vacant Space:	
Site Area in Acres:	acres	Gross Building Area:		Rentable Building Area:	sq. ft.
Total Number of Parking Spaces:		Number of HC Parking Spaces:		Number of Van HC Spaces:	

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

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:					
	Tenant	Landlord		Tenant	Landlord
Paving			HVAC Condensing units		
Pavement Seal-coating			Window AC Units or Other		
Pavement Striping			Domestic Water Heaters		
Sidewalks			Fire Sprinkler in Tenant Space		
Exterior Paint			Fire Alarm in Tenant Space		
Brick Pointing			Elevators/ Escalators		
Roofing			Tenant Space Finishes		
HVAC Rooftop Units			Toilet Room Fixtures & Finishes		
HVAC Air handling/Fan coil units			ADA compliance		

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		Gas/ Oil/ Other	
Sanitary Sewer		Electricity	
Storm Drainage		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

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



Please indicate when the following systems have been last inspected:

Fire Sprinkler _____
 Fire Alarm _____

Elevators/ Escalators _____
 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: _____

Date: _____

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

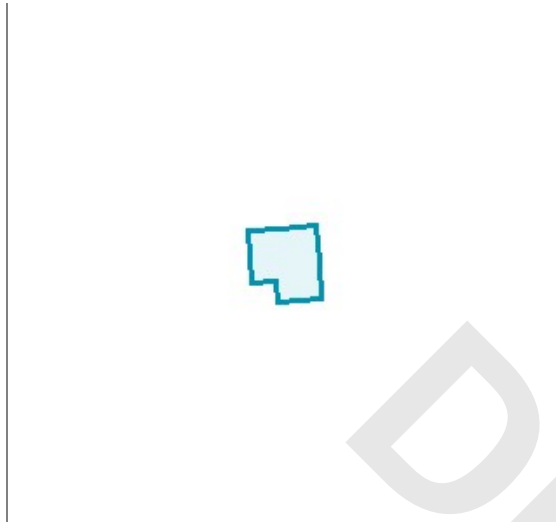
APPENDIX D

Record of all Documents Reviewed, Interviews, and Supporting Information

DRAFT



Report for: **1979 MISSION ST**



Property

General information related to properties at this location.

Parcel (Block/Lot)	Parcel History	Address(es) for this Parcel	Reports
3553/052		2970 16th St, San Francisco, CA 94103	Assessor Summary
		2978 16th St, San Francisco, CA 94103	Assessor Recorded Documents ↗
		1979 Mission St, San Francisco, CA 94103	Secured Property Tax Rolls

Planning District

District 8 Mission

Current Planning Team

SE Team [↗](#)

Schools (K-12) Within 600ft

Marshall Elementary School

Port Facilities

None

City Properties

None

Supervisor District

District 9 (Hillary Ronen) [↗](#)

Census Tract

2010 Census Tract 020100

Neighborhood (Planning Dept)

Mission

Neighborhood Groups Map [↗](#)

Services nearby (street cleaning, parks, MUNI, etc.) [↗](#)

Transportation (transit, ped & bike safety, etc.) [↗](#)

Recommended Plants

Would you like to grow plants that create habitat and save water? Check out the plants that we would recommend for this property at SF Plant Finder [↗](#)

Official Maps

Assessor's Block Map [↗](#)
Historic Sanborn Map [↗](#)

Assessor

Parcel 3553052
Address 1979 MISSION ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$45,332,258.00	Use Type	-
Structure	-	Units	20
Fixtures	-	Stories	2
Personal Property	-	Rooms	20
Last Sale	6/30/2016	Rooms	-
Last Sale Price	\$41,880,000.00	Bathrooms	15
Year Built	1909	Basement	-
Building Area	36,756 sq ft	Parcel Shape	Other (not square or rectangular)
Parcel Area	57,325 sq ft	Parcel Depth	-
Parcel Frontage	-		

Zoning Information

Planning Department Zoning and other regulations.

Zoning Districts

NCT - Mission Street Neighborhood Commercial Transit [↗](#)

Height & Bulk Districts

105-E [↗](#)
55-X [↗](#)

Special Use Districts

Mission Alcohol Restrict [↗](#)
Within 1/4 Mile of an Existing Fringe Financial Service [↗](#)
Mission Street Formula Retail Restaurant Subdistrict [↗](#)
Fringe Financial Services RUD [↗](#)

Special Sign Districts

Business Zoning Check ^{BETA}

Find out what businesses are permitted at this property [↗](#)

Coastal Zone

Not in the Coastal Zone

Port

Not under Port Jurisdiction

Redevelopment Areas

None

Neighborhood-Specific Impact Fees

In addition to those impact fees that apply throughout the City, the following neighborhood-specific impact fees apply to this particular property:

None

Legislative Setbacks

None

Limited and Nonconforming Uses

None

Planning Areas

Mission (EN) [↗](#)

Public Realm and Streetscape Plans

Mission District Streetscape Plan [↗](#)

Mission Public Life Plan [↗](#)

Notice of Special Restrictions

Record No.: F710798

Description: SEE MOTION 13756 OF SEPTEMBER 22, 1994.

Permit No.: 1994.349C

NSR Date: 11/10/1994

Record No.: E261960

Description: FOR REMODEL OF EST. LAR FAST FOOD REST.

Permit No.: 8808675

NSR Date: 10/20/1988

Other Notices and Regulations

Active Ground Floor Use Required

Per Planning Code section 145.4, an Active Ground Floor Use may be required. [Verify](#) by checking current content of Planning Code (link below).

[Read more about this regulation](#) [↗](#)

Added:

Fringe Financial Service 1/4-mile buffer

No new fringe financial service shall be permitted as a principal or accessory use within ¼ mile of an existing fringe financial service

[Read more about this regulation](#) [↗](#)

Added: 8/20/2012

Fringe Financial Service RUD

No new fringe financial services shall be permitted as a principal or accessory use in the Fringe Financial Service Restricted Use District.

[Read more about this regulation](#) [↗](#)

Added: 8/20/2012

Fringe Financial Service RUD 1/4-mile buffer

No new fringe financial services shall be permitted as a principal or accessory use in the Fringe Financial Service RUD. The controls of this Section 249.35 shall also apply within a ¼-mile of the Fringe Financial Service RUD

Eastern Neighborhoods Infrastructure Impact Fee - Tier 3 [↗](#)

An overview of Development Impact Fees can be found on the [Impact Fees Website](#) [↗](#)

Mayor's Invest in Neighborhoods Initiative Areas

None

Community Benefit Districts

None

Read more about this regulation [↗](#)

Added: 8/20/2012

Hotels and Motels Near Places of Entertainment

Hotel and Motel Projects within 300 feet of a Place of Entertainment may be subject to an Entertainment Commission outreach process.

Read more about this regulation [↗](#)

Added:

Limit to Mission St NCT Eating/Drinking Uses

Per Planning Code Section 754, Eating and Drinking Uses (Limited Restaurant, Restaurant and Bars) are limited to a maximum of 167. For information on the latest number of eating and drinking uses, please contact the Planning Department's Southeast Team Leader.

Added:

Mission 2016 Interim Controls

A new Conditional Use or Large Project Authorization with additional application information, analysis and staff review is required for certain projects within the interim control boundary. Expires within 24 months of its effective date – Jan 14, 2016 – on January 14, 2018 or when new permanent controls are in place, whichever is earlier. Staff may also attend pre-application meetings especially for large projects.

Read more about this regulation [↗](#)

Added: 1/14/2016

Noise Regulations Near Places of Entertainment

Projects within 300 feet of a Place of Entertainment may be subject to an Entertainment Commission outreach process if they: (a) Are subject to the Planning Department's requirement for a Preliminary Project Assessment for residential use, pursuant to Planning Department policy; (b) Are subject to the Planning Department's Pre-Application Meeting requirement for new construction, pursuant to Planning Department policy; or (c) Are proposing a conversion of a structure from non-residential use to residential use.

Read more about this regulation [↗](#)

Added: 5/5/2015

Planning Code Section 155(r) - Curb Cut Restrictions

Curb Cut Restrictions (Sec. 155(r))

Read more about this regulation [↗](#)

Added:

Stormwater Management Ordinance

Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact stormwaterreview@sfwater.org for assistance.

Read more about this regulation [↗](#)

Added: 8/6/2010

Vision Zero Program

The project is located on a 'high-injury corridor', identified through the City's Vision Zero Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. If the project is required to submit a streetscape plan per Section 138.1 of the Planning Code, planners should refer the project to the Department's Streetscape Design Advisory Team for consideration of additional pedestrian safety streetscape measures

Added:

Design Guidelines

Area Specific Design Guidelines

[Neighborhood Commercial Urban Design Guidelines](#)

The guidelines within the Commerce and Industry Element are intended to preserve and promote positive physical attributes of neighborhood commercial districts and facilitate harmony between business and residential functions.

[Urban Design Guidelines](#)

The Urban Design Guidelines are an implementation document for Urban Design Policy in the General Plan. Sites in National Register, California Register, Article 10 and Article 11 Historic Districts are exempt. They apply in Residential districts only for projects with non-residential uses or residential projects with twenty-five units or more or with a frontage longer than 150'.

Citywide Design Guidelines

[Architectural Design Guide for Exterior Treatments of Unreinforced Masonry Buildings during Seismic Retrofit](#)

This design guide should provide guidance on how to maintain the historical character of a building when conducting seismic retrofit.

General information only. Use of this information for specific applications should be determined in each instance by the user and only upon the professional advice of competent experts.

[Design Guide Standards for Bird-Safe Buildings](#)

These guidelines should be applied to new construction and alterations that require treatment options to meet the Bird-Safe Building Standards.

[Guide to the San Francisco Green Landscaping Ordinance](#)

The guide describes the Green Landscaping Ordinance and helps San Francisco residents and property owners understand the benefits, requirements, and ways to comply with the ordinance.

Planning Code; Public Works Code

[Guidelines for Adding Garages and Curb Cuts](#)

These guidelines explain the criteria in which new garages and curb cuts are reviewed when installing to an existing or an historic building.

[Guidelines for Ground Floor Residential Design](#)

The Ground Floor Residential Design Guidelines (Draft) promote buildings that enhance the pedestrian experience and the livability of dwelling by encouraging the ground floor to contribute to active, safe, and comfortable streets.

Draft Document

[Standards for Storefront Transparency](#)

These standards promote a transparent storefront that welcomes customers inside with products and services on display, discourage crime with more "eyes on the street," reduced energy consumption with use of natural light, and enhances the curb appeal and value of the store and the entire neighborhood.

Planning Code Requirements for Commercial Buildings

[Better Streets Plan](#)

The Better Streets Plan contains guidelines that focus on pedestrian comfort, safety, and the usability of streets as public spaces. They contain pedestrian-oriented guidelines for curb lines, crosswalks, and other street design features to enable generous, usable public spaces.

[Commission Guide for Formula Retail](#)

The purpose of this document is to evaluate the appropriateness of each individual formula retail establishment's use, design, and necessity to help preserve the character of the City's neighborhoods. Aligns with Planning Code Sections 303.1, 703.3, 803.6(c), Article 6, Article 11

Standards for Window Replacement [↗](#)

With such a variety of different window shapes, muntin profiles, methods of operation and configurations, windows can alter the appearance of a building or overall neighborhood character. These standards are meant to inform the applicant on these details and provide design standards that allow new or replacement windows to be approved.

Zoning Letters of Determination

None

Official Zoning Maps

[View Zoning District Map - ZN7](#)

[View Height District Map - HT7](#)

[View Special Use District Map - SU7](#)

[View Preservation District Map - PD7](#)

[View Special Sign District Map - Citywide - SS01](#)

[View Special Sign District Map - Detailed - SS02](#)

Historic Preservation

Historic preservation surveys and evaluations. The Historic Resource status shown on this page is tentative, to confirm the status of your property please speak to a Preservation Technical Specialist. Tel: 415-558-6377; Email: pic@sfgov.org. For a glossary of terms, visit the [Help](#) section of this site.

Historic Evaluation

Planning Dept. Historic Resource Status:

B - Unknown / Age Eligible [↗](#)

Parcel: 3553/052

Building Name: Inner Mission
Commercial Corridor

Address: 2970 - 2978 16TH ST

Neighborhood Commercial Corridors Historic Resources Survey in Progress. Check historic resource status with Preservation Planning Staff.

National Register Historic Districts

None

California Register Historic Districts

None

Historic Resource Evaluation Responses

None

Article 10 Designated Historic Districts and Landmarks

None

Article 11 Preservation Designation

None

Mills Act

Properties with Mills Act [↗](#) approval.

None

Legacy Business Registry

None

Evaluations for the Purposes of CEQA - These evaluations do not result in the automatic listing or designation of any property within the study area.

Districts: None

Historic Resource Assessments

None


Historic Surveys

Survey Name: NATIONAL REGISTER **Evaluation Date:** 8/11/2004
Parcel: 3553/052 **Survey Rating:** 7R
Identified in Reconnaissance Level Survey: Not evaluated.

Survey Name: Inner Mission North Historic Resource Survey [↗](#) **Evaluation Date:** 1/1/2004
Parcel: 3553/052 **Survey Rating:** 6Z
Found ineligible for NR, CR or Local designation through survey evaluation.

Inner Mission North Historic Survey Results:

Parcel: 3553/052
Address: 1979 MISSION ST
Resource Attribute 1: Recorded on survey form
Resource Attribute 2:
Year Built: 1907
Year Built Source: San Francisco Assessor
Architectural Style: Recorded on survey form
Integrity: Recorded on survey form
CHRSC: 6Z
Resource Type: Evaluated as non-resource
Resource Eligibility: Appears ineligible for listing in California Register of Historical Resources
Historic District: undefined
Survey Form/Photo: [Click to view Form](#)
Property Summary Report: [Click to view Summary](#)
View Inner Mission North Historic Resource Survey Website [↗](#)

[View DPR Survey Form for Parcel 3553052](#) 

Historic Context Statements

None

Cultural Heritage Districts

None

Architecture

Unknown

Permits are required in San Francisco to operate a business or to perform construction activity. The Planning Department reviews most applications for these permits to ensure that the projects comply with the Planning Code [↗](#). The 'Project' is the activity being proposed. For a glossary of terms, visit Planning Code section 102, or the Help section of this site.

2017-015805GEN Generic (GEN) 1979 Mission St

Opened: 12/11/2017

Status: Under Review 12/21/2018

Assigned Planner: Christine Silva: christine.lamorena@sfgov.org / 415-575-9085

Public Record Request - 1979 Mission St

2017-006613GEN Generic (GEN) 1979 Mission St

Opened: 5/24/2017

Status: Closed - Informational 7/6/2017

Assigned Planner: Christine Silva: christine.lamorena@sfgov.org / 415-575-9085

Public Record Request w/ extension - 1979 Mission St

2016-012028GPR General Plan Referral (GPR) 14/14R Mission Muni Forward Project

Opened: 9/16/2016

Status: Closed - Approved 11/7/2016

Assigned Planner: Amnon Ben-Pazi: amnon.ben-pazi@sfgov.org / 415-575-9077

This project would provide sidewalk bulb-outs on Mission and Otis streets, red transit-only lanes, traffic

2016-003395GEN Generic (GEN) 1979 Mission Street

Opened: 3/14/2016

Status: Closed - Informational 4/21/2016

Assigned Planner: Christine Silva: christine.lamorena@sfgov.org / 415-575-9085

Public Record Request via mail w/ extension - 1979 Mission Street

2016-003043GEN Generic (GEN) 1979 Mission St

Opened: 3/7/2016

Status: Closed - Informational 3/18/2016

Assigned Planner: Christine Silva: christine.lamorena@sfgov.org / 415-575-9085

Public Record Request - 1979 Mission St

2015-011542GEN Generic (GEN) 1979 Mission St.

Opened: 9/4/2015

Status: Closed - Informational 12/11/2015

Assigned Planner: Christine Silva: christine.lamorena@sfgov.org / 415-575-9085

Records Request - 1979 Mission St.

2015-004410GEN Generic (GEN) 1979 Mission St.

Opened: 4/8/2015

Status: Closed 8/14/2015

Assigned Planner: Christine Silva: christine.lamorena@sfgov.org / 415-575-9085

Records request - 1979 Mission St.

11999PRV Project Review Meetings (PRV) 1979 Mission Street (3553/052);
INTERDEPARTMENTAL PROJECT REVIEW meeting to discuss as attached description from applicant.

Opened: 6/25/2014

Status: Closed - Informational 7/16/2014

Assigned Planner: Julian Banales: julian.banales@sfgov.org / 415-558-6339

1979 Mission Street (3553/052); INTERDEPARTMENTAL PROJECT REVIEW meeting to discuss as attached

2014.0035 Project Profile (PRJ) 1979 MISSION ST

Opened: 1/7/2014

Status: Closed

Assigned Planner: Planning Information Center: pic@sfgov.org / 415-558-6377

Section 106

2014.0035F Federal Section 106 (FED) 1979 MISSION ST

Opened: 1/7/2014

Status: Closed - Approved 1/22/2014

Assigned Planner: Richard Sucre: richard.sucre@sfgov.org / 415-575-9108

2013.1543 Project Profile (PRJ) 1979 MISSION STREET

Opened: 10/18/2013

Status: Under Review 5/9/2016

Assigned Planner: Richard Sucre: richard.sucre@sfgov.org / 415-575-9108

Demolition of two existing one-story commercial buildings totaling 36,756 sf and construction of a four- to

2013.1543C Conditional Use Authorization (CUA) 1979 MISSION STREET

Opened: 3/25/2014

Status: Under Review 6/29/2017

Assigned Planner: Richard Sucre: richard.sucre@sfgov.org / 415-575-9108

2013.1543E Environmental (ENV) 1979 MISSION STREET

Opened: 1/29/2014

Status: Under Review 3/31/2015

Assigned Planner: Debra Dwyer: debra.dwyer@sfgov.org / 415-575-9031

2013.1543K Shadow Study (SHD) 1979 MISSION STREET

Opened: 9/17/2014

Status: On Hold 10/23/2014

Assigned Planner: Richard Sucre: richard.sucre@sfgov.org / 415-575-9108

2013.1543TDM Transportation Demand Management (TDM) 1979 MISSION STREET

Opened: 11/1/2018

Status: Pending Review 11/1/2018

Assigned Planner: Richard Sucre: richard.sucre@sfgov.org / 415-575-9108

2013.1543U Preliminary Project Assessment (PPA) 1979 MISSION STREET

Opened: 10/18/2013

Status: Closed - Informational 12/19/2013

Assigned Planner: DVU: pic@sfgov.org / 415-558-6377

1994.349 Project Profile (PRJ) 1979 MISSION ST

Opened: 7/6/1994

Status: Closed

Assigned Planner: Planning Information Center: pic@sfgov.org / 415-558-6377

Expansion of existing nonconforming restaurant in nc-3/mission rusd Expand existing fast food restaurant in

1994.349C Conditional Use Authorization (CUA) 1979 MISSION ST

Opened: 7/6/1994

Status: Closed - Approved 9/22/1994

Assigned Planner: GOH: pic@sfgov.org / 415-558-6377


Permitted Short Term Rentals

None

Building Permits

Applications for Building Permits submitted to the Department of Building Inspection.

Active Permits

Permit 201312174382 

Status: FILED

Status Date: 12/17/2013

Erect 10-story mixed-use new building.

Originally Filed: 12/17/2013

Address: 1979 MISSION ST

Existing Use:


Parcel: 3553/052

Proposed Use: APARTMENTS

Existing Units: 0

Construction Cost: \$82,125,960.00

Proposed Units: 351

Permit 201106087698 

Status: FILED

Status Date: 6/8/2011

Paint facade and soffit to match extg color, add door at alcove. New flooring at sales, photo, and rest room corridor. Replace ceiling tiles and aic lighting fixtures. Replace controls at check out, cosmetics, photo and pharmacy. Replace roofing. Add new refrigerated cases. Restrooms:replace tile,

Originally Filed: 6/8/2011

Address: 1979 MISSION ST

Existing Use: RETAIL SALES

Parcel: 3553/052


Proposed Use: RETAIL SALES

Existing Units: 0

Construction Cost: \$500,000.00

Proposed Units: 0

Completed Permits

Permit 202003106659 

Status: COMPLETE

Status Date: 7/14/2020

To comply with nov 201999481 shore e framing and replace/repair concrete walkway as needed

Originally Filed: 3/10/2020

Address: 1979 MISSION ST

Existing Use: OFFICE


Parcel: 3553/052

Proposed Use: OFFICE

Existing Units: 0

Construction Cost: \$8,000.00

Proposed Units: 0

Permit 200209196980 

Status: COMPLETE

Status Date: 5/9/2003

Erect electrical, wall, projecting, double faced new sign

Originally Filed: 9/19/2002 3:39:45 PM

Address: 1979 MISSION ST

Existing Use: RETAIL SALES


Parcel: 3553/052

Proposed Use:

Existing Units: 0

Construction Cost: \$3,500.00

Proposed Units: 0

Permit 9721930 

Status: COMPLETE

Status Date: 1/20/1998

Change check-out counters to handicap height on ground floor

Originally Filed:	10/30/1997	Address:	1979 MISSION ST
Existing Use:	OFFICE	Parcel:	3553/052
Proposed Use:	OFFICE	Existing Units:	0
Construction Cost:	\$5,000.00	Proposed Units:	0

Permit 9409207 [↗](#)

Status: COMPLETE **Status Date:** 10/20/1995

Remodel pharm-add wlk-in cooler-rework bthroom-handicap reqr

Originally Filed:	6/16/1994	Address:	1979 MISSION ST
Existing Use:	RETAIL SALES	Parcel:	3553/052
Proposed Use:	RETAIL SALES	Existing Units:	0
Construction Cost:	\$45,000.00	Proposed Units:	0

Permit 9408429 [↗](#)

Status: COMPLETE **Status Date:** 9/6/1995

To comply with umb ordinance

Originally Filed:	5/26/1994	Address:	1979 MISSION ST
Existing Use:	RETAIL SALES	Parcel:	3553/052
Proposed Use:	RETAIL SALES	Existing Units:	0
Construction Cost:	\$40,500.00	Proposed Units:	0

Permit 9209519 [↗](#)

Status: CANCELLED **Status Date:** 2/2/1994

Install satellite dish on roof

Originally Filed:	6/11/1992	Address:	1979 MISSION ST
Existing Use:	OFFICE	Parcel:	3553/052
Proposed Use:	OFFICE	Existing Units:	0
Construction Cost:	\$2,000.00	Proposed Units:	0

Permit 9118411 [↗](#)

Status: EXPIRED **Status Date:** 4/6/1992

Reroofing

Originally Filed:	10/1/1991	Address:	1979 MISSION ST
Existing Use:	RETAIL SALES	Parcel:	3553/052
Proposed Use:	RETAIL SALES	Existing Units:	0
Construction Cost:	\$15,000.00	Proposed Units:	0

Permit 8208185 [↗](#)

Status: EXPIRED **Status Date:** 3/9/1983

Bldg use: sign

Originally Filed:	10/6/1982	Address:	1979 MISSION ST
Existing Use:		Parcel:	3553/052

Proposed Use:
Construction Cost: \$500.00

Existing Units: 0
Proposed Units: 0

Permit 8208184 [↗](#)

Status: EXPIRED
Bldg use: sign
Originally Filed: 10/6/1982
Existing Use:
Proposed Use:
Construction Cost: \$250.00

Status Date: 3/9/1983
Address: 1979 MISSION ST
Parcel: 3553/052
Existing Units: 0
Proposed Units: 0

Permit 8208183 [↗](#)

Status: EXPIRED
Bldg use: sign
Originally Filed: 10/6/1982
Existing Use:
Proposed Use:
Construction Cost: \$250.00

Status Date: 3/9/1983
Address: 1979 MISSION ST
Parcel: 3553/052
Existing Units: 0
Proposed Units: 0

Permit 8208182 [↗](#)

Status: EXPIRED
Bldg use: sign
Originally Filed: 10/6/1982
Existing Use:
Proposed Use:
Construction Cost: \$500.00

Status Date: 3/9/1983
Address: 1979 MISSION ST
Parcel: 3553/052
Existing Units: 0
Proposed Units: 0

Permit 8208181 [↗](#)

Status: EXPIRED
Bldg use: sign
Originally Filed: 10/6/1982
Existing Use:
Proposed Use:
Construction Cost: \$500.00

Status Date: 3/9/1983
Address: 1979 MISSION ST
Parcel: 3553/052
Existing Units: 0
Proposed Units: 0

Permit 8207142 [↗](#)

Status: EXPIRED
Bldg use: com'l
Originally Filed: 8/30/1982
Existing Use:
Proposed Use:
Construction Cost: \$25,000.00

Status Date: 3/9/1983
Address: 1979 MISSION ST
Parcel: 3553/052
Existing Units: 0
Proposed Units: 0

Permit 8207141 [↗](#)

Status: EXPIRED

Status Date: 3/9/1983

Bldg use: retail

Originally Filed: 8/30/1982

Address: 1979 MISSION ST

Existing Use:

Parcel: 3553/052

Proposed Use:

Existing Units: 0

Construction Cost: \$200,000.00

Proposed Units: 0

Additional Permits

Additional Permits [↗](#) (electrical, plumbing, etc) lodged with the Department of Building Inspections.

Other Permits

Other miscellaneous permits reviewed by the Planning Department. Depending on the activity being proposed a permit may need to be obtained from the Fire Department, Department of Public Health, Police Department, Alcoholic Beverage Commission or other organization. The Planning Department reviews most applications for these permits in order to ensure compliance with the Planning Code [↗](#).

Active Permits

None

Completed Permits

MB1200127 Misc. Permits-REF (MIS) WALGREENS #1126

Opened: 1/20/2012

Status: Closed - Approved 2/1/2012

Assigned Planner: Diego Sanchez: diego.sanchez@sfgov.org / 415-575-9082

recommend approval pc section 736.40 principally permits a retail coffee store - no food preparation allowed

MA9900755 Misc. Permits-REF (MIS) HWA LEI MARKET

Opened: 9/4/1997

Status: Closed - Approved 9/11/1997

Assigned Planner: GOH: pic@sfgov.org / 415-558-6377

RETAIL GROCERY STORE IS PERMITTED WITH ACCESSORY FOOD PREPARATION AND SERVICE AREA LIMITED TO

Complaints

The Planning Department and the Department of Building Inspection operate programs that ensure compliance with the San Francisco Planning Code and Building Inspection Commission Codes respectively. Additionally, they respond to customer complaints of potential code violations and initiate fair and unbiased enforcement action to correct those violations and educate property owners to maintain code compliance.

Planning Department Complaints

Active

None

Completed

2018-006502ENF Enforcement (ENF) 2978 16th St

Opened: 4/23/2018

Status: Closed - Abated 7/17/2018

Assigned Planner: DBROSKY: pic@sfgov.org / 415-558-6377

Abandoned business sign

2015-012454ENF Enforcement (ENF) Business sign Dollar store

Opened: 9/17/2015

Status: Closed - Abated 2/11/2016

Assigned Planner: JPURVIS: pic@sfgov.org / 415-558-6377

Abandoned Dollar Store sign

Department of Building Inspection Complaints

[View Complaint 202042166 \(2978 16TH ST\) ↗](#)

[View Complaint 202014531 \(1979 MISSION ST\) ↗](#)

[View Complaint 201999481 \(1979 MISSION ST\) ↗](#)

[View Complaint 201966051 \(1979 MISSION ST\) ↗](#)

[View Complaint 201965781 \(1979 MISSION ST\) ↗](#)

[View Complaint 201958951 \(2978 16TH ST\) ↗](#)

[View Complaint 201856271 \(2978 16TH ST\) ↗](#)

[View Complaint 201320611 \(2970 16TH ST\) ↗](#)

[View Complaint 201119221 \(2970 16TH ST\) ↗](#)

[View Complaint 200118349 \(2970 16TH ST\) ↗](#)

DRAFT

COMPLAINT DATA SHEET

Complaint Number: 202042166

Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name:

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 2978 16TH ST

Block: 3553

Lot: 052

Site:

Rating:

Occupancy Code:

Received By: Edward Greene

Division: CES

Complainant's Phone:

Complaint Source: TELEPHONE

Assigned to

Division: CES

Description: vacant storefront 2020 registration due 7/31/20

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
CES	GREENE	1127		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
07/01/20	CASE OPENED	CES	Greene	CASE RECEIVED	
07/02/20	ABANDONED BUILDING	CES	Greene	CASE UPDATE	ok to send wn eg
07/16/20	GENERAL MAINTENANCE	CES	Greene	CASE UPDATE	Created file and prepared WN for mailing. BY:MF
08/12/20	ABANDONED BUILDING	CES	Greene	CASE UPDATE	Cert Mailed WN to owners on file-tm

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

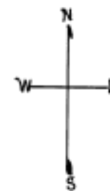
If you need help or have a question about this service, please visit our FAQ area.

REVISED '68
" '79
Revised 2001
Revised 2004
Revised 2008
REVISED 2015

lot33 into lots58/60 for 2004 roll
lot39 into lots61&62 for 2001 roll
lots27to30 into lots63to87 for 2008 roll

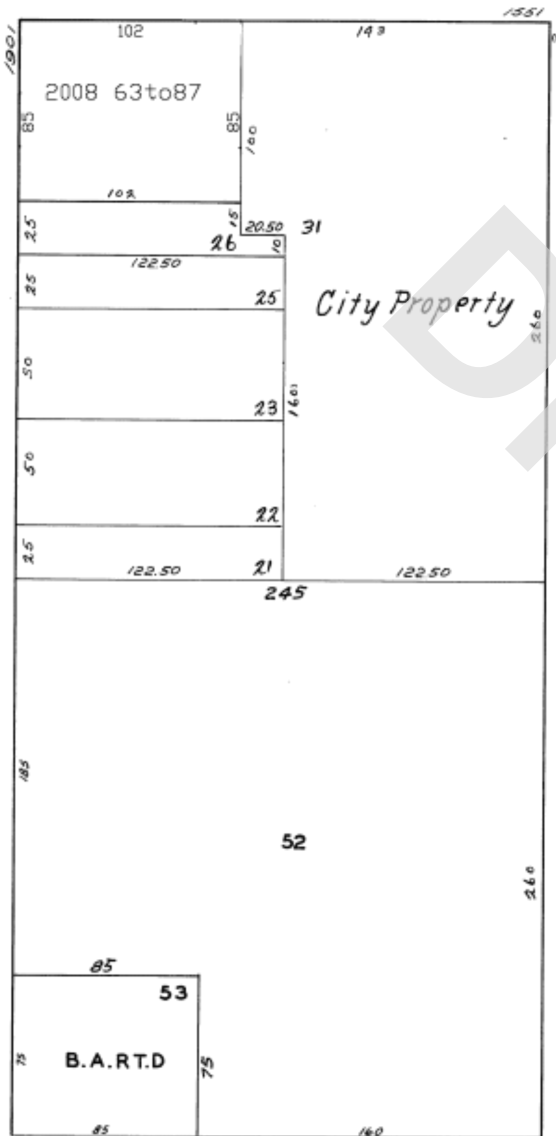
Lot 54 into lots 101 to 145 for 2015 roll

Lots 2 merged into Lot 1 "43"
15 " " 14 "
17, 18, 19 " " 16 "
24 " " 23 "
9/13 " " 8 "26"
16 " " 14 "52"

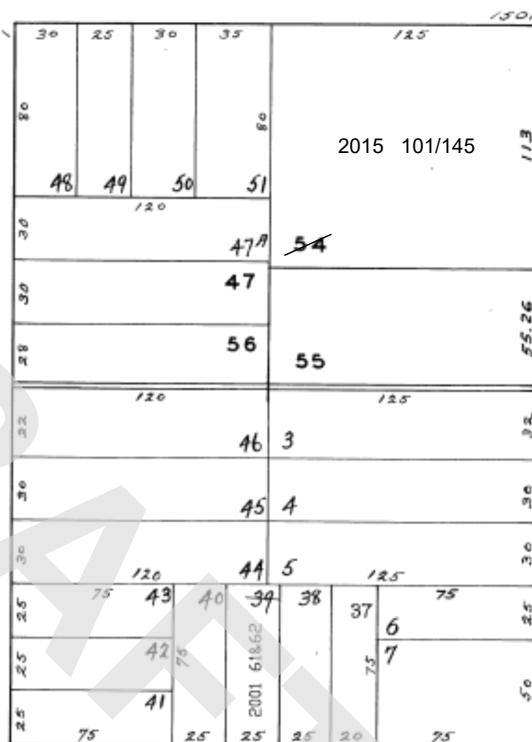


15TH

MISSION

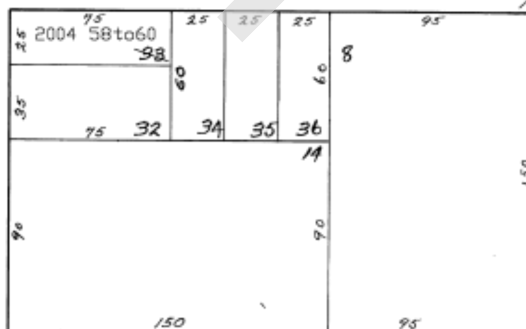


CAPP



ADAIR

SOUTH VAN NESS AVE.



1587 15TH ST
& 1905-1911 MISSION ST.

LOT	UNIT
63	Retail 1
64	21
65	22
66	23
67	24
68	25
69	26
70	31
71	32
72	33
73	34
74	35
75	36
76	41
77	42
78	43
79	44
80	45
81	46
82	51
83	52
84	53
85	54
86	55
87	56

16TH

32-34 ADAIR ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
61	32	47.20
62	34	52.80

45 ADAIR ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
58	A	41
59	B	32
60	C	27

APPENDIX E

Advisory Notes

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AEI Consultants – Advisory Notes

The following advisory notes are provided to discuss potential issues associated with budgeting practices, presence of potential hazardous materials, constructions products that may be defective or have a shorter useful life than anticipated for similar or alternative products used for the same purpose. The list of items addressed is not intended to list all such products, but includes some that could be present at this type of development.

Tenant-Responsible Expenses - It should be recognized that, even if a tenant is responsible for maintenance and replacement of certain equipment, such as their HVAC equipment according to their lease, situations can occur where the Owner may still be required to bear the cost of the replacement.

AEI Consultants has not included these potential costs in this Report.

Hazardous Materials - This Report does not confirm or deny the presence or absence of items such as mold, asbestos, environmental conditions or hazardous substances on this property.

Water Intrusion - Presence of excessive moisture and visible evidence of suspect mold development - Limited interior areas of the buildings to which access was provided, and where building elements were readily observable, were visually observed for the presence of excessive moisture and visible evidence of suspect mold development, if included as part of the authorized scope of work. No observations were conducted within concealed locations (behind wall and ceiling finishes, and other building components considered to be hidden conditions). No sampling or testing was performed in this assessment. In addition to our visual observation efforts, our questionnaire requested information from property personnel regarding their disclosure of any known excessive moisture or mold issues. The scope of this work should not be construed as a mold assessment.

Existing Roof Warranties – It is recommended that the Client investigate the transferability of the any in-place roof warranties to the new Ownership prior to any property transaction.

Phenolic Foam Insulation - Our evaluation of the roof systems at this property was visual and did not include moisture surveys or roof cores to evaluate the condition of unexposed roof system components, including the underlying insulation materials. Phenolic foam insulation was manufactured from 1980 through 1992 and has been determined to possibly lead to corrosion of steel decks because of an acidic reaction that takes place when the phenolic foam insulation contacts moisture. A national class action lawsuit was filed and settled on behalf of building owners that had phenolic foam roof insulation installed on metal decking, and against the roof insulation manufacturers. AEI Consultants recommends that the entire roof system, including the insulation and the condition of metal decking, should be inspected yearly and particularly prior to specifying a roof replacement. If phenolic foam insulation is determined to be present, full replacement of the insulation and/or the metal roof deck, or some portion of the deck, could be required. Additional costs such as these are not included in our roof replacement estimates.

Ongoing repairs and maintenance should be anticipated as part of routine operating maintenance, the cost of which will likely increase as the roofing ages. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that is not a part of this report's scope of services. For purposes of this

level of assessment, any replacement is assumed to be the same construction-type as that which is currently in place.

Energy Policy Act of August 2005 and Energy Independence Act of 2007 – Federal legislation has mandated that direct expansion (DX) cooling equipment, sized 1- through 5.5-nominal tons, single- and three-phase electric service, manufactured after June 19, 2008 shall have a minimum Seasonal Energy Efficiency Ratio (SEER) of 13. Within the next five years, it is speculated that minimum SEER ratings may be raised to 18 or 20. Further, due to the required reduction in the manufacture of refrigerant HCFC-22 since 2004, manufacturers began to provide SEER 13 and higher rated units in 2007 based on using refrigerant HFC-410A, the replacement for HCFC-22. Manufacturing of refrigerant HCFC-22 in 2015 will be limited to 10-percent of pre-2003 levels until final phase-out in 2020.

Air conditioning systems that use HFC-410A operate at much higher pressures than with HCFC-22.

Direct conversion of in-place HCFC-22 equipment may not be practical. Consideration must be given to the age, efficiency, condition and pressure rating of the existing evaporator coils, condition of the air handlers or furnaces, length and diameter of refrigerant piping, and configuration of the mechanical ductwork and plenums. Prior to replacing an individual system, or implementing a broader replacement program, a registered professional engineer or licensed air conditioning contractor should be consulted.

AEI Consultants' cost estimates provided in this Report assume that replacement condensing units compatible with the existing systems will remain available through 2011 or longer, however, the date that the client may realize the cost impact of these regulations may be sooner or later than can be estimated. Unless stated differently elsewhere in this Report, AEI Consultants has based replacement and conversion costs on utilizing existing refrigerant piping and evaporator coils for use with refrigerant HFC-410A. Depending on equipment in place, replacement and conversion may also require evacuation of HCFC-22 refrigerant, flushing and cleaning the existing refrigerant piping of refrigerant and oils, installing a filter-dryer, replacing the thermal expansion device if required, and charging the system with R-410A. These costs are not included in our cost estimate. AEI Consultants recognizes that replacement or conversion strategies may differ at each property based on equipment ages, economics, availability of HCFC-22 refrigerant, and the extent of costs associated with consequential building alterations due to air conditioning equipment and system modifications. Actual costs of maintenance, replacement, conversion, or of collateral physical renovations to unspecified building components may vary over the next several years and be additional to the cost tables; hence AEI Consultants recommends that a client consider establishing a contingency fund within its operating budget beyond any costs already reserved in the evaluation term. Complete replacement of the split DX systems, if required, could range from \$3,000 to \$5,000 per system.

Building Electrical Systems - Recognizing that a property's electrical distribution components are a mostly hidden condition, and that these systems must be maintained on a regular basis as part of an operating budget, property owners/managers should utilize a licensed electrician to routinely monitor electrical connections, grounding systems, and fault protection devices for signs of metallic corrosion, for overheating, such as softened, distorted, or charred insulation on a wire or of a component's casing, and for cracking of pre-1965 rubber-type wire insulation. Close visual inspection of breaker panels at the branch circuit level might detect a developing problem with a high frequency of occurrence over the long-term. Infrared scans are recommended on a regular basis for main distribution equipment.

When electrical equipment manufacturers go out of business, part shortages can occur for in-place equipment, which may lead to replacing entire assemblies rather than a single component. Reusing salvaged electrical components can require extensive prior examination and refurbishing since they may contain aluminum parts or other corroded or degraded materials that must be reconditioned, or be wholly rejected by a licensed electrician; testing agency-approved / listed new replacement parts are recommended. From time to time, property owners/managers should check recall announcements from the United States CPSC (Consumer Product Safety Commission) for in-place electrical equipment, including HVAC equipment.

Federal Pacific Electric (FPE) Stab-Lok and Zinsco (Sylvania) Circuit Breakers - 110-220-volt FPE and Zinsco circuit breaker panels, manufactured from the 1950s into the mid-1980s, may have a higher potential for failing to trip under overload or short-circuit condition at a greater frequency than comparable equipment made by other producers. Failure of a circuit breaker to trip can result in fire, property damage, or personal injury. These manufacturers are no longer in business, and all FPE Stab-Lok and Zinsco (renamed Sylvania after it bought Zinsco) panels need to be reviewed promptly by a licensed electrician. Note that information about fire and shock hazards associated with specific FPE and Zinsco and Sylvania equipment should be fully researched and understood by the licensed electrician prior to performing any repair or replacement work. Pending the findings by the inspecting electrician, simply replacing a circuit breaker should not be considered a complete repair; the panel should be replaced, since the breaker itself may not be the sole problem within the panel. Full panel replacement would be advisable much sooner than an assumed normal service life, but immediately if there is an insurance-related problem at the property due to the presence of these panels. Unless otherwise noted in the Cost Tables, no funds are included for full panel replacement work or associated costs.

Corrosion in Potable / Non-potable Water Distribution and Drainage Systems – Various corrosive conditions, including destructive Microbial Induced Corrosion (MIC) activity, can be present in both potable and non-potable water distribution systems, such as in space heating/chilled water piping, as well as a building's sanitary plumbing system. Over time, this corrosion can result in chronic leaking of piping. Some piping installations may be more prone to accelerated degradation or blockage, such as low-sloped waste drainage piping, low-usage supply piping, exceedingly high-flow velocities in undersized pipe, or installations with numerous bends/irregular lay-out geometries. Poor initial installation practices may also promote corrosion. Particular defects, such as pinholes in copper, may exist without discovery until substantial damage has occurred. Such piping is considered a hidden condition, including insulated or wrapped or embedded piping, and will prevent adequate visual observation and therefore need to be part of preventative maintenance programs that could consist of flushing or videoing of these systems at recommended intervals. If testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; and the use of more-resistant materials.

No costs were included in this Report for significant testing or piping replacement unless otherwise specifically noted in the Cost Tables. AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition as part of an operating budget cost.

PB (polybutylene) Piping – Domestic water distribution using polybutylene piping has been the subject of class action lawsuits due to leakage. If PB piping was identified at the subject site, refer to the recommendations within the Report, and also to public websites that describe the product's performance and potential claim procedures, which are not described in this Report or in its scope of work to evaluate. Time limits for making PB piping claims appear to have expired, but should be verified by a qualified legal authority. Not all manufacturers' information may have been released on websites pertaining to a specific product or to litigation's outcome.

PB is recognized as a defective product within the Real Estate industry, used during the 1980s and 1990s. This material is known to exhibit a need for repair or full replacement as a result of problems associated with the various materials used, attack by high chlorine content in the water, or with the method of installation. Water leaks at fittings and splits in the piping are common, especially as the materials age. Problems can develop immediately or after 12-to-15 years. You cannot fully evaluate the condition of polybutylene piping visually because some deterioration may be from a breakdown of the integrity of the material itself. When PB piping systems leak, the occurrence can be catastrophic to interior finishes with a constant flow of water until a plumber or maintenance person turns off the supply.

Many factors contribute to the performance of PB installations, including the type of connector, type of banding (crimping), improper supported pipe lengths, kinked pipe, UV degradation of piping prior to enclosure, pipe subject to locally hot temperature (too close to water heater), bad crimps, improperly installed connectors, loose plumbing fixtures, and pipe lay-outs wholly unapproved by the manufacturer. Certain plastic-type connectors and aluminum-type bands (crimps) are reportedly more prone to quicker failure than others. Higher chlorine levels in municipal water supplies can accelerate PB systems' failure at plastic-type connectors.

Lack of leaks or usage of later year products or different installation methods, such as longer piping lengths or manifold-type pipe configurations to eliminate mid-run connectors, and brass or copper fittings/connectors, may reduce leakage potential but do not guarantee a leak-free PB installation. We believe polybutylene water distribution piping will experience leakage, and that the problems associated with failed polybutylene will likely accelerate.

We understand the difficulty in replacing something that is currently functional. Owners and lenders deal with this issue in different ways. As part of an acquisition, the presence of PB may impede or irrevocably affect the transaction, since some or accelerated full replacement is required as part of the transaction; other parties may conditionally accept the piping. For an existing Owner that is retaining its property, the economic choice may be to systematically replace the piping to prevent extensive damage to finishes and potential mold formation. Other Owners might maintain the system until the leaks become frequent enough to cause disruptions to the operation whereby some economic determinant or judgment is reached that justifies full replacement in the eyes of the concerned parties.

An aggressive and regular preventative maintenance program, such as using instrument testing (nondestructive) to detect moisture along PB runs within all hidden locations, may be economically justifiable to an Owning party, but as a third party, we cannot make this choice, since we must identify this material as a defective product that is projected to be replaced. There is no good way to predict when leaks will occur or when the cost of maintenance will justify replacement. AEI Consultants is not aware of any technical studies that can forecast when chronic problems will likely commence on less problematic PB systems, or to what degree.

AEI Consultants recommends that polybutylene piping be replaced; however, the method, timing, and economic assessment are factors within the judgment and risk tolerance of the property's Owner or potential Ownership. Costs for PB replacement will vary depending upon the configuration of the apartment units and buildings; however, it is AEI Consultants opinion that additional costs may be needed for repairs to non-plumbing items that might be affected. Any dollar amount indicated by this Report should be understood as being budget-only, and that it does not account for disturbance to the operation of the unit or complex or for mold testing and remediation. The method of replacement and scheduling (entire buildings vs. one unit at a time) will have a major impact on cost. If chronic leakage commences, the costs will significantly increase.

Batt Insulation on Underside of Metal Roofing – Some types of insulation batts with integral vapor barriers, especially metal foil-type barriers, have been known to cause deterioration of roof decks and rusting of metal roof connectors when attached securely to the roof framing. This situation can create a dead air space above the insulation, potentially trapping moisture from condensation or roof leaks. As part of the ongoing maintenance of buildings that have this type of insulation, AEI Consultants recommends a random inspection of the roof framing to verify that no current damage exists and that the insulation be vented to prevent future condensation buildup and damage to the assembly. Where insulation batts lack this barrier, the underside of a metal roof deck or panel is still considered a hidden condition that should be randomly monitored on a routine basis.

Roofing Replacement Costs – Costs for replacement are based on using the same construction-type as the currently in place roofing, unless otherwise noted. Making recommendations concerning specific roof replacement type and design requires in-depth testing and evaluation that are not part of this Report's scope. Where an overlay-type system is already in place, or when a property's owner/management considers using a recovery-type overlay system in lieu of a complete tear-off to expose the structural deck, the existing underlying substrate and conditions cannot be evaluated visually or within the scope of this Report. For purposes of confirming underlying conditions to accommodate an overlay-type system or replacement of only the membrane portion of an existing overlay system, additional testing is necessary, as well as verification by a manufacturer that it will accept the underlying substrate and conditions in order to fulfill Warranty requirements, achieve an estimated service life, as well as deliver performance characteristics.

For the purpose of estimating a replacement dollar amount, a type of re-roofing system and its cost have been assumed, although confirmation that the system will be compatible with underlying conditions at the time of actual replacement will be required. The selected re-roofing type, along with its cost assumed by this Report, may no longer apply when unacceptable conditions are later found, with consequential additional costs not included in this Report such as for significant remediation of underlying components or when a complete tear-off procedure is then deemed necessary.

Costs for roofing recommendations necessarily assume that the building and roof superstructures will accommodate the roofing's loads or change in load patterns, if any; supplemental structural engineering verification may be needed at additional cost beyond this Report. All roofing recommendations or costs are intended to be confirmed by the property's Owner/management's roofing advisors and roofing installer at time of the roofing proposal. Applicable roof design requirements (storm drainage criteria, fire ratings, Code requirements, insurance company ratings, energy criteria, zoning, etc.) need to be further verified while

soliciting proposals and prior to installation, which are beyond the scope of this Report. Note that overlay systems can have a shortened service life or voided warranties where installed over existing roof conditions that do not allow rapid storm water drainage or other localized situations, and which should be understood by Owner/property management as being an acceptable economic choice between cost and long-term performance.

Piping/Duct Insulation - Gaps, splits, and vapor barrier failure in various types of pipe insulation has been known to cause corrosion of metallic piping and ductwork within hydronic systems where the insulation either absorbs moisture or allows condensation to form on the piping and ductwork. Since condensation and related corrosion can potentially cause long-term deterioration and damage to piping and ductwork within hidden spaces, as part of the ongoing maintenance of buildings that have this type of piping and insulation, AEI Consultants recommends a random inspection of the piping and ductwork and its insulation to verify that damage has not occurred. This condition can be latent and may require Ownership to open enclosed / sealed chase spaces.

Mechanical Connections in Proprietary Domestic Water Piping Systems – Proprietary piping systems of non-metallic semi-flexible piping material, such as PEX (cross-linked polyethylene), utilize metal or plastic inserts and crimped fittings to make pipe connections, which are installed by specialized tools. PEX piping and its connection methods are approved in model plumbing codes, which are projected to perform as long as other approved plumbing distribution materials such as plastic or copper. PEX materials were introduced to the United States since the 1980s; usage has increased widely and is produced by manufacturers globally. System designs, fittings, and installation tools vary with manufacturer. Since PEX expands and contracts more than traditional plumbing materials, accommodation for movement of the pipe needs to be made during installation. Some early PEX installations experienced leakage at connections, typically attributed to unfamiliarity with installation methods or to specific fittings or other requirements.

Manufacturers, from time to time, have changed a fitting's material or design in order to address a particular fitting's tendency to corrode or crack. Reportedly in 2005, a Kitec metal fitting corroded when used on its Kitec brand PEX pipe having an aluminum inter-lining, which is not a typical PEX pipe design. A Zurn metal fitting reportedly showed cracking tendencies about 2007. Since January 2008, a limit on PEX use in California is reportedly based on leakage from a particular manifold-type fitting. PEX is wholly unrelated to problematic PB (polybutylene) piping, which was recognized by the Real Estate industry as defective in the 1980s to early 1990s. AEI Consultants advises that the installation quality of an overall PEX system cannot be readily determined visually, and leakage with a potential for mold formation are considered hidden conditions. Regardless of manufacturer, if PEX piping is present, property ownership/management and maintenance personnel need to be familiar with the characteristics of their PEX system's fittings and should exercise an increased awareness for the possibility of a localized leaking connection, and which should be considered a regular preventative maintenance practice, such as with non-destructive moisture meters.

ABS Pipe - ABS (acrylonitrile-butadiene-styrene) pipe is black rigid, non-pressurized plastic pipe used as drainage and vent. Certain ABS piping, manufactured during specific times by particular manufacturers, has experienced circumferential-type cracking at joints with subsequent leakage.

Certain manufacturers, between 1984 and 1990, produced the piping that has been the subject of litigation, but not all pipe manufactured by the identified manufacturers during those periods will crack.

ABS pipe is marked on the outside wall; markings include manufacturer name, references to code specifications, and a date code, when translated, reveals the date of manufacture. Those manufacturers and time periods include, but may not be limited to: Centaur: January 1985 through September 1985; Phoenix: November 1985 through September 1986; Gable: periodically between November 1984 and December 1990; Polaris: periodically between January 1984 and December 1990; Apache: periodically between November 1984 and December 1990. Any drain/vent type ABS piping that has leaked or shows cracking should be further examined for manufacturer name and date. Most usage of this piping is typically enclosed within walls or ceilings and is considered a hidden condition.

Maintenance personnel should undertake an inspection of their property where occasional openings in finishes or previous repairs have occurred and in attics/basements or crawl spaces where this piping might be exposed to view.

Fire Sprinkler System Microbial Induced Corrosion – (MIC) – Destructive microbial activity has been found to be a contributing factor in the corrosion of wet fire protection sprinkler systems.

Symptoms of MIC include pinhole leaks, smelly water, black water and tubercles forming inside the piping. The corrosion is seen more often in lower (numerical) Schedule steel piping than with higher Schedule piping and appears to happen more at pipe seams. The National Fire Protection Agency (NFPA) is currently addressing the MIC problem with changes in NFPA 13 and 25.

Over time if left untreated, this corrosion can result in chronic leaking of the sprinkler piping. The presence of these organisms can only be confirmed using analytical tests. If the testing identifies MIC, the treatment will vary depending upon the organism. Treatments include removal of microbial nutrient; providing accessibility for frequent cleaning; changes to the pH of the water; the use of suitable protective coatings; the use of more-resistant materials; and possible cathodic protection. For some species, the use of biocides has been effective. A dry-pipe sprinkler system could also be affected because wet testing can allow residual moisture to be retained in piping low spots; this moisture, coupled with oxygen available in the compressed air within the pipe can potentially increase internal wall corrosion rates and possibly lead to leaks.

AEI Consultants did not perform any testing as part of our scope of work for this PCR. Although we did interview available persons knowledgeable with the property to determine whether historical chronic leaking has occurred, AEI Consultants recommends regular testing and proactive maintenance to address this potential condition of the fire sprinkler piping as normal preventative maintenance as part of an operating budget cost. No costs were included in this Report for significant piping replacement unless otherwise specifically noted in the Cost Tables.

Recalled Fire Sprinkler Heads - Our site observations may have noted the presence of fire suppression sprinklers within this/these structure(s). There have been several national recalls of various defective sprinkler heads. These manufacturers include Omega and recalled heads from Central, Star or Gem. The national recall of Central, Star or Gem sprinkler heads was due to the degradation failure of the O-rings. Other manufacturer-related reasons for non-functioning

sprinkler heads also exist. If the presence of fire suppression sprinklers at the subject site was observed, we noted the type of spare heads stored on-site in the spare sprinkler head cabinet by observing the manufacturer's name of the heads; however, the same sprinkler head type may not be in actual service throughout the subject site. Because of manufacturer recalls, we therefore recommend that property owner(s) or their management firm(s) promptly contact the licensed fire suppression contractor that inspects and services their system in order to confirm the in-place head-types, and to verify if they are part of any manufacturer's recall or service bulletin. The time for a manufacturer's offer of partial dollar compensation for recall-related work may have expired; however, the work must still be performed promptly.

Pool and Spa Safety Act - The Virginia Graeme Baker (VGB) Pool and Spa Safety Act was enacted by Congress and signed by President Bush on December 19, 2007. Designed to prevent the tragic and hidden hazard of drain entrapments and eviscerations in pools and spas, the law became effective on December 19, 2008. Under the law, all public pools and spas must have ASME/ANSI A112.19.8-2007 compliant drain covers installed and a second anti-entrapment system installed, when there is only a single main drain. While the purpose of AEI's assessment is not to verify compliance with all applicable laws and regulations, we did inquire with management regarding their awareness of the VGB Act and their actions taken to comply.

Drywall imported from China - Drywall used in the Gulf States for new and reconstructed housing from 2004 to 2008 may contain Chinese made drywall that may contain fly ash (synthetic gypsum). Other affected areas reportedly include from New York to Texas to California. This material off-gases sulfur which corrodes (blackening) metal such as air-conditioning coils, plumbing and copper wiring and damages electronic appliances including TVs and computers. Manufactures of the drywall include Knauf Tianjin, Knauf Gips and Taian Taishan. Home builders using this material include Lennar Corp., Aubuchon Homes, Meritage Homes, Ryland Homes, Standard Pacific Homes, Taylor Morrison and WCI Communities. While the purpose of AEI's assessment is not to verify building materials, we did inquire with management regarding dates of construction and dates of major remodeling that may have used substantial amounts of drywall. AEI also inquired about tenant complaints regarding olfactory concerns or damaged electronic appliances. AEI did assess some visible building components that would be affected by off-gassing from drywall containing synthetic gypsum. Many components affected including copper pipes and wires are hidden from view and were not assessed. No testing of drywall components was conducted by AEI.

Composite Aluminum Siding – Aluminum composite cladding with a polyethylene core has not been approved for use in the United States but has been used extensively in the UK and Australia. The US has adopted the International Building Code that requires tall building cladding to pass a rigorous test by the National Fire Protection Association called NFPA 285. The US has long required two remote exit stairs and fire suppression systems in residential use buildings. The material is Reynobond PE manufactured by Arconic. Arconic has ceased manufacture of the product after the London fire at Grenfell Tower. According to ASTM E2018-15 Section 11.1 Activity Exclusions indicates the following exclusion, Section 11.1.14 Evaluating the flammability of materials and related regulations. As such, AEI Consultants does not evaluate the flammability of materials and related regulations.

APPENDIX F

List of Commonly Used Acronyms

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ABBREVIATIONS AND ACRONYMS

ADA	The Americans with Disabilities Act	HVAC	Heating, Ventilating and Air Conditioning
ADAAG	ADA Accessibility Guidelines	IAQ	Indoor Air Quality
AHU	Air Handling Unit	IM / IR	Immediate Repair
ASTM	American Society for Testing and Materials	LFCA	Limited Facility Condition Assessment
BOMA	Building Owners & Managers Association	MEP	Mechanical, Electrical & Plumbing
BUR	Built-up Roof System	MDP	Main Distribution Panel
BTU	British Thermal Unit (a measurement of heat)	NA	Not Applicable
DWV	Drainage, Waste, Ventilation	NFPA	National Fire Protection Association
EIFS	Exterior Insulation and Finish System	OPC	Opinion of Probable Cost
EMS	Energy Management System	PCA	Property Condition Assessment
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)	PCR	Property Condition Report
EUL	Expected/Effective Useful Life	PGA	Peak Ground Acceleration
FCU	Fan Coil Unit	PML	Probable Maximum Loss
FEMA	Federal Emergency Management Agency	PSQ	Pre-Survey Questionnaire
FFHA	Federal Fair Housing Act	PTAC	Packaged Through-wall Air Conditioning (Unit)
FHA	Forced Hot Air	R&M	Repair and Maintain - Routine Maintenance
FHW	Forced Hot Water	RR	Replacement Reserve
FIRMS	Flood Insurance Rate Maps	RUL	Remaining Useful Life
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.	RTU	Rooftop Unit
FOIL	Freedom of Information Letter	SEL	Scenario Estimated Loss
FTRP	Fire Retardant Treated Plywood	SF	Square Feet
GFCI	Ground Fault Circuit Interrupter	SUL	Scenario Upper Limit
GFI	Ground Fault Interrupt (circuit)	TPO	Thermoplastic Polyolefin Roof Membrane
GPNA	Green Physical Needs Assessment	VAV	Variable Air Volume Box
GWB	Gypsum Wall Board	WDO	Wood Destroying Organism

APPENDIX G

Property Evaluator Qualifications

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Steven Peck – Project Manager

B.S. Mechanical Engineering; University of California, Irvine, CA
Mortgage Bankers Association- Multifamily Property Inspection Training Certificate
Common Ground University's ASTM-E2018-08 PCA Certificate

Mr. Peck has more than 5 years of experience in architectural and project management experience. He has performed building and property assessments for varying scopes and customer requirements for the commercial real estate, banking and insurance industries.

Currently, Mr. Peck is responsible for performing Property Condition Assessments that include identifying deficiencies, providing overall professional judgment of a property's condition and preparing cost estimates for repairs and projected replacement costs. He provides project management to ensure ASTM-E2018-08 compliance and satisfaction of client requirements for Property Condition Assessments including identifying structural framing, foundations, HVAC, roof systems and exterior finishes of a property for varying property types including retail, office, commercial, hospitality, industrial, multi-family, and senior living facilities.

Prior to joining AEI Consultants, Mr. Peck performed property and casualty insurance audits, property risk assessments, fire rating building surveys and fire sprinkler protection gradings. In addition, these assessments included assessing property and liability risks and providing recommendations.

Project experience for Mr. Peck includes:

- Property Condition Assessments
- Construction Documents Review
- Historical Records Review
- More than 5 years' experience in multifamily assessments, including numerous assignments for Freddie Mac and Fannie Mae requirements

Property Condition Assessment experience for Mr. Peck includes:

- Retail- San Francisco, CA; 80,011 SF retail building with 11 stories and 118 units
- Hospitality- Corvallis, OR; 116,644 SF hotel and conference center with 7 stories and 176 units
- Multifamily- Belmont, CA; 25,700 SF apartment complex with 2 stories and 30 units
- Retail- San Francisco, CA; 70,797 SF indoor retail mall with 2 stories and 49 tenants
- Office- Sacramento, CA; 385,844 SF class A office building with 18 stories and 36 tenants
- Industrial- San Jose, CA; 5,000 SF industrial with 1 story and 1 unit
- Multifamily- San Bruno, CA; 260,382 SF apartment complex with 5 stories and 292 units
- Multifamily- Pacific Grove, CA; 72,000 SF apartment complex with 4 stories 100 units
- Multifamily- San Jose, CA; Mobile home community- 181 spaces with clubhouse and pool

Mohammad I. Kleit, SE, PE, M.S. – National Client Manager

MS – Civil Engineering (Structural), University of Illinois, Chicago, Illinois

BS – Structural Engineering, University of Illinois, Chicago, Illinois

Structural Engineer	State of Illinois
Professional Engineer	State of Wisconsin
	State of Michigan

Mr. Kleit is a licensed professional Structural Engineer with over 30 years of experience in structural analysis and design of building structures, failure investigation, physical real estate due diligence services, project management, and plan and cost review and construction oversight. Mr. Kleit is a well-rounded professional engineer with good understanding of building systems, including building envelope, structural, mechanical, electrical, plumbing, fire suppression and life safety.

Mr. Kleit performed Property Condition Assessments (PCA) and Physical Needs Assessments (PNA) for a diverse array of buildings and properties throughout the United States and is knowledgeable with local and federal building codes, ADA requirements, and Fair Housing guidelines. Mr. Kleit managed and performed Property Condition Assessments of numerous properties including retail, office, commercial, hospitality, industrial, residential, and assisted living facilities throughout the United States.

Mr. Kleit is knowledgeable with ASTM Standard Guide for Property Condition Assessments, Fannie Mae and Freddie Mac protocols, accessibility standards including FHAA and ADA, and ASTM Standard Guide for Seismic Risk Assessment of Buildings.

Mr. Kleit has extensive experience in the equity-scope due diligence arena primarily in the engineering field and specializes in evaluations and analyses of failures and forensic engineering in structural engineering discipline and the construction industry.

Mr. Kleit remains active and up to date on the latest practices in his profession through continuing education seminars and training, including construction methods and practices.