

AllWest Environmental

PROPERTY CONDITION ASSESSMENT

285 Sobrante Way, Sunnyvale, CA 94086



PREPARED FOR:

Receivership Specialists
One Sansome Street
Suite 3500
San Francisco, California 94104

ALLWEST PROJECT 24152.60
December 19, 2024

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PROPERTY CONDITION ASSESSMENT

285 Sobrante Way, Sunnyvale, CA 94086

I. EXECUTIVE SUMMARY

AllWest has completed a Property Condition Assessment of the above referenced site in accordance with ASTM E2018-24. On December 11, 2024, AllWest visited the property and observed the condition of the structure and the exterior site elements. Bridget Kitzerow of Kidder Matthews, the property manager, facilitated access to the property. Karen Noordhoorn, also with Kidder Matthews, served as our site escort. Additional information and documentation concerning the construction and maintenance history of the property was obtained and reviewed during the preparation of this report.

This Property Condition Assessment was conducted on behalf of Receivership Specialists for disposition purposes. We conducted research with the Sunnyvale Building, Planning, and Fire Departments for violations information, building permits, inspections, and reports.

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

The purpose of this report is to inform the reader of the existing condition of the civil, architectural, and landscape components, as well as the mechanical, electrical, plumbing (MEP), and fire and life safety (FLS) equipment, that comprise the property and identify what conditions, if any, should be corrected to improve building systems, appearance, and performance over the next five years.

A. PROPERTY DESCRIPTION

The subject property is a mid-rise, four-story office building with one level of basement parking. The building contains a reported 125,100 square feet (sq ft) of rentable floor area, and, per the architectural drawings, 162,125 sq ft of gross floor area which includes the basement. The permit for original construction was finalized on February 25, 2021. The

building has an undeveloped interior shell and has never been occupied; it is reported to have a Gold LEED certification.

The building is located on an irregularly-shaped parcel of 3.507 acres. The property is bound on the north by Central Expressway, by Sobrante Way to the east, by an adjacent developed parcel to the south, and by adjacent developed parcels and North Pastoria Avenue to the west. The building occupies 20.5% of the site; the remainder contains an asphalt paved parking lot, landscaped areas, a concrete vehicular ramp accessing the basement, and concrete sidewalks and walkways.

Central Expressway runs approximately east-west, roughly 15° south of east. The elevation along Central Expressway is the north elevation. The site is gradually sloped with eleven feet of elevation change, descending from southwest to northeast. Concrete public sidewalks with concrete curbs and curb cuts are found along North Pastoria Avenue and a portion of Sobrante Way. There is no public sidewalk along Central Expressway.

Neighboring development consists of similarly and smaller scaled office and research and development buildings between one and three stories located to the north, east, and south.

Single-family residential buildings are found in the immediate vicinity to the west beyond North Pastoria Avenue; the three adjoining parcels on the west side of the subject property also contain single-family houses.

The subject property is located in the PPSP (Peery Park Specific Plan) Zoning District. The building's listed occupancy classifications are Group B: (Business – office) and Group S-2 (Low Hazard Storage – parking garage). The site is located within FEMA Flood Zone X (gray/tan stripes), an area with reduced flood risk due to levees.

Construction is Type I-B, fire resistive rated, fully fire sprinklered. The building has steel structural framing, with concrete on corrugated steel deck floor and roof slabs supported by W-section columns, girders, and beams. Steel structural members and portions of the

undersides of the floor and roof decks have received a spray-applied insulation coating. A penthouse is provided for stair roof access. The building has a reinforced concrete slab-on-grade foundation with continuous perimeter shallow spread footings and isolated shallow spread footings for interior columns.

Site improvements appeared in generally "Excellent" condition. Attractive landscaping is provided with a sub-surface irrigation system serving plants around the building, along portions of the perimeter of the property, and in parking lot islands. On-site parking is provided in the surface lot (312 stalls) and in the basement garage (101 stalls) for a total of 413. Parking is provided at a rate of 3.3 stalls per 1,000 sq ft of rentable floor area. The provided parking is presumed compliant with the requirements established in the Development Permit that governed construction. Fourteen Accessible stalls are provided, three of which are Van Accessible. This combination is compliant for the number of standard and Van Accessible stalls required. The site is less than one-half mile from the Caltrain Sunnyvale Central Station.

The roofing system appeared in "Good" condition. A single-ply thermoplastic polyolefin (TPO) roofing system is provided on the main roof and on the penthouse.

The exterior finishes, windows, and doors appeared in generally "Excellent" condition. The exterior finishes consist primarily of the curtain wall systems, with fire retardant wood siding, metal-looking wood siding, and aluminum composite panels used as accents. The curtain wall systems predominate on all floors. Most windows have butt joints, though some clear anodized aluminum window frames are also utilized. The glazing is insulated dual-pane and has a dark green integral tint.

Interior finishes, where installed, appeared in "Excellent" condition. Common areas are provided; these are the interior areas that have received finishes. They include the ground floor main lobby reception and seating area, elevator banks on each floor, restrooms on the first floor only, and exit stairs. Interior finishes are not yet provided in the tenant lease areas themselves.

The MEP and FLS systems appeared in "Excellent" condition. The installed primary HVAC equipment is a variable refrigerant volume (VRV) system. Twenty-seven rooftop VRV heat recovery compressor units are installed; they have a total cooling capacity of 342 tons. Their total primary heating capacity is 4,104,000 BTU/hr. Three heat pumps are also installed in the basement and provide dedicated conditioned air to the two restrooms on the ground floor, the main lobby area, and the electrical room. Daikin manufactured all of the above equipment. Two *Greenheck* energy recovery

ventilators are mounted on the roof and provide pre-conditioned air. Two ventilation fans for the garage are installed, along with two other exhaust fans for the restrooms and the main electrical room.

A utility-owned transformer is located on a concrete pad on the west side of the building. It provides 480/277 volt, 3-phase, 4-wire electrical service to a 4,000 amp main electrical switch panel manufactured by *Siemens* in 2020 and located in the first floor electrical room on the west side of the building near the transformer. Copper wire-in-conduit runs feed building electrical needs (primarily lighting at this point), the elevator machine room, and roof level sub-panels serving the solar array and HVAC equipment. An emergency generator is not installed. Solar panels are installed on the roof and on canopies in the parking lot. The panels provide 250 kW of power at 480/277 volts, capable of 249,000 kWh of annual production.

Interior branch water supply lines are copper and waste lines are hubless cast iron. The City of Sunnyvale provides water and sewer service to the property. Per the plumbing drawings, domestic hot water is provided by an 80 gallon electric water heater located in the first floor janitor's closet; it was likely installed in 2020.

Pacific Gas & Electric supplies natural gas to the property. Gas is consumed by four exterior fire pits and a barbecue grill, per the plumbing drawings.

The building is fully fire sprinklered with a wet pipe system. Fire Department Connections (FDC) were observed at street level near the southeast corner of the building and on the roof. A fire alarm system with an addressable fire alarm control panel (FACP) is installed. Battery backed emergency lights and illuminated exit signs provide path of egress lighting. Smoke evacuation systems and stairwell pressurization fans are not provided. Since this building does not have an occupiable floor 75 feet above the lowest level of fire department vehicle access, a smoke evacuation and pressurization system for the fire stairs is not required.

The passenger elevators are evaluated in "Excellent" condition. The building has one 4,000 lb. and two 3,500 lb. overhead traction passenger elevators serving floors one through four and the basement. The elevators were manufactured by *Otis* and date to 2020.

The subject property demonstrates an "Excellent" level of compliance with current Disabled Accessibility requirements.

B. SUMMARY OF FINDINGS

AllWest found the subject property in generally "Excellent" condition, with the exception of the roof, which we evaluate in "Good" condition. We

recommend the following remedial measures to correct deficiencies, summarized as follows:

Immediate Repair Needs or Life Safety Issues

- Install an automatic seismic shut-off valve on the main gas service line.

Capital Expenditures

- Perform ground fault performance testing and inspection of circuit breakers rated 1,000 amps and greater prior to first tenant move-in;
- Perform infrared scanning of electrical distribution systems once building has achieved full occupancy for at least six months, and on a three-year schedule thereafter.

C. IMMEDIATE REPAIRS & REPLACEMENT RESERVES

Immediate Needs

Immediate Needs are defined as physical deficiencies that require immediate action to correct: (1) existing or potentially unsafe conditions; (2) significant negative conditions impacting marketability or habitability; (3) material building code violations; (4) poor or deteriorated condition of critical element or system; or (5) a condition that if left "as is" would cause or contribute to critical element or system failure within one year or a significant escalation in repair costs.

Immediate repair needs as indicated in the Immediate Needs & Replacement Reserves Analysis are estimated at **\$800**. The sole expenditure is for the installation of an automatic seismic shut-off valve on the gas service line.

Replacement Reserves

Replacement Reserves are funds allocated for: (1) priority-based repairs of physical deficiencies resulting from poor design, faulty installation, or the substandard quality of original systems or materials; (2) deferred maintenance; and (3) replacements of components or systems that have realized or exceeded their Expected Useful Life (EUL).

EUL is defined as the average amount of time in years that an item, component, or system is estimated to function when installed new, assuming routine maintenance is practiced. AllWest applies EUL standards established by such organizations as the American Society of Heating, Refrigeration and Air-conditioning Engineering, Inc. (ASHRAE) and the U.S. Department of Housing and Urban Development

(HUD), but may modify them following a subjective evaluation of an item, component, or system by experienced, licensed professionals.

The five-year replacement reserves are estimated at **\$11,952**, which includes a 2.5% per year inflation factor. Expenditures include conducting ground fault performance testing and inspection of circuit breakers rated 1,000 amps and greater and infrared scanning of electrical distribution systems.

II. REGULATORY REVIEW

The building was designed in conformance with the requirements of the 2016 edition of the California Building Code (CBC). The primary building permit for original construction, B20184875, was issued on October 19, 2018, and finalized on February 25, 2021. A copy of the Certificate of Final Permit—issued in lieu of a Certificate of Occupancy—was provided to AllWest.

Copies of the complete original construction documents—including the architectural, structural, mechanical, electrical, plumbing, civil, and landscape sets—were provided to AllWest during the preparation of this report. The drawings carry a final revision set date of December 20, 2020. Plan check approval occurred on May 2, 2019. Copies of the building permit information are included in the Appendix.

AllWest researched the records of and contacted the Sunnyvale Building, Planning, and Fire Departments for building, zoning, planning, and fire violations information. No derogatory information was reported by the Building and Planning Departments: a response from the Fire Department had not been received at time of publication.

The property has a zoning designation of PPSP. The purpose of this designation is to guide both private and public investment activities within the Plan Area, and to support and promote the type of investment that will enhance the beauty and vitality of this major City workplace district. To accomplish this, the Specific Plan presents the community's vision for the evolution and continued growth of Peery Park and establishes the primary means of regulating land use and development within the Specific Plan Area. Finally, the document governing development in the PPSP district contains planned actions and investments that the community intends to implement over time and as resources allow, to stimulate and to complement private investment in the district. Information on the PPSP can be found here:

285 Sobrante Way
Sunnyvale, California



Project No:	24152.60
Bldg Age in Years:	4
No. of Floors:	4 + Basement
Floor Area (SF):	125,100

No	Sec	Photos	ITEM	Avg EUL (yr)	EFF AGE (yr)	RUL (yr)	Quantity	Unit	Cost Estimate Source	Unit Cost	Immediate Needs	Replacement Reserves					Years 1-5 Cumulative	Modernization Costs (Optional)							
SITE WORK													2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5								
EXTERIOR ENVELOPE																									
STRUCTURAL																									
INTERIOR FINISHES																									
EQUIPMENT & SYSTEMS																									
1	F.03	77, 78	Perform ground fault performance testing & inspection of circuit breakers rated 1,000 amps and greater prior to first tenant move-in.	3	UNK	NA	1	LS	Allowance	\$3,750.00															
2	F.03	76-79	Perform infrared scanning of electrical distribution systems once building has achieved full occupancy for at least six months, and on a three-year schedule thereafter.	3	UNK	NA	1	LS	Allowance	\$3,500.00															
3	F.04	83	Install an automatic seismic shutoff valve on the main gas service line.	N/A	N/A	N/A	1	LS	Allowance	\$800.00	\$800														
ACCESSIBILITY																									
ABBREVIATIONS:												\$800													
LS = Lump Sum Allowance													Sub-Total	\$0	\$3,750	\$3,500	\$0	\$3,750		\$11,000					
EA = Each													2.5% Inflation Factor	1.025	1.051	1.077	1.104	1.131							
SF = Square Foot													Inflation Amount	\$0	\$190	\$269	\$0	\$493		\$952					
RUL = Remaining Useful Life													Total with Inflation	\$0	\$3,940	\$3,769	\$0	\$4,243							
EFF AGE = Effective Age												TOTAL ANNUAL RESERVES												\$11,952	
UNK = Unknown												Total Annual Reserves (\$ Per SF)												\$0.10	
V = Various												Total Annual Reserves (\$ Per SF Per Year)												\$0.02	
EUL = Expected Useful Life																									
SIM = Similar																									
N/A = Not Applicable or Not Assessable																									
VDA = See VDA Elevator Evaluation												TOTAL MODERNIZATION COSTS (Optional)												\$0	

<https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/permit-center/specific-plans>

The City of Sunnyvale has a sidewalk maintenance requirement. If damaged, the City can demand that the property owner make repairs to or replace damaged sidewalks. Additional information can be found in §13.12 of the Sunnyvale Municipal Code, which can be accessed here:

<https://ecode360.com/42719866>

The site does not appear located on artificial fill, though it is in a liquefaction zone. The interactive California Geological Survey Liquefaction Map can be found here:

<https://maps.conservation.ca.gov/cgs/EQZApp/app/>

The underlying soil composition reportedly is Alluvial Fan Deposits (Qhf). The United States Geological Survey (USGS) Quaternary Database Map can be viewed here:

https://www.sciencebase.gov/catalog/file/get/64e63984d34eeb681137d68a?f=disk_6d%2Fc1%2F80%2F6dc1805ee437c5ed5ea416554cd0c9ff76ad07e4&allowOpen=true

The City of Sunnyvale does not appear to have a requirement for sewer lateral inspection prior to a property transfer, though it does require that property owners maintain their laterals.

Documents and websites reviewed during the preparation of this report include:

1. Sunnyvale Municipal Code;
2. Sunnyvale GIS Map;
3. Santa Clara County GIS Map;
4. Santa Clara County Assessor's Parcel Map;
5. Sunnyvale Building Department building permit information;
6. Various City of Sunnyvale information websites;
7. Architectural drawings prepared by ARC TEC, San José, CA, dated December 20, 2020;
8. Structural drawings prepared by Miyamoto International, San José, CA, dated July 10, 2020;

9. Mechanical, electrical, and plumbing drawings prepared by Acies Engineering, Santa Clara, CA, dated December 10, 2019;
10. Landscape drawings prepared by KLA Landscape Architecture, Sonoma, CA, dated November 23, 2020;
11. Civil drawings prepared by Kier & Wright Civil Engineers & Surveyors, Santa Clara, CA, dated June 19, 2020;
12. ALTA Survey prepared by Kier & Wright Civil Engineers & Surveyors, Santa Clara, CA, dated January 10, 2023;
13. Geotechnical Engineering Study prepared by Earth Systems Pacific, Fremont, CA, dated August 13, 2018.

Copies of pertinent documents are included in the Appendix.

III. PROPERTY CONDITION ASSESSMENT

Please refer to the attached Figures and Photos to supplement the site descriptions and building conditions.

A. GENERAL

A.01 Introduction

The building was designed in accordance with the 2016 edition of the CBC and other associated 2016 California codes, including those for Electrical, Plumbing, Mechanical, Fire, Energy, and Green Building.

The completion of shell construction occurred in February of 2021. The subject property has never received interior tenant improvement (TI) projects to be configured for tenant occupancy; the building has been unoccupied since the primary building permit was finalized.

The primary pedestrian entrance to the main lobby reception area is on the south elevation near the southwest corner of the building. Fire stair exits are provided along the north and west elevations.

Concrete public sidewalks with concrete curbs and curb cuts line North Pastoria Avenue and a portion of Sobrante Way. There is no public sidewalk along Central Expressway, though there is a concrete curb.

The basement level is somewhat larger than the outline of the superstructure. The basement extends beyond the line of the building along almost the full length of the south elevation and at the south portion of the west elevation

The building gives virtually no evidence of normal interior wear and tear. Some exterior wear and tear is commensurate with the four-year age of the building; this is most noticeable on the roof. Exterior elements are exposed to the wear and tear of weather regardless of occupancy status. The quality of maintenance appears well above average for a property of this type.

A.02 Property Summary Data

Assessor Parcel Number:
165-27-002

Address:
285 Sobrante Way
Sunnyvale, CA 94086

Zoning District:
PPSP (Peery Park Specific Plan) Zoning District.

Occupancy Type:
Group B: (Business – office)
Group S-2 (Low Hazard Storage – parking garage)

Year of Completion of Construction:
2021

Construction System:
The building has steel structural framing, with concrete on corrugated steel deck floor and roof slabs supported by W-section columns, girders, and beams. The building has a reinforced concrete slab-on-grade foundation with continuous perimeter shallow spread footings and isolated shallow spread footing for interior columns. The basement has reinforced concrete perimeter retaining walls.

Reported Construction Type:
Type I-B, fire resistive rated, fully fire sprinklered

Seismic Upgrades:
Not applicable: the building is recent construction built in conformance with a post-Northridge earthquake edition of the building code.

Flood Zone:
FEMA Flood Zone X (gray/tan stripes), an area with reduced flood risk due to levees.

Site Area:
3.507 acres (152,764.92 sq ft)

Number of Buildings:
One

Reported Rentable Floor Area:
125,100 sq ft

Gross Floor Area (includes basement):
162,125 sq ft

No. of Stories:
Four + one basement level

Approximate Height:
69'-10" to top of roof screen

Parking:
101 Stalls in the basement
312 Stalls in the surface lot
413 Stalls total

Accessible Parking:
Fourteen Accessible stalls are provided, three of which are Van Accessible. Compliant for the number of standard and Van Accessible stalls required.

Path of Travel:
"Excellent" level of compliance meeting current Accessibility code requirements.

Restrooms:
"Excellent" level of compliance meeting current Accessibility code requirements.

A.03 Property Directory

Original Developer:
Steelwave
101 California Street, Suite 800
San Francisco, CA 94111

Property Manager:
Kidder Matthews
Bridget Kitzerow
10 Almaden Boulevard
San José, CA 95113

Architect:
ARC TEC, Inc.
1731 Technology Drive, Suite 750
San José, CA 95110

Structural Engineers:
Miyamoto International, Inc.
6399 San Ignacio Avenue, Suite 150
San José, CA 95119

MEP Engineers:
Acies Engineering.
3371 Olcott Street, Suite 150
Santa Clara, CA 95054

Civil Engineers:

Kier & Wright, Civil Engineers & Surveyors.
3350 Scott Boulevard, Bldg 22
Santa Clara, CA 95054

Landscape Architect:

KLA, Inc.
151 North Norlin Street
Sonora, CA 95370

General Contractor:

Lusardi Construction Company
6376 Clark Avenue
Dublin, CA 94568

HVAC Maintenance:

Accel Air Systems
374 Reed Street
Santa Clara, CA 95050

Roofing Contractor:

Courtney, Inc.
5914 Las Politas Road
Livermore, CA 94551

Fire Sprinkler Testing:

Sure Fire Protection Company
4141 Pestana Place
Fremont, CA 945377

Elevator Maintenance:

Otis Elevator Company
1070 Commercial Street
San José, CA 95112

A.04 Utility Services

Water: City of Sunnyvale

Sewer: City of Sunnyvale

Electricity: Pacific Gas & Electric (PG&E)

Gas: PG&E

B. SITE DEVELOPMENT AND LANDSCAPING

The site is developed with one building, concrete-paved public sidewalks and walkways, and an asphalt-paved, at-grade parking lot on the south and west sides of the building. Storm water runoff is filtered by biotreatment areas; good drainage characteristics should prevail.

B.01 Landscaping and Irrigation

The physical condition of the landscaping and irrigation system appeared "Excellent."

Landscaping with a sub-surface irrigation system is provided. Shrubs, trees, and flowering plants are installed in at-grade and somewhat below-grade beds around the building and in parking lot islands. Plants in raised planters and large concrete pots are also provided along the south elevation; potted plants are also found along the north elevation. Palm trees are planted along the north and south elevations. The landscaping is an attractive feature of the property and appeared healthy and very well-maintained.

The sub-surface irrigation system was not observed in operation; no egregious deficiencies with the system were observed. Minor irregularities with the drip system hoses, where exposed, should be addressed during routine landscape maintenance; as such, a cost estimate is not included in the spreadsheet. The irrigation system is regulated by a programmable controller mounted on the north wall of the CMU trash enclosure near the northwest corner of the site.

B.02 Parking, Driveways, and Concrete Site Work

The physical condition of the driveways, sidewalks, and concrete site work appeared generally "Excellent."

On-site parking is provided in the asphalt-paved surface lot (312 stalls) and in the basement garage (101 stalls) for a total of 413, ten of which are electric vehicle (EV) capable parking stalls. The surface condition of the asphalt remains in generally "Excellent," giving very little evidence of weathering. Despite four years of exposure to the elements; the asphalt paving has not been subjected to regular, daily vehicular use since the completion of construction in February of 2021, and gives very little evidence of deterioration.

AllWest generally recommends asphalt resealing on a five-year schedule. However, in this case—since the asphalt condition remains virtually "Excellent" and vehicular usage will remain close to non-existent until the building is occupied—it is AllWest's opinion that resealing and restriping can be deferred beyond the five year term of our analysis.

Concrete pavers resembling bricks in size are installed in various areas of the parking lot.

Concrete public sidewalks with concrete curbs and curb cuts line North Pastoria Avenue (two curb cuts) and Sobrante Way (one curb cut). There is no public sidewalk along Central Expressway, though there is a concrete curb. Concrete walkways are installed along the north, south, and west elevations. A concrete ramp is located along the north elevation and provides ingress to and egress from the basement

parking garage. Tripping hazards in sidewalks and walkways were not observed.

Eight painted steel-framed canopies are provided in the parking lot; each is provided with a solar array. W-section steel frames support a corrugated metal panel deck at each canopy. The canopies appear in "Excellent" condition.

B.03 Site Drainage

The physical condition and adequacy of site drainage appeared "Excellent."

The property was observed in dry weather.

Walkways, landscaping, and the parking lot are sloped to convey water away from the building. Site storm water runoff is filtered by biotreatment areas located in treatment planters. Numerous drain inlets are installed in asphalt-paved areas and in the landscaping. Surface drainage is by sheet flow to the drain inlets and biotreatment planters. A trench drain is installed at the foot of the ramp leading to the basement garage. One concrete swale is provided in the parking lot on the west side to convey water to a drain inlet. All storm water drains to the municipal storm water system along the north portion of the property; a storm drain water pump is installed in a subterranean vault near the northeast corner of the building.

The subject property is located in FEMA Flood Zone X (gray/tan stripes), an area with reduced flood risk due to levees per FIRM Panel No. 06085C0045H, dated May 18, 2009.

B.04 Miscellaneous Items and Support Structures

The physical condition of the miscellaneous items and support structures appeared "Excellent."

A CMU trash enclosure is located near the northwest corner of the site. The enclosure has painted CMU walls and a steel framed canopy roof. Corrugated steel gates are provided; the roofing system also has a corrugated steel panel deck.

Painted tube steel bollards are installed in a few locations to provide certain site elements, such as the transformer and gas meter, from damage from vehicular contact.

B.05 Fencing and Screening

Fencing appeared in "Excellent" to "Good" condition.

There is no screening at the subject property, other than the roof screens for HVAC equipment; this screening is discussed in Section C.01.

Fences, consisting of wood planks with a vertical orientation and 4x4 wood posts are installed along the perimeter of the subject property at the three single-family houses along North Pastoria Avenue. The wood fences are one of the few elements at the subject property that give evidence of weathering. The wood planks do not appear to be stained, so a weathered look is inevitable and likely intentional.

AllWest presumes financial responsibility for the wood fences lies with the owner of the subject property. AllWest sought clarification of this, but a response was not provided at time of publication.

Some minor rust was observed on the galvanized tube steel frame of the chain-link gate at the trash enclosure. Remedial measures to address the rust are recommended; this is a minor repair and a cost estimate is not included in the spreadsheet.

Small areas of chain-link fencing with gates are installed at storage and bicycle storage enclosures in the basement.

A chain-link fence is installed along the north property line at Central Expressway. AllWest presumes this fence is the property and responsibility of the State of California.

B.06 Signs and Identification

The physical condition of signage appeared "Excellent."

Signage is limited to two small monument signs located near one curb cut on each Sobrante Way and North Pastoria Avenue. Both signs read "Central Station Sunnyvale" and "285".

The west elevation is decorated with artwork entitled "Lightning Bugs." The artwork resembles greatly oversized rock climbing wall handholds in various colors. The figures have interior illumination, though they were not observed when lit.

B.07 Stairs, Landings, and Railings

Exterior railings appeared in generally "Excellent" condition.

There are no exterior stairs or landings. Guardrails are installed at balconies and along the walkway adjacent to the garage entrance ramp. The railings are constructed with painted flat steel bar rails and those on the balconies have a hardwood cap.

B.08 Support and Dock Areas

Support and loading dock areas are not provided. Move-ins can be accomplished via the basement which is served by the elevators.

C. EXTERIOR ENVELOPE

Unlike the interior, which has never been occupied, the exterior building elements have experienced almost four years of exposure to weather and sunlight and the wear and tear that is commensurate with that exposure; this is especially noticeable on the roof, which appeared in “Good” condition. Elsewhere, the building’s exterior elements appeared in generally “Excellent” condition.

C.01 Roof and Accessories

The physical condition of the roofing systems and accessories appeared “Good.”

A single-ply, 60 mil TPO system is provided on the main roof and the penthouse. This roofing system is a self-adhered membrane over cover board, insulation, vapor barrier, and thermal barrier base sheet on top of the concrete/steel pan roof deck. The roofing system was manufactured by *Johns-Manville* and carries a twenty-year, no dollar limit (NDL) warranty, which commenced on March 11, 2021.

Soft areas in the roofing system near roof drains were sensed in three locations. These are at the northeast and southeast corners of the building and at the first drain combination to the west of the southeast corner. In these areas the roof has a spongy feel and a sound can be heard underfoot when stepping on these areas. AllWest recommends that a roofing contractor—and perhaps the roofing installer, Courtney, Inc.—be contacted to investigate if water penetration below the TPO membrane has occurred in the affected locations. No cost estimate is included for this recommendation; we are basing this exclusion on the fact that the roofing system is still within its manufacturer’s warranty period. The installer’s warranty has expired.

AllWest observed and photographed the underside of the roof deck at these three drain locations—and at others—and perceived no conclusive indication that current, active leaks through the roofing system were occurring. Below the southeast corner drain, there is a small rust stain on the concrete floor slab. AllWest presumes that at some time, a very small amount of water dropped from the drainpipe directly above the stain.

HVAC equipment screens are installed on the roof. They consist of aluminum composite panels on

galvanized steel stud framing. Additionally, galvanized steel stanchions for davits for window cleaning are installed on the roof in several locations. The screens and their framing and the stanchions and davits all appeared in “Excellent” condition.

Roof Drainage

The main roofing system has minimal slopes conveying storm water and atmospheric condensation water—as opposed to HVAC condensate—to 4” atrium grated roof and overflow drain combinations in nine locations. The drains are located in recessed, shallow sumps. The sumps were largely clear of debris, though small amounts of standing water—as a result of atmospheric condensation drainage—were observed in the sumps. Condensation build-up on TPO roofing systems is more prevalent than on built-up roofing (BUR) systems. One grated roof drain, without an overflow drain, is provided for HVAC condensate drainage.

Roof drainage on the penthouse simply runs off the east edge of the roof and falls onto the main level of the roof below where it is conveyed by sheet flow to drain combinations.

AllWest recommends that an annual contract be maintained to provide periodic inspections, cleanings, and minor repairs of the roofing systems. This is a matter of routine maintenance and a cost estimate is not included in the spreadsheet.

AllWest requested information concerning the status of known leaks through the roofing systems; a response was not provided at time of publication.

C.02 Exterior Finishes

The physical condition of the building exterior appeared “Excellent.”

Our evaluation of the exterior finishes was conducted from grade.

The exterior finishes consist primarily of the glass curtain wall systems, with fire retardant wood siding, metal-looking wood siding, and aluminum composite panels used as accents. These building elements have been kept clean and give no readily discernible evidence of wear and tear.

C.03 Doors, Windows, and Skylights

The physical condition of doors and windows appeared “Excellent.”

Skylights are not installed.

Curtain wall systems predominate on all floors. Most windows have butt joints, though some clear anodized aluminum window frames are also utilized. The glazing is dual-pane and has a dark green integral tint. The glass appeared clean.

AllWest requested information concerning the status of known leaks through the window and wall systems; a response was not provided at time of publication.

C.04 Patios, Terraces, & Balconies

The physical condition of the patios, terraces, and balconies appeared “Excellent.”

Balconies are provided on the 4th floor on the north, east, and south elevations. Balconies have a pedestal flooring system of precast concrete deck pavers is installed at all balcony locations above the steel pan/concrete roof deck. The construction drawings indicate that deck and overflow drains are provided on the balconies in several locations; these are not visible as they are hidden by the pedestal flooring systems.

An exterior seating area with fire pits, a barbecue grill, and an outdoor sink and counter area is installed in the concrete paved area near the main entrance along the south elevation. Outdoor furniture—tables, chairs, and benches—is installed in the seating area.

D. Structural Elements

The building was designed in conformance with the requirements of the 2016 edition of the CBC. This is a post-Northridge earthquake edition of the building code which has significantly more stringent seismic resistance requirements than code editions published prior to that earthquake, which occurred on January 17, 1994. The first post-Northridge edition of the code was the 1997 Uniform Building Code (UBC).

The generally rectangular building is a four-story, steel framed structure with a one level basement. The footprint of the basement is somewhat larger than the superstructure, extending beyond the limits of the building above along most of the south and a portion of its west sides.

D.01 Foundations

The physical condition of the foundations appeared “Excellent.”

The building has a reinforced concrete slab-on-grade foundation with continuous perimeter shallow spread footings and isolated shallow spread footings for interior columns.

No signs of significant building settlement, distress, or overloading were noted at any of the foundation elements we observed during our site visit. AllWest requested information concerning the status of known occurrences of soil settlement or differential settlement of the basement's concrete floor slab; a response was not provided at time of publication.

D.02 Wall Construction

The physical condition of the wall construction appeared “Excellent.”

Basement retaining walls are reinforced concrete. Exterior walls are comprised largely of glass curtain wall systems, which are not load-bearing. Interior walls, where provided, are typically gypsum board and steel stud. All observed walls appeared plumb.

D.03 Roof/Floor Framing

The physical condition of roof and floor framing appeared “Excellent.”

The building has steel structural framing, with concrete on corrugated steel deck floor and roof slabs supported by W-section columns, girders, and beams. Steel structural members and portions of the undersides of the floor and roof decks—typically when adjacent to steel beams and girders and in the stairwells—have received a spray-applied insulation coating. The full extent of the underside of the first floor deck has received the spray-applied insulation.

E. Interior Finishes

With the exception of the restrooms, stairwells, elevator banks, and the main lobby reception area, interior finishes are not provided. The building is a cold shell that has never been occupied. In what would be the tenant areas, the exposed structure above is the ceiling finish and the exposed concrete floor slab is the floor finish. The perimeter curtain wall windows serve as the wall finish, except where gypsum board walls have been installed.

E.01 Floor & Base Finishes

The physical condition of floor and base finishes appeared “Excellent.”

Lobbies & Reception Area

The polished and sealed concrete floor slab is the floor finish. A 4-1/2” vinyl base is provided at the base of some walls.

Restrooms

Restrooms are currently provided only on the first floor. Floor finishes consist of ceramic tile with aluminum-framed ceramic tile base moldings.

Service Rooms

The basement floor finish is the exposed, unpainted concrete slab; it has been sealed. Service rooms have the exposed, unpainted and unsealed concrete slab as the floor finish. Base moldings are not provided.

E.02 Wall Finishes & Doors

The physical condition of wall finishes and doors appeared "Excellent."

Solid core, factory-finished wood and hollow steel doors are installed in interior locations. Lever door handle hardware is provided.

Lobbies & Reception Area

Painted gypsum board walls are provided in these areas, along with the perimeter glass curtain wall systems.

Restrooms

Painted gypsum board walls are provided; ceramic tile facings are installed in wet areas.

Service Rooms

Painted gypsum board walls are provided. In the basement, the painted perimeter concrete retaining walls also serve as the wall finish.

E.03 Ceiling Finishes

The physical condition of ceiling finishes appeared "Excellent."

Lobbies & Reception Area

The ceilings of these areas are the painted underside of the concrete floor and roof decks and structural members above.

Restrooms

The ceilings are painted gypsum board.

Service and Mechanical Rooms

Ceilings are the unpainted underside of the floor deck and structural members above. A painted gypsum board ceiling is installed in the elevator control room.

E.04 Interior Stairs

The physical condition of interior stairs appeared "Excellent."

Two sets of interior fire stairs are installed. One set is along the north elevation; the other is along the west. Both stairs serve all floors and the basement; the west stairs also provide roof level access.

The interior stairs are of steel frame construction with closed risers and cast-in-place concrete treads and landings. Painted steel tube railings are provided; the stairs and railings appear fully compliant with current Accessibility requirements.

F. EQUIPMENT AND SYSTEMS

The overwhelming majority of the rooftop HVAC equipment was manufactured in October of 2020. Other components were manufactured in April and September of 2020 and in July of 2019. For the purposes of this report, AllWest considers these units to be new equipment. Replacement of any of this equipment during the reserve term appears unlikely, barring random, premature failure. The building's electrical system consists of 4,000 amp, 480/277 volt, three-phase, four-wire service. Wire-in-conduit runs are installed for distribution needs. The City of Sunnyvale provides water and sewer service. The building is fully fire sprinklered. A fire alarm system and a digital FACP are installed. Portable fire extinguishers are provided throughout the building.

F.01 Meters

The physical condition of the utility meters appeared "Excellent."

One PG&E Smart Meter is installed on the main electrical service entrance panel in the first floor electrical room.

PG&E provides natural gas to the property through a 2" main. The meter is located in an exterior location near the northwest corner of the building in a landscaped area; it is to the north of the ramp leading to the basement garage. The meter is protected from vehicular contact by steel tube bollards.

Water meters are located in subterranean vaults in landscaped areas along Sobrante Way; vault covers were not removed during our site visit.

F.02 Mechanical - HVAC

The physical condition of the HVAC systems appeared "Excellent."

All cooling equipment uses R-410A as its refrigerant; it is an environmentally friendly refrigerant that should be in abundant supply throughout the serviceable lives of the units that use it.

Space Cooling and Heating

The installed primary HVAC equipment is a VRV system. The *Daikin* VRV system is a multi-split type air conditioner that uses variable refrigerant flow control to provide the ability to maintain individual zone control in each room and floor of a building.

Twenty-seven rooftop VRV heat recovery compressor units are installed; they have a total cooling capacity of 342 tons. There are eighteen 12 ton units and nine 14 ton units. Their total primary heating capacity is 4,104,000 BTU/hr. The provided cooling capacity is 366 sq ft/ton; the provided heating capacity is 32.8 BTU/hr/sq ft. The provided cooling capacity is within a range which we consider normal for this type of building of this type in this geographical region. The heating capacity provided is well above (better than) what we consider normal for this type of building in this geographical region.

Two *Greenheck* energy recovery ventilators (ERV) are mounted on the roof and provide pre-conditioned air. Both have the capacity to handle 12,000 CFM airflow.

Three split-system heat pumps are also installed in the basement and provide dedicated conditioned air to the two restrooms on the ground floor, the main lobby area, and the electrical room.

Control System

Electronic thermostats will presumably be located throughout the building in each tenant space once occupancy is achieved. One such thermostat was observed in the reception area on the first floor.

An energy management system for the HVAC equipment was not observed. AllWest inquired if one was installed, but a response had not been received at time of publication.

Ventilation

Two *Loren Cook* ventilation fans for the garage are installed on the roof; each has an airflow capacity of 14,490 CFM. Two smaller *Greenheck* exhaust fans are installed on the roof. One, with a 3,800 CFM airflow capacity, serves ventilation needs for the restrooms;

the other serves the electrical service room and has a 300 CFM airflow capacity.

Equipment

The HVAC equipment is maintained by an outside service contractor, Accel Air Systems of Santa Clara.

The EULs of the HVAC equipment cited above can be realized—if not even extended—through the diligent maintenance of required routine service over the lives of the units. Deferred maintenance for HVAC equipment can shorten the EULs of the components significantly.

The one-year installer warranties for the HVAC equipment have all expired. *Daikin* HVAC equipment typically carries a ten-year limited manufacturer's warranty. The *Greenheck* ERV units have one-year basic warranties with some components covered for five years. The smaller *Greenheck* exhaust fans typically carry one-year warranties. The *Loren Cook* exhaust fans typically have five-year warranties.

F.03 Electrical

The physical condition of the installed electrical systems appeared "Excellent."

Power Supply

A PG&E transformer is located on a concrete pad on the west side of the building. It provides 480/277 volt, 3-phase, 4-wire electrical service to a 4,000 amp main electrical switch panel manufactured by *Siemens* in 2020 and located in the first floor electrical room on the west side of the building near the transformer. Copper wire-in-conduit runs feed building electrical needs (primarily lighting at this point), the elevator machine room, and roof level sub-panels serving the HVAC equipment and the solar array.

Solar panels are installed on the roof and on the eight canopies in the parking lot. The panels provide 250 kW of power at 480/277 volts, capable of 249,000 kWh of annual production. The solar array has *CPS Energy* and *IEM* control panels installed in multiple locations for distribution of electricity generated by the array.

Using 4,000 amps as the total building amperage capacity, overall building electrical density is 21.2 watts per sq ft, which is well above the range considered adequate for buildings in this service and geographical location (12 to 18 watts per sq ft).

No evidence of infrared scanning of the electrical distribution system was observed, and it is unlikely this has ever been performed since the building has never been occupied and overall electricity demand has

never been at a level that would be considered normal for a tenant-occupied building. Scanning detects hot spots and loose connections that develop over time, identifying problems early and preventing costly repairs in the future. AllWest recommends that infrared scanning be conducted on a triennial basis once the building has achieved full occupancy for a period of at least six months.

AllWest did see evidence that the 4,000 amp main circuit breaker has had the required ground fault performance testing and inspection conducted, but the date of that testing was illegible. We assume it was conducted early in 2021 as part of the final building close-out process as construction was ending. We saw no evidence that the 1,600 amp sub-main, which serves the rooftop HVAC equipment, has had ground fault testing conducted. AllWest recommends that this testing be conducted on all circuit breakers rated at 1,000 amps and higher on a triennial basis. Ground fault performance testing of the high amperage breakers should be performed just prior to the first tenant move-in.

Ground fault circuit interrupter (GFCI) receptacles were observed at all required wet locations.

Cost estimates for infrared scanning and ground fault testing of circuit breakers rated 1,000 amps and higher are included in the Immediate Needs and Replacement Reserves Analysis Spreadsheet.

Lighting

Lighting is provided throughout the basement. The fixtures are controlled by motion sensor switches. On the upper floors, lighting is only installed in and near those areas that have been finished out. The tenant space areas have not had lighting fixtures installed in them. Where provided, lighting fixtures are typically recessed ceiling mounted cans and suspended downlight fixtures with mental shades. Two circular suspender uplight strip fixtures are installed in the main reception area. Ceiling-mounted strip fixtures and downlights are installed in the basement parking areas. All interior fixtures are LED.

Two electronic control panels for the luminaires, manufactured by *Intelligent Lighting Controls (ILC)*, are installed in the electrical service room.

Exterior Lighting

Soffit-mounted recessed strip downlights are installed above the building entrance on the south elevation; recessed can downlights are installed above the 4th floor balconies. A wall mounted downlight is installed near the secondary building entrance on the west elevation. Single-headed downlights are mounted on

20 foot tall standards and provide illumination for the parking areas. All exterior fixtures are LED.

Energy Management System

The ILC panels control interior and exterior lighting. An energy management system (EMS) for the HVAC equipment was not observed. Information concerning an EMS for the HVAC equipment was requested, but was not provided at time of publication.

Emergency Power

An emergency generator is not provided. Fire alarm devices and illuminated exit signs use battery backup.

F.04 Gas

The physical condition of the gas equipment and distribution system appeared "Excellent" to "Good."

PG&E provides natural gas to the property through a 2" main service, with an exterior-mounted meter near the northwest corner of the building. An automatic seismic shut-off valve was not observed; installation is recommended. Gas is reportedly consumed by four exterior fire pits and an outdoor barbecue grill.

A cost estimate for a seismic shut-off valve on the gas service line at the meter is included in the Immediate Needs and Replacement Reserves Analysis Spreadsheet.

F.05 Plumbing

The physical condition of the plumbing appeared "Excellent."

Supply Piping

Interior branch water supply lines are copper. The City of Sunnyvale provides water to the property from the municipal mains beneath Sobrante Way and North Pastoria Avenue. A water pressure booster pump was not observed. Backflow prevention devices are provided for irrigation, domestic, and fire water supplies; all had current inspection tags from the City of Sunnyvale, dated June 2024.

Waste Piping

Observed wastewater and vent piping is hubless cast iron.

Fixtures

Restrooms are only provided on the first floor. Toilets are typically wall-mounted. Low flush volume toilets and urinals are installed; all have proximity sensor flush

valves. Low profile, under-counter white ceramic sinks are installed; faucets have proximity sensor actuation. Two showers each are located in both first floor restrooms.

Domestic Hot Water

Domestic hot water is provided by an 80 gallon electric water heater located in the first floor janitor's closet; it was likely installed in 2020. Our site escort did have the key to the janitor's closet and we were unable to observe the water heater.

F.06 Fire Protection

The physical condition of the installed fire protection systems appeared "Excellent."

Firewater Distribution and Suppression Devices

The building is fully fire sprinklered with a wet pipe system. FDCs were observed at street level near the southeast corner of the building and on the roof. Hose valve are also installed on floor landings in the stairwells.

Smoke evacuation systems and stairwell pressurization fans are not provided. Since this building does not have an occupiable floor 75 feet above the lowest level of fire department vehicle access, a smoke evacuation and pressurization system for the fire stairs is not required.

Horns and strobes are installed in both the restrooms and in other locations in the finished areas of the building. A box of spare sprinkler heads is located near the FACP in the main fire and electrical service room on the first floor. Spare heads were manufactured by *Rasco*. Fire extinguishers were observed throughout the building. All observed extinguishers had valid inspection tags, dated September 25, 2024.

Fire hydrants are situated in several locations in the vicinity of the property, including near the northwest, southwest, and southeast corners of the building. Additionally, one hydrant is located on the property along *Sobranite Way* with another on *North Pastoria Avenue*.

Fire Alarm Systems

A fire alarm system with a fully addressable, digital FACP is installed.

The master FACP is installed on the south wall of the fire and electrical service room; it was likely installed in 2020. The panel is a *Silent Knight* Model 6700, which still appears to be in production and supported by

Honeywell, the manufacturer. The Model 6700 includes connected panel options, enhanced communications, wireless detection and other advanced features. The panels can be configured to achieve an overall point capacity of up to 100 points. It has one built-in signaling line circuit (SLC), and can connect up to 17 panels with convenient single point communications. The communicator will signal activation, restoration, and trouble conditions on any of four inputs. The FACP monitors initiation devices such as smoke detectors, manual pull stations, and riser flow and tamper switches. If activated, the panel signals notification devices such as horns and strobes and the building fire bell.

Copies of the current fire alarm inspection report and five-year sprinkler inspection report were requested, but had not been provided at time of publication.

Battery backed emergency lights and illuminated exit signs provide path of egress lighting.

Smoke Detectors

Ceiling mounted smoke detectors were observed in several locations and are presumably hard-wired units tied to the fire alarm panel.

F.07 Other Systems

Other systems were not observed.

F.08 Security System

The physical condition of the observed security system appeared "Excellent."

The building is reportedly equipped with a burglar alarm security system; *AllWest* did not observe the control panel for the system. Electronic card readers are installed near the fire exit doors and near the main entrance on the south elevation. Card readers are also installed adjacent to the restroom doors. A card reader and an intercom are installed at the top of the ramp leading to the basement.

An overhead roll-up door is installed at the garage entrance at basement level; it was stuck in the raised position during our site visit. Repair is recommended; this is a matter of routine maintenance and a cost estimate is not included in the spreadsheet.

F.09 Vertical Transportation and Conveying Systems

The physical condition of vertical transportation and conveying systems appeared "Excellent."

The building has two 3,500 lb. and one 4,000 lb. overhead traction passenger elevators serving floors one through four and the basement. The elevators were manufactured by Otis and likely date to 2020.

The elevator cars operated smoothly and wait times were reasonable during several rides; AllWest rode on all three elevators during our site visit. The elevator cars are finished with ceramic tile flooring; laminate and wood paneling for the walls; stainless steel ceiling, car wall trim, and control panels; and recessed can LED downlights.

The machine equipment is located at roof level beneath a raised platform area—it is not tall enough to be called a penthouse—near the south side of the building. The interior of the platform area was not accessed and the machine equipment was not observable. The platform area has a TPO roofing system.

The elevator control room on the first floor appeared well maintained and very clean. Documents in the machine room indicate that Otis Elevator Company provides elevator service; their last service visit occurred in August of 2024.

The inspection permits in all elevator cars expired on March 3, 2022. The State of California typically runs month, if not years, behind in scheduling and conducting the required annual inspections. AllWest was informed by the property manager that a request would be submitted to the State requesting that inspections be conducted.

G. ACCESSIBILITY COMPLIANCE

The Accessibility Standards of the California Building Code (CBC), as adopted by the Sunnyvale Building Department, establish guidelines to afford access and mobility to a site or building to persons with disabilities. The standards are modeled on the Americans with Disabilities Act (ADA) which prohibits discrimination to access and use of areas of public accommodation and commercial facilities on the basis of disability.

Public-accessible facilities completed and occupied after January 26, 1992, are required to comply fully with the Americans with Disabilities Act Guidelines (ADAAG). In California, all new construction, as well as substantial renovations and upgrades to existing facilities, are required to meet the current Accessibility requirements of the CBC for public, quasi-public, and multi-residential environments.

Where CBC or local Accessibility requirements differ from those found in the ADA and are equal to or more stringent than those found in the ADA, the CBC or local requirements shall govern.

Older facilities are often held to a lesser standard of compliance to the extent allowed by structural feasibility, design logistics, historical status, or economics. Yet, regardless of age, areas Accessible by the public must be maintained and operated to comply with the federal mandates of the ADA.

During the Property Condition Survey, a limited visual observation for Accessibility compliance was conducted. The visual observation scope was limited to areas of common use, such as the exterior site, entry areas, restrooms, doors, and hardware directly related to common areas. Off-site areas are typically not evaluated. The limited observation described herein is not a full Accessibility Compliance Survey.

Due to the variable nature of Accessibility compliance required of existing buildings and the variable nature of enforcement and interpretation of Accessibility requirements from community to community, analysis of what may be required in any future building permit application is outside the scope of work for this report, as is an analysis of the possible ramifications of legal and financial liability for any deficiencies in site and building Accessibility which are not remedied. It also bears mentioning that a set of plans that have been approved for a building permit by the Sunnyvale Building Department will not necessarily meet all the requirements of the ADA.

Both the tenants and the building owner may be held responsible and financially liable for fines, penalties, settlements, and for correcting any deficiencies with exterior, interior, and toilet room Accessibility in the event that a complaint or lawsuit is filed in connection with deficiencies in Accessibility at the subject property.

It is outside the scope of work for this report to speculate on what degree of Accessibility would be required of any future TI project at the subject property by Sunnyvale Building Department. Existing buildings—especially somewhat older ones built well before the existence of the ADA—can often be allowed to provide a significantly lower level than full Accessibility compliance owing to financial hardship and structural or site constraint infeasibility.

Discussions and negotiations with an Accessibility Plan Check engineer both before and during the Plan Check process can often result in a lower level of Accessibility compliance required with an existing building. It is not possible to predict in this report what that possible, speculative lower level of compliance would entail.

G.01 Parking

The physical condition of parking for Accessibility appeared “Excellent.”

Fourteen Accessible stalls are provided, three of which are Van Accessible. This combination is compliant for the number of standard and Van Accessible stalls required. Three standard Accessible stalls and one Van Accessible stall are located in the basement. Eight standard and two Van Accessible stalls are located in the at-grade parking lot.

Compliant stall signage and pavement markings are provided at all Accessible stalls. The towing information sign required at parking lot entrances is installed at all three curb cuts on the property. Truncated domes are installed in required locations.

G.02 Path of Travel

The physical condition of the Path of Travel appeared "Excellent" to "Good."

An Accessible path of travel from the public sidewalk along Sobrante Way to the main entrance on the south elevation is provided. The walking surfaces at the building entrances, though not measured for slope, appear generally level and free of obstructions.

Throughout the building, door widths, thresholds, and hardware appear in compliance with current Accessibility codes.

Exterior directional signage for the Accessible entrances and the International Symbol of Accessibility (ISA) signage at entrance doors are absent; installation of required signage is recommended. This is a minor expense and a cost estimate is not included in the spreadsheet.

G.03 Toilets/Plumbing Fixtures

The physical condition of the toilet rooms and plumbing fixtures for Accessibility appeared "Excellent."

One men's and one women's restroom are provided on the first floor only. Accessible roll-in showers are installed in both restrooms. Restrooms and showers appeared fully compliant with current Accessibility requirements. Horns and strobes are installed in both the restrooms and in other locations in the finished areas of the building.

A high-low water fountain combination with bottle fill is installed on the first floor between restroom entrance doors.

G.04 Elevators

The physical condition of the elevators for Accessibility appeared "Excellent."

The elevators appeared fully compliant with current Accessibility requirements, though they were not measured. The signal fixtures in the cars and lobbies appeared Accessibility compliant. Braille signage is provided for floor designation. Handrails are provided on the back wall of the elevator cars. Audible signals announce car arrival and direction of elevator car travel. Hands-free communication devices are installed.

IV. CONSULTANT'S QUALIFIERS

A. Scope of Work

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

B. Methodology

AllWest used industry standard cost estimating guides such as R. S. Means and Current Costs by Saylor Publications as well as our experience and judgment. AllWest conducts spot-check pricing and uses prices provided by local general contractors.

In preparing the report, AllWest utilized industry standard guidelines as a basis for our inquiry including the "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process," outlined in ASTM E2018-24.

C. Assessment Criteria

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

D. Limiting Conditions

We accessed all areas of the main portion of the roof, the penthouse roof, all four floors, and the basement. We accessed both restrooms, the main electrical and fire service room, rooftop mechanical equipment, and the elevator control equipment room. We were unable to enter the janitor's closet where the water heater and fire sprinkler riser are likely located; our site escort did not have the key to that room.

During the preparation of this report:

- An ALTA survey dated January 10, 2023, was provided;
- An ADA survey was not provided;
- The architectural, structural, MEP, civil, and landscaping drawings for original construction were provided and reviewed during the preparation of this report;
- A rent roll was not provided; the building is vacant;
- HVAC system service contract documents were not provided;
- Elevator system service documents were reviewed on-site;
- Some information concerning testing and inspections of the fire and life safety systems was observed during our site visit;
- Additional FLS system information requested from the property manager was not provided at time of publication;
- Roof warranty information was provided;
- HVAC and Roof maintenance/repair information was not provided;
- A list of some vendors who provide services to the property was provided;
- Some vendor service agreements were provided;
- Some historical construction, repair or improvement information was provided, primarily that which related to original construction;
- A copy of the Certificate of Final Permit was provided;

- Contracts for proposed future work were not provided;
- The completed AllWest PCA client questionnaire was not returned.
- Responses to several project-specific questions submitted to the property manager were not received, with the exception of a response to one question concerning the status of elevator inspections.

An appraisal was not made available for the subject property. Quantities were arrived at with input from the property manager and by our own count. AllWest relied upon field observations and measurements. AllWest recommends that, if feasible and permissible, all building materials or finishes be replaced in kind. AllWest did not operate any building systems or equipment and did not perform any tests. This report does not confirm the presence or absence of hazardous materials.

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

The inspection procedures do not address termite or environmental inspection. The investigation scope was limited to accessible building areas, structure, and its components. Physical removal of wall panels or similar items was not performed to determine structural soundness or equipment reliability.

AllWest has visually assessed the subject property, both the land and the improvements thereon, where applicable. It is impossible to personally observe conditions that may exist below the surface of those that may be hidden within the structure of the improvements. Therefore, it cannot be guaranteed that hidden or unexpected problems with the facility's structural integrity or soil conditions do not exist.

The inspection findings contained in this report are based upon quantitative and qualitative factors that existed on the inspection date. There can be no assurance that intervening factors will not affect the report's conclusions.

Sketches, floor plans, and maps used in this report are included to aid the reader's visual understanding and should not be considered surveys or engineering studies. All dimensions and estimates of building size, net or gross are approximations.

The report is intended only for the internal use of the addressee or their authorized representative and possession does not imply the right of publication or the use for any other purpose without the written consent of AllWest Environmental, Incorporated.

Neither all nor part of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the prior written consent of AllWest Environmental, Incorporated.

This report is not intended, in any manner, to include any critique or evaluation of the design concept, or the structural, mechanical, or electrical systems, which may be incorporated into the subject property. It is not intended as an opinion with respect to any legal relationship or responsibilities between the architect, the engineers, the contractor, or the subject property owner. While AllWest Environmental, Inc., has reviewed some documents, our statements are not intentional legal opinions. In making this review and preceding on-site inspection, AllWest Environmental, Inc. does not assume any legal responsibilities for the design architects or engineers, or contractors for the subject property, nor is any other warranty or representation expressed or implied, included or intended.

E. Previous Reports

A previous Property Condition Assessment was not provided.

F. Consultant Qualification

Ryan Miller is a California Licensed Architect with more than 40 years of related experience.

Miguel Enguidanos is a California Licensed Architect with more than 43 years of related experience.

G. Reliance Language

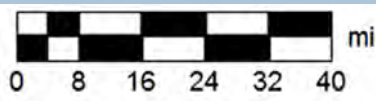
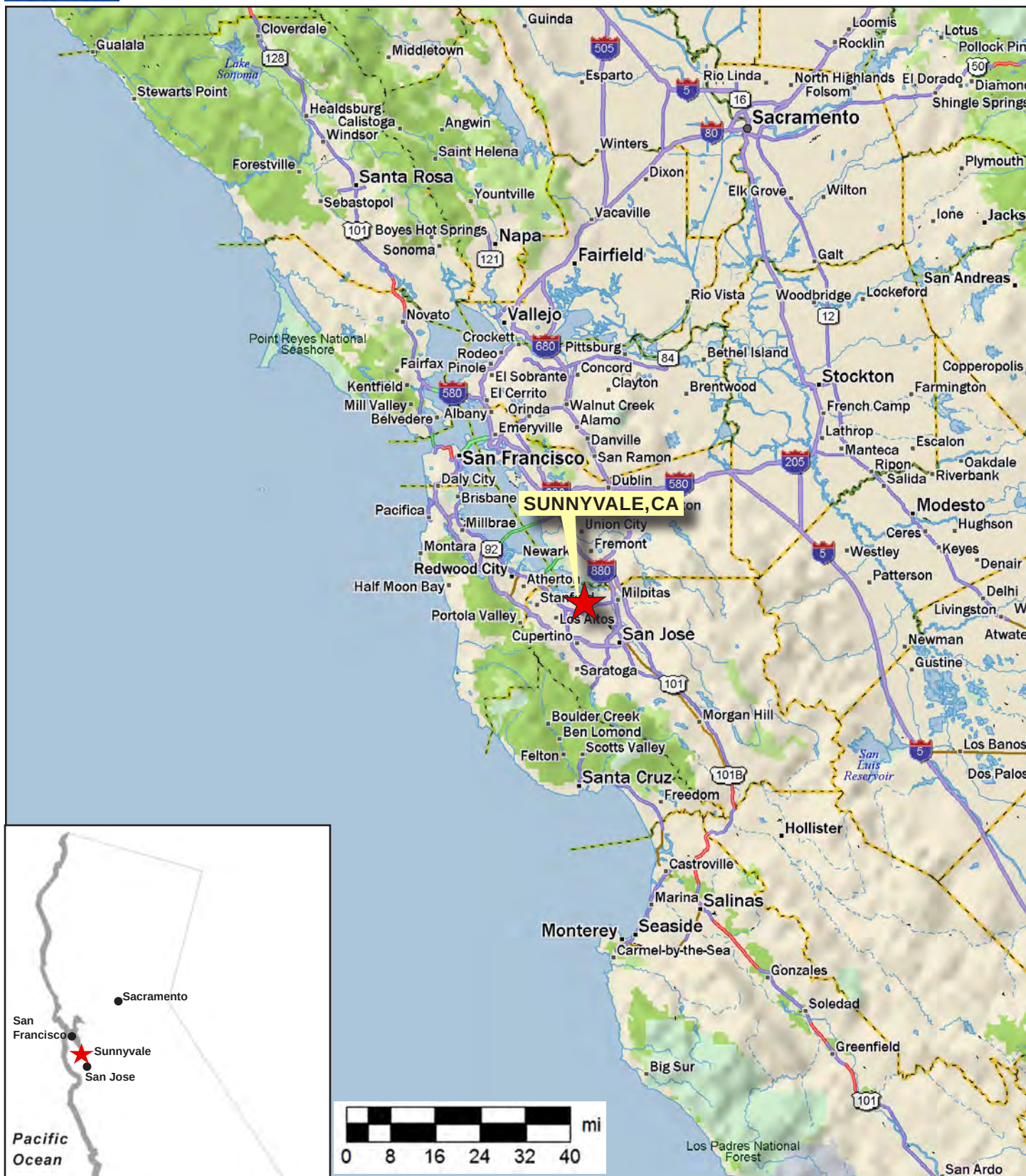
This report was prepared for the sole and exclusive use of Receivership Specialists, the only intended beneficiary of this work. No excerpts may be taken as representative of the findings of this assessment. The scope of services performed in the execution of this investigation may not be appropriate to satisfy other users, and any use or reuse of this document or its findings, conclusions, and recommendations is at the user's sole risk.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the investigation findings identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

AllWest's opinion of probable costs has been prepared solely as a general reference document for the use of Receivership Specialists. Our estimate has not been prepared by a cost estimator or contractor and as such should not be considered a guaranteed maximum of costs. Our estimate has been prepared to meet the unique needs of Receivership Specialists. No other parties may rely on the estimate without AllWest's consent. This report is not a specification for further work and is not intended as a substitute RFP. All area costs, unit costs, and line-item estimates are order-of-magnitude only.

Neither AllWest nor any staff member assigned to this investigation has any interest or contemplated interest, financial or otherwise, in the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties, or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

FIGURES



AllWest

PROJECT NO.
24152.60

REGIONAL MAP

FIGURE 1

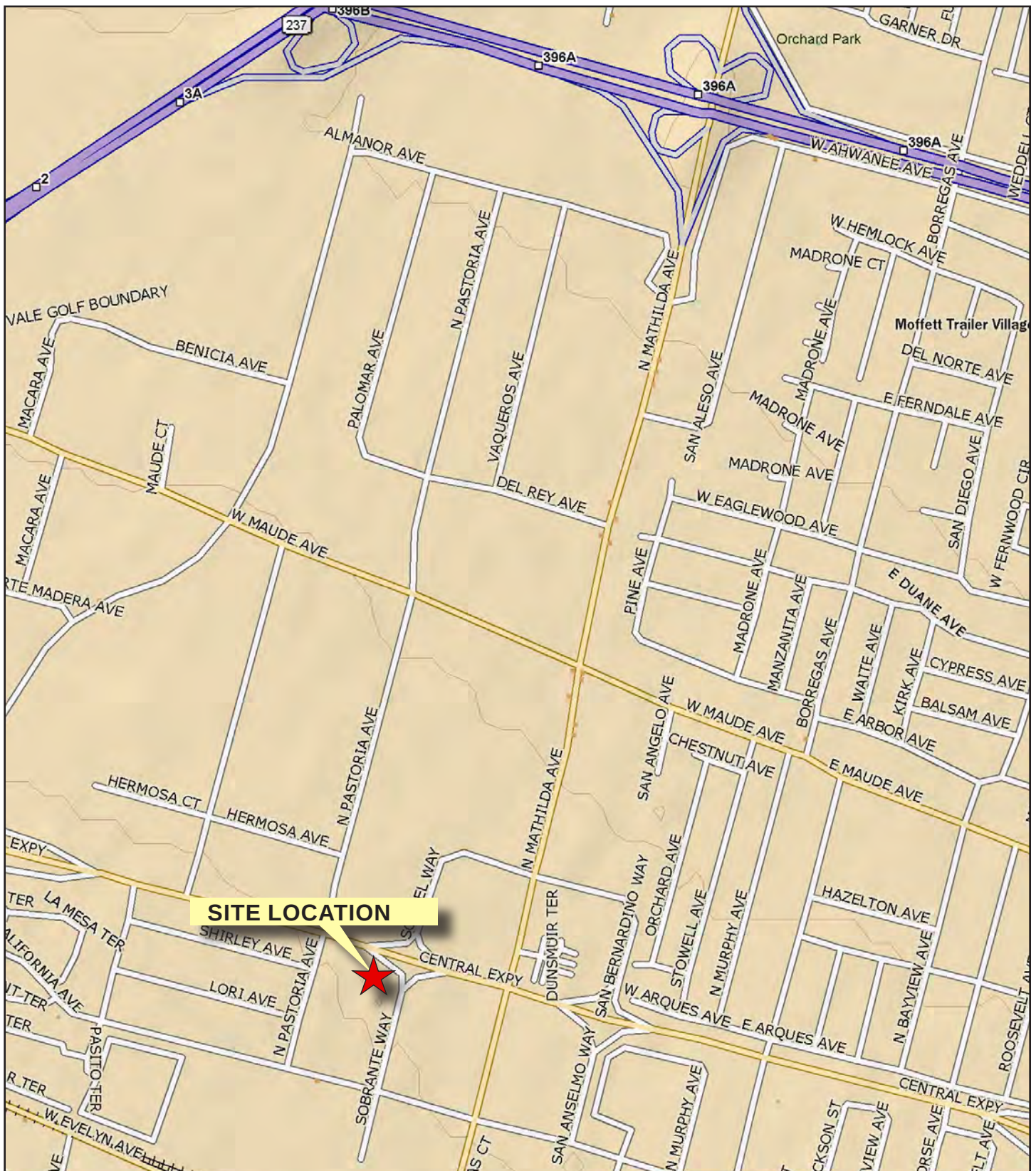
285 SOBRANTE WAY

SUNNYVALE, CALIFORNIA 94086

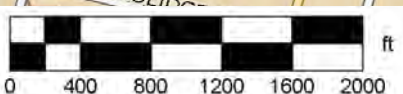
SOURCE: DELORME TOPO

PREPARED BY: D. CAMACHO

DATE: 1/6/25



SITE LOCATION



MN (12.5° E)



AllWest

PROJECT NO.
24152.60

VICINITY MAP

FIGURE 2

285 SOBRANTE WAY

SUNNYVALE, CALIFORNIA 94086

SOURCE: DEORME TOPO

PREPARED BY: D. CAMACHO

DATE: 1/6/25



PROJECT NO.
24152.60

AERIAL PHOTO

FIGURE 3

285 SOBRANTE WAY

SUNNYVALE, CA 94086

SOURCE: GOOGLE

PREPARED BY: D. CAMACHO

DATE: 1/6/25

PHOTOGRAPHS



1. North elevation along Central Expressway.



2. East elevation at right—portion of south elevation at left.



3. South elevation.



4. West elevation.



5. Main entrance along south elevation.



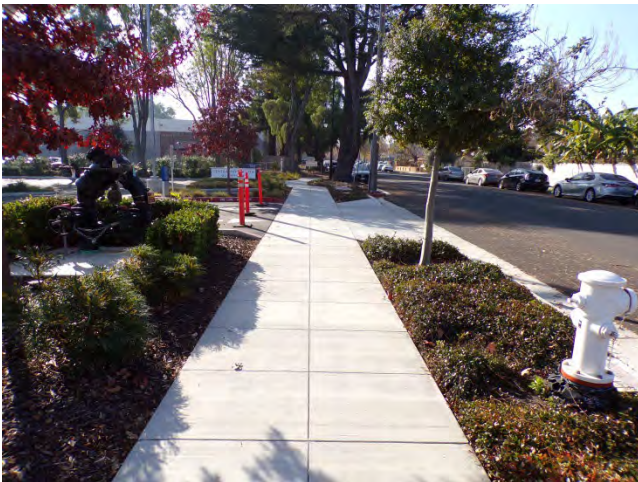
6. Small monument signs are installed along North Pastoria Avenue (shown) and Sobrante Way.



7. Sobrante Way sidewalk, looking south.



8. Sobrante Way curb cut, looking north.



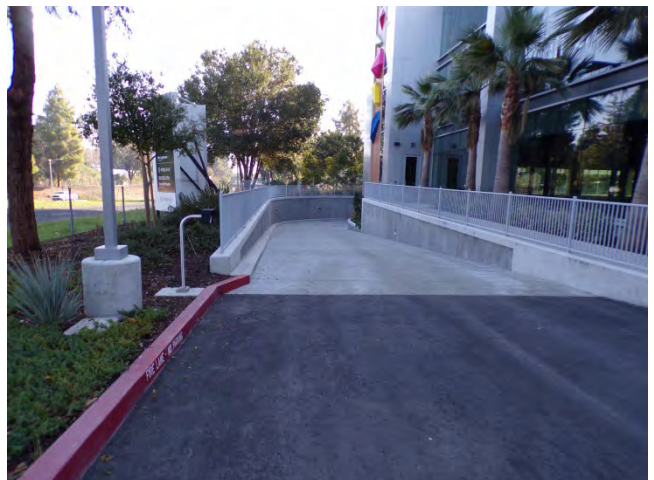
9. North Pastoria Avenue sidewalk and south curb cut, looking south.



10. North Pastoria Avenue north curb cut, looking north-northeast.



11. Truncated domes are installed in required locations.



12. Concrete ramp leading to basement parking garage.



13. The landscaping is an attractive feature of the property.



14. The vault for the storm water pump (foreground) is near the northeast corner of the building.



15. Plants in large concrete pots are found along the south (shown) and north elevations.



16. Palm trees are found along the north (shown) and south elevations.



17. Storm water runoff is filtered by biotreatment areas located in treatment planters.



18. Numerous drain inlets are found in landscaped areas and in the parking lot.



19. The asphalt-paved parking lot appeared in "Excellent" condition.



20. Concrete pavers resembling bricks in size can be seen in the foreground.



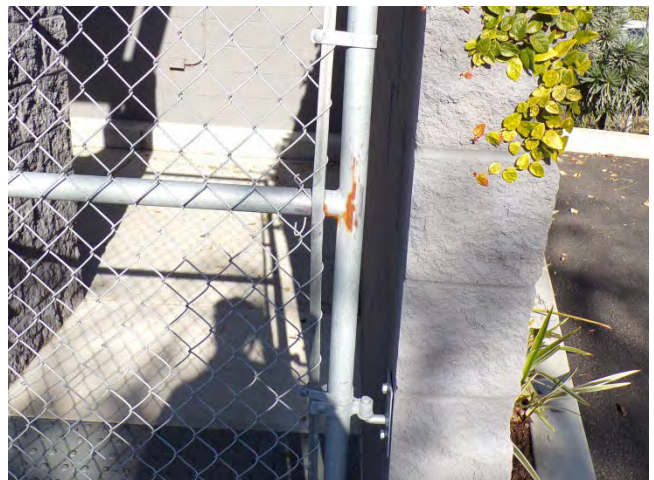
21. A total of fourteen Accessible stalls are provided at the property. Ten EV capable parking stalls are also provided.



22. Eight steel-framed canopies are provided; each has a solar array on its roof.



23. The CMU trash enclosure is located near the northwest corner of the site.



24. Minor rust was observed on the chain-link gate at the trash enclosure.



25. A seating area with outdoor furniture is located near the main entrance along the south elevation.



26. A secondary entrance is located along the west elevation.



27. The TPO roofing system has a 60 mil membrane manufactured by *Johns-Manville*.



28. HVAC equipment screens are installed on the roof. They consist of aluminum composite panels on galvanized steel stud framing (at left).



29. The solar panels cover much of the roof area.



30. The raised platform for the elevator machine equipment is shown at left.



31. The roofing system appeared in "Good" condition.



32. The roofing system has a 20-year NDL warranty.



33. Near three drain combinations, the roof has a spongy feel when walking on it.



34. A grated drain without an overflow drain is provided for HVAC system condensate.



35. A TPO roofing system is also installed on the penthouse.



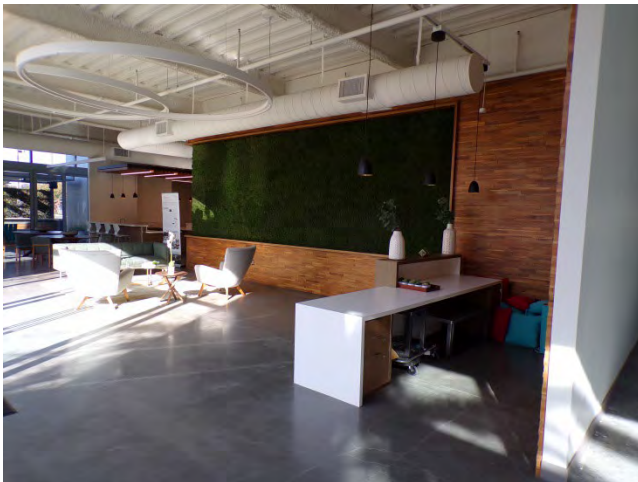
36. Stanchion and davit for window washing.



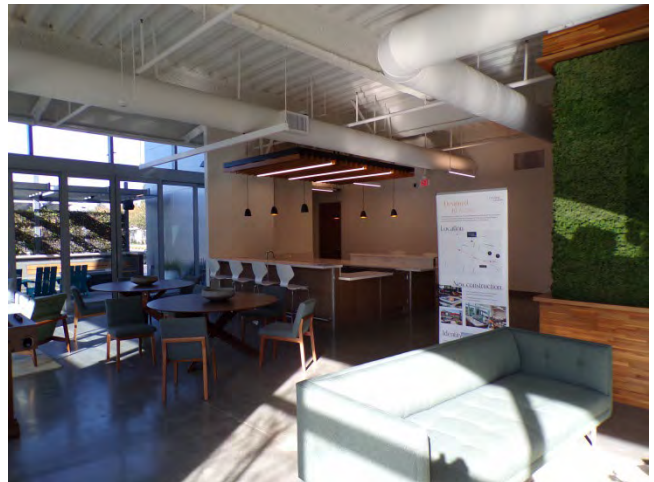
37. First floor: Interior finishes in undeveloped shell of tenant lease area.



38. First floor: Interior finishes in undeveloped shell of tenant lease area. Elevator bank in background at right.



39. First floor: Interior finishes and fixtures in reception/seating area.



40. First floor: Interior finishes and fixtures in reception/seating area.



41. First floor: Interior finishes and fixtures in kitchenette counter area.



42. First floor: Interior finishes and fixtures in reception/seating area.



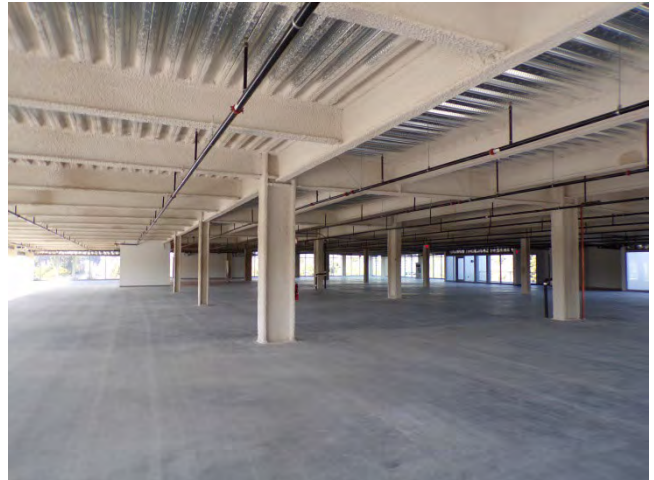
43. Second floor: Interior finishes in undeveloped shell of tenant lease area.



44. Second floor: Interior finishes in undeveloped shell of tenant lease area.



45. Third floor: Interior finishes in undeveloped shell of tenant lease area.



46. Fourth floor: Interior finishes in undeveloped shell of tenant lease area.



47. Fourth floor: Interior finishes in undeveloped shell of tenant lease area.



48. Balconies are installed on the fourth floor.



49. The balconies have a pedestal flooring system.



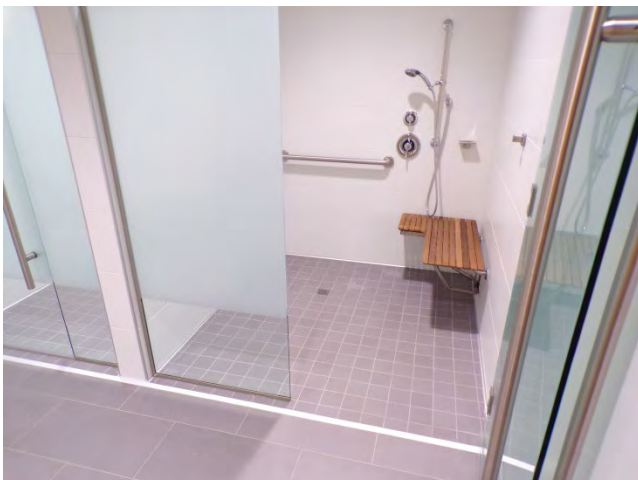
50. Interior finishes and fixtures in restrooms, which are installed on the first floor only.



51. Interior finishes and fixtures in restrooms.



52. Interior finishes and fixtures in restrooms.



53. Accessible showers are installed in both the men's (shown) and women's restrooms.



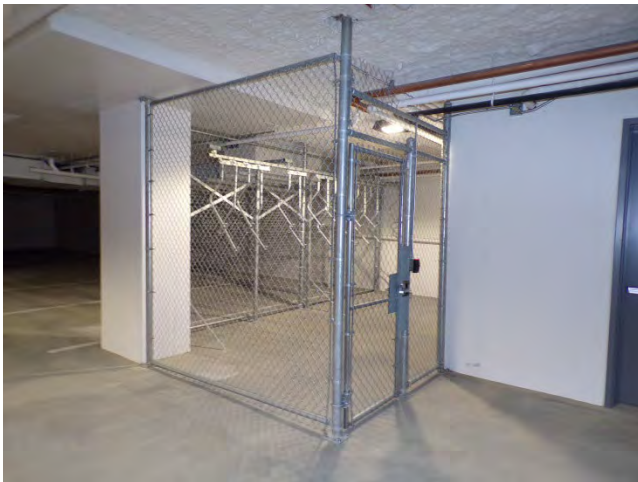
54. An Accessible high-low drinking fountain combination with bottle fill is provided on the first floor only.



55. Basement: Interior finishes and fixtures.



56. Basement: Interior finishes and fixtures. Four Accessible parking stalls are located in the basement.



57. Basement: Interior finishes and fixtures. Bicycle storage enclosures are provided.



58. Basement: Interior finishes and fixtures. Chain-link storage enclosure shown.



59. Basement: Interior finishes and fixtures. Horn/strobe alarm device shown.



60. The overhead coiling door at the garage entrance was stuck in the raised position at the time of our site visit.



61. Interior finishes in elevator cars.



62. Interior finishes and fixtures in elevator cars.



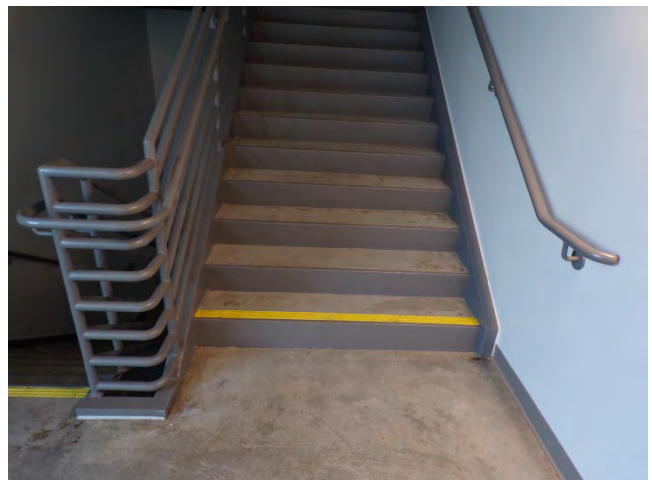
63. Interior finishes and control panel in elevator cars.



64. The elevators are evaluated in "Excellent" condition for Accessibility conformance.



65. All elevator permits expired on March 3, 2022.



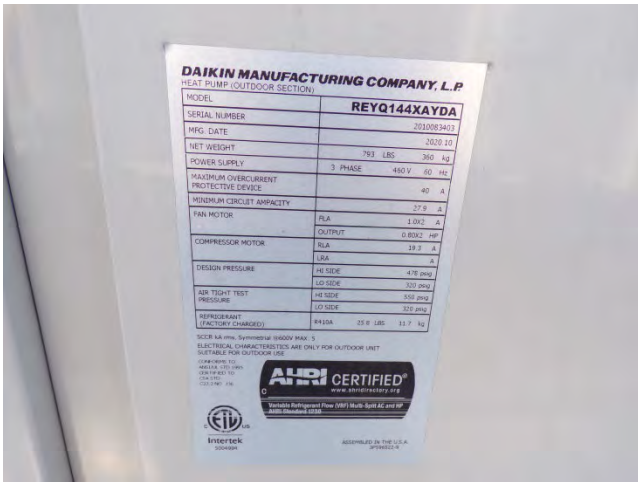
66. Two sets of fire stairs are provided.



67. The fire stairs are steel-framed with cast-in-place concrete treads.



68. Twenty-seven *Daikin* rooftop VRV heat recovery compressor units are installed.



69. The twenty-seven *Daikin* rooftop units were all manufactured in October of 2020.



70. Two *Loren Cook* garage ventilation fans are roof-mounted; this one is near the stairwell penthouse.



71. A *Greenheck* exhaust fan serves the electrical service room.



72. Two *Greenheck* ERVs are mounted on the roof and provide pre-conditioned air.



73. The second *Loren Cook* garage exhaust fan is located on the roof near the north stairwell.



74. A larger *Greenheck* exhaust fan serves the restrooms. Rooftop FDCs at left.



75. Three *Daikin* heat pumps are installed in the basement and provide dedicated conditioned air to the restrooms, lobby, and electrical room.



76. A *Seimens* 4,000 amp main service entrance panel is installed.



77. The main circuit breaker is rated at 4,000 amps.



78. A 1,600 amp sub-main serves the rooftop HVAC equipment.



79. Infrared scanning of the electrical distribution equipment should be conducted once the building has achieved full occupancy for six months.



80. The FACP is a *Silent Knight* Model 6700.



81. All observed fire extinguisher inspection tags were current.



82. The elevator control room is accessed from the electrical service room.



83. An automatic seismic shut-off valve is not installed on the gas service line.



84. Drain inlets are located in several locations in the parking lot.

APPENDIX A

JAMES T. MURPHY SUBD. NO. 2

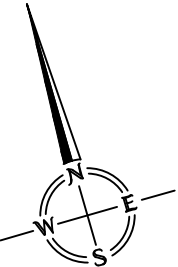
(28)

CENTRAL

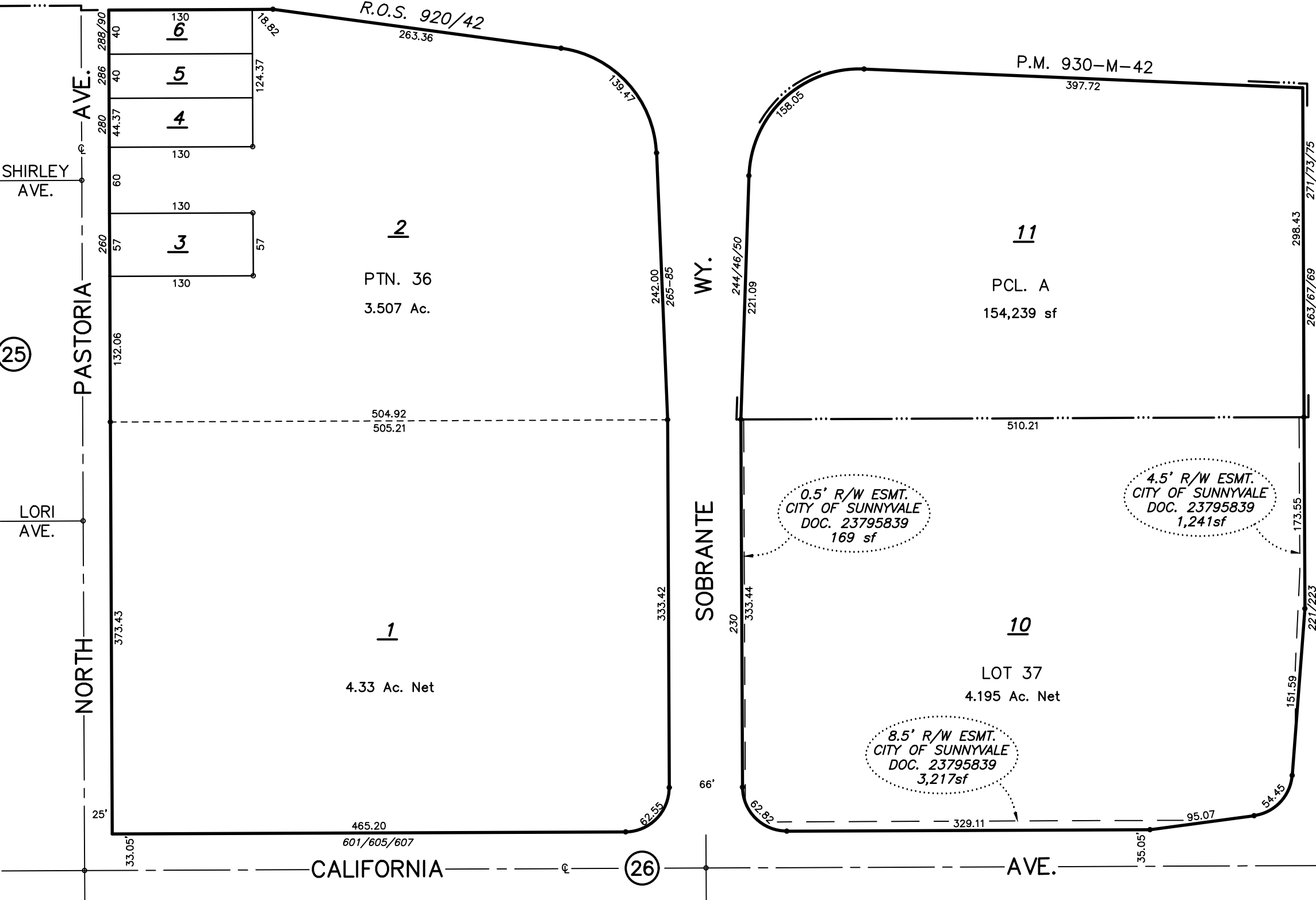
R.O.S. 217/52

EXPRESSWAY

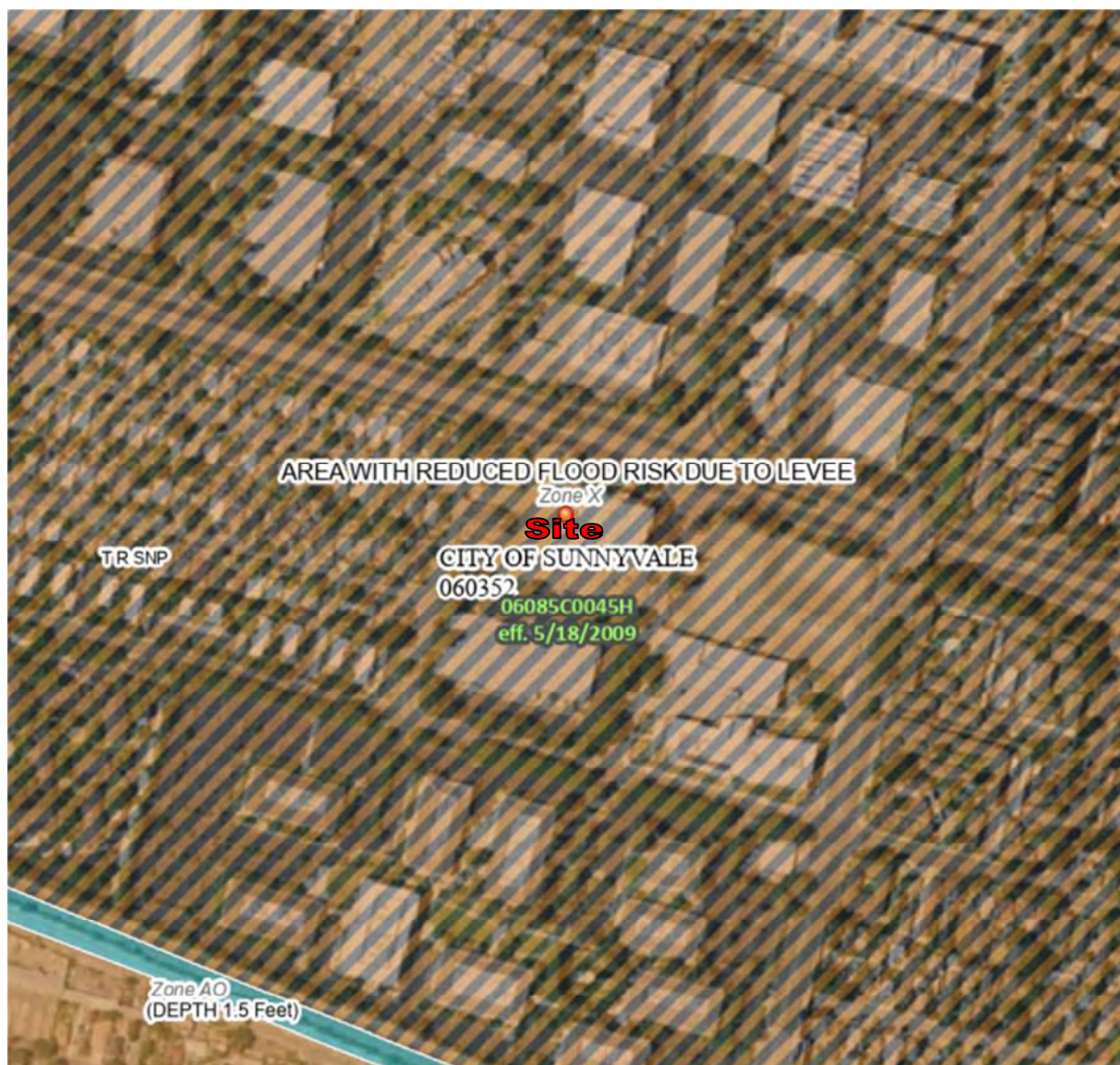
ARQUES
AVE.



1" = 100'



BOOK
204



The subject property at 285 Sobrante Way, Sunnyvale, CA, is located in FEMA Flood Zone X (gray/tan stripes)—an area with reduced flood risk due to levees per FIRM Panel No. 06085C0045H, dated May 18, 2009.

Flood Zone X (gray/tan stripes)

This FEMA Flood Zone X is a moderate- to low-risk area that is protected from 100-year floods by levees.

TITLE EXCEPTION NOTES

NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 3, 4, 9, 11-13, 20-25.

- 5 THE EFFECTS OF RELINQUISHMENT OF AN ABUTTER'S RIGHT OF INGRESS AND EGRESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY, IN FAVOR OF CITY OF SUNNYVALE, RECORDED AUGUST 17, 1967, IN BOOK 7824, AT PAGE 358, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID ABUTTER'S RIGHT HAS BEEN PLOTTED HEREON.)
- 6 THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SUNNYVALE, RECORDED NOVEMBER 08, 1973, IN BOOK 641, AT PAGE 684, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 7 THE EFFECTS OF AN EASEMENT FOR STREETS AND STREET IMPROVEMENTS AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SUNNYVALE, RECORDED NOVEMBER 08, 1973, IN BOOK 641, AT PAGE 688, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 8 THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SUNNYVALE, RECORDED MARCH 15, 1974, IN BOOK 805, AT PAGE 406, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 10 THE EFFECT OF TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "AVIGATION EASEMENT", RECORDED MARCH 26, 2019, AS INSTRUMENT NO. 24442302 OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT IS BLANKET IN NATURE AND THEREFORE HAS NOT PLOTTED HEREON.)
- 14 THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES, AND ALSO INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, RECORDED NOVEMBER 20, 2019, AS INSTRUMENT NO. 24336189, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 15 THE EFFECTS OF AN EASEMENT FOR STREET AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF SUNNYVALE, RECORDED DECEMBER 13, 2019, AS INSTRUMENT NO. 24357498, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 16 THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF SUNNYVALE, RECORDED DECEMBER 13, 2019, AS INSTRUMENT NO. 24357501, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 17 THE EFFECTS OF AN EASEMENT FOR EMERGENCY VEHICLE ACCESS AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF SUNNYVALE, RECORDED DECEMBER 13, 2019, AS INSTRUMENT NO. 24357502, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 18 THE EFFECTS OF AN EASEMENT FOR PUBLIC UTILITIES AND ALSO INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, RECORDED APRIL 29, 2020, AS INSTRUMENT NO. 24467232, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)
- 19 THE EFFECTS OF AN EASEMENT FOR PRIVATE ACCESS AND INCIDENTAL PURPOSES, RECORDED APRIL 29, 2020, AS INSTRUMENT NO. 24467233, OFFICIAL RECORDS OF SANTA CLARA COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)

GENERAL NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. APN: 165-27-002
3. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 22, 2022, ORDER NO. 60604160-106-TEL-AM, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY EXCELSIOR ENERGY CAPITAL, ON DECEMBER 22, 2022. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
4. BASIS OF BEARINGS: THE BEARING OF NORTH 74° 13' 40" WEST TAKEN ON THE CENTERLINE OF CALIFORNIA AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON DECEMBER 29, 1966, IN BOOK 217 OF MAPS AT PAGE 52, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

2021 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- 2 THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: 265 - 285 SOBRANTE WAY, SUNNYVALE, CALIFORNIA
- 3 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06080204SH FOR COMMUNITY NUMBER 060352-H (CITY OF SUNNYVALE), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X-SHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-SHADED" IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- INFORMATION WAS OBTAINED FROM THE CITY OF SUNNYVALE, PUBLIC WORKS DEPARTMENT ON APRIL 26, 2021 AND VERIFIED ON THE FEMA WEBSITE (<http://msc.fema.gov/>) ON JANUARY 6, 2023.
- 4 GROSS LAND AREA: 152,751± SQUARE FEET AND 3.5067± ACRES
- 6(B) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

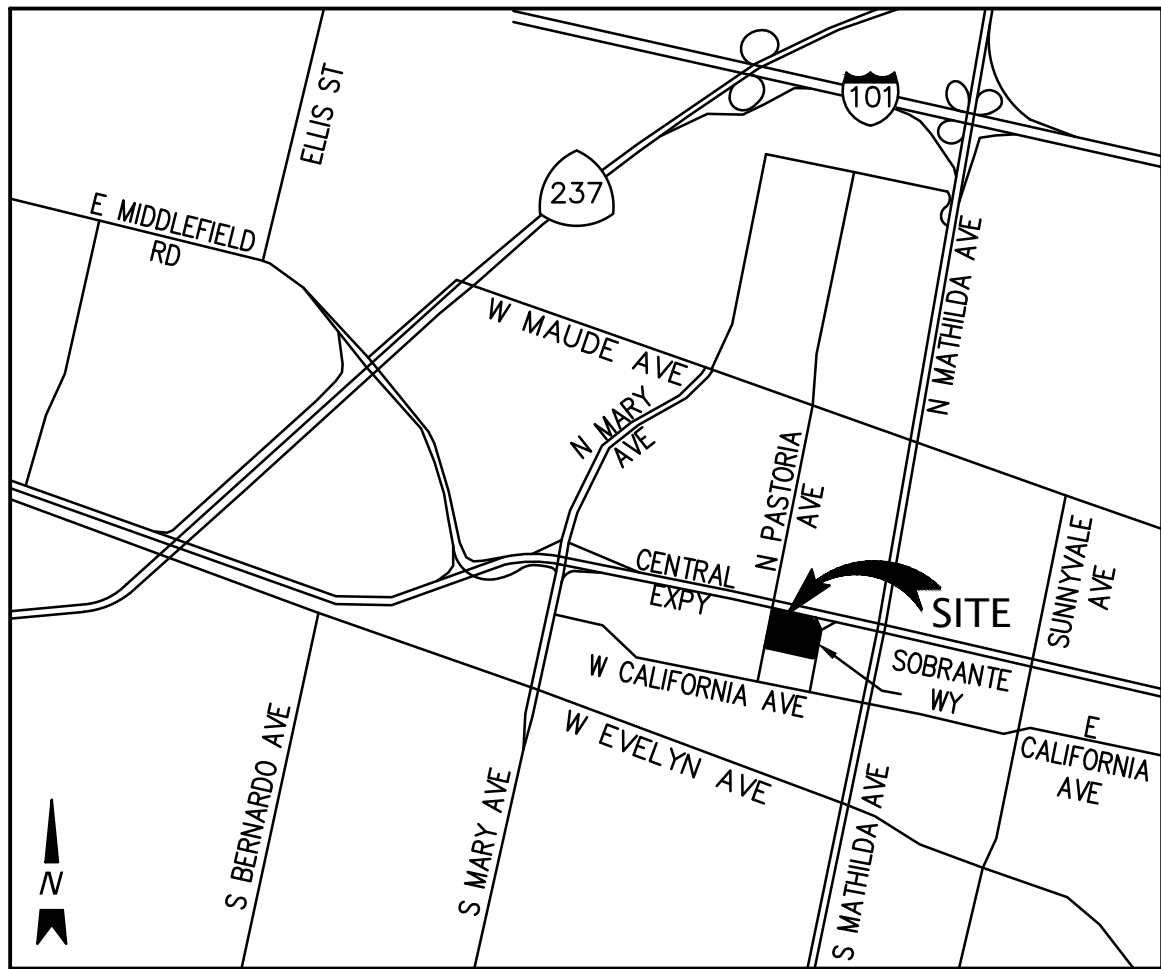
THE SUBJECT PROPERTY IS CURRENTLY ZONED: PPS9/MIC
PPSP "PEERY PARK SPECIFIC PLAN"
COMBINED DISTRICT MIC "MIXED INDUSTRY CORE"

SETBACKS:
FRONT (EAST) SOBRANTE WY: 15 FEET MINIMUM / 30 FEET MAXIMUM
FRONT (WEST) N. PASTORA AVE: 15 FEET MINIMUM / 30 FEET MAXIMUM (MINIMUM 105' FROM ADJACENT RESIDENTIAL)
SIDE (SOUTH): 0 FEET, MINIMUM ADJACENT TO RESIDENTIAL: N/A
REAR (NORTH) CENTRAL EXP: 10 FEET
SPACE BETWEEN BUILDINGS: 20 FEET MIN
MAXIMUM BUILDING HEIGHT: 60 FEET
MAXIMUM NUMBER OF STORIES: 4
FLOOR AREA RATIO: 35% BASELINE; UP TO 80% WITH PLANNING COMMISSION

PARKING REQUIREMENTS:
PARKING SPACES: MINIMUM 3.3 SPACES PER 1,000 SQ. FT. AND MAXIMUM 4 SPACES PER 1,000 SQ. FT.
AISLE WIDTH: 24 FEET

INFORMATION WAS OBTAINED FROM THE CITY OF SUNNYVALE, PLANNING DEPARTMENT ON APRIL 26, 2021 AND VERIFIED ON THE CITY WEBSITE (<http://sunnyvale.ca.gov/business/planning/default.htm>) ON MAY 2, 2022.

- 7(A) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, SHOWN HEREON.
- 8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC., SHOWN HEREON.
- 9 GARAGE PARKING SUMMARY:
STANDARD PARKING STALLS: 88
ELECTRIC VEHICLE PARKING STALLS: 7
CLEAN AIR VEHICLE PARKING STALLS: 3
ACCESSIBLE PARKING STALLS: 4
TOTAL GARAGE PARKING STALLS: 100
- OPEN SPACE PARKING SUMMARY:
STANDARD PARKING STALLS: 208
ELECTRIC VEHICLE PARKING STALLS: 28
CLEAN AIR VEHICLE PARKING STALLS: 9
ACCESSIBLE PARKING STALLS: 10
TOTAL OPEN SPACE PARKING STALLS: 253
- TOTAL PARKING STALLS: 353
- 11(A) EVIDENCE OF EXISTING UTILITIES ON OR SERVING THE SUBJECT PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED IN THE FIELD, EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR, PLANS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT, IF ON-SITE PLANS ARE NOT AVAILABLE, THE CLIENT IS ADVISED THAT EXCAVATION OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- 13 NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREON.
- 14 DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT, SHOWN HEREON.
- 16 AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 17 AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- 18 THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR THAT WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SUNNYVALE, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOT 36, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THE J.T. MURPHY SUBDIVISION NO 2", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JULY 6, 1896 IN BOOK 1 OF MAPS, AT PAGE 37, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 36, WITH THE SOUTHEASTERLY LINE OF PASTORA AVENUE(50.00 FEET IN WIDTH), AS SAID LOT AND AVENUE ARE SHOWN UPON THE MAP ABOVE REFERRED TO; THENCE FROM SAID POINT OF BEGINNING SOUTH 15°45'33" WEST ALONG THE SAID SOUTHEASTERLY LINE OF PASTORA AVENUE FOR A DISTANCE OF 124.37 FEET AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING SOUTH 74° 13' 40" EAST AND PARALLEL WITH THE SAID NORTHEASTERLY LINE OF LOT 36 FOR A DISTANCE OF 130.00 FEET; THENCE NORTH 15° 45' 33" EAST AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF PASTORA AVENUE FOR A DISTANCE OF 124.37 FEET TO THE POINT IN THE SAID NORTHEASTERLY LINE OF LOT 36; SAID POINT BEING IN THE SOUTHWESTERLY LINE OF CENTRAL EXPRESSWAY, AS SAID LINE WAS ESTABLISHED AS PARCEL ONE IN THE DEED TO THE COUNTY OF SANTA CLARA, RECORDED ON AUGUST 17, 1967 IN BOOK 7824 OFFICIAL RECORDS, AT PAGE 358 SANTA CLARA COUNTY RECORDS; THENCE SOUTH 74° 13' 40" EAST AND ALONG THE SAID SOUTHWESTERLY LINE OF CENTRAL EXPRESSWAY FOR A DISTANCE OF 19.20 FEET; THENCE SOUTH 66° 17' 57" EAST AND CONTINUING ALONG LAST MENTIONED LINE 263.36 FEET; THENCE ALONG AN ARC OF CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE WITH A RADIUS OF 100.00 FEET TO, THROUGH A CENTRAL ANGLE OF 79° 54' 40" FOR AN ARC DISTANCE OF 139.47 FEET TO A POINT IN THE NORTHWESTERLY LINE OF SOQUEL WAY, AS SAID LINE WAS ESTABLISHED IN THE DEED TO SAID COUNTY OF SANTA CLARA ABOVE REFERRED TO; THENCE SOUTH 13° 36' 43" WEST AND ALONG LAST MENTIONED LINE OF A DISTANCE OF 242.00 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHWESTERLY LINE OF SAID LOT 36 ABOVE REFERRED TO; THENCE NORTH 74° 13' 40" WEST AND ALONG THE SOUTHWESTERLY LINE OF LOT 36 FOR A DISTANCE OF 505.21 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE SAID SOUTHEASTERLY LINE OF PASTORA AVENUE ABOVE REFERRED TO; THENCE NORTH 15° 45' 33" EAST AND ALONG THE SAID SOUTHEASTERLY LINE OF PASTORA AVENUE FOR A DISTANCE OF 132.06 FEET; THENCE LEAVING LAST MENTIONED LINE AND RUNNING SOUTH 74° 13' 41" EAST AND PARALLEL WITH THE SAID SOUTHWESTERLY LINE OF LOT 36 FOR A DISTANCE OF 130.00 FEET; THENCE NORTH 15° 45' 33" EAST AND PARALLEL WITH THE SAID SOUTHEASTERLY LINE OF PASTORA AVENUE FOR A DISTANCE, WITH THE SAID SOUTHEASTERLY LINE OF PASTORA AVENUE FOR A DISTANCE OF 57.00 FEET; THENCE NORTH 74° 13' 40" WEST AND PARALLEL WITH THE SAID SOUTHWESTERLY LINE OF LOT 36 FOR A DISTANCE OF 130.00 FEET TO A POINT IN THE SAID SOUTHEASTERLY LINE OF PASTORA AVENUE; THENCE NORTH 15° 45' 33" EAST AND LINE LAST MENTIONED; LINE 60.00 FEET TO THE TRUE POINT OF BEGINNING.

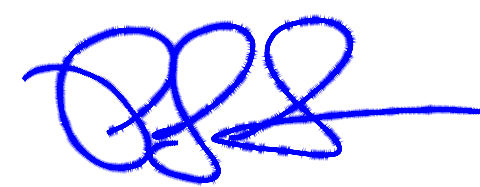
EXCEPTING ALL OIL, PETROLEUM, NATURAL GAS, MINERAL RIGHTS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 VERTICAL FEET TO FROM THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXPLORING FOR, EXTRACTING, MINING, BORING, REMOVING OR MARKETING SAID SUBSTANCES, HOWEVER, WITHOUT ANY RIGHT OF ANY ENTRY UPON THE SURFACE OF SAID LAND AS RESERVED IN THE DEED DATED AUGUST 25, 1972 EXECUTED BY GULF OIL CORPORATION, A PENNSYLVANIA CORPORATION TO INTER-CAL ESTATE CORPORATION, RECORDED NOVEMBER 3, 1972 IN BOOK 0097, PAGE 295, SERIES NO. 43863069, OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

TO: SOBRANTE VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
AND: CHICAGO TITLE INSURANCE COMPANY;
AND: CITIZENS BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS AGENT, ITS SUCCESSORS AND ASSIGNS;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 8, 9, 10, 11(G), 13, 14 AND 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2022.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


ROONEY A. STEWART II, LS 9225
RSTEWART@KIERWRIGHT.COM



01/10/2023
DATE

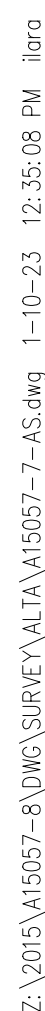
ALTA/NSPS LAND TITLE SURVEY
OF
265 SOBRANTE WAY
FOR
STEELWAVE

DATE JAN., 2023
SCALE 1" = 20'
SURVEYOR R52
DRAWN BY IL
JOB NO. A15057-8
SHEET 1
OF 2 SHEETS

CALIFORNIA

KIER+WRIGHT

3350 Scott Boulevard Building 22
Santa Clara, California 95054
Phone: (408) 772-4665
www.kierwright.com





Sunnyvale

City of Sunnyvale
Building Safety Division

Final Permit
Certificate of ~~Occupancy~~

This certificate is issued pursuant to the requirements of Section 109 of the California Building Code certifying that, at the time of issuance, this structure has been inspected for compliance with the requirements of the California Building Code and various ordinances of the City regulating building construction or use.

This is a shell building. Tenant improvement permits are required for occupancy.

Building Permit Number: 2018-4875

APN: 165-27-002

Building Address: 285 Sobrante Way

Portion of Building: Full building

Edition of California Building Code under which Permit was Issued: 2016

Building Use: Office and Parking Garage

Building Occupancy Classification: B/S-2

Type of Construction of the Building: I-B

Design Occupant Load: 1717

Automatic Fire Sprinkler Installed?: Yes

Is the Fire Sprinkler System Required?: Yes

By:

Derick J. Clemmons

Date:

3/11/2021

Suzanne Park

Suzanne Park, Chief Building Official

This certificate is only valid when both signatures are completed



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

On-Line Building Inspection Scheduling

www.e-onestop.net

Building Inspection Scheduling - (408) 730-7790

Fire Inspection Scheduling - (408) 730-7652

One-Stop Permit Center - (408) 730-7444

Permitted Hours of Construction

(Refer to Sunnyvale Municipal Code 16.08 for more information)

Monday-Friday: 7 am – 6 pm

Saturday: 8 am – 5 pm

No Work on Sunday/Holidays

This permit is for on-site work only. Any work within the public right-of-way shall be reviewed and approved by the Public Works Department, as a separate permit, prior to commencement.

This building permit card shall be kept on the site of the work and available for the inspectors until completion of the project.

Inspections shall be scheduled by the permittee and performed as required by the Sunnyvale Municipal Code.

When installing foundations, footings, piers, or similar components, do not pour concrete until after all required inspections have been approved.

When fire sprinklers are required, an approved fire sprinkler inspection must be completed prior to rough frame and/or above ceiling inspections.

This permit becomes null and void if work is not commenced and an inspection performed within 365 days from the date of issuance, if work is suspended for more than 365 days, or if work is done in violation of any city or state law relating hereto.

Project Number:

2018-4875 5

Project Address:

285 SOBRANTE WY

Permits Issued:

Bldg Ener Elec Fire Grad Mech Plum

Description:

NEW 4-STYR OFFICE COLD SHELL (121,715-SF)W
/ 1-STYR BELW-GRADE PARKING GARAGE (40,410

Permittee:

LUSARDI CONSTRUCTION COMPANY
1570 LINDA VISTA DRIVE
SAN MARCOS, CA 92078

Construction Type:

New

Occupancy:

B, S-2

Date Issued:

05/02/19

Issued By:

Chung

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works	2-5-21	[Signature]
Public Safety/Fire	2/24/21	[Signature]
Other/HazMat		

When properly signed below, this card is a CERTIFICATE OF OCCUPANCY

The building must not be occupied until a final building inspection is approved and signed below.

BUILDING INSPECTION FINAL:

Date: 2/25/21

Inspector: [Signature]

THIS PERMIT EXPIRES 365 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

BLDG PERMIT
Original

DATE	INSPECTOR	COMMENTS
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FOUNDATION

SETBACKS			
FOOTING STEEL	8/15/19	[Signature]	
SLAB	8/15/19	[Signature]	Basement
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			

ELECTRICAL

UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			

PLUMBING

STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB	7-24-19	JP	
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			

MECHANICAL

ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			

STRUCTURE

UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			

ROOFING

IN-PROGRESS			
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POOLS

PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			

FINISH

WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			

OTHER

Bioremediation	2/19/21	RLK	OK for Fire Ac
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City of Sunnyvale

Fire Inspection Record

Insp. Type	Date	Inspector	Comments
Underground Hydro/Rough/Flush			
Fire Sprinkler Hydro/Rough			
Alarm Systems			
Other Extinguishing Systems			
Emergency/Exit Signs			
Fire Lanes			
Signage			
Fire Extinguisher			
Door Hardware			
Other			

Additional Fire Inspection Comments

1-21-2021 Fire Prevention Radio Walkthrough - performed radio test. No dead spots. All areas loud & clear. JS

2/19/21 EC FF Punchlist:

- new tenant form (GC has)
- Knox box keys
- sprinklers in elec room
- FA As-Built's & ROC
- Sprinkler As-Built's
- OCC. load sign in amenities area
- FE outside in cabinet

Additional Building Inspection Comments

underground Conduit for vehicle charging Stations. 7-26-19 JP Lower level - grid line S.5 C to D.5

1 meet hse sets - 1st to 4th & Roof - less 6 units on Roof 1/19/21 Alumn

2 meet hse sets - Rooftop Full 6 units - OK - 1/21/20 Alumn

⊕ Slurry Seal on Sobrante to be completed upon plant reopening
CTP 2/5/21

2/24/21 CW FF: Drop off FA As-Built's + ROC at city hall
All other items from 2/19 OK



City of Sunnyvale
Construction Permit

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COMMUNITY DEVELOPMENT DEPARTMENT

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This permit becomes null and void if work is not commenced and an inspection performed within 180 days from the date of issuance, if work is suspended for more than 180 days, or if work is done in violation of any city or state law relating hereto.

Project Number: 2018-4875 6

Project Address: 285 SOBRANTE WY

Permits Issued: Bldg Ener Elec Fire Grad Mech Plum

Description: NEW 4-STRY OFFICE COLD SHELL (121,715-SF)W / 1-STRY BELW-GRADE PARKING GARAGE (40,410)

Permittee: LUSARDI CONSTRUCTION COMPANY
1570 LINDA VISTA DRIVE
SAN MARCOS, CA 92078

Construction Type: New Occupancy: B, S-2

Date Issued: 05/02/19 Issued By: Chung

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works	2-5-21	[Signature]
Public Safety/Fire	2/24/21	[Signature]
Other/HazMat		

When properly signed below, this card is a
CERTIFICATE OF OCCUPANCY
The building must not be occupied until a final building inspection is approved and signed below.

BUILDING INSPECTION FINAL:

Date: 2/25/21 Inspector: [Signature]

THIS PERMIT EXPIRES 180 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS	2/25/21	[Signature]	
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND	2/25/21	[Signature]	
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE	2/25/21	[Signature]	
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
MECHANICAL			
ROUGH	2/25/21	[Signature]	
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS	2/25/21	[Signature]	
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			
ROOFING			
IN-PROGRESS	2/25/21	[Signature]	
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1st Layer	2nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS	2/25/21	[Signature]	
OTHER			



Additional Fire Inspection Comments

Additional Building Inspection Comments

⑥ Slurry Seal & Stripping on Sobrante to be completed upon plant reopening. ~~⑦~~



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

On-Line Building Inspection Scheduling
www.e-onestop.net

Building Inspection Scheduling - (408) 730-7790
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Permitted Hours of Construction
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When installing foundations, footings, piers, or similar components, do not pour concrete until after all required inspections have been approved.

When fire sprinklers are required, an approved fire sprinkler inspection must be completed prior to rough frame and/or above ceiling inspections.

This permit becomes null and void if work is not commenced and an inspection performed within 365 days from the date of issuance, if work is suspended for more than 365 days, or if work is done in violation of any city or state law relating hereto.

Project Number: 2019-0830 1

Project Address: 285 SOBRANTE WY

Permits Issued: Demo

Description: DEMOLITION OF EXISTING BLDG

Permittee: LUSARDI CONSTRUCTION COMPANY
1570 LINDA VISTA DRIVE
SAN MARCOS, CA 92078

Construction Type: Demolition Occupancy:

Date Issued: 03/27/19 Issued By: Chung

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire		
Other/HazMat		

When properly signed below, this card is a
CERTIFICATE OF OCCUPANCY

The building must not be occupied until a final
building inspection is approved and signed below.

BUILDING INSPECTION FINAL:

Date: 5/9/19 Inspector: [Signature]

THIS PERMIT EXPIRES 365 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

FOUNDATION

	DATE	INSPECTOR	COMMENTS
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			

ELECTRICAL

UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			

PLUMBING

STORM LINE	1 CAP/Plugs 5/9/19	D. Chung	
SEWER	1 Plug 5/9/19	D. Chung	
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			

MECHANICAL

ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			

STRUCTURE

UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			

ROOFING

IN-PROGRESS			
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POOLS

PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			

FINISH

WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			

OTHER



Additional Fire Inspection Comments

Additional Building Inspection Comments

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

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Building Inspection Scheduling - (408) 730-7790
Fire Inspection Scheduling - (408) 730-7652
One-Stop Permit Center - (408) 730-7444

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Project Number: 2019-0831 1

Project Address: 265 SOBRANTE WY

Permits Issued: Demo

Description: DEMOLITION OF EXISTING BLDG

Permittee: LUSARDI CONSTRUCTION COMPANY
1570 LINDA VISTA DRIVE
SAN MARCOS, CA 92078

Construction Type: Demolition Occupancy:

Date Issued: 03/27/19 Issued By: Chung

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire		
Other/HazMat		

When properly signed below, this card is a
CERTIFICATE OF OCCUPANCY

The building must not be occupied until a final
building inspection is approved and signed below.

BUILDING INSPECTION FINAL:
Date: 5/9/19 Inspector: D. Chum

THIS PERMIT EXPIRES 365 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE Physl	5/9/19	D. Chum	
SEWER CAP OFF			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
MECHANICAL			
ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			
DEMOLITION	5/9/19	D. Chum	
ROOFING			
IN-PROGRESS			
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			
OTHER			



Additional Fire Inspection Comments

Additional Building Inspection Comments

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City of Sunnyvale Construction Permit

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COMMUNITY DEVELOPMENT DEPARTMENT

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Project Number:

2019-2940 3

Project Address:

285 SOBRANTE WY

Permits Issued:

Fire

Description:

FIRE UNDERGROUND NEW 4-STRY OFFICE COLD SHELL (121,715-SF)W/ 1-STRY BELW-GRADE...

Permittee:

SANCO PIPELINE INC.
727 UNIVERSITY AVE
Los Gatos, CA 95032

Construction Type:

Remodel

Occupancy:

B, S-2

Date Issued:

07/24/19

Issued By:

Janelle

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire	2/24/21	
Other/HazMat		

When properly signed below, this card is a
CERTIFICATE OF OCCUPANCY

The building must not be occupied until a final
building inspection is approved and signed below.

BUILDING INSPECTION FINAL:

Date:

Inspector:

THIS PERMIT EXPIRES 180 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
MECHANICAL			
ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			
ROOFING			
IN-PROGRESS			
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			
OTHER			



City of Sunnyvale

Fire Inspection Record

Insp. Type	Date	Inspector	Comments
Underground Hydro/Rough/ Flush	3/6/2020	HR	Rough visual / Hydro OK to cover.
			See job plans.
Fire Sprinkler Hydro/Rough	11/5/11	CN	by final reading blue dot on submittal way layout
	2/19/12	SC	UG OK to finish
Alarm Systems			
Other Extinguishing Systems			
Emergency/ Exit Signs			
Fire Lanes			
Signage			
Fire Extinguisher			
Door Hardware			
Other			

Additional Fire Inspection Comments

3-13-2020 AC Rough visual / Hydro OK
See job plans

~~7/10/20 CN~~
7/17/20 CN Flush - OK for entire site

Additional Building Inspection Comments



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

On-Line Building Inspection Scheduling
www.e-onestop.net

Building Inspection Scheduling - (408) 730-7790
Fire Inspection Scheduling - (408) 730-7652
One-Stop Permit Center - (408) 730-7444

Permitted Hours of Construction
(Refer to Sunnyvale Municipal Code 16.08 for more information)
Monday-Friday: 7 am – 6 pm
Saturday: 8 am – 5 pm
No Work on Sunday/Holidays

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Project Number:

2019-3299 1

Project Address:

285 SOBRANTE WY

Permits Issued:

Bldg Elec

Description:

TEMP POWER AND TEMP TRAILER

Permittee:

LUSARDI CONSTRUCTION COMPANY
1570 LINDA VISTA DRIVE
SAN MARCOS, CA 92078

Construction Type:

Remodel

Occupancy:

Date Issued:

07/31/19

Issued By:

Chung

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire		
Other/HazMat		

When properly signed below, this card is a
CERTIFICATE OF OCCUPANCY

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building inspection is approved and signed below.

BUILDING INSPECTION FINAL:

Date: 2/5/21

Inspector: [Signature]

	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND			
ROUGH	8/15/19	[Signature]	
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
MECHANICAL			
ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			
ROOFING			
IN-PROGRESS			
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			
OTHER			

THIS PERMIT EXPIRES 180 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

Temp Power & Trailer



Additional Fire Inspection Comments

Additional Building Inspection Comments



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

On-Line Building Inspection Scheduling
ecityhall.sunnyvale.ca.gov/cd/

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Fire Inspection Scheduling - (408) 730-7652
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Project Number:

2019-3583 2

Project Address:

285 SOBRANTE WY

Permits Issued:

Fire

Description:

FIRE ALARM NEW 4-STRY OFFICE COLD SHELL
(121,715-SF)W/ 1-STRY BELW-GRADE PARKING...

Permittee:

ALLCOM ELECTRIC CO
7042 COMMERCE CIRCLE
PLEASANTON, CA 94588

Construction Type:

Remodel

Occupancy:

B, S-2

Date Issued:

10/29/19

Issued By:

Chung

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire	2/24/21	
Other/HazMat		

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The building must not be occupied until a final
building inspection is approved and signed below.

BUILDING INSPECTION FINAL:

Date: Inspector:

THIS PERMIT EXPIRES 365 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
MECHANICAL			
ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			
ROOFING			
IN-PROGRESS			
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			
OTHER			



Additional Fire Inspection Comments

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

On-Line Building Inspection Scheduling
ecityhall.sunnyvale.ca.gov/cd/

Building Inspection Scheduling - (408) 730-7790
Fire Inspection Scheduling - (408) 730-7652
One-Stop Permit Center - (408) 730-7444

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Project Number:2019-3760 3

Project Address:285 SOBRANTE WY

Permits Issued:Fire

Description:FIRE SPRINKLER NEW 4-STRY OFFICE COLD SHELL (121,715-SF)W/ 1-STRY BELW-GRADE...

Permittee:CHRIS PLUMBING INC
20976 CORSAIR BLVD
HAYWARD, CA 94545

Construction Type:RemodelOccupancy:B, S-2

Date Issued:10/21/19Issued By:Janelle

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire	2/24/21	
Other/HazMat		

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BUILDING INSPECTION FINAL:

Date:Inspector:

THIS PERMIT EXPIRES 365 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.

OH Fire Sprinkler Permit

	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
MECHANICAL			
ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			
ROOFING			
IN-PROGRESS			
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			
OTHER			



City of Sunnyvale
Fire Inspection Record

Insp. Type	Date	Inspector	Comments
Underground Hydro/Rough/Flush			
Fire Sprinkler Hydro/Rough	11/26/19	HK	Weld inspection ok to hang. No further weld inspection required.
Alarm Systems	5/21/20	AM	R/OVHD + HYDRO FOR PATIO AREAS ONLY ON 4 th FL: OK Provide STRAPS for ALL C-CLAMPS
Other Extinguishing Systems	6/3/20	EC	Rough outd hydro for garage & 1st floor OK. Add bracing as noted on plans. Verify heads clean of masticat when complete.
Emergency/Exit Signs			
Fire Lanes Signage	7/1/20	CN	4th fl OVHD OK except still need 1. Hydro 2. EQ bracing 3. Branch line restreints
Fire Extinguisher	7/16/20	MW	BL restraint 4th floor (6) 2" BL OK Stair 1 hydro OK stair 2 up to 1 st flr OK (hy sw) Visual only 1 st - roof OK
Door Hardware			
Other			Garage - add Long. bracing per plans (stand pipe)

Additional Fire Inspection Comments

7/23/20 EC 2nd floor R/V and hydro OK except add longitudinal bracing
4th floor hydro OK
Stair 2 Standpipe R/V OK from 1st fl-roof
Air relief valves needed one per system as shown on plans

8/13/20 CN 3rd fl hydro -OK, need to reinspect for seismic bracing

9/12/20 CN Garage longitudinal for standpipe -OK
2nd fl longitudinal -OK
3rd fl partial branch line restraint-OK, need to add BL restraint to South BL's
Replace all painted heads in garage

Additional Building Inspection Comments

11/5/20 HK Rough OVHD ok to cover new restrooms 1st floor.
AS-Built's to the city hall before fire final.

2/18/21 CN Fire sprinkler final pdg:
1. Sensors in elec room
2. Control valve and drain sig
3. 5 yr tag
4. AS built's

OK EC



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

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Fire Inspection Scheduling - (408) 730-7652
One-Stop Permit Center - (408) 730-7444

Permitted Hours of Construction
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Project Number:

2019-4477 1

Project Address:

285 SOBRANTE WY

Permits Issued:

Fire

Description:

2 WAY COMM NEW 4-STRY OFFICE COLD SHELL
(121,715-SF)W/ 1-STRY BELW-GRADE PARKING...

Permittee:

ALLCOM ELECTRIC CO
7042 COMMERCE CIRCLE
PLEASANTON, CA 94588

Construction Type:

Remodel

Occupancy:

B, S-2

Date Issued:

10/29/19

Issued By:

Chung

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Department	Date	Signed by
Public Works		
Public Safety/Fire	2/24/21	
Other/HazMat		

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BUILDING INSPECTION FINAL:

Date: Inspector:

FOUNDATION

	DATE	INSPECTOR	COMMENTS
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			

ELECTRICAL

UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			

PLUMBING

STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			

MECHANICAL

ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			

STRUCTURE

UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			

ROOFING

IN-PROGRESS			
-------------	--	--	--

POOLS

PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			

FINISH

WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			

OTHER

THIS PERMIT EXPIRES 365 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.



Additional Fire Inspection Comments

Additional Building Inspection Comments



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

On-Line Building Inspection Scheduling
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Project Number:

2020-1696 2

Project Address:

285 SOBRANTE WY

Permits Issued:

Sign

Description:

INSTALL (2) ILLUM MONUMENT SIGNS, (12) ADA PARK. SIGNS & (7) INFORMATIONAL...

Permittee:

DISCOUNT SIGNS
1317 N. CAROLAN AV
BURLINGAME, CA 94010

Construction Type:

Remodel

Occupancy:

Date Issued:

08/20/20

Issued By:

Janelle

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire		
Other/HazMat		

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BUILDING INSPECTION FINAL:

Date: 2/5/21 Inspector: [Signature]

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	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS	12/17/20	[Signature]	2 signs - OK.
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND	12/17/20	[Signature]	2 signs - OK.
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
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COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
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EXT. SHEATHING			
T-BAR			
WINDOWS			
ROOFING			
IN-PROGRESS			
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1st Layer	2nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			
OTHER			



Additional Fire Inspection Comments

Additional Building Inspection Comments

Fire Alarm Permit Warm Shell



City of Sunnyvale Construction Permit

BUILDING SAFETY DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

On-Line Building Inspection Scheduling
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Project Number:	2020-2228 1		
Project Address:	285 SOBRANTE WY		
Permits Issued:	Fire		
Description:	FIRE ALARM BATHS/FSD/DD/ELEV LOBBY NEW 4-STRY OFFICE WARM SHELL (121,715-SF)W		
Permittee:	CALIFORNIA FIRE DETECTION 3440 VINCENT RD SUITE C PLEASANT HILL, CA 94523		
Construction Type:	Remodel	Occupancy:	B, S-2
Date Issued:	08/07/20	Issued By:	Janelle

Signature in the area below indicates consent to final this permit; however, final approval is not provided until Building Inspection Final is approved.

Department	Date	Signed by
Public Works		
Public Safety/Fire	2/24/21	
Other/HazMat		

When properly signed below, this card is a
CERTIFICATE OF OCCUPANCY
The building must not be occupied until a final building inspection is approved and signed below.

BUILDING INSPECTION FINAL:

Date: Inspector:

	DATE	INSPECTOR	COMMENTS
FOUNDATION			
SETBACKS			
FOOTING STEEL			
SLAB			
PIER BLOCKS			
POST BEAM FTGS			
COLUMNS			
MASONRY STEEL			
HD'S/STRAPS ANCHOR			
UFER GROUND			
ELECTRICAL			
UNDERGROUND			
ROUGH			
METER RELEASE			
BONDING			
GR. ELECTRODE			
ABOVE T-BAR			
GENERATOR TEST			
EMERGENCY LIGHTS			
PLUMBING			
STORM LINE			
SEWER			
WATER SERVICE			
UNDERFLOOR/SLAB			
ROUGH			
TOP OUT			
SHOWER PAN			
GAS TEST			
ABOVE T-BAR			
PROCESS PIPING			
MECHANICAL			
ROUGH			
UNDERFLOOR			
DUCTS			
FLUES			
FURNACE/BOILER			
COMBUSTION AIR			
AIR CONDITIONING			
CONDENSATE			
HOODS			
ABOVE T-BAR			
HVAC SMOKE TEST			
FIRE DAMPER			
STRUCTURE			
UNDER FL FRAME			
INSULATION	Floor	Roof	Wall
FLOOR NAIL			
ROOF NAIL			
EXT. SHEAR WALL			
EXT. STRAPS			
FRAME			
HD'S/STRAPS			
TRUSSES			
INT. SHEAR WALL			
EXT. SHEATHING			
T-BAR			
WINDOWS			
ROOFING			
IN-PROGRESS			
POOLS			
PRE-GUNITE			
PRE-PLASTER			
DRAIN HOLES			
FINISH			
WATER RESIST. BRD			
RATED DRYWALL	1 st Layer	2 nd Layer	
EXTERIOR LATH			
TILE LATH			
SMOKE ALARMS			
CARBON MONO ALRM			
STREET ADDRESS			
OTHER			

THIS PERMIT EXPIRES 365 DAYS AFTER THE LAST INSPECTION IF NOT FINALLED.



Additional Fire Inspection Comments

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Case Number	Type	Status	Issued Date	Expiration	
				Applied Date	Date
B18027615	Building Project	Finaled		6/4/1974	6/4/1974
B18028607	Building Project	Finaled		8/9/1974	10/1/1974
B18029733	Building Project	Finaled		4/17/1974	5/3/1974
B18030084	Building Project	Finaled		4/18/1974	5/3/1974
B18030233	Building Project	Finaled		4/8/1974	5/3/1974
B18030234	Building Project	Finaled		7/12/1978	7/12/1978
B18030414	Building Project	Finaled		3/28/1974	5/3/1974
B18031860	Building Project	Finaled		6/27/1974	7/9/1974
B18032411	Building Project	Finaled		6/3/1974	9/25/1975
B18032586	Building Project	Finaled		6/13/1974	9/12/1974
B18033729	Building Project	Finaled		5/13/1975	5/30/1975
B18036338	Building Project	Finaled		9/5/1974	10/1/1974
B18039441	Building Project	Finaled		8/2/1974	9/25/1975
B18040571	Building Project	Finaled		9/12/1974	9/12/1974
B18040572	Building Project	Finaled		7/24/1974	8/9/1974
B18040747	Building Project	Finaled		7/25/1974	8/13/1974
B18040929	Building Project	Finaled		7/1/1974	9/12/1974
B18043369	Building Project	Finaled		11/6/1974	11/19/1974
B18043660	Building Project	Finaled		11/9/1973	2/25/1974
B18043824	Building Project	Finaled		3/15/1974	8/12/1974
B18045187	Building Project	Finaled		3/15/1974	5/10/1974
B18045439	Building Project	Finaled		6/11/1974	7/9/1974
B18045562	Building Project	Finaled		2/26/1974	4/8/1974
B18046397	Building Project	Finaled		3/15/1974	5/3/1974
B18046519	Building Project	Finaled		7/30/1974	9/25/1975
B18046520	Building Project	Finaled		3/15/1974	5/3/1974
B18046651	Building Project	Finaled		3/15/1974	5/3/1974
B18046775	Building Project	Finaled		3/15/1974	5/3/1974
B18046931	Building Project	Finaled		3/15/1974	5/10/1974
B18047072	Building Project	Finaled		3/15/1974	5/10/1974
B18047192	Building Project	Finaled		3/15/1974	5/10/1974
B18047310	Building Project	Finaled		3/15/1974	5/10/1974
B18047424	Building Project	Finaled		3/15/1974	5/10/1974
B18047526	Building Project	Finaled		3/15/1974	5/10/1974
B18047648	Building Project	Finaled		3/15/1974	9/25/1975
B18047861	Building Project	Finaled		4/3/1974	5/10/1974
B18047979	Building Project	Finaled		4/3/1974	8/13/1974
B18048074	Building Project	Finaled		4/3/1974	6/4/1974
B18048182	Building Project	Finaled		4/3/1974	5/10/1974
B18048271	Building Project	Finaled		4/3/1974	5/3/1974
B18048382	Building Project	Finaled		4/3/1974	5/3/1974
B18048478	Building Project	Finaled		4/3/1974	5/3/1974
B18048576	Building Project	Finaled		4/3/1974	5/3/1974
B18048676	Building Project	Finaled		4/3/1974	5/10/1974

B18048779	Building Project	Finaled		4/3/1974	5/10/1974
B18048955	Building Project	Finaled		4/3/1974	5/10/1974
B18049055	Building Project	Finaled		4/3/1974	5/10/1974
B18049139	Building Project	Finaled		4/3/1974	5/10/1974
B18049226	Building Project	Finaled		4/3/1974	5/10/1974
B18049779	Building Project	Expired		8/14/1974	
B18054289	Building Project	Finaled		6/7/1974	9/25/1975
B18064661	Building Project	Finaled		10/24/1984	12/19/1984
B18133754	Building Project	Finaled		10/25/1973	4/8/1974
B19922819	Building Project	Expired	8/20/1992	8/20/1992	4/30/1997
B19931780	Building Project	Expired	6/16/1993	6/16/1993	2/26/1997
B20043381	Minor Building Permit	Finaled	9/26/2004	9/26/2004	12/14/2004
B20100498	Building Project	Expired	2/25/2010	2/25/2010	11/1/2010
B20130966	Building Project	Finaled	3/20/2013	3/20/2013	4/15/2013
B20131664	Building Project	Cancelled	5/8/2013	5/8/2013	10/3/2013
B20134045	Building Project	Finaled	10/10/2013	10/10/2013	11/20/2013
B20141892	Building Project	Finaled	10/27/2014	5/30/2014	4/11/2016
B20163489	Building Project	Expired	10/12/2016	7/21/2016	1/3/2018
B20184875	Building Project	Finaled	5/2/2019	10/19/2018	2/25/2021
B20190830	Building Project	Finaled	3/27/2019	2/27/2019	5/9/2019
B20193299	Building Project	Finaled	7/31/2019	7/29/2019	2/5/2021
B20201696	Building Project	Finaled	8/20/2020	6/10/2020	2/5/2021
B20202727	Building Project	Finaled	12/23/2020	8/17/2020	3/31/2021
B20212871	Building Project	Finaled	8/10/2021	6/28/2021	9/22/2021
E20219123	Engineering Project	Cancelled		3/1/2021	
F20192940	Fire Permit	Finaled	7/24/2019	7/3/2019	2/24/2021
F20193583	Fire Permit	Finaled	10/29/2019	8/13/2019	2/24/2021
F20193760	Fire Permit	Finaled	10/21/2019	8/23/2019	2/24/2021
F20194477	Fire Permit	Finaled	10/29/2019	9/26/2019	2/24/2021
F20202228	Fire Permit	Finaled	8/7/2020	7/14/2020	2/24/2021

Description

(none)

CENTRAL HEAT

(none)

(none)

(none)

(none)

(none)

(none)

SINK

(none)

(none)

CENTRAL HEAT

(none)

(none)

(none)

(none)

(none)

(none)

ROUGH TO SLAB ONLY

INT DEV-CEILING-PART

INT DEW

PARTITIONS

(none)

INT DEVEL

INTERIOR IMPROV FOR IND BLDG

INT DEVEL

INT-DEVEL

INT DEVEL

INT DEV

(none)

INT-PART CELLING PART

INT DEW

INT DEW

INT DEW

INTERIOR DEVELOPMENT

(none)

(none)

FANS

FANS

(none)

FANS

FANS

FANS

FANS

FANS
FANS
FANS
FANS
FANS
(none)
SINK
LAB ELECTROPHATING
SHELL ONLY
TEAR OFF T+G,REPLACE 4PLY BUR
TEAROFF/ T&G
Reroof Value=28000 Remove=Yes UseType=Commercial
TI TO INCLUDE ADDITION OF TWO PARTITIONS AND ONE DOOR TO
AN EXISTING MANUF SPACE. (SUITE J)
EL METER RELEASE PER PG&E (FIRE DAMAGE) UNITS A, C, AND D.
TEMP BRACING OF EXTERIOR WALL AND REMOVAL OF DAMAGED
PANELIZED ROOFING SYSTEM
REMOVAL OF FIRE DAMAGED PANELIZED ROOF STRUCTURE
FIRE DAMAGE REPAIR TO UNITS; F, G, H, J, K, L, M, N, & P.
INSTALL CEILING SUSPENDED HEATER, RUN GAS LINE ON ROOF &
POWER *WORK ALREADY COMPLETED*
NEW 4-STRY OFFICE WARM SHELL (121,715-SF)W/ 1-STRY BELW-
GRADE PARKING GARAGE (40,410-SF)&SITE IMPRMT
DEMOLITION OF EXISTING BLDG
TEMP POWER AND TEMP TRAILER
INSTALL (2) ILLUM MONUMENT SIGNS, (12) ADA PARK. SIGNS & (7)
INFORMATIONAL SIGNS FOR CENTRAL STATION
INSTALLATION OF 118KW ROOF SOLAR ARRAY AND 221 KW SOLAR
CANOPY
INSTALL NEW METAL SOFFIT ON EXISTING SOLAR CANOPY

We will be cleaning windows on the buliding on 285 Sobrante Way.
This will take 6 hours and plan on doing it during the weekend.
Emailed 12/9 for cancellation - no response and cancelled 12/21
FIRE UNDERGROUND NEW 4-STRY OFFICE COLD SHELL (121,715-
SF)W/ 1-STRY BELW-GRADE PARKING GARAGE (40,41
FIRE ALARM NEW 4-STRY OFFICE COLD SHELL (121,715-SF)W/ 1-
STRY BELW-GRADE PARKING GARAGE (40,41
FIRE SPRINKLER NEW 4-STRY OFFICE COLD SHELL (121,715-SF)W/ 1-
STRY BELW-GRADE PARKING GARAGE
2 WAY COMM NEW 4-STRY OFFICE COLD SHELL (121,715-SF)W/ 1-
STRY BELW-GRADE PARKING GARAGE (40,41
FIRE ALARM BATHS/FSD/DD NEW 4-STRY OFFICE WARM SHELL
(121,715-SF)W

APPENDIX B

MECHANICAL EQUIPMENT TABLE
285 Sobrante Way, Sunnyvale, CA



Job # 24152.60

Primary Space Heating and Cooling Equipment									
Equipment	Quantity	Brand/ Refrig	Cooling / Heating Size	Line item capacity (tons)	Replace	Year of Manufacture	Effective Age	EUL	RUL
Rooftop VRV heat recovery compressor units	18	Daikin	12 ton	216	N	2020	0	20	20
		R-410A	144,000 BTU/hour input						
Rooftop VRV heat recovery compressor units	9	Daikin	14 ton	126	N	2020	0	20	20
		R-410A	168,000 BTU/hour input						
Energy recovery ventilators	2	Greenheck	—		N	2020	0	20	20
		—	—						
Dedicated Space Heating and Cooling Equipment									
Equipment	Quantity	Brand/ Refrig	Cooling / Heating Size	Line item capacity (tons)	Replace	Year of Manufacture	Effective Age	EUL	RUL
Basement split-system heat pumps serving main lobby and restrooms	1	Daikin	4 ton	4	N	2019	0	20	20
		R-410A	48,000 BTU/hour input						
Basement split-system heat pumps serving main lobby and restrooms	1	Daikin	4 ton	4	N	2019	0	20	20
		R-410A	48,000 BTU/hour input						
Basement split-system heat pump serving elevator control equipment room	1	Daikin	2.5 ton	2.5	N	2020	0	20	20
		R-410A	30,000 BTO/hour input						
EXHAUST FANS									
Equipment	Quantity	Brand	Size		Replace		Effective Age	EUL	RUL
Roof-mounted exhaust fan for restrooms	1	Greenheck	3,800 CFM		N	2020	0	40	40
Garage ventilation fans	2	Cook	14,490 CFM		N	2020	0	40	40
Roof-mounted exhaust fan for electrical service room	1	Greenheck	300 CFM		N	2020	0	40	40
Total Primary Cooling Capacity	Total does not included cooling capacities of dedicated basement heat pumps.			342	Tons				

APPENDIX C



General Information

Property Name 285 Sobrante Way (Information in green filled in by AllWest)

Property Owner

Owner Address

City, State, Zip

Site Contact Bridget Kitzerow

Building Information

Construction Date 2021 (primary building permit was finalized in February 2021)

Building sq ft Gross 125,100 Rentable

Service Providers

Maintenance:

Fire Sprinkler Inspection	Contact Number:
Company Name:	Address:
Fire Alarm Monitoring	Contact Number:
Company Name:	Address:
HVAC	Contact Number:
Company Name:	Address:
Roof Maintenance	Contact Number:
Company Name:	

Utilities:		YES	NO
Electrical PG&E	Adequate?	☐	☐
Gas PG&E	Adequate?	☐	☐
Water City of Sunnyvale	Adequate?	☐	☐
Sewer City of Sunnyvale	Adequate?	☐	☐

Property Condition

Site:

Asphalt sealing	Year replaced:		Cost:
Irrigation System	Yes	No	

Building Envelope:

	YES	NO		YES	NO
Roof Type:			Cost:		
			Current leaks?	☐	☐
	YES	NO			
Structural (cracks, settlement)	☐	☐		☐	☐
Seismic Retrofit:	☐	☐	Year:	☐	☐
shear walls	☐	☐	shear frames	Yes	No
			Plywood sheathing	☐	☐

Mechanical Systems:

	YES	NO		YES	NO
HVAC Equipment List	Yes	No	PDF?	Yes	No
Equipment Age			Attached	☐	☐

Known Deficiencies (For example: water infiltration, plumbing system, sewer line leaks or blockages, sewer line replacements, HVAC, electrical deficiencies, deferred maintenance, leaks though window or wall systems)

Recent major replacement costs:

Documentation

Lists/Reports:

	YES	NO		YES	NO
Previous Property Reports	☐	☐	PDF?	☐	☐
Brochures—OM	☒	☐	PDF?	☒	☐
Warranties (Roof)	☐	☐	PDF?	☐	☐
Warranties (HVAC equip)	☐	☐	PDF?	☐	☐
Rent Roll	☐	☐	PDF?	☐	☐

Testing Reports:

	YES	NO		YES	NO
Backflow Preventer	☐	☐		YES	NO
Fire Sprinkler	1 Year	☐	5 year	☐	☐
Fire Alarm	☐	☐			
Elevator	Current license expiration date:		5 year load test date:	YES	NO
Drawings:	YES	NO		YES	NO
ALTA survey	☐	☐	PDF?	☐	☐
Original Construction Docs	☐	☐	PDF?	☐	☐
Site Plan	☐	☐	PDF?	☐	☐
Tenant Improvement Docs	☐	☐	PDF?	☐	☐

Prepared By:

Date:

Contact #

Questions.01 for the 285 Sobrante Way, Sunnyvale, CA

1. I assume the building owner has financial responsibility for the wood fences on the west side of the site.

Is that correct?

2. Is roof maintenance provided on a regular, scheduled basis? Or is it just scheduled as-needed?
3. Who provides roof service?
4. Are there any known, current leaks though the roofing systems?
5. Are there any known, current leaks though the window/wall systems?
6. When was the last fire sprinkler annual inspection performed?
7. When was the last fire alarm system annual inspection performed?
8. Who does fire alarm monitoring and inspection?
9. Is there an energy management system (EMS) for the HVAC units?
10. If yes to above, where is it located? (I did see a lighting control panel in the electrical room.)
11. Has the parking lot been re-sealed/re-striped since February 2021?

(The following five questions may seem odd on such a new building, but I ask them on every project as part of my due diligence process.)

12. Have there been any underground sewer line replacements in the last 36 months?
13. Have there been any underground gas line replacements in the last 36 months?
14. Have there been any instances of fire at the property in the last 36 months?
15. Have there been any instances of flooding into the building in the last 36 months?
16. Are there any known issues with soil settlement around the site or with differential settlement of concrete foundation slab?

APPENDIX D



APPLICATION FOR AUTHORIZATION TO USE

REPORT TITLE: **PROPERTY CONDITION ASSESSMENT**

285 Sobrante Way
Sunnyvale, CA 94086

PROJECT NUMBER: 24152.60

To: AllWest Environmental, Inc.
2141 Mission Street, Suite 100
San Francisco, CA 94110

From (Applicant):

(Please clearly identify name and address of person/entity applying for permission to use or copy this document)

Ladies and Gentlemen:

Applicant states they have thoroughly reviewed the report and had the opportunity to discuss with AllWest the report's methodology, findings and conclusion(s).

Applicant hereby applies for permission to rely upon AllWest's work product, as described above, for the purpose of (state here the purpose for which you wish to rely upon the work product):

Applicant only can accept and rely upon AllWest work product under the strict understanding that Applicant is bound by all provisions in the General Conditions to the Work Authorization Agreement provided below. Every report, recommendation, finding, or conclusion issued by AllWest shall be subject to the limitations stated in the Agreement and subject report(s). If this is agreeable, please sign below and return one copy of this letter to us along with the applicable fees. Upon receipt and if acceptable, our signed letter will be returned. AllWest may withhold permission at its sole discretion or require additional re-use fees or terms.

FEES: A \$1,950 coordination and reliance fee, payable in advance, will apply. If desired, for an additional \$250 report reproduction fee, we will reissue the report in the name of the Applicant; the report date, however, will remain the same. All checks will be returned if your request for reliance is not approved.

REQUESTED BY

APPROVED BY

Applicant Company

AllWest Environmental, Inc.

Print Name and Title

Print Name and Title

Signature and Date

Signature and Date

GENERAL CONDITIONS TO THE WORK AUTHORIZATION AGREEMENT

It is hereby agreed that the Client retains AllWest to provide services as set forth in the Work Authorization attached hereto (the "Work"). This contract shall be controlled by the following terms and conditions, and these terms and conditions shall also control any further assignments performed pursuant to this Work Authorization. Client's signature on this Work Authorization constitutes Client's agreement to the all terms to this contract, including these General Conditions.

FEES AND COSTS

1. AllWest shall charge for work performed by its personnel at the rates identified in the Work Authorization. These rates are subject to reasonable increases by AllWest upon giving Client 30 days advance notice. Reimbursable Costs will be charged to the Client in addition to the fees for the basic services under this Agreement and all Additional Services (defined below) under the Agreement. Reimbursable Costs include, but are not limited to, expenses for travel, including transportation, meals, lodging, long distance telephone and other related expenses, as well as the costs of reproduction of all drawings for the Client's use, costs for specifications and type-written reports, permit and approval fees, automobile travel reimbursement, costs and fees of subcontractors, and soil and other materials testing. No overtime is accrued for time spent in travel. All costs incurred which relate to the services or materials provided by a contractor or subcontractor to AllWest shall be invoiced by AllWest on the basis of cost plus twenty percent (20%). Automobile travel reimbursement shall be at the rate of fifty- eight cents (\$0.58) per mile. All other reimbursable costs shall be invoiced and billed by AllWest at the rate of 1.1 times the direct cost to AllWest. Reimbursable costs will be charged to the client only as outlined in the Work Authorization if the scope of work is for Phase I Environmental Site Assessment, Property Condition Assessment, Seismic Assessment or ALTA survey. Invoices for work performed shall be submitted monthly. Payment will be due upon receipt of invoice. Client shall pay interest on the balance of unpaid invoices which are overdue by more than 30 days, at a rate of 18% per annum as well as all attorney fees and costs incurred by AllWest to secure payment of unpaid invoices. AllWest may waive such fees at its sole discretion.

STANDARD OF CARE

2. AllWest will perform its work in accordance with the standard of care of its industry, as it is at the time of the work being performed, and applicable in the locale of the work being performed. AllWest makes no other warranties, express or implied regarding its work.

LIMITATION OF REMEDIES

3. Client expressly agrees that to the fullest extent permitted by law, Client's remedies for any liability incurred by AllWest, and/or its employees or agents, for any and all claims arising from AllWest's services, shall be \$50,000 or its fees, whichever is greater.

Client may request a higher limitation of remedies, but must do so in writing. Upon such written request, AllWest may agree to increase this limit in exchange for a mutually negotiated higher fee commensurate with the increased risk to AllWest. Any such agreed increase in fee and limitation of remedies amount must be memorialized by written agreement which expressly amends the terms of this clause.

As used in this section, the term "limitation of remedies" shall apply to claims of any kind, including, but not limited to, claims brought in contract, tort, strict liability, or otherwise, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to AllWest's services or the services of AllWest's subcontractors, consultants, agents, officers, directors, and employees from any cause(s). AllWest shall not be liable for any claims of loss of profits or any other indirect, incidental, or consequential damages of any nature whatsoever. Client & AllWest have specifically negotiated this limitation.

INDEMNIFICATION

4. Notwithstanding any other provision of this Agreement, Client agrees, to the fullest extent permitted by law, to waive any claim against, release from any liability or responsibility for, and indemnify and hold harmless AllWest, its employees, agents and sub-consultants (collectively, Consultant) from and against any and all damages, liabilities, claims, actions or costs of any kind, including reasonable attorney's fees and defense costs, arising or alleged to arise out of or to be in any way connected with the Project or the performance or non-performance of Consultant of any services under this Agreement, except to the extent any such liabilities are determined by a court or other forum of competent jurisdiction to have been caused by the negligence or willful misconduct of Consultant.

Client further agrees to indemnify Consultant for any liability Consultant suffers to a third person to the extent that liability exceeds the limitation of liability amounts stated in Limitation of Remedies paragraph. This provision shall be in addition to any rights of indemnity Consultant may have under the law and shall survive and remain in effect following the termination of this Agreement for any reason. Should any part of this provision be determined to be unenforceable, AllWest and Client agree the rest of the provision shall apply to the maximum extent permitted by law. The Client's duty to defend AllWest shall arise immediately upon tender of any matter potentially covered by the above obligations to indemnify and hold harmless.

AllWest agrees to indemnify and hold harmless CLIENT, its officers, directors, partners, employees, and any other entity or person for which AllWest is legally liable, from and against any damages, losses, liabilities, judgments, settlements, expenses, and costs (including reasonable attorneys' fees, costs and expenses recoverable under applicable law), that CLIENT incurs from claims by third parties, to the extent caused by negligent acts, errors or omissions or willful misconduct of AllWest in the performance of professional services under this Agreement and any other entity or person for which AllWest is legally liable.

Notwithstanding the foregoing, if AllWest's obligation to defend, indemnify, and/or hold harmless arises out of AllWest's performance of "design professional" services (as that term is defined under California Civil Code Section 2782.8), AllWest's obligations shall be as stated in California Civil Code Section 2782.8, which is fully incorporated herein as it was in effect as of the date of this Agreement. AllWest's indemnification obligation shall be limited to claims to the extent caused by the negligence, recklessness, or willful misconduct of AllWest, and, upon AllWest obtaining a final adjudication by a court of competent jurisdiction, AllWest's liability for such claim, including the cost to defend, shall not exceed AllWest's proportionate percentage of fault. AllWest is not obligated to indemnify and hold harmless CLIENT for CLIENT'S active or sole negligence, or willful misconduct.

MEDIATION & JUDICIAL REFERENCE

5. In an effort to resolve any conflicts or disputes that arise regarding the performance of this agreement, the Client & AllWest agree that all such disputes shall be submitted to non-binding mediation, using a mutually agreed upon mediation service experienced in the resolution of construction disputes. Unless the parties mutually agree otherwise, such mediation shall be a condition precedent to the initiation of any other adjudicative proceedings. It is further agreed that any dispute that is not settled pursuant to such mediation shall be adjudicated by a court appointed referee in accordance with the Judicial Reference procedures as set forth in California Code of Civil Procedure Section 638 et seq. The parties hereby mutually agree to waive any right to a trial by jury regarding any dispute arising out of this agreement.

The parties further agree to include a similar mediation, Judicial Reference & waiver of jury trial provision in their agreements with other independent contractors & consultants retained for the project and require them to similarly agree to these dispute resolution procedures. The cost of said Mediation shall be split equally between the parties. This agreement to mediate shall be specifically enforceable under the prevailing law of the jurisdiction in which this agreement was signed.

HAZARDOUS WASTE

6. Client acknowledges that AllWest and its sub-contractors have played no part in the creation of any hazardous waste, pollution sources, nuisance, or chemical or industrial disposal problem, which may exist, and that AllWest has been retained for the sole purpose of performing the services set out in the scope of work within this Agreement, which may include, but is not necessarily limited to such services as assisting the Client in assessing any problem which may exist and in assisting the Client in formulating a remedial program. Client acknowledges that while necessary for investigations, commonly used exploration methods employed by AllWest may penetrate through contaminated materials and serve as a connecting passageway between the contaminated material and an uncontaminated aquifer or groundwater, possibly inducing cross contamination. While back-filling with grout or other means, according to a state of practice design is intended to provide a seal against such passageway, it is recognized that such a seal may be imperfect and that there is an inherent risk in drilling borings of performing other exploration methods in a hazardous waste site.

AllWest will not sign or execute hazardous waste manifests or other waste tracking documents on behalf of Client unless Client specifically establishes AllWest as an express agent of Client under a written agency agreement approved by AllWest. In addition, Client agrees that AllWest shall not be required to sign any documents, no matter requested by whom, that would have the effect of AllWest providing any form of certification, guarantee, or warranty as to any matter or to opine on conditions for which the existence AllWest cannot ascertain. Client also agrees that it shall never seek or otherwise attempt to have AllWest provide any form of such certification, guarantee or warranty in exchange for resolution of any disputes between Client and AllWest, or as a condition precedent to making payment to AllWest for fees and costs owing under this Agreement.

Client understands and agrees that AllWest is not, and has no responsibility as, a generator, operator, treater, storer, transporter, arranger or disposer of hazardous or toxic substances found or identified at the site, including investigation-derived waste. The Client shall undertake and arrange for the removal, treatment, storage, disposal and/or treatment of hazardous material and investigation derived waste (such as drill cuttings) and further, assumes full responsibility for such wastes to the complete exclusion of any responsibility, duty or obligation upon AllWest. AllWest's responsibilities shall be limited to recommendations regarding such matters and assistance with appropriate arrangements if authorized by Client.

FORCE MAJUERE

7. Neither party shall be responsible for damages or delays in performance under this Agreement caused by acts of God, strikes, lockouts, accidents or other events or condition (other than financial inability) beyond the other Party's reasonable control.

TERMINATION

8. This Agreement may be terminated by either party upon ten (10) days' written notice should the other party substantially fail to perform in accordance with its duties and responsibilities as set forth in this Agreement and such failure to perform is through no fault of the party initiating the termination. Client agrees that if it chooses to terminate AllWest for convenience, and AllWest has otherwise satisfactorily performed its obligations under this Agreement to that point, AllWest shall be paid no less than eighty percent (80%) of the contract price, provided, however, that if AllWest shall have completed more than eighty percent of the Work at the time of said termination, AllWest shall be compensated as provided in the Work Authorization for all services performed prior to the termination date which fall within the scope of work described in the Work Authorization and may as well, at its sole discretion and in accordance with said Schedule of Fees, charge Client, and Client agrees to pay AllWest's reasonable costs and labor in winding up its files and removing equipment and other materials from the Project.

Upon notice of termination by Client to AllWest, AllWest may issue notice of such termination to other consultants, contractors, subcontractors and to governing agencies having jurisdiction over the Project, and take such other actions as are reasonably necessary in order to give notice that AllWest is no longer associated with the Project and to protect AllWest from claims of liability from the work of others.

DOCUMENTS

9. Any documents prepared by AllWest, including, but not limited to proposals, project specifications, drawings, calculations, plans and maps, and any ideas and designs incorporated therein, as well as any reproduction of the above are instruments of service and shall remain the property of AllWest and AllWest retains copyrights to these instruments of service. AllWest grants to Client a non-exclusive license to use these instruments of service for the purpose of completing and maintaining the Project. The Client shall be permitted to retain a copy of any instruments of service, but Client expressly agrees and acknowledges that the instruments of service may not be used by the Client on other projects, or for any other purpose, except the project for which they were prepared, unless Client first obtains a written agreement expanding the license to such use from AllWest, and with appropriate compensation to AllWest. Client further agrees that such instruments of service shall not be provided to any third parties without the express written permission of AllWest.

Client shall furnish, or cause to be furnished to AllWest all documents and information known to Client that relate to the identity, location, quantity, nature, or characteristics of any asbestos, PCBs, or any other hazardous materials or waste at, on or under the site. In addition, Client will furnish or

cause to be furnished such reports, data, studies, plans, specifications, documents and other information on surface or subsurface site conditions, e.g., underground tanks, pipelines and buried utilities, required by AllWest for proper performance of its services. If Client fails to provide AllWest with all hazardous material subject matter reports including geotechnical assessments in its possession during the period that AllWest is actively providing its services (including up to 30 days after its final invoice), Client shall release AllWest from any and all liability for risks and damages the Client incurs resulting from its reliance on AllWest's professional opinion. AllWest shall be entitled to rely upon Client - provided documents and information in performing the services required in this Agreement; however, AllWest assumes no responsibility or liability for the accuracy or completeness of Client-provided documents. Client-provided documents will remain the property of the Client.

ACCESS TO PROJECT

10. Client grants to AllWest the right of access and entry to the Project at all times necessary for AllWest to perform the Work. If Client is not the owner of the Project, then Client represents that Client has full authority to grant access and right of entry to AllWest for the purpose of AllWest's performance of the Work. This right of access and entry extends fully to any agents, employees, contractors or subcontractors of AllWest upon reasonable proof of association with AllWest. Client's failure to provide such timely access and permission shall constitute a material breach of this Agreement excusing AllWest from performance of its duties under this Agreement.

CONFIDENTIAL INFORMATION

11. Both Client and AllWest understand that in conjunction with AllWest's performance of the Work on the project, both Client and AllWest may receive or be exposed to Proprietary Information of the other. As used herein, the term "Proprietary Information" refers to any and all information of a confidential, proprietary or secret nature which may be either applicable to, or relate in any way to: (a) the personal, financial or other affairs of the business of each of the Parties, or (b) the research and development or investigations of each of the Parties. Proprietary Information includes, for example and without limitation, trade secrets, processes, formulas, data, know-how, improvements, inventions, techniques, software technical data, developments, research projects, plans for future development, marketing plans and strategies. Each of the Parties agrees that all Proprietary Information of the other party is and shall remain exclusively the property of that other party. The parties further acknowledge that the Proprietary Information of the other party is a special, valuable and unique asset of that party, and each of the Parties agrees that at all times during the terms of this Agreement and thereafter to keep in confidence and trust all Proprietary Information of the other party, whether such Proprietary Information was obtained or developed by the other party before, during or after the term of this Agreement. Each of the Parties agrees not to sell, distribute, disclose or use in any other unauthorized manner the Proprietary Information of the other party. AllWest further agrees that it will not sell, distribute or disclose information or the results of any testing obtained by AllWest during the performance of the Work without the prior written approval of Client unless required to do so by federal, state or local statute, ordinance or regulation.

INDEPENDENT CONTRACTOR

12. Both Client and AllWest agree that AllWest is an independent contractor in the performance of the Work under this Agreement. All persons or parties employed by AllWest in connection with the Work are the agents, employees or subcontractors of AllWest and not of Client. Accordingly, AllWest shall be responsible for payment of all taxes arising out of AllWest's activities in performing the Work under this Agreement.

ENTIRE AGREEMENT

13. This Agreement contains the entire agreement between the Parties pertaining to the subject matter contained in it and supersedes and replaces in its entirety all prior and contemporaneous proposals, agreements, representations and understandings of the Parties. The Parties have carefully read and understand the contents of this Agreement and sign their names to the same as their own free act.

INTEGRATION

14. This is a fully integrated Agreement. The terms of this Agreement may be modified only by a writing signed by both Parties. The terms of this Agreement were fully negotiated by the Parties and shall not be construed for or against the Client or AllWest but shall be interpreted in accordance with the general meaning of the language in an effort to reach the intended result.

MODIFICATION / WAIVER / PARTIAL INVALIDITY

15. Failure on the part of either party to complain of any act or omission of the other, or to declare the other party in default, shall not constitute a waiver by such party of its rights hereunder. If any provision of this Agreement or its application be unenforceable to any extent, the Parties agree that the remainder of this Agreement shall not be affected and shall be enforced to the greatest extent permitted by law.

INUREMENT / TITLES

16. Subject to any restrictions on transfers, assignments and encumbrances set forth herein, this Agreement shall inure to the benefit of and be binding upon the undersigned Parties and their respective heirs, executors, legal representatives, successors and assigns. Paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience, and for reference only, and in no way limit, define or extend the provisions of any paragraph. , et al., incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

AUTHORITY

17. Each of the persons executing this Agreement on behalf of a corporation does hereby covenant and warrant that the corporation is duly authorized and existing under the laws of its respective state of incorporation, that the corporation has and is qualified to do business in its respective state of incorporation, that the corporation has the full right and authority to enter into this Agreement, and that each person signing on behalf of the corporation is authorized to do so. If the Client is a joint venture, limited liability company or a partnership, the signatories below warrant that said entity is properly

and duly organized and existing under the laws of the state of its formation and pursuant to the organizational and operating document of the entity, and the laws of the state of its formation, said signatory has authority act on behalf of and commit the entity to this Agreement.

COUNTERPARTS

18. This Agreement may be signed in counterparts by each of the Parties hereto and, taken together, the signed counterparts shall constitute a single document.

THIRD PARTY BENEFICIARIES / CONTROLLING LAW

19. There are no intended third party beneficiaries of this Agreement. The services, data & opinions expressed by AllWest are for the sole use of the client, are for a particular project and may not be relied upon by anyone other than the client. This Agreement shall be controlled by the laws of the State of California and any action by either party to enforce this Agreement shall be brought in San Francisco County, California.

TIME BAR TO LEGAL ACTION

20. Any legal actions by either party against the other related to this Agreement, shall be barred after one year has passed from the time the claimant knew or should have known of its claim, and under no circumstances shall be initiated after two years have passed from the date by which AllWest completes its services.