City Gardens 333, LLC
San Francisco, California

Property Condition Assessment Report

March 26th, 2020

“exceeding clients’ expectations through teamwork, professionalism, and expertise.”
March 30, 2020

City Gardens 333, LLC
Michael Thomas
1321 Mission Street, Ste. 101
San Francisco, CA 94103

Re: Property Condition Assessment Report
City Gardens 333, LLC

Dear Michael Thomas:

Enclosed please find the Property Condition Assessment Report for the City Gardens 333, LLC Property located at 333 12th Street, San Francisco, CA 94103. This project consists of two hundred (200) multi-family attached units in various stages of construction. Construction on the property was in progress at time of observation.

La Jolla Pacific of California, Ltd. was on site for the purpose of conducting a non-invasive, non-destructive observation and photo documentation of existing conditions of both the external and internal construction assemblies. Attached within this report is La Jolla Pacific of California, Ltd.’s Evaluation Matrix and photographs depicting overall conditions, as well as photographs depicting areas of deficiencies requiring attention. These deficiencies require correction for purposes of integrity and performance of the units and/or structure.

We trust this report will meet your requirements. Should you have any questions or comments regarding the content of this report, please do not hesitate to contact us.

Respectfully Submitted,

La Jolla Pacific of California, Ltd.

Kest Stanciauskas
Construction Consultant

KS:gn
# TABLE OF CONTENTS

1. Property Information & Summary Rating .......................................................... 4  
2. Executive Summary ................................................................................. 5  
   2.1 Property Description ........................................................................... 5  
   2.2 Overall Property Condition ................................................................. 5  
   2.3 Recommended Safety & Security Measures ........................................ 6  
   2.4 Recommended Repairs ........................................................................ 6  
   2.5 Condition Rating .................................................................................. 6  
   2.6 Conclusion ............................................................................................ 6  
3. Recommended Repairs .............................................................................. 8  
4. Photo Documentation ............................................................................... 9  
5. Scope of Work ........................................................................................... 34
# Property Condition Assessment Report

## PCAR Dashboard

### 1.0 Property Information & Overall Rating

#### Client Information:
- **Client**: City Gardens 333, LLC
- **Contact(s)**: Michael Thomas, Director Of Business Dev.

#### Assessment Information:
- **Date(s) Assessed**: March 26, 2020
- **Weather**: 58 ° Partly Cloudy

#### Project Information:
- **Project**: City Gardens 333, LLC
- **Address/Location**: 333 12th Street, San Francisco, CA 94103
- **Vacant Lots**: N/A
- **Slabs Poured**: N/A
- **Slabs Completed Inventory**: N/A
- **Partially Complete**: N/A
- **Completed Inventory**: N/A

#### Report Information:
- **Assessed By**: Kest Stanclaukas, Construction Consultant
- **Report Issued**: March 30, 2020
- **Report Reviewed by**: John Mendez, Regional Manager
- **Site Contacts**: Robert Bernstein, Joel Josehart

#### Documents Available*:
- As-built Dated: N/A
- 3rd Party QA Documentation: N/A
- Homeowner Resource Guide: N/A
- 3rd Party Plan Review: None
- Other: None

---

### 2.0 Recommended Repairs

#### Site & Common Areas

| 1.1 Topography | NA |
| 1.2 Access & Egress | 5.0 |
| 1.3 Clubhouse, Lobby & Amenities | 5.0 |
| 1.4 Parking & Paving | NA |
| 1.5 Sidewalks | 5.0 |
| 1.6 Landscaping - Common Areas | NA |
| 1.7 Earthwork | NA |
| 1.8 Erosion Control & SWPPP's | NA |
| 1.9 Utilities, Hydrants & Drainage | 5.0 |
| 1.10 Gated Entry & Fencing | 5.0 |
| 1.11 Retaining Walls | 5.0 |
| 1.12 Security Fencing | 5.0 |
| 1.13 Signage | 5.0 |
| 1.14 Trash Receptacles | 5.0 |

#### Dwelling Unit Exteriors

| 2.1 Foundations & Slabs | NA |
| 2.2 Weatherproofing | 5.0 |
| 2.3 Windows & Doors | 5.0 |
| 2.4 Landings, Stairs & Railings - Exterior | NA |
| 2.5 Balconies & Decks | NA |
| 2.6 Exterior Finishes | 5.0 |
| 2.7 Roofing Assemblies | 5.0 |
| 2.8 Landscape & Hardscape - Unit Exteriors | NA |

#### Dwelling Unit Interiors

| 3.1 Framing | 5.0 |
| 3.2 Mechanical, Electrical, Plumbing - Rough | 5.0 |
| 3.3 Fireblock/Draftstop | 5.0 |
| 3.4 Insulation - Thermal & Acoustical | 5.0 |
| 3.5 Fire Sprinkler Systems | 5.0 |
| 3.6 Landings, Stairs & Railings - Interior | 5.0 |
| 3.7 Attic Space | NA |
| 3.8 Finishes - Interior | 5.0 |
| 3.9 Equipment & Appliances | 5.0 |

#### Rodent & Pest Control

| 4.1 Rodent & Pest Control | 5.0 |

### Overall Property Conditions: 5.0

#### Safety & Security of Premises

| 5.1 Safety Conditions | 5.0 |
| 5.2 Security Measures | 5.0 |

### Overall Safety & Security: 5.0

**Note**: NA = Assembly unobservable, not installed at time of assessment, or not applicable

---

* The above documents were not reviewed as part of this assessment, but are listed to indicate their availability in connection with the property, should further review by the client be necessary.

---

* *Based on current property conditions, not including property's potential from report recommendations

### Explanation of Rating Scale

<table>
<thead>
<tr>
<th>NA</th>
<th>Recommended Repairs*</th>
<th>Safety &amp; Security of Premises**</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>&lt;5%</td>
<td>&lt;5%</td>
</tr>
<tr>
<td>4</td>
<td>5% - 19%</td>
<td>5% - 9%</td>
</tr>
<tr>
<td>3</td>
<td>20% - 29%</td>
<td>10% - 19%</td>
</tr>
<tr>
<td>2</td>
<td>30% - 49%</td>
<td>20% - 39%</td>
</tr>
<tr>
<td>1</td>
<td>50% - 100%</td>
<td>40% - 100%</td>
</tr>
</tbody>
</table>

* % of Work in place requiring remediation

**% Deficient from safety & security measures expected
2. Executive Summary

2.1 Property Description

On March 26, 2020 La Jolla Pacific of California, Ltd. was on site for the purpose of conducting a non-invasive, non-destructive observation and photo documentation of existing conditions both of the external and internal building assemblies. Construction on the property was observed to be in progress at the time of the site visit.

At the time of the site visit, weather was 58°F and partly cloudy skies. Access was granted to the site and to all residential, common and commercial units and areas as needed.

2.2 Overall Property Condition

Exterior
Many aspects of the property were found to be in accordance with industry standards of care. Specifically, none of the structures showed any evidence of structural failure. Areas of the exterior envelope observed include:

Roofing: Modified bitumen rolled roofing lapped and sealed as required. Sheet metal coping was installed. Solar panels were installed as well as stanchions placed to support patio limestone pavers.

Weather Resistive Barrier: GP Dens Element underlayment installed and sealed. Sheet metal flashing was observed installed as required.

Cladding: Cladding was still in the early stages with underlayment preparation.

Windows/Doors: Window flanges were sealed and imbedded with Redgard Sealant. Door assemblies had metal jambs.

Interior
The interiors of the units were found to be in various stages of completion. From Rough ins on the lower floors to Finishes on the upper floors.

Site and/or Common Areas
Concrete driveways and walkways were in progress, with flatwork not having started yet.
2.3 Recommended Safety & Security Measures

No evidence of vandalism or unlawful intrusion was observed. Additional Safety & Security Measures are found in Section 3.0 of this report.

2.4 Recommended Repairs

The property was found to be in excellent condition. No recommendations necessary.

2.5 Condition Rating

Based on La Jolla Pacific of California, Ltd.’s assessment of the project and technical knowledge of industry standards of care, the following is an opinion on the overall property rating:

| Overall Property Rating* |  
|--------------------------|---
| Recommended Repairs      | 5.0  
| Safety & Security of Premises | 5.0  

* Based on a Rating Scale of 1 – 5, with 5 being the highest. See Section 1 for more detailed Explanation of Rating Scale. Rating is also based on visual observation only. No destructive testing, engineering or calculations were performed.

2.6 Conclusion

Site observations indicate construction is in progress. No structural issues were observed, and no repairs pertaining to safety and security are recommended.

The following Evaluation Matrix summary sheet summarizes these findings, including a rating for each assembly observed.
# Property Condition Evaluation Matrix

## Property Information

- **Client:** City Gardens 333, LLC  
- **Project:** City Gardens 333, LLC  
- **Location:** 333 12th Street, San Francisco, CA 94103  
- **Contact:** Michael Thomas, Director Of Business Dev.  
- **Assessed:** March 26, 2020  
- **Assessed by:** Kest Stanciaukas, Construction Consultant

## Property Conditions

### Site & Common Areas

<table>
<thead>
<tr>
<th>Rating</th>
<th>Site &amp; Common Areas</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Topography</td>
<td>NA</td>
</tr>
<tr>
<td>1.2</td>
<td>Access &amp; Egress</td>
<td>5</td>
</tr>
<tr>
<td>1.3</td>
<td>Clubhouse, Lobby &amp; Amenities</td>
<td>5</td>
</tr>
<tr>
<td>1.4</td>
<td>Parking &amp; Paving</td>
<td>NA</td>
</tr>
<tr>
<td>1.5</td>
<td>Sidewalks</td>
<td>5</td>
</tr>
<tr>
<td>1.6</td>
<td>Landscaping - Common Areas</td>
<td>NA</td>
</tr>
<tr>
<td>1.7</td>
<td>Earthwork</td>
<td>NA</td>
</tr>
<tr>
<td>1.8</td>
<td>Erosion Control &amp; SWPPP's</td>
<td>NA</td>
</tr>
<tr>
<td>1.9</td>
<td>Utilities, Hydrants &amp; Drainage</td>
<td>5</td>
</tr>
<tr>
<td>1.10</td>
<td>Gated Entry &amp; Fencing</td>
<td>5</td>
</tr>
<tr>
<td>1.11</td>
<td>Retaining Walls</td>
<td>5</td>
</tr>
<tr>
<td>1.12</td>
<td>Security Fencing</td>
<td>5</td>
</tr>
<tr>
<td>1.13</td>
<td>Signage</td>
<td>5</td>
</tr>
<tr>
<td>1.14</td>
<td>Trash Receptacles</td>
<td>5</td>
</tr>
</tbody>
</table>

### Dwelling Unit Exteriors

<table>
<thead>
<tr>
<th>Rating</th>
<th>Dwelling Unit Exteriors</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.1</td>
<td>Foundations &amp; Slabs</td>
<td>NA</td>
</tr>
<tr>
<td>2.2</td>
<td>Weatherproofing</td>
<td>5</td>
</tr>
<tr>
<td>2.3</td>
<td>Windows &amp; Doors</td>
<td>5</td>
</tr>
<tr>
<td>2.4</td>
<td>Landings, Stairs &amp; Railings - Exterior</td>
<td>NA</td>
</tr>
<tr>
<td>2.5</td>
<td>Balconies &amp; Decks</td>
<td>NA</td>
</tr>
<tr>
<td>2.6</td>
<td>Exterior Finishes</td>
<td>5</td>
</tr>
<tr>
<td>2.7</td>
<td>Roofing Assemblies</td>
<td>5</td>
</tr>
<tr>
<td>2.8</td>
<td>Landscape &amp; Hardscape - Unit Exteriors</td>
<td>NA</td>
</tr>
</tbody>
</table>

### Dwelling Unit Interiors

<table>
<thead>
<tr>
<th>Rating</th>
<th>Dwelling Unit Interiors</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td>Framing</td>
<td>5</td>
</tr>
<tr>
<td>3.2</td>
<td>Mechanical, Electrical, Plumbing - Rough</td>
<td>5</td>
</tr>
<tr>
<td>3.3</td>
<td>Fireblock/Draftstop</td>
<td>5</td>
</tr>
<tr>
<td>3.4</td>
<td>Insulation - Thermal &amp; Acoustical</td>
<td>5</td>
</tr>
<tr>
<td>3.5</td>
<td>Fire Sprinkler Systems</td>
<td>5</td>
</tr>
<tr>
<td>3.6</td>
<td>Landings, Stairs &amp; Railings - Interior</td>
<td>5</td>
</tr>
<tr>
<td>3.7</td>
<td>Attic Space</td>
<td>NA</td>
</tr>
<tr>
<td>3.8</td>
<td>Finishes - Interior</td>
<td>5</td>
</tr>
<tr>
<td>3.9</td>
<td>Equipment &amp; Appliances</td>
<td>5</td>
</tr>
</tbody>
</table>

### Rodent & Pest Control

<table>
<thead>
<tr>
<th>Rating</th>
<th>Rodent &amp; Pest Control</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.0</td>
<td></td>
<td>5.0</td>
</tr>
</tbody>
</table>

### Safety & Security

- **Recommended Safety & Security Measures**
  - **Safety Conditions**  
  - **Security Measures**
  
<table>
<thead>
<tr>
<th>Rating</th>
<th>Safety &amp; Security</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1</td>
<td>Safety Conditions</td>
<td>5</td>
</tr>
<tr>
<td>5.2</td>
<td>Security Measures</td>
<td>5</td>
</tr>
</tbody>
</table>

* % of Work in place requiring remediation  
** % Deficient from safety & security measures expected  

NA = Assembly unobservable, not installed at time of assessment, or not applicable
3. Recommended Repairs

The property was found to be in Excellent condition, no repairs are recommended at this time.

Recommended Repairs

**Overall Site**
- No repairs are recommended at this time.

**Extterior**
- No repairs are recommended at this time.

**Interiors**
- No repairs are recommended at this time.

**Common Areas**
- No repairs are recommended at this time.

**Recommended Safety & Security Measures**
- No repairs are recommended at this time.
4. Photo Documentation

The photographs on the following pages are representative of the observed physical condition of the property at the time of observation. Photos are ordered left to right, then top to bottom in the order that they were generated.
Note: Entry west promenade
19 Note: Lobby Elevators

20 Note: Elevators facing East courtyard

21 Note: Offices

22 Note: Office mechanicals

23 Note: Laundry room, level 2

24 Note: Level 2 corridor

March 26, 2020
Note: Norfolk entrance

Note: Fire pump room

Note: Norfolk facade & stoops

Note: Norfolk stairwell
Note: Norfolk spiral staircase opening

Note: Norfolk facade

Note: Courtyard

Note: Meter bank 1

Note: Basement elevator

Note: Basement entrance into switch room

March 26, 2020
Note: Electrical meter room 2

Note: Basement bike room

Note: Garden level elevators

Note: Courtyard

Note: Courtyard covered scaffolding
Note: Elevator control room

Note: Rooftop mechanical room
Note: Rooftop planters

Note: Rooftop planters & patio

Note: Rooftop patio pavers

Note: Rooftop elevator lobby
Note: Rooftop heat pumps

Note: Rooftop heat pumps

Note: Rooftop stairwell going down

Note: 7th floor corridor B

Note: Unit 702 B6

Note: 702 bedroom
Note: 702 living room

Note: 702 bathroom

Note: 702 electrical panel

Note: 702 powder room

Note: Unit 701 C1. Kitchen

Note: Corridor 7 B
Note: Elevators level 7; bank 8

Note: 7th floor electrical

Note: 7th floor electrical room

Note: Corridor 7 A

Note: 711 B2 Kitchen

Note: 711 B2 Bedroom & Smart cabinet
Note: Stairwell 3A

Note: Corridor 3A

Note: Bedroom 302

Note: Corridor 3A

Note: 306 B7 bathroom
Note: Stairwell 1A

Note: Corridor 1A

Note: Corridor 1A

Note: 102 B4
Bathroom

Note: Corridor 1A

Note: Courtyard west
window details

March 26, 2020
5. Scope of Work

La Jolla Pacific of California, Ltd. has been requested by City Gardens 333, LLC to assess and document the property condition of the existing property known as City Gardens 333, LLC, located in San Francisco, California. The purpose of this review is to provide information regarding the physical condition of the property based on a visual, non-invasive and non-destructive site observation.

Contracted Scope

A. Initial Report

The Consultant shall provide Client herewith a Property Condition Assessment Report (PCAR) of the City Gardens 333, LLC project located at 333 12th Street in San Francisco, CA 94103. Consultant shall evaluate the project from a litigation/risk assessment standpoint, including digital photographic documentation of current building/structure conditions (WITHOUT INVASIVE OR DESTRUCTIVE TESTING OF EXISTING BUILDING ASSEMBLIES). The evaluation will encompass selected building assemblies including interior systems functionality testing*, and exterior weatherproofing elements, structural and non-structural framing elements (as visible), fireblock/draftstop (as visible), mechanical/electrical/plumbing assemblies (as visible), existing roof conditions (as visible from ground and/or balconies), and hardscape / landscaping / drainage elements. Work product will consist of one electronic report containing an executive summary, recommendations, and photographic documentation.

*Interior systems functionality testing will be excluded from the evaluation if the water, gas and electricity (utilities) are not operating in the unit at the time of the evaluation. This testing is limited to functionality of systems and excludes pressure and/or performance to specifications testing.

Procedures and Limitations

This site observation and Property Condition Assessment Report were conducted and prepared according to the Agreement for said services between the Client and La Jolla Pacific of California, Ltd. The enclosed findings are a result of conditions visually observed at the time of site visit. This observation was completely visual; as such, no tests were performed, no samples obtained, and no materials were removed to observe any deficiencies. The findings contained herein do not warrant or guarantee the performance of any aspect or component of this project. This Property Condition Assessment Report is prepared for the exclusive use of the Client. Any external use, copying or reproduction of any kind is prohibited and in violation of applicable copyright laws.