

PROPERTY CONDITION REPORT

11021 West Pico Boulevard
11021 West Pico Boulevard
Los Angeles, California 90064

Report Date
September 11, 2023

Partner Project Number:
23-419894.1

Prepared for:
[REDACTED]

DRAFT



Building
Science



Environmental
Consulting



Construction &
Development



Energy &
Sustainability

PARTNER



September 11, 2023



Subject: Property Condition Report
11021 West Pico Boulevard
11021 West Pico Boulevard
Los Angeles, California 90064
Partner Project No. 23-419894.1

Dear [REDACTED]

Partner Engineering and Science, Inc. is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Brett Hayes at 312-914-9136 or bhayes@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Eric Guikema
Project Manager

Brett Hayes
Relationship Manager

EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the “subject property”). The assessment was performed in accordance with ASTM E2018-15 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”. The purpose of this PCA was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

<i>Property Data</i>	
<i>Name</i>	11021 West Pico Boulevard
<i>Address</i>	11021 West Pico Boulevard
<i>City, State and Zip Code</i>	Los Angeles, California 90064
<i>Property use</i>	Commercial retail
<i>Land acreage (acres)</i>	0.234 (per the Los Angeles County Tax Assessor)
<i>Number of buildings</i>	One
<i>Number of floors</i>	One
<i>Approximate Percentage of Parcel Occupied by Improvements</i>	60%
<i>Year built</i>	1948 (per the Los Angeles County Tax Assessor)
<i>Gross building area (sf)</i>	6,204 (per the Los Angeles County Tax Assessor)
<i>Net rentable area (sf)</i>	6,204 (per the Los Angeles County Tax Assessor)
<i>Number of tenant spaces</i>	One
<i>Foundation / Substructure</i>	Concrete slab-on-grade over spread footings
<i>Façade</i>	Brick masonry and painted stucco
<i>Roof type</i>	Flat, built-up roofing with granular-surfaced modified bitumen cap sheet
<i>Parking area</i>	Asphalt paved surface lots
<i>Parking space count</i>	17
<i>ADA parking count</i>	One ADA space of which one was van-accessible
<i>HVAC system</i>	Packaged units
<i>Water supply piping</i>	Copper
<i>Electrical branch wiring</i>	Copper
<i>Number of elevators</i>	None provided
<i>Fire suppression</i>	Fire extinguishers
<i>Fire alarm</i>	Smoke detectors

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good to fair condition. The overall level of preventative maintenance appeared to be good to fair. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the tables below.

Reported Capital Expenditures

According to property management, the following capital improvements were completed within the last three years:

- Roof patching and repair work was completed in 2023; \$10,000

No planned capital improvements were reported by property management.

Immediate and Short-Term Repair Items

This report presents opinions of costs for items or conditions that require immediate action as a result of the following: Material existing or potentially unsafe conditions, material code violations, or any other physical deficiencies that, if left uncorrected, would be expected to result in or contribute to the failure of critical elements or systems within one year or may result in a significant increase in remedial costs. These items are considered immediate repairs and should be addressed at the first practical opportunity.

In addition, this report presents opinions of costs for items or conditions that may not require immediate action but should be conducted on a priority basis above and beyond routine maintenance. These items are considered short-term costs and should be addressed within two years.

Deferred maintenance items and physical deficiencies that are considered significant are also identified in Table 1- Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that ASTM E2018 does not require.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.

Recommendations for Additional Investigations

During the observations at the subject property, the following suspect conditions were determined to warrant further investigation. Further detail of the issues observed is provided in the following sections of the report.

- The southeast corner of the building has a vertical crack in the brick approximately two to three feet in height near at the parapet and instances of vertical cracking in brick further below within the main portion of the exterior wall. The northwest corner has a crack and loose course brick near the base of the façade from possible vehicular impact. Repairing the brick, sealing cracks, and shoring the parapet are recommended, however, the actual repairs should be determined by a structural engineer. Refer to Section 4.3.1 and Section 2.3 for additional discussion.

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Table 1 - Immediate Repairs & Deferred Maintenance Cost Opinion

11021 West Pico Boulevard
 11021 West Pico Boulevard
 Los Angeles, California 90064

Project No. 23-419894.1
 September 11, 2023

Sect No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
2.0	Regulatory Compliance						
2.3	According to the LADBS retrofit program, the subject property is not included in the local retrofit ordinance. Nevertheless, due to observed conditions discussed in Section 4.3.1, it is recommended that a structural engineer be retained to determine if any retrofits are needed, prepare a retrofit design, and assist in the development of a budget for the retrofit work.	1	ALLOW	\$5,000	\$5,000		\$5,000
3.0	Site Improvements						
3.2.2	Various areas of linear cracking, map cracking, vegetation growth, and surface raveling were observed throughout the paved areas. Mill and resurface of the parking area is recommended.	3,500	SF	\$6.00	\$21,000		\$21,000
3.2.2	Reapplication of pavement markings and striping, and asphalt seal coat is anticipated following milling and resurfacing noted above.	3,500	SF	\$0.40	\$1,400		\$1,400
4.0	Structural Frame and Building Envelope						
4.3.1	The southeast corner of the building has a vertical crack in the brick approximately two to three feet in height near the roof of the building and the northwest corner has a crack and loose course brick near the base of the façade. Repairing the brick, sealing cracks, and shoring the parapet are recommended.	1	Allowance	\$7,500	\$7,500		\$7,500
4.3.2	Fogged panes within the storefront system windows were observed at the main entrance to the Barbeques Galore tenant space. Replacement of the fogged panes is recommended.	1	Allowance	\$2,000	\$2,000		\$2,000
4.3.3	Fogged panes within the storefront system entry doors were observed at the main entrance to the Barbeques Galore tenant space. Replacement of the entry doors is recommended.	1	Allowance	\$2,000	\$2,000		\$2,000
5.0	Mechanical and Electrical Systems						
	None Noted						
6.0	Interior Elements						
	None Noted						
7.0	Accessibility						
	None Noted						
8.0	Water Intrusion and Microbial Growth						
	None Noted						
TOTALS					\$38,900	\$0	\$38,900

TABLE 2 - LONG-TERM COST OPINION

11021 West Pico Boulevard
 11021 West Pico Boulevard
 Los Angeles, California 90064

Project No. 23-419894.1
 September 11, 2023

Rentable area (sf): 6,204
 Site effective age (years): 75
 Inflation rate: 2.50%
 Evaluation period (years): 12

Sect No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	Total Cost
3.0	Site Improvements																				
3.2.2	Asphalt seal coat & striping	5	0	5	3,500	7,000	SF	\$0.40					\$1,400					\$1,400			\$2,800
4.0	Structural Frame and Building Envelope																				
4.3.1	Exterior cleaning, masonry pointing, sealing	8	7	1	10,000	20,000	SF	\$2.00	\$20,000								\$20,000				\$40,000
4.4.1	Roof replacement - BUR	20	15	5	6,100	6,100	SF	\$12					\$73,200								\$73,200
5.0	Mechanical and Electrical Systems																				
	None anticipated																				
6.0	Interior Elements																				
	None anticipated-tenant responsibility																				
UNINFLATED TOTALS:									\$20,000				\$74,600				\$20,000	\$1,400			\$116,000
INFLATED TOTALS:									\$20,000				\$82,344				\$24,368	\$1,748			\$128,461
																			UNINFLATED COST PER SQUARE FOOT PER YEAR:	\$1.56	
																			INFLATED COST PER SQUARE FOOT PER YEAR:	\$1.73	

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Figures

Figure 1: Site Location Map

Figure 2: Site Plan

Appendices

Appendix A: Site Photographs

Appendix B: Supporting Documentation

Appendix C: Qualifications

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1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the subject property's condition to facilitate the addressee's completion of due diligence. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor: Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

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2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date: August 24, 2023
 Weather: Sunny, approximately 75° Fahrenheit
 Field Assessor: Nathaniel Grondin
 Escort: Marc Pollock
 President, Westside Retail, Inc.,
 (310) 433-0441

Limiting Conditions

No limiting conditions beyond those specified by ASTM were encountered while preparing this report.

2.2 Property Personnel Interviewed/Contacted

The site escort was interviewed during the course of the survey. Marc Pollock has been associated with the subject property for an unknown amount of time and was cooperative during the property observations. Marc Pollock appeared to be knowledgeable about the subject property and maintenance practices.

2.3 Regulatory Compliance Inquiry

Building Codes		City of Los Angeles Department of Building and Safety (LADBS)	
Contact:	https://www.ladbsservices2.lacity.org/	Contact Info:	(213) 473-3231
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
No violations reported. According to the LADBS retrofit program, the subject property is not included in the local retrofit ordinance. Nevertheless, due to observed conditions, It is recommended that a structural engineer be retained to determine if any retrofits are needed, prepare a retrofit design, and assist in the development of a budget for the retrofit work. An opinion of cost for this work is included in Table 1.			
Fire or Life Safety		City of Los Angeles Fire Prevention and Arson	
Contact:	Online Record Request	Contact Info:	recordsrequest.lacity.org
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
No violations reported.			
Zoning		Zoning City of Los Angeles Planning and Community Development	
Contact:	Zimas On-line Depository	Contact Info:	Zimas@lacity.org
Findings:	<input checked="" type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input type="checkbox"/> Awaiting response
No violations reported. According to a review of the zoning map obtained from the Zimas on-line depository, the subject property is zoned NMU(EC)-POD neighborhood commercial. The permitted uses listed in the zoning regulations are commercial. Based on limited review, the subject property appears to be compliant.			

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided for reference as part of this assessment.

- Los Angeles County Tax Assessor property information
- Federal Emergency Management Agency (FEMA) flood hazard layer map

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3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements were placed upon one parcel. The parcels were rectangular and comprised approximately 0.234 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity was relatively flat. The subject property sloped southeast.

Storm water runoff from the roof areas of the subject building, landscaped areas, and paved areas appeared to be removed primarily by sheet flow action across paved surfaces, which drain to the public right of way, and to on-site storm water drains. The subject property was connected to a storm sewer system that was owned and maintained by the municipality.

Survey Condition and Analysis

The topography appeared to be in good condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible.

3.2.2 Vehicular Access, Paving

Vehicular access was provided by two-way drive lanes leading from the adjacent public right-of-way to the on-site parking areas and drive aisles. Vehicular access was provided at one entrance point from an unnamed alley adjacent the north boundary of the subject property. Signalization was not provided at the entrance point(s) to the subject property.

Parking Type	Paving	Total Spaces	ADA (Including Van)	Van
Surface lots	Asphalt	17	1	1

The parking count was provided by the site escort and based on a physical count.

Curbing was not present. Pre-cast concrete wheel stops were present at the terminus of each parking space.

Survey Condition and Analysis

Asphalt pavement appeared to be in fair to poor structural condition. Various areas of linear cracking, map cracking, vegetation growth, and surface raveling were observed throughout the paved areas. Mill and resurface of the parking area is recommended. An opinion of cost for this work is included in Table 1.

Pavement markings and striping appeared to be in fair to poor condition. Reapplication of pavement markings and striping is anticipated following milling and resurfacing noted above and during the evaluation period. An opinion of cost for this work is included in Table 1 and Table 2. Reapplication of pavement markings and striping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Asphalt seal coat appeared to be in fair to poor condition. Reapplication of pavement seal coat is anticipated following milling and resurfacing noted above and during the evaluation period. An opinion of cost for this work is included in Table 1 and Table 2.

Curbing appeared to be in fair condition. Routine maintenance is anticipated throughout the evaluation period.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways consisted of cast-in-place concrete construction. Concrete ramps accommodated sidewalk grade changes. Open sides were protected by steel pipe guardrails.

Survey Condition and Analysis

The pedestrian walkways appeared to be in good to fair condition. Routine maintenance is anticipated during the evaluation period.

3.2.4 Landscaping and Irrigation

Landscaping and irrigation were not present at the subject property.

3.2.5 Retaining Walls

Retaining walls were not present.

3.2.6 Site and Building Signage

Tenant specific, facade-mounted signage was provided around the building perimeter. Apartment unit placard signage was positioned adjacent to unit entrances. Address identification and tenant specific signage was displayed by vinyl window decals typically located near entrances.

Survey Condition and Analysis

The signage appeared to be in good condition. Sign painting or replacement can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates, and Fences

Perimeter walls, gates, and fences were not present.

3.2.8 Exterior Lights

Facade mounted lighting along the exterior of the building primarily consisted of wall-pack fixtures. Soffit areas over entryways had recessed incandescent lighting. Timers and photocells controlled exterior lighting.

Survey Condition and Analysis

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

3.2.9 Site Amenities

A dumpster enclosure was present outside the northwestern exterior of the building. The enclosure was constructed atop a cast-in-place concrete pad and was surrounded by chain link fencing. Swing gates allow access to the solid waste dumpsters.

Survey Condition and Analysis

The additional site amenities appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

3.2.10 Special Utility Systems

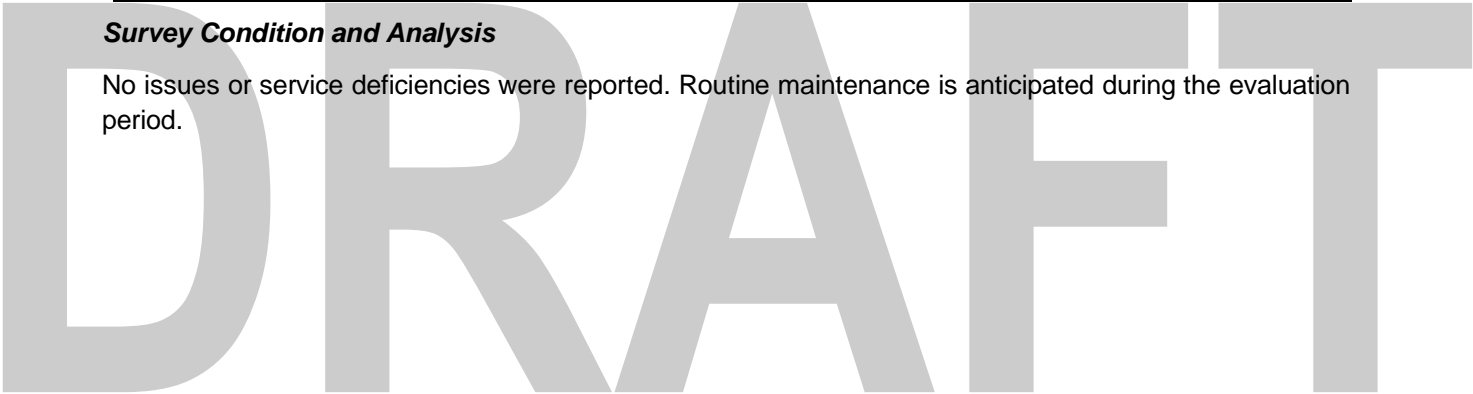
Special utility systems were not present at the subject property.

3.2.11 Utility Service Providers

<i>Utility</i>	<i>Provider</i>	<i>Meter configuration and location</i>
Storm Water	City of Los Angeles	
Electric	Los Angeles Department of Water and Power	The building meter was located on the rear exterior wall of the building
Gas	Southern California Gas Company	The building meter was located on the north exterior wall
Water	Los Angeles Department of Water and Power	The building water meter was located in a below grade vault
Sanitary Sewer	City of Los Angeles	

Survey Condition and Analysis

No issues or service deficiencies were reported. Routine maintenance is anticipated during the evaluation period.



4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

According to experience with similar structures in this geographic region and the observation of exposed structure, the foundation system consisted of a reinforced-concrete slab-on-grade with continuous strip footings at the perimeter and isolated spread footings at interior bearing locations supporting interior columns.

Survey Condition and Analysis

The southeast corner of the building has a vertical crack in the brick approximately two to three feet in height near at the parapet and instances of vertical cracking in brick further below within the main portion of the exterior wall. The northwest corner has a crack and loose course brick near the base of the façade from possible vehicular impact. Repairing the brick, sealing cracks, and shoring the parapet are recommended, however, the actual repairs should be determined by a structural engineer. Refer to Section 4.3.1 and Section 2.3 for additional discussion. The foundation system otherwise appeared to be in functional condition.

4.2 Building Frame

According to the construction drawings and the observation of exposed structure, the building was constructed of load bearing red brick masonry perimeter walls consisting of double wythe grouted courses. The roof is constructed of two curved barrel sections with dimensional lumber on open web bow-string trusses on the western portion and low-slope wood beams and joists on the eastern portion. Roof framing was topped with wood plank decking.

Survey Condition and Analysis

The southeast corner of the building has a vertical crack in the brick approximately two to three feet in height near at the parapet and instances of vertical cracking in brick further below within the main portion of the exterior wall. The northwest corner has a crack and loose course brick near the base of the façade from possible vehicular impact. Repairing the brick, sealing cracks, and shoring the parapet are recommended, however, the actual repairs should be determined by a structural engineer. Refer to Section 4.3.1 and Section 2.3 for additional discussion. The exterior wall system otherwise appeared to be in functional condition.

Fire retardant-treated plywood was not observed.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

The exterior walls of the building consisted primarily of painted and unpainted brick masonry. The south side had a painted stucco façade over the building entrance. Accent facades above the building entrances consisted of stucco. Soffits were painted wood.

Survey Condition and Analysis

The exterior walls appeared to be in generally fair condition. The southeast corner of the building has a vertical crack in the brick approximately two to three feet in height near at the parapet and instances of vertical cracking in brick further below within the main portion of the exterior wall. The northwest corner has a crack and loose course brick near the base of the façade from possible vehicular impact. Repairing the brick, sealing cracks, and shoring the parapet are recommended, however, the actual repairs should be determined by a structural engineer. Refer to Section 2.3 for additional discussion. For planning purposes, an opinion of cost for this work is included in Table 1. Monitoring the façade for additional cracking is

recommended during the evaluation period. Exterior cleaning and masonry pointing is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Exterior paint appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

Exterior wall sealants appeared to be in good condition. Reapplication of sealants is anticipated during the evaluation period. This work can be performed as part of routine maintenance.

4.3.2 Windows

Windows appeared to be part of a storefront window system which consisted of full-height tinted glazing that incorporated the entry doors. Vinyl gaskets were used at the joints between glazing panes and the framing at the storefront units. Window framing appeared to be aluminum.

Survey Condition and Analysis

Windows were reported and appeared to be in good to poor condition. Fogged panes within the storefront system windows were observed at the main entrance to the Barbeques Galore tenant space. Replacement of the fogged panes is recommended. An opinion of cost for this work is included in Table 1.

4.3.3 Doors

The entrances consisted of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system. Hardware included exterior pulls, closers, and deadbolts.

Interior doors consisted of solid-core wood doors set in metal frames. Hardware included lever handles, knobbed handles, and closers.

Survey Condition and Analysis

Doors were reported and appeared to be in good to poor condition. Fogged panes within the storefront system entry doors were observed at the main entrance to the Barbeques Galore tenant space. Replacement of the entry doors is recommended. An opinion of cost for this work is included in Table 1.

4.4 Roof

4.4.1 Roofing Materials

Roof coverings consisted of built-up roofing with mineral-surfaced cap sheet over barrel or bow truss and low-slope roof construction.

Exterior walls extended above the roof plane as parapets and were capped with coping. Roof materials covered the inboard sides of the parapets. Materials terminated under the metal coping. Flashing materials appeared to be similar to the roofing membrane.

Survey Condition and Analysis

Parapets appeared to be in fair to poor condition. The roof materials were noted to be detached from the inboard side of the parapet wall at the northwest corner of the building. Immediate repair is recommended. An opinion of cost for this work is included in Table 1.

The roof installation date was not reported. The roofing systems appeared to be in good to fair condition. According to property management, roof repairs completed over the last three years have included the removal of several roof mounted HVAC equipment, removal of all damaged walk cap sheet metal, installation of new cap sheet, and clearing and sealing of all roof stormwater drains in 2021 with a total cost of \$5,000. Additional work completed in 2023 included the cleaning of all HVAC equipment bases, application of neoprene asphalt flood coat to perimeter of all HVAC equipment bases, pipe penetrations, and the parapet wall at the north-east portion of the building, application of silicone coating to all surfaces

previously coat in neoprene, and the sealing of all flashing penetrations and pitch pans of the roof-mounted billboard and the the edge of the electric box attached to the exterior wall. Finally, the lower roof along the southern exterior of the building was swept of all dirt debris and coated with a neoprene asphalt coating. The cost of this work was reported to be \$10,000. The roof repairs reportedly come with a two year workmanship warranty on the repaired areas. Based on EUL replacement of the built-up roof is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Safe roof access was provided by a building-mounted ladder.

According to the site escort, roof maintenance and repairs were conducted by West Pac Roofing.

4.4.2 Roof Drainage

Storm water runoff for the roof was directed to overflow scuppers and overflow roof drains that discharge at grade. Emergency overflow scuppers were provided at the rear of the building.

Survey Condition and Analysis

Roof drainage components appeared to be in good to fair condition. Roof drainage components should be repaired or replaced as needed during roof replacement activities or as part of routine maintenance.

Isolated areas of ponding were noted. Ponding was observed at the northeast corner of the building and appeared to be the result of a damaged condensate line from the roof mounted HVAC equipment. Ponding typically occurs when the roof insulation or decking is not properly sloped to allow for complete drainage or water flow through the roof drainage system is impeded. Although ponding may decrease the useful life of the roof, decking and insulation repairs are not practical or recommended. The noted area should be monitored for accelerated deterioration and the damaged condensate line should be repaired. According to property management, maintenance and repair of the HVAC equipment is the responsibility of the building tenant, As such, no cost for this work has been allocated.

4.4.3 Roof-Mounted Equipment

Roof-mounted equipment consisted of mechanical equipment and a billboard.

Survey Condition and Analysis

Roof-mounted equipment appeared to be in good condition and did not appear to have a detrimental effect on the roofing materials. Routine maintenance is anticipated during the evaluation period.

4.5 Fire Escapes, Stairs, Balconies, Upper-Level Walkways, and Breezeways

Exterior fire escapes, exterior or interior stairs, balconies, walkways, or breezeways were not present.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Observation of visible domestic water piping at plumbing stub-outs indicated that the piping was copper. Domestic water piping was reported to be copper per the design drawings. Observation of visible vent piping indicated that the waste piping was cast iron. Sanitary drainage and vent piping were reported to be cast iron.

Domestic hot water was supplied to the employee restroom by individual unit electric water heaters. Observed water heaters were manufactured by Bradford White and had a capacity of 19-gallons.

Observed water heaters were secured to the building frame.

Survey Condition and Analysis

The plumbing, sanitary drainage, and vent systems were reported and observed to be in good condition. Evidence of leaks and faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heating equipment appeared to be in good condition and is approximately two years old according to property management. Routine maintenance is anticipated during the evaluation period. Reportedly repair or replacement of the water heating equipment was a tenant responsibility; as such, no costs for repair or replacement are included in the cost tables.

5.2 Heating, Ventilation, and Air Conditioning (HVAC)

<i>Equipment Description</i>	<i>Model Number</i>	<i>Size</i>	<i>Manufacture Date</i>	<i>Condition</i>
Carrier packaged heat pump	50HS-048---31	4 tons	1998	Poor
Carrier packaged heat pump	50HS-048---31AB	4 tons	1998	Poor
Carrier packaged heat pump	50HS-060---301Ab	5 tons	1998	Poor
Goodman packaged unit	N/A	5 tons (estimate d)	1995	Poor

Heating and cooling were provided by HVAC packaged units. Manufactured by Carrier and Goodman, each of the units had an input capacity of 4 to 5 tons. Cooling was provided by direct expansion and appeared to utilize R22 refrigerant while heating was provided by electric resistance coils. Packaged units were located on the roof. Conditioned air was distributed through sheet metal ducts to diffusers located in finished ceilings. Fresh air was supplied by intakes on the side of the packaged units. Return air was collected by concealed sheet metal ducts through ceiling-mounted intakes. Temperature was controlled by local thermostats located throughout the interior space. Ventilation was provided by bathroom fans and common fans that vent through the roof.

Survey Condition and Analysis

The packaged units appeared to be in poor condition. The packaged units are 25 to 28 years old and well beyond the typical 20-year useful life of packaged units. Further, the packaged units utilize R-22 refrigerant which was phased out production (and import) in 2020. As such, the units can only be recharged with recycled or reclaimed supplies of R-22. Replacement of the packaged units is recommended. Repair or

replacement of HVAC systems is reportedly the responsibility of the tenant. No costs are provided. Reportedly, repair or replacement of the packaged units was a tenant responsibility; as such, no costs for repair or replacement are included in the cost tables.

5.3 Electrical

Electrical service was provided via several pole-mounted utility-owned transformers located in the alley adjacent to the north of the subject property.

The subject property was configured with a single electrical service. Main electrical service was rated at 600-amp, 120/240-volt at the main distribution panel. Breaker panels for lighting and power controls were located in the back of house area on the northern portion of the building. Observed panels were manufactured by Murray. The subject property dwelling units were not individually metered. Ground fault circuit interrupter (GFCI) outlets were observed in wet areas.

Based on observation, the electrical branch wiring was copper.

Federal Pacific Electric (FPE) Stab-Lok circuit breaker panels were not observed.

Survey Condition and Analysis

The electrical service was reported to be adequate for the current demands of the facility. The electrical systems appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

5.4 Vertical Transportation

Vertical conveyances were not present.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

An automatic fire suppression system was not present.

Fire extinguishers were present in the retail area and in the employee office. The annual inspection of the fire extinguishers last occurred on March 28, 2023.

Survey Condition and Analysis

The fire extinguishers appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

5.5.2 Alarm Systems

The fire alarm system was reportedly comprised of smoke detectors. Smoke detectors were located in the commercial tenant space.

5.5.3 Other Systems

Emergency lighting was typically provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations were indicated by illuminated exit signs.

Survey Condition and Analysis

The observed components appeared to be in fair condition. Routine maintenance is anticipated during the evaluation period.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

No interior common areas were present.

6.2 Amenities and Special Features

Amenities were not provided.

6.3 Support Areas

Support areas at the subject property included employee restrooms, an employee breakroom, management offices, and a warehouse. Support area flooring consisted of vinyl floor tile and an exposed concrete slab. Wall finishes in the support areas consisted of painted gypsum board. Support area ceiling finishes were primarily painted gypsum board and exposed structure.

Survey Condition and Analysis

Interior support area finishes appeared to be in good to fair condition. Maintenance, repair, and replacement of the tenant area finishes are generally tenant responsibilities, and as such an opinion of cost for this work is not included in this report. According to property management,.

6.4 Commercial Tenant Spaces

Tenant occupancy included a single tenant. Observed tenant space flooring consisted of vinyl plank, ceramic tile, and an exposed concrete slab. Walls were typically painted gypsum board. Ceilings were typically suspended acoustic tiles and painted gypsum board.

<i>Tenant Space ID</i>	<i>Area (SF)</i>	<i>Tenant</i>	<i>Occupied</i>	<i>Condition Notes</i>
ID/Address number		Tenant name	Yes/No	Start the note with 'Observed' or 'Not observed' followed by the condition and a description of any deficiencies or relevant status comments, i.e. 'Observed, good condition'
Total	0			

Survey Condition and Analysis

The tenant finishes appeared to be in good condition. Maintenance, repair, and replacement of the tenant area finishes were generally tenant responsibilities, and as such, an opinion of cost for this work is not included in this report.

6.5 Residential Spaces

Residential spaces were not provided.

7.0 ACCESSIBILITY

Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

Based on current use, the subject property was a "public accommodation".

The accessible parking spaces appeared to be correctly configured and identified.

Exterior routes from public transportation stops, accessible parking spaces, and public sidewalks at the subject property appeared to be generally accessible.

Exterior entrances provided at the subject property appeared to be generally accessible.

Interior routes connecting all public areas within the subject building appeared to be generally accessible.

Interior doors connecting all public areas within the subject building appeared to be generally accessible.

No readily apparent barriers were observed at the time of the assessment.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

Visual or olfactory indications of significant suspect microbial growth were not observed.

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9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 06037C1595G, dated December 21, 2018, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 4, an area with high probability of damaging ground motion.

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10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;
- Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;

- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed after site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

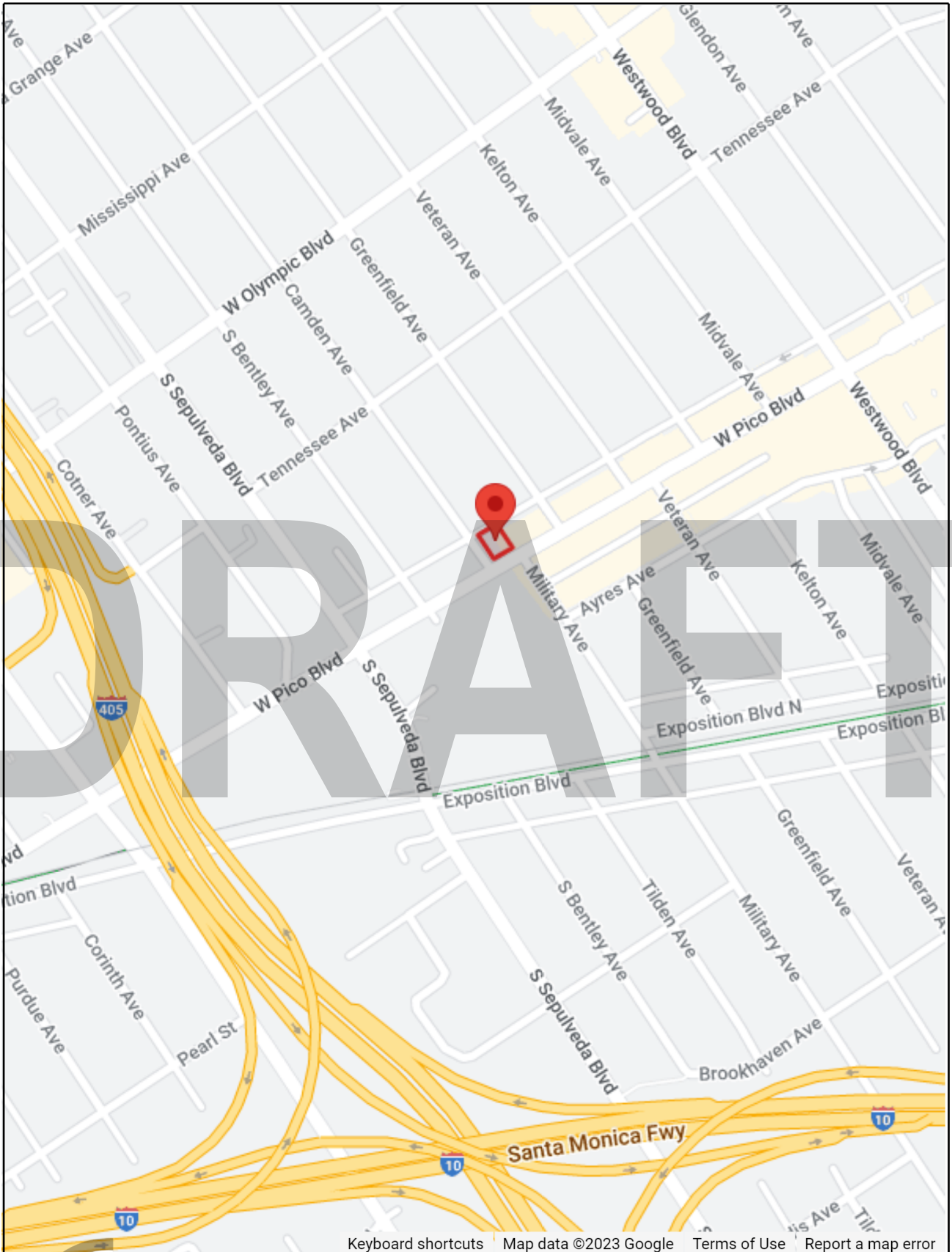
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FIGURES

Site Location Map

Site Plan

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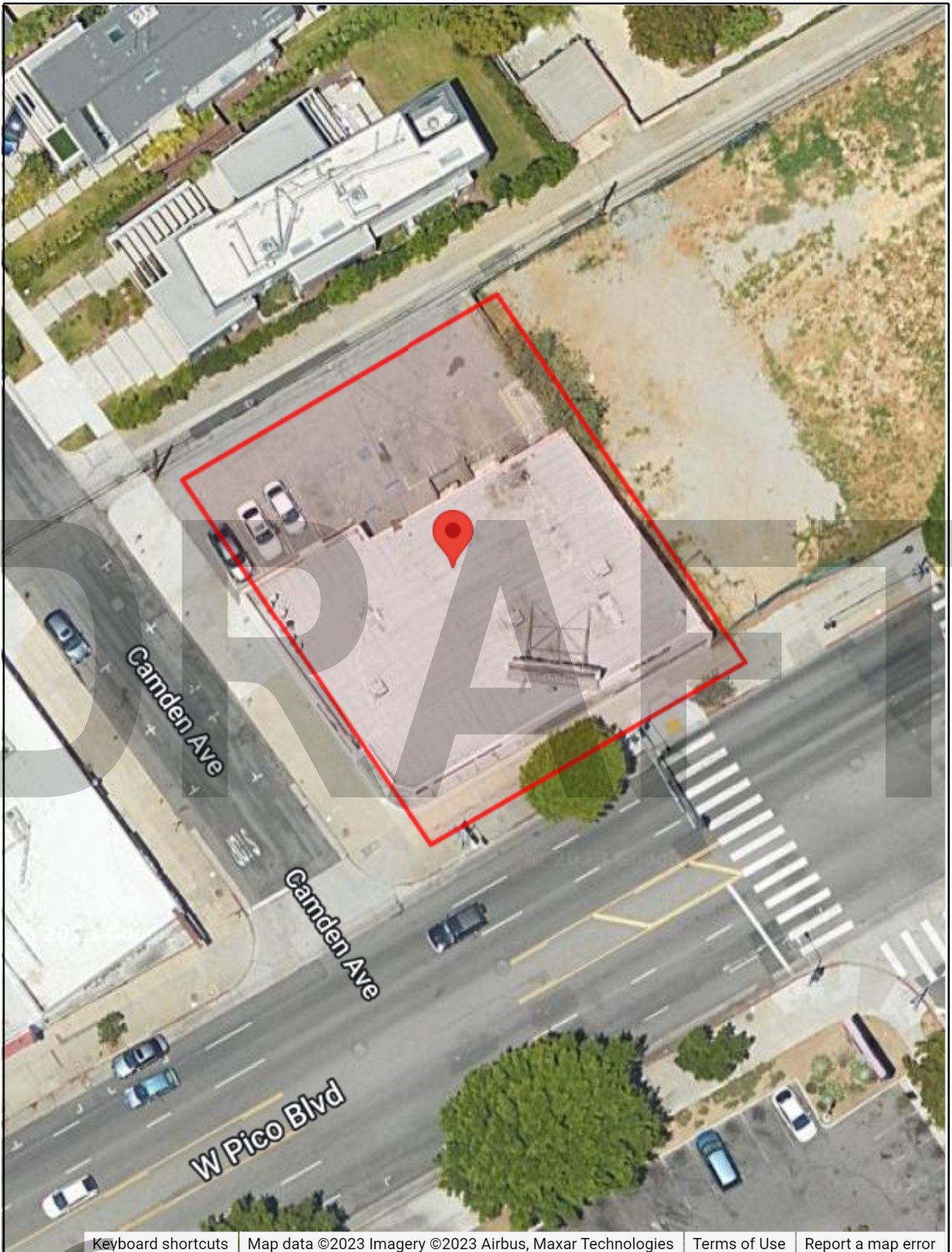
KEY
 Subject Property 

Figure 1: Site Location Map
 Project No. 23-419894.1

PARTNER




KEY
Subject Property 

Figure 2: Site Plan
Project No. 23-419894.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

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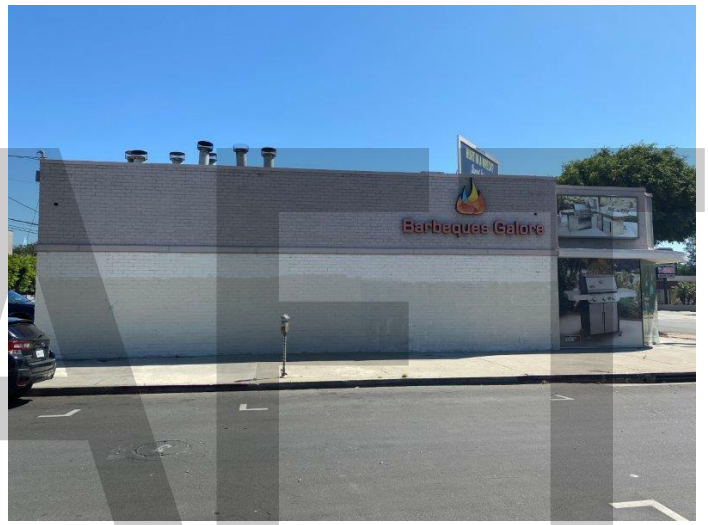
1. Northern exterior façade



2. Eastern exterior facade



3. Southern exterior façade



4. Western exterior façade



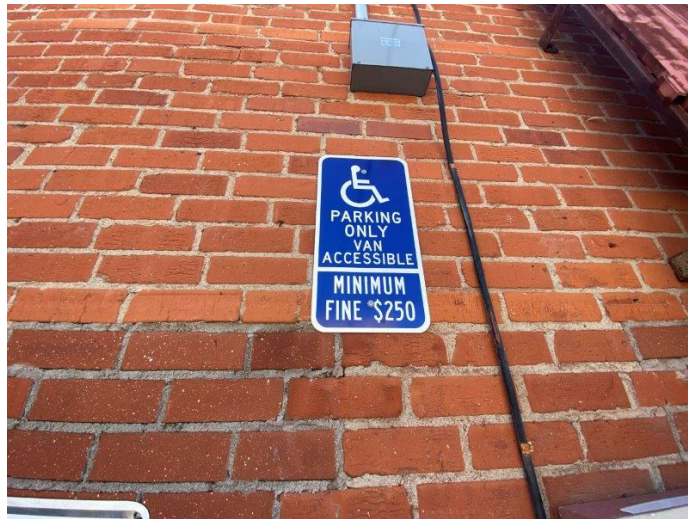
5. Overview of the asphalt paved parking area



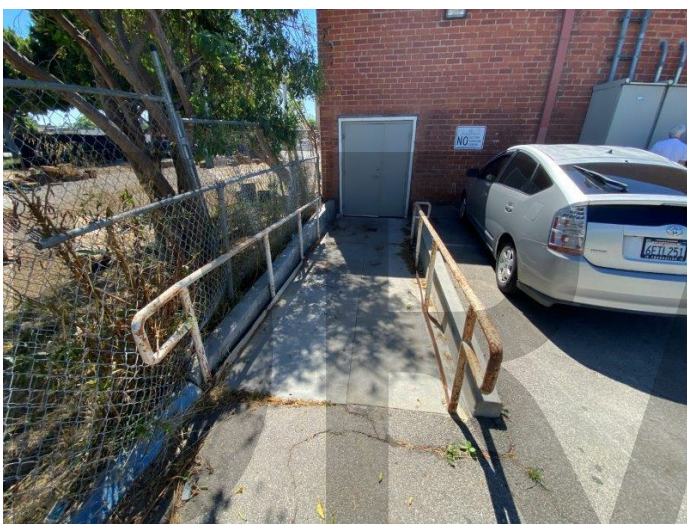
6. Asphalt pavement condition



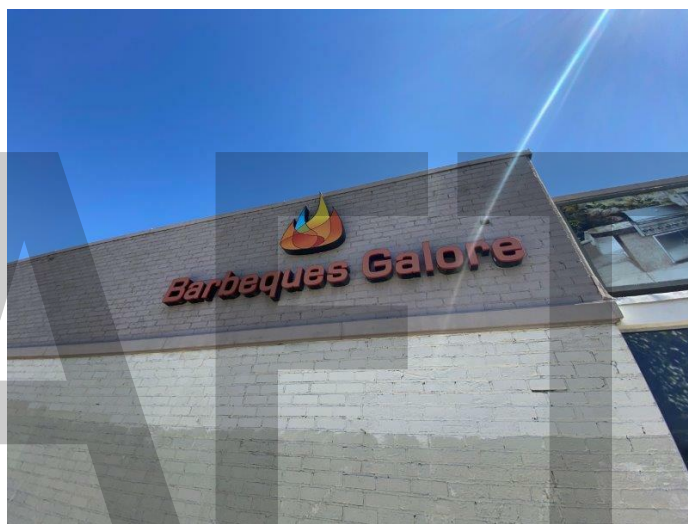
7. ADA parking



8. ADA parking signaged



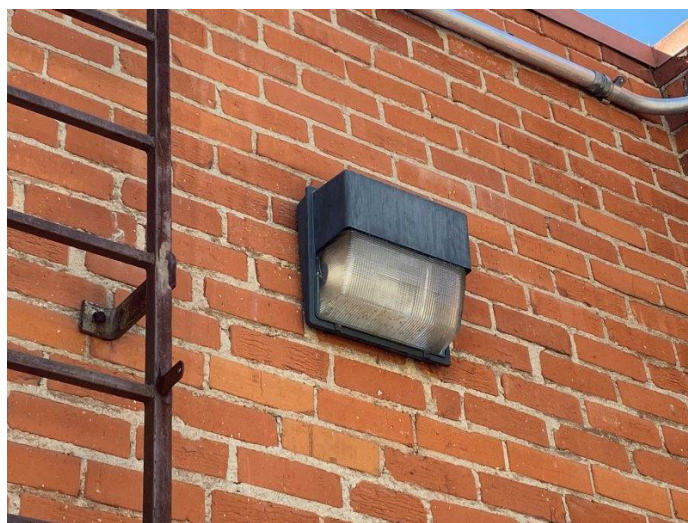
9. Building entrance ramp



10. Tenant specific signage



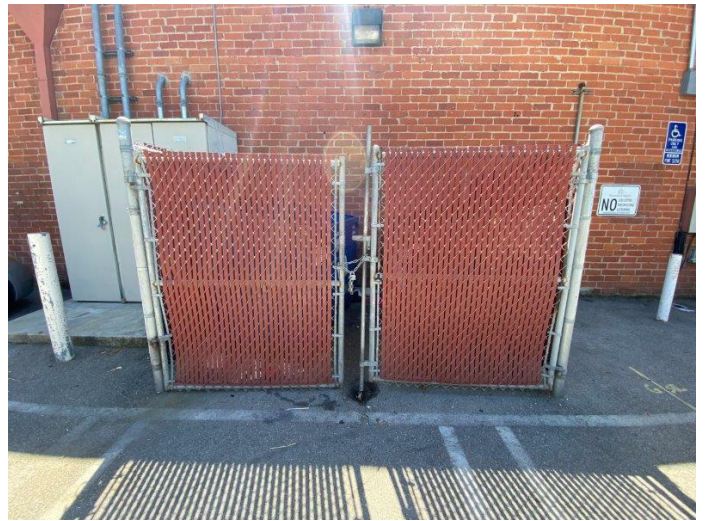
11. Tenant specific signage



12. Exterior lighting component



13. Soffit lighting component



14. Solid waste dumpster enclosure



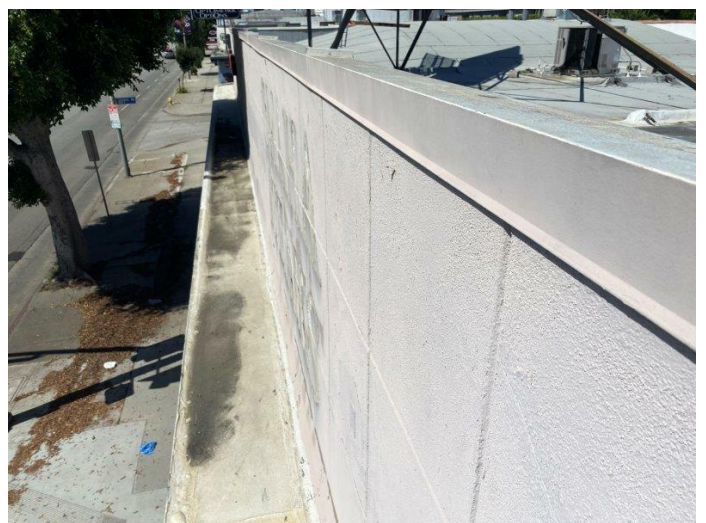
15. Natural gas connection with seismic shut off



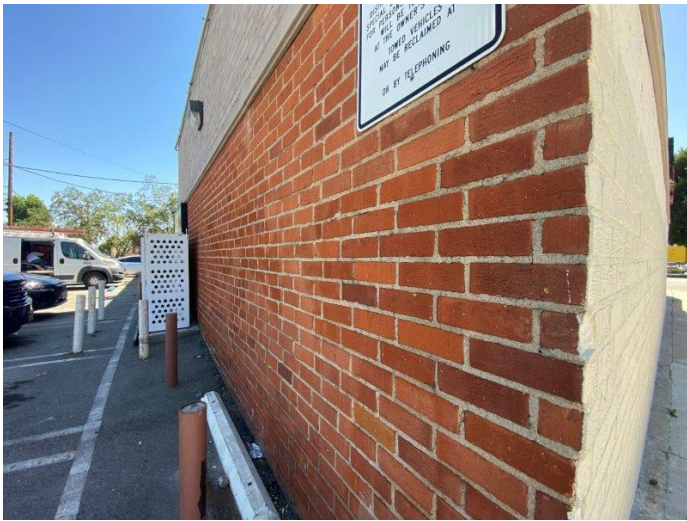
16. Water utility vault in the municipal sidewalk



17. Asphalt pavement condition



18. Secondary façade and roof system



19. Brick masonry condition



20. Brick masonry condition



21. Structural component in the warehouse



22. Roof framing elements



23. Roof framing elements



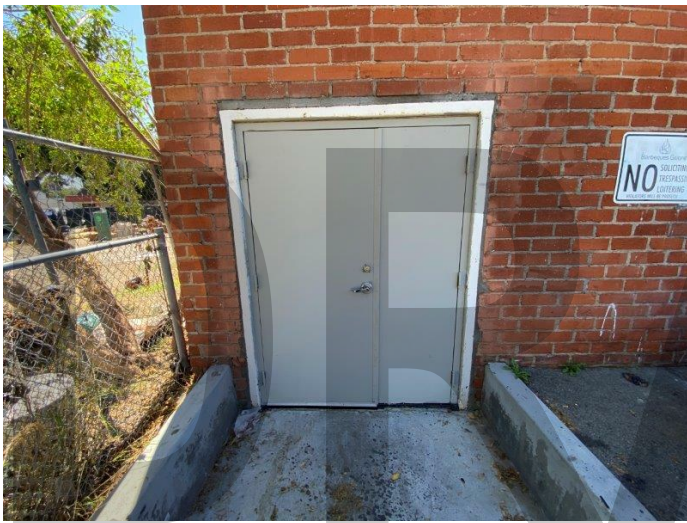
24. Storefront window system



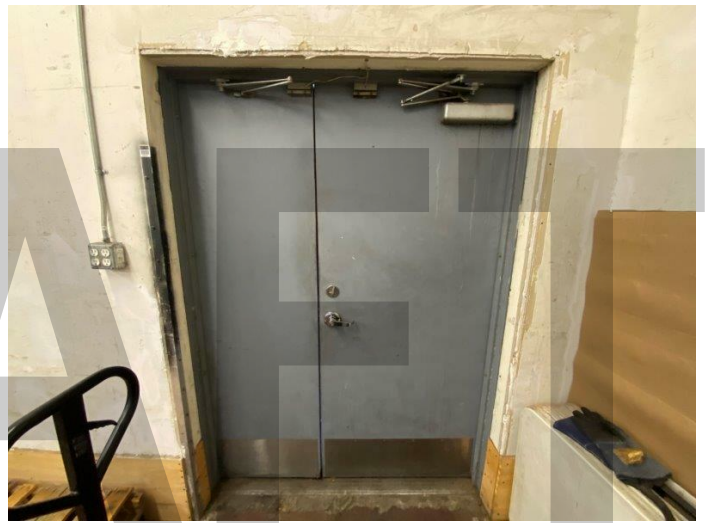
25. Window sealant condition



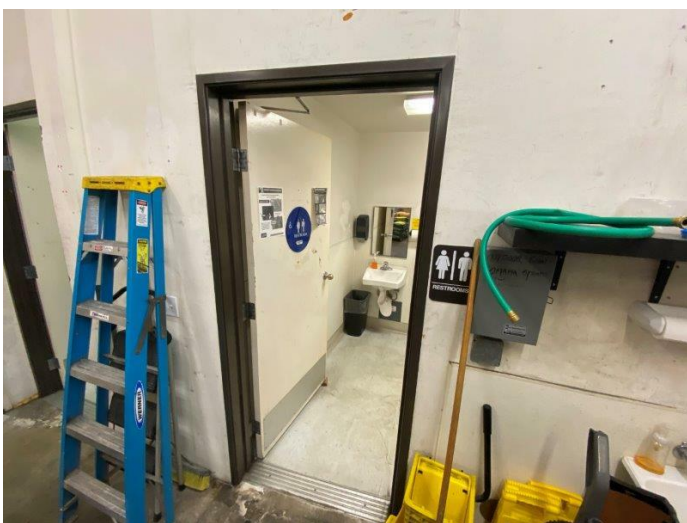
26. Secondary entry storefront system



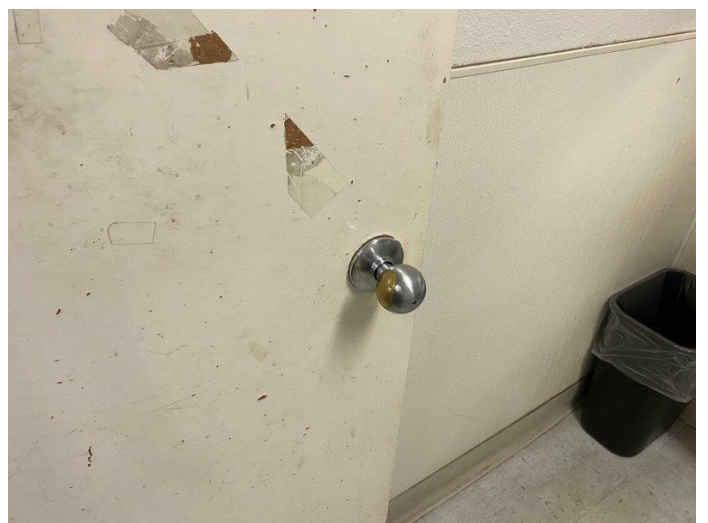
27. Secondary egress door



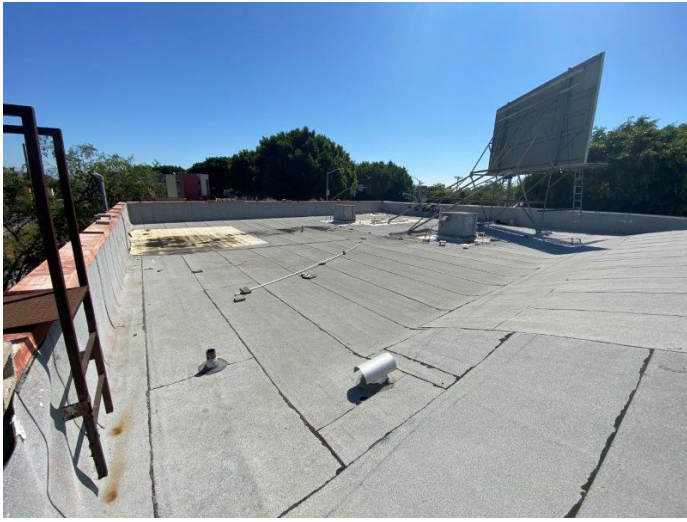
28. Secondary egress door



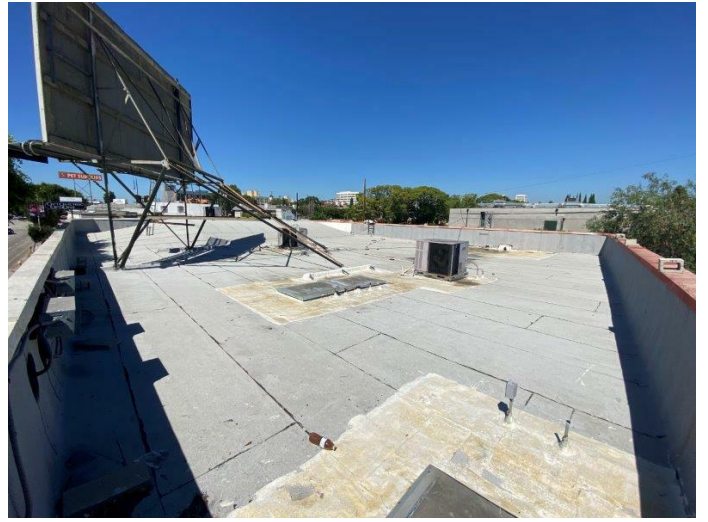
29. Interior door components



30. Interior door hardware



31. View of the roof field



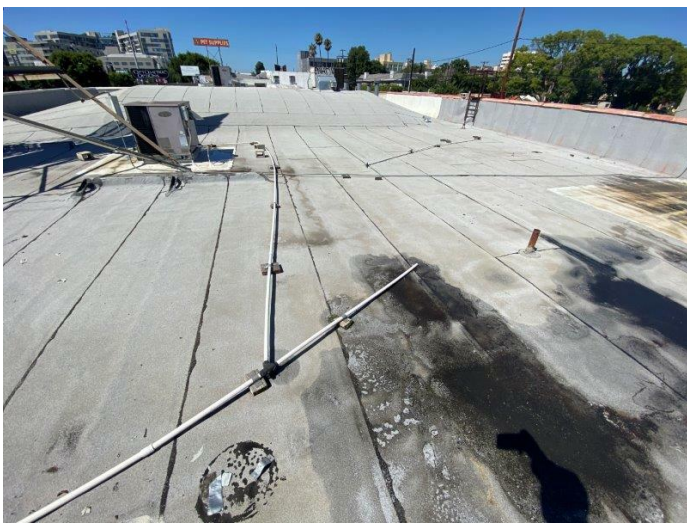
32. View of the roof field



33. View of the bowed roof



34. Area of recent roof repair



35. Damage HVAC condensate line and ponding on the building roof



36. Parapet wall and area of recent repair on the northwest corner of the roof



37. Parapet wall and area of recent repair on the northwest corner of the roof



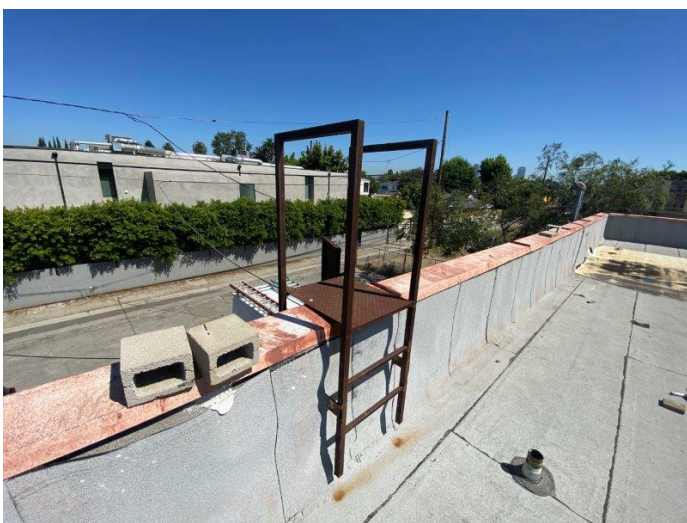
38. Material separation at the inboard side of the parapet wall



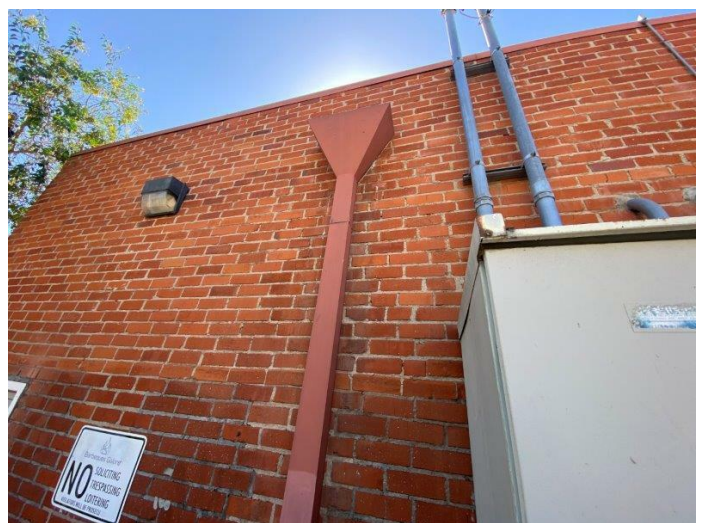
39. Area of removed HVAC equipment and recent roof repair



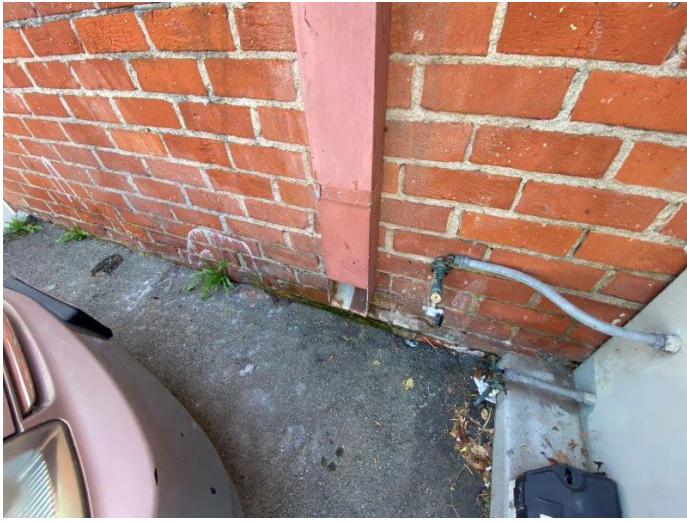
40. Billboard



41. Roof access ladder



42. Roof drainage scupper and downspout



43. Roof drain discharge point



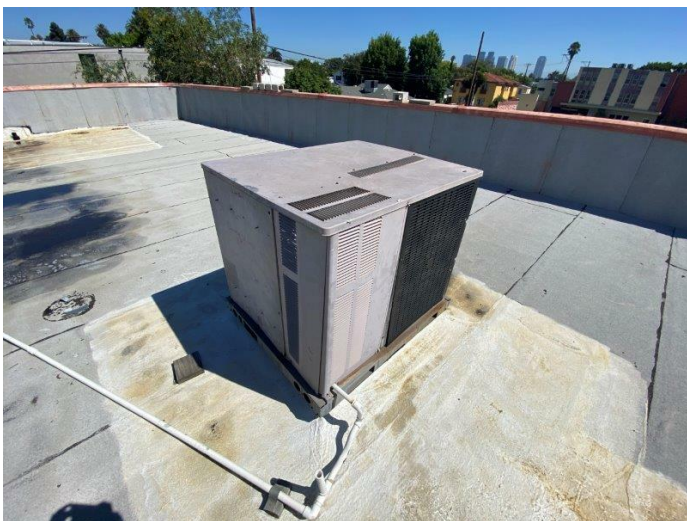
44. View of the roof field



45. Hot water heater note copper supply piping (center/lower right) and cast iron sanitary waste piping (bottom)



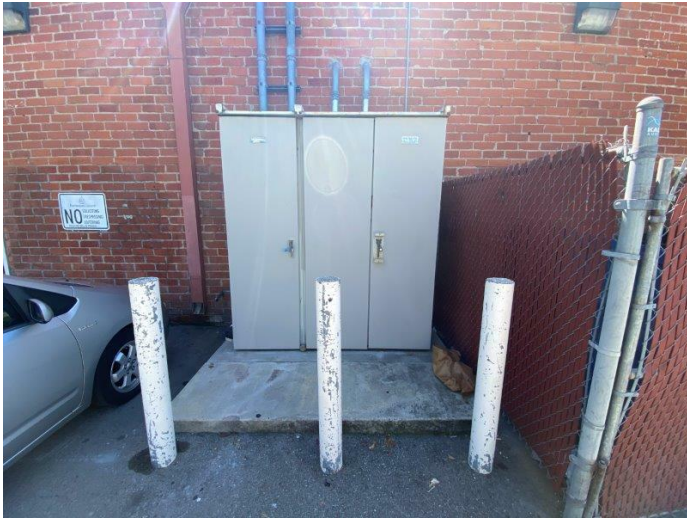
46. Sanitary vent piping



47. Typical packaged unit



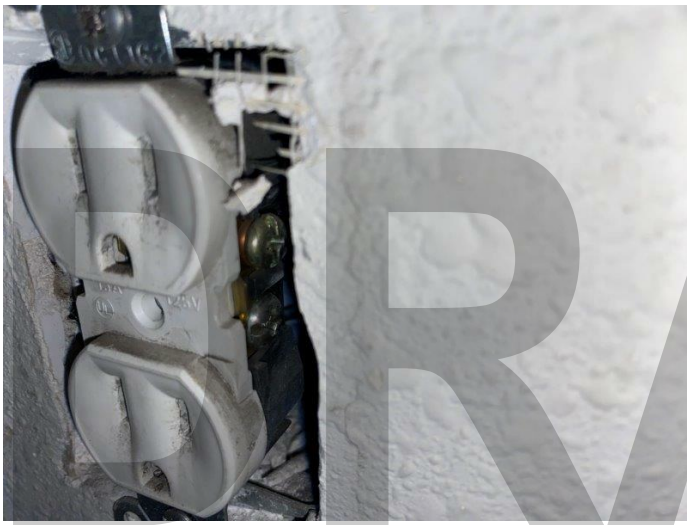
48. Single packaged heat pump



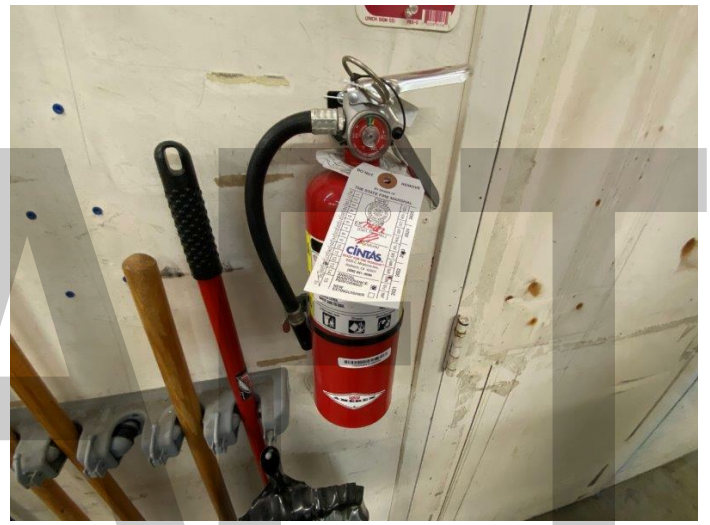
49. Main electrical switchgear



50. Electrical subpanel



51. Observed copper wiring



52. Wall-mounted fire extinguisher



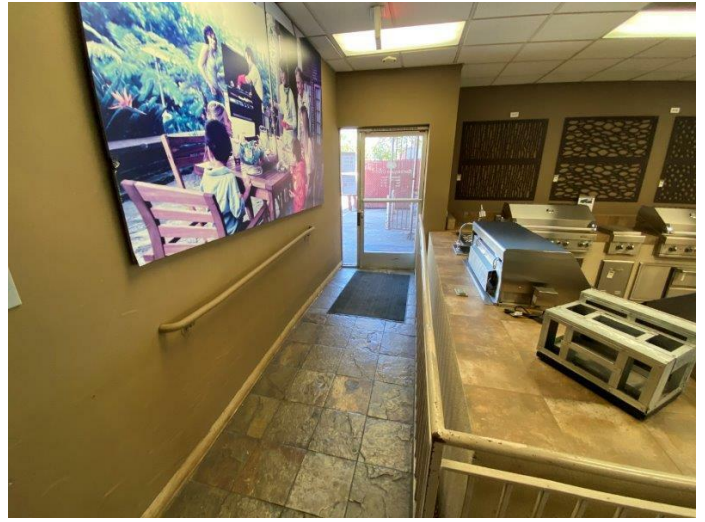
53. Up to date inspection tag on the fire extinguisher



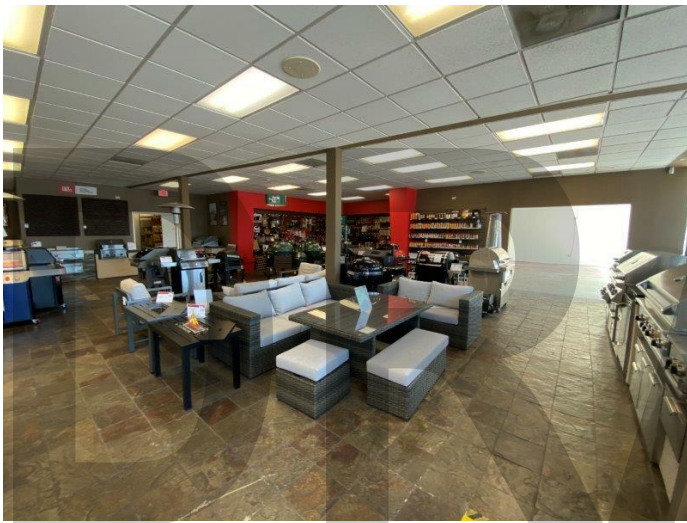
54. Smoke detector



55. Emergency lighting and exit signage



56. Interior finishes in the retail space



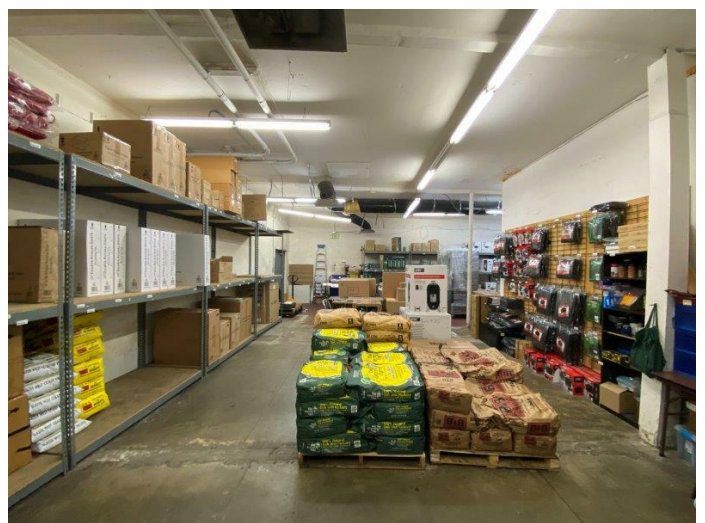
57. Interior finishes in the retail space



58. Interior finishes in the retail space



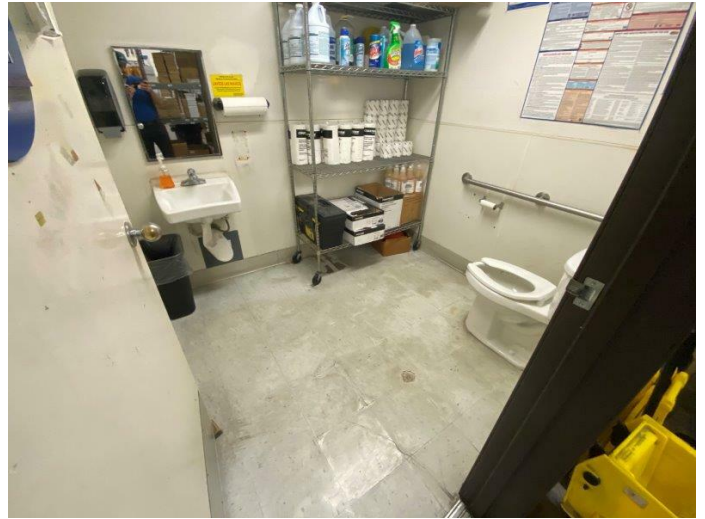
59. Interior finishes in the retail space



60. Warehouse area



61. Management office



62. Interior finishes in the retail space



63. Staining at ceiling



64. Asphalt pavement condition



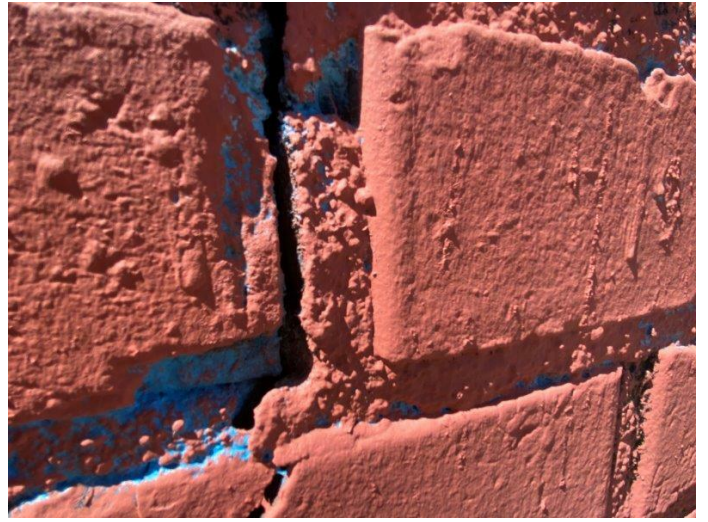
65. Asphalt pavement condition



66. Vertical cracking at the southeast corner of the building



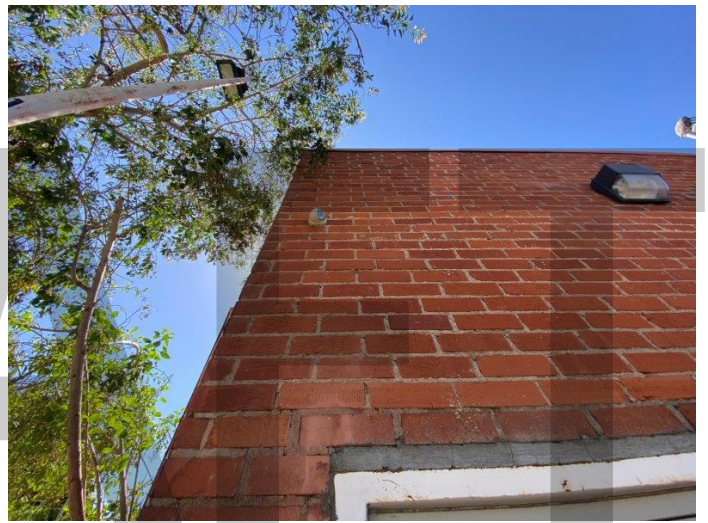
67. Cracking at the southeast corner



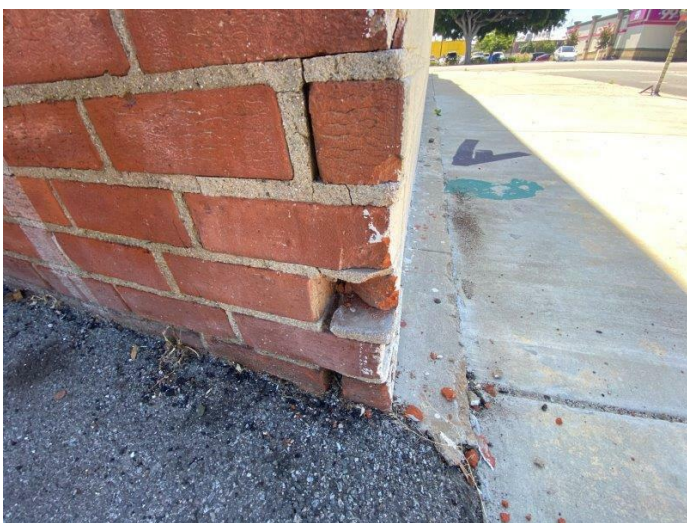
68. Cracking at the southeast corner



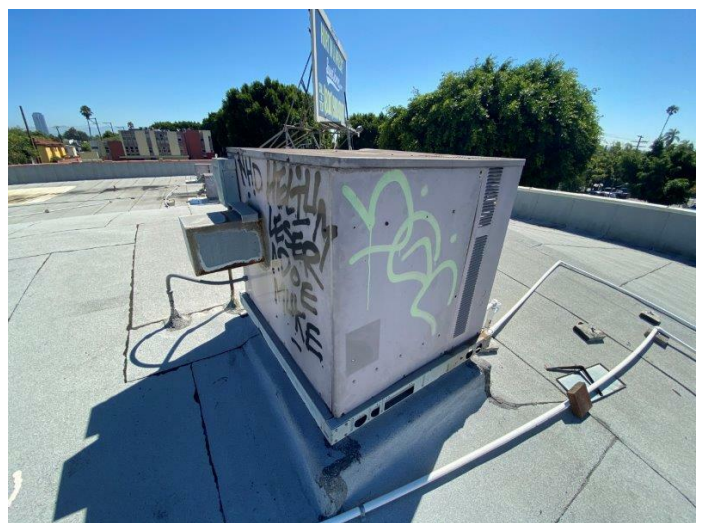
69. Instance of deteriorated mortar at northeast corner of the building



70. Tree encroaching on the building



71. Damaged masonry on the northwest corner of the building



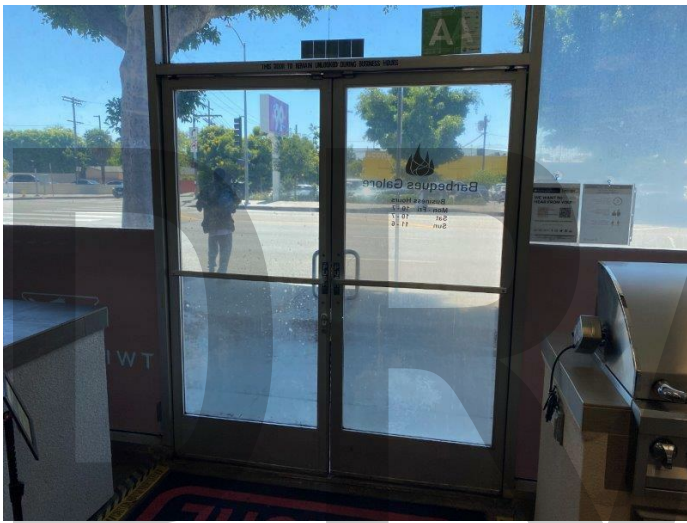
72. Single packaged heat pump beyond useful life (25 years old)



73. Packaged unit beyond useful life (28 years old)



74. Storefront system at the main entrance note address identification signage - note fogged panes at doors and windows



75. Fogged panes indicative of broken seals at storefront entry system

AFT

APPENDIX B: SUPPORTING DOCUMENTATION

DRAFT

AIN: 4322-015-014 5

Situs Address:
11021 W PICO BLVD
LOS ANGELES CA 90064-1931

Use Type: Commercial
Parcel Type: Regular Fee Parcel
Tax Rate Area: 00067

Parcel Status: ACTIVE
Create Date:
Delete Date:
Tax Status: CURRENT
Year Defaulted:
Exemption: None

Building (0101) & Land Overview

Use Code: 1100
Design Type: 1100
Quality Class: C6B

of Units: 5
Beds/Baths: 0/5
Building SqFt: 6,204

Year Built: 1948
Effective Year: 1948
Land SqFt: 10,230



(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/val=4322-015>)

Parcel Map
(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/RESTval=4322-015>) / Map Index

(<https://maps.assessor.lacounty.gov/GeoCortex/Essentials/PAIS/RESTval=4322-NDX>)

DRAFT

	2024 Roll Preparation	2023 Current Roll	RC	Year	2013 Base Value
\$	1,377,602 \$	1,350,591	P	2013	\$ 1,030,000
\$	750,373 \$	735,660	P	2013	\$ 537,000
\$	2,127,975 \$	2,086,251			\$ 1,567,000

Assessor's Responsible Division

District: West District Office
Region: 25
Cluster: 25692 PALMS/RANCHO PK

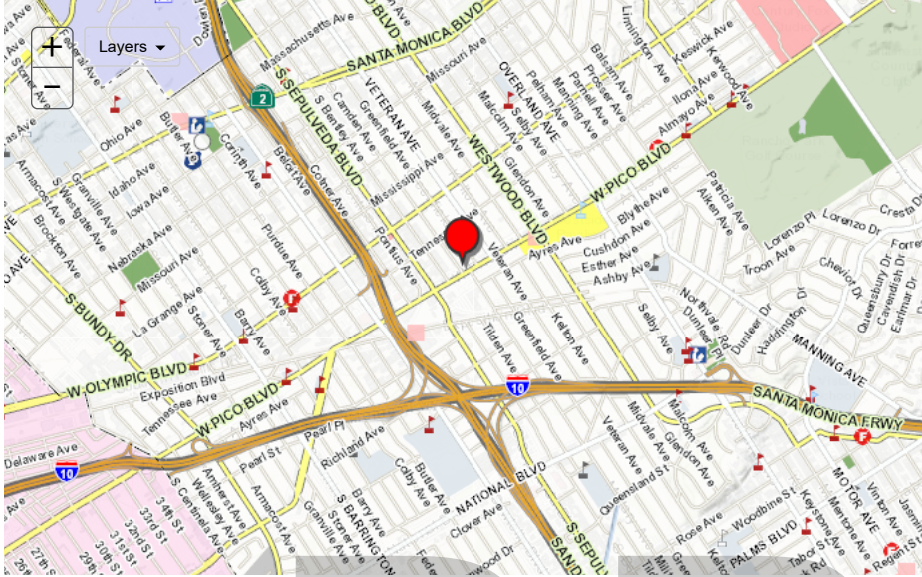
West District Office (<https://maps.google.com/?q=500+W.+Temple+St.+Room+183-19+Los+Angeles%2C+CA+90012-2770>)
500 W. Temple St. Room 183-19
Los Angeles, CA 90012-2770

Phone: (310) 665-5300
Toll Free: 1 (888) 807-2111
M-F 7:30 am to 5:00 pm



© 2021 Eagleview

DRAFT



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▼ Building and Land Characteristics

Land Information

Use Code = 1100 (Commercial)

Total SqFt (GIS): 0
 Total SqFt (PDB): 10,230
 Usable SqFt: 10,230
 Acres:
 Land W' x D': 93 x 110

Sewers: No
 Flight Path: No
 X-Traffic: No
 Freeway: No

Corner Lot: No
 Golf Front: No
 Horse Lot: No
 View: None

Zoning: (Refer Issuing Agency)
 Code Split: No
 Impairment: None

Situs Address:
11021 W PICO BLVD LOS ANGELES CA 90064-1931

Legal Description (for assessment purposes):
TRACT # 5609 LOTS 14 AND LOT 15 BLK 16

Use Code: 1100 (Commercial)
1 = Commercial
1 = Store
0 = Unused or Unknown Code (No Meaning)
0 = One Story

Building Information

SUBPART:	0101	# of Units:	5	Year Built:	1948	RCN Other:	\$ 0
Design Type:	1100	Beds/Baths:	0/5	Effective Year:	1948	RCN Other Trended:	\$ 0
Quality Class:	C6B	Building SqFt:	6,204	Depreciation:	UC50 / 3K / 44	Year Change:	1973

Design Type: 1100
1 = Commercial
1 = Store
0 = Unused or Unknown Code (No Meaning)
0 = Unused or Unknown Code (No Meaning)

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SUMMARY: *Total*

# of Units:	5
Beds/Baths:	0/5
Building SqFt:	6,204
Avg SqFt/Unit:	1,240

▼ **Events History**

Ownership () Parcel Change ()

Show Re-Assessable Only:

Recording Date	Seq. #	Re-Assessed	# Parcels	%	Ver. Code	DTT Sale Price	Assessed Value
07/17/2014	50	No	1	00%-0	1	\$ 9	\$ 1,806,004
04/28/2014	25	No		00%-0		\$ 0	\$ 1,806,004
06/22/2013	50	Yes	1	50%-0	K	\$ 0	\$ 1,762,627
01/18/2007	50	No		00%-0		\$ 0	\$ 961,216
03/11/1997	50	No		00%-0		\$ 0	\$ 790,709
01/10/1995	50	No		00%-0		\$ 0	\$ 751,664
12/29/1994	50	No		00%-0		\$ 0	\$ 0
05/28/1987	50	No		00%-0		\$ 0	\$ 659,613
12/31/1986	50	No	1	00%-0	1	\$ 9	\$ 646,680
03/32/1986	50	Yes	1		1	\$ 9	\$ 0
03/09/1986	50	Yes		00%-0		\$ 0	\$ 634,000
06/17/1981	50	Yes		00%-0		\$ 0	\$ 0

▼ **Assessment History**

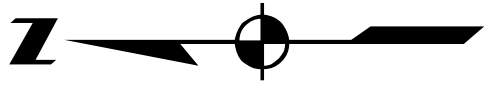
Show All: Hide Inactive Rolls:

Showing 1 to 10 of 52 entries.

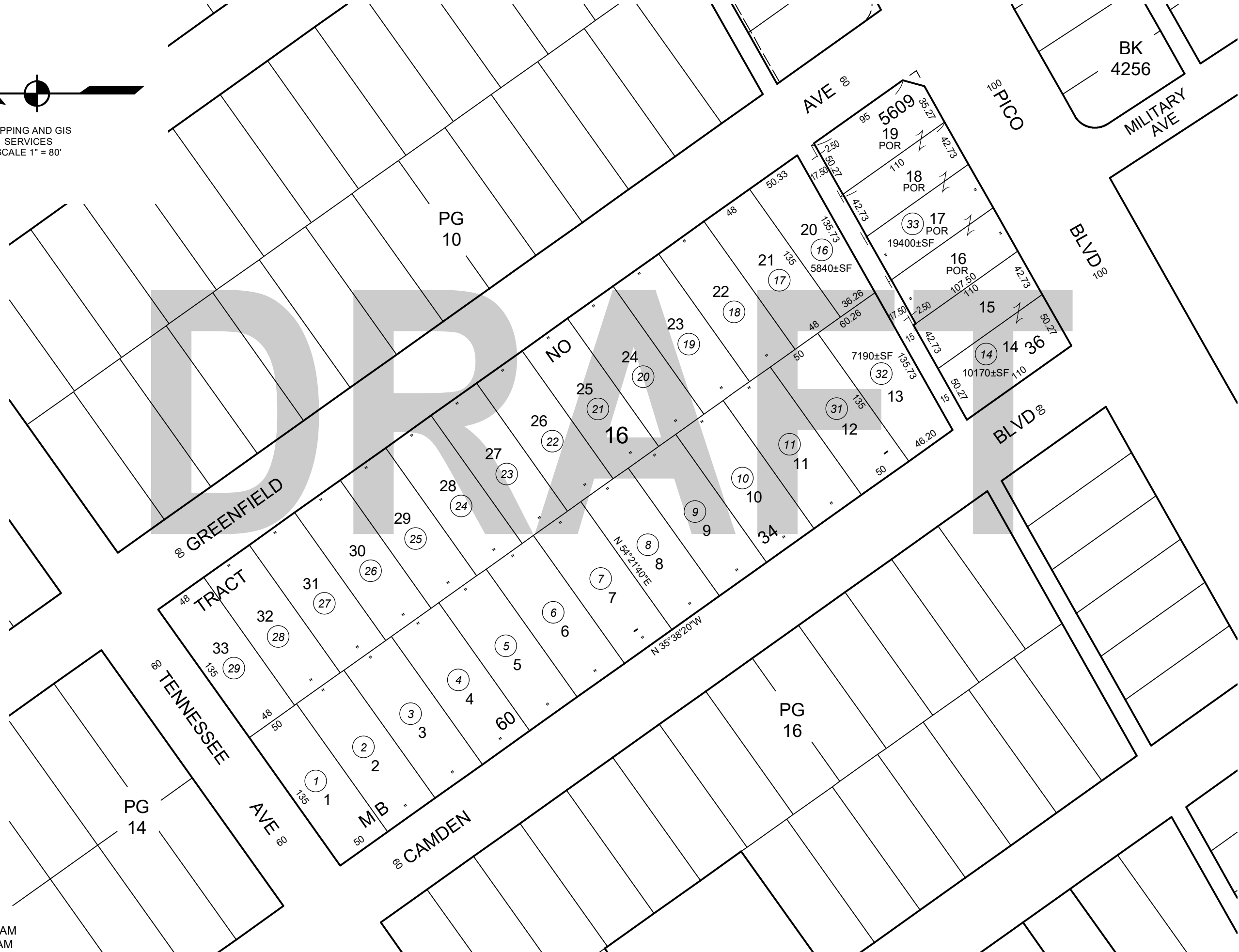
Bill Number	Bill Type	Bill Status	Date to Auditor	Recording Date	Total Value	Land Value	Improvement Value
224-PSEG				07/17/2014	\$ 2,127,975	\$ 1,377,602	\$ 750,373
2230000	R	A	07/12/2023	07/17/2014	\$ 2,086,251	\$ 1,350,591	\$ 735,660
2220000	R	A	07/26/2022	07/17/2014	\$ 2,045,345	\$ 1,324,109	\$ 721,236
2210000	R	A	07/06/2021	07/17/2014	\$ 2,005,242	\$ 1,298,147	\$ 707,095
2200000	R	A	07/06/2020	07/17/2014	\$ 1,984,682	\$ 1,284,837	\$ 699,845
2190000	R	A	07/01/2019	07/17/2014	\$ 1,945,768	\$ 1,259,645	\$ 686,123
2180000	R	A	07/19/2018	07/17/2014	\$ 1,907,617	\$ 1,234,947	\$ 672,670
2170000	R	A	06/26/2017	07/17/2014	\$ 1,870,214	\$ 1,210,733	\$ 659,481
2160000	R	A	07/05/2016	07/17/2014	\$ 1,833,544	\$ 1,186,994	\$ 646,550
2150001	C	A	02/21/2016	07/17/2014	\$ 1,806,004	\$ 1,169,165	\$ 636,839

DRAFT

2023



MAPPING AND GIS SERVICES SCALE 1" = 80'



BK 4256

PG 10

16

PG 16

PG 14

GREENFIELD

TRACT

TENNESSEE AVE

CAMDEN

AVE 89

PICO

BLVD 100

MILITARY AVE

BLVD 88

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

NO

24

25

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31

32

33

N 54°21'40"E

N 35°38'20"W

MB

5609

19 POR

18 POR

17 POR

16 POR

15

14 14 36

13

12

11

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9

8

7

6

5

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3

2

1

60

5840±SF

19400±SF

7190±SF

10170±SF

50.33

135.73

17.50

50.33

17.50

42.73

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Address: 11021 W PICO BLVD

APN: 4322015014

PIN #: 126B153 1061

Tract: TR 5609

Block: 16

Lot: 15

Arb: None









Zoning: NMU(EC)-POD

General Plan: Neighborhood Commercial



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer

PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site



LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
















-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

















INDUSTRIAL

-  Limited Industrial
-  Light Industrial






CIRCULATION

STREET





































-  Arterial Mountain Road
-  Collector Scenic Street
-  Collector Street
-  Collector Street (Hillside)
-  Collector Street (Modified)
-  Collector Street (Proposed)
-  Country Road
-  Divided Major Highway II
-  Divided Secondary Scenic Highway
-  Local Scenic Road
-  Local Street
-  Major Highway (Modified)
-  Major Highway I
-  Major Highway II
-  Major Highway II (Modified)

-  Major Scenic Highway
-  Major Scenic Highway (Modified)
-  Major Scenic Highway II
-  Mountain Collector Street
-  Park Road
-  Parkway
-  Principal Major Highway
-  Private Street
-  Scenic Divided Major Highway II
-  Scenic Park
-  Scenic Parkway
-  Secondary Highway
-  Secondary Highway (Modified)
-  Secondary Scenic Highway
-  Special Collector Street
-  Super Major Highway














FREEWAYS

-  Freeway
-  Interchange
-  On-Ramp / Off-Ramp
-  Railroad
-  Scenic Freeway Highway


























MISC. LINES

-  Airport Boundary
-  Bus Line
-  Coastal Zone Boundary
-  Coastline Boundary
-  Collector Scenic Street (Proposed)
-  Commercial Areas
-  Commercial Center
-  Community Redevelopment Project Area
-  Country Road
-  DWP Power Lines
-  Desirable Open Space
-  Detached Single Family House
-  Endangered Ridgeline
-  Equestrian and/or Hiking Trail
-  Hiking Trail
-  Historical Preservation
-  Horsekeeping Area
-  Local Street
-  MSA Desirable Open Space
-  Major Scenic Controls
-  Multi-Purpose Trail
-  Natural Resource Reserve
-  Park Road
-  Park Road (Proposed)
-  Quasi-Public
-  Rapid Transit Line
-  Residential Planned Development
-  Scenic Highway (Obsolete)
-  Secondary Scenic Controls
-  Secondary Scenic Highway (Proposed)
-  Site Boundary
-  Southern California Edison Power
-  Special Study Area
-  Specific Plan Area
-  Stagecoach Line
-  Wildlife Corridor




POINTS OF INTEREST

 Alternative Youth Hostel (Proposed)	 Horticultural Center	 Public Elementary School
 Animal Shelter	 Hospital	 Public Elementary School (Proposed)
 Area Library	 Hospital (Proposed)	 Public Golf Course
 Area Library (Proposed)	HW House of Worship	 Public Golf Course (Proposed)
 Bridge	e Important Ecological Area	 Public Housing
 Campground	 Important Ecological Area (Proposed)	 Public Housing (Proposed Expansion)
 Campground (Proposed)	 Interpretive Center (Proposed)	 Public Junior High School
 Cemetery	 Junior College	 Public Junior High School (Proposed)
HW Church	 MTA / Metrolink Station	 Public Middle School
 City Hall	 MTA Station	 Public Senior High School
 Community Center	 MTA Stop	 Public Senior High School (Proposed)
 Community Library	MWD MWD Headquarters	 Pumping Station
 Community Library (Proposed Expansion)	 Maintenance Yard	 Pumping Station (Proposed)
 Community Library (Proposed)	 Municipal Office Building	 Refuse Collection Center
 Community Park	P Municipal Parking lot	 Regional Library
 Community Park (Proposed Expansion)	 Neighborhood Park	 Regional Library (Proposed Expansion)
 Community Park (Proposed)	 Neighborhood Park (Proposed Expansion)	 Regional Library (Proposed)
 Community Transit Center	 Neighborhood Park (Proposed)	 Regional Park
 Convalescent Hospital	 Oil Collection Center	 Regional Park (Proposed)
 Correctional Facility	 Parking Enforcement	RPD Residential Plan Development
 Cultural / Historic Site (Proposed)	 Police Headquarters	 Scenic View Site
 Cultural / Historical Site	 Police Station	 Scenic View Site (Proposed)
 Cultural Arts Center	 Police Station (Proposed Expansion)	 School District Headquarters
DMV DMV Office	 Police Station (Proposed)	 School Unspecified Loc/Type (Proposed)
DWP DWP	 Police Training site	 Skill Center
 DWP Pumping Station	PO Post Office	 Social Services
 Equestrian Center	 Power Distribution Station	 Special Feature
 Fire Department Headquarters	 Power Distribution Station (Proposed)	 Special Recreation (a)
 Fire Station	 Power Receiving Station	 Special School Facility
 Fire Station (Proposed Expansion)	 Power Receiving Station (Proposed)	 Special School Facility (Proposed)
 Fire Station (Proposed)	C Private College	 Steam Plant
 Fire Supply & Maintenance	E Private Elementary School	 Surface Mining
 Fire Training Site	 Private Golf Course	 Trail & Assembly Area
 Fireboat Station	 Private Golf Course (Proposed)	 Trail & Assembly Area (Proposed)
 Health Center / Medical Facility	JH Private Junior High School	UTL Utility Yard
 Helistop	PS Private Pre-School	 Water Tank Reservoir
 Historic Monument	 Private Recreation & Cultural Facility	 Wildlife Migration Corridor
 Historical / Cultural Monument	SH Private Senior High School	 Wildlife Preserve Gate
 Horsekeeping Area	SF Private Special School	
 Horsekeeping Area (Proposed)	 Public Elementary (Proposed Expansion)	

SCHOOLS/PARKS WITH 500 FT. BUFFER

 Existing School/Park Site	 Planned School/Park Site	 Inside 500 Ft. Buffer
 Aquatic Facilities	 Other Facilities	 Opportunity School
 Beaches	 Park / Recreation Centers	 Charter School
 Child Care Centers	 Parks	 Elementary School
 Dog Parks	 Performing / Visual Arts Centers	 Span School
 Golf Course	 Recreation Centers	 Special Education School
 Historic Sites	 Senior Citizen Centers	 High School
 Horticulture/Gardens		 Middle School
 Skate Parks		 Early Education Center

COASTAL ZONE



 Coastal Commission Permit Area
 Dual Permit Jurisdiction Area
 Single Permit Jurisdiction Area
 Not in Coastal Zone

TRANSIT ORIENTED COMMUNITIES (TOC)






























 Tier 1	 Tier 3
 Tier 2	 Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

WAIVER OF DEDICATION OR IMPROVEMENT

 Public Work Approval (PWA)
 Waiver of Dedication or Improvement (WDI)

OTHER SYMBOLS

 Lot Line	 Airport Hazard Zone	 Flood Zone
 Tract Line	 Census Tract	 Hazardous Waste
 Lot Cut	 Coastal Zone	 High Wind Zone
 Easement	 Council District	 Hillside Grading
 Zone Boundary	 LADBS District Office	 Historic Preservation Overlay Zone
 Building Line	 Downtown Parking	 Specific Plan Area
 Lot Split	 Fault Zone	 Very High Fire Hazard Severity Zone
 Community Driveway	 Fire District No. 1	 Wells - Active
 Building Outlines 2020	 Tract Map	 Wells - Inactive
 Building Outlines 2017	 Parcel Map	

Grondin, Nate

From: LACoFD <lacountyfire@govqa.us>
Sent: Monday, August 21, 2023 3:46 PM
To: Grondin, Nate
Subject: HHMD No File Responsive :: H061338-082123

CAUTION: This message originated from outside the Partner organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: PRA of August 21, 2023, Reference # H061338-082123.

Dear Project Assessor Nathaniel Grondin,

The Los Angeles County Fire Department, Health Hazardous Materials Division, being the custodian or keeper of records, certify that a thorough search for the records you requested has been carried out.

**Re: 11021 W Pico Boulevard
Los Angeles CA 90064**

The search revealed that your noted address did not match our database.

It should be understood that this does not mean that the records you requested do not exist. It is possible that such records may be misfiled; exist under another spelling, another name, or may have been destroyed based on this Department's Record Retention Policy. However, with the information furnished to our office, and to the best of our knowledge, no records were located.

For businesses in Burbank, Culver City, Downey, City of LA, La Habra, Monrovia, Pasadena, Santa Monica, Torrance & Underground Storage Tanks in Los Angeles County jurisdiction [click here](#).

Los Angeles County Fire Department

Health Hazardous Materials Division

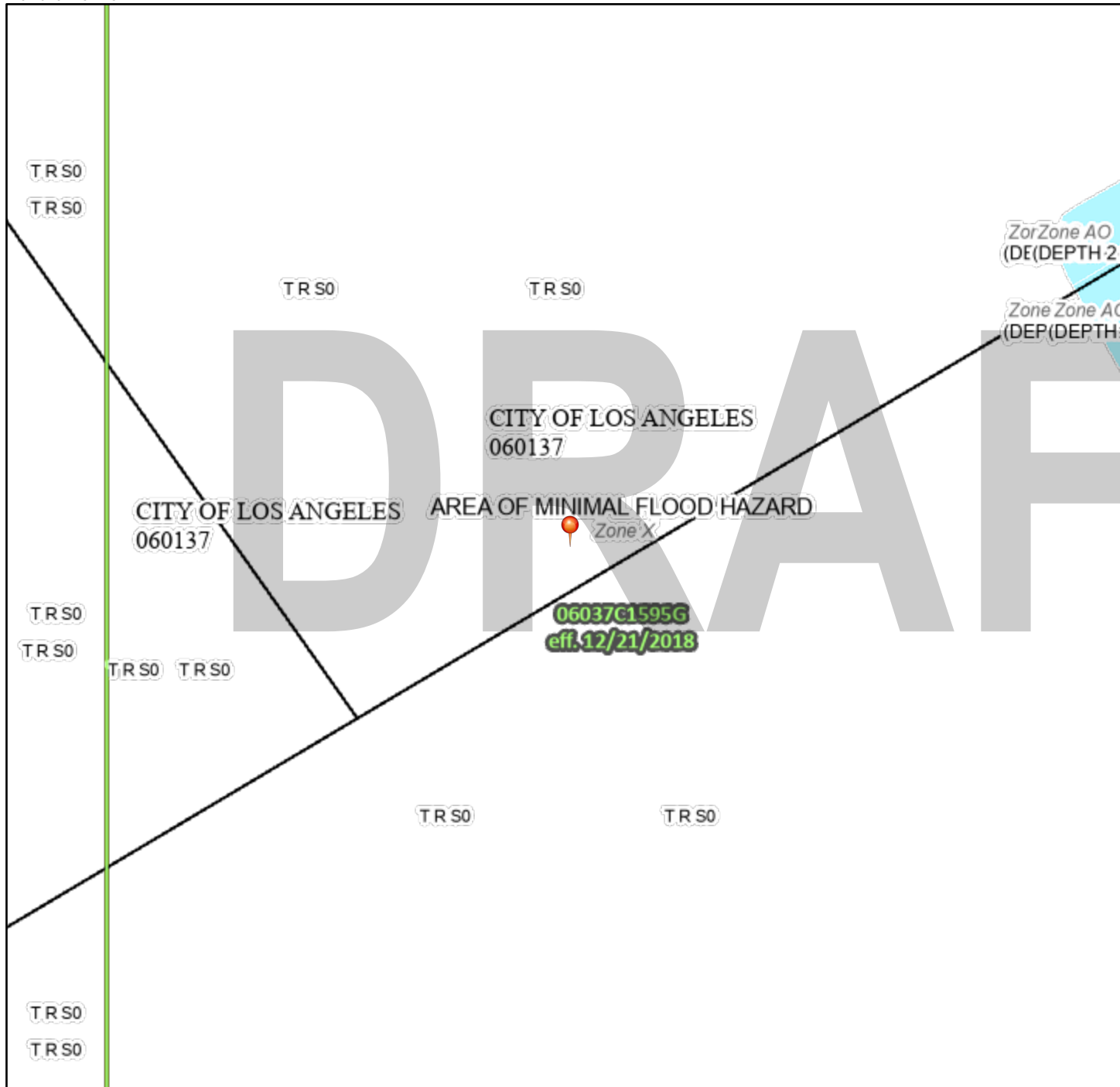
Site Administrator



National Flood Hazard Layer FIRMette



118°26'18"W 34°2'32"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

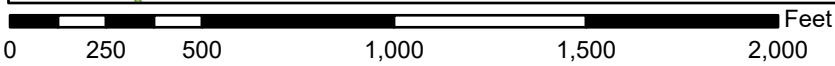
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/21/2023 at 6:42 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

118°25'41"W 34°2'2"N

Basemap Imagery Source: USGS National Map 2023

APPENDIX C: QUALIFICATIONS

DRAFT



Education

University of Massachusetts Boston 2014
Bachelor of Arts (B.A.), Environmental Science

Training

OSHA 40 Hour HAZWOPER

Highlights

6.5 years in the environmental industry
4.5 years performing Phase I Environmental Site Assessments
Two years performing Property Condition Assessments

Experience Summary

Mr. Grondin is a Staff Assessor at Partner Engineering and Science, Inc. with over four years of experience in the Environmental Due Diligence field. He has experience performing thorough site inspections of properties including gas stations, auto repair stations, historical dry cleaners, commercial and industrial properties and apartment complexes.

From November 2014 to June 2016, Mr. Grondin worked as an Environmental Specialist providing RCRA hazardous waste management services to various clients in Boston and New York City. He served as the lead onsite support specialist for New York Methodist Hospital and Stonybrook University and was responsible for maintaining all hazardous waste accumulation areas to ensure safety and compliance with applicable state and federal regulations.

In July 2016, Mr. Grondin began working on Phase I Environmental Site Assessments and has worked on over 150 assessments in ten states nationwide. His primary responsibilities have included coordinating site inspections, conducting local, state, and federal research, building site figures using Turbo Cad, collecting soil, groundwater, radon, and sub slab soil vapor samples, and preparing technical reports. He also has two years of experience completing Property Conditions Assessments for industrial, residential, hospitality, and commercial properties in Southern California.

Project Experience

Site Mitigation Plan/Dust Control Plan Oversight, San Francisco, CA. Served as the lead environmental consultant on a mixed-use commercial/residential redevelopment project in the Potrero neighborhood of San Francisco. His responsibilities included air monitoring, implementing dust control procedures, maintaining daily site logs, logging shipping manifests and ensuring the subcontractors abided by health and safety procedures laid out in the Site Mitigation Plan.

Sub Slab Soil Vapor Sampling, Culver City, CA. Organized and oversaw the drilling and sampling of sub-slab soil vapor probes at a commercial property in Culver City.

Symetra Portfolio, Los Angeles, CA. Phase I ESA of three retail strip buildings with automobile repair operations, multiple above and in-ground hydraulic lifts, clarifiers, and indoor hazardous substance storage.

Nathaniel Grondin

Multi-Family Residential, Los Angeles, CA. Completed a debt level PCA Report for multi-family residential complex containing 32 residential units and associated carports

Creative Office Under Construction, Culver City, CA. Completed a debt level PCA Report for a four-story, 66,000-square foot office building with three level, sub-grade, automated parking structure.

DoubleTree Hotel by Hilton Hotel Anaheim, CA. Co-authored an equity level PCA Report for a 461-room hotel with 21,000-square foot conference center, 8,000-square foot ballroom, fitness center, outdoor swimming pool and spa, and an onsite restaurant, café, and sports bar.

Speaking

Environmental Scientist, Triumvirate Environmental Inc, Stonybrook University. Mr. Grondin gave a 45-minute lecture to senior-level undergraduate students regarding hazardous waste characterization, the regulatory framework of the hazardous waste industry, and the hazardous waste determination process.

Contact

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Education

Bachelor of Science: Facility Management – Ferris State University

Bachelor of Science: Geography and Urban Planning – Grand Valley State University

Associate in Applied Science: Architecture – Grand Rapids Community College

Registrations

Facility Management Professional (FMP) – International Facility Management Association (IFMA)

Highlights

Nine years' experience in the commercial real estate due diligence industry conducting all aspects of Property Condition Assessments (PCAs), Architectural Plan and Cost Reviews, and Construction Progress Monitoring.

Experience Summary

Mr. Guikema has experience conducting PCAs for consulting companies since 2012. PCAs were prepared in accordance with ASTM, HUD, USDA-RD, Fannie Mae, Freddie Mac, state housing authorities, and lender-specific requirements. Property types have included industrial, commercial, retail, office, multifamily, hospitality, religious, education, dining, mobile-home communities, high-rise buildings, and mixed-use properties. Additionally, Mr. Guikema has experience conducting plan and cost reviews and construction progress monitoring. Projects have included construction or substantial rehabilitation of office buildings, hotels, churches, and movie theaters.

Mr. Guikema has also handled aspects from client relations, proposals and quoting, staffing, hiring and coordinating trade subcontractors, inspecting, senior reviewing reports, training staff, developing internal processes and report templates, business and professional development, financial management, and quality control.

Project Experience

Maintenance Planning Property Condition Reports – Shenandoah National Park – Luray, Virginia. The project consisted of PCRs covering 100+ lodging, service and operations support structures throughout Shenandoah National Park. The PCRs identified and prioritized items of deferred maintenance and served as a baseline for facility managers to develop maintenance schedules and budgets. The project included four days of reconnaissance by a team of four. Responsibilities included development of a reconnaissance plan, conducting site assessments and organizing reconnaissance data, building custom report templates, organizing large amounts of diverse data into logical groupings for reporting, and authoring all reports.

Debt Property Condition Reports – Publix Supermarkets – Southeastern United States. Mr. Guikema served as a due diligence vendor to Publix Supermarkets, Inc. and completed 50+ PCRs on strip retail centers in the southeastern U.S. that they intended to purchase. Developed a custom PCR report format that was approved by Publix. The expanded scope of work included coordination of HVAC assessments at all vacant retail suites and documentation of utility services at all retail suites.

Eric Guikema

Equity Property Condition Report – Rocky Mountain Park Inn, Estes Park, Colorado. The project consisted of an equity PCR on a hotel property in need of substantial updating. The facility consisted of 160 hotel rooms, a conference center, pool facilities, and an employee dormitory. The project included separate assessments and quotes for roofing, HVAC, windows, masonry, and pool facilities.

Private Equity Property Condition Reports – 6 Apartment Properties – Various Locations in Florida. The project consisted of PCR reports on six apartment properties totaling 1,250-units and served as a means for the lender to “check-in” on how the properties have been maintained by the borrower. The project required strong communication with property management staff to understand current and planned maintenance and to address and reconcile the identified immediate and short-term needs.

Architectural Review and Construction Progress Monitoring – 1 Park at Unio – Yonkers, NY. The project consisted of a four-story office building that was converted into 99 apartments. The project included the addition of three floors to the existing building and substantial structural reinforcing. The project budget was \$15M and was completed in two years.

Capital Needs Assessments – Various Agency Multifamily

Hillcrest Apartments – Stillwater, MN – HUD 811 PRAC
Village of Spring Meadows – Jackson, MI – HUD 202 PRAC
Fairview and Bayview Manor – Gladstone, MI – HUD RAD
Carriage Hill Apartments – Lansing, MI – HUD 223(f)
Tryon Park – Charlotte, NC – Freddie Mac
Pine Creek Apartments – Hammond, LA – Fannie Mae

Affiliations

Building Owners and Managers Association (BOMA) West Michigan Chapter

Contact

eguikema@partneresi.com



Education

Bachelor of Science in Civil Engineering, Virginia Tech, May 2009

Registrations/Credentials

Registered Professional Civil Engineer, Commonwealth of Virginia (License No. 0402052330)

Registered Professional Civil Engineer, State of Illinois (License No. 062.068882)

LEED Accredited Professional (LEED AP BD+C)

Construction Documents Technologist (CDT)

Highlights

12+ years of professional experience in the Architecture, Engineering, and Construction industry. Expertise in building enclosure design and forensics, including structural, façade, and energy requirements. Expertise in *Property Condition Assessments (PCAs)* for acquisition/equity and finance/debt purposes. Expertise in *Facility Condition Assessments* for capital planning and budgeting purposes for facility owners. Solutions for facility owners, including environmental, health & safety compliance, and facilities services such as MEP design, construction and owner's representative services.

Experience Summary

At Partner Engineering and Science, Inc. (Partner), Brett Hayes serves as a National Client Manager in the Chicago office after an initial three years of progressively challenging experience as a Senior Project Manager. In his current role, Brett collaborates with a multidisciplinary team out of 45+ regional US offices to build, deepen, and influence a diverse set of client relationships who trust in Partner for engineering, environmental, and energy consulting services for global commercial real estate assets.

With early understanding of each client's distinct role and objectives, Brett leverages his broad engineering and construction background to effectively guide them through the various lifecycle stages, from initial due diligence and design to development, construction, and the ongoing maintenance and optimization of a real estate asset. Prior to his client relationship management role, Brett oversaw hundreds of *Property Condition Assessments*, including research and planning, field work, and technical report writing and quality control. His competencies include all major property types (specifically high-rise applications), such as multifamily, industrial, office, healthcare, retail shopping centers, self-storage, and hospitality. Brett frequently states his past Partner experience runs the gamut from "a Walgreens to the Willis (Sears) Tower".

Assessments Practice - Within the Assessment Practice, Brett manages and advises multi-scope debt and equity-level assessments, which are all performed to the most current ASTM International standards. Typically, these include *Phase I Environmental Site Assessments* and *Property Condition Assessments*, which provide clients with a greater understanding of investment risks directly related to the subject property including environmental conditions, existing building conditions, and projected capital needs. Earthquake hazard regions further require a *Probable Maximum Loss (PML)* assessment by most lenders to assess site stability, building stability and building damageability. At Partner, Brett has reviewed 1,200+ PCAs for quality control since 2016, provided constructive technical feedback to assessors throughout the country, and advised on initiatives to deliver expedited reports while maintaining Partner's reputable QA/QC program.

Brett Hayes, PE, CDT, LEED AP BD+C

Specializing in *Property/Facility Condition Assessments* of all major asset types, Brett swiftly develops proposals for custom generalist and specialist approaches. Mr. Hayes works with private equity and institutional investor clients who elect an enhanced acquisition due diligence approach, which is reinforced by senior technical leadership within Partner's Investment Advisory Group (IAG). The IAG provides a comprehensive team-approach, typically including specialists in building enclosure assemblies (roofing, curtain wall, façade), Mechanical/Electrical/Plumbing (MEP), industrial hygiene, accessibility (ADA & FFHA), structural forensic investigations, elevator/escalator assessments, and fire & life safety specialists.

Solutions Practice - Partner's Solutions practice supports facility owners to develop and enhance real estate value, reduce operational costs, and manage existing liabilities. Leveraging an extensive knowledge of stakeholder needs and Partner's diverse expertise, Brett manages clients' post-closing and asset management needs, typically engaged after acquisition due diligence. Clients in asset management roles regularly reach out to Brett for industrial hygiene surveys (asbestos, lead paint, radon, mold, indoor air quality), full-service engineering design and consulting (geotechnical, site/civil, structural, MEP), environmental remediation, owner's representative services, ADA surveys, energy and sustainability consulting, and construction risk management.

Project Experience

Lender Due Diligence Projects - Mr. Hayes and his team oversee hundreds of commercial real estate transactions each year that support a wide range of financial institutions across the nation, including institutional and portfolio lenders, life insurance, CMBS, Fannie Mae, Freddie Mac, nonbank and mortgage lenders, construction lenders, and credit unions. His team executes Phase I ESA, PCA, PML, and industrial hygiene scopes of work for all major commercial real estate property types. Deal-specific financing requirements are clarified early to ensure proper scopes of work are reinforced throughout each project. From initial pricing through project management and quality control, Brett leads his team to deliver preliminary updates and quality products and services to each client on time and on budget.

Equity-Scope, Acquisition Due Diligence Projects - Mr. Hayes has served as field assessor, project manager, and relationship manager for real estate investors, including private equity, institutional investors, REITs, public and private corporations, and developers. His team excels at identifying potential environmental and property condition "red flags" early during each client's due diligence period and providing valuable insight that investors can utilize to mitigate risk, manage liability, and negotiate a property's purchase price. Mr. Hayes regularly develops proposals and collaborates with in-house professionals and independent consultants on equity-level PCAs that require either a generalist or specialist approach. An equity-level PCA with specialists provides a comprehensive team approach with highly qualified consultants, such as building enclosure experts (roofing, curtain wall, façade), Mechanical/Electrical/Plumbing (MEP) engineers, accessibility surveyors (ADA & FFHA), structural engineers, elevator assessors, and fire protection engineers.

Facilities Management Projects - In addition to managing projects for lending institutions and real estate investors, Mr. Hayes' engineering and construction experience plays a significant role in supporting property and facility owners with maintaining real estate assets and portfolios. One of the most vital tools for a facility owner is a *Facility Condition Assessment (FCA)*. This living document provides capital planning and prioritizes short- and long-term investments to maintain the physical condition and value of a building. Brett has delivered FCAs to nonprofit organizations, large retail corporations, local city and county municipalities, and the Federal government. In addition to an FCA, Mr. Hayes supports facility owners with MEP design and construction administration, environmental remediation, pre-renovation/demolition industrial hygiene

Brett Hayes, PE, CDT, LEED AP BD+C

surveys, geotechnical investigations, ALTA surveys and zoning reports, feasibility studies, energy studies and energy efficiency implementation, and tenant lease entry and exit PCAs.

Select Projects/Clients

Multifamily Acquisition Investor, Equity-Scope - Since 2016, Mr. Hayes has provided pre-acquisition due diligence services for a client with multifamily portfolio investments in Chicago, Denver, and Los Angeles. Scopes of work typically include expedited delivery of Phase I ESAs (with radon sampling), Equity-level PCAs (often with specialist scopes), and surveys of asbestos-containing materials and lead-based paint for pre-renovation purposes. Mr. Hayes and his team provide preliminary updates to the client and also prepare report conversions to agency lender report requirements (Fannie Mae/Freddie Mac), which often requires an additional "green" assessment to identify water and energy savings via property improvements.

US Corporation, Electric Vehicle and Energy Storage Manufacturer - One of Mr. Hayes' earliest client relationships was with a California-based, all-electric vehicle manufacturer and solar energy technology firm. It was with this client that Brett first learned how to effectively bundle Partner's products and services to support the client's Real Estate division in pre-lease due diligence. One specific project along Interstate 5 in Kettleman City, CA saw the redevelopment of a long-vacant restaurant into the largest electric vehicle charging facility in the country at the time of construction. Partner provided a Phase I ESA, PCA, building measurement and CAD drawings, an ADA survey, asbestos survey, geotechnical investigation, and foundation inspections. The project included the construction of steel-framed carports topped with photovoltaic solar panels, an indoor 24-hour customer lounge with café, restrooms, and 40 charging stalls.

Nationwide YMCA Facilities, Facility Condition Assessments - Through a developer relationship, Partner has performed over 150+ *Facility Condition Assessments (FCAs)* to individual and portfolio YMCA branches across the country. Mr. Hayes maintains strong relationships with each YMCA team during the assessments and has overseen FCAs in 20+ US states for capital planning and budgeting purposes. In late 2018, Partner provided comprehensive FCAs to 10 sites for the YMCA of San Francisco, which included MEP and Fire Protection specialty assessments from Partner Energy, structural and seismic assessments, and detailed ADA surveys. All reports were delivered through an innovative cloud-based platform delivery, *SiteLynx*.

HVAC Boiler Replacement Project, Medical Office Building, Chicago (2016) - For a major healthcare REIT, Mr. Hayes acted as project manager for the replacement of mechanical, electrical, and plumbing equipment serving the heating HVAC system for a medical office building on the South Side of Chicago. Partner's in-house team provided engineering design, plans and specifications, and construction administration. Mr. Hayes provided effective communication and project management with multiple stakeholders, including the client, local utility provider, the contractor team, and the in-house design team. Prior to construction, Partner also provided an asbestos survey for pipe insulation and associated material for abatement.

Acquisition Due Diligence for Repositioning – Bridgeview Bank Building, Chicago (2019) - Performed PCA for acquisition purposes of the historic Bridgeview Bank building at 4753 North Broadway, originally built as an eight-story office building in 1924 with four additional stories added in 1928. Working closely with the client's investment strategy, Mr. Hayes developed a custom PCA strategy focused on significant planned capital expenditures for holding the property prior to a planned multifamily apartment conversion. Teaming with a MEP specialist and the IAG, this Equity PCA focused on the extensive \$4.5M façade restoration work completed on the original glazed terracotta exterior wall systems and the various central and split-type HVAC systems, including two original Kewanee gas-fired steam boilers.

Brett Hayes, PE, CDT, LEED AP BD+C

Industrial Acquisition/Lender Due Diligence (Phase I/II ESA, PCA, PML) - Highly experienced in due diligence of industrial and flex properties of single sites, industrial parks, and multi-site national portfolios. Mr. Hayes clearly identifies each client's transaction strategy early (sale-leaseback, merger & acquisition (M&A), disposition, repositioning, or refinance) and manages pricing, staffing, quality management, preliminary client updates, and post follow-up. Highlights include managing: the acquisition of a 24-site portfolio across 13 states and totaling 2.3 MSF; an Orlando-area business park consisting of 25 industrial warehouses; and conducting a *PCA* for repositioning of the former *General Mills* plant in West Chicago, IL, built in 1959 (with numerous expansions), and consisting of over 1M square feet of former food production, manufacturing, warehouse, distribution, and administration space. For significant environmental concerns (i.e., further soil/groundwater investigation and/or remediation), Mr. Hayes collaborates with his team to scope out any potential issues cost effectively or provide alternatives to mitigate risk for the client's transaction (additional research, Remedial Cost Estimates, environmental insurance, parcel carve-out, or site-specific assessments).

Hospitality, Lender Due Diligence, Chicago (2017) - Performed *PCA* for refinance purposes for a nonbank lender's first engagement with Partner. The collateral included the lower 17 levels of a 36-story, 261-key luxury hotel built in 2010. During the assessment, a widespread window defect was identified in many of the insulated glass units of the window wall assemblies. Through field observations and analysis of water penetration field test reports available, Mr. Hayes was able to assure the client that the issue was a manufacturer's defect and provided opinions of cost for repair/replacement. With a sense of trust created from the very first project, Partner was engaged by this client for all future due diligence assignments.

Construction Lender Due Diligence - Mr. Hayes also manages Construction Risk Management for construction lenders, life insurance companies, and equity capital providers. Prior to construction, Partner provides *Document & Cost Reviews* and *Contractor Evaluations*. During the Construction phase, lenders require Partner's expertise on the ground to report on the progress and general conformance to the construction contract via *Construction Progress Monitoring* (CPM) through monthly site assessments and a subsequent report. As an add-on to CPM, Partner will usually perform *Funds Control*, which includes review of all pay applications and lien waivers for timely distribution and payment of draw proceeds to each subcontractor. Partner's suite of services in Construction Risk Management is an approved bond alternative (for payment and performance bonds) and is a more proactive tool to identify problems before they arise during multi-million-dollar construction projects and is far less expensive than a bond.

Affiliations

Member, Real Estate Investment Association (REIA), Chicago
Member, Illinois Green Alliance
Member, Building Enclosure Council (BEC) Chicago
Member, Chicago Architecture Foundation (CAF)

Contact

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