Fallbrook Regional HEALTH DISTRICT

AGENDA
FACILITIES COMMITTEE

Thursday, January 28, 2021 at 10:30 A.M.

In accordance with the current State of Emergency and the Governor's Executive Order N-25-20, of March 12, 2020 and N-33-20 of March 19, 2020, teleconferencing will be used for this meeting. Board members, staff and members of the public will be able to participate by webinar by using the following link: https://us02web.zoom.us/j/85363418870
Meeting ID: 853 6341 8870
Participants will need to download the Zoom app on their mobile device. Members of the public will also be able to participate by telephone using the following dial in information: Dial in #: (310) 372-7549, Passcode 660448.

Committee Members: Barbara Mroz and Howard Salmon
CEO: Rachel Mason
Staff Members: Linda Bannerman, Pam Knox and Tracy Rosalee
Property Manager: Roy Moosa

1. Call to Order/Roll Call
2. Public Comments
3. Discussion Items
   a. Review Property Condition Assessment Report Findings
4. Update from Property Manager
5. Board Comments and Future Agenda Items
6. Adjournment

I certify that on January 27, 2021, I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Fallbrook Regional Health District, said time being at least 24 hours in advance of the meeting. The American with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in or denied the benefits of District business. If you need assistance to participate in this meeting, please contact the District office 24 hours prior to the meeting at 760-731-9187.

Linda Bannerman

Board Secretary/Clerk

AEI Consultants

November 11, 2020

FACILITY CONDITION ASSESSMENT

Property Identification:
Fallbrook Regional Health District Office Building
138 South Brandon Road
Fallbrook, California 92028

AEI Project No. 429357

Prepared For:
Fallbrook Regional Health District
138 South Brandon Road
Fallbrook, California 92028

Prepared By:
AEI Consultants
2207 West 190th Street
Torrance, California 90504
(310) 798-4255
AEI Main Contact: Ciara Schewe

Environmental Due Diligence

Building Assessments

Site Investigation & Remediation

Energy Performance & Benchmarking

Industrial Hygiene

Construction Risk Management

Zoning Analysis Reports & ALTA Surveys

AEI Consultants

November 11, 2020

Ms. Rachel Mason
Fallbrook Regional Health District
138 South Brandon Road
Fallbrook, California 92028

Subject: **FACILITY CONDITION ASSESSMENT**
Fallbrook Regional Health District Office Building
138 South Brandon Road, Fallbrook, California 92028
AEI Project No. 429357

Dear Ms. Mason :

AEI Consultants is pleased to provide the results of the Facility Condition Assessment (FCA) report of the above referenced address (the "subject property"). This assessment was authorized and performed in accordance with the scope of services outlined in AEI's contract, the scope and limitations of ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and the requirements of the lender.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Ciara Schewe at , or email at .

Sincerely,

Ciara Schewe

AEI Consultants

Project Summary

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-15
3.1.1 Topography, Storm Water Drainage, and Retaining Walls	X			None			
3.1.2 Site Access, Parking, Pavement		X		Refurbish		$20,233	$9,654
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps		X		Repair	$500		
3.1.4 Landscaping, Fencing, Signage, Site Lighting	X	X		Refurbish		$5,000	$5,500
3.1.5 Site Amenities	X			None			
3.1.6 Utilities	X	X		Replace			$24,000
3.1.7 Other Site Structures		NA		None			
3.2.1 Foundations	X			Refurbish	$4,000	$3,500	
3.2.2 Framing	X			None			
3.2.3 Cladding	X			Refurbish			$13,585
3.2.4 Roof Systems	X			None			
3.2.5 Appurtenances	X			None			
3.2.6 Doors and Windows	X			Repair			$28,832
3.3.1 Plumbing Systems and Domestic Hot Water	X			Replace			$1,400
3.3.2 Heating, Cooling, and Ventilation	X	X		Refurbish			$43,500
3.3.3 Electrical Systems	X			None			

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-15
3.3.4 Vertical Transportation	X	X		Refurbish	$500		$125,000
3.3.5 Fire Protection and Life Safety Systems	X			None			
3.3.5.2 Security	X			None			
3.4.2 Down Units		NA		None			
3.4.3 Tenant Unit Finishes	X			Refurbish			$17,580
3.4.4 Tenant Kitchens and Bathrooms	X			None			
3.4.5 Tenant Appliances	X			Refurbish			
4.2 Microbial Growth	X			None			
5.1 Building Code Violations		NA		None			
5.2 Fire Code Violations		NA		None			
6.1 Accessibility Survey	X	X		Refurbish	$50		
Totals					$5,050	$28,733	$302,834

Summary	Today's Dollars	$/SF
Immediate Repairs	$5,050	$1.13

Summary	Today's Dollars	$/SF
Short Term Repairs	$28,733	$6.44

	Today's Dollars	$/SF	$/SF/Year
Replacement Reserves, today's dollars	$302,834.00	$67.88	$4.53
Replacement Reserves, w/15, 3.0% escalation	$341,790.99	$76.62	$5.11

Immediate and Short Term Costs Table

Fallbrook Regional Health District Office Building
138 South Brandon Road
Fallbrook, California 92028
November 11, 2020

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total
3.1.2 Site Access, Parking, Pavement						
Asphalt Pavement, Mill and Overlay	7,150	SF	$2.55	100%	$0	$18,233
Asphalt curbing, Repair	1	Allow	$2,000.00	100%	$0	$2,000
3.1.3 Sidewalks, Curbing, Site Steps, and Ramps						
Concrete walkway, trip hazard repair	1	EA	$500.00	100%	$500	
3.1.4 Landscaping, Fencing, Signage, Site Lighting						
Install landscaping on slopes and in planters	1	Allow	$5,000.00	100%	$0	$5,000
3.2.1 Foundations						
Professional Engineer Evaluation, Water Intrusion	1	EA	$4,000.00	100%	$4,000	
Sump pump installation, Elevator Pit	1	Allow	$3,500.00	100%	$0	$3,500
3.3.4 Vertical Transportation						
Elevator, inspection by the state	1	LS	$500.00	100%	$500	
6.1 Accessibility Survey						
Include van stall signage (vertical only)	1	Allow	$50.00	100%	$50	
Total Repair Cost					$5,050.00	$28,733.00

Capital Reserves Schedule

Fallbrook Regional Health District Office Building
138 South Brandon Road
Fallbrook, California 92028
November 11, 2020

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total Cost
3.1.2 SITE ACCESS, PARKING, PAVEMENT																									
Asphalt Pavement, Mill and Overlay	25	25	0	7,150	SF	$2.55	$18,233	0%		$18,233															$18,233
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	7,150	SF	$0.45	$3,218	300%		$3,218					$3,218					$3,218					$9,654
Asphalt curbing, Repair				1	Allow	$2,000.00	$2,000	0%		$2,000															$2,000
3.1.3 SIDEWALKS, CURBING, SITE STEPS, AND RAMPS																									
Concrete walkway, trip hazard repair				1	EA	$500.00	$500	0%	$500																$500
3.1.4 LANDSCAPING, FENCING, SIGNAGE, SITE LIGHTING																									
Install landscaping on slopes and in planters				1	Allow	$5,000.00	$5,000	0%		$5,000															$5,000
Irrigation system, Replace	25	25	0	2,000	SF	$2.75	$5,500	100%		$5,500															$5,500
3.1.6 UTILITIES																									
Galvanized pipe, Replace Service Line	40	26	14	120	LF	$200.00	$24,000	100%															$24,000		$24,000
3.2.1 FOUNDATIONS																									
Professional Engineer Evaluation, Water Intrusion				1	EA	$4,000.00	$4,000	0%	$4,000																$4,000
Sump pump installation, Elevator Pit				1	Allow	$3,500.00	$3,500	0%		$3,500															$3,500
3.2.3 CLADDING																									
Exterior walls. Paint (Spray, per SF)	10	9	1	5,500	SF	$2.47	$13,585	100%		$6,793										$6,792					$13,585
3.2.6 DOORS AND WINDOWS																									
Storefront systems (windows), Maintenance Allowance	5	0	5	1,680	SF	$10.00	$16,800	100%						$5,600					$5,600					$5,600	$16,800
Storefront systems (entry doors), Replace	30	26	4	128	SF	$94.00	$12,032	100%					$12,032												$12,032
3.3.1 PLUMBING SYSTEMS AND DOMESTIC HOT WATER																									
Water heater replacement	12	5	7	1	EA	$1,400.00	$1,400	100%								$1,400									$1,400
3.3.2 HEATING, COOLING, AND VENTILATION																									
Split System (4-ton), Replace	15	14	1	2	EA	$8,400.00	$16,800	100%		$16,800															$16,800
Packaged rooftop unit. Replace (4 tons)	20	19	1	3	EA	$8,900.00	$26,700	100%		$26,700															$26,700
3.3.4 VERTICAL TRANSPORTATION																									
Elevator, inspection by the state			0	1	LS	$500.00	$500	0%	$500																$500
Elevator cab interior. Refinish (Stainless steel walls)	15	3	12	1	Allow	$5,000.00	$5,000	100%													$5,000				$5,000
Elevator, Modernize	30	26	4	1	Allow	$120,000.00	$120,000	100%					$120,000												$120,000
3.4.3 TENANT UNIT FINISHES																									
Unit Walls, Repaint	8	0	8	1	LS	$3,500.00	$3,500	100%									$3,500								$3,500
Unit Carpet, Replace	8	0	8	440	SY	$32.00	$14,080	100%									$14,080								$14,080
6.1 ACCESSIBILITY SURVEY																									
Include van stall signage (vertical only)				1	Allow	$50.00	$50	0%	$50																$50
Total (Uninflated)									$5,050.00	$87,744.00	$0.00	$0.00	$132,032.00	$5,600.00	$3,218.00	$1,400.00	$17,580.00	$0.00	$5,600.00	$10,010.00	$5,000.00	$0.00	$24,000.00	$5,600.00	$302,834.00
Inflation Factor (3.0%)										1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	1.344	1.384	1.426	1.469	1.513	
Total (inflated)									$5,050.00	$87,744.00	$0.00	$0.00	$144,274.93	$6,302.85	$3,730.54	$1,671.67	$21,621.18	$0.00	$7,306.73	$13,452.60	$6,921.17	$0.00	$35,244.81	$8,470.50	$341,790.99

Evaluation Period:	15
# of SFs:	4,461
Reserve per SF per year (Uninflated)	$4.53
Reserve per SF per year (Inflated)	$5.11

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LIST OF COMMONLY USED ACRONYMS

This report may use various construction abbreviations to describe various site, building or system components. Not all abbreviations may be applicable to all reports. The abbreviations most often utilized are defined below.

AHU	Air Handling Unit
BUR	Built-up Roof System
BTU	British Thermal Unit (a measurement of heat)
EPDM	Ethylene Propylene Diene Monomer (rubber membrane roof)
FCU	Fan Coil Unit
FHA	Forced Hot Air
FHW	Forced Hot Water
GFI	Ground Fault Interrupt (circuit)
GWB	Gypsum Wall Board
MDP	Main Distribution Panel
PTAC	Packaged Through-wall Air Conditioning (Unit)
SF	Square Feet
TPO	Thermoplastic Polyolefin Roof Membrane
VAV	Variable Air Volume Box
ADA	The Americans with Disabilities Act
ASTM	American Society for Testing and Materials
BOMA	Building Owners & Managers Association
BUR	Built-up Roof
DWV	Drainage, Waste, Ventilation
EIFS	Exterior Insulation and Finish System
EMF	Electro Magnetic Fields
EMS	Energy Management System
EUL	Expected Useful Life
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
FIRMS	Flood Insurance Rate Maps
FRT	Fire Retardant Treated
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.) and similar state statutes.
FOIL	Freedom of Information Letter
FM	Factory Mutual
HVAC	Heating, Ventilating and Air Conditioning
IAQ	Indoor Air Quality
MEP	Mechanical, Electrical & Plumbing
NFPA	National Fire Protection Association
FCA	Facility Condition Assessment
PCR	Property Condition Report
PML	Probable Maximum Loss
RTU	Rooftop Unit
RUL	Remaining Useful Life

EXECUTIVE SUMMARY

AEI was retained by the Fallbrook Regional Health District on October 26, 2020 to conduct a Facility Condition Assessment (FCA) and prepare this report on the Fallbrook Regional Health District Office Building property located at 138 South Brandon Road in Fallbrook, California.

The assessor parcel map shows the parcel that the building is located. The parking lot is located on a portion of the adjacent parcel to the north. It was reported that the parcel was sold and arrangements for parking were made with buyer. The new assessor parcel map is not available. AEI requested documentation but it was not provided by the Fallbrook Regional Health District.

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

Item	Description
Property Type	Office
Number of Floors	2
Number of Tenants	1
Number of Buildings	1
Ancillary Buildings	Not Applicable
Gross Floor Area	4641 per Owner or Property Manager
Net Rentable Floor Area	4641 per Owner or Property Manager
Foundation Type	Shallow foundation (Concrete slab with continuous perimeter footings)
Frame Construction	Wood framing
Facade	Stucco
Roof Type	Multi-ply built-up roof
Site Area	0.75 acres
Year of Construction	1994
Year of Substantial Renovation	None
Parking Surface	Asphalt
Number of Parking Spaces	23
Number of ADA Parking Spaces	1
Heating Type	Roof Top Package units (RTUs) - electric
Cooling Type	Roof Top Package Units (RTU)
Hot Water Source	Individual electric, water heater
Electrical Wiring Type	Copper branch wiring
Plumbing Piping Type	Copper pipe within building / galvanized pipe service line
Elevator Type	Hydraulic
Fire Protection Type	Full coverage with wet pipe system
Flood Zone	X (Non-shaded)
Seismic Zone	4
Wind Zone	I
Visibility From Street	Good visibility from the street

OVERALL CONDITION OF THE PROPERTY

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

The recommendations in this report are based upon ASTM guidelines and are limited to visual observations. Testing of systems was not performed and no invasive or destructive testing was undertaken.

SUMMARY OF FCA FINDINGS

	Terms (Yrs)	Total Uninflated Costs	Total Inflated Costs	Uninflated $/SQFT/Year	Inflated $/SQFT/Year
Immediate Costs	0	$5,050	N/A	N/A	N/A
Short Term Costs	1 or 2	$28,733	$28,733	N/A	N/A
Replacement Reserves Costs	15	$302,834	$341,791	$4.53	$5.11

RECOMMENDATIONS

AEI recommends addressing any observed deficiencies that require immediate action as a result of existing or potentially unsafe (health & safety) conditions, obvious material building code violations, or conditions that have the potential to result in, or contribute to, the failure of a critical element of system failure within one year, or-a significant escalation in repair costs if left uncorrected. Opinions of probable costs for Immediate Repairs are provided in the Immediate and Short Term Costs Table.

Short term costs are those costs which occur within the first or second year concerning serious deficiencies that do not give rise to requiring an immediate repair. Short term costs are items which left unattended will create a code violation or present a significant failure which may serve to impair the overall functioning of the affected system or a related system. An ADA violation or replacing a component part of an assembly (otherwise in good condition) which causes the assembly not to function as designed (e.g.: a water booster pump), are categorized as short term expenses and are included in the Immediate and Short Term Costs Table as a Short Term Cost and the Capital Reserves Schedule in years one or two.

Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The Capital Reserves should be budgeted for in advance on an annual basis. Capital Reserves are reasonably predictable both in terms of frequency and cost. However, Capital Reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in the Capital Reserves Schedule.

1.0 INTRODUCTION

AEI Consultants, Inc. (AEI) was retained by the Fallbrook Regional Health District ("Client") to perform a Facility Condition Assessment (FCA) of the Office Building located at 138 South Brandon Road in Fallbrook, California (the "Property"). This FCA was performed in accordance with the Proposal between AEI Consultants and Fallbrook Regional Health District, authorized on October 26, 2020.

1.1 PURPOSE

The purpose of this Facility Condition Assessment (FCA) report is to create a baseline standard of observable conditions which occur at the property at the instant time of inspection which may be subjected to time adjusted corrections rendering cost replacement information, that is inflation adjusted, allowing for informed decisions as to replacement, maintenance, upgrade, or abandonment to be feasible. The FCA will assist the client in understanding and assessing the condition of the Property and to make recommendations for capital needs expenditures that may reasonably be generated during the reserve period covered by this report.

All facilities are ultimately an amalgamation of component systems. It is the purpose of this report to deconstruct those systems and examine their component parts in order to determine how any individual part may affect the system and ultimately the entire facility. While AEI recognizes the interdependency of each part certain guidelines must be considered before delving into this analysis; first among these is a cost allowance threshold, which shall be set at $ 3,000.00 for any individual component, below this threshold the cost shall be considered a regular maintenance item; second, any item which is subject to removal without direct impact to a system shall be excluded (e.g.: light bulbs from fixtures); and third, any equipment brought to the site for a temporary usage period (e.g.: a genset, or a mobile classroom), even though these may be integral to the functioning of the facility they were never intended to be incorporated into the operational plan as a fixture.

Assessments and recommendations are based upon a review of readily available public and private documents pertaining to the property as well as an onsite inspection of the site and buildings by experienced architects or engineers. The survey is intended to identify and describe the building and site systems, to assess the overall condition of the systems compared to industry standards, to identify conspicuous deficiencies, and to project a reasonable estimate of the remaining useful life for site and building systems.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building systems. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful life of the building system. Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the property or components. Factors that may affect our recommendations include the ready availability of historical records, the potential change in management and maintenance practices, and the availability of reliable disclosure of property conditions. Deviations or Limitations from the ASTM Guide are discussed in Section 8.2.

1.2 Scope of Work

The scope of this assessment is to:

- Develop a general property description.
- Identify major existing components.
- Perform a visual assessment of the physical condition of the components.
- Evaluate by a limited visual assessment for the Americans with Disabilities Act (ADA) accessibility.
- Approximate costs for repairs and/or capital reserve items based upon a reserve term provided by the Client.
- Prepare this Facility Condition Assessment (FCA).

Physical condition, as defined by ASTM E2018-15 is the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions employ the terms: excellent, good, fair and poor.

- Excellent condition - brand new or virtually brand new, is operating as specified at the time of installation with no appreciable wear or tear.
- Good condition—in working condition and does not require immediate or short term repairs above an agreed threshold.
- Fair condition—in working condition, but may require immediate or short term repairs above an agreed threshold.
- Poor condition—not in working condition or requires immediate or short term repairs substantially above an agreed threshold.

1.3 Site Visit Information

Date of Site Visit	November 5, 2020
Time of Site Visit	11:00 AM
Weather Conditions	75 degrees and clear.
Site Assessor	Richard Wilson
Site Escorts	Rachael Mason
Point of Contact	Racheal Mason

1.4 Interviews

During the course of our assessment, the following individuals provided information that was used by our field assessor and reviewer to inform the descriptions and recommendations contained in this report.

Contact Name	Contact Title	Contact Phone	Information Source Provided
Rachael Mason	CEO	760-731-9187	Escort and interview

Contact Name	Contact Title	Contact Phone	Information Source Provided
Specialized Elevator	Technician	858-202-0110	Modernization is required
Excel HVAC		760-741-1017	HVAC information

1.5 Documents Reviewed

AEI submitted a pre-survey questionnaire (PSQ) to Racheal Mason.

A copy of the completed questionnaire is included in the appendix.

The information obtained from the PSQ is included in the appropriate sections of this report.

1.6 Work Observed or Planned

1.6.1 Summary of Historical Repairs and Replacements

Over the past three years, the following major capital expenditures have been completed at the property.

- New roof installed 2020
- New floor covering and interior painting - 2020

1.6.2 Work In Progress

At the time of our site assessment, no capital projects were in progress.

1.6.3 Planned Capital Improvements

Management personnel reports the following capital expenditure projects are currently planned for the the property.

- Replacement of several HVAC units (refer to Section 3.3.2)

1.7 Remaining Useful Life

Based on the general condition of the Property reported above, it is AEI's opinion that the Remaining Useful Life (RUL) of the Property is estimated to be not less than 40 years barring any natural disasters. This opinion is based on its current condition and maintenance status, assuming any recommended Immediate Repairs or Replacement Reserves are completed and appropriate routine maintenance and replacement items are performed on an annual or as-needed basis. AEI can make no comment on the marketability of the Property's useful life.

1.8 Reliance

The investigation was conducted on behalf of and for the exclusive use of theFallbrook Regional Health District (Client) solely for use in a facility condition evaluation of the subject property. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed

to any other party, nor used by any other party, in whole or in part without prior written consent of AEI. AEI acknowledges and agrees that the report may be conveyed to and relied upon by the Client, their successors and assigns, rating agencies and bond investors.

Reliance is provided in accordance with AEI's Proposal and Terms and Conditions executed by theFallbrook Regional Health District on October 26, 2020. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 OPINIONS OF COST

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, opinions of cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part and parcel of a building's renovation program or to re-position the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

Opinions of costs included in this report should be construed as preliminary estimates. Actual costs most probably will vary from the consultant's opinions of probable costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate and capital reserve costs that are recommended over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where an estimated cost is employed to represent the replacement cost or capital expenditure it is provided as an allowance, and will be noted in the descriptive language.

Immediate repairs are repairs that require immediate action as a result of: material existing or potential unsafe conditions, material building or fire code violations, or conditions that, if left uncorrected, have the potential to result in or contribute to critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Based on observations of readily apparent conditions, an Immediate Costs Table was developed addressing areas found to require replacement, repairs, or significant maintenance within the one year to help the Client evaluate the property. The Immediate Cost Table provides these cost estimates.

Other items that are not immediate or are not driven by immediate repair needs are listed in the Capital Reserves Schedule . These items were observed by the assessor or based on comments by the current tenant. Capital reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Capital reserves exclude systems or components that are estimated to expire after the reserve term or that are not considered material to the structural and mechanical integrity of the subject property. Systems and components that are not deemed to have a material effect on the use are also excluded. Replacement costs were solicited from ownership /

property management, AEI's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the owner's or property management's maintenance staff were also considered.

AEI's reserve methodology involves identification and quantification of those systems or components that may require capital reserves within the evaluation period. The evaluation period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a Capital Reserve Schedule could be prepared. The Capital Reserve Schedule, presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items recommended in the Immediate Costs Estimate.

The Effective Useful Life (EUL) is the average amount of time in years that a system, component or structure is estimated to function when installed new and assuming that routine maintenance is practiced. It is based upon site observations, research, and judgment, along with referencing EUL tables from various industry sources, including, but not limited to, Life Expectancy Guidelines published by Marshall & Swift and United States Department of Housing and Urban Development guidelines. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

The Remaining Useful Life (RUL) is a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that it is estimated to be able to function in accordance with its intended purpose before requiring replacement. Such period of time is affected by the initial quality of the system or component, the quality of the initial installation, the quality and amount of preventive maintenance, climatic conditions, extent of use and other factors.

The RUL estimate is an expression of a professional opinion and is not a guarantee or warranty, expressed or implied. This estimate is based upon the observed physical condition of the property at the time of the visit and is subject to the possible effect of concealed conditions or the occurrence of extraordinary events such as natural disasters or other unforeseen events that may occur subsequent to the date of the site visit. The RUL estimate is made only with regard to the expected physical or structural integrity of the improvements on the Property. Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

The observed or reported condition of the reviewed systems, any recommended actions and the associated opinions of probable cost of repair or replacements are presented in the following Sections of this report. A summary of opinions of costs is presented in the Executive Summary. The opinions of probable costs for Immediate Repairs and Capital Reserves are summarized in the following tables:

3.0 SYSTEM OBSERVATIONS AND DESCRIPTIONS

3.1 SITE COMPONENTS

3.1.1 TOPOGRAPHY, STORM WATER DRAINAGE, AND RETAINING WALLS

Item	Description	Action	Condition
Topography	Steep slopes throughout the Property down toward the northwest.	R&M	Good
Retaining Walls	CMU retaining walls	R&M	Good
Adjoining Properties	The properties to the south and east are up-gradiant, the property to the north is down-gradiant, and the property to the west is roughly at a similar elevation.	R&M	Good
Storm Water Collection System	Storm-water drains by sheet flow to a concrete drainage channel.	R&M	Good
Landscape Drainage System	Concrete drainage channels and area drains	R&M	Good
Pavement Drainage System	Sheet flow to the adjacent street	R&M	Good
Foundation Drainage System	No foundation drainage was observed or reported.	NA	Not applicable

ASSESSMENT / RECOMMENDATION

Slope management and storm water drainage systems appear to be in good condition. Routine maintenance is expected to be adequate to maintain the drainage systems in good condition during the projection period covered by this report. Additional landscaping is recommend in the bare areas of the slopes around the building and an estimate of cost is included in Section 3.1.4.

There may be drainage issues associated with the water infiltration at the elevator pit discussed in Section 3.2.1 of this Report. Drainage devices and infrastructure may not be sufficient to remove storm water during events. Consultation with a Professional Engineer is recommended and costs are included in the above referenced section.

Photographs

Retaining wall along north boundary

Drainage channel for slope

West elevation (Front)

East elevation

3.1.2 Site Access, Parking, Pavement

Items	Description	Action	Condition
Asphalt Pavement	Asphalt pavement is used for the parking areas. Cracks and surface deterioration were observed. A damaged asphalt curb was observed at the north side of the parking lot.	RR	Good/Fair
Concrete Pavement	Not applicable	NA	Not applicable
Seal Coating	Seal coating is worn and is considered to be near the end of its EUL.	RR	Fair
Striping	Striping for parking spaces is faded	RR	Fair
Number of Parking Spaces	23	R&M	Good
Number of ADA Spaces	1	IM/RR	Fair
Site Access	Access to the property is provided by one entrance from the adjoining municipal street.	No	Good
Easement or Alley Way	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

The asphalt pavement systems are in fair condition. AEI noted significant longitudinal cracking through the pavement system. Areas of alligatoring were noted, indicating potential sub-base failure. Based on the observed conditions, AEI recommends budgeting for milling and overlay of the asphalt pavement system early during the term. An opinion of cost for this work is included in the Tables.

Seal coating helps to protect the asphalt surface from agents of deterioration for pavements include traffic abrasion, vehicle weight, weathering, sunlight, and ultraviolet light. After the asphalt is seal coated, the parking spaces should be re-striped. AEI recommends seal coating and striping be performed every 5 years to maintain the pavement systems. An allowance for this work is included in the Tables.

AEI noted one area of damaged asphalt curbing. The soils below the pavement appear to have eroded, allowing the pavement and curbing at that area to fail. Rebuilding and replacement are recommended. An allowance for this work is included in the Tables.

The existing ADA parking space will need to be changed into an ADA space designated for a van. See Section 6.0.

Photographs

Asphalt paved parking lot

Broken asphalt curb

Cracks and faded striping

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Asphalt Pavement, Mill and Overlay	25	25	0	Short Term Year 1	$18,233
Asphalt Pavement, Seal coat, Restripe, and Crack seal	5	4	1	1 6 11	$3,218 $3,218 $3,218
Asphalt curbing, Repair	-	-	-	Short Term Year 1	$2,000
Total					$29,887

3.1.3 SIDEWALKS, CURBING, SITE STEPS, AND RAMPS

Item	Description	Action	Condition
Sidewalks	Concrete	IM	Good/Fair
Curbs and Gutter	Concrete curbs are not provided	NA	Not applicable
Ramps	Not applicable	NA	Not applicable
Exterior Steps	Concrete steps are located along pedestrian walkways due to changes in topography.	R&M	Good
Handrails	Exterior stairs are protected by steel handrails	R&M	Good
Loading Docks	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

The concrete walkways around the building appear to be in good condition. AEI noted a separate walkway connects the street to the walkways around the building. A trip hazard was observed at an uneven joint between the slabs. Grinding the edges is required as an immediate repair due to life / safety concerns. An allowance for this work is included in the Tables.

The exterior concrete steps in were noted to be in good condition. Routine maintenance is anticipated during the projection period covered by this report.

Photographs

Concrete steps to east property line

Concrete steps at east property line

Trip hazard in concrete sidewalk

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Concrete walkway, trip hazard repair	-	-	-	Immediate	$500
Total					$500

3.1.4 LANDSCAPING, FENCING, SIGNAGE, SITE LIGHTING

Item	Description	Action	Condition
Landscaping	Landscaping consists of trees and shrubs.	IM	Good/Fair
Irrigation	Drip irrigation system	RR	Good/Fair
Perimeter Fencing	Not applicable	NA	Not applicable
Patio Fencing	Not applicable	NA	Not applicable
Refuse Area Fencing	Not applicable	NA	Not applicable
Site/Building Lighting	Light fixtures mounted on the exterior walls of the building.	R&M	Good
Parking Area Lighting	Pole-mounted fixtures are located in the parking lot.	R&M	Good

Item	Description	Action	Condition
Signage	Building-mounted address numerals constructed of painted metal.	R&M	Good
Water Features	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

The landscape present was noted to be in good condition. Bare areas were observed on the slopes and in planting areas around the building. Bare areas can promote erosion issues. Installation of shrubs / ground cover is recommended as a short term repair. An allowance is included in the Tables.

Although not tested by AEI, the underground irrigation system appeared and was reported to be in good working order with no unusual problems noted. Property management reported the irrigation system is going to be replaced and upgraded during spring 2021 landscaping refurbishment. An allowance for this work is included in the Tables.

No unusual problems or concerns were noted with site lighting and appurtenances. The exterior lighting was not observed after sun-down. The overall quantity, location, and intensity of the existing light fixtures is considered be be adequate.

Building and site signage was generally in good condition and can be maintained as part of site operations. Significant replacements are not anticipated during the term.

Photographs

Bare area in landscaping

South elevation

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Install landscaping on slopes and in planters	-	-	-	Short Term Year 1	$5,000
Irrigation system, Replace	25	25	0	1	$5,500
Total					$10,500

3.1.5 Site Amenities

Item	Description	Action	Condition
Fountain Filtration Equipment	Not applicable	NA	Not applicable
Barbecue	Not Applicable	NA	Not applicable
Picnic Areas	One picnic table is located on the exterior walkway at the second level.	R&M	Good
Sport Courts	Not Applicable	NA	Not applicable
Tennis Courts	Not Applicable	NA	Not applicable
Playground	Not Applicable	NA	Not applicable

Assessment / Recommendation

Routine maintenance is expected to be adequate to maintain the site amenities in good condition during the projection period covered by this report.

Photographs

Picnic table with benches

3.1.6 Utilities

Utility Provider	Provider
Water	Fallbrook Public Utility District
Sanitary Sewer	Fallbrook Public Utility District
Storm Sewer	Municipal
Electric	San Diego Gas & Electric
Natural Gas	NA

Item	Description	Action	Condition
Domestic Water Supply Lines	AEI observed a galvanized steel water supply line at an access panel in an exterior wall.	RR	Good/Fair
Waste Service Lines	AEI observed the site and inquired with management as to the overall condition and maintenance history of the waste water discharge lines.	R&M	Good
Lift Stations	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Waste Water Treatment System	Not applicable	NA	Not applicable
Water Wells	Not applicable	NA	Not applicable
Emergency Generator	Not applicable	NA	Not applicable
Transformers	One utility owned pad mounted transformer	RR	Good
Alternative Energy Systems	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

Galvanized pipe is defined as "a steel pipe or wrought-iron pipe, of standard dimensions, which has been galvanized by coating it with a thin layer of zinc". Galvanized piping has been utilized as a water supply system throughout the country, and is not limited to certain dates of construction. Galvanized piping systems typically exhibit corrosion more quickly than other plumbing systems. Galvanized steel piping is still in use, however, it is not installed in modern construction. It oxidizes from the inside out, the oxidation (rust) reduces the interior diameter of the pipe, restricting the flow of water and it usually first leaks at threaded joints where the pipes are joined. Galvanized pipe corrodes more quickly when it comes in direct contact with copper; dielectric couplers are special connectors to prevent galvanic action or electrolysis.

Corrosion is a chemical or electrochemical process in which the metals commonly used in plumbing systems deteriorate and ultimately fail. Rates of corrosion produced by different waters vary widely, depending upon a number of factors (including acidity, electrical conductivity, temperature, oxygen concentration and the presence of sulfate and chlorides.) Failures are also related to the amount of oxygen that is present. The more a fixture is used, the more water (and oxygen) is present, which corrodes/oxidizes the piping at a greater rate. In addition, hot water lines typically corrode faster than the cold water lines. It should be noted that copper piping also can develop leaks from corrosion, electrolysis or water erosion (turbulence).

The galvanized piping at the Property is over 26 years old, and typically has a 35 to 40 year useful life. No leaks in the supply lines have been reported. Given the age of the system and the noted areas of concern, AEI recommends management be prepared to replace the galvanized supply line during term. An opinion of cost has been included in the Cost Tables for replacement.

Photographs

Electrical transformer

Water supply line

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Galvanized pipe, Replace Service Line	40	26	14	14	$24,000
Total					$24,000

3.1.7 Other Site Structures

Item	Description	Action	Condition
Garages	Not applicable	NA	Not applicable
Carports	Not applicable	NA	Not applicable
Maintenance Shed	Not applicable	NA	Not applicable
Porte Cochere	Not applicable	NA	Not applicable
Landscaping Structures	Not applicable	NA	Not applicable

Assessment / Recommendation

No on-site ancillary structures are provided.

3.2 Architectural Components

3.2.1 Foundations

Movement in foundation systems can occur over time and create slight stress cracking in the above grade structure. Minor cracking, if noted, appeared to fall within the scope of acceptable tolerances for buildings of this type unless otherwise noted in the observations and recommendations included below.

Item	Description	Action	Condition
Foundation Type	Shallow foundation (Concrete slab with continuous perimeter footings)	R&M	Good
Foundation Walls	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Building Slab	Concrete slab-on-grade	R&M	Good
Moisture Control	Waterproofing below grade could not be confirmed	IM	Fair
Uniformity	The foundation is considered to be generally uniform, but this could not be confirmed.	No	Good

ASSESSMENT / RECOMMENDATION

The foundation system appears to be providing satisfactory support for the above grade structure. No unusual problems or concerns were reported or observed.

Waterproofing below grade could not be confirmed due to hidden conditions. It was reported that water was observed in the elevator pit after rainstorms. An inspection by a Locally licensed engineering consultant familiar with water intrusion and foundation systems. The Professional Engineer should determine the cause of the water intrusion and to make recommendations. An opinion of cost is included in the Tables. Costs for the repair are not included.

As a stop gap measure, AEI recommends installation of a sump pump in the elevator pit to alleviate storm water buildup. An allowance for this work is included in the Tables.

Photographs

Area of water intrusion into elevator pit

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Professional Engineer Evaluation, Water Intrusion	-	-	-	Immediate	$4,000
Sump pump installation, Elevator Pit	-	-	-	Short Term Year 1	$3,500
Total					$7,500

3.2.2 FRAMING

Item	Description	Action	Condition
Roof Design	Low-slope with no attic space	R&M	Good
Roof Framing	Wood rafters	R&M	Good

Item	Description	Action	Condition
Roof Deck or Sheathing	Plywood decking	R&M	Good
FRT Plywood	FRT plywood was not observed in the attic area.	NA	Not applicable
Wall Structure	Wood framing	R&M	Good
Secondary Framing Members	Not applicable	NA	Not applicable
Mezzanine	Not applicable	NA	Not applicable
Walls and Floors Plumb, Level and Stable	No unusual problems were observed or reported.	R&M	Good
Significant Signs of Deflection, Movement	No unusual problems were observed or reported.	R&M	Good

ASSESSMENT / RECOMMENDATION

The structural system appears to be providing effective support for the building envelope and interior floors. No unusual problems or concerns were reported or observed pertaining to the superstructure.

Photographs

Building structure

3.2.3 CLADDING

Item	Description	Action	Condition
Primary Exterior Wall Finishes and Cladding	Stucco	R&M	Good
Trim Finishes	Metal	RR	Good
Soffits/Eaves	Exposed	RR	Good
Sealants	Sealants are used at windows and doors.	RR	Good
Painting	The exterior stucco, metal railings, and metal soffits have painted surfaces.	RR	Good

ASSESSMENT / RECOMMENDATION

The paint appears to be near the end of its expected useful life (EUL) as fading and weathering were observed. Exterior painting is anticipated during the term and an opinion of cost is included in the Tables.

AEI observed corrosion on the metal HVAC screening at the roof. Corrosion, if left unchecked, can lead to premature failure of the system. AEI recommends the panels be prepped, the sealed with a corrosion inhibiting coating. These panels should be painted during the exterior wall painting discussed above and costs are included with that allowance.

Photographs

Rust on metal screen on roof

North elevation

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Exterior walls. Paint (Spray, per SF)	10	9	1	1 11	$6,793 $6,792
Total					$13,585

3.2.4 ROOF SYSTEMS

Roof ID	Construction Type	Approx. Area	Reported Age	RUL	Warranty	Action	Condition
138 S. Brandon	TPO	2,250 SF	0 yrs.	20 yrs.	Yes	RM	Good

Roof ID	Drainage	Flashing	Insulation	Parapet & Coping	Skylights	Action	Condition
138 S. Brandon	Roof drain	Metal and TPO	Fiberglass batts	TPO parapet, metal coping	NA	R&M	Good

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were observed or reported with the roofing systems. Roof systems of this type typically have a useful life of 15 to 20 years depending on quality of installation, weather, and maintenance practices. Based on the age and observed conditions, significant replacement is not anticipated during the term.

AEI observed debris around the roof drain. The field of the roof should be evaluated semi-annually at a minimum to clean debris and verify roof condition. Blocking drains can lead to ponding, and premature roof deterioration.

Photographs

Overall view of roof

Roof drain

3.2.5 APPURTENANCES

Item	Description	Action	Condition
Balcony Framing	Not applicable	NA	Not applicable
Balcony Deck Material	Not applicable	NA	Not applicable
Balcony Railing	Not applicable	NA	Not applicable
Patio Construction	Not applicable	NA	Not applicable
Terraces	Not applicable	NA	Not applicable
Fire Escapes	Not Applicable	NA	Not applicable
Elevated Walkway	Poured in place concrete deck	R&M	Good
Exterior Stairs	Poured in place concrete steps	R&M	Good
Building Mounted Lighting	Wall mounted lite packs	RR	Good

ASSESSMENT / RECOMMENDATION

The light fixtures on the exterior of the building appeared to be in good condition. However, based on the RUL, replacement with energy efficient lights is recommended during the term and an opinion of cost is included in Section 3.3.3.

Based on the age, condition, and expected useful life, routine maintenance is expected to be adequate to maintain the remainder of appurtenances in good condition during the projection period covered by this report.

Photographs

Exterior walkway to east property line

Exterior stairs

Exterior light fixture

3.2.6 Doors and Windows

Item	Description	Action	Condition
Window Type	Fixed windows	RR	Good
Window Frame	Aluminum frame	RR	Good
Window Panes	Single pane	RR	Good
Main Doors	Aluminum storefront entrance doors	RR	Good
Service Doors	Metal clad solid core doors	R&M	Good
Sliding Glass Doors	Not applicable	NA	Not applicable
Overhead Doors	Not applicable	NA	Not applicable

Assessment / Recommendation

No unusual problems or concerns were observed or reported with the exterior door and window systems.

Window systems typically have a useful life of 30 to 35+ years. Based on the age of the building, maintenance and repair are anticipated late during the term. An allowance for this work is included in the Tables.

The storefront door systems were noted to be operating properly. Because doors are operable, shorter useful lives are common, especially in high traffic areas. Routine maintenance can extend the useful life. However, budgeting for their replacement is recommended. An allowance for this work is included in the Tables.

The service doors are in good condition with no issues reported. Continued maintenance is recommended at this time.

Photographs

Main entrance

West elevation (Front)

South elevation

North elevation

East elevation

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Storefront systems (windows), Maintenance Allowance	5	0	5	5 10 15	$5,600 $5,600 $5,600
Storefront systems (entry doors), Replace	30	26	4	4	$12,032
Total					$28,832

3.3 Mechanical, Electrical, and Plumbing Systems

3.3.1 Plumbing Systems and Domestic Hot Water

Item	Description	Action	Condition
Hot and Cold Water Distribution	The interior distribution water piping was observed and reported to be copper pipe.	R&M	Good
Polybutylene Water Piping	No polybutylene piping was observed or reported	NA	Not applicable
Sanitary Waste and Vent	Cast iron pipe.	R&M	Good
Domestic Water Circulation Pumps	Not applicable	NA	Not applicable
Domestic Water Heaters	Individual electric, water heater with 20-gallon capacity.	RR	Good
Domestic Water Boilers	Not applicable	NA	Not applicable
Boiler Peripherals	Not applicable	NA	Not applicable

Assessment / Recommendation

Routine maintenance is expected to be adequate to maintain the water distribution systems in good condition during the projection period covered by this report.

The water heater is in good condition and was noted to have proper seismic strapping. Water heaters of this type typically have an useful life of 10 to 12 years. Replacement of the water heater is anticipated during the term and an opinion of cost is included in the Capital Reserve Schedule.

Photographs

Water heater

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Water heater replacement	12	5	7	7	$1,400
Total					$1,400

3.3.2 HEATING, COOLING, AND VENTILATION

The report contents are based on our limited site observations, interviews, and document review. No testing of the mechanical equipment or systems was conducted.

Item	Description	Action	Condition
Cooling Equipment	Heat pump: Three Roof Top Package Units (RTU) for the second floor and two split systems with the condenser located on the roof and the air handler above the ceiling on the first floor of the tenant space.	RR	Good/Fair
Heating Equipment	Heat pump: Three Roof Top Package Units (RTU) for the second floor and two split systems with the condenser located on the roof and the air handler above the ceiling on the first floor of the tenant space.	RR	Good/Fair
Cooling Tower	Not applicable	NA	Not applicable
Terminal Units	Not applicable	NA	Not applicable
Refrigerant	R-22	No	Good
Tonnage of Cooling Equipment	Three packaged units and two split systems approximately 4 tons each (Heat pumps).	RR	Good/Fair
Distribution System	Ducted forced-air system	R&M	Good
Controls	Individual controls on each AC unit	R&M	Good

Item	Description	Action	Condition
Supplemental Systems	Not applicable	NA	Not applicable
Corridor and Stair-tower Ventilation	Not applicable	NA	Not applicable
Toilet Room Ventilation	Direct vent bathroom fans	R&M	Good

HVAC Equipment

Equipment Type	Area Served	Capacity (Ton)	Date of Manufacture	Manufacturer	Model #	Serial #
Package unit	Second floor	4 tons	Unknown	Trane	Illegible	Illegible
Package unit	Second floor	4 tons	Unknown	Trane	Illegible	Illegible
Package unit	Second floor	4 tons	Unknown	Trane	Illegible	Illegible
Condenser	First floor	4 tons	Unknown	Trane	Illegible	Illegible
Condenser	First floor	4 tons	Unknown	Trane	Illegible	Illegible
Fan coil unit	First floor	4 tons	Unknown	Trane	Illegible	Illegible
Fan coil unit	First floor	4 tons	Unknown	Trane	Illegible	Illegible

ASSESSMENT / RECOMMENDATION

Split system was non-operational

The three package heat pump units and the two condensing units for the two split systems with air handlers were reported to be generally in good to fair operational condition with occasional problems. The units were reported to be original with periodic repairs performed to extend their expected useful life (EUL).

Split systems typically have a useful life of 15 years for the condensers and 25 years for the fan coil unit. However, R-22 refrigerant is no longer manufactured and has been phased out due to federal regulations. Replacement of the entire system is recommended. An opinion of cost for replacement of the split systems is included in the tables.

The package units generally have a useful life of 15 to 20 years depending on quality of construction, usage, and maintenance practices. Based on the observed and reported conditions, replacements are anticipated early during the term. An opinion of cost for this work is included in the Tables.

Photographs

HVAC units on roof

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Split System (4-ton), Replace	15	14	1	1	$16,800
Packaged rooftop unit. Replace (4 tons)	20	19	1	1	$26,700
Total					$43,500

3.3.3 ELECTRICAL SYSTEMS

Item	Description	Action	Condition
Service Type	Underground lines to a pad-mounted transformer	RR	Good
Building Service	600-Amp, 120/240-Volt, three-phase, four-wire, alternating current (AC).	R&M	Good
Typical Tenant Service Amperage	100 Ampere breaker panels	R&M	Good
Panel Manufacturer	Siemens electrical panel	R&M	Good
Overload Protection	Circuit breaker switches	R&M	Good
Service Wire	Copper wiring	R&M	Good
Branch Wiring	Copper wiring	R&M	Good
Ground Fault Circuit Interrupter	Observed in kitchenette, bathrooms, and wet areas	R&M	Good

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were observed or reported with the electrical systems. Continued maintenance and servicing is recommended. No significant replacements are anticipated during the term.

Photographs

Electrical switchgear

3.3.4 VERTICAL TRANSPORTATION

Elevator Summary Table

Elevator/ Escalator ID	Type	Brand	Capacity	Speed	Floors/ Stops	Install/ Modernize Date	Action	Condition
101984	One hydraulic elevator	Otis	2500 lbs.	Unknown	Two	None	IM/RR	Good/Fair

Inspection Summary Table

Elevators/ Escalators	Inspection/ Certificate Type	Last Inspection/ Certification Date	Inspection Entity	Action	Condition
Elevator	Conveyance Permit	01/25/2018	State of California	IM	Poor

ASSESSMENT / RECOMMENDATION

The elevator was reported to be in good operating condition by the site contact.

The conveyance permit expired on 1/25/2019. An inspection by the State of California Department of Industrial Relations is required as an immediate repair. An opinion of cost is included in the Tables.

Elevator systems typically last 30+ years depending on usage, quality of installation, and maintenance practices. Though service is regular, parts become more difficult to obtain, necessitating modernization. Based on the age of the elevator equipment and controls, modernization is anticipated during the projection period covered by this report. An opinion of cost is included in the Capital Reserve Schedule.

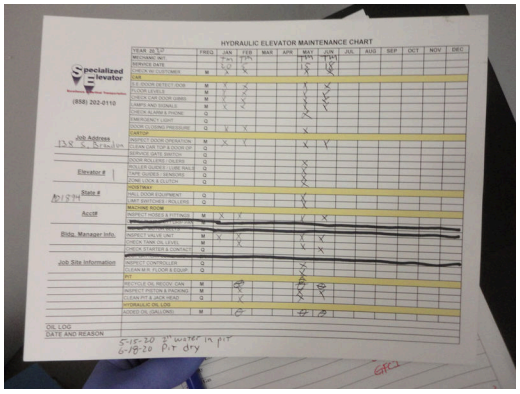
Based on the age and condition of the elevator cab, replacement of the interior surfaces is anticipated during the projection period covered by this report. An opinion of cost is included in the Capital Reserve Schedule.

It was reported by the site contact that the elevator pit has had periodic water intrusion and the elevator inspection report dated 5/15/2020 stated that there was two inches of water at the bottom of the pit. An inspection by a waterproofing contractor is recommended as an immediate repair.

Photographs

Interor of elevator

Elevator equipment



Elevator inspection schedule. Note water in pit

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Elevator, inspection by the state	-	-	0	Immediate	$500
Elevator cab interior. Refinish (Stainless steel walls)	15	3	12	12	$5,000
Elevator, Modernize	30	26	4	4	$120,000
Total					$125,500

3.3.5 Fire Protection and Life Safety Systems

3.3.5.1 Fire Protection

Item	Description	Action	Condition
Fire Suppression Systems	Full coverage with wet pipe system	R&M	Good
Fire Suppression System Inspection Date	Five year inspection: November 2019	R&M	Good
Other Equipment and Devices	Strobe light alarms, Illuminated exit signs, Battery back up light fixtures	R&M	Good
Special Systems	Not applicable	NA	Not applicable
Fire Extinguishers	Fire extinguishers are located in metal cabinets in the corridors and equipment rooms. The last inspection completed on 11/13/2019.	R&M	Good
Fire Alarms	Central alarm panel with an annunciator panel is located in the lobby.	R&M	Good
Fire Alarm Inspection Date	November 2019	R&M	Good
Fire Hydrants	Located along adjacent public streets	R&M	Good
Fire Egress Stairs	Not applicable	R&M	Good

Assessment / Recommendation

No unusual problems or concerns were observed or reported with the fire protection systems.

Routine maintenance is expected to be adequate to maintain the fire safety systems in good condition during the projection period covered by this report.

Photographs

Fire sprinkler

Current tag on fire extinguisher

3.3.5.2 SECURITY

Item	Description	Action	Condition
Buzzer or Intercom	Not applicable	NA	Not applicable
Security Systems	Motion detectors	R&M	Good
Unit Door Hardware	Standard door hardware with deadbolt	R&M	Good

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were observed or reported with the security systems.

Routine maintenance is expected to be adequate to maintain the security systems in good condition during the projection period covered by this report.

3.4 TENANT UNITS

3.4.1 TENANT MIX

The property is occupied by one tenant. Most areas of the tenant space were observed.

Tenant Type	Quantity	Total Area Per Unit Type (square feet)
Office	1	4,461

Suites Observed

Suite Number	Tenant Name	Status	Comments
1	Fallbrook Regional Heath District	Occupied	Good condition.

3.4.2 DOWN UNITS

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

3.4.3 TENANT UNIT FINISHES

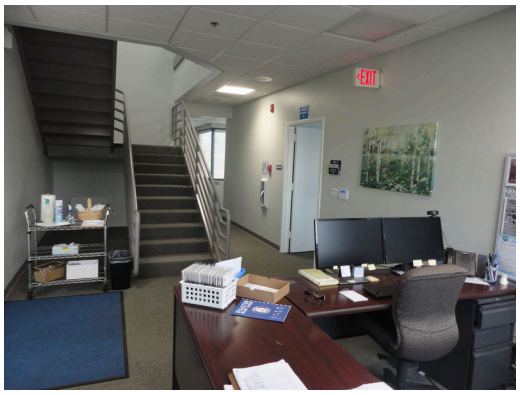
Item	Description	Action	Condition
Carpet	Commercial grade carpet	RR	Good
Resilient Flooring (vinyl)	Not applicable	NA	Not applicable
Other	Ceramic tile	R&M	Good
Walls	Gypsum board with painted finish	RR	Good
Ceilings	Lay-in acoustical ceiling	R&M	Good
Window Coverings	Window blinds are provided	RR	Good

ASSESSMENT / RECOMMENDATION

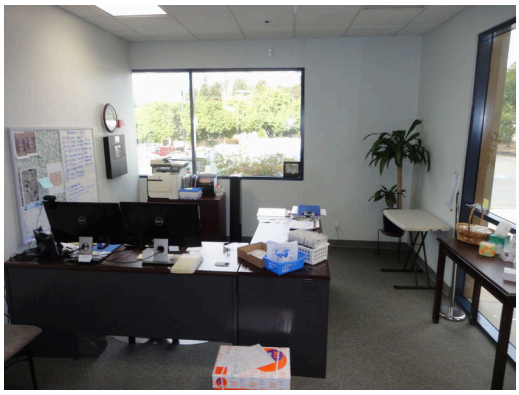
The interior finishes appeared to be in good condition. It was reported by the site contact that the interiors were upgraded including carpet replacement and painting in 2019.

Renovating of the interior is anticipated as finishes become worn and/or obsolete. An opinion of cost is included in the Capital Reserves Schedule for painting and replacement of carpet later in the term.

Photographs



Lobby at main entrance



Office for receptionist

Conference room

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Unit Walls, Repaint	8	0	8	8	$3,500
Unit Carpet, Replace	8	0	8	8	$14,080
Total					$17,580

3.4.4 TENANT KITCHENS AND BATHROOMS

Item	Description	Action	Condition
Kitchen Sink & Countertop	Plastic laminated particle board	R&M	Good
Bathroom Sink and Countertop	Plastic laminated particle board	R&M	Good

Item	Description	Action	Condition
Kitchen Cabinetry	Wood frame with painted wood doors	R&M	Good
Bathroom Cabinetry	Wood frame with painted wood doors	R&M	Good
Bathtub/Shower and Enclosure	Not applicable	R&M	Not applicable
Toilet	Tank top toilet with large capacity tank	R&M	Good
Accessories	Wall mounted mirrors Grab bars Paper towel dispensers	R&M	Good

ASSESSMENT / RECOMMENDATION

No unusual problems or concerns were observed or reported with the kitchen and bathroom fixtures and accessories.

Routine maintenance is expected to be adequate to maintain these kitchen and bathroom components in good condition during the projection period covered by this report.

Photographs

ADA restroom

3.4.5 TENANT APPLIANCES

Item	Description	Action	Condition
Refrigerators	Due to a recent upgrade in 2019, the unit is relatively new	RR	Good
Ranges	Not applicable	NA	Good
Range hoods	Not applicable	NA	Good
Dishwashers	Not applicable	NA	Good
Microwaves	Due to a recent upgrade in 2019, the unit is relatively new	RR	Good
Garbage Disposals	Due to a recent upgrade in 2019, the unit is relatively new	RR	Good
Dryers	Not applicable	NA	Not applicable

Item	Description	Action	Condition
Washers	Not applicable	NA	Not applicable

ASSESSMENT / RECOMMENDATION

The appliances appeared to be new and in good condition. Replacement of the appliances can be completed as part of routine maintenance. No funds for replacement are included.

Photographs

Kitchenette

CABLE OR INTERNET AVAILABILITY

Cable and internet service is available at the Property.

4.0 NATURAL HAZARDS AND ENVIRONMENTAL CONDITIONS

4.1 NATURAL HAZARDS

4.1.1 SEISMIC ZONE

AEI reviewed the property location in order to determine the seismic zone in which the property is located. According to the 1997 Uniform Building Code, the property is located in Seismic Zone 4.

Seismic Zones are defined as follows:

Seismic Zone 0: an area of very low probability of damaging ground motion.

Seismic Zone 1: an area of low probability of damaging ground motion.

Seismic Zone 2A: an area of low to moderate probability of damaging ground motion.

Seismic Zone 2B: an area of moderate risk of damaging seismic activity.

Seismic Zone 3: an area with a moderate to high probability of damaging ground motion.

Seismic Zone 4: an area with a high probability of damaging ground motion.

ASSESSMENT / RECOMMENDATION

The propensity of natural hazards to adversely affect this property is designated above.

AEI offers SEL (Scenario Estimated Loss) and SUL (Scenario Upper Limit) analysis.

Further Study may be undertaken at the discretion of our client.

4.1.2 WIND ZONE

AEI reviewed the property location in order to determine the wind zone in which the property is located. The Design Wind Speed measuring criteria are consistent with ASCE 7-05. Our judgement is that the property is located in Wind Zone I.

Wind Zones are defined as follows:

Zone I (130 MPH)

Zone II (160 MPH)

Zone III (200 MPH)

Zone IV (250 MPH)

Special Wind Zone

Hurricane Susceptible Zone

ASSESSMENT / RECOMMENDATION

The propensity of wind events to adversely affect this property is designated in the discussion above.

4.1.3 FLOOD ZONE

AEI reviewed FEMA flood zone maps to identify the flood zone in which the property is located. According to Panel No. 06073C0165G, dated 5/16/2012, this property is located within Flood Zone X (Non-shaded).

Flood Zones are described as follows:

Flood Zone A, defined as an area of 100-year flood; base flood elevations and flood hazard factors not determined.

Flood Zone AE, defined as an area of 100-year flood; base flood elevation determined.

Flood Zone B, defined as an area between limits of the 100-year flood and 500-year flood; an area subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or an area protected by levees from the base flood.

Flood Zone C, defined as an area of minimal flooding.

Flood Zone D, defined as an area of undetermined, but possible flood hazards.

Flood Zone V, defined as an area of 100-year flood with velocity (wave action); base flood elevations and flood hazard factors not determined.

Flood Zone X (shaded area), defined as an area of 500-year flood; an area of 100- year flood with average depths of less than one foot or with drainage areas less than one square mile; or an area protected by levees from 100-year flood.

Flood Zone X (non-shaded area), defined as an area outside the 500-year flood plain.

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

4.2 MICROBIAL GROWTH

Microbial growth (e.g., mold or fungus) may occur when excess moisture is present. Porous building materials such as gypsum board, insulation in walls and ceilings, and carpeting retain moisture and become microbial growth sites if moisture sources are not controlled or mitigated. Potential sources of moisture include rainwater intrusion, groundwater intrusion, condensation on cold surfaces, and water leaks from building systems (e.g., plumbing leaks, HVAC system

leaks, overflowing drains, etc.). Inadequate ventilation of clothes dryers and shower stalls may also result in excess moisture conditions. Microbial growth may be clearly visible (e.g., ceramic tile mortar in shower stalls) or may be concealed with no visible evidence of its existence (e.g., inside wall cavities). However, without proper tests, the existence of mold cannot be verified. Testing for mold is outside the scope of a base-line FCA.

AEI conducted a limited visual survey for the presence of microbial growth at the Property. Sampling or testing was not included in the scope of work for this survey. The assessment consisted of gaining entry to interior spaces, and visually evaluating the accessible areas.

ASSESSMENT / RECOMMENDATION

Rachael Mason reported that she was not aware of suspected mold or microbial growth at the Property and that no formal indoor air quality management plan currently exists at the Property.

She reported that she was not aware of any roof leaks but that there was occasional water infiltration in the elevator pit. An estimate for an inspection is included in Section 3.3.4. No flood drain or ground water problems were reported.

5.0 REGULATORY COMPLIANCE

5.1 BUILDING CODE VIOLATIONS

AEI requested a record of open violations on file for the Property from the San Diego County Building Department. No response has been received at the time of the assessment.

ASSESSMENT / RECOMMENDATION

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

5.2 FIRE CODE VIOLATIONS

AEI requested a record of open violations on file for the Property from the San Diego County Fire Department. No response has been received at the time of the assessment.

ASSESSMENT / RECOMMENDATION

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

5.3 ZONING

The property is located in Zoning District C-31 (Commercial). The property appears to be a legal use.

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

6.0 ACCESSIBILITY EVALUATION

6.1 ACCESSIBILITY SURVEY

In conformance with ASTM 2018-15, the Standard Guide for Property Condition Assessments, AEI has performed a Visual Accessibility Survey consisting of a limited scope visual survey and has completed an abbreviated accessibility checklist provided herein. The baseline evaluation excludes measurements and is limited to visual assessments. Since the evaluation is limited in scope and is based on representative sampling, non-compliant conditions may exist which will not be identified as a result of the assessment. Some of the information may be obtained from the owner, such as the number of standard and accessible parking spaces, or the number of total and ADA-compliant guestrooms. A detailed study of the conformance of properties with the requirements of ADA is beyond the scope of the ASTM Guide.

Supplemental assessment may be needed to satisfy the risk tolerance and desired level of due diligence of some users. It should be understood by the Client that the limited accessibility screening and related observations described herein do not comprise a full ADA Compliance Survey, and that such a survey, which may reveal specific aspects of the Property that are not in compliance, is beyond the scope of this assessment. The intent of this FCA is to provide a limited screening of the property to identify obvious accessibility issues and possible solutions.
The Americans with Disabilities Act is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily-achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled. The obligation to remove barriers, where readily achievable, is an ongoing one. Under ADA, owners and employers with buildings classified as public accommodations were required to take steps to remove physical barriers readily achievable, if possible, by January 26, 1992. The law states that after January 26, 1992, any alteration or renovation work performed on either public accommodations or commercial facilities must comply with ADA. In 2010, the ADAAG was updated and AEI uses that 2010 ADAAG as the reference for our baseline accessibility assessment.

A copy of an Abbreviated Accessibility checklist is provided in this Report. Items or systems identified as non-compliant, based on ADAAG 2010 and the opinion of the assessor, are considered to be readily achievable (i.e. easily accomplishable and able to be carried out without much difficulty or expense) are included in the Immediate Repair Cost Table of this report. Lump sum costs have been assigned to correct these issues. However, items or systems which may be considered to be non-compliant by ADAAG but are not considered to be readily achievable have been excluded from the recommendations of this report.

Assessment of Title III Application

Application	Yes/No	Definition
Age: Was this property constructed after July 1992?	Yes	Under Title III of the ADA, all "new construction" (construction, modification, or alterations) after the effective date of the ADA (approx. July 1992) must be fully compliant with the ADAAG.
Use: Is the property classified as a place of public accommodation?	Yes	A public accommodation is a private entity that owns, operates, leases, or leases to a place of public accommodation. Places of public accommodation include restaurants, hotels, theaters, doctor's offices, pharmacies, retail stores, museums, libraries, parks, private schools, and day care centers, and entities that offer certain examinations and courses related to educational or occupational certification.
Use: Is the property classified as a historic structure?	No	Properties listed or are eligible for listing in the National Register of Historic Places or properties designated as historic under state or local law should comply to the "maximum extent feasible" unless the changes would destroy the historic significance of a feature of the building.
Use: Is the property classified as a private club or religious structure?	No	Properties classified as such are exempt from complying with the ADAAG.
Does the property plan a significant renovation? (If so, 20% of the renovation budget should be allocated to ADA upgrades)	No	Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, changes or rearrangement in structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, asbestos removal, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

Uniform Abbreviated Screening Checklist for the 2010 Americans with Disabilities Act

	Building History	Yes	No	N/A	Comments
1.	Has an ADA survey previously been completed on the property?			✔	No previous ADA Survey for the property was provided or reported.
2.	Have any ADA improvements been made to the property?	✔			ADA improvements to the property include one ADA parking space and ADA restrooms
3.	Does a Transition Plan / Barrier Removal Plan exist for the property?			✔	None reported
4.	Has building ownership or management received any ADA-related complaints that have not been resolved?			✔	None reported
5.	Is any litigation pending related to ADA issues?			✔	None reported
Parking					
1.	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?	✔			23 total spaces1 designated accessible spaces
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 60" aisle for van)?	✔			A non-compliant van accessible space is provided
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✔		
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?	✔			
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✔			
6.	If required does signage exist directing you to accessible parking and an accessible building entrance?			✔	
Ramps					
1.	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			✔	
2.	Are ramps that appear longer than 6 ft complete with railings on both sides?			✔	
3.	Does the width between railings appear to be at least 36 inches?			✔	
4.	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			✔	

	Building History	Yes	No	N/A	Comments
Entrances/Exits					
1.	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	✔			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✔			
3.	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?	✔			
Paths of Travel					
1.	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	✔			
2.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?	✔			
3.	Is there a path of travel that does not require the use of stairs?	✔			
Elevators					
1.	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?	✔			
2.	Are there visual and audible signals inside cars indicating floor change?	✔			
3.	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?	✔			
4.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?	✔			
5.	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?	✔			
6.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?	✔			
Toilet Rooms					
1.	Are common area public restrooms located on an accessible route?	✔			
2.	Are pull handles push/pull or lever type?	✔			
3.	Are there audible and visual fire alarm devices in the toilet rooms?		✔		

	Building History	Yes	No	N/A	Comments
4.	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	✔			
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	✔			
6.	In unisex toilet rooms, are there safety alarms with pull cords?			✔	
7.	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?			✔	
8.	Are grab bars provided in toilet stalls?	✔			
9.	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	✔			
10.	Are sink handles operable with one hand without grasping, pinching or twisting?	✔			
11.	Are exposed pipes under sink sufficiently insulated against contact?	✔			
Guest Rooms					
1.	How many total accessible sleeping rooms does the property management report to have? Provide specific number in comment field. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms?			✔	
2.	How many of the accessible sleeping rooms per property management have roll-in showers? Provide specific number in comment field. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms?			✔	
3.	How many assistive listening kits and/or rooms with communication features are available per property management? Provide specific number in comment field. Are there sufficient reported assistive listening devices with respect to the total number of rooms?			✔	
Pools					
1.	Are public access pools provided? If the answer is no, please disregard this section.			✔	
2.	How many accessible access points are provided to each pool/spa? Provide number in comment field.			✔	

	Building History	Yes	No	N/A	Comments
Play Area					
1.	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			✔	
Exercise Equipment					
1.	Does there appear to be adequate clear floor space around the machines/ equipment (30"• by 48"• minimum)?			✔	

This checklist does not cover all of the requirements for ADA compliance; therefore it is not for facilities undergoing new construction, remodels or alterations, for determining what new construction, remodel or alterations should occur in order to provide ADA compliance. In addition, this checklist does not attempt to illustrate all possible barriers/problems or propose all possible barrier removal and modifications solutions. Not all situations are covered above.

This ADA General Observation Checklist is intended as a general screening of the existing subject property and shall not be construed as an "ADA Survey." Additionally, not all areas of the subject property may have been accessed during the Property Condition Assessment or Evaluation. AEI recommendations are offered and are based upon visual observations of deficiencies that are considered to be readily achievable. Further financial study of the recommendations may be necessary in order to determine if they may constitute an undue financial burden.

Parking Requirements for ADA

Total Number of Parking Spaces Provided	MInimum Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total parking spaces
1001 and over	20, plus 1 for each 100 or fraction thereof, over 1000
	One of every 6 or fraction of 6 should be van accessible

Assessment of ADA Priorities

Priority Concerns	Deficiencies Observed	Readily achievable and not a financial burden?	Recommendation	Possible Solution
Parking	No	Not applicable	Not applicable	Not applicable
Site Circulation	No	Not applicable	Not applicable	Not applicable

Priority Concerns	Deficiencies Observed	Readily achievable and not a financial burden?	Recommendation	Possible Solution
Access to Goods and Services (Interior Circulation)	No	Not applicable	Not applicable	Not applicable
Common Area Restrooms	Not applicable	Not applicable	Not applicable	Not applicable

RECOMMENDATION

The subject Property was constructed after to the implementation of the Americans with Disabilities Act (ADA) on January 26, 1992. However, under Title III for commercial entities, the Property should be upgraded with "readily achievable modifications" that are not an undue financial burden to the owner.

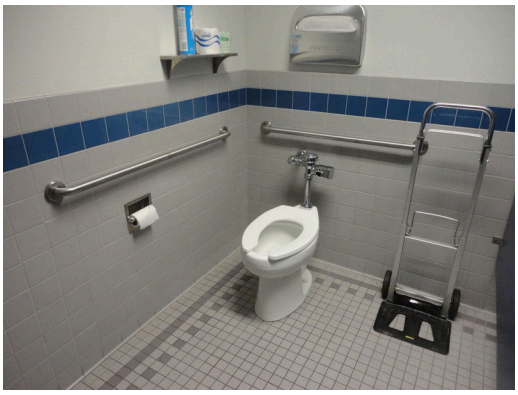
One out of every six ADA stalls must be van-accessible. The number of parking spaces required to be accessible is to be calculated separately for each parking facility, the required number is not to be based on the total number of parking spaces provide in all of the parking facilities provided on the site.

The Property currently has 23 available parking spaces, of which one is designated as accessible. The stall is not compliant and a sign needs to be added indicating the stall is available for van parking. The signage can be installed below the existing signage indicating van parking is allowed.

An opinion of cost for this work is included in the Tables.

Photographs

ADA sparking space



ADA restroom

Interor of elevator

Cost Summary

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Include van stall signage (vertical only)	-	-	-	Immediate	$50
Total					$50

7.0 REPORTING PROCEDURES AND LIMITATIONS

7.1 ASSESSMENT METHODOLOGY

The FCA meets the specifications of the client and has included the following:

Preliminary Due Diligence

Prior to the site visit by the Property Evaluator, the pre-survey questionnaire was provided to the managers of the Property with a request that the questionnaire be completed prior to the visit.

Site Reconnaissance

The FCA findings are based on the visual, non-intrusive and non-destructive evaluation of various external and internal site and building systems and components as noted during a site walk-through survey conducted by AEI representatives. The survey included access and observation of representative tenant spaces and common areas.

Interviews and Research

AEI representatives conducted limited research to identify and review available maintenance procedures, available drawings, and other readily available documentation concerning the property. AEI representatives also conducted interviews with available management and maintenance staff. As conditions warranted, contractors for the property were contacted for pertinent information. AEI requested readily available records with public agencies familiar with the property to gather historical property information. A summary of findings have been included in the narrative sections of this report.

Report

The evaluation covered readily apparent conditions at the property. Upon completion of the site reconnaissance, interviews, and research, AEI produced this summary report. This report includes a discussion of topics related to the property condition and outlines the costs to correct the deficiencies noted. AEI formulates and presents Opinion of Costs recommendations in two tables: Immediate Repairs Cost Table and a Capital Reserves Cost Schedule. Photographs of property conditions and related documents are included in the body and the appendices of this report.

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of the FCA was deemed reliable, AEI prepared general-scope, Opinions of Cost based on appropriate remedies for the deficiencies noted. Such remedies and their associated costs were considered commensurate with the Property's position in the market and prudent expenditures. These opinions are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a building's renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the

responsibility of the tenants were not included.

It is the intent of the FCA to reflect material physical deficiencies and the corresponding opinion of costs that are (i) commensurate with the complexity of the Property and (ii) not minor or insignificant. Opinion of probable costs that are either individually or in the aggregate less than a threshold amount set by industry standards.

Opinions of costs included in this report should be construed as preliminary budgets. Actual costs most probably will vary from the consultant's opinions of costs due to a variety of factors including design, quality of materials, contractor selected, market conditions, and competitive solicitation. Based on observations of readily apparent conditions, there may be a number of immediate and capital reserve costs that are required over the evaluation period. These needs are identified in the various sections of this report and are summarized in the attached cost tables. Costs for routine or normal preventive maintenance, or a combination thereof, are not included. Where management's budget for the repair or capital replacement appeared reasonable, AEI included the budget in the tables. However, please note that this FCA does not constitute an in-depth budget analysis.

7.2 References Used By The Property Evaluator for Preparation of FCA Report

The FCA was performed in general accordance with ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and is subject to the limitations and scope considerations contained within these Standards.

7.2.1 Limitations

Property Condition Assessments performed by AEI Consultants are based upon, but not limited to, the scope of work outlined by ASTM Standard E2018-15. Our review of the subject property consisted of a visual screening of the site, the structure(s) and the interior spaces. Technical Assessments were made based on the appearance of the improvements at the time of this Assessment. No destructive or invasive testing was included in the scope of this review.

The following are generally excluded from this Assessment for the Property as per ASTM scope of work:

- Subterranean conditions such as soil types and conditions, underground utilities, separate sewage disposal systems, wells, manholes, utility pits; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed.
- Opinions on matters regarding security of the subject property and protection of its occupants or users from unauthorized access.
- Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the building’s operation staff or service companies.
- Evaluating systems or components that require specialized knowledge or equipment, including but not limited to: flue connections, interiors of chimneys, flues or boiler stacks; electromagnetic fields, electrical testing and operating of any electrical devices; examination of elevator and escalator cables, sheaves, controllers, motors, inspection tags; or tenant-owned or maintained equipment.
- Evaluation of process-related equipment or condition of tenant owned/maintained equipment.

The recommendations and conclusions presented as a result of this Assessment apply strictly to the time the Assessment was performed. Available documentation has been analyzed using currently accepted Assessment techniques and AEI believes that the inferences made are reasonably representative of the property.

No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

This report should not be construed as technically exhaustive. This report does not warranty or guarantee compliance with any Federal, state or local statute, ordinance or regulation including but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry. Local, state and federal regulations, and codes change significantly over time from when the subject property was developed and the subject building was constructed. The subject property and subject building may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

AEI Consultants has made reasonable efforts to properly assess the property conditions within the contracted scope of services; however, limitations during the assessment may be encountered.

AEI Consultants' findings and conclusions were based primarily on the visual assessment of the property at the time the site visit. In addition, the assessment value is based upon comparative judgments with similar properties in the property observer's experience. The Client is herewith advised that the conditions observed by AEI are subject to change. AEI's property observations included areas that were readily accessible without opening or dismantling secure areas or components. AEI's conclusions did not include any destructive or invasive testing, laboratory analysis, exploratory probing or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations.

No assessment can wholly eliminate the uncertainty regarding the presence of physical deficiencies and performances of the building system. According to the ASTM guidelines, a property condition assessment is intended to reduce the risk regarding potential building system and component failure. The ASTM standard recognizes the inherent subjective nature of the assessment regarding such issues as workmanship, quality of care during installation, maintenance of building systems and remaining useful of the building system or components.

Assessments, analysis and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

No destructive or invasive testing was included in the scope of this Assessment.

7.2.2 Deviations From The Guide

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

- There is no category of Short Term Costs. Short Term Costs are defined as opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. Generally, the time frame for such repairs is within one to two years. In this FCA short term costs are included in the Immediate Repairs, Cost Table.

- Opinions of costs for Capital Reserves are provided in The Capital Reserves Cost Schedule. Capital Reserves are for recurring probable expenditures that are not classified as operation or maintenance expenses. The capital reserves should be budgeted for in advance on an annual basis. Capital reserves are reasonably predictable both in terms of frequency and cost. However, capital reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

- AEI estimated a Remaining Useful Life (RUL) for the Property.

- AEI provided the Seismic Zone, based on 1997 Uniform Building Code, in which the Property is located.

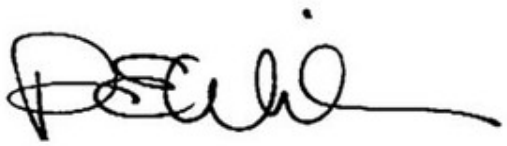
- AEI provided the Flood Zone(s) of the Property, based on the Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA).

- AEI provided the Wind Zone, based on FEMA's map titled "Wind Zones in the United States", in which the Property is located.

- AEI provided a limited visual survey for the presence of microbial growth at the Property. Destructive sampling was not included in the scope of the work for this survey.

7.3 MEMBERS OF THE CONSULTANT TEAM

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



Richard Wilson, Associate Consultant or Project Manager, (Lead Assessor)

Matthew Wasson, VP, Capital Planning Services

APPENDIX A

Photo Documentation

1. West elevation (Front)

2. South elevation

3. North elevation

4. East elevation

5. View of parking lot

6. Asphalt paved parking lot

7. Cracks and faded striping

8. ADA sparking space

9. Concrete steps to east property line

10. Concrete steps at east property line

11. Exterior walkway to east property line

12. Picnic table with benches

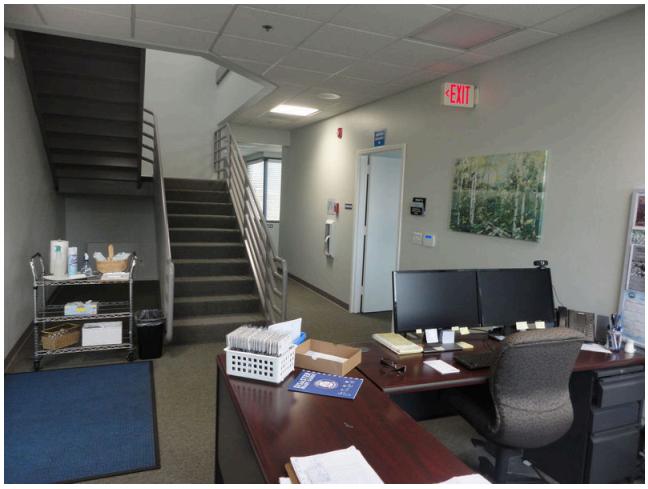
13. Drainage channel for slope

14. Bare area in landscaping

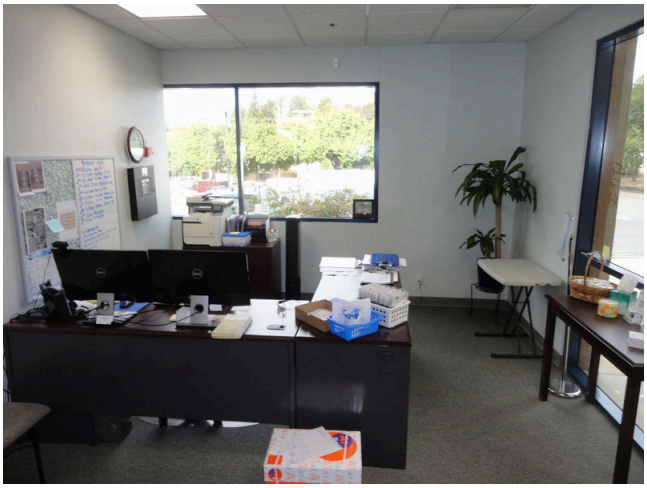
15. Retaining wall along north boundary

16. Main entrance

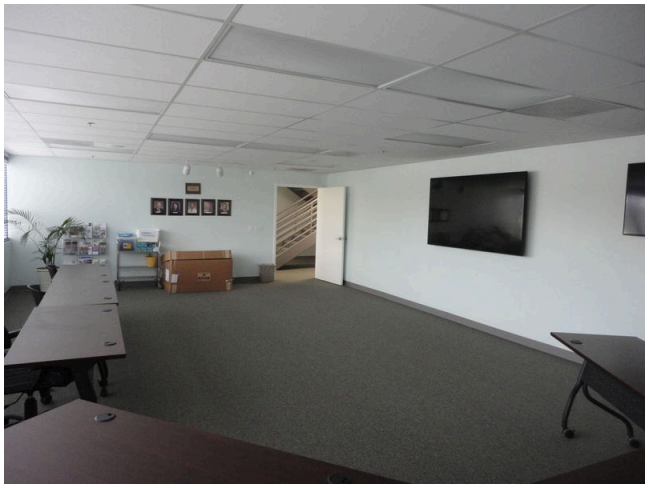
17. ADA compliant threshold



18. Lobby at main entrance

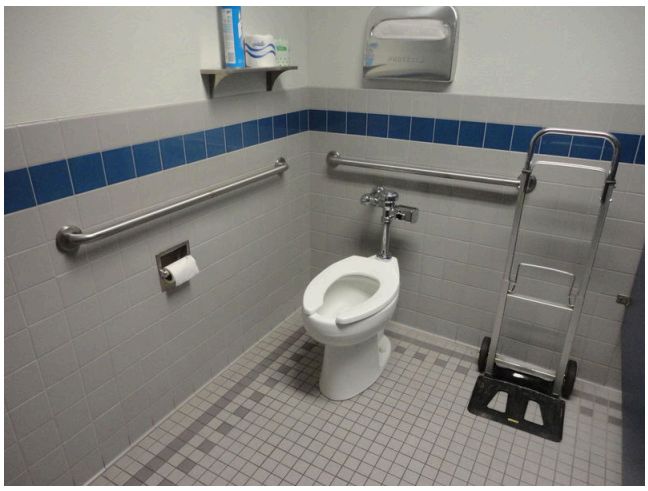


19. Office for receptionist

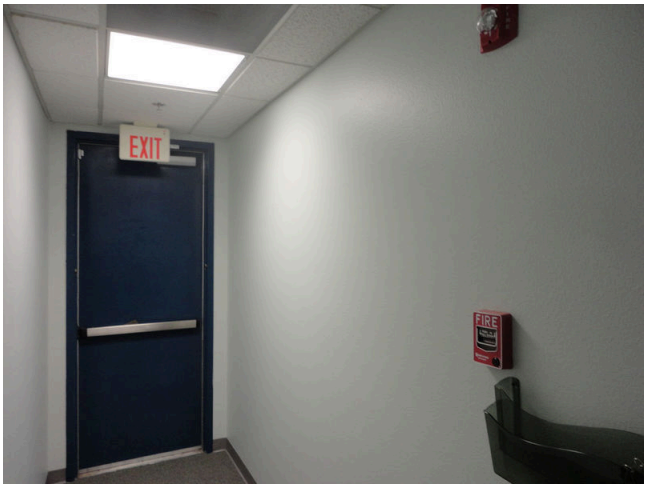


20. Conference room

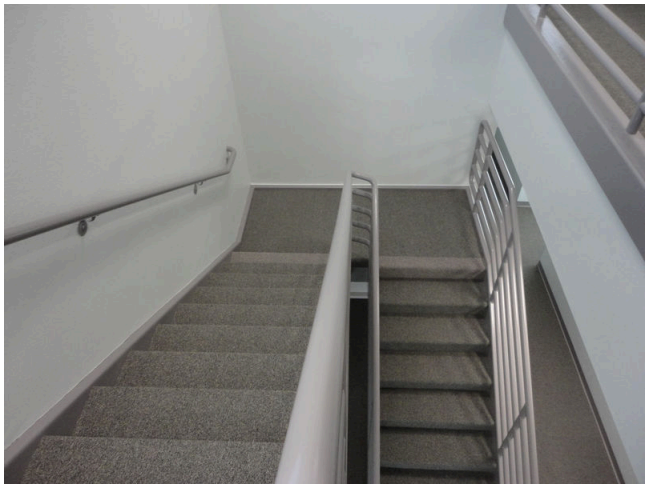
21. Kitchenette



22. ADA restroom



23. Exit sign in corridor



24. Interior stairs

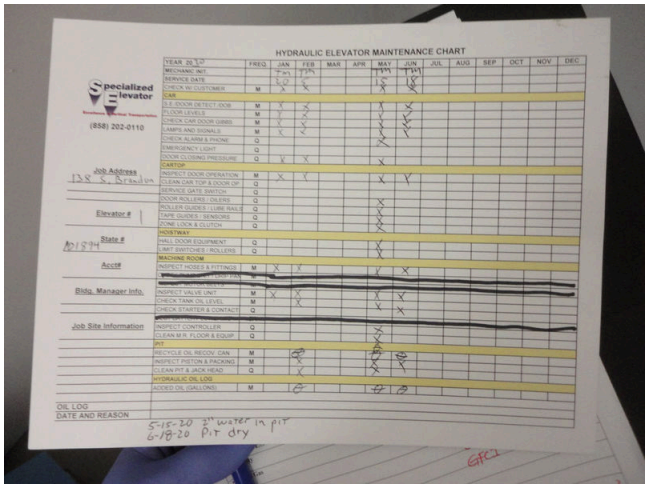
25. Exterior stairs

26. Gate at bottom of exterior stairs

27. Interor of elevator

28. Expired elevator tag

29. Elevator equipment

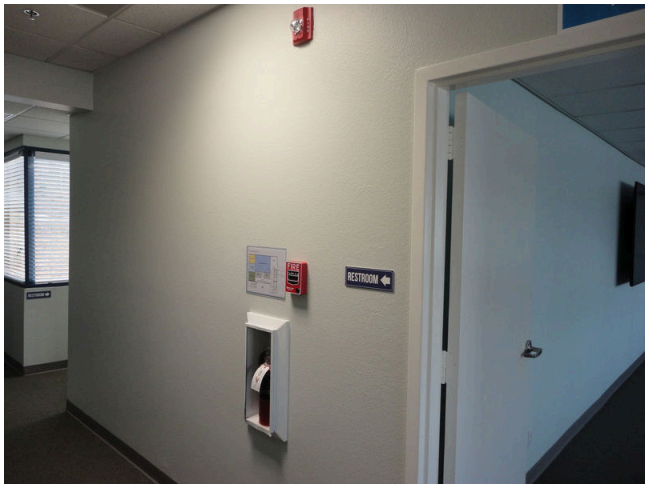


30. Elevator inspection schedule. Note water in pit

31. Water heater

32. Water supply line

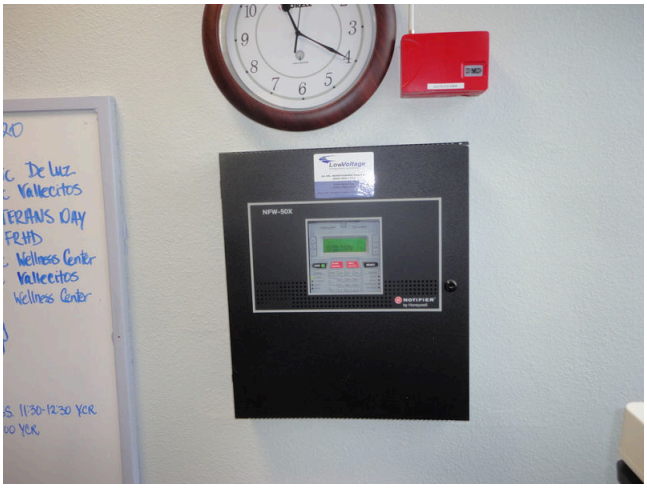
33. Fire sprinkler



34. Fire extinguisher alarm and pull box

35. Current tag on fire extinguisher

36. Fire panel



37. Fire panel

38. Building structure

39. Overall view of roof

40. HVAC units on roof

41. Roof drain

42. Rust on metal screen on roof

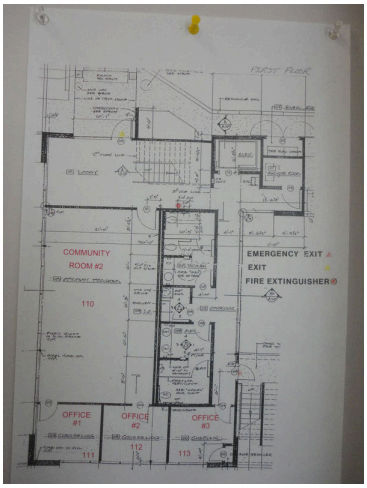
43. Electrical switchgear

44. Service rated at 600 amps

45. Electrical transformer

46. Broken asphalt curb

47. Trip hazard in concrete sidewalk



48. First floor plan

49. Second floor plan

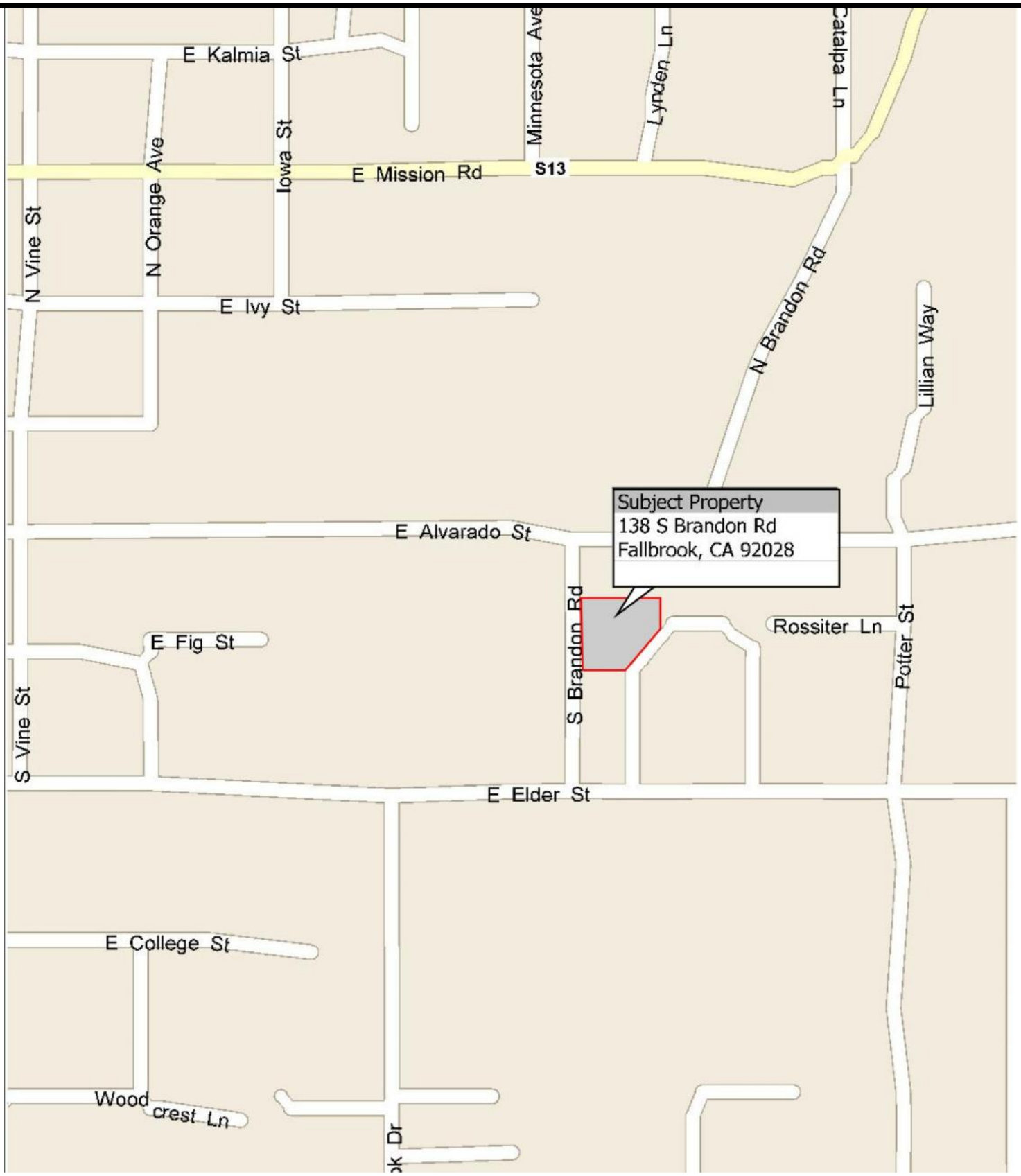
50. Area of water intrusion into elevator pit

51. Exterior light fixture

52. View of roof

APPENDIX B

Location Map, Aerial Photo and Site Plan



Source: Google Earth (2018)

N

LOCATION MAP

138 South Brandon Road, Fallbrook CA
Project Number: 429357

AEI Consultants

Source: Microsoft Streets & Maps (2018)

N

SITE PLAN

138 South Brandon Road, Fallbrook CA
Project Number: 429357

AEI Consultants

APPENDIX C

Pre-Site Visit Questionnaire

PCA PRE-SURVEY QUESTIONNAIRE (ROI)

GENERAL PROPERTY INFORMATION

PROPERTY NAME:	Fallbrook Regional Health District				
SITE ADDRESS:	138 South Brandon Road	***CITY***	Fallbrook	***STATE***	CA
Number of Buildings:	1	***Date of Construction:***	1994	***Current Occupancy:***	100 %
Number of Stories:	2	***Renovation Date(s):***	2020	***Area of Current Vacant Space:***	NA
Site Area in Acres:	.75 acres	***Gross Building Area:***	4,461	***Rentable Building Area:***	NA sq. ft.
Total Number of Parking Spaces:	23	***Number of HC Parking Spaces:***	1	***Number of Van HC Spaces:***	1

GENERAL PROPERTY INFORMATION

Please describe all pertinent building maintenance, renovation, seismic, and upgrade work within the last 15 years. If available, please attached supporting documentation, i.e. work orders, receipts, etc.:

new roof - 12/2019, carpet and interior paint - 3/2020, exterior paint: walkway - 2/202

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

Please describe any future building maintenance, renovation, seismic, and upgrade work:

Please indicate which of the following items is a Tenant or Landlord responsibility for REPLACEMENT:

NA - all items are owner responsibility	Tenant	Landlord		Tenant	Landlord
Paving			HVAC Condensing units		
Pavement Seal-coating			Window AC Units or Other		
Pavement Striping			Domestic Water Heaters		
Sidewalks			Fire Sprinkler in Tenant Space		
Exterior Paint			Fire Alarm in Tenant Space		
Brick Pointing			Elevators/ Escalators		
Roofing			Tenant Space Finishes		
HVAC Rooftop Units			Toilet Room Fixtures & Finishes		
HVAC Air handling/Fan coil units			ADA compliance		

Please list all major vendors servicing the Property (If addition provided, please attach separate sheet):

	Vendor Name	Phone No.		Vendor Name	Phone No.
Roofing	A Good Roofer	619.561.7600	Painting	Vivify	951.775.7522
Elevator	Specialized Elevator	858.202.0110	HVAC	Excel HVAC	760.741.5550
Fire Protection	Low Voltage	760.598.4110	Plumbing	Fallbrook Plumber	760.731.1017
Electrician	Corey Hester	760.304.2301	Trash Disposal	Fallbrook Recycling & Transfer	760.728.6114
Landscaping	Ramirez Landscaping	760.717.3550	Security System	Bannerman Security	760.990.7125

Please list all utility providers for the Property:

Domestic Water	Fallbrook Public Utility District	Gas/ Oil/ Other	
Sanitary Sewer	Fallbrook Public Utility District	Electricity	SDG&E
Storm Drainage		Steam	

QUESTIONNAIRE *Note to Field Observer: Answers should be verified during site interview and field observations. A yes answer should be followed up thoroughly and documented if issues are present.*	**YES**	**NO**	**UNKNOWN**
Are you aware of any violations the property has been cited for? (If Yes, attach citation)		X	
Is a tenant monthly fee charged for common area maintenance (CAM)?		X	
Does the Property experience any site drainage, ground water or flooding problems?	X		
Is the amount of on-site parking providedinadequate?	X		
Is there damaged or nonoperational site lighting?		X	
Are the utilities (water, sewer, gas, electric) inadequate to meet needs of the tenants?		X	
Does the Property have any structural issuesuch as settlement, cracking or deflection?		X	
Has the Property experienced any fire related or seismic damage?		X	
Does the Property exhibit any water/ moisture infiltration?	X		
Does the Property have any leakage or failures at the roof, walls or cellar?	X		
Is fire retardant plywood (FRT) installed anywhere in the structure(s)?			X
Are any portions of the facades covered with EIFS (synthetic stucco or Dryvit)?			X
Any problems regarding synthetic stucco or EIFS?			
Roof is inaccessible with no on-site OSHA approved ladder or roof hatch?		X	
Are the HVAC systems inadequate and/or non-functioning?	X		
Are there any plumbing leaks or prevalent past leaks?		X	
Are there any water pressure issues at any time?		X	
Is galvanized or polybutylene “gray” piping present anywhere in the Property?			X
Has any active or historical leaks related to galvanized or polybutylene piping occurred?			X
Has retrofitting or replacement of galvanized or polybutylene piping taken place?			X
Are there any electrical problems or inadequate electrical service?		X	
Electrical amperage to each unit is less than 60-amps??			X
Is aluminum branch wiring present anywhere in the Property?			X
If aluminum branch wiring is present, has retrofitting been performed?			X
Are there any screw-in fuses present in the Property?			X
Are there kitchens and bathrooms that are not equipped with GFI’s/GFCI’s?		X	
Are there any elevator or escalator shutdowns or deemed out of service?		X	
Are there elevators present not regularly serviced under a full-service maintenance contract?		X	
Are there fire sprinkler systems present and not regularly serviced and tested?		X	
Are there fire alarm and detection devices not regularly serviced and tested?		X	
Is common area interior painting performed as part of routine maintenance?	X		
Was an “ADA Survey” ever conducted on the property? (If Yes, please attach a copy)		X	
Has any ADA improvements been made to the Property or does a Barrier Removal Plan exist for the Property?			X
Is there any unresolved ADA related complaints or pending litigation?		X	
Is there any mold or microbial growth at the Property?		X	
Have any tenants or occupants complained about mold or microbial growth at the Property?		X	
Is there a current formal indoor air quality management plan at the Property?		X	

Please indicate when the following systems have been last inspected:

Fire Sprinkler	11/11/2019	Elevators/ Escalators	10/2020
Fire Alarm	11/7/2019	Facades	

REPLACEMENT/ REPAIR HISTORY

Please list the approximate age (in years) of the following, as applicable:
(Indicate "NA" if tenant-owned or not applicable; indicate "ORIG", if from original building construction. If applicable, give an estimated range, i.e. approx. 50% are 3 yrs. in age, 25% are 10 yrs. in age, etc. – please attach additional pages for comments/ clarifications.

Paving:	____ Yrs.	Sealant/Striping:	____ Yrs.	Exterior Lighting:	1 Yrs.
Landscaping:	____ Yrs.	Irrigation System:	____ Yrs.	Building Signage:	____ Yrs.
Masonry Pointing:	____ Yrs.	Exterior Paint:	____ Yrs.	EIFS:	____ Yrs.
Windows:	ORIG Yrs.	Doors:	ORIG Yrs.	Building Sealants:	ORIG Yrs.
Roofing:	1 Yrs.	Other Roofing:	____ Yrs.	Skylights:	____ Yrs.
HVAC(____):	____ Yrs.	HVAC(____):	____ Yrs.	HVAC(____):	____ Yrs.
Electric Service:	____ Yrs.	Emergency Generator:	____ Yrs.	Water Line:	____ Yrs.
Water Pumps:	____ Yrs.	Water Heaters:	____ Yrs.	Sewer Lines	____ Yrs.
Elevator Finishes:	____ Yrs.	Elevator Controller:	____ Yrs.	Elevator Machinery:	____ Yrs.
Escalators:	____ Yrs.	Fire Pump:	____ Yrs.	Central Fire Alarm Panel:	1 Yrs.
Lobby:	____ Yrs.	Common Flooring:	1 Yrs.	Common Restrooms:	____ Yrs.

DOCUMENT REVIEW

Please provide us with the following documents prior to our site visit, indicating the availability of each. This documentation may be included as an exhibit within the Property Condition Assessment.

	Available On-site	Available Attached	Not Available
Site Plan and ALTA Survey			
Certificate of Occupancy			
Copy of Open Building Permits or Code Violations			NA
Copy of Zoning Variances or Easements			
Rent Roll (with unit number, tenant name, unit area and occupancy %)			NA
Reduced Floor Plans			
Original construction documents (core and shell)			NA
List of Mechanical Equipment			NA
List of Capital expenditures for last 5 years			
List of Planned Capital expenditures			
Local Law #11 Façade Inspection Reports (NYC)			
Roof survey and warranty	X		
Service reports and inspection certificates for (elevator, escalator, HVAC, electrical generator, fire alarm and sprinkler)	X		
ADA Survey or Barrier Removal Plan			
Previously prepared Property Condition Report or engineering studies			

Interviewee / Title:	Rachel Mason, CEO	***Date:***	11/3/2020

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

APPENDIX D

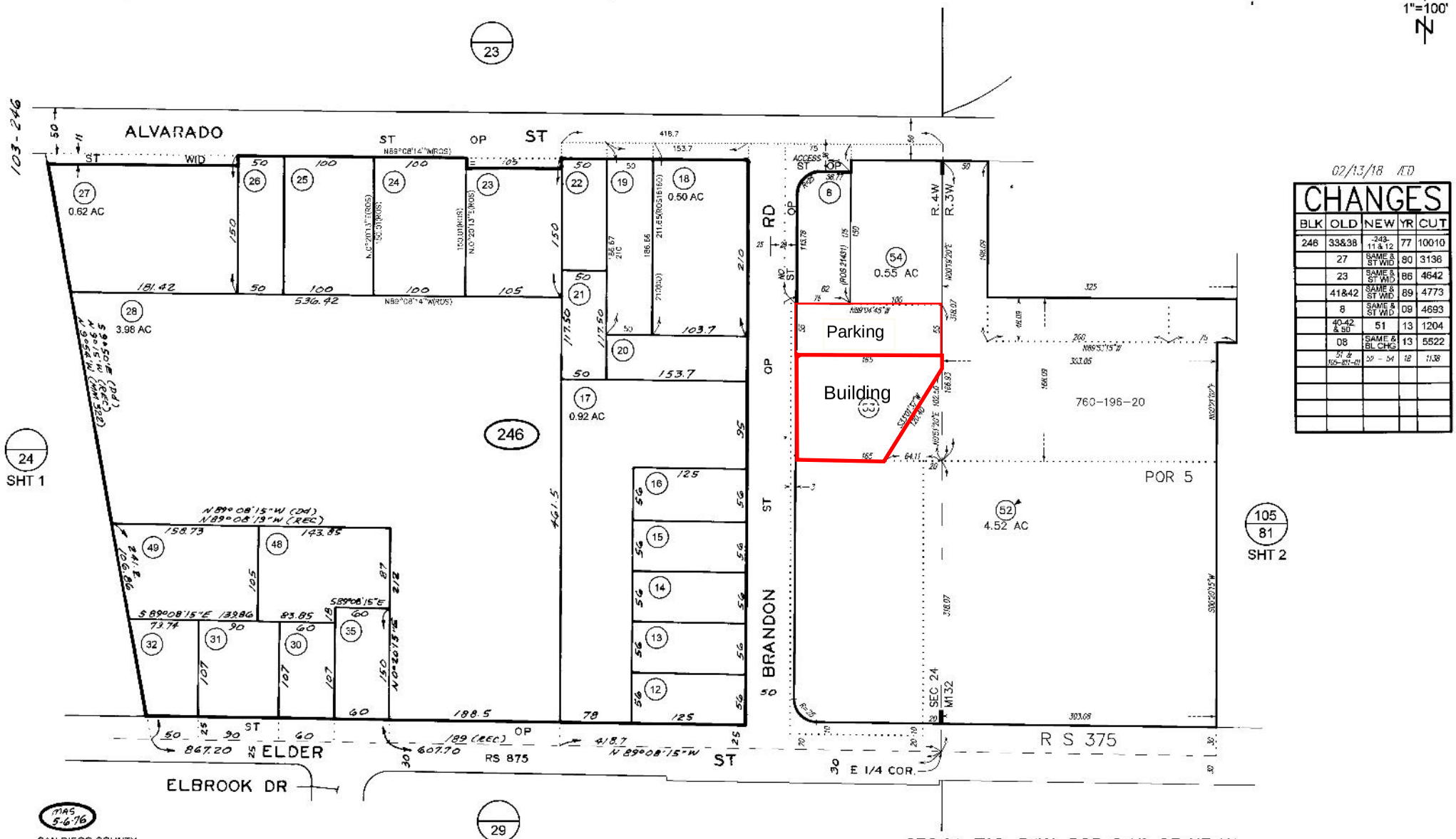
Record of all Documents Reviewed, Interviews, and Supporting Information

Provided by:
PARCELQUEST

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

103 - 24
SHT 2 OF 2

1"=100'



02/13/18 MD

CHANGES				
BLK	OLD	NEW	YR	CUT
246	33&38	-243- 11 & 12	77	10010
	27	SAME & ST WID	80	3136
	23	SAME & ST WID	86	4642
	41&42	SAME & ST WID	89	4773
	8	SAME & ST WID	09	4693
	40-42 & 50	51	13	1204
	08	SAME & BL CHG	13	5522
	51 & 105-401-01	20 - 54	18	1138

TMAS 5-6-76

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 103 PG 24 SHT 2 OF 2

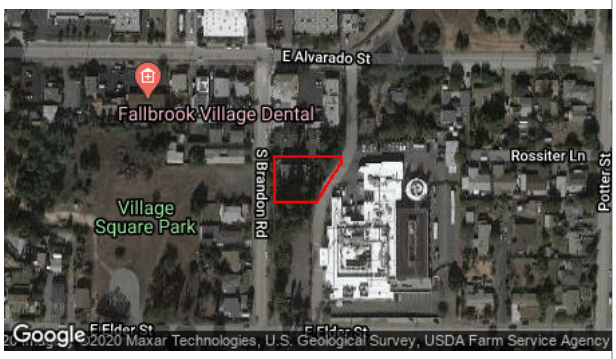
SEC 24 - T9S - R4W - POR S 1/2 OF NE 1/4
ROS 16160, 16895, 21431

Ernie Dronenburg , County Assessor

Property Address: **138 S BRANDON RD FALLBROOK CA 92028-2205**

General Information

Parcel # (APN):	**103-246-53-00** Open Map
Owner:	**See Full Detail**
Mailing Address:	
Legal Description:	**SEC 24-9-4W*NEQ*PAR B OF DOC17-0422924 IN**
Use Type:	**NO VALUE**
Tax Rate Area:	**075-003**



Full Detail $14.95 Add to Cart The Full Property Detail includes everything displayed here plus completed information for those fields where "See Full Detail" is shown. If a field is empty on this page, no data is available, and the field will also be empty on the Full Property Detail.

Assessment

Total Value:		Year Assd:	**2020**
Land:		Zoning:	
Structures:		Use Code:	
Other:		Census Tract:	**See Full Detail**
% Improved:	**See Full Detail**	Price/SqFt:	
Exempt Amt:			
HO Exempt:	---		

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:				**See Full Detail**
Document Number:				**See Full Detail**
Document Type:				
Transfer Amount:				
Seller (Grantor):				

Property Characteristics

Bedrooms:		Fireplace:		Units:	
Baths (Full):		A/C:		Stories:	
Baths (Half):		Heating:		Quality:	
Total Rooms:		Pool:		Building Class:	
Bldg/Liv Area:		Park Type:		Condition:	
Lot Acres:		Spaces:		Site Influence:	
Lot SqFt:		Garage SqFt:		Timber Preserve:	
Year Built:				Ag Preserve:	
Effective Year:					

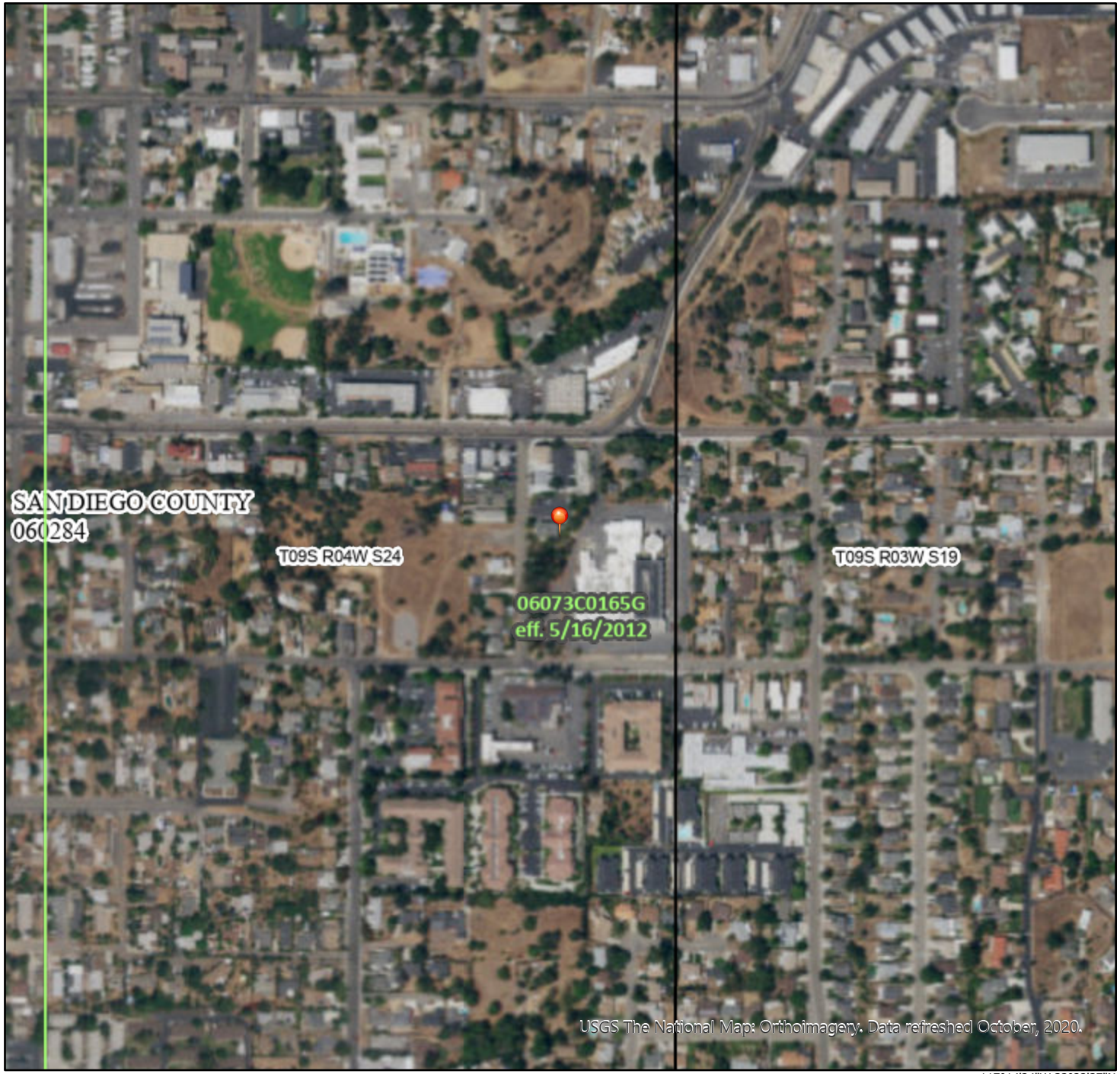
**The information provided here is deemed reliable, but is not guaranteed.

Additional reports on this property

National Flood Hazard Layer FIRMette

FEMA

117°15'1"W 33°23'7"N



117°14'24"W 33°22'37"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 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

N

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 11/7/2020 at 6:00 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.

AEI Consultants

Environmental & Engineering Services

Property:	Fallbrook Regional Health District Office Building 138 South Brandon Road, Fallbrook CA APN: 103-246-53-00 AEI Project No.: 429357		
To:	858-974-5999 (fax)		
Department:	San Diego County Fire Department		
AEI Contact:	Richard Wilson	760-987-9305	richardwilson2☐yahoo.com

AEI Consultants has been engaged to conduct a Property Condition Assessment on the above referenced property. Please respond to the following documentation/information requests. Please call or email the AEI contact person listed above to discuss questions and/or fees associated with this request.

Thank you for your assistance.

Fire Code Compliance

1. Are there outstanding fire code violations associated with the Property? If "Yes", please provide relevant documentation via email. ☐Yes ☐No

2. Are there pending fire code requirements associated with the Property? If "Yes", briefly explain below. ☐Yes ☐No

3. Are there any recent fire code administrative actions associated with the Property? If "Yes", briefly explain below. ☐Yes ☐No

Information completed by: _____

Please provide the Property's Certificate of Occupancy via email.

FOR AEI Use ONLY:	Email/fax/online form	Telephone Interview	In-person Interview	Hard copy
Information request was submitted on this date via:				
Information request was submitted on this date via:				

Contact County Office

If you wish to submit a correction please navigate to listing concerned and click "Suggest Edit" or "Report Link". Know of a missing government office? Suggest a New Listing (/edit). Please note that new listings are manually reviewed, and published quarterly.

For everything else please do not hesitate to contact us using the form below.

*CountyOffice.org **DOES NOT** address inquiries related to specific government offices or services. Please contact the office directly by phone or mailing address listed on our site.*

***DO NOT** send confidential or private information using this contact form.*.

Message Us

Name

Richard Wilson

Email

rickwilson.ra@gmail.com

Phone

7609879305

Message

I am researching a building in Fallbrook located at 138 South Brandon Road. I need to know if there are any current building code violations. Also, I would like a copy of the original certificate of occupancy (Circa 1994). In addition, I would like to know if there are any construction plans on file for the building.

Note: Corrections *will not* be addressed by using this page. Please submit corrections by clicking "Suggest Edit" or "Report Link" on the page requiring edit.

Contact

APPENDIX E

Property Evaluator Qualifications

Matthew E. Wasson □Vice President, Building Assessments Capital Planning

BS □Bachelor of Science, Civil and Environmental Engineering, University of Cincinnati

Mr. Wasson has more than 25 years' experience with engineering and environmental assessments. He has performed thousands of site surveys and directed thousands of due diligence assessments for HUD clients, Federal and State clientele, Higher and Lower Education Institutions, Capital Market entities, and Equity Investors in all 50 states and two United States territories.

Mr. Wasson is knowledgeable with the ASTM Standard Guide for Property Condition Assessments and Phase I Environmental Site Assessments, accessibility standards including UFAS, FHAA, ADA, and Section 504. Mr. Wasson has a thorough understanding of the various site and building components and systems that make up a property, the types of issues that arise, and needs of the clients.

RELEVANT PRO□ECT EXPERIENCE

- **General Services Administration** - Development and implementation of Facility Condition Assessment Program to comply with the GSA Building Engineering Report program evaluating 40 facilities with over 15 million square feet utilizing architectural, engineering, and specialty service personnel.

- **University of Alabama** □Directed and managed multi-disciplinary team to develop 10-Year forecast of site and building component maintenance and life cycle replacement recommendations as well as accessibility barriers. Included developing inventory of mechanical equipment with bar coding to import in to computer maintenance monitoring system. Evaluation scope included over 10 million square feet comprised of 195 structures composed of modern construction, historical buildings, residential high-rise buildings, sports complexes, science institutions, and senior living facilities.

- **Arlington County Government, VA** □Responsible for designing and implementing a project approach that provided comprehensive facility condition assessments services consisting of evaluating backlog maintenance and costs required to remedy deteriorating conditions, identify near-term needs to maintain standards, and assure the service integrity of aging systems and building components. In addition, established a facility condition baseline for benchmarking and tracking progress, and developing cost estimates and priorities for major repair and replacement projects. Portfolio consisted of 65 properties which equated to over 1.5 million square feet.

- **Diocese of Arlington, Arlington VA** □Created and implemented a assessment model to identify, evaluate, and prioritize Capital Improvement Projects, Healthy and Safety repairs, and Accessibility deficiencies. The goal of the facility condition assessments was to enable the Diocese to prioritize funding and allow a global view of the condition of the school systems in the Parishes. The program was executed with the use of three assessment teams. Each assessment team was comprised of a registered architect and a mechanical engineer. The total contract value was $74,000.00 and was completed in February 2006.

- **Archdiocese of Chicago, IL** □ The Facility Condition Assessment Program for the Archdiocese of Chicago is a customized approach. Parish facilities typically included a Cathedral, rectory, schools, housing, bell towers, and gathering halls. The Parish facilities were generally late 1800's or early 1900's construction and had not seen significant improvements. As such, a team approach was developed with a slant towards historical preservation.

- **City of Charlottesville, VA** - Directed multi-disciplinary team to conduct Facility Condition Assessments to develop recommendations for building life cycle replacement needs. This project approach included addressing deterioration of the buildings and maintenance requirements, security, energy efficiency, and historic preservation. In determining the needs of the client, an inventory of each buildings' systems and components was developed. Project enabled City Department to approach City Council for budgetary needs.

- **Clark County Housing**, **NV** - Program was designed to provide on-site facility assessments that focused on current building conditions, building code deficiencies, and non-compliant ADA issues. The field data collected was used to populate a custom designed Microsoft Access database.

- **National Church Residences (NCR)** - National senior housing provider Oversaw portfolio of senior housing projects for National Church Residences (NCR), which is the largest Non-Profit Housing organization in the United States with over 300 properties. As Program Manager, responsibilities included: developing a relationship with the client, generating a scope of work consistent with the goals of NCR and their funding needs, development of a software platform that would collect field data and transfer inventory items to the NCR database, development and training of 22 Engineers and Architects that performed the field work, reviewing technical reports and consulting with client on findings and conclusions, and meeting with HUD Offices across the country in support of NCR's funding needs.

- **National Property Broker** - Responsible for technical development and implementation of property condition and environmental assessments of over 34 properties with a total of 2,784 apartment units. While with a former employer Mr. Wasson assisted a HUD appointed Broker in developing property profiles which enabled HUD to understand its portfolio and determine their credit exposure.

- **Equity Property Owner** - Program Manager of a 29 property, 6,762-unit multi-family portfolio. Mr. Wasson was responsible for insuring the Projects were completed in conformance with the Fannie Mae DUS Guidelines.

- **Equity Property Owner** - Program Manager of the Project Capital Needs Assessment of a multi-state 25 property, 3,087 bed assisted living portfolio. Mr. Wasson was responsible for insuring the 232 Projects were completed in conformance with the HUD MAP Guidelines.

EDUCATION

Bachelor of Science, Civil Engineering, University of Cincinnati (1996)
Trained as an Asbestos Inspector
OSHA 40 Hour Occupational Safety and Training
HUD MAP Training, Fort Worth, TX (2005)
HUD MAP Training, Columbus, OH (2010)
HUD MAP Training, Chicago, IL (2010)
ASTM Training, Detroit (2011)
HUD MAP Training, Cleveland (2011)

Richard E. Wilson, RA ☐Associate Consultant

Education:
Bachelor of Architecture, Arizona State University

Training/Licenses/Registrations:
Licensed Architect, California
Licensed General Contractor, California

Summary of Professional Experience:
Richard Wilson is an architect and contractor with more than 35 years of experience in the construction industry and over 20 years of experience specializing in Property Condition Assessments. Mr. Wilson also has experience conducting defective construction investigations, as well as performing Phase 1 environmental investigations.

Mr. Wilson has conducted over 500 due diligence assessments for a wide range of properties throughout the United States. These assessments have been performed to evaluate site and building conditions, to provide immediate repairs and reserve costs, and to advise prospective buyers, current operators, and owners of potential and existing concerns. Mr. Wilson is familiar with the due diligence requirements for a varied number of reporting standards including ASTM, HUD, Fannie Mae, and Freddie Mac. Furthermore, as an architect and contractor, Mr. Wilson was responsible for the design and construction of commercial and residential projects in California and Arizona.

Select project experience for Mr. Wilson includes:

- **PCA, Cambridge Square Apartments, Ontario, CA -** An eight-acre multi-family property with 18 two-story buildings, 125 apartments and a clubhouse constructed in 1984 (Fannie Mae).
- **PCA, Paloma Apartments, Ontario, CA -** A 5.6-acre, 139-unit multi-family property with 16 three-story buildings, 149 apartments and a clubhouse constructed in 2016 (Freddie Mac).
- **PCA, Oasis West, Las Vegas, NV -** An office complex consisting of five office buildings ranging from one to four stories with a separate parking garage situated on 9.2 acres.
- **PCA, The Arbors, Sparks, NV -** A senior care facility constructed in 1998 with 41 residential rooms, activity room, hair salon, library, dining room and commercial kitchen.
- **PCA, Loews Hotel, Santa Monica, CA -** An eight-story full service hotel constructed in 1998 consisting of 260,000 SF with restaurants, banquet rooms, a lounge and 342 guest rooms.
- **PCA, Cahuenga Place, Los Angeles, CA -** A mixed-use property with a fitness club, two office buildings, and a three-story apartment building which was constructed over a three-level subterranean parking garage.
- **PCA, Queen Mary, Long Beach, CA -** Historic luxury liner including guestrooms, restaurants, ballrooms, and retail shops.
- **Small Balance Loan Physical Risk Report -** Quail Place Apartments, Blythe, CA (Freddie Mac).
- **Phase I, XL Storage** - 8530 Hellman Avenue, Rancho Cucamonga, CA 91730.