

AllWest Environmental

PROPERTY CONDITION ASSESSMENT

5601 & 5733 San Leandro Street, Oakland, California 94621

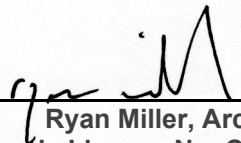


PREPARED FOR:

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162 Cumberland Street, Suite 300
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**ALLWEST PROJECT 22183.60
February 10, 2023**

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PROPERTY CONDITION ASSESSMENT

5601 & 5733 San Leandro Street, Oakland, California 94621

I. EXECUTIVE SUMMARY

AllWest has completed a Property Condition Assessment of the above referenced site in accordance with ASTM E2018-15. On January 18 and 24, 2023, we visited the property and observed the condition of the structures, interior areas, and some tenant spaces. Kurt Westendorf of CBRE arranged site access. Francisco Marcial and Camerino Sanchez, who are both affiliated with maintenance of the facility in connection with the property manager, provided roof and limited interior access to the property during our site visit.

During the preparation of this report, research was conducted with the Oakland Building, Planning and Fire Departments to obtain permit information and information concerning any active complaints, actions or violations at the subject property.

This Property Deficiency Assessment was conducted on behalf of Romspen Investment Company, in support of their property management activities.

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 of 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 to 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 comprised of two industrial buildings with a combined 449,255 square feet (sq ft) of gross floor area. For the purposes of this report, we will refer to the two distinct segments of each building, as shown below in bold text, with their reported years of construction. Their relative locations on the site,

number of stories, and approximate floor areas appear in parentheses, as follows:

Bldg 5601E: 1929: (Northeast building, three stories: 244,885 sq ft)

Bldg 5601W: 1948: (Northwest building: one story†: 39,370 sq ft)

Bldg 5733E: 1928: (Southeast building: two stories: 98,860 sq ft)

Bldg 5733W: 1928: (Southwest building: one story: 66,140 sq ft)

† Bldg 5601W has an attic area a habitable space has been constructed. This attic space is only accessible via ceiling-mounted folding attic ladders. This attic level does not meet the code definition of either a mezzanine or a floor since a compliant means of egress from the attic level is not provided.

A detached carport—open along the full length of its south side—with 3,000 sq ft of floor area is located to the north of Bldg 5601E along the north property line. Unless otherwise noted, all dimensions in this report are approximate.

As part of the report when conjoined buildings segment into single building, they will be referred to Bldg 5601 (284,255 sq ft) and Bldg 5733 (165,000 sq ft). All building segments are irregularly-shaped in plan.

The subject property is located on two legal parcels; both are irregularly shaped, though each is roughly rectangular. Their combined shape in plan is also largely rectangular. The north parcel (APN: 41-3848-14-4) contains 5.23 acres; the south parcel (APN: 41-3848-13-3) contains 4.45 acres for a total of 9.68 acres.

The site is located within an industrial, multi-use district where manufacturing, fabrication, scientific and product-related research and development (R&D), construction, transportation, warehousing, clean technology, and recycling and waste-related uses are permitted by-right. Office occupancies in these buildings are typically secondary. Most

buildings in the near vicinity are single-story, though a small number are multi-story, typically with no more than two stories.

San Leandro Street runs NW-SE in the vicinity of the site, 45° off of the cardinal compass points. The building elevations parallel and closest to San Leandro Street are considered the east elevations. The site is bound by San Leandro Street to the east; adjacent, developed parcels to the north and south; and a Central Pacific Railroad spur to the south, with low-rise industrial and warehouse buildings ±beyond. Street frontage along San Leandro Street is 949 feet per the Assessor's Parcel Map. If the rail spur at one time served Bldg 5733W, it now appears to have been long inactive.

The parcels are essentially flat with a very gradual descending slope from to southeast to northwest with a change in elevation of two feet. The first-floor levels of both buildings are situated somewhat above adjacent street grade. The buildings' footprints occupy 57% of the site.

The parcel has a City of Oakland zoning designation of IG (Industrial General). The likely occupancy classifications are:

Group F-1: (Moderate Hazard Factory Industrial);

Group R-2: (Residential – Apartments);

Group S-1: (Moderate Hazard Storage);

Group S-2: (Low Hazard Storage);

Group B: (Business – Offices).

The site is located in FEMA Flood Zone X (unshaded). The site reportedly has underlying soil conditions of alluvial fan deposits, and is in a liquefaction zone.

Significant expenses can be anticipated to return the property to "Good" condition. Expenses include, but are not limited to: asphalt and concrete paving replacement and repairs; new roofing systems; exterior repainting at all buildings; and remedial measures to achieve a higher overall level of Accessibility compliance at the property.

Construction is Type III-B, non-fire resistive rated, fully fire sprinklered. Structural elements appeared in generally "Good" condition and visible in numerous locations. A variety of construction systems are present and include:

Bldg 5601E: Cast-in-place concrete perimeter and interior walls, structural framing, and floor and roof decks;

Bldg 5601W: Structural steel framing consisting of roof trusses and columns;

Bldg 5733E: Load bearing brick masonry perimeter walls with interior steel and wood columns;

Bldg 5733W: Load bearing brick masonry perimeter walls with interior steel and wood columns.

Building foundations are most likely constructed of either a pile and grade beam system or reinforced concrete strip footings at the walls and isolated spread footings at interior columns. The ground floors are typically concrete slab-on-grade. At Bldg 5601W, a concrete pier and beam crawl space foundation is provided along with a concrete first floor deck; this reinforced concrete foundations presumably has continuous perimeter strip footings and isolated spread footings at interior columns.

Site improvements appeared in generally "Fair" to "Poor" condition, with the overall condition of all site elements closer to "Poor" than "Fair." Landscaping is minimal with a very small number of trees and plants located near the southeast corner of the site along San Leandro Street and adjacent to Bldg 5733E where a small area of grass lawn is also located. Some landscaping is also provided along the east elevation of Bldg 5601E. The site reportedly has an automatic irrigation system—presumably with a programmable controller—serving the small landscaped area near Bldg 5733E.

Numerous deficiencies in asphalt- and concrete-paved areas were observed. Both of these site elements are evaluated in generally "Poor" condition. Generally, parking stall striping is highly degraded, as is the asphalt paving, with some paved areas approaching "Poor" condition. Delineated off-street parking for a total of 170 vehicles is reported, with 110 on the parcel for Bldg 5601 and 60 on the parcel for Bldg 5733. Using that total figure, parking is provided at a ratio of 0.38 stalls per 1,000 sq ft of floor area and is presumed compliant with the requirements of the Oakland Municipal Code at.

The physical condition of the building envelopes ranged between "Good" to "Poor." The installed roofing systems and their conditions follow:

Bldg 5601E: Flat roof with built-up roofing (BUR) system with a white mineral granule top sheet; a white spray-on polyurethane coating was applied

early in 2020. The sawtooth pitched roof elements did not receive the coating, ("Poor");

Bldg 5601W: Pitched roof with ribbed, galvanized steel panels. It appears that a spray-on coating of some sort was applied at an unknown time, ("Fair" to "Poor");

Bldg 5733E: Flat roof with BUR system with white mineral granule cap sheet ("Poor"). Areas of pitched roofs along San Leandro Street and elsewhere are provided with asphalt shingles ("Fair" to "Poor");

Bldg 5733W: Flat roof with BUR system with white mineral granule cap sheet ("Poor").

All flat roof systems generally have minimal slopes, though some areas—typically at roof perimeters or at sawtooth projections—are more steeply pitched. Roof drainage on flat roof segments is via atrium grated or screened roof drains and internal downspouts which are connected to the municipal storm drain system. Drainage on most pitched roof areas is handled by gutters and downspouts. Overflow protection is not provided.

The exterior walls and finishes have the following characteristics:

Bldg 5601E: Painted cast-in-place concrete perimeter walls ("Fair");

Bldg 5601W: Ribbed galvanized steel sheet metal panels ("Fair" to "Poor");

Bldg 5733E: Unpainted masonry brick, painted brick masonry, painted stucco, and painted wood board siding ("Good" to "Fair");

Bldg 5733W: Painted brick masonry ("Good to Fair"). The west elevation was largely inaccessible to direct observation. Physical and visual access is restricted by a locked steel panel fence, for which our site escort did not have a gate key.

At both buildings, painted steel-framed windows with single-pane glazing are typically provided. The windows are in "Fair" to "Poor" condition. Numerous broken and cracked panes of glass were observed, especially in sawtooth clerestory windows.

The physical condition of the interior finishes appeared "Good" to "Poor." The condition of interior finishes varies widely depending on tenant, length of tenure, and use. Wear and tear commensurate with age and use was observed on interior floor, wall and ceiling finishes. Some permitted construction in the interiors spaces in Bldg 5601 has been performed,

but was halted around May of 2022 when the building went into receivership. Relatively recent interior TI work has also been performed in Bldg 5733W, though AllWest was unable to observe the interior of that building. These newer finishes, though unfinished, appeared, when observable, in generally near "Good" condition. The residential occupancies in Bldg 5733E typically demonstrate a far higher level of wear and tear and are evaluated in generally "Poor" condition.

The MEP systems appeared in "Good" to "Poor" condition. Bldg 5733 has 4 rooftop packaged units, three of which are packaged air conditioners with natural gas-fired furnaces; the fourth is a packaged unit air conditioner with an electric furnace. There are also a large number of tenant-owned split system air conditioners. Bldg 5601 has 26 rooftop units, five of which are packaged air conditioners with no heating capacity; the remaining 21 are split system air conditioners.

Utility-owned, pole-mounted transformers provide 480/277-volt 3-phase, 4-wire service at both buildings. The main switchgear for Bldg 5733 is sized at 2,000 amps, but is reportedly rated at 1,500 amps. It was reported that a new pad-mounted transformer will be installed at Bldg 5601 as part of the electrical upgrade. Step down transformers reduce voltage to 208Y/120-volt service, as required. Main switchgear for Bldg 5601 is designed to be 8,000 amps; additional panels were in the process of being installed when construction was halted in May of 2022. It was reported that switchgear rated at 4,000 amps (1st and 3rd floors) and 3,000 amps (2nd floor) will be installed as part of the electrical upgrade. Copper wire-in-conduit systems serve branch circuit breaker panels distributed throughout each building. The residential units at Bldg 5733E are individually metered.

Natural gas service is provided to both buildings. Building natural gas services are not protected with automatic seismic shutoff valves. Natural gas is consumed by rooftop furnaces.

Underground domestic and irrigation water service with pit meters is provided from the municipal main beneath San Leandro Street. Municipal water pressure appears adequate. Interior water distribution piping, where observable, is copper.

The FLS systems appeared in "Good" to "Poor" condition. Wet-pipe fire sprinkler systems are installed at both buildings. Backflow prevention devices (BPD) for the sprinkler systems were not observed. Post indicator valves and duplex fire department connections are provided.

Some tenants have installed their own security systems. These are presumably installed, monitored, and maintained at tenant expense.

The condition of the vertical transportation and conveying systems appeared “Good” to “Poor.” Three overhead traction freight elevators are installed in Bldg 5601E; each is rated at 10,000 lbs and was manufactured by *Otis*. The elevators have outdated relay-type controllers and are not intended for passenger use. One elevator was reported to be out of operation.

Disabled Accessibility compliance varied from “Good” to “Poor.” AllWest observed a wide spectrum of compliance levels with current Accessibility requirements of the California Building Code (CBC) for parking and interior and exterior paths of travel.

Five Accessible parking stalls are provided, three of which are Van Accessible. Two Accessible stalls are adjacent to Bldg 5601, one of which is Van Accessible. Three Accessible stalls are adjacent to Bldg 5733, two of which are Van Accessible. Six Accessible stalls—one of which shall be Van Accessible—are required by code. The provided Accessible parking is non-compliant with current codes.

B. SUMMARY OF FINDINGS

Overall, AllWest found the buildings and exterior site elements in generally “Fair” to “Poor” condition. The following recommendations address deficiencies requiring remedial measures to return the property to “Good” condition:

Code/Life Safety

- Provide repairs to address deficiencies in concrete site work to eliminate tripping hazards.

Capital Expenditure

- Provide minor repairs to address deficiencies in concrete site work—unrelated to tripping hazards—to return it to “Good” condition;
- Replace degraded concrete to return concrete site work to overall “Good” condition;
- Perform minor and full-depth repairs to address degraded surface condition of asphalt paving to return it to “Good” condition;
- Reseal all asphalt paved parking areas and drive aisles;
- Restripe all non-Accessible parking stalls;

- Bldg 5601E Carport: Provide new ribbed galvanized steel roofing system;
- Bldg 5601E Carport: Treat rust with a rust inhibitive primer and repaint steel framing;
- Bldg 5601E Carport: Repaint perimeter walls where paint finishes are currently provided;
- Bldg 5601E Carport: Provide patch repairs at hollow block masonry;
- Provide remedial measures to return fencing and facings on the subject property to “Good” condition;
- Provide remedial measures to return exterior stairs, ramps, and railings to “Good” condition;
- Provide remedial measures to address miscellaneous, minor deficiencies at loading areas;
- Bldgs 5601E, 5733E and 5733W: Provide complete, new tear-off BUR system;
- Bldg 5601W: Provide new ribbed galvanized steel roofing system;
- Bldgs 5601E, 5733E and 5733W: Provide additional roof insulation during roof installations to promote more positive drainage;
- All buildings: Initiate and maintain roofing maintenance contract;
- All buildings: Repaint all exterior elements provided with a paint finish;
- Bldg 5733E: Allowance to replace degraded and temporary wood exterior elements;
- All buildings: Replace degraded glazing in windows and skylights;
- Bldg 5601E: Repair leaks at skylights;
- Bldg 5601E: Replace missing window system on third floor, north elevation;
- Bldg 5733E: Rehabilitate wood-framed roof terrace;
- Bldg 5601E: Replacement of damaged concrete floor where differential settlement has occurred;

- Bldg 5601E: Replace rusted lintel supports on east elevation;
- Bldg 5601E: Replace five 5-ton split system air conditioners, based upon expected useful life and existing condition;
- Perform infrared scans of electrical panels every three years;
- Perform ground fault interrupter testing and maintenance service every three years;
- Install automatic seismic shutoff valve on natural gas service, as a safety measure;
- Restripe regular Accessible parking stalls and access aisles per the Graphia Architectural site plans;
- Restripe Van Accessible parking stalls and access aisles per the Graphia Architectural site plans;
- Provide required Accessibility signage for parking;
- Provide upgrades to improve overall exterior path of travel elements to achieve higher level of Accessibility compliance than currently exists.

Modernization/Improvement

Items in this category are not mandatory or essential, but are recommendations for general improvements and modernization to bring the property up to current standards or best practices.

- Bldg 5601W: Provide new ribbed galvanized steel exterior wall cladding;
- All buildings, except Bldg 5601W: Remove glazing from steel framed clerestory windows and skylights, sandblast and repaint the rusted frames, and reglaze with new panes;
- Bldg 5601E: Conduct investigation by structural engineer of damaged concrete floor where differential settlement has occurred;
- Bldg 5733E: Rehabilitate residential units to return them to overall "Good" condition;
- Bldg 5601E: Return non-operational freight elevator to working condition;
- Bldg 5601E: Conduct annual State of California elevator inspections;

- Bldg 5601E: Upgrade elevator controllers in cabs;
- Bldg 5601E: Replace relay-type elevator controllers with digital controllers.
- Provide upgrades to improve overall interior path of travel elements and to restrooms and plumbing fixtures—should deficiencies in these building elements exist—to achieve higher level of Accessibility compliance than currently exists in those tenant spaces that AllWest was unable to observe;
- Bldg 5601E: Provide Accessibility upgrades to common areas in the apartment portion of this building.

C. IMMEDIATE REPAIRS & REPLACEMENT RESERVES

Immediate Repairs

Immediate Repairs 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 a 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 Repairs & Replacement Reserves Analysis are estimated at **\$7,500**. Expenditures include remedial measures to address tripping hazards in concrete site work.

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) replacement of components or systems that have realized or exceeded their 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,

Project No:	22183.60
Bldg Age in Years:	94
No. of Floors:	3
Rentable Floor Area (SF):	449,255

IMMEDIATE REPAIRS & REPLACEMENT RESERVE ANALYSIS

5601 & 5733 San Leandro Street

Oakland, California

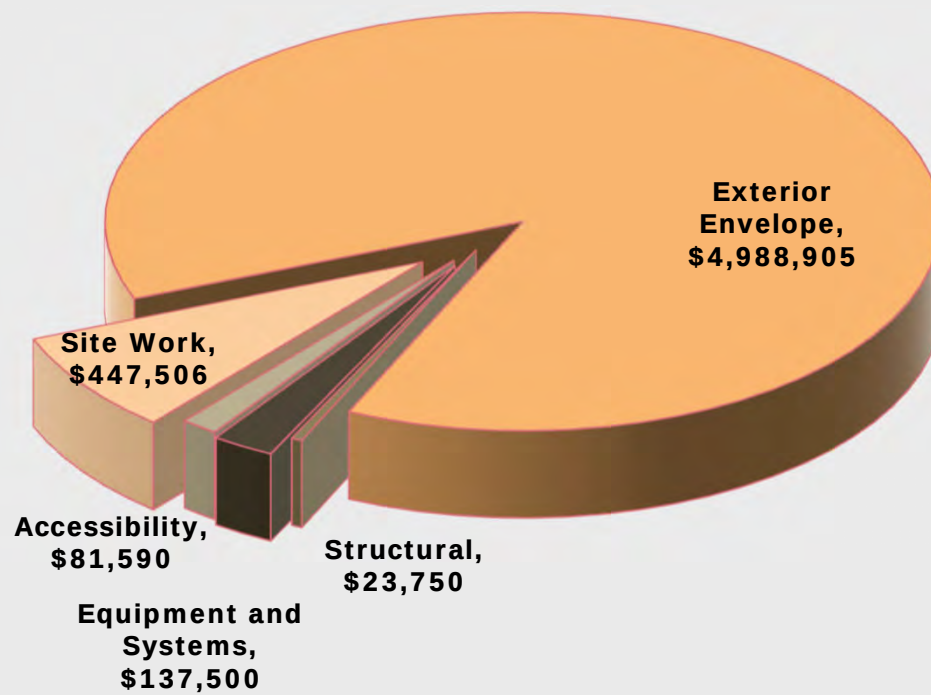


No	Sec	Photos	ITEM	Avg EUL (yr)	EFF AGE (yr)	RUL (yr)	Quantity	Unit	Cost Estimate Source	Unit Cost	Immediate Needs	Replacement Reserves					Years 1-5 Cumulative	Modernization Costs (Optional)
2023 Year 1		2024 Year 2		2025 Year 3		2026 Year 4		2027 Year 5										
SITE WORK																		
1	B.02	122	Provide repairs to address deficiencies in concrete site work to eliminate tripping hazards.	N/A	N/A	N/A	1	LS	Allowance	\$7,500.00	\$7,500							
2	B.02	123	Provide minor concrete repairs unrelated to tripping hazards.	N/A	N/A	N/A	1	LS	Allowance	\$17,500.00								
3	B.02	39-41, 43-47	Replace degraded concrete to return concrete site work to overall "Good" condition.	N/A	N/A	N/A	32,000	SF	Means	\$8.00								
4	B.02	37,38,41,42,47-50	Perform minor and full-depth repairs to address degraded surface condition of asphalt paving to return it to "Good" condition.	N/A	N/A	N/A	1	LS	Allowance	\$50,000.00		\$17,500					\$17,500	
5	B.02	37,38,41,42,47-50	Reseal all asphalt paved parking areas and drive aisles.	5	UNK	UNK	30,000	SF	Estimate	\$0.22		\$256,000					\$256,000	
6	B.02	37-43,45-48	Restripe all non-Accessible parking stalls.	5	UNK	UNK	162	EA	Estimate	\$13.00		\$50,000					\$50,000	
7	B.04	15,85	Bldg 5601E Carport: Provide new ribbed galvanized steel roofing system.	30	UNK	UNK	2,800	SF	Estimate	\$6.00		\$6,600					\$6,600	
8	B.04	15,16	Bldg 5601E Carport: Treat rust with a rust inhibitive primer and repaint steel framing.	30	UNK	UNK	1	LS	Estimate	\$8,500.00		\$2,106					\$2,106	
9	B.04	16	Bldg 5601E Carport: Repaint perimeter walls where paint finishes are currently provided.	30	UNK	UNK	1	LS	Estimate	\$4,000.00		\$16,800					\$16,800	
10	B.04	17	Bldg 5601E Carport: Provide patch repairs at hollow block masonry.	30	UNK	UNK	1	LS	Allowance	\$1,000.00		\$8,500					\$8,500	
11	B.05	39,40,124,125	Provide remedial measures to return fencing and facings on the subject property to "Good" condition.	N/A	N/A	N/A	1	LS	Allowance	\$50,000.00		\$4,000					\$4,000	
12	B.07	126,127	Provide remedial measures to return exterior stairs, ramps, and railings to "Good" condition.	N/A	N/A	N/A	1	LS	Allowance	\$17,500.00		\$1,000					\$1,000	
13	B.08	11,128,129	Provide remedial measures to address miscellaneous, minor deficiencies at loading areas.	N/A	N/A	N/A	1	LS	Allowance	\$10,000.00		\$50,000					\$50,000	
												\$17,500					\$17,500	
												\$10,000					\$10,000	
EXTERIOR ENVELOPE																		
14	C.01	51-60	Bldg 5601E: Provide complete, new tear-off BUR system.	UNK	UNK	UNK	86,500	SF	Estimate	\$18.00								
15	C.01	61,62	Bldg 5601W: Provide new ribbed, galvanized steel roofing system.	UNK	UNK	UNK	47,750	SF	Estimate	\$5.50		\$1,557,000					\$1,557,000	
16	C.01	63-74	Bldg 5733E: Provide complete, new tear-off BUR system.	UNK	UNK	UNK	70,000	SF	Estimate	\$18.00		\$262,625					\$262,625	
17	C.01	75-84	Bldg 5733W: Provide complete, new tear-off BUR system.	UNK	UNK	UNK	66,000	SF	Estimate	\$18.00		\$1,260,000					\$1,260,000	
18	C.01	51-60, 63-84	Bldgs 5601E, 5733E and 5733W: Provide additional roof insulation during roof installations to promote more positive drainage.	N/A	N/A	N/A	1	LS	Allowance	\$75,000.00		\$1,188,000					\$1,188,000	
19	C.01	61,62	Bldg 5601E: Initiate and maintain roofing maintenance contract.	1	N/A	N/A	86,500	SF	Estimate	\$0.04		\$75,000					\$75,000	
20	C.01	63-74	Bldg 5601W: Initiate and maintain annual roofing maintenance contract.	1	N/A	N/A	23,000	SF	Allowance	\$0.04			\$3,460	\$3,460	\$3,460	\$3,460	\$13,840	
21	C.01	63-74	Bldg 5733E: Initiate and maintain annual roofing maintenance contract.	1	N/A	N/A	70,000	SF	Allowance	\$0.04			\$920	\$920	\$920	\$920	\$3,680	
22	C.01	75-84	Bldg 5733W: Initiate and maintain annual roofing maintenance contract.	1	N/A	N/A	66,000	SF	Allowance	\$0.04			\$2,800	\$2,800	\$2,800	\$2,800	\$11,200	
23	C.02	3,4	Bldg 5601E: Repaint all exterior elements provided with a paint finish.	10	UNK	UNK	1	LS	Estimate	\$425,000.00			\$2,640	\$2,640	\$2,640	\$2,640	\$10,560	
24	C.02	5,6	Bldg 5601W: Repaint all exterior elements provided with a paint finish.	10	UNK	UNK	1	LS	Estimate	\$25,000.00		\$425,000					\$425,000	
25	C.02	6,14	MODERNIZATION: Bldg 5601W: Provide new ribbed galvanized steel exterior wall cladding.	10	UNK	UNK	13,000	SF	Estimate	\$6.00		\$25,000					\$25,000	
26	C.02	19-26	Bldg 5733E: Repaint all exterior elements provided with a paint finish.	10	UNK	UNK	1	LS	Estimate	\$75,000.00							\$0	
27	C.02	27-30	Bldg 5733W: Repaint all exterior elements provided with a paint finish.	10	UNK	UNK	1	LS	Estimate	\$27,000.00					\$75,000		\$75,000	
28	C.02	25,130,131	Bldg 5733E: Allowance to replace degraded and temporary wood exterior elements.	N/A	N/A	N/A	1	LS	Allowance	\$20,000.00		\$27,000					\$27,000	
29	C.03	59, 84,133	All buildings: Replace degraded glazing and frames, where needed, in windows and skylights.	N/A	N/A	N/A	1	LS	Allowance	\$15,000.00		\$20,000					\$20,000	
30	C.03	71	Bldg 5601E: Repair leaks at skylights.	N/A	N/A	N/A	1	LS	Allowance	\$7,500.00		\$15,000					\$15,000	
31	C.03	132	Bldg 5601E: Replace missing window system on third floor, north elevation.	N/A	N/A	N/A	1	LS	Allowance	\$10,000.00		\$7,500					\$7,500	
32	C.03	59,71,84	MODERNIZATION: All buildings, except Bldg 5601W: Remove glazing from steel framed clerestory windows and skylights, sandblast the rusted frames, repaint, and reglaze with new panes.	N/A	N/A	N/A	1	LS	Allowance	\$500,000.00		\$10,000					\$10,000	
33	C.04	74	Bldg 5733E: Rehabilitate wood-framed roof terrace.	N/A	N/A	N/A	1	LS	Allowance	\$2,500.00							\$0	
												\$2,500					\$2,500	
STRUCTURAL																		
34	D.01	134	Bldg 5601E: Replacement of damaged concrete floor where differential settlement has occurred.	N/A	N/A	N/A	1,000	SF	Allowance	\$12.00								
35	D.01	134	MODERNIZATION: Bldg 5601E: Conduct investigation by structural engineer of damaged concrete floor where differential settlement has occurred.	N/A	N/A	N/A	1	LS	Allowance	\$3,500.00		\$12,000					\$12,000	
36	D.02	136	Bldg 5601E: Replace rusted lintel supports on east elevation.	N/A	N/A	N/A	5	EA	Allowance	\$2,350.00								
INTERIOR FINISHES																		
37	E.	99-103	MODENIZATION: Bldg 5733E: Rehabilitate residential units to return them to overall "Good" condition.	N/A	N/A	N/A	1	LS	Allowance	\$375,000.00								

IMMEDIATE REPAIRS & REPLACEMENT RESERVE ANALYSIS																																																																																																																																																																																																													
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38	F.02	M-2	Bldg 5601E: Replace five 5-ton split system air conditioners, based upon expected useful life and existing condition.	N/A	N/A	N/A	5	EA	Estimate	\$12,500.00																																																																																																																																																																																																			
39	F.03	M-7	Perform infrared scans of electrical panels every three years, to help ensure system reliability.	N/A	N/A	N/A	2	EA	Estimate	\$3,500.00																																																																																																																																																																																																			
40	F.03	M-4, M-5	Perform ground fault interrupter testing and maintenance service every three years, to help ensure system reliability.	N/A	N/A	N/A	2	EA	Estimate	\$15,000.00																																																																																																																																																																																																			
41	F.04	M-8	Install automatic seismic shutoff valve on natural gas service, as a safely measure.	N/A	N/A	N/A	2	EA	Estimate	\$500.00																																																																																																																																																																																																			
42	F.09	139	MODENIZATION: Bldg 5601E: Return non-operational freight elevator to working condition.	N/A	N/A	N/A	1	EA	Allowance	\$20,000.00		\$20,000																																																																																																																																																																																																	
43	F.09	139,140	MODENIZATION: Bldg 5601E: Conduct annual State of California elevator inspections.	1	UNK	UNK	3	EA	Estimate	\$1,750.00		\$5,250																																																																																																																																																																																																	
44	F.09	139	MODENIZATION: Bldg 5601E: Upgrade elevator controllers in cabs.	N/A	N/A	N/A	3	EA	Allowance	\$25,000.00		\$75,000																																																																																																																																																																																																	
45	F.09	140	MODENIZATION: Bldg 5601E: Replace relay-type elevator controllers with digital controllers.	N/A	N/A	N/A	3	EA	Allowance	\$175,000.00		\$525,000																																																																																																																																																																																																	
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46	G.01	8,28	Restripe regular Accessible parking stalls and access aisles per the Graphia Architecture site plans.	5	UNK	0	7	EA	Estimate	\$110.00																																																																																																																																																																																																			
47	G.01	8,28,44	Restripe Van Accessible parking stalls and access aisles per the Graphia Architecture site plans.	5	UNK	0	4	EA	Estimate	\$130.00																																																																																																																																																																																																			
48	G.01	135	Provide required Accessibility signage for parking.	N/A	N/A	N/A	1	LS	Allowance	\$300.00																																																																																																																																																																																																			
49	G.02	10,26,36	Provide upgrades to improve overall exterior path of travel elements to achieve higher level of Accessibility compliance than currently exists.	N/A	N/A	N/A	1	LS	Allowance	\$80,000.00																																																																																																																																																																																																			
50	G.02 & G.03	121	MODERNIZATION: Provide upgrades to improve overall interior path of travel elements and to restrooms and plumbing fixtures—should deficiencies in these building elements exist—to achieve higher level of Accessibility compliance than currently exists in those tenant spaces that AllWest was unable to observe.	N/A	N/A	N/A	1	LS	Allowance	\$150,000.00		\$150,000																																																																																																																																																																																																	
51	G.03	99,108.137,138	MODERNIZATION: Bldg 5601E: Provide Accessibility upgrades to common areas in the apartment portion of this building.	N/A	N/A	N/A	1	LS	Allowance	\$65,000.00		\$65,000																																																																																																																																																																																																	
ABBREVIATIONS:											\$7,500																																																																																																																																																																																																		
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EUL = Expected Useful Life																																																																																																																																																																																																													
N/A = Not Applicable or Not Assessable													TOTAL MODERNIZATION COSTS (Optional)		\$1,796,750																																																																																																																																																																																														

TOTAL EXPENSES BY CATEGORY

(Immediate Needs and
Replacement Reserves)



■ Site Work

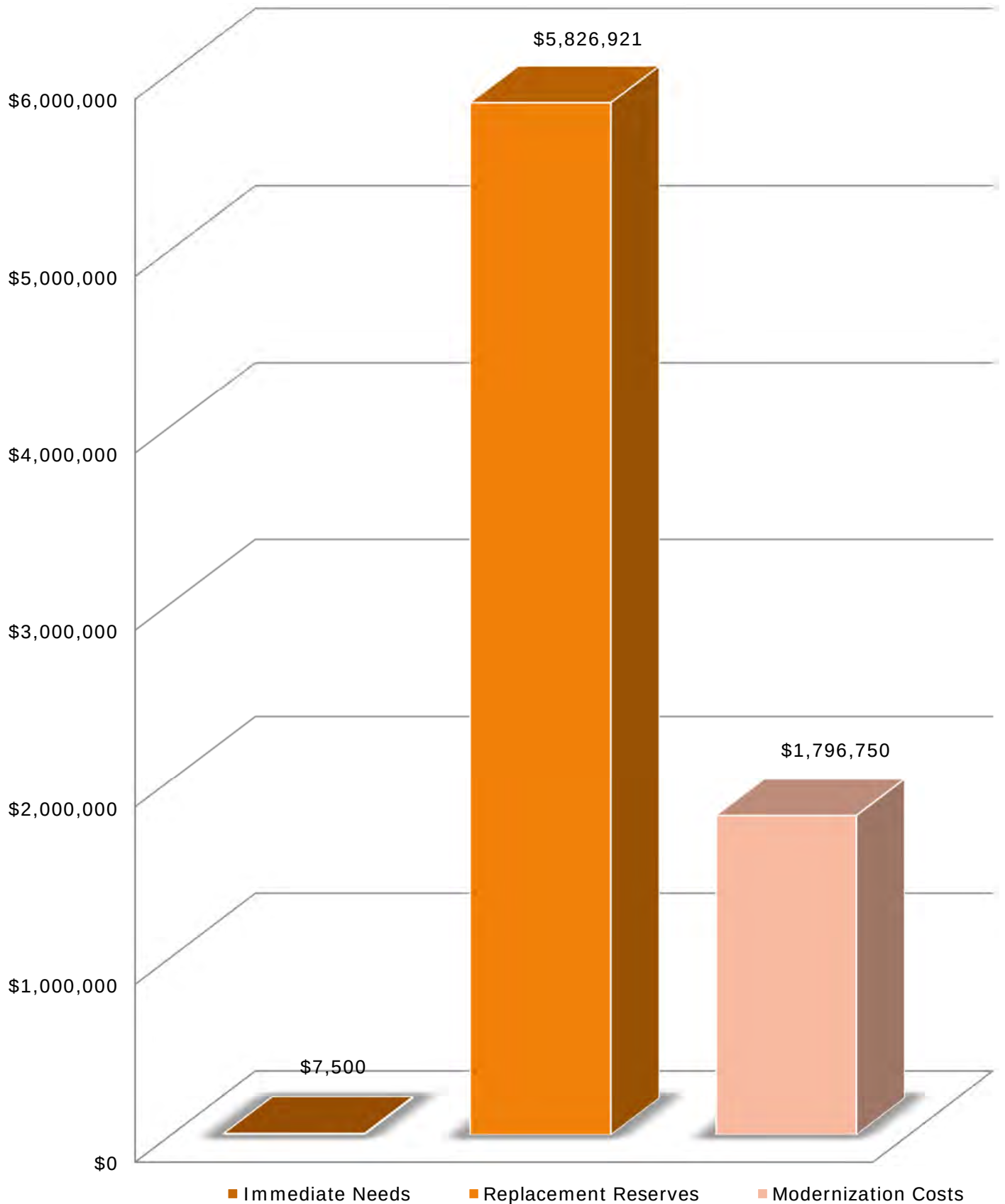
■ Exterior Envelope

■ Structural

■ Equipment and Systems

■ Accessibility

EXPENSE BY TYPE



component or system by experienced, licensed professionals.

The five-year replacement reserves are estimated at **\$5,826,921** which includes a 2.5% per year inflation factor. Expenditures include asphalt and concrete repairs, new roofing systems, and exterior repainting.

Modernization

Optional Modernization expenses are estimated at **\$1,796,750**. The suggested work calls for rehabilitation of steel framed windows and skylights, rehabilitation of residential units in Bldg 5733E, and various Accessibility upgrades.

II. REGULATORY REVIEW

Original construction is reported to have occurred as follows, with the likely edition of the Uniform Building Code (UBC) which was applicable at the time of initial design and construction in parentheses:

Bldg 5601E: 1929: (1927 UBC)

Bldg 5601W: 1948: (1946 UBC)

Bldg 5733E: 1928: (1927 UBC)

Bldg 5733W: 1928: (1927 UBC)

The Oakland Building Department maintains an online archive of building permit summary information, though the records for these buildings only go back to 2013. The Building Department website does not maintain copies of original Certificates of Occupancy, if issued. Copies of the building permits for original construction were requested, as were copies of original Certificates of Occupancy, if issued. However, based on the dates of original construction for all segments, it is unlikely Certificates of Occupancy were issued at the time the buildings were first constructed. Responses from the City had not been received at the time of publication.

Requests were filed with the City of Oakland to obtain information concerning any active complaints, actions, or violations at the subject property with the Fire, Building and Planning Departments; responses had not been received at time of publication.

AllWest was informed that copies of original construction drawings are not available from the property owner. Documents reviewed during the preparation of this report include:

1. Oakland Municipal Code;

2. Oakland GIS Map;
3. Alameda County GIS map;
4. Alameda County Assessor's information summary;
5. Alameda County Assessor's Parcel Map;
6. Oakland online building permit records;
7. Oakland online complaints records.

The site has a City of Oakland zoning designation of IG (Industrial General). The IG Zone is intended to create, preserve, and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments that may have the potential to generate off-site impacts such as noise, light/glare, odor, and traffic. This zone allows heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution, and similar and related supporting uses. Uses that may inhibit such uses, or the expansion thereof, are prohibited. This district is applied to areas with good freeway, rail, seaport, and/or airport access. It is AllWest's interpretation of the Zoning Code that all new Residential Activities are prohibited in the IG Zone. The IG Zone is discussed in §17.73.010 of the Oakland Municipal Code.

Records of construction work performed without building permits was uncovered in our research. AllWest presumes that the once ongoing work that was being performed with permits would have likely rectified the non-compliant construction. Several deficiencies were observed concerning current Disabled Accessibility requirements of the CBC.

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

A concrete public sidewalk is installed along San Leandro Street. At both buildings, some primary pedestrian entrances into tenant spaces are located along the east elevations. Building entrances are also

located along the south elevation of Bldg 5733 into both portions of that building.

The north parking lot, to the north of Bldg 5601, is accessed via one concrete curb cut at the northeast corner of the site. The south parking lot, to the south of Bldg 5733, is accessed via one concrete curb cut at the southeast corner of the site.

The entirety of Bldg 5601 is unoccupied. It was reported that 8 of the 20 apartments in Bldg 5733 E are occupied. The warehouse/office space at the north end of 5733E is occupied; the first floor warehouse/office area on the south side is unoccupied. Access into the interior of Bldg 5733W was not possible during our site visit; it is reported as fully leased, though no one was at the building at the time of our site visit. A rent roll was not provided.

The facility's relative design quality, as evidenced by materials, finishes, and equipment is "Fair," as is the relative quality of the original construction. The primary reason for this evaluation is that when the buildings were built, adequate consideration of seismic forces may not have been incorporated into the design, in part owing to the reduced stringency of seismic performance requirements in older editions of the UBC than what are today required. Additionally, the buildings were originally built for light industrial or warehouse occupancies where the primary goal of initial construction is focused on economical development, where neither a high level of finish nor aesthetic concerns are typically a priority.

Over the past few years, the buildings have been undergoing major redevelopment as a cannabis agricultural facility; this work was ongoing until approximately May of 2022. The second floor of Bldg 5733 was developed as the first live-work space in Oakland. AllWest's interpretation of §17.73.020 of the Oakland Municipal codes leads us to the opinion that new residential development at this property is prohibited.

Property owners are required by the Oakland Municipal Code and by the State of California Streets and Highways Code to maintain the sidewalks along their property frontage. Information about this program can be found at this website:

<https://www.oaklandca.gov/resources/city-sidewalk-policies>

According to the United States Geological Survey Quaternary Deposits Map, the subject property appears to be located on a site with underlying soil conditions of alluvial fan deposits:

https://ngmdb.usgs.gov/Prodesc/proddesc_75358.htm

The site is in a liquefaction zone. The interactive California Geological Survey Liquefaction Map can be found here:

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

A.02 PROPERTY SUMMARY DATA

Assessor's Parcel Numbers:

41-3848-14-4 (Bldg 5601)

41-3848-13-3 (Bldg 5733)

Master Addresses:

5601 San Leandro Street

5733 San Leandro Street

Oakland, CA 94621

Site Area:

Bldg 5601: 5.23 Acres (227,819 sq ft)

Bldg 5733: 4.45 Acres (193,842 sq ft)

Total: 9.68 Acres (421,661 sq ft)

Zoning:

IG (Industrial General)

Likely Occupancy Groups:

Group B: (Business – offices)

Group F-1: (Moderate Hazard Factory Industrial)

Group R-2: (Residential - apartments)

Group S-1: (Moderate Hazard Storage)

Group S-2: (Low Hazard Storage - Garage)

Construction Type:

Type III-B, non-fire resistive rated, fully fire sprinklered.

Construction System:

Bldg 5601E: Cast-in-place concrete perimeter walls, structural framing, and floor and roof decks;

Bldg 5601W: Structural steel framing with roof trusses and columns;

Bldg 5733E: Load bearing brick masonry perimeter walls with interior steel and wood columns;

Bldg 5733W: Load bearing brick masonry perimeter walls with interior steel and wood columns.

A slab-on-grade foundation is typically installed in all segments except Bldg 5601W, where a concrete pier and beam crawl space foundation is provided along with a concrete first floor deck. Reinforced concrete foundations presumably have continuous perimeter footings and isolated spread footings at interior columns.

Reported Year of Completion of Original Construction:

Bldg 5601E: 1929
Bldg 5601W: 1948
Bldg 5733E: 1928
Bldg 5733W: 1928

Seismic Retrofit:

Limited seismic upgrades were reported in Bldg 5601.

Flood Zone:

FEMA Flood Zone X (unshaded)

No. of Buildings (for the purposes of this report):

Two, each consisting of two segments

No. of Stories:

Bldg 5601E: 3
Bldg 5601W: 1 with attic
Bldg 5733E: 2
Bldg 5733W: 1

Gross Floor Areas:

Bldg 5601E: 244,255 sq ft
Bldg 5601W: 39,370 sq ft
Bldg 5733E: 98,860 sq ft
Bldg 5733W: 66,140 sq ft

Bldg 5601: 284,255 sq ft (combined)
Bldg 5733: 165,000 sq ft (combined)
Total: 449,255 sq ft

Approximate Height:

60'-0" Max. at Bldg 5601E

Reported Parking:

Bldg 5601: 110
Bldg 5733: 60
Total: 170

Accessible Parking:

Non-compliant: Five parking stalls carry signage designating them as Accessible, three of which are marked as Van Accessible. Six Accessible stalls, one of which shall be Van Accessible, are required by code.

Accessible Path of Travel:

Exterior: Somewhat compliant with current Accessibility code requirements.

Interior: Variable compliance (presumed since many tenant spaces were not accessed during our site visit).

Restroom Accessibility:

Variable compliance (presumed since many tenant spaces were not accessed during our site visit).

A.03 PROPERTY DIRECTORY

Owner:

Romspen Investment Company
162 Cumberland Street, Suite 300
Toronto, Ontario M5R 3N5

Architect (Bldgs 5601 & 5733 TI Projects):

Perkins, Williams & Cotterill Architects
3320 Data Drive, Suite 200
Rancho Cordova, CA 95670

Architect (Bldgs 5601 & 5733 Site Improvement Projects):

Graphia Architectural & Engineers
100 Gateway Drive, Suite 100
Lincoln, CA 95648

A.04 UTILITY SERVICES

Water:

East Bay Municipal Utility District (EBMUD)

Sewer:

EBMUD

Electricity:

Pacific Gas & Electric (PG&E)

Gas:

PG&E

B. SITE DEVELOPMENT & LANDSCAPING

Landscaping is minimal with only the small portion near Bldg 5733E watered by an automatic irrigation system. Delineated off-street parking for 170 vehicles was reported. Good drainage characteristics should prevail, provided areas drains are kept clear.

B.01 LANDSCAPING & IRRIGATION

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

Landscaping is minimal with a very small number of trees and plants located near the southeast corner of the site along San Leandro Street and adjacent to Bldg 5733E where a small area of grass lawn is also located. Some trees and plants are also planted in planters adjacent to east elevation of Bldg 5601E. The landscaping elements have a somewhat run-down and untended appearance, especially those near the southeast corner of the site, where some planted areas are littered with trash. The quantity and maintenance quality of the landscaping elements is commensurate with other industrial properties in the vicinity.

The property reportedly has an automatic irrigation system, presumably with a programmable controller, that provides water through an underground distribution system and end devices to exterior plants, shrubs, and trees adjacent to Bldg 5733E. The irrigation system was not observed in operation. An irrigation system does not water the plants at Bldg 5601E.

AllWest recommends that landscaping elements be trimmed and that that planted areas be cleared of trash. Volunteer vegetation, where present, should be removed. These recommendations are matters of routine maintenance and a cost estimate is not included in the spreadsheet.

Owing to the industrial nature of the property, we make no recommendations for general landscape upgrades, other than regular, general maintenance.

B.02 PARKING, DRIVEWAYS & CONCRETE SITEWORK

The physical condition of the parking, driveways, and concrete sitework appeared “Fair” to “Poor.”

A concrete public sidewalk is installed along San Leandro Street. Asphalt- and concrete-paved areas allow pedestrian circulation between the two buildings; there are also areas of concrete paving in the parking lots, though the majority area of the parking lots has asphalt paving.

Relatively large portions of the parking and loading areas are paved with concrete; this paving appeared in generally “Poor” condition. Concrete pavement is provided at the vehicular entrances to the property, at the carport (adjacent to Bldg 5601E), in the parking garage (inside Bldg 5733E), and in the drive aisles and loading bays. There is also a relatively large area—approximately 10,000 sq ft—of concrete paving near the northwest corner of the site. There are 11 curb cuts along San Leandro Street. There are several concrete ramps for both vehicular loading and for pedestrian and/or wheelchair use.

Linear and meandering cracks, degraded surface conditions with loose aggregate, and irregularities in paving consistency where past repairs have been made were observed in numerous locations in the concrete paving. To return concrete site work to “Good” condition, wide scale replacement of concrete is recommended.

The asphalt-paved areas of both buildings are evaluated as in “Poor” condition. AllWest observed alligator cracking, numerous minor meandering surface cracks, linear cracks, and some deeper, wider cracks in the asphalt. In some places, the asphalt condition has degraded and accumulations of

separated aggregate were observed, as were potholes. The date of the last resealing and restriping of the parking lots is unknown. AllWest recommends that asphalt resealing and restriping be performed on a five-year schedule. Minor and full-depth asphalt repairs are also recommended during the reserve term.

Delineated off-street parking for 170 vehicles is reported.

Stall striping is egregiously degraded and it was not possible to arrive at an actual, definitive count of the parking stalls. Architectural site drawings provided to AllWest indicate that proposed new work would provide a total of 173 parking stalls (100 adjacent to Bldg 5601 and 73 adjacent to Bldg 5733).

Changes in elevation between concrete sidewalk panels greater than ¼” were observed; these create tripping hazards. Repairs are recommended.

Estimates for various remedial measures to address deficiencies in concrete sitework and asphalt paving are included in the Immediate Repairs & Replacement Reserves Analysis.

B.03 SITE DRAINAGE

The physical condition of the site drainage appeared “Good.”

The property was observed in dry weather, though heavy rainfall had occurred over a period of several days prior to our site visit.

The subject property is located in FEMA Flood Zone X (unshaded) per FIRM Panel No. 060001C0089H, dated December 21, 2018. FEMA describes Flood Zone X (unshaded) as an area of minimal flood hazard that is determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood.

The site is essentially flat with a very gradual descending slope from to southeast to northwest with a change in elevation of two feet. Generally, the site's slopes should pose no apparent adverse conditions for drainage.

Storm water is conveyed by sheet flow to concrete swales, street gutters and drain inlets. Several area drains are located within the parking and loading areas. The drain inlets and area drains are connected to the municipal storm drain system. The concrete walkways and paving are typically sloped to carry storm water away from the buildings, except at sloped loading bays. The area drains were observed generally clear of dead vegetation debris.

However, along the east elevation of Bldg 5601E, an area drain was partially blocked; this drain had recently been more blocked and was partially cleared by the in-house maintenance staff. The blockage had apparently caused water intrusion into the building at the foot of some overhead coiling doors along that elevation. Water barriers were still in place at the foot of these doors at the time of our site visit, though Francisco Marcial informed us that the drain was now functioning. AllWest recommends that this drain be cleared completely and that all area drains be inspected regularly to promote good site drainage; there is no cost estimate associated with this recommendation since these are matters of routine maintenance.

B.04 MISCELLANEOUS ITEMS & SUPPORT STRUCTURES

The physical condition of miscellaneous items and support structures appeared “Good” to “Fair.”

A carport, open on its south side, is located in the north parking lot adjacent to Bldg 5601. It is constructed with steel columns and a steel-framed, pitched roof topped with ribbed, galvanized steel panels. The side and back walls of the carport are constructed with terra cotta hollow clay brick masonry. Concrete paving is provided in the carport parking spaces. The carport appeared in generally “Fair” condition with the following deficiencies:

- Rust on sheet metal roof panels;
- Degraded paint finishes and rust on steel structural framing;
- Degraded paint finishes on walls;
- Damaged masonry, some resulting in holes on the hollow blocks.

AllWest recommends that various remedial measures be undertaken to return the carport to “Good” condition; they include:

- Complete replacement of sheet metal roof panels;
- Treat rust with a rust inhibitive primer and repaint steel framing;
- Provide patch repairs at hollow block masonry;
- Repaint perimeter walls where paint finishes are currently provided.

A relatively new concrete masonry unit (CMU) trash enclosure with a metal framed roof and ribbed sheet

metal roofing system is located along the north elevation of Bldg 5601E. The gates of the enclosure have steel framing and ribbed steel panels. The enclosure and gates appeared in generally “Good” condition, though rust has already appeared on some structural framing; remedial measures are recommended. Additionally, efflorescence was observed on the CMU wall; cleaning is recommended. Both of these are minor repairs and cost estimates are not included in the spreadsheet.

A painted steel water tower is located on the roof of Bldg 5601E; it is reportedly no longer in use. We recommend that it be repainted as part of the general exterior repainting discussed in Section C.02.

Cost estimates to rehabilitate the carport are included in the Immediate Repairs & Replacement Reserves Analysis.

B.05 FENCING & SCREENING

The physical condition of fencing and screening appeared “Good” to “Poor.”

Numerous fenced enclosures, perimeter fences, and gates are installed around the property. Galvanized chain-link fencing is installed along the north, south and west sides of the property, with a painted steel tube security fences—most with painted sheet metal facings—along the east property line, adjacent to the sidewalk, and in some other locations. Chain-link perimeter fencing is topped with razor wire.

Newer painted steel tube fencing (typically), with or without painted sheet steel facing panels, appeared in generally “Good” condition. The chain-link fencing and its facings ranged from “Good” to “Poor” condition.

Various deficiencies with the fencing were observed—primarily with the chain-link fences—such as poles out-of-plumb, damaged and degraded plastic or wood slats, bent poles, rust, degraded sheet metal facings, graffiti, and bulging or displaced chain-link. Rust and degraded paint was also observed on some of the steel tube fences. AllWest recommends that remedial measures be provided to return all fencing to “Good” condition.

Aerial photos indicate that the west side of the fencing along the western property boundary—along the railroad tracks—is heavily defaced with graffiti. Graffiti along that fence will be an ongoing problem at this property. Graffiti removal is a matter of routine maintenance and a cost estimate for this is not included in the spreadsheet.

An estimate to address deficiencies in fencing is included in the Immediate Repairs & Replacement Reserves Analysis.

B.06 SIGNS & IDENTIFICATION

The physical condition of signage appeared “Good.”

Signage at the property is minimal and largely consists of address signs of various sizes along San Leandro Street and informational and warning signs installed around the site. On the east and south elevations of Bldg 5733, signs carrying the address numeral, 5733, and the words “The Oakland Cannery” are painted in 24” tall characters at parapet level near the building’s southeast corner.

B.07 STAIRS, LANDINGS, & RAILINGS

The physical condition of exterior stairs, landings, and railings appeared “Good” to “Poor.”

At Bldg 5601E, one set of exterior steel-framed stairs with open risers and metal treads is installed near the northwest corner of the building on the north elevation; these stairs have a concrete landing with a small set of cast-in-place concrete stairs at grade level.

Two sets of cast-in-place concrete and two sets of steel exterior stairs are provided at Bldg 5733E along the south elevation; three concrete wheelchair ramps are also installed. A dilapidated set of wood stairs is located near the load dock area of Bldg 5601W along the north elevation. One ramp serves Bldg 5733E; another serves Bldg 5733W. The third wheelchair ramps is located along the east elevation of Bldg 5601E. Painted or galvanized steel tube railings are provided at most exterior stairs and wheelchair ramps. The wood stairs at Bldg 5601W and one set of concrete stairs at Bldg 5733E lack railings.

Newer stairs and ramps appeared in “Good” condition. Older stairs appeared in “Fair” to “Poor” condition with rust, degraded paint, and bent railings observed. Painted elements of exterior stairs and ramps should be repainted as part of the general exterior repainting recommended in Section C.02. Remedial measures to address deficiencies with exterior stairs and ramps are recommended; complete replacement of the dilapidated wooden stairs is recommended as one of these measures.

Exterior stairs typically lack compliant visually contrasting stripes on each tread, as required. Deficiencies with stairs and ramps for Accessibility are addressed in Section G.02.

An estimate to address deficiencies in exterior stairs, ramps, and railings is included in the Immediate Repairs & Replacement Reserves Analysis.

B.08 SERVICE & DOCK AREAS

The physical condition of service and dock areas appeared “Good” to “Fair.”

Raised loading docks are provided on the north end of Bldg 5601W; at-grade loading bays are located along east side of Bldg 5601E. Loading bays are provided along the east (at-grade) and south (raised) elevations of Bldg 5733, at both east and west segments. Loading bays are fitted with painted overhead coiling doors. Concrete truck parking aprons—or ramps—are provided at the loading bays. A raised concrete loading apron is located along the west property line; its dimensions are 300’ x 12’ and it is 42” above adjacent grade.

At Bldg 5601W, the steel structural elements for the roof framing are exposed in the loading areas on the north side of the building; rust is present in numerous locations on these structural elements. These steel structural elements and the overhead coiling doors should be repainted as part of the general exterior repainting discussed in Section C.02.

Various recommendations made elsewhere in this report—such as those for concrete repairs, stair and railing repairs, and exterior repainting—address the deficiencies we observed at the loading areas.

AllWest is listing a single line item in the Immediate Repairs & Replacement Reserves Analysis to address miscellaneous, minor deficiencies with the loading areas that are not covered by recommendations made elsewhere in this report.

C. EXTERIOR ENVELOPE

AllWest requested information concerning the presence of known instances of water intrusion through the roofing systems, at skylights, and through wall and window systems. The response provided for each of those listed building elements was “Unknown.” Francisco Marcial replied during our site visit that he didn’t know of any current instances of water intrusion through the above listed building elements, though AllWest found evidence that likely leaks at skylights and windows is occurring, or has recently occurred. Owing to the limited access granted to AllWest into interior spaces and to the fact that the power was off in the overwhelming majority of Bldg 5601, our ability to observe interior conditions for evidence of possible water intrusion was greatly impaired.

C.01 ROOF & ACCESSORIES

The physical condition of the roofing systems appeared “Poor.”

The installed roofing systems and their conditions follow:

Bldg 5601E: Flat roof with BUR system with a white mineral granule top sheet; a white spray-on polyurethane coating was applied early in 2020. The sawtooth pitched roof elements did not receive the coating, ("Poor");

Bldg 5601W: Pitched roof with ribbed, galvanized steel panels. It appears that a spray-on coating of some sort—perhaps polyurethane—was applied at an unknown time. ("Fair" to "Poor");

Bldg 5733E: Flat roof with BUR system with white mineral granule cap sheet ("Poor"). Some pitched roof areas along San Leandro Street and elsewhere are provided with asphalt shingles ("Fair" to "Poor");

Bldg 5733W: Flat roof with BUR system with white mineral granule cap sheet ("Poor").

No known, current leaks though the roofing systems were reported by Francisco Marcial. However, past leaks were reported.

Information concerning product and installation warranties for the roofing systems was requested, but was not provided. It is possible that the spray-on coating applied to Bldg 5601E in 2022 may still be in warranty. It is AllWest's opinion that these BUR and sheet metal roofing system are likely all older than 20 years.

Along some pitched roof areas on the north and east sides of Bldg 5733W, we observed some dark gray asphalt composite shingle roofing systems that have a significantly better appearance than the other roofs at the property. Historic satellite photos indicate that these gray shingle roofing systems likely date to at least 2000.

AllWest typically assigns a 20-year EUL for BUR tear-off systems; information about the ages of the roofing systems was requested but was unknown, with the sole exception of the 2020 spray-on coating.

Installation of complete, new tear-off roofing systems on each building is recommended. We recommend this even though the spray-on coating on Bldg 5601E is only in its third year; the underlying BUR system is in a highly degraded condition and there are already areas of degradation in the spray-on coating. We also recommend that the newer appearing asphalt shingle roofing systems be replaced.

AllWest further recommends that a maintenance contract providing for twice-annual roof inspections, cleanings, and—when needed—minor repairs be initiated and maintained.

Roof Drainage

All flat roof systems have minimal slopes. Roof drainage on flat roof segments is via atrium grates or screened roof drains and internal downspouts which are connected to the municipal storm drain system. Drainage on pitched roof areas is typically handled by gutters and downspouts. Overflow protection is not provided.

Some roof drains lack screens or atrium grates; replacement of missing components is recommended. This is a minor repair and a cost estimate is not included in the spreadsheet.

Ponded water was observed at the foot of a pitched roof area for a length of roughly 150' along the north side of Bldg 5733W and in other locations—often in depressions or low spots—on flat roof areas. Numerous evidence of past ponding was also observed.

AllWest is including an allowance in the spreadsheet to provide additional tapered roof insulation to recontour roof slopes to promote more positive drainage.

Estimates for various remedial measures for the roofing systems are included in the Immediate Repairs & Replacement Reserves Analysis.

C.02 EXTERIOR FINISHES

The physical condition of the exterior finishes appeared "Good" to "Poor."

The exterior walls and finishes have the following characteristics:

Bldg 5601E: Painted cast-in-place concrete perimeter walls. ("Fair"). This building was reportedly repainted in 2019, though the paint already has a somewhat degraded appearance in places;

Bldg 5601W: Ribbed, galvanized steel sheet panels ("Fair" to "Poor") are typical, though a portion of the building appears to have painted concrete perimeter walls. The west elevation of the steel panel portion of this building was visually accessible through a chain-link fence for which our site escort did not have a gate key; only the northernmost portion of this elevation was viewable at close hand;

Bldg 5733E: Painted brick masonry, painted stucco, and painted wood board siding ("Good" to "Fair"). The paint finishes on this building appeared somewhat better than those at Bldg 5601;

Bldg 5733W: Painted brick masonry (“Good to Fair”). The paint finishes on this building appeared somewhat better than those at Bldg 5601. The west elevation was largely inaccessible to direct observation. Physical and visual access is restricted by a locked steel panel fence, for which our site escort did not have a gate key.

Degradation—such as peeling, discoloration, fading, water streaking, rust staining, and scratches and scuffing—of the paint finishes was observed as generally typical conditions throughout the site. The ribbed metal siding on Bldg 5601W is damaged, bent, displaced, and rusted, though the observable rust is not egregious.

The finishes on Bldg 5733E appeared in the best observed condition of any building. The brick masonry appeared in generally “Good” condition, with minor deficiencies, such as chipped or cracked brick—with some voids at the cracks—and unfilled holes in bricks and mortar joints. Remedial measures are recommended to address deficiencies in brick masonry; these are minor repairs and a cost estimate is not included in the spreadsheet.

Also at Bldg 5733E, we observed some degraded wood siding and exterior building elements. Additionally, there are places on the south elevation where unpainted plywood has been installed as a temporary measure over openings in the perimeter wall. AllWest recommends that degraded and temporary wood exterior elements be replaced and/or finished correctly.

AllWest requested the age of the exterior paint finishes; this is unknown except for Bldg 5601E which was repainted in 2019. We typically recommend exterior repainting on a 10-year schedule; complete repainting of all exterior elements provided with a paint finish is recommended during the reserve term for both buildings where paint finishes are currently provided.

Rusted and/or damaged ribbed metal siding was observed on the west and north elevations of Bldg 5601W. Replacement is recommended as an optional Modernization expense since this is primarily an aesthetic issue and owing to the fact that these are industrial buildings where aesthetics is not typically a high priority. However, should there be water intrusion issues through these wall panels, replacement should be undertaken as a reserve term item.

When rust is present on painted exterior elements, AllWest recommends that rust removal, priming with a rust inhibitive primer, and repainting be performed.

Efflorescence was observed on some concrete perimeter walls at Bldg 5601E. Cleaning is recommended; this is a matter of routine maintenance and a cost estimate is not included in the spreadsheet.

AllWest requested information about known leaks at perimeter wall systems—as well as window/door systems—but the response received was “Unknown” for these building elements.

Estimates for remedial measures to return exterior finishes and building elements to “Good” condition are included in the Immediate Repairs & Replacement Reserves Analysis. Our recommendation for metal wall panel replacement at Bldg 5601W is listed in the separate Modernization category of the spreadsheet.

C.03 DOORS, WINDOWS & SKYLIGHTS

The physical condition of doors, windows, and skylights appeared “Fair” to “Poor.”

At both buildings, painted steel-framed windows with single-pane glazing are typically provided. The windows have an overall run-down appearance with rust and degraded paint evident. The overwhelming majority of the windows in Bldg 5601E have been painted over. Windows are not installed in Bldgs 5601W and 5733W. The second floor of Bldg 5733E has steel-, wood-, and aluminum-framed windows installed.

Sawtooth clerestories are provided on Bldgs 5601E and 5733E. There are additional flat roofed clerestories on Bldg 5733E. The clerestories typically have painted steel-framed window systems. Wire glass is installed in the clerestory windows of Bldg 5601E.

Numerous skylights or clerestory windows are provided on each building segment, as follows:

Bldg 5601E: Continuous wire glass windows on three sawtooth clerestory light wells are provided; numerous broken—with voids in the glass—or cracked windows were observed;

Bldg 5601W: The ribbed steel panel roofing system is fitted with 162 square translucent panels; many appear have been painted over;

Bldg 5733E: Thirteen curb-mounted, gabled skylights—rectangular in plan and with various dimensions—with wire glass lites, and ten curb-mounted, domed square or rectangular skylights with plastic lenses and aluminum bases are installed. Broken glass lites were observed in the gabled skylights. Additionally, several skylights

had plastic sheeting covering them—reportedly installed by the tenants—and AllWest presumes water intrusion occurs at these skylights; leak repairs are recommended, if warranted;

Bldg 5733W: Thirty-two curb-mounted, gabled skylights with wire glass lites are installed. Broken lites were also observed in this building's skylights.

Painted steel doors and frames are typically installed, except at Bldg 5601E, where painted wood doors are provided at primary entrances along San Leandro Street. The painted finishes on steel doors are typically degraded, with faded paint, scratches, and some rust observed.

All painted doors and window and skylight frames should be repainted as part of the general exterior repaintings recommended in Section C.02. We also recommend that cracked and broken glazing be replaced.

At one structural bay on the third floor of north elevation of Bldg 5601E, the windows have been completely removed and plywood has been placed in the void. Window replacement is recommended. Ideally, if the original steel frames are still available, those should be used. If those have been discarded, a new window system should be installed.

On Bldgs 5601E, 5733E and 5733W, steel framed clerestory windows and skylights are installed. Rust was observed on many steel frames. We are including as an optional Modernization expense a single line item to remove the clerestory and skylight glazing, sandblast the steel frames, prime, repaint, and reglaze with new glass panes.

Cost estimates to address various deficiencies with windows and skylights discussed in this section are included in the Immediate Repairs & Replacement Reserves Analysis.

C.04 PATIOS, TERRACES, & BALCONIES

The physical condition of terraces appeared "Poor."

Patios and balconies are not provided.

A small portion of the flat roof of the west side on Bldg 5733E, wood decking and railings have been installed and are in a degraded condition. The area has been furnished with outdoor furniture and potted plants by one of the residential tenants. Wood replacement is recommended.

A cost estimate to replace degraded wood elements and framing on the roof terrace is included in the Immediate Repairs & Replacement Reserves Analysis.

D. STRUCTURAL ELEMENTS

Construction is Type III-B, non-fire resistive rated, fully fire sprinklered. Structural descriptions follow:

Bldg 5601E: Cast-in-place concrete perimeter and interior walls, structural framing, and floor and roof decks. Upper floor and roof decks are comprised of a concrete pour over ribbed steel decking;

Bldg 5601W: Structural steel framing with roof trusses and columns and a ribbed steel panel roof deck;

Bldg 5733E: Load bearing brick masonry perimeter walls with interior steel and wood columns and a wood plank roof deck;

Bldg 5733W: Load bearing brick masonry perimeter walls with interior steel and wood columns and a wood plank roof deck.

The foundations are most likely constructed of either a pile and grade beam system or reinforced concrete strip footing at the walls and isolated spread footings at interior columns. The ground floors are typically concrete slab-on-grade. At Bldg 5601W, a concrete pier and beam crawl space foundation is provided along with a concrete first floor deck; this reinforced concrete foundations presumably has continuous perimeter strip footings and isolated spread footings at interior columns.

The 2016 draft Seismic Analysis for Bldg 5601 states:

As indicated by the age and observed on-site, the Subject was constructed in an era when adequate consideration of seismic forces may not have been incorporated into the design.

And:

It was observed that unreinforced brick masonry partitions walls are used extensively throughout the main building. Reportedly, in 1999, the partition walls were seismically strengthened. However, as the associated strengthening drawings were not available for our review, the full adequacy of the reported improvements cannot be determined at this time. Under earthquake motions, unreinforced masonry is brittle and subject to cracking. It can crack, rupture and fall, blocking stairs and corridors. Post-earthquake evacuation efforts can be severely hampered as a result.

A draft version of a Seismic and PML Assessment for Bldg 5601, prepared by CBRE and dated August 17, 2016, is included in the Appendix.

D.01 FOUNDATIONS

The physical condition of the foundations appeared “Good.”

See Section D. for descriptions of the structural systems at each building segment.

The foundation slabs lack floor finish coverings in large portions of both buildings. AllWest observed no egregious anomalies with the visible portions of the concrete slabs, with one exception; in the 2017 PCA prepared by AEI, differential settlement of the concrete foundation slab was reported in Bldg 5601E along the west wall of the concrete framed building near its south end along where the concrete framed segment meets the steel framed segment. AllWest was unable to find this location owing to the power being off in the presumed portion of Bldg 5601E where this deficient condition occurs; it is also possible that new interior finishes or equipment may obscure the area of settlement. AllWest also presumes the condition has not been corrected and we are including a line item for remedial measures to rectify the deficiency.

Typically, minor cracks were observed in the concrete. Concrete cracks as a normal occurrence as it ages. None of the minor, meandering slab cracks that AllWest observed warrant recommendations for repairs.

Additionally, we are including as an optional Modernization expense a recommendation for an investigation by a structural engineer to review the area of differential settlement discussed above, and to prepare an analysis and evaluation, along with recommendations for remedial measures, if warranted.

A cost estimate for the structural engineering evaluation is included in the optional Modernization section of the Immediate Repairs & Replacement Reserves Analysis.

D.02 WALL CONSTRUCTION

The physical condition of the exterior wall construction “Good.”

See Section D. for descriptions of the structural systems at each building segment.

AllWest observed some minor cracking of perimeter concrete walls on their exterior side was observed on Bldg 5601E, as was rust damage at steel lintel supports above some overhead coiling doors on the east elevation; some lintels are bowed downward as a

result of rust degradation. Remedial measures are recommended to address these deficiencies; those for the concrete cracking are minor repairs and a cost estimate is not included in the spreadsheet. An allowance to replace the rusted steel lintel supports is included in the spreadsheet.

Interior partition walls are typically wood or steel stud construction with painted gypsum board finishes; these walls are not load-bearing. Some insulated metal skin wall panel systems have also been installed as part of the work undertaken to develop the facility as a cannabis cultivation facility. All walls and wall openings observed during the site visit appeared plumb.

An estimate lintel frame replacement is included in the Immediate Repairs & Replacement Reserves Analysis.

D.03 ROOF/FLOOR FRAMING

The physical condition of roof structural framing appeared “Good.”

See Section D. for descriptions of the structural systems at each building segment.

The underside of the roof and upper floor decks are visible in large portions of both buildings. AllWest observed no egregious anomalies with the visible portions of the decks. However, access was not granted into the interior of the entirety of Bldg 5733W and into the office and warehouse areas of Bldg 5733E. Additionally, the power was off in most of Bldg 5601 which greatly impaired our ability to observe the upper roof and floor framing.

E. INTERIOR FINISHES

See above paragraph in Section D.03 for a description of the limitations on out interior access. In those spaces that AllWest did not have access, our descriptions of interior finishes is based on information from the previous PCAs.

Since new tenant interior TI projects are typically subject to construction allowances to the new tenant for interior finish installation—and the allowances are paid back by the tenant over the term of the lease agreement—no estimates for repair or replacement costs for interior finishes are included in the spreadsheet, with the exception of the residential units in Bldg 5733E.

Twenty residential live-work apartments are provided in Bldg 5733E; eight were leased at the time of our site visit. It was reported that tenants are responsible for the maintenance of their interior finishes and fixtures and equipment. Several units have mezzanine sleeping lofts. AllWest observed 3 of the 20 (15%) residential units and we inquired of our site escorts if the condition

of the units we observed was representative of all; they replied that they are. The overall condition of the units we observed was “Fair” to “Poor,” with the evaluation being closer to “Poor” than “Fair.” AllWest is including an allowance as a single line item to return all twenty of the residential units to “Good” condition. This recommendation is made as an optional Modernization expense and includes new paint finishes on walls, floors, and ceilings; new kitchen and bathroom cabinetry and counters; new bathroom fixtures and interior finishes, and new appliances. Also included are any repairs needed prior to the application of new paint finishes, cabinets, and fixtures.

A cost estimate to rehabilitate the residential units and return them to “Good” condition is included in the optional Modernization section of the Immediate Repairs & Replacement Reserves Analysis.

E.01 FLOOR & BASE FINISHES

The physical condition of floor finishes appeared “Good” to “Poor.”

Office Areas

The typical floor finish in the office areas is low-pile, broadloom carpet and vinyl composite tile (VCT), and the polished and sealed concrete slab were also observed. Minor meandering cracks were observed in concrete slab surfaces in this and all other areas of the buildings where concrete foundation slabs are visible.

Service and Storage Areas

The unpainted concrete slab is the typical floor finish in these spaces.

Warehouse and Industrial Areas

The unpainted concrete slab is the typical floor finish in these spaces.

Apartments

The observed floor finish in the apartments and their bathrooms is painted concrete. The floors in both the apartments and bathrooms have an overall run-down appearance.

Restrooms

The observed floor finishes are epoxy flooring, ceramic tile, and painted or unpainted concrete.

E.02 WALL FINISHES & DOORS

The physical condition of wall finishes and doors appeared “Good” to Poor.”

Factory-finished painted hollow steel doors and panted wood panel interior doors were observed. Painted hollow steel doors are also typically provided at secondary exits and servant space locations. The physical condition of the doors typically matches the condition of the adjacent interior finishes in the various tenant spaces.

Office Areas

At Bldg 5601, the wall finishes are the painted cast-in-place concrete perimeter and interior walls; the unpainted interior side of the ribbed steel panels; and painted gypsum board walls.

At Bldg 5733, the wall finishes are painted and unpainted brick masonry walls and painted gypsum board walls.

Service and Storage Areas

At Bldg 5601, the wall finishes are the painted cast-in-place concrete perimeter and interior walls; the unpainted interior side of the ribbed steel panels; and painted gypsum board walls.

At Bldg 5733, the wall finishes are painted and unpainted brick masonry walls and painted gypsum board walls.

Warehouse and Industrial Areas

At Bldg 5601, the wall finishes are the painted cast-in-place concrete perimeter and interior walls; the unpainted interior side of the ribbed steel panels; and painted gypsum board walls.

At Bldg 5733, the wall finishes are painted and unpainted brick masonry walls and painted gypsum board walls.

Insulated metal skin interior wall panel systems have also been installed as part of the work undertaken to develop the facility as a cannabis cultivation facility.

Apartments

Wall finishes are unpainted gypsum board and the painted or unpainted interior face of the exterior brick masonry walls

Restrooms

Wall finishes are typically painted gypsum board, and the painted inside face of the perimeter walls.

E.03 CEILING FINISHES

The physical condition of ceiling finishes appeared "Good" to "Fair."

Office Areas

The painted structure above is the most usual ceiling finish. Suspended acoustic ceiling tile systems on a 24" x 48" grid are also installed, as are painted gypsum board ceilings.

Service and Storage Areas

The painted or unpainted structure above is the typical ceiling finish. Painted gypsum board ceilings are also installed.

Warehouse and Industrial Areas

The painted structure above without insulation is the typical ceiling finish.

Apartments

The painted structure above without insulation is the typical ceiling finish. Bathrooms in the apartments have painted gypsum board ceilings.

Restrooms

The painted structure above without insulation is the typical ceiling finish. Painted gypsum board ceilings are also installed.

E.04 INTERIOR STAIRS

The physical condition of the interior stairs appeared "Good" to "Fair."

Four sets of interior fire stairs are provided at Bldg 5601E. (The north stairway is on the exterior of the building and is discussed in Section B.07.) The interior stairs are enclosed and of cast-in-place concrete construction with steel tube handrails. In Bldg 5733E, numerous sets of wood-framed stairs are installed; these stairs have wood railings. Several apartments in Bldg 5733E have stairs installed which serve sleeping loft mezzanines.

Visually contrasting stripes were provided in required locations on the top and bottom treads on the interior stairs AllWest observed.

Deficiencies with stairs for Accessibility are addressed in Section G.02.

F. EQUIPMENT AND SYSTEMS

Packaged unit air conditioners with natural gas-fired furnaces typically provide cooled and heated air. Split system air conditioners with indoor fan coil units are also installed.

Pole-mounted transformers provide primary 480/277-volt 3-phase, 4-wire service at the property. Copper wire-in-conduit systems serve branch circuit breaker panels.

Underground domestic and irrigation water services with pit meters are provided. Municipal water pressure appears adequate. Natural gas service is provided to both buildings. Both buildings are provided with wet-pipe sprinkler systems.

F.01 METERS/VAULTS/VENT PIPES

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

Both buildings are provided with underground domestic water services, with pit meters, fed from the main beneath San Leandro Street. AllWest did not remove any vault covers during our site visit.

Each building is provided with natural gas service. One gas meter was observed adjacent to the east elevation of Bldg 560; the gas meter for Bldg 5733 is located in an open concrete pit along the east elevation. Both meters are protected from vehicular contact by concrete-filled steel bollards and tubes. Neither gas meter is fitted with an automatic seismic shutoff valve.

Each building is provided with electrical service with four meters in each building; a house meter is installed along with three tenant space meters. The residential units at Bldg 5733E are individually metered.

F.02 HEATING, VENTILATION & AIR CONDITIONING

The physical condition of the HVAC and control systems appeared "Good" to "Poor."

Air conditioners use R-22 and R-410A refrigerants. R-22, also known as chlorodifluoroethane, is a hydrochlorofluorocarbon (HCFC). HCFCs are less damaging to the ozone layer than chlorofluorocarbons (CFCs), but still contain ozone-depleting chlorine. A 1992 amendment to the Montreal Protocol established a schedule for the phase-out of HCFCs such as R-22. According to the Montreal Protocol, R-22 should be completely phased out of production by 2030. Production of new R-22 refrigerant has

stopped, as has production of new units using R-22. Replacement refrigerant will be available past the serviceable lives of the existing equipment. No refrigerant related issues are anticipated during the evaluation period. As R-22 is phased out of service, costs of remaining supplies are expected to rise.

R-410A is an environmentally friendly refrigerant that should be in abundant supply through the serviceable lives of the units that use it.

Other than rising costs of R-22, no refrigerant issues are anticipated during the evaluation period. All units that use R-22 are recommended for replacement during the reserve term.

Space Cooling and Heating

Five 15-ton rooftop packaged air conditioners with no heating are installed on Bldg 5601. There are also 21 split system air conditioners with rooftop condensers and indoor fan coil units. Bldg 5733 has four rooftop packaged air conditioners ranging in size between 5 and 10 tons. Three units have integral natural gas furnaces while the fourth unit uses electric resistance heating. Rooftop HVAC equipment is manufactured by *Carrier*, *Johnson Controls*, *Daikin*, and *Bryant*. Bldg 5601 has a tenant-owned water cooled chiller, with two cooling towers, to feed indoor two-pipe air handling units. Bldg 5733 has a large number of tenant-owned rooftop split system air conditioning condensers tied to indoor fan coil units.

Five 5-ton split system air conditioners at Bldg 5601 are now beyond their expected useful life and replacement should be anticipated.

The attached mechanical equipment list provides a brief description of the primary HVAC equipment, and indicates the age and the estimated remaining useful life expectancy. This list also indicates which specific units are recommended for replacement, if applicable.

Control System

Wall-mounted thermostats provide zone temperature control for rooftop air conditioner.

Ventilation

The rooftop packaged air conditioners use intake louvers to provide ventilation air to occupied spaces. Some spaces use rooftop intake ventilators. Building restrooms and other spaces use rooftop exhaust fans.

Service

Heating and cooling equipment is installed and maintained by the individual tenants, presumably using service providers of their choice.

A cost estimate for new HVAC equipment is included in the Immediate Repairs & Replacement Reserves Analysis.

F.03 ELECTRICAL

The physical condition of the electrical distribution systems appeared "Good."

Power Supply

PG&E pole-mounted transformers provide primary 480/277-volt 3-phase, 4-wire service to main electrical rooms at both buildings. It was reported that a new pad-mounted transformer will be installed at Bldg 5601 as part of the electrical upgrade. Step down transformers reduce voltage to 208Y/120-volt service, as required. Main switchgear for Bldg 5601 is designed to be 8,000 amps; additional panels were in the process of being installed when construction was halted in May of 2022. It was reported that switchgear rated at 4,000 amps (1st and 3rd floors) and 3,000 amps (2nd floor) will be installed as part of the electrical upgrade. The main switchgear for Bldg 5733 is sized at 2,000 amps, but is reportedly rated at 1,500 amps. Switchgear serves two 400-amp meter enclosures, each feeding 100-amp individually metered services to the residential units. Copper wire-in-conduit distribution systems serve the electrical distribution panels for tenant lighting and power loads.

It does not appear that regular infra-red scanning of the electrical distribution systems and panels has been performed. Scanning detects hot spots and loose connections that develop over time, identifying problems early and preventing costly repairs. AllWest recommends infrared testing be conducted on a triennial schedule. Scanning should be first performed after the buildings have been fully occupied for approximately 12 months.

It does not appear that regular ground fault testing and maintenance of the main electrical switchgear have been performed. AllWest recommends that ground fault performance testing and maintenance be conducted every three years on 480-volt circuit breakers rated 1,000 amps and greater. This testing should be performed at the conclusion of interior TI work—and prior to tenant occupancy—and on a triennial schedule thereafter.

The costs to perform infrared scanning and ground fault testing of high amperage circuit breakers are included in the Immediate Repairs & Replacement Reserves Analysis.

Lighting

Lighting is provided by a wide variety of fixtures. These include, but are not limited to, ceiling grid-mounted 2' x

4' fluorescent fixtures, 2- and 4-lamp suspended fluorescent strip fixtures (some with reflectors), industrial-type High Intensity Discharge (HID) downlights in warehouse and work areas, ceiling mounted fluorescent strip fixtures, and ceiling-mounted drum lens fixtures. Manual switches are typical.

Parking area lighting is by parapet-mounted box fixtures with fluted lenses and HID lamps on Bldg 5601. Recessed can fixtures with compact fluorescent lamps are installed at soffits. Exterior wall-mounted box fixtures with polycarbonate lenses and HID lamps are also installed. Exterior lighting is presumably controlled by time clocks.

Additionally, lighting for plant cultivation has been installed in some—though not all—rooms intended for the purpose of cultivation. Lighting installation was halted when the building when constriction work ceased in May 2022.

Energy Management System

No energy management systems were observed.

F.04 GAS

The physical condition of the natural gas systems appeared “Good.”

The buildings are provided with natural gas services with two gas meters installed. Services are not protected with automatic seismic shutoff valves; valve installation at each meter station is recommended. Natural gas is consumed by rooftop furnaces.

Rooftop packaged units were observed with flexible gas line connections.

The cost for installing seismic shutoff valves is included in the Immediate Repairs & Replacement Reserves Analysis.

F.05 PLUMBING

The physical condition of the plumbing appeared “Good.”

Supply Piping

The buildings are provided with an underground domestic water services with meters along San Leandro Street. An above-ground BPD is installed in a hardscaped area on the east side of Bldg 5601. An above-ground check valve is provided near the northeast corner of Bldg 5733. Municipal water pressure appears adequate. Interior water supply piping where observable is copper.

Waste Piping

Where observed, sanitary waste and vent piping is cast iron pipe.

Fixtures

Restrooms are equipped with floor-mounted water closets and wall-mounted urinals. The toilets are conventional tank-type, typically with manual flush handles. The toilets are low-flow units; the urinals are presumably low-flow units. Wall-mounted vitreous china sinks are typically installed, though in some restrooms counter-mounted sinks are provided. Single-lever faucet controls are typical.

Domestic Hot Water

The restroom in Bldg 5601 uses an undersink instantaneous electric water heater. Bldg 5733 has a *Rheem* 50-gallon electric domestic water heater at the laundry area. Each of the residential units is provided with a *Bradford White* 40-gallon electric water heater.

F.06 FIRE PROTECTION

The physical condition of the installed fire protection systems appeared “Good.”

Firewater Distribution and Suppression Devices

Both buildings are provided with wet pipe sprinkler systems. Interior sprinkler piping is black steel with *Victaulic* couplings. Each building has an 8" fire sprinkler water service with a BPD and a duplex fire department connection. Bldg 5601 has a fire sprinkler water vault with eight individual 6" risers feeding various building spaces. Bldg 5733 has an 8" riser for all spaces. Riser tags show that most recent five-year testing services were performed in June 2022. Riser pressure is 80 psig, which is adequate for building coverage. No recalled sprinkler heads were observed.

Wall-mounted fire extinguishers were observed throughout the buildings with various inspection dates, some of which have expired. Extinguisher inspections are a tenant responsibility. AllWest recommends that annual inspections be performed as part of routine maintenance, as required. Since this is a tenant responsibility and a matter of routine maintenance, a cost estimate is not included in the spreadsheet.

Fire Alarm

Bldg 5601 is protected by an *Autocall* 4100 ES addressable fire alarm panel. Building 5733 uses an *Autocall* conventional panel. Panels monitor initiation

devices such as riser flow and tamper switches. When alarmed, panels signal notification devices such as horn/strobes and the building fire bell.

Fire alarm monitoring and maintenance services are performed by Bay Alarm.

Smoke Detectors

Smoke detectors were not observed.

F.07 OTHER SYSTEMS

Equipment associated with indoor agricultural systems is tenant owned and its analysis is not within the scope of work of this report.

F.08 SECURITY SYSTEMS

Some tenants have installed their own security systems. These are presumably installed, monitored, and maintained at tenant expense.

F.09 VERTICAL TRANSPORTATION & CONVEYING SYSTEMS

The physical condition of the vertical transportation and conveying systems appeared "Good" to "Poor."

Vertical transportation is provided by three overhead traction freight elevators, each rated at 10,000 lbs and manufactured by *Otis*. The elevators are presumed to date to original construction in 1929. The elevators have outdated relay-type controllers, and are not intended for passenger use. One elevator was reported out of operation. AllWest did not ride in these elevators during our site visit. The inspection status of the elevators is unknown, though AllWest presumes State inspections are not current.

Cost estimates to return the non-operational freight elevator to working condition, to conduct the annual State inspections for all elevators, upgrade control panels in cabs, and to replace relay-type controllers to digital controllers are included in the optional Modernization section of the Immediate Repairs & Replacement Reserves Analysis.

G. ACCESSIBILITY COMPLIANCE

The Accessibility Standards of the California Building Code, as adopted by the Oakland 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. In California, Accessibility Standards extend to include quasi-public and portions of multi-residential occupancies.

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 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 Oakland Building Department will not necessarily meet the requirements of the ADA.

G.01 PARKING

The physical condition of Accessible parking appeared "Fair."

For a parking lot with 170 stalls, six Accessible stalls are required, one of which shall be Van Accessible. Five Accessible stalls provided, three of which are Van Accessible. Accessible parking is non-compliant for the number of stalls provided.

There are two Accessible stalls, one of which is Van Accessible, near a pedestrian entrance along the east elevation of Bldg 5601E. One Van Accessible stall is provided near the southeast corner of Bldg 5733E. Two Accessible stalls, one of which is Van Accessible, are located along the south elevation of Bldg 5733W.

The fine amount sign is absent at the Accessible stall near Bldg 5733E. The sign required at parking lot entrances is not installed at any of the vehicular entrances. The pavement markings at the Accessible stalls near Bldg 5733 are in a degraded condition.

Architectural drawings provided to AllWest for TI projects indicate a total of 11 Accessible stalls would be provided (7 regular Accessible and 4 Van Accessible stalls) in the proposed parking scheme. Should these plans be implemented, the proposed Accessibility parking layouts would be compliant with current Accessibility requirements.

We recommend that stall striping be performed according to the parking plans described in the site plan drawings prepared by Graphia Architectural & Engineering, dated May 27, 2020 (Bldg 5601) and April 21, 2020 (Bldg 5733) Restriping of the Accessible stalls should be performed as part of the asphalt repairs, resealing, and restriping discussed in Section B.02. Compliant Accessibility signage for parking stalls should also be installed.

The costs for various remedial measures to address deficiencies for current Accessible parking are included in the Immediate Repairs & Replacement Reserves Analysis.

G.02 PATH OF TRAVEL

The physical condition of the observed path of travel elements appeared “Good” to “Poor.”

Numerous deficiencies with exterior Accessible path of travel were observed. A delineated Accessible path of travel from the public sidewalk is not provided. The office occupancies in the various buildings may likely not be places of public accommodation and can possibly be exempted from having to provide an Accessible path of travel from the sidewalk. A majority of building entrances into tenant spaces lack level landings or have sill conditions that are too tall.

Permitted work had been underway at Bldg 5601, but was halted in May of 2022; the new interior and exterior construction we observed appeared compliant with current Accessibility requirements. Though not measured, interior paths of travel, clearances, and door widths and hardware appeared compliant with current Accessibility requirements.

Some of the other exterior path of travel deficiencies—though not limited to those listed—are: non-compliant exterior stairs at Bldg 5601W; exterior stairs lacking visually contrasting stripes on each tread; and a lack on truncated domes in required locations.

Apartments themselves are not required to be Accessible. However, common areas—such as a manager’s office, corridors, stairs, and laundry facilities—within the apartment facility are required to meet Accessibility requirements. Should a building permit be sought for apartment rehabilitation in Bldg 5601E, it is likely that upgrades for Accessibility would be required as part of the plan check approval process.

AllWest is including three line items under this section in the Immediate Repairs & Replacement Reserves Analysis. The first is to provide remedial measures for observed deficiencies for Accessible path of travel elements. The second line item is listed as an optional Modernization expense; this is an allowance as a contingency to provide path of travel upgrades in those portions of the property to which AllWest did not have access during our site visit. The third line item, also listed as a Modernization expense, is to provide common area Accessibility upgrades in the apartment portion of Bldg 5601E.

The second line item also includes contingency costs for possible restroom upgrades for Accessibility in those tenant spaces into which we did not have access. This second line item expense is not predictive, but is made solely as a contingency to cover possible deficiencies in path of travel and in restrooms and plumbing fixtures for Accessibility in areas we could not observe.

G.03 TOILETS/PLUMBING FIXTURES

The physical condition of the observed toilet rooms and plumbing fixtures for Accessibility appeared “Good.”

Permitted work had been underway at Bldg 5601, but was halted in May of 2022; the new restroom configurations, hardware, and plumbing fixtures appeared compliant with current Accessibility requirements.

The line item recommendation for general Accessibility upgrades in those portions of the property we did not access—made in Section G.02—also includes costs for possible restroom and plumbing fixtures upgrades, if needed.

G.04 ELEVATORS

Passenger elevators are not installed. The three freight elevators that are installed in Bldg 5601E are not subject to Accessibility requirements.

IV. CONSULTANT'S QUALIFIERS

A. SCOPE OF WORK

AllWest was retained to assess the existing site physical condition, improvements and buildings at the subject property, and to research available records and interview individuals familiar with the facility operations. AllWest was tasked to identify construction and/or code deficiencies and 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 E2018-15.

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 maintenance and grounds, and all the 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

AllWest accessed the flat roof areas on Bldgs 5601E, 5733E, and 5733W. Bldg 5601W has a pitched roof; it was observed from above from adjacent flat roof areas.

Access to the entirety of the interior of Bldg 5733W and to the interior of the warehouse and office portions of Bldg 5733E was not possible during our site visit. We were only able to access the apartment portion of Bldg 5733E and the first floor parking garage in that building; we were unable to enter the office and warehouse spaces on the first floor.

We accessed all three floors of Bldg 5601E. We also accessed the attic area on Bldg 5601W. We accessed the interiors in both Bldgs 5601E and 5601W; however, the electricity was off in most of that building, which greatly impaired our ability to observe and evaluate interior building elements since many interior areas do not have windows or have windows that are painted over.

We were not able to obtain a close unobstructed view of the west elevation of Bldg 5733W. We viewed the west elevation of Bldg 5601W thorough a chain-link fence, which afforded a close view of only the northernmost portion of that elevation.

During the preparation of this report:

- Original architectural and structural construction drawings were not available;
- Various TI construction drawings and schematic drawings were provided and reviewed;
- An ALTA survey was not provided;
- An ADA survey was not provided;
- A rent roll was not provided;
- Certificates of Occupancy were not provided; original construction Certificates of Occupancy (if issued) were requested from the City of Oakland, but a response had not been received at time of publication;
- Maintenance/repair information for the HVAC systems was not provided;
- Maintenance/repair information for the elevators was not provided;
- Some information concerning testing and inspections of the fire and life safety systems was observed during our site visit;
- Roof maintenance/repair documents were not provided;
- Vendor service agreements were not provided;

- Some historical repair or improvement documents were provided, primarily some construction drawings for tenant improvement projects were provided and reviewed;
- Proposals for or information about planned future improvements were not provided;
- The completed AllWest PCA client questionnaire was not returned;
- Responses were received to several questions submitted to the site contact for transmittal to the property manager.

An appraisal was not made available for the subject property. Quantities were arrived at with input from the property management company, construction documents, 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 that may be hidden within the structure of the improvements. Therefore, it cannot be guaranteed that hidden or unexpected problems with the facility structural integrity or soil conditions do not exist.

The inspection findings contained in this report are based upon quantitative and qualitative factors that exist 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 subsequent 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

Two previous Property Condition Assessment reports—one for Bldg 5601 and another for Bldg 5733—prepared by AEI Consultants, dated October 27, 2017, were provided and reviewed during the preparation of this report.

F. CONSULTANT QUALIFICATION

Ryan Miller is a California Licensed Architect with more than 35 years of related experience.

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

Ronald Brown is a licensed Mechanical Engineer with more than 8 years of related experience.

G. RELIANCE LANGUAGE

This report was prepared for the sole and exclusive use of Romsphen Investment Company, 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

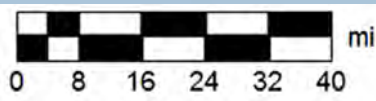
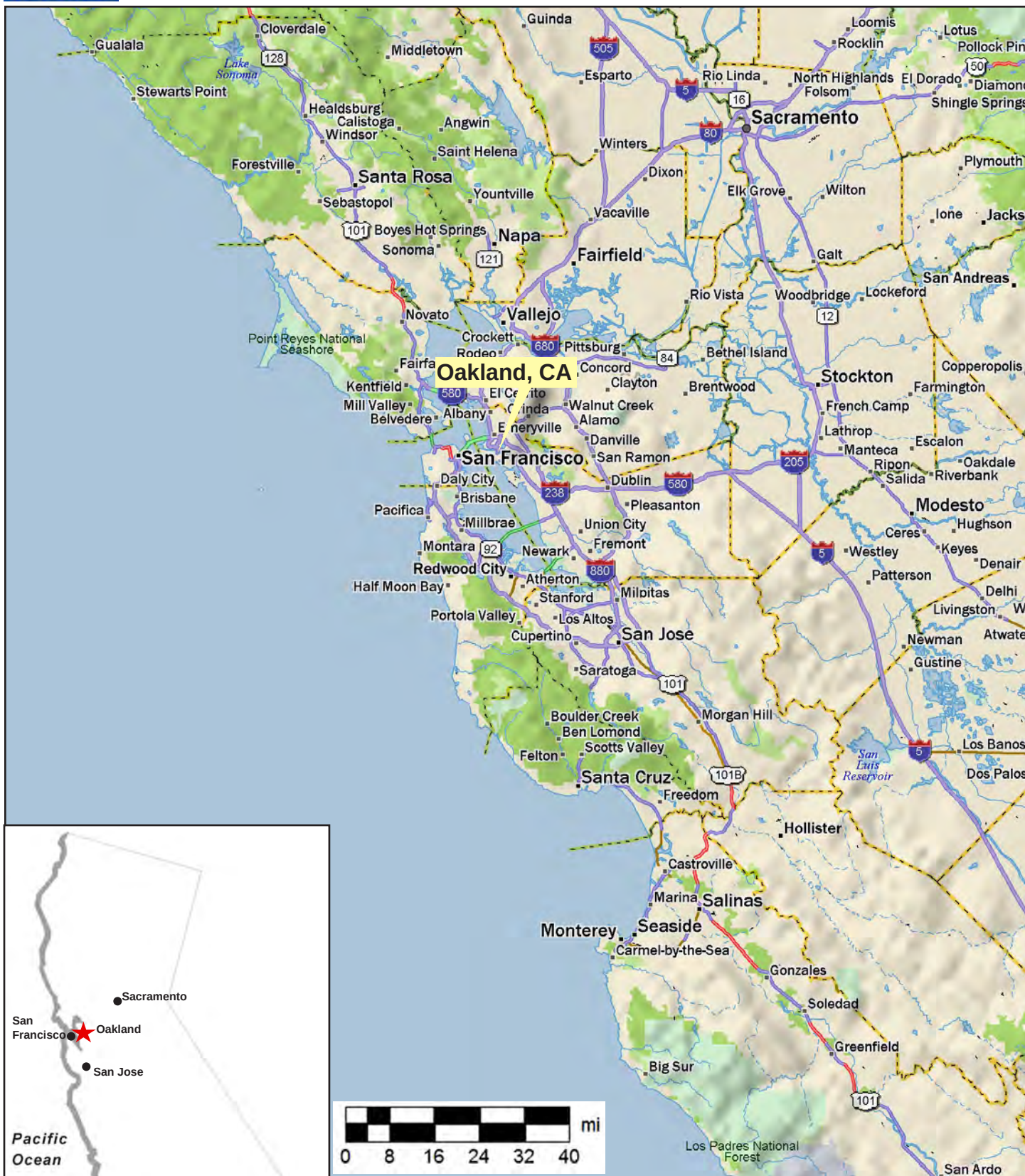
findings, conclusions, and recommendations is at the user's sole risk.

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 client Romspen Investment Company. Our estimates have not been prepared by a cost estimator or contractor and as such should not be considered a guaranteed maximum of costs. AllWest estimates are based on presumed or calculated quantities and unit costs based on AllWest's research or previously documented amounts. AllWest's allowances are an amount established to cover the cost of a recommended remedial measure, the parameters of which are not specified in detail. Our estimate has been prepared to meet the unique needs of client Romspen Investment Company. 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 construction budget nor should be used to gain construction financing. All area, 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.
22183.60

REGIONAL MAP

FIGURE 1

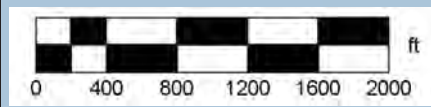
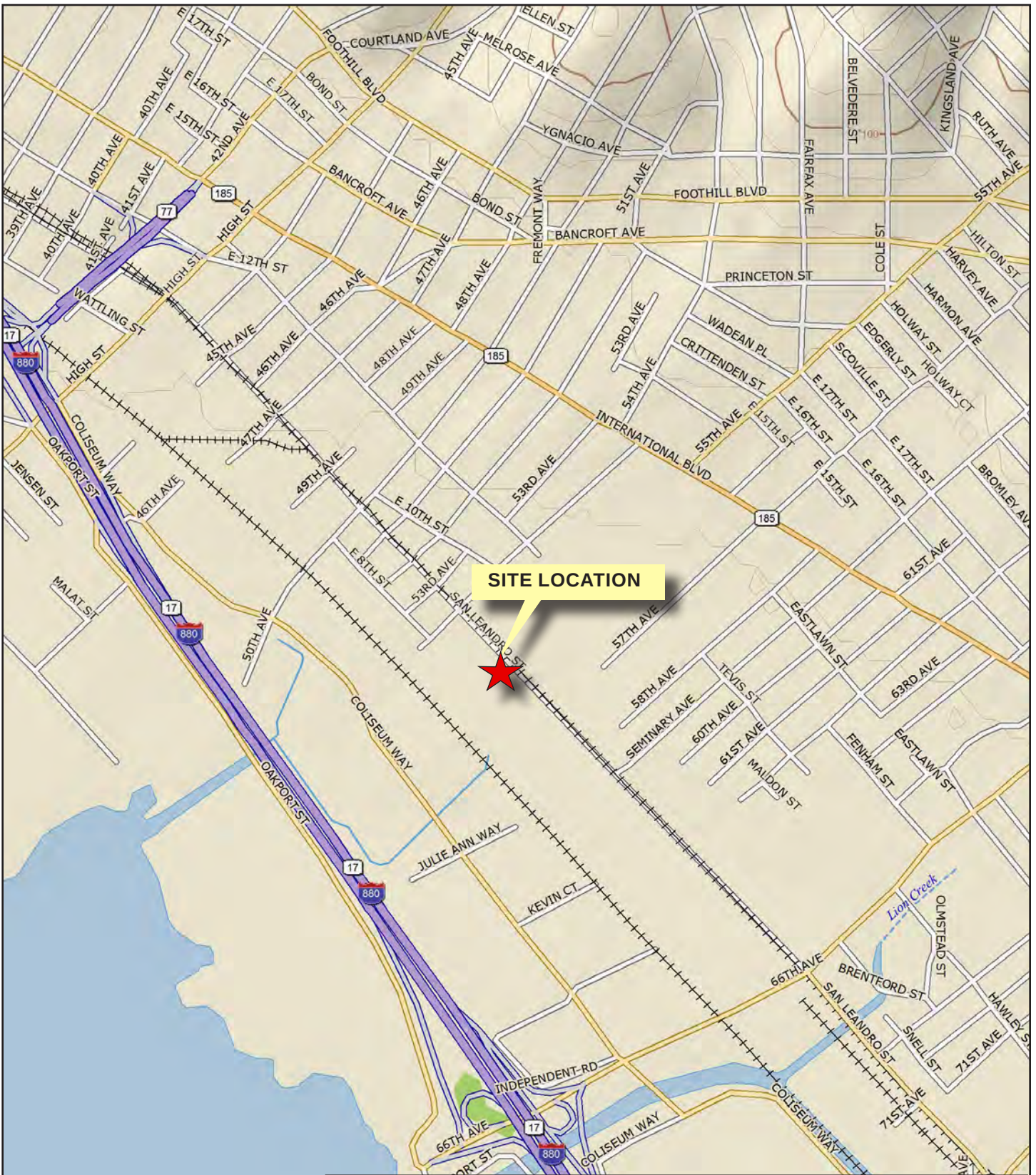
5601 & 5733 SAN LEANDRO STREET

OAKLAND, CA 94621

SOURCE: DELORME TOPO

PREPARED BY: D. CAMACHO

DATE: 2/14/23




AllWest
 PROJECT NO.
 22183.60

VICINITY MAP
FIGURE 2
5601 & 5733 SAN LEANDRO STREET
OAKLAND, CA 94621
SOURCE: DELOME TOPO
PREPARED BY: D. CAMACHO
DATE: 2/14/23



AllWest

PROJECT NO.
22183.60

AERIAL PHOTO

FIGURE 3

5601 & 5733 SAN LEANDRO STREET

OAKLAND, CA 94621

SOURCE: GOOGLE

PREPARED BY: R. MILLER / D. CAMACHO

DATE: 2/14/23



AllWest

PROJECT NO.
22183.60

AERIAL PHOTO

FIGURE 4

5601 & 5733 SAN LEANDRO STREET

OAKLAND, CA 94621

SOURCE: GOOGLE

PREPARED BY: R. MILLER / D. CAMACHO

DATE: 2/14/23

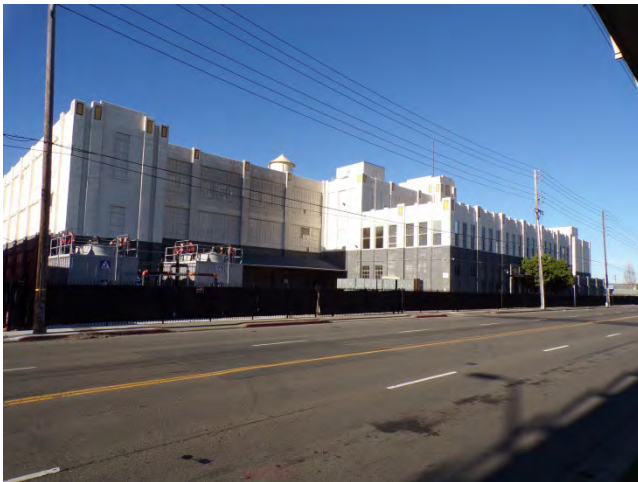
PHOTOGRAPHS



1. Bldg 5601E at bottom of photo (white building); Bldg 5601W at center top of photo with double gable roof.



2. Bldg 5733E at center of shot; Bldg 5733W at top left-center.



3. Bldg 5601E: East elevation, with San Leandro Street in foreground.



4. Bldg 5601E: North elevation.



5. Bldg 5601W: West elevation. Bldg 5601E (white building) in background.



6. Bldg 5601W: North elevation at center of photo; west elevation at right.



7. Bldg 5601E: Original primary pedestrian entrance along San Leandro Street.



8. Bldg 5601E: New Accessible parking stalls along east elevation.



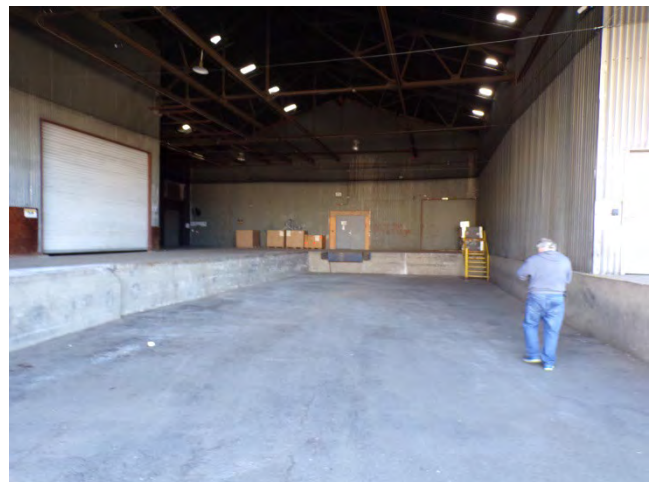
9. Bldg 5601E: Exterior stairs on north elevation.



10. Bldg 5601E: Secondary entrance along San Leandro Street. Entrance is not wheelchair accessible.



11. Bldg 5601W: Concrete loading apron on north elevation.



12. Bldg 5601W: Recessed loading area along north elevation.



13. Bldg 5601W: Exposed steel structure should be repainted during the reserve term.



14. Bldg 5601W: Galvanized, ribbed steel wall panels are in an overall degraded condition. Raised concrete loading apron at right.



15. Bldg 5601E: Carport along north property line.



16. Bldg 5601E: Carport along north property line. Paint finishes in carport should be repainted during the reserve term.



17. Bldg 5601E: Carport along north property line.



18. Bldg 5601E: A CMU trash enclosure was recently constructed.



19. Bldg 5733E: East elevation, south portion.



20. Bldg 5733E: East elevation, central portion.



21. Bldg 5733E: East elevation, north portion.



22. Bldg 5733E: South elevation, east portion.



23. Bldg 5733E: South elevation, west portion.



24. Bldg 5733E: South elevation (red-orange building), west portion. Bldg 5733W (white) at left.



25. Bldg 5733E: Plywood has been installed in various locations along the south elevation.



26. Bldg 5733E: Entrances into tenant spaces along the east elevation are not wheelchair accessible.



27. Bldg 5733W: South elevation.



28. Bldg 5733W: Chamfered corner at southwest corner of building.



29. Bldg 5733W: Wheelchair ramp at southwest corner of building.



30. Bldg 5733W: Raised loading docks along south elevation.



31. Bldg 5733W: Loading area with concrete truck ramp in foreground.



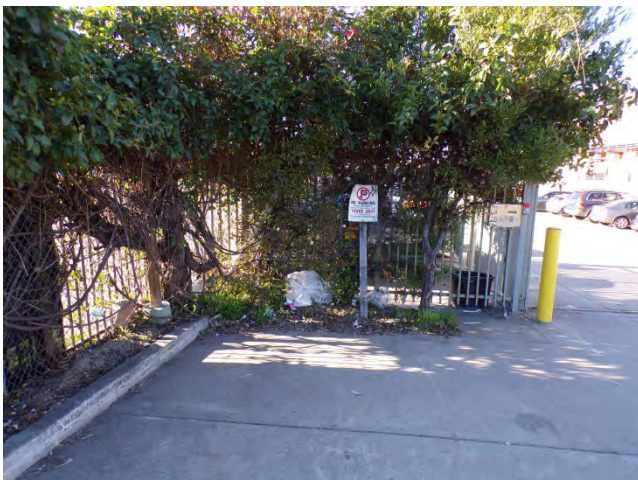
32. Bldg 5733W: Primary pedestrian entrance on south elevation. Door sill is not Accessibility compliant.



33. Bldg 5733E: Landscaping at the property is minimal.



34. Bldg 5733E: Landscaping at the property is minimal.



35. Bldg 5733E: Landscaping has an untended appearance.



36. Bldg 5601E: Landscaping along east elevation.



37. Bldg 5601E: Asphalt parking area on north side of building.



38. Bldg 5601E: Asphalt parking area on north side of building; concrete swale at center of photo.



39. Bldg 5601W: Degraded condition of concrete parking area on north side of building.



40. Bldg 5601W: Concrete parking area on north side of building. Site fencing is in an overall run-down condition in this portion of the property.



41. Bldg 5733W: Concrete paving at left; asphalt paving at right. Both types of paving are typically in a run-down condition throughout the property.



42. Bldg 5733W: Degraded asphalt paving requires repairs and resealing during the reserve term.



43. Bldg 5733E: Concrete-paved parking area on east side of site.



44. Bldg 5733E: One Van Accessible parking stall is provided at this building.



45. Bldg 5733E: The concrete-paved parking area is in a generally run-down condition.



46. Bldg 5733E: Degraded condition of concrete paving.



47. Bldg 5733W: Concrete and asphalt paving are provided on the south side of this building.



48. Bldg 5733W: Degraded condition of asphalt paving.



49. Bldg 5733W: Degraded condition of asphalt paving. Area drains are installed in several locations around the property.



50. Bldg 5733W: Degraded condition of asphalt paving.



51. Bldg 5601E: The BUR roofing system on the east side of the building, looking south.



52. Bldg 5601E: The BUR roofing system on the north side of the building, looking west.



53. Bldg 5601E: The BUR roofing system is in an overall degraded condition.



54. Bldg 5601E: Pooled water was observed in multiple locations.



55. Bldg 5601E: The BUR roofing system is in an overall degraded condition.



56. Bldg 5601E: The BUR roofing system is in an overall degraded condition.



57. Bldg 5601E: The water tower is no longer in service.



58. Bldg 5601E: Grated roof drains are installed; overflow protection is not provided.



59. Bldg 5601E: Numerous broken windows were observed in the clerestories.



60. Bldg 5601E: Ponded water was observed in multiple locations.



61. Bldg 5601W: The ribbed steel roof panels appear to have had a spray-on coating applied.



62. Bldg 5601W: The ribbed steel roof panels appear to have had a spray-on coating applied.



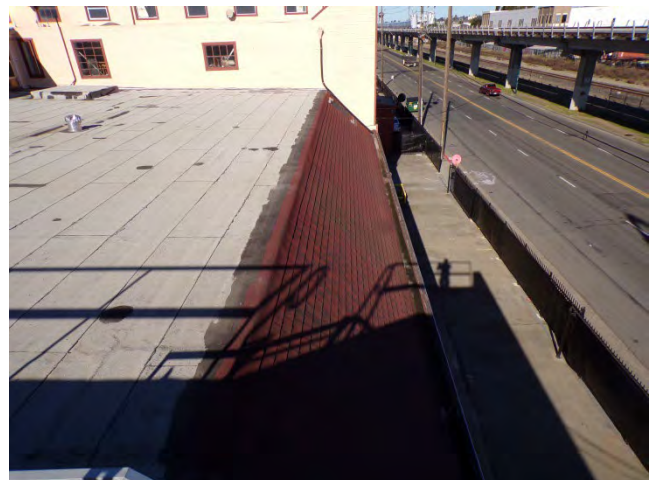
63. Bldg 5733E: The BUR roofing system on the east side of the building, looking north.



64. Bldg 5733E: The BUR roofing system on the north side of the building, looking west.



65. Bldg 5733E: The BUR roofing system on the second story portion of the building, looking east.



66. Bldg 5733E: Pitched roof segments are provided; composite asphalt shingles are typically installed on the pitched roofs.



67. Bldg 5733E: The BUR roofing systems are in a generally run-down condition.



68. Bldg 5733E: The BUR roofing systems are in a generally run-down condition.



69. Bldg 5733E: Numerous skylights are installed.



70. Bldg 5733E: The BUR roofing system is in an overall degraded condition.



71. Bldg 5733E: Tenants have installed plastic sheeting on skylights that presumably leak.



72. Bldg 5733E: Screened roof drains are installed; overflow protection is not provided.



73. Some roof drains lack atrium grates or screens. Bldg 5733E shown.



74. Bldg 5733E: A wood-framed roof terrace is installed on the west end of the two-story portion of this building.



75. Bldg 5733W: The BUR roofing system on the east side of the building, looking south.



76. Bldg 5733W: The BUR roofing system on the east side of the building, looking north.



77. Bldg 5733W: Composite asphalt shingles are typically installed on the pitched roofs.



78. Bldg 5733W: BUR systems are also installed on some pitched roofs.



79. Bldg 5733W: Along the north side of the building, ponded water was observed at the foot of the pitched roof along most of its length.



80. Bldg 5733W: The BUR roofing system is in an overall degraded condition. Area of past ponding shown.



81. Bldg 5733W: The BUR roofing system is in an overall degraded condition. Separated mineral granules shown.



82. Bldg 5733W: Ponded water was present on the day of our site visit.



83. Bldg 5733W: The BUR roofing system is in an overall degraded condition. Split in roofing membrane at repair shown.



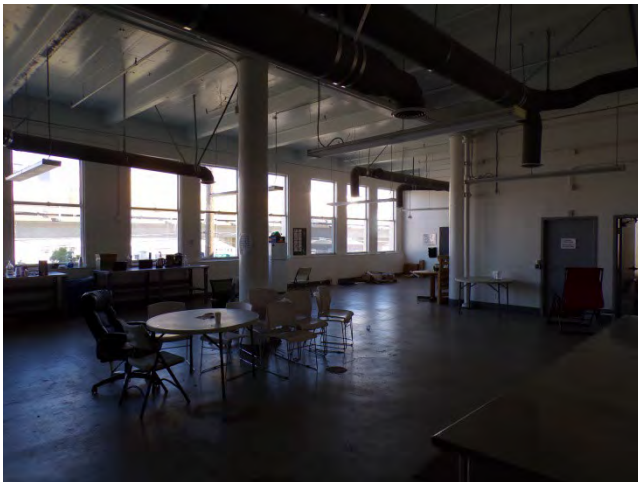
84. Bldg 5733W: Broken windows were observed in the skylights.



85. The ribbed steel panel roofing system on the carport is in a degraded condition; rust was observed in numerous locations.



86. Bldg 5601E: Interior finishes and fixtures in office area.



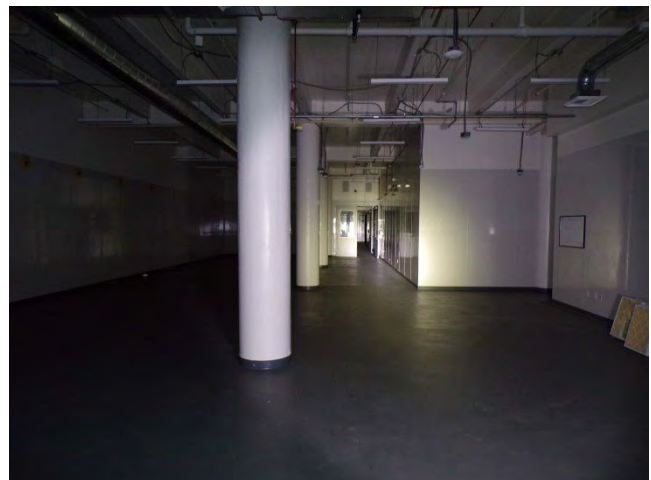
87. Bldg 5601E: Interior finishes and fixtures in office area.



88. Bldg 5601E: Interior finishes and fixtures in office area.



89. Bldg 5601E: Interior finishes and fixtures in circulation area of plant cultivation rooms.



90. Bldg 5601E: Interior finishes and fixtures in circulation area of plant cultivation rooms.



91. Bldg 5601E: Window opening at right is infilled with plywood. Water intrusion has occurred along the north elevation at third floor level.



92. Space 5601E: Interior finishes in stairwells.



93. Bldg 5601W: Interior finishes and fixtures in office area.



94. Bldg 5601W: Interior finishes, fixtures and equipment in circulation area of plant cultivation rooms.



95. Bldg 5601W: Interior finishes, fixtures and equipment in plant cultivation rooms.



96. Bldg 5601W: Interior finishes, fixtures and equipment in plant cultivation rooms.



97. Bldg 5601W: Interior finishes and fixtures in circulation area of plant cultivation rooms.



98. Bldg 5601W: Interior finishes, fixtures and equipment in attic room.



99. Bldg 5733E: Interior finishes and fixtures in common area of apartment portion of building.



100. Bldg 5733E: Interior finishes, fixtures, and equipment in apartments.



101. Bldg 5733E: Interior finishes, fixtures, and equipment in apartments.



102. Bldg 5733E: Interior finishes and fixtures in apartments.



103. Bldg 5733E: Interior finishes and fixtures in apartments.



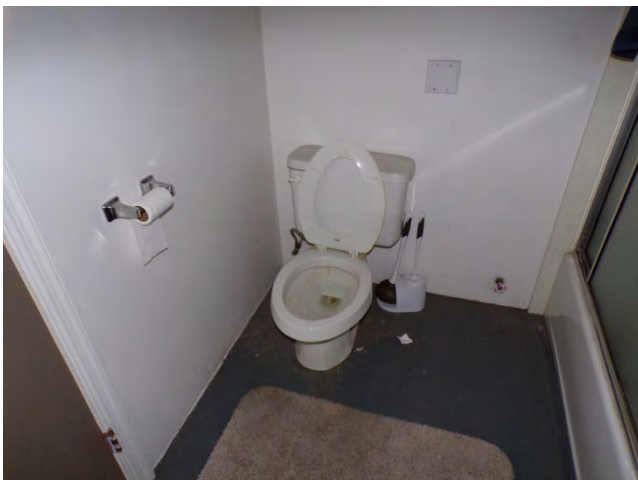
104. Bldg 5733E: Interior finishes and fixtures in parking garage.



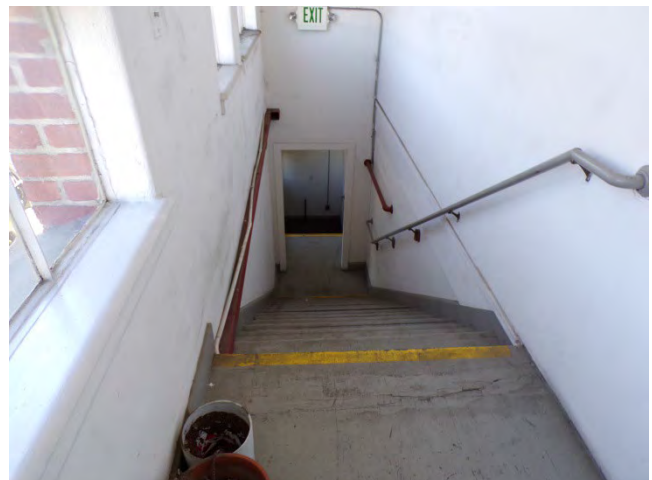
105. Bldg 5733E: Interior finishes and fixtures in apartment bathrooms.



106. Bldg 5733E: Interior finishes and fixtures in apartment bathrooms.



107. Interior finishes and fixtures in apartment bathrooms.



108. Bldg 5733E: Interior finishes in stairwells in apartment portion of building.



109. Bldg 5733E: Interior finishes and fixtures in office areas. (Photo from 2017 PCA.)



110. Bldg 5733E: Interior finishes and fixtures in warehouse areas. (Photo from 2017 PCA.)



111. Bldg 5733E: Interior finishes in warehouse areas. (Photo from 2017 PCA.)



112. Bldg 5733W: Interior finishes and fixtures in warehouse areas. (Photo from 2017 PCA.)



113. Bldg 5733W: Interior finishes and fixtures in warehouse areas. (Photo from 2017 PCA.)



114. Bldg 5733W: Interior finishes in office areas. (Photo from 2017 PCA.)



115. Bldg 5601E: Interior finishes and fixtures in restrooms.



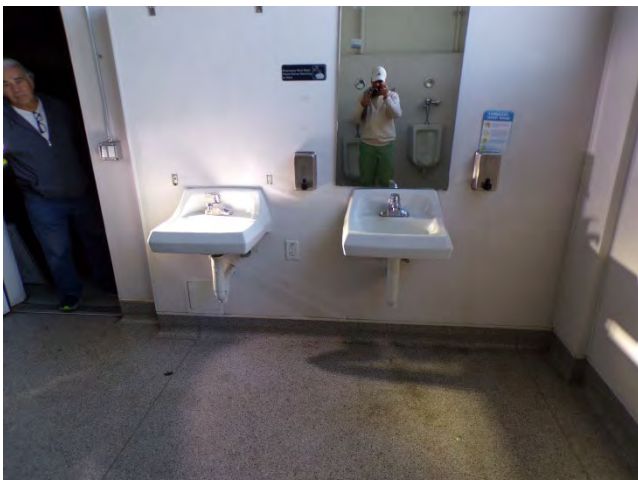
116. Bldg 5601E: Interior finishes and fixtures in restrooms.



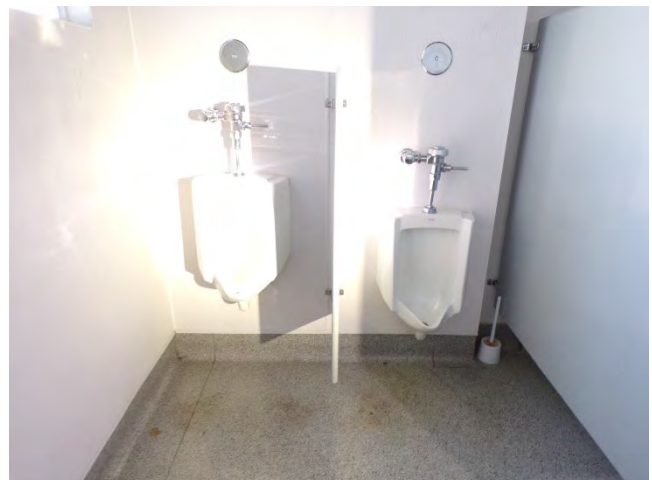
117. Bldg 5601E: Interior finishes and fixtures in restrooms.



118. Bldg 5601E: Interior finishes and fixtures in restrooms.



119. Bldg 5601E: Interior finishes and fixtures in restrooms.



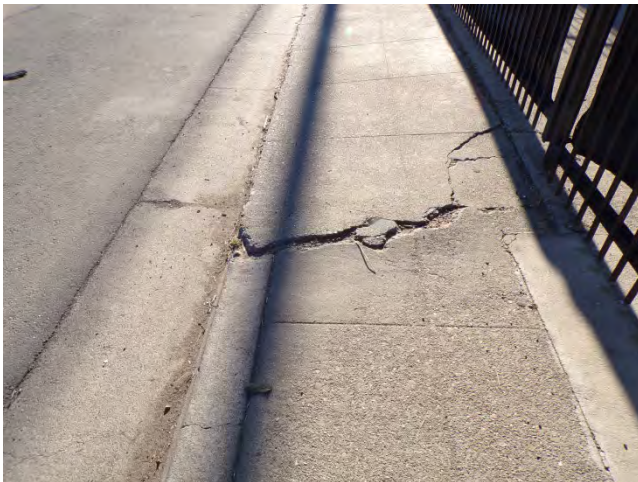
120. Bldg 5601E: Interior finishes and fixtures in restrooms.



121. Bldg 5601E: Interior finishes and fixtures in restrooms. Unlike other restrooms, this one does not appear to have been upgraded for Accessibility compliance.



122. Changes in excess of 1/4" in concrete site work create tripping hazards.



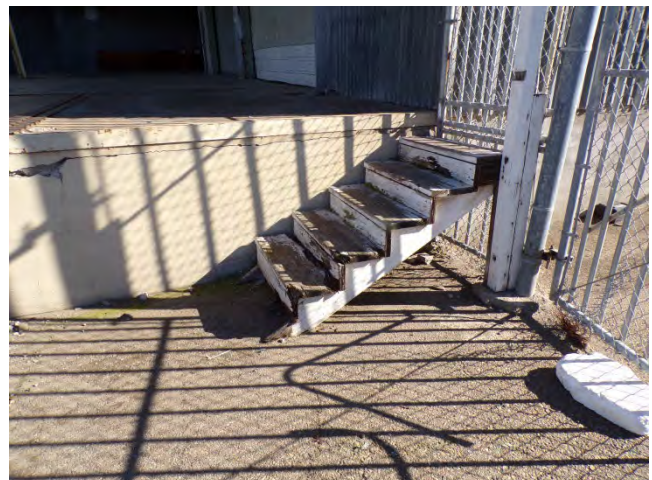
123. Deficiencies in concrete site work that do not create tripping hazards were also observed.



124. Deficiencies with fences and gates were observed. Most fencing at the property has an overall run-down appearance.



125. Deficiencies with fences and gates were observed. Painted fences should be repainted.



126. The wood-framed stairs near the northwest corner of Bldg 5733W are highly degraded. Railings are lacking. Complete replacement is recommended.



127. Various deficiencies were observed with exterior stairs. Damaged non-compliant railings shown.



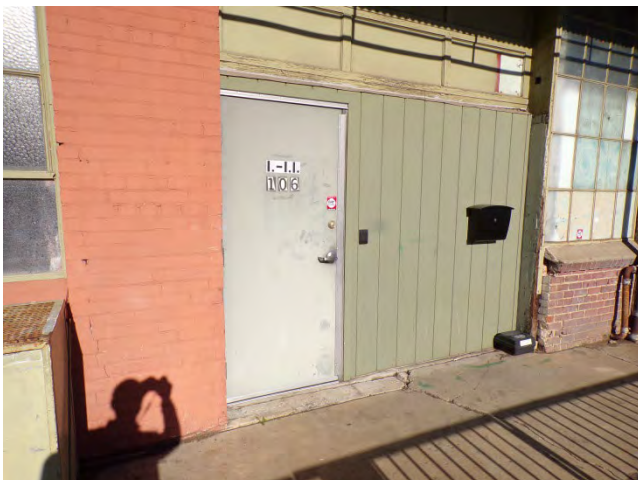
128. Various deficiencies were observed in loading areas. Degraded concrete shown.



129. Various deficiencies were observed in loading areas. Rusted leveler should be repainted.



130. Exterior wood was observed in a degraded condition. South elevation of Bldg 5733E shown.



131. Exterior wood was observed in a degraded condition. South elevation of Bldg 5733E shown.



132. Bldg 5601E: One window bay on the third floor of the north elevation has been infilled with plywood.



133. Various deficiencies were observed with exterior glazing. Glass pane replaced with cardboard shown.



134. Various deficiencies were observed in loading areas. Degraded concrete shown. (Photo from 2017 PCA.)



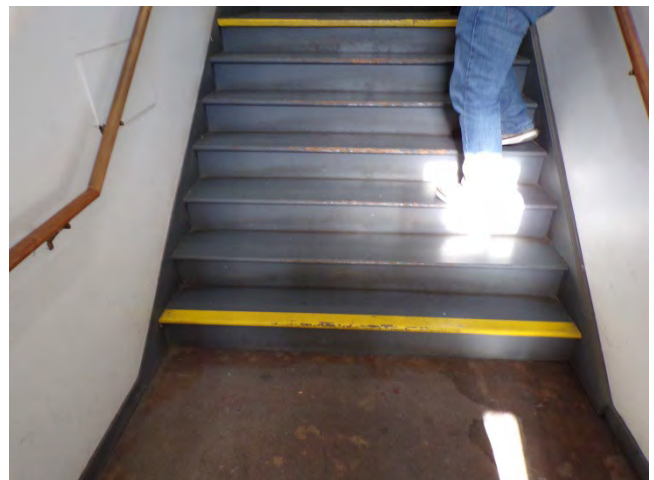
135. Bldg 5601E: Accessibility signage lacks fine amount sign.



136. Steel framing at lintels is in a degraded condition; replacement is recommended.



137. 5733E: Laundry room in apartment portion of building.



138. 5733E: Stairwell in apartment portion of building.



139. 5601E: Three freight elevators are installed in this building. (Photo from 2017 PCA.)



140. 5601E: The elevators have outdated relay-type controllers.



M-1. Bldg 5733E: Packaged air conditioner.



M-2. Bldg 5601E: Split system air conditioner.



M-3. Bldg 5733W: Rooftop exhaust fan.



M-4. Bldg 5733E: Main electrical switchgear.



M-5. Bldg 5601E: Main electrical switchgear.



M-6. Bldg 5733E: Residential electric meter bank.



M-7. Bldg 5733E: Electrical distribution panel.



M-8. Bldg 5601E: Natural gas service without seismic safety shutoff valve.



M-9. Bldg 5601: Domestic water service with backflow preventer.



M-10. Bldg 5733E: Laundry room domestic water heater.



M-11. Bldg 5601E: Under-sink instantaneous electric domestic water heater.



M-12. Bldg 5601: Fire sprinkler water service.



M-13. Bldg 5601 fire sprinkler vault with risers.



M-14. Bldg 5733E: Fire sprinkler riser.



M-15. Bldg 5601E: Fire alarm panel.



M-16. Bldg 5733E: Fire alarm panel.

APPENDIX A

ASSESSOR'S MAP 41

Code Area Nos. 17-032

3848

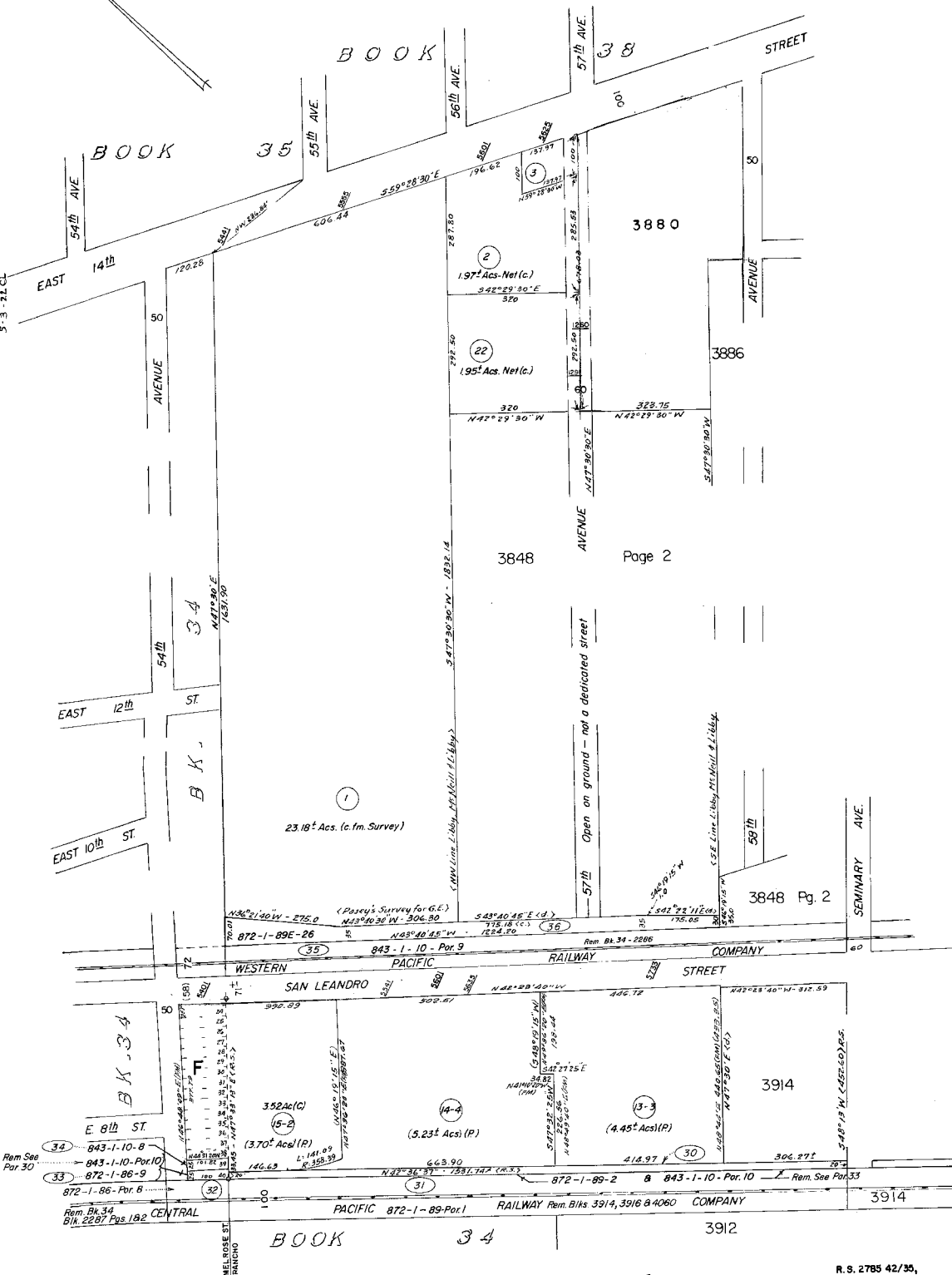
Scale: 1" = 200'

Page 1

RANCHO SAN ANTONIO (A.M.Peralta et al) (Bk. "A" Pats. Pg.669)

MELROSE STATION TRACT (Bk. 12 Pg. 28)

Drawn: 6-67 E.L. Revised: 9-22-75 SW
 7-50-81 SY
 5-10-86 SY
 5-1-87 SY
 5-1-87 SY



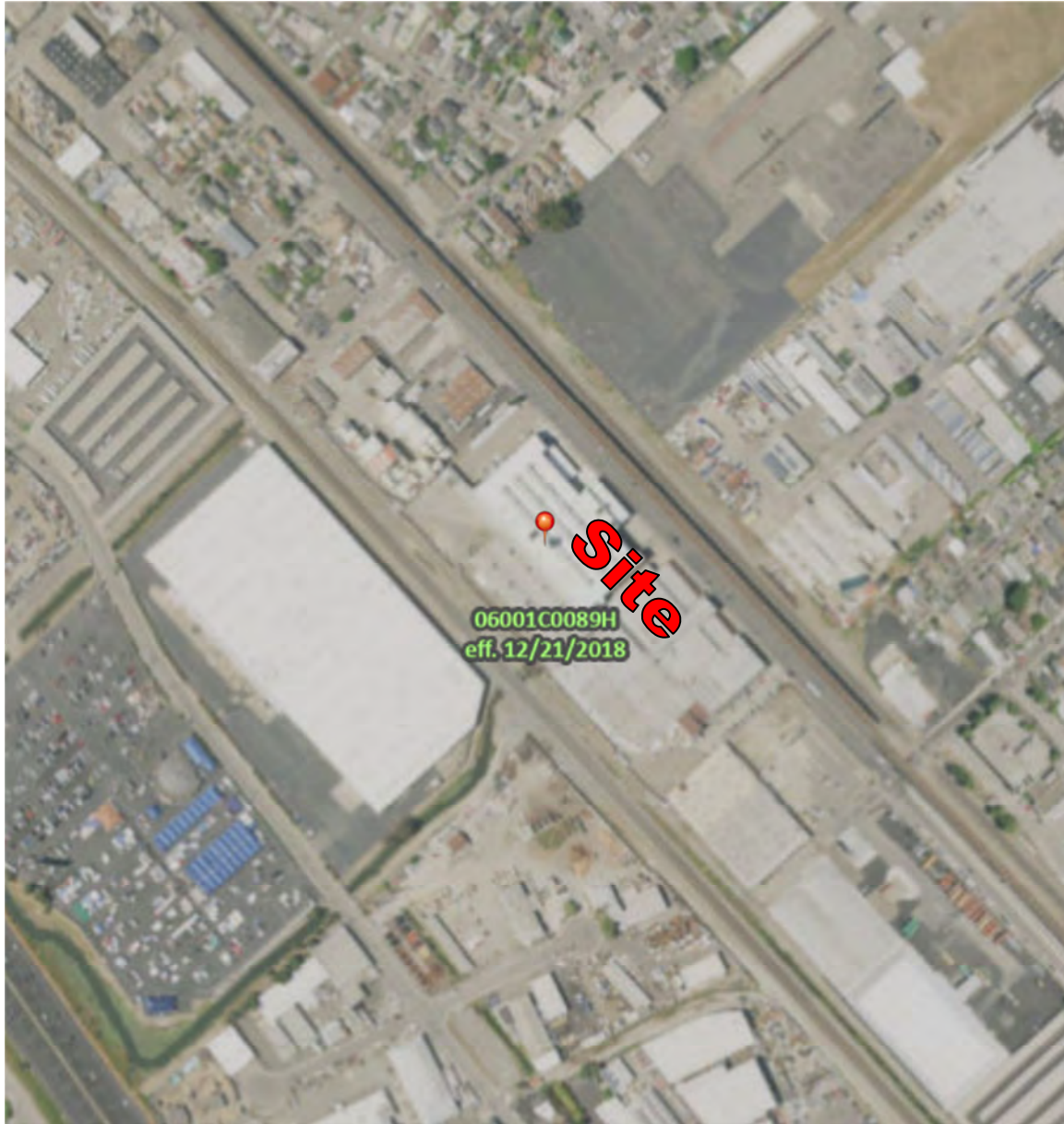
Formerly:

A.C.M.

Reference: R.S. 2980 44/69
 Posey Survey (Gen'l. Elec. Co.) Case 2-21A-1, (R/S ARB. NO. 53)
 (Rec. Sur. (Can. Can. Co.) R.S. Bk. 1 Pg. 43) BART (Bk. 68 Pg. 94), R/S ARB. NO. 50 (R.S. Bk. 1 Pg. 41)

R.S. 2785 42/30,

Ind. 2



The subject property at 5601 and 5733 San Leandro Street, Oakland, CA, is located in FEMA Flood Zone X (unshaded) per FIRM Panel No. 060001C0089H, dated December 21, 2018.

Flood Zone X (unshaded)

FEMA describes Flood Zone X (unshaded) as an area of minimal flood hazard that is determined to be outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood.

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- Street No, Street Name
- State License Number

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☐ Search All Records

Record Number: Permit Number	Record Type: --Select--	Record Status: --Select--
Filing Date (Start) 01/13/2013 	Filing Date (End) 01/14/2023 	
Street No.: 5601 - To	Street Name: san leandro	Street Type: ST
Unit No.: 	Zip: 	Parcel No.:
License Type: --Select--	State License Number: 	
First: 	Last: 	
Name of Business: 		

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☐	File Date	Status	Record Number	Record Type	Address	Description	Action	Short Notes
☐	11/29/2022	Pending - Document Uploaded	BW22005108	(BW) - Building Worksheet (Building)	5601 SAN LEANDRO ST, Oakland	Installation of (3) sets of PG&E transformers, (3) sets of switchgear on concrete slabs as identified within the plans. Installation of		

						CA 94621	cables for tenant operations. **PLEASE NOTE: OWNERSHIP FOR THIS PROPERTY HAS CHANGED, AND ANY PLANS OR PERMITS PREVIOUSLY SUBMITTED IN ASSOCIATION WITH THIS PROPERTY SHOULD BE VOIDED. PLEASE SEE UPDATED DEED FOR RECORDS.	
☐	07/18/2022	Permit Issued	E2202680	(E) - Electrical - 3+ Residential Units or Commercial (Building)	5601 SAN LEANDRO ST, 3rd FL, Oakland CA 94621		Meter reset at 3rd floor	
☐	07/13/2022	Pending - Incomplete	BW22003030	(BW) - Building Worksheet (Building)	5601 SAN LEANDRO ST, 3rd flr, Oakland CA 94621		((OTC - MEP) Trade permit for electrical meter work associated with permit B2105337.	
☐	07/13/2022	Pending - Incomplete	BW22003028	(BW) - Building Worksheet (Building)	5601 SAN LEANDRO ST, 2ND FLR, Oakland CA 94621		(OTC - MEP - CANNIBIS) Trade permit for electrical meter work associated with permit B1800849.	
☐	07/13/2022	Complete	BW22003025	(BW) - Building Worksheet (Building)	5601 SAN LEANDRO ST, 3rd FL, Oakland CA 94621		(OTC -MEP) Trade permit for electrical meter work associated with permit B2102910.	
☐	06/28/2022	Referred - Planning	BW22002832	(BW) - Building Worksheet (Building)	5601 SAN LEANDRO ST, Oakland CA 94621		(INTAKE) - Install 3 sets of transformers and switches on create slab. Includes new signage, chainlink fence, handrails, and bollards.	
☐	03/28/2022	Final	X2200253	(X) - Excavation (OPW)	5601 SAN LEANDRO ST, Oakland CA 94621		7M General Engineering Inc. Crew toTrench Approx 400'X1.5' to Access Electrical Utility Line for PG&E If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five days' prior notice required for work lasting five days or less in business/commercial districts: 72-hours' notice in residential districts. Ten days prior notice required for work lasting six days or more in all districts. Call DOT INSPECTION prior to start: 510-238-3651, email DOT_inspections@oaklandnet.com.	
☐	12/23/2021	Reinstated	B2105337	Building - Alteration for other than 1-2 units residential properties	5601 SAN LEANDRO ST, Oakland CA 94621		Removal of detached raised concrete platform located in the rear of warehouse	
☐	12/20/2021	Scheduled Appointment	BW21001055	Building Worksheet	5601 SAN LEANDRO ST, Oakland CA 94621		(NO PLAN CHECK) - Remove raised concrete platform that is no longer in use. Area to be remove is not attached to building. - Contractor Business Licenses are expired.	
☐	10/08/2021		21TMP-021940	Non-Residential Mechanical -Alteration	5601 SAN LEANDRO ST, 100, Oakland CA 94621		Cannabis TI facility for ac installation	
☐	10/08/2021	Application Inactive	P2101465	Non-Residential Plumbing - Alteration	5601 SAN LEANDRO ST, SUITE 100, Oakland CA 94621		Plumbing TI for cannabis cultivation warehouse for Bundle Boiz Suite 100 and 101A-D to abate CE 2103061	Pay Fees Due

☐	10/08/2021	Application Inactive	E2104071	Non-Residential Electrical - Alteration	5601 SAN LEANDRO ST, 100, Oakland CA 94621	Electrical TI for cannabis cultivation warehouse for Bundle Boiz Suite 100 and 101A-D to abate CE 2103061	Pay Fees Due
☐	10/08/2021	Application Inactive	B2104302	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, 100&101A-D, Oakland CA 94621	Cannabis TI for cannabis cultivation warehouse for Bundle Boiz Suite 100 and 101A-D to abate CE 2103061	Pay Fees Due
☐	06/29/2021	Plan Routing - Completed	E2102575	Non-Residential Electrical - Alteration	5601 SAN LEANDRO ST, 3rd Floor, Oakland CA 94621	Electrical (4000amp service upgrade, dedicated and other circuits, fixtures, switches, outlets) related to: 3rd floor interior TI for cannabis cultivation, including new accessible restrooms and construction of new cultivation rooms	
☐	06/29/2021	Pending - Document Uploaded	M2101207	Non-Residential Mechanical -Alteration	5601 SAN LEANDRO ST, 3rd Floor, Oakland CA 94621	Mechanical (AC units and condensate drains, fans, fan blowers and dampers) related to: 3rd floor interior TI for cannabis cultivation, including new accessible restrooms and construction of new cultivation rooms	
☐	06/29/2021	Plan Routing - Completed	P2100869	Non-Residential Plumbing - Alteration	5601 SAN LEANDRO ST, 3rd Floor, Oakland CA 94621	Plumbing (restroom fixtures, kitchen fixtures, water heaters, back flow device) related to: 3rd floor interior TI for cannabis cultivation, including new accessible restrooms and construction of new cultivation rooms	
☐	06/29/2021	Application Inactive	B2102910	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, 3rd Floor, Oakland CA 94621	3rd floor interior TI for cannabis cultivation, including new accessible restrooms and construction of new cultivation rooms	Pay Fees Due
☐	06/29/2021	On Hold	CO2100129	Certificate of Occupancy	5601 SAN LEANDRO ST, 3rd Floor, Oakland CA 94621	CO for Cannabis Cultivation Facility at 3rd Floor of existing building (Yifu Investments, LLC)	
☐	06/17/2021	Permit Expired	OB2101174	Obstruction	5601 SAN LEANDRO ST, Oakland CA 94621	AT&T A020B19: AT&T TO EXCAVATE (2) 4'X4' PITS TO REPAIR DAMAGE CONDUIT. (To trench and placing 286' of conduit in the street). Reserve 6 (150') NON-METERED parking space(s) in front of parcel only for dumpster, construction vehicle, moving van or storage pod. Post No-parking signs 72 hours prior in residential areas. No impact on traffic lane or sidewalk allowed, except as noted. NO-PARKING SIGNS SHALL PICKED UP BY APPLICANT AFTER PAYMENT TO ENFORCE PERMIT REQUIREMENT. To Have Illegally Parked Vehicle Ticketed Call 510-777-3333. Applicant arranges towing. Comply with terms set forth in CVC Section 22651 (m). For Towed Vehicle: Call 510-777-3333. Block 50x3' portion of s/w. Leave 5.5' clear for pedestrian access. No impact on traffic lane or parking, except as noted. Ensure that environmental controls are in place to prevent dust/debris/waste water from contaminating environment. 8AM-4PM	
☐	04/30/2021	Application Inactive	E2101621	Non-Residential Electrical - Alteration	5601 SAN LEANDRO ST, 102, Oakland CA 94621	Electrical related to interior tenant improvements for cannabis cultivation. Scope of work includes offices, restrooms, and cultivation rooms.	Pay Fees Due

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- State License Number

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01/13/2013

Filing Date (End)

01/14/2023

Street No.:

5601

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To

Street Name:

san leandro

Street Type:

ST

Unit No.:

Zip:

Parcel No.:

License Type:

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☐	04/30/2021	Application Inactive	M2100821	Non-Residential Mechanical -Alteration	5601 SAN LEANDRO ST, 102, Oakland CA 94621	Mechanical related to interior tenant improvements for cannabis cultivation.	Pay Fees Due	

☐	04/30/2021	Application Inactive	P2100580	Non-Residential Plumbing - Alteration	5601 SAN LEANDRO ST, 102, Oakland CA 94621	Scope of work includes offices, restrooms, and cultivation rooms. Associated plumbing, electrical, and mechanical on separate permits. Plumbing related to interior tenant improvements for cannabis cultivation. Scope of work includes offices, restrooms, and cultivation rooms. Associated plumbing, electrical, and mechanical on separate permits.	Pay Fees Due
☐	04/30/2021	Application Inactive	B2101991	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, 102, Oakland CA 94621	Interior tenant improvements for cannabis cultivation (Magic Bowl, LLC). Scope of work includes offices, restrooms, and cultivation rooms. Associated plumbing, electrical, and mechanical on separate permits.	
☐	04/30/2021		BW21000177	Building Worksheet	5601 SAN LEANDRO ST, Oakland CA 94621	Interior tenant improvements for cannabis cultivation. Scope of work includes offices, restrooms, and cultivation rooms. Associated plumbing, electrical, and mechanical on separate permits.	
☐	04/16/2021	On Hold	CO2100094	Certificate of Occupancy	5601 SAN LEANDRO ST, UNIT C, Oakland CA 94621	Certificate of Occupancy for Hing & Hong for cannabis cultivation.	
☐	04/16/2021	On Hold	CO2100093	Certificate of Occupancy	5601 SAN LEANDRO ST, UNIT B, Oakland CA 94621	Certificate of Occupancy for Dr. Toke for cannabis cultivation.	
☐	04/16/2021	On Hold	CO2100091	Certificate of Occupancy	5601 SAN LEANDRO ST, UNIT A, Oakland CA 94621	Certificate of Occupancy for Bundle Boiz for cannabis cultivation facility.	
☐	02/16/2021	Application Inactive	B2100744	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, UNIT C, Oakland CA 94621	Tenant Improvement for cannabis facility. Install DPS panels.	Pay Fees Due
☐	02/16/2021	Application Inactive	B2100742	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, UNIT B, Oakland CA 94621	Tenant Improvement for cannabis facility. Install DPS panels.	Pay Fees Due
☐	02/10/2021		BW21000025	Building Worksheet	5601 SAN LEANDRO ST, UNIT C, Oakland CA 94621	Tenant Improvement for cannabis facility. Install DPS panels.	
☐	02/10/2021		BW21000024	Building Worksheet	5601 SAN LEANDRO ST, UNIT B, Oakland CA 94621	Tenant Improvement for cannabis facility. Install DPS panels.	
☐	10/29/2020	Application Inactive	PZ20000087	Private Infrastructure (P- Job)	5601 SAN LEANDRO ST, Oakland CA 94621	Onsite infrastructure associated with cannabis cultivation; concrete, underground utilities, asphalt, striping, and signage.	

☐	09/15/2020	Discussion Only	BW20000068	Building Worksheet	5601 SAN LEANDRO ST, Oakland CA 94621	Digital Inbox: PZ Permit - onsite infrastructure associated with cannabis cultivation. Site demolition, structural concrete, underground utilities, asphalt patch work, striping, fencing, and signage. Need engineer's estimate and soils report. PG&E PM 35077871: PG&E to install New UG Service, primary enclosure, padmount Transformer, switch interrupters, disconnects, switch, fault indicators and riser. Restoration to follow. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts.
☐	08/13/2020	Application Inactive	X2000508	OPW - Excavation	5601 SAN LEANDRO ST, Oakland CA 94621	Simile Construction PM 35077871: Crew to work on Installation of 4000 AMP PG&E Underground with Minor Curb Gutter repair, and sidewalk Repairs. If working in AC transit BRT area, applicant MUST coordinate with City of Oakland Public Works prior to start of construction. Ensure that environmental controls are in place to prevent dust/debris/waste water from contaminating environment. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public
☐	07/10/2020	Final	X2000389	OPW - Excavation	5601 SAN LEANDRO ST, Oakland CA 94621	

						Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five day prior notice required for work lasting five days or less in business/commercial districts; 72 hour notice in residential districts. Ten day prior notice required for work lasting six days or more in all districts.
☐	06/22/2020	Closed	RRR2000071	Report of Residential Record (3R Report)	5601 SAN LEANDRO ST, Oakland CA 94621	3R REPORT REAR BUILDING
☐	06/22/2020	Closed	RRR2000070	Report of Residential Record (3R Report)	5601 SAN LEANDRO ST, Oakland CA 94621	3R REPORT FRONT BUILDING
☐	05/29/2020	Permit Inactive	M2000648	Non-Residential Mechanical -Alteration	5601 SAN LEANDRO ST, SUITE A, Oakland CA 94621	Mechanical related to TI for existing warehouse related to Suite A: CO for cultivation of cannabis, 5601 ALLC
☐	01/28/2020	Final	P2000167	Non-Residential Plumbing - Alteration	5601 SAN LEANDRO ST, SUITE A, Oakland CA 94621	Plumbing (CO2 lines and irrigation lines) related to TI for existing warehouse related to Suite A: CO for cultivation of cannabis, 5601 ALLC
☐	01/28/2020	Permit Inactive	E2000295	Non-Residential Electrical - Alteration	5601 SAN LEANDRO ST, SUITE A, Oakland CA 94621	Electrical (lights) related to TI for existing warehouse related to Suite A: CO for cultivation of cannabis, 5601 ALLC

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Record Number:

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Record Type:

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Filing Date (Start)

01/13/2013



Filing Date (End)

01/14/2023



Street No.:

5601 - To

Street Name:

san leandro

Street
Type:

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☐	File Date	Status	Record Number	Record Type	Address	Description	Action	Short Notes
☐	01/28/2020	Permit Inactive	B2000407	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, SUITE A, Oakland CA 94621	TI for existing warehouse related to Suite A: CO for cultivation of		

☐	09/03/2019	On Hold	CO1900301	Certificate of Occupancy	5601 SAN LEANDRO ST, SUITE B, Oakland CA 94621	cannabis, 5601 ALLC Suite B: CO for cultivation of cannabis, 5601 BLLC	
☐	09/03/2019	On Hold	CO1900300	Certificate of Occupancy	5601 SAN LEANDRO ST, SUITE A, Oakland CA 94621	Suite A: CO for cultivation of cannabis, 5601 ALLC	
☐	04/19/2019	Permit Expired	B1901815	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, #100, Oakland CA 94621	Installation of 8' tall pallet and bulk racks at (e) warehouse. Certificate of Occupancy for Delivery-Only Dispensary for Pleasanttreez LLC, on unit 101. "Facility approved for Delivery-Only Dispensary License, to provide prepackaged cannabis and cannabis products directly to consumers via delivery. No processing, packaging or re-packaging on site is permitted. Facility is not approved for onsite sales to the public."	
☐	04/10/2019	Issued	CO1900108	Certificate of Occupancy	5601 SAN LEANDRO ST, 101, Oakland CA 94621	Plumbing/ T.I. to convert 2nd floor of warehouse from S-1 storage to F-1 cannabis cultivation/grow rooms, and minor office improvements.	
☐	04/03/2019	Application Inactive	P1900594	Non-Residential Plumbing - Alteration	5601 SAN LEANDRO ST, Oakland CA 94621	SUITE #100: CO for non volatile manufacturing and distribution of cannabis productions.	Pay Fees Due
☐	03/26/2019	On Hold	CO1900096	Certificate of Occupancy	5601 SAN LEANDRO ST, SUITE 100, Oakland CA 94621	Replacing three laterals at this location. From the building to the city main located on San Leandro St.	
☐	03/14/2019		19TMP-001034	OPW - Sewer Lateral	5601 SAN LEANDRO ST, Oakland CA 94621	Replacing three laterals from the building to the city main located in San Leandro St.	
☐	03/14/2019	Permit Issued	SL1900499	OPW - Sewer Lateral	5601 SAN LEANDRO ST, Oakland CA 94621	Mechanical for Suite 100: T.I. at existing warehouse including food prep area related to cannabis infused edibles (Factory whole sales only), storage rooms, break room, locker room, equipment room, office/conference room, security rooms. Accessibility Work Sheet Indicates Site is Fully Accessible.	
☐	03/05/2019	Permit Expired	M1900462	Non-Residential Mechanical -Alteration	5601 SAN LEANDRO ST, #100, Oakland CA 94621		

☐	03/05/2019	Permit Expired	P1900385	Non-Residential Plumbing - Alteration	5601 SAN LEANDRO ST, #100, Oakland CA 94621	Plumbing for Suite 100: T.I. at existing warehouse including food prep area related to cannabis infused edibles (Factory whole sales only), storage rooms, break room, locker room, equipment room, office/conference room, security rooms. Accessibility Work Sheet Indicates Site is Fully Accessible. ELECTRICAL FIRST FLOOR T.I. / At existing warehouse including food prep area related to cannabis infused edibles (Factory whole sales only), storage rooms, break room, locker room, equipment room, office/conference room, security rooms.	
☐	01/17/2019	Permit Expired	E1900217	Non-Residential Electrical - Alteration	5601 SAN LEANDRO ST, Oakland CA 94621	Plumbing for Suite 100: T.I. at existing warehouse including food prep area related to cannabis infused edibles (Factory whole sales only), storage rooms, break room, locker room, equipment room, office/conference room, security rooms.	
☐	01/08/2019	Final	B1900145	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, Oakland CA 94621	Install 8' H fence (approx. 390 LF) and 3 sliding gates and a 3'wide pedestrian gate at front of commercial building. DRX182355	
☐	11/14/2018	Permit Expired	B1804620	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, 1st FL, Oakland CA 94621	Soft demo of office spaces on 1st floor of commercial warehouse to include removing interior demising walls. No exterior work.	Pay Fees Due
☐	10/17/2018	Permit Expired	B1804224	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, 2ND FLR, Oakland CA 94621	T.I. to convert 2nd floor of warehouse from S-1 storage to F-1 cannabis cultivation/grow rooms, and minor office improvements. Accessibility Work Sheet Indicates Fully Accessible. Separate permit required for any future change of use.	Pay Fees Due
☐	07/24/2018	Permit Expired	P1802199	Non-Residential Plumbing - Alteration	5601 SAN LEANDRO ST, Oakland CA 94621	Plumbing for 4 ADA bathrooms, 1 water alteration and 23 floor drains for T.I. to convert 2nd floor of warehouse, remodel restrooms for accessibility.	
☐	07/24/2018	Permit Expired	B1803529	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, #100, Oakland CA 94621	T.I. at existing warehouse including food prep area related to cannabis infused edibles (Factory whole sales only), storage rooms, break	Pay Fees Due

☐	05/30/2018	Permit Expired	M1801400	Non-Residential Mechanical -Alteration	5601 SAN LEANDRO ST, Oakland CA 94621	room, locker room, equipment room, office/conference room, security rooms. AT 1ST FLR. Accessibility Work Sheet Indicates Site is Fully Accessible. Mechanical for T.I. to convert 2nd floor of warehouse into multiple, shell storage rooms, remodel restrooms for accessibility. Accessibility Work Sheet Indicates Fully Accessible. Separate permit required for any future change of use.
☐	04/13/2018	Permit Expired	E1801553	Non-Residential Electrical - Alteration	5601 SAN LEANDRO ST, 2nd Flr, Oakland CA 94621	Electrical for T.I. to convert 2nd floor of warehouse into multiple, shell storage rooms, remodel restrooms for accessibility. (for cannabis horticulture) Convert 2nd floor of warehouse into multiple, shell storage rooms, remodel restrooms for accessibility. Accessibility Work Sheet Indicates Fully Accessible. Separate permit required for any future change of use.
☐	02/21/2018	Permit Expired	B1800849	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, 2 FL, Oakland CA 94621	

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Record Type:

Record Status:

Filing Date (Start)

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Street No.:

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Street Name:

Street
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☐	File Date	Status	Record Number	Record Type	Address	Description	Action	Short Notes
☐	09/25/2017	Final	B1704418	Non-Residential Building - Alteration	5601 SAN LEANDRO ST, Oakland CA 94621	Remove interior non structural partition walls in the warehouse area and in restrooms of		

☐	10/16/2013	Permit Issued	OB130986	Building/Public Use/Activity /Obstructions	5601 SAN LEANDRO ST, OAKLAND CA	commercial building to restore to "shell". Reconfiguration/T.I. will be address at a later date.	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134
☐	09/30/2013	Permit Issued	OB130938	Building/Public Use/Activity /Obstructions	5601 SAN LEANDRO ST, OAKLAND CA	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134. No impact on sidewalk or parking. NO WEEKEND WORK NO WEEKEND WORK	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134. No impact on sidewalk or parking. NO WEEKEND WORK NO WEEKEND WORK	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134
☐	09/20/2013	Permit Issued	OB130890	Building/Public Use/Activity /Obstructions	5601 SAN LEANDRO ST, OAKLAND CA	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134 200 ft SW of OB130854	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134 200 ft SW of OB130854	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134
☐	09/10/2013	Permit Issued	OB130854	Building/Public Use/Activity /Obstructions	5601 SAN LEANDRO ST, OAKLAND CA	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134	250 FT OF LANE CLOSURE IN FRONT OF THE ADDRESS RELATED TO SOIL BORINGS. REF TSD13-0134

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General Search

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Complaint Number

Complaint Type:

--Select--

File Date (Start)

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File Date (End)

01/14/2023



Street No.:

5601 - To

Street Name:

san leandro

Street Type

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Unit

No.:

Parcel No.:

First:

Last:

Name of Business:

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☐	Filed Date	Record Number	Record Type	Address	Description	Project Name	Status	Short Notes
☐	07/01/2021	2103061	Housing Habitability Complaint	5601 SAN LEANDRO ST, Oakland CA 94621	Unit at the rear of the warehouse completed construction without permits		OP-Insp-Not Abated	
☐	02/26/2021	2100835	Housing Habitability Complaint	5601 SAN LEANDRO ST, Oakland CA 94621	Unit at the rear of the warehouse completed construction without permits		Non-Actionable	
☐	11/04/2019	1905090	Blight - Facility Complaint	5601 SAN LEANDRO ST, Oakland CA 94621	Commercial property blighted with mattress & box spring, trash and debris		Abated	

☐	02/16/2019	1900650	Blight - Facility Complaint	5601 SAN LEANDRO ST, Oakland CA 94621	Commercial building with graffiti	Closed	
☐	05/02/2017	1701922	Blight - Facility Complaint	5601 SAN LEANDRO ST, Oakland CA 94621	Per complainant there is over 200 bags of trash and debris	Abated	
☐	01/07/2015	1500068	Blight Complaint	5601 SAN LEANDRO ST, Oakland CA 94621	Trash and debris in parking lot behind building (mattresses, construction debris, crates, open paint containers).	Abated	Trash and debris in parking lot behind building (mattresses, construction debris, crates, open paint containers).
☐	10/20/2014	1403764	Blight Complaint	5601 SAN LEANDRO ST, Oakland CA 94621	Trash & debris at property	Abated	Trash & debris at property

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☐	File Date	Status	Record Number	Record Type	Address	Description	Action	Short Notes
☐	12/16/2022	Pending - Incomplete	BW22005373	(BW) - Building Worksheet (Building)	5733 SAN LEANDRO ST, Oakland	(INTAKE) - Structural review and high pile permit for 125 sections of pallet racking		

☐	12/09/2022	On Hold	CO2200140	Certificate of Occupancy	CA 94621 5733 SAN LEANDRO ST, SUITE G, Oakland CA 94621	Certificate of Occupancy for Amenta Systems Research and Development, LLC for cannabis delivery, distribution, and non-volatile manufacturing.	Pay Fees Due
☐	03/04/2022	Application Inactive	B2200788	(B) - Building Alteration - 3+ Residential Units or Commercial (Building)	5733 SAN LEANDRO ST, Oakland CA 94621	To install storage racks in warehouse.	Pay Fees Due
☐	12/05/2021	Complete	BW21000904	Building Worksheet	5733 SAN LEANDRO ST, Oakland CA 94621	INTAKE - Install storage racks in warehouse. Will need to abate CE2102659	
☐	07/19/2021	Application Inactive	E2102877	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, D, Oakland CA 94621	ELECTRICAL / TI Suite D / Convert 3 suites at (e) warehouse into 1 suite with grow rooms, trim rooms and accessible restrooms.	
☐	07/19/2021	Permit Inactive	M2101319	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, D, Oakland CA 94621	MECHANICAL / TI Suite D / Convert 3 suites at (e) warehouse into 1 suite with grow rooms, trim rooms and accessible restrooms.	
☐	07/19/2021	Permit Inactive	P2100977	Non-Residential Plumbing - Alteration	5733 SAN LEANDRO ST, D, Oakland CA 94621	PLUMBING / TI Suite D / Convert 3 suites at (e) warehouse into 1 suite with grow rooms, trim rooms and accessible restrooms.	
☐	06/21/2021	Permit Expired	OB2101185	Obstruction	5733 SAN LEANDRO ST, Oakland CA 94621	AT&T A020B19: AT&T TO EXCAVATE (2) 4'X4' PITS TO REPAIR DAMAGE CONDUIT. (To trench and placing 286' of conduit in the street). AT&T WILL RESTORE ALL AFFECTED AREA TO ORIGINAL OR BETTEER. Ensure that environmental controls are in place to prevent dust/debris/waste water from contaminating environment. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Reserve 6 (150') NON-METERED parking space(s) in front of parcel only for dumpster, construction vehicle, moving van or storage pod. Post No-parking signs 72 hours prior in residential areas. No impact on traffic lane or sidewalk allowed, except as noted. NO-PARKING SIGNS SHALL PICKED UP BY APPLICANT AFTER PAYMENT TO ENFORCE PERMIT REQUIREMENTS. To Have Illegally Parked Vehicle Ticketed Call 510-777-3333. Applicant arranges towing. Comply with terms set forth in CVC Section 22651 (m). For Towed Vehicle: Call 510-777-3333. Parking Hours: 8am-4am	
☐	02/23/2021	Application Inactive	B2100900	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, D, Oakland CA 94621	Soft demo of existing construction in suites D, E, F, in advance of T.I. No structural demo work is proposed. Interior demo work only.	
☐	02/23/2021	Permit Inactive	B2100898	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, D, Oakland CA 94621	TI Suite D / Convert 3 suites at (e) warehouse into 1 suite with grow rooms, trim rooms and accessible restrooms.	
☐	02/23/2021	On Hold	CO2100071	Certificate of Occupancy	5733 SAN LEANDRO ST, D, Oakland CA 94621	C/O for cannabis cultivation facility; Gardendoi Inc. 5733 San Leandro St, Suite D, E and F.	
☐	02/22/2021	Application Inactive	X2100257	OPW - Excavation	5733 SAN LEANDRO ST, Oakland CA 94621	AT&T A020B19: AT&T TO EXCAVATE (2) 4'X4' PITS TO REPAIR DAMAGE CONDUIT. (To trench and placing 286' of conduit in the street). AT&T WILL RESTORE ALL AFFECTED AREA TO ORIGINAL OR BETTEER. Ensure that environmental controls are in place to prevent dust/debris/waste water from contaminating environment. If working	Pay Fees Due

☐	01/05/2021		B2100067	Non-Residential Building - Demolition	5733 SAN LEANDRO ST, Oakland CA 94621	within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. Comply with all terms of City of Oakland Public Works Standards, Street Excavation Rules, Revised March 2015 and City Council Ordinance No. 13300 C.M.S. Five days' prior notice required for work lasting five days or less in business/commercial districts; 72-hours' notice in residential districts. Ten days prior notice required for work lasting six days or more in all districts. Call DOT INSPECTION prior to start: 510-238-3651. email DOT_inspections@oaklandnet.com. Soft demo of existing construction in suites D, E, F, in advance of T.I. No structural demo work is proposed. Interior demo work only. "This is flagged as a creek fronting property but the approved work is for minor exterior modifications only and per the creek ordinance a Category II permit. By receiving the Zoning Permit, the applicant will take responsibility for understanding the correct Creek Protection protocol as described on the City's website." K.AUGUST
☐	12/10/2020	Final	E2003173	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, SUITE II, Oakland CA 94621	Electrical work for: TI related to Certificate of Occupancy related to cannabis delivery only for "Stick E Bud" at Suite II in existing warehouse. This is a creek fronting property but the approved work is for internal modifications only, and per the creek ordinance a Category I permit is required. This permit serves as your Category 1 permit.
☐	12/02/2020	Withdrawn	SL2002529	OPW - Sewer Lateral	5733 SAN LEANDRO ST, Oakland CA 94621	Sewer Lateral: Repair/replace building sewer ON PROPERTY ONLY. SL & X required beyond PL. Overflow device may be needed. If working within 25' feet of a monument you must comply with State Law 8771, contact the Inspector prior to starting excavation: minimum \$5,800.00 fine for non-compliance. USA # and date must be provided in order to have a permit issued. Permit valid for 90 days. If the work is to be performed on a designated "Creekside Property" the work will require a "Creek Protection Permit". If the property is not currently flagged in Accela as a "Creekside Property" but work will be performed within 100' of a creek channel, a "Creek Determination" should be conducted to determine if the work is subject to the Creek Protection Ordinance. Call PWA INSPECTION prior to start: 510-238-3651 or email PWA_inspections@oaklandca.gov USA # X031101774-00X
☐	11/23/2020	Final	M2001433	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, SUITE II, Oakland CA 94621	Mechanical work - Bath Fan for bathroom remodel - upgrade to ADA compliant: TI related to Certificate of Occupancy related to cannabis delivery only for "Stick E Bud" at Suite II in existing warehouse. This is a creek fronting property but the approved work is for internal modifications only, and per the creek ordinance a Category I permit is required. This permit serves as your Category 1 permit.
☐	11/23/2020	Final	P2001164	Non-Residential Plumbing - Alteration	5733 SAN LEANDRO ST, SUITE II, Oakland CA 94621	Plumbing work related: TI related to Certificate of Occupancy for cannabis delivery only for "Stick E Bud" at Suite II in existing warehouse. This is a creek fronting property but the approved work is for internal modifications only, and per the creek ordinance a Category I permit is required. This permit serves as your Category 1 permit.
☐	09/26/2020	Application Inactive	PZ2000081	Private Infrastructure (P-Job)	5733 SAN LEANDRO ST, Oakland CA 94621	On site improvements associated with cannabis cultivaton, structural concrete, asphalt patch, striping.
☐	07/14/2020	Reinstated	M2000810	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, Oakland	Mechanical related to Phase 2 of TI related to cannabis cultivation for "Sin Cheung" at warehouse 4.28.22 Revision 1 Omit cooling towers and water source heat pumps, install

P2000702

Non-Residential Plumbing - Alteration

CA 94621

fan coil units with air cooled condensing units

5733 SAN
LEANDRO
ST,
Oakland
CA 94621

Plumbing related to Phase 2 of TI related to cannabis cultivation for "Sin Cheung" at warehouse 4.28.22 Revision 1 Omit all plumbing associated with cooling towers and water source heat pumps. install condensates for new fan coil units

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Record Status:

Filing Date (Start)



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Street No.:

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Street Name:

Street
Type:

Unit
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Zip:

Parcel No.:

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☐	File Date	Status	Record Number	Record Type	Address	Description	Action	Short Notes
☐	07/14/2020	Permit Inactive	E2001490	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Electrical (including 4000amp main service upgrade) related to Phase 2		

☐	06/19/2020	Issued	CO2000089	Certificate of Occupancy	5733 SAN LEANDRO ST, UNIT 1, Oakland CA 94621	of TI related to cannabis cultivation for "Sin Cheung" at warehouse 1.17.22 Revision 1 Omit cooling towers and water source heat pumps and all associated power, Install fan coil units with air cooled condensing units and all required power	
☐	06/17/2020	On Hold	CO2000088	Certificate of Occupancy	5733 SAN LEANDRO ST, 1, Oakland CA 94621	Unit #1/ CO for cannabis cultivation YCL Investment Group, LLC: Suite 1 : Certificate of Occupancy for cannabis cultivation. Shared premises with multiple operators (DC Capital Holdings)	Pay Fees Due
☐	05/30/2020	Void	E2001114	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Electrical related to Phase 2 of TI related to cannabis cultivation for "Sin Cheung" at warehouse	
☐	05/30/2020	Permit Inactive	B2001471	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Phase 2 of TI related to cannabis cultivation for "Sin Cheung" at warehouse 12/17/2021 - REV #1: Omit cooling towers and water source heat pumps & install fan coil units with air cooled condensing units on roof.	
☐	03/03/2020	Final	B2000980	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, SUITE II, Oakland CA 94621	TI related to Certificate of Occupancy related to cannabis delivery only for "Stick E Bud" at Suite II in existing warehouse.	
☐	03/03/2020	Final	P2000374	Non-Residential Plumbing - Alteration	5733 SAN LEANDRO ST, A & B, Oakland CA 94621	Plumbing for TI related to CO for cannabis distribution in suites A & B for Nabitwo, LLC in existing factory bldg.	
☐	03/03/2020	Final	E2000669	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, A & B, Oakland CA 94621	Electrical for TI related to CO for cannabis distribution in suites A & B for Nabitwo, LLC in existing factory bldg. 8/28/20 Rev#1 Additional electrical work due to HVAC relocation to roof top	

☐	03/03/2020	Final	M2000402	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, A & B, Oakland CA 94621	Mechanical for TI related to CO for cannabis distribution in suites A & B for Nabitwo, LLC in existing factory bldg. 8/28/20 Rev#1 Relocate HVAC to roof top
☐	03/03/2020	Permit Expired	B2000979	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, A & B, Oakland CA 94621	TI related to CO for cannabis distribution in suites A & B for Nabitwo, LLC in existing factory bldg. 8/25/20 Rev#1 Ceiling change at lobby, ADA approach at warehouse door, partition wall added in warehouse, structural work for roof to install HVAC system
☐	02/27/2020	Issued	CO2000081	Certificate of Occupancy	5733 SAN LEANDRO ST, A & B, Oakland CA 94621	CO for cannabis distribution in suites A & B for Nabitwo, LLC in existing factory bldg.
☐	02/04/2020	Final	M2000260	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, SUITE G, Oakland CA 94621	Install 4 air handlers at roof top of warehouse to serve 2 rooms within Suite G
☐	01/27/2020	Final	P2000154	Non-Residential Plumbing - Alteration	5733 SAN LEANDRO ST, SUITE G, Oakland CA 94621	Replace existing restroom fixtures, related to: Plumbing for T.I. at existing warehouse space including new fire-rated corridor & upgrade of break room. SUITE G
☐	01/23/2020	Permit Expired	E2000245	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Electrical for TI for cannabis cultivation at existing industrial building. (CO's 2000059, 2000060, 2000061, and 2000062)
☐	01/23/2020	Permit Expired	M2000190	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Mechanical for TI for cannabis cultivation at existing industrial building (CO's 2000059, 2000060, 2000061, and 2000062).
☐	01/23/2020	Permit Expired	B2000328	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	TI for cannabis cultivation at existing industrial building (CO's 2000059, 2000060, 2000061, 2000062 and CO2000089)
☐	01/22/2020	Final	E2000234	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Install 150kva transformer, 60 circuits, lights, switches, receptacles, fan and electrical for air conditioner at warehouse.
☐	01/17/2020	On Hold	CO2000062	Certificate of Occupancy	5733 SAN LEANDRO ST, Oakland CA 94621	Certificate of Occupancy for cannabis cultivation for "Sin Cheung" at

☐	01/17/2020	On Hold	CO2000061	Certificate of Occupancy	5733 SAN LEANDRO ST, Oakland CA 94621	warehouse (two COs for this entity). Certificate of Occupancy for cannabis cultivation for "Sin Cheung" at warehouse (two COs for this entity).
☐	01/17/2020	On Hold	CO2000060	Certificate of Occupancy	5733 SAN LEANDRO ST, Oakland CA 94621	Certificate of Occupancy for cannabis cultivation for "DC Capital Holding, Inc." at warehouse (two COs for entity).

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Street
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☐	01/17/2020	On Hold	CO2000059	Certificate of Occupancy	5733 SAN LEANDRO ST, Oakland CA 94621	Certificate of Occupancy for cannabis cultivation for		

☐	08/30/2019	Issued	CO1900284	Certificate of Occupancy	5733 SAN LEANDRO ST, SUITE II, Oakland CA 94621	"YCL Investment Group, LLC" at warehouse. Certificate of Occupancy related to cannabis delivery only for "Stick E Bud" at Suite II in existing warehouse.	
☐	08/30/2019	Issued	CO1900281	Certificate of Occupancy	5733 SAN LEANDRO ST, SUITE I, Oakland CA 94621	Certificate of Occupancy related to cannabis distribution only for "Stick E Bud" at Suite I in existing warehouse.	
☐	08/28/2019	Withdrawn	CO1900209	Certificate of Occupancy	5733 SAN LEANDRO ST, G, Oakland CA 94621	CO for cannabis distribution, cultivation, manufacturing, delivery inside existing warehouse Suite #G for Sabir Al-Mansur.	
☐	08/08/2019	Permit Expired	OB1901989	Obstruction	5733 SAN LEANDRO ST, Oakland CA 94621	PG&E PM 84006860 Location k: Excavate approximately (2) Bell Holes 10'X12'X7' to replace Pipe and 10'X25'X7' Bell hole for Installation of test heads and replace reducer, recoat, backfill , and restore the site (paving), Reserve 4 (100 feet) NON-METERED parking space(s) in front of parcel only for dumpster, construction vehicle, moving van or storage pod. Post No-parking signs 72 hours prior in residential areas. No impact on traffic lane or sidewalk allowed. No-parking signs picked up by applicant after payment, 4TH FLOOR. To Have Illegally Parked Vehicle Ticketed Call 510-777-3333. Applicant arranges towing. Comply with terms set forth in CVC Section 22651 (m). For Towed Vehicle: Call 510-777-3333.	
☐	07/11/2019	Permit Expired	B1903102	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, SUITE P4, Oakland CA 94621	TI to construct interior wall and vestibule in existing cannabis manufacturing and distribution facility in Suite P4.(Also referred to as suite F) in existing cannery	Pay Fees Due

☐	05/01/2019	Permit Expired	P1900753	Non-Residential Plumbing - Alteration	5733 SAN LEANDRO ST, SUITE I, Oakland CA 94621	building. PLUMBING / T.I. for existing warehouse to convert space into multiple storage areas. No change to exterior. ADA restrooms final B1504278.
☐	04/15/2019	Withdrawn	CO1900111	Certificate of Occupancy	5733 SAN LEANDRO ST, P4, Oakland CA 94621	Certificate of Occupancy related to cannabis distribution, SUITE P4.
☐	04/05/2019	Final	M1900650	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, SUITE G, Oakland CA 94621	Mechanical: F. A.U., A/C and mini-split system for SUITE G
☐	03/29/2019	Permit Expired	B1901413	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, SUITE I, Oakland CA 94621	T.I. for existing warehouse to convert space into multiple storage areas. No change to exterior. ADA restrooms final B1504278.
☐	01/23/2019	Final	P1900164	Non-Residential Plumbing - Alteration	5733 SAN LEANDRO ST, SUITE G, Oakland CA 94621	Plumbing for T.I. at existing warehouse space including new fire-rated corridor & upgrade of break room. SUITE G
☐	09/17/2018	Permit Expired	B1803900	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, SUITE G, Oakland CA 94621	T.I. at existing warehouse space including new fire-rated corridor & upgrade of break room. SUITE G 02/26/2020: REV #1: To expand into existing vacant space to create 7,135 sf of storage and office spaces for Suite G
☐	09/17/2018	Application Inactive	B1803899	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, SUITE L, Oakland CA 94621	T.I. at existing storage space of warehouse including addition of new full height demising wall. SUITE L
☐	08/03/2018	Permit Expired	M1801917	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, P4, Oakland CA 94621	Mechanical (installation of ductless mini-split system for commercial warehouse space & cannabis operator "The Island"
☐	07/26/2018	Permit Expired	E1803023	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, G, Oakland CA 94621	Electrical for commercial workspace
☐	05/11/2018	Permit Expired	B1802260	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, P4, Oakland CA 94621	R-7, JLWQ unit to be F-1, cannabis manufacturing (non volatile) at 5733 San Leandro St, Unit P 4; update path of travel for full compliance and additional signage. Previous Building Permit

☐	12/12/2017	Needs More Information	CO1700094	Certificate of Occupancy	5733 SAN LEANDRO ST, P4, Oakland CA 94621	B0703045, for 20 Live-Work (JLWQ), R-7, Type V, final in 9/03/10, F-1 is allowed within JLWQ Ordinance. No Change In Occupancy.	
☐	10/11/2017	Needs More Information	CO1700071	Certificate of Occupancy	5733 SAN LEANDRO ST, SUITE C, Oakland CA 94621	Certificate of Occupancy for cannabis manufacturing, non-volatile	
☐	04/15/2016	Expired	B1601654	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	SUITE G: CO for horticultural processing, packaging, non store-front delivery for Ray Landgraf.	Pay Fees Due
☐	04/15/2016	Cancelled	RB1601653	Residential Building - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Convert existing warehouse to urban agriculture facility including removal of some windows & skylights ZW1600175	

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01/14/2023

Street No.:

5733

-

To

Street Name:

san leandro

Street Type:

ST

Unit No.:

Zip:

Parcel No.:

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☐	11/17/2015	Expired	E1503786	Non-Residential Electrical - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Electrical/ Build new offices, security area, ADA bathrooms, new ramp and stairs to		Build new offices, security area, ADA bathrooms, new ramp and stairs

☐	11/17/2015	Final	M1501836	Non-Residential Mechanical -Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	access entry to building. - 400amp service Mechanical/ Build new offices, security area, ADA bathrooms, new ramp and stairs to access entry to building.	to access entry to building. Build new offices, security area, ADA bathrooms, new ramp and stairs to access entry to building.
☐	11/17/2015	Final	P1503004	Non-Residential Plumbing - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Plumbing/ Build new offices, security area, ADA bathrooms, new ramp and stairs to access entry to building.	Build new offices, security area, ADA bathrooms, new ramp and stairs to access entry to building.
☐	10/06/2015	Final	B1504278	Non-Residential Building - Alteration	5733 SAN LEANDRO ST, Oakland CA 94621	Build new offices, security area, ADA bathrooms, new ramp and stairs to access entry to building.	Build new offices, security area, ADA bathrooms, new ramp and stairs to access entry to building.

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File Date (Start)

01/13/2013



File Date (End)

01/14/2023



Street No.:

5733

-

To

Street Name:

san leandro

Street Type

ST

Unit

No.:

Parcel No.:

First:

Last:

Name of Business:

Search Clear

4 Record results matching your search results

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☐	Filed Date	Record Number	Record Type	Address	Description	Project Name	Status	Short Notes
☐	03/28/2022	2201682	Activity Zoning Complaint	5733 SAN LEANDRO ST, Oakland CA 94621	Industrial mix used work/live workspace - For the past 21 months the 450,000sq ft complex has been using 8 shipping container sized diesel generators to supply most of the power for these 2 properties. Most of the buildings are used to grow cannabis and manufacture		Referred	

cannabis products. In July of 2020 the buildings blew the PG&E transformer and started an electrical fire. Since that time there have been 9 diesel generators running 24 hours a day. They receive fuel deliveries twice a day and send out plumes of black smoke. Repeated contact with both the city of Oakland and the Bay area air quality management district have produced no results. The building also has about 20 residents in live work spaces. We have been trying to get these generators turned off and get the buildings back on to the grid for over a year. We have had no success. These diesel generators are one of the dirtiest ways to generate electricity and east Oakland already has air quality issues. They are designed to be used as temporary power for short periods of time i.e. construction sites. I think the people of Oakland would be very concerned that Oakland is allowing these mass emissions in their community. Certainly with the environmental issues California has faced over the past few years this type of generation should be prohibited and people should know what is happening in this community. The building owners were only granted a 90 day permit for 1 generator when the building lost power in July of 2020. That permit has long expired and the 7 extra generators on the property were never permitted at all. The location of these buildings is in a previously Red-lined area of East Oakland that has a long and continuing history

☐	06/10/2021	2102659	Zoning Complaint	5733 SAN LEANDRO ST, Oakland CA 94621	of poor air quality. Oakland's cannabis "Green Zone" is almost identical to the red-lining map from the 1930's. My point is this legacy of polluting lower income and historically non-white neighborhoods continues to this day in the form of these environmentally un-friendly cannabis ventures. We need assistance getting these dirty generators turned off and getting this complex back on the grid. Other - Unapproved Cannabis Operation Unapproved generators are feeding unapproved cannabis operation. Unapproved construction.	OP-Insp-Not Abated
☐	07/06/2020	2002723	Housing Habitability Complaint	5733 SAN LEANDRO ST, Oakland CA 94621	1.) 20 unit building with no onsite resident manager - only contact is out of state and in Colorado 2.) Expired Fire extinguishers 3.) Locked gates preventing safe fire exit access 4.) Hallways blocked by construction supplies - construction happening during shelter in place 5.) Rat traps in public pathways 6.) Excessive delays in willingness to perform maintenance to maintain adequate habitability in shared living spaces throughout the building including entrance and egress. Broken light fixtures Flooded laundry facilities Broken garage doors Broken parking gate 7.) Constant threats, harassment, and lack of proper notification. Threats of lock out and eviction	Referred
☐	04/30/2018	1801469	Housing Habitability Complaint	5733 SAN LEANDRO ST, Oakland CA 94621	Construction and demolition happening without permits, approval, and before	Violation Verified

construction hour
start time.

APPENDIX B

Seismic and PML Assessment

5601 San Leandro Street
Oakland, California 94621
CBRE Project No.: PC60827653

Prepared For:

Thorofare Asset Based Lending REIT Fund IV, LLC its Successors and Assigns

www.cbre.com/Assessment

CBRE



55 West Red Oak Lane
White Plains, New York 10604
914.694.9600 Tel
914.694.1335 Fax

August 17, 2016

Mr. Larry Wass
Thorofare Asset Based Lending REIT Fund IV, LLC its Successors and Assigns
633 West Fifth Street, Suite 2200
Los Angeles, California 90071
(213) 873-4014 (tel)
Larry.wass@thorofarecapital.com

Re: Seismic and PML Assessment
5601 San Leandro Street
Oakland, California 94621
Project No. PC60827653

Dear Mr. Jackson:

Attached is our Seismic and PML Assessment outlining the results of our Probable Maximum Loss (PML) study prepared in reference to the above site. On August 12, 2016 we visited the site to observe its general physical condition. The scope of this assignment, methodology, protocol, and limiting conditions are outlined within this report.

This Report is being submitted as a **DRAFT**. There may be additional information concerning the property that is still in the process of being solicited, evaluated, and/or incorporated within this Report. Such information may impact our opinions and the PML. We appreciate the opportunity to assist you. If you have any questions, please contact me at (818) 934-6973.

Sincerely,

CBRE, Inc. – ASSESSMENT AND CONSULTING SERVICES

DRAFT

DRAFT

Scott M. Adan, Ph.D., SE (\$5500), SECB
Director of Seismic Assessment Services

Reviewed by: Larry Perez
Project Management Director

SMA/lp/ab

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APPENDICES

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Appendix 4: Tsunami Inundation Map
Appendix 5: PML Calculation Summary

SUMMARY

A. Property Summary

5601 San Leandro Street (the "Subject") is an approximately 87-year-old (completed in 1929), 271,247-SFG, three-story, warehouse/distribution building located in Oakland, California. The Subject consists of a single building which is mainly rectangular in shape. The southwest portion of the building consists of a single-story warehouse. Parking is provided in asphalt-paved lots throughout the site. Concrete pavement is provided at the loading areas and a portion of the service drive. Ingress and egress are provided by three entrance drives along San Leandro Street to the northeast. The façade system is predominantly of painted concrete (main building) with a punched fenestration or corrugated sheathing (warehouse).

The Subject was originally designed prior to the advent of standardized seismic building code requirements. The main building consists of a reinforced concrete frame with non-ductile reinforced concrete moment-resisting frame lateral-resisting system. The warehouse is a steel frame with a steel moment and braced frame lateral-resisting systems. The building parameters are summarized as follows:

Designation	Year Built	No. of Stories	Size (SFG)	Lateral-Resisting Systems
5601 San Leandro Street	1929	1, 2 and 3	271,247	Main Building: Non-ductile Reinforced Concrete Moment-Resisting Frames; Warehouse: Steel Moment and Braced Frames

B. Seismic Risk Considerations

The seismic risk assessment was performed in conformance with the scope and limitations of ASTM E 2026-07 for a Level 1 investigation. The findings in this report are based on field observations, review of available prior documentation, and use of the ground-shaking data from the US Geological Service (USGS) National Seismic Hazard Mapping Project, in conjunction with digital maps of ground conditions, faulting and liquefaction. The scenario loss estimate is determined in accordance with ASTM E 2557-07, *Standard Practice for Probable Maximum Loss (PML) Evaluations for Earthquake Due-Diligence Assessments*, using the Thiel and Zsutty prediction methodology.

C. Site Stability and Seismic Hazards

The hazards considered for the risk assessment include earthquake shaking, surface fault rupture, liquefaction, and landslide. For a 475-year return period, the USGS peak ground acceleration (PGA) on rock is estimated at 0.59g. Given the soil type, this corresponds to a site-specific PGA of 0.60g, to a Modified Mercalli Intensity (MMI) range between IX and

X, and to a UBC Zone 4 seismic hazard. In terms of surface rupture hazards, the closest known major earthquake fault is approximately 2.4 miles from the site. The soil liquefaction susceptibility and landslide hazards are classified as susceptible and not susceptible, respectively. In accordance with Section 9.1 of ASTM E 2026-07, the Subject appears to be located on a site that will not be subjected to instability due to earthquake-induced surface fault rupture, landslide, or tsunami inundation. However, because the extent that the foundation systems specifically address soil liquefaction hazards could not be ascertained, it could potentially be subject to liquefaction effects. Soil liquefaction effects can include building subsidence and settlement.

D. Building Stability and Expected Earthquake Performance

The Subject appears to have met the general intent of the structural building code requirements at the time of construction. However, it is now known that the building's original reinforced concrete moment frames are potentially weak and non-ductile. In accordance with Section 8.1 of ASTM E 2026-07, these vulnerabilities could potentially cause the structural systems to become unstable when subjected to the code prescribed earthquake loading.

The lack of ductility associated with the soft/weak story and non-ductile concrete moment frames is considered a significant seismic vulnerability. At the current time, there is no building code mandate that would require a retrofit of this condition. However, a further structural investigation into the ductility requirements would be appropriate and is recommended. With respect to any proposed seismic retrofit work, costs can vary depending on the expected performance level, the current condition of the structure, and the type of retrofit methods employed. Retrofit costs would most likely fall between \$8 and \$10 per square foot. These costs could be minimized if the retrofit work were performed in combination with other renovation upgrades.

E. Probable Maximum Loss (PML) Calculation

The PML assessment values in terms of the Scenario Expected Loss (SEL) and Scenario Upper Loss (SUL) for a 475-year return period are reported as follows:

Designation	SEL ₄₇₅ (50% Confidence)	SUL ₄₇₅ (90% Confidence)
Main Building	32%	47%
Warehouse	16%	24%
Aggregate Total	28%	39%

1. PURPOSE AND SCOPE

1.1. Purpose

Thorofare Asset Based Lending REIT Fund IV, LLC its Successors and Assigns ("the "Client") contracted with CBRE, Inc. a Delaware corporation, ("CBRE") to conduct an investigation for the purposes of rendering an assessment of the Subject's seismic risk in accordance with the scope and terms of our agreement with the "Client", and to determine a Probable Maximum Loss (PML) value.

In accordance with ASTM E 2026-07, *Standard Guide for Seismic Risk Assessment of Buildings*, this was a Level 1 investigation. It was not the intent of this investigation to be technically exhaustive, nor to identify all existing seismic vulnerabilities. There may be seismic vulnerabilities that are not easily accessible for discovery or readily visible. The scenario loss estimates are determined in accordance with ASTM E 2557-07, *Standard Practice for Probable Maximum Loss (PML) Evaluations for Earthquake Due-Diligence Assessments*. These standards establish the standard-of-care for assessing potential earthquake damage and evaluating financial risk.

In order to observe and review the Subject's general structural conditions, CBRE staff visited the site. The results of our observations, together with the information gleaned from our research, were extrapolated to form both the general opinions of the Subject's seismic vulnerabilities and the estimate of probable losses associated with earthquake damage.

This evaluation represents the opinions of CBRE based on available information. It is not intended to preempt the responsibility of the original design consultants.

1.2. Scope

The scope of this Level 1 investigation included the following:

- 1.2.1. Review available existing construction documents and/or engineering reports.
- 1.2.2. Conduct a single site visit consisting of a "walk-through" survey to confirm and/or document existing structural systems.
- 1.2.3. Investigate the property for building and site stability.
- 1.2.4. Identify structural system characteristics and potential seismic vulnerabilities.

- 1.2.5. Render an opinion of probable maximum loss (PML) as a percentage of the current building replacement cost, resulting from the Design Based Earthquake (DBE). The Scenario Expected Loss (SEL – 50% Confidence Interval) and Scenario Upper Loss (SUL – 90% Confidence Interval) estimates are expressed in terms of a 475-year return period earthquake, corresponding to a hazard level of 10% probability of exceedance in a 50-year period. Estimates are determined based on findings from the aforementioned scope of work and use of an appropriate loss prediction methodology. They do not include losses associated with material contents.
- 1.2.6. Prepare a written report summarizing the results of the investigation and potential loss calculations.

1.3. Evaluation References

At the time of this report, it was confirmed that existing structural drawings or other documentation associated with the Subject's site and structure were not available. As access to the original structural drawings was not possible, the primary source of information relative to the existing structural systems was obtained through observations made during our site visit.

1.4. Reliance and Limitations

This report was specifically prepared on behalf of the "Client," to assist in their evaluation of the asset's seismic risk. This report is exclusively for the use of the "Client" and is not for the use and benefit of, nor may it be relied upon by, any other person or entity, for any purpose, without the advance written consent of CBRE. Services were performed by CBRE in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

This report is for the use and benefit of, and may be relied upon by, Thorofare Asset Based Lending REIT Fund IV, LLC and any of their respective affiliates, agents, and advisors, the initial and subsequent holders from time to time of any debt (or any portion thereof) and/or debt securities secured, directly and indirectly, by the property which is the subject of this report, by any participation interest in any such debt (or any portion thereof), and indenture trustee, servicer or other agent acting on behalf of such holders of such debt (or any portion thereof) and/or debt securities; any rating agencies; and the institutional provider(s) from time to time of any liquidity facility or credit support for such financings, and their respective successor and assigns.

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This report, assessment, and potential loss calculations are based on scientific data, mathematical and empirical models, and prior engineering experience. As with any model of physical systems, there is no assurance that any earthquake damage sustained will be less than the calculated loss estimate values. Furthermore, it is understood that CBRE is not liable for the accuracy and/or adequacy of the structural design performed by others.

THIS REPORT IS THE PROPERTY OF CBRE AND THE CLIENT AND WAS PREPARED FOR A SPECIFIC USE, PURPOSE, AND RELIANCE AS DEFINED WITHIN THE AGREEMENT BETWEEN CBRE AND THE CLIENT AND THIS REPORT. THIS REPORT MAY NOT BE USED OR RELIED UPON BY ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF CBRE. THERE SHALL BE **NO THIRD PARTY BENEFICIARIES**, INTENDED OR IMPLIED, UNLESS SPECIFICALLY IDENTIFIED HEREIN.

2. BUILDING DESCRIPTION

2.1. General

5601 San Leandro Street (the "Subject") is an approximately 87-year-old (completed in 1929), 271,247-SFG, three story, warehouse/distribution building located in Oakland, California. The Subject consists of a single building which is mainly rectangular in shape (Photos 1 through 3). The southwest portion of the building consists of a single-story warehouse (Photo 4). Parking is provided in asphalt-paved lots throughout the site. Concrete pavement is provided at the loading areas and a portion of the service drive. Ingress and egress are provided by three entrance drives along San Leandro Street to the northeast. The façade system is predominantly of painted concrete (main building) with a punched fenestration or corrugated sheathing (warehouse).

The Subject was originally designed prior to the advent of standardized seismic building code requirements. As access to structural documentation was not available, the primary source of information relative to the existing structural systems was obtained through observations made during our site visit.

2.2. Gravity Systems

In the main building, the gravity system consists primarily of reinforced concrete frame construction. The roof and elevated horizontal diaphragms are constructed of reinforced, cast-in-place, concrete slabs (Photo 5). In select locations, the horizontal diaphragms are constructed of concrete slab cast of corrugated metal decking (Photo 6). Reinforced concrete joists and beams support the slabs. The depth and sizes of the concrete joist and beams varies depending on the span and loading. Reinforced concrete columns subsequently support the horizontal framing. The columns are continuous to the foundation.

In the warehouse, the gravity system consists primarily of steel frame construction. The roof horizontal diaphragms are constructed of corrugated metal decking. Framed, built-up, open-web, steel trusses support the decking (Photo 7). At each support, wide-flange structural steel columns subsequently support the trusses. The columns are continuous to the foundation.

In both buildings, the foundations are most likely constructed of either a pile and grade beam system or reinforced concrete strip and spread footings supporting the walls and columns, respectively. The ground floors are concrete slab-on-grade.

2.3. Lateral Systems

In the main building, the horizontal lateral load resisting elements include rigid diaphragms (reinforced concrete slabs). Reinforced concrete moment frames laterally support the diaphragms. The moment frames are primarily located around the building's perimeter. At the base, the moment frames are likely rigidly connected to the concrete foundations.

In the warehouse, the horizontal lateral-resisting elements include flexible diaphragms (corrugated metal decking). A perimeter steel moment-resisting frame laterally supports the diaphragms. At select locations, concentrically braced frames provide supplemental lateral support. At the base, the moment frame columns are likely rigidly connected to the concrete foundations.

3. FIELD OBSERVATIONS

A visit to the Subject site was made on August 12, 2016 to observe the actual field conditions. James Murphy of CBRE conducted the visit. In general, many of the structural conditions were concealed and not observable. The following sections summarize both structural and non-structural elements of the building that could be observed:

3.1. Structural Component Observations

As indicated by the age and observed on-site, the Subject was constructed in an era when adequate consideration of seismic forces may not have been incorporated into the design. In accordance with ASCE 41, Seismic Evaluation and Retrofit of Existing Buildings, the benchmark code for reinforced concrete construction is the 1976 Uniform Building Code. In notable past earthquakes, buildings of this vintage and construction type have experienced instability and damage. It has now been determined that this instability is a result of insufficient wall thickness, inadequate reinforcement, a lack of adequate boundary elements, and other factors including inadequate lap splices. When subjected to excess deformation, this lack of adequate detailing and confinement allows the concrete components to crack and rupture. This type of damage is sudden and non-ductile. It can potentially result in a loss of bearing support and/or in the formation of a collapse mechanism.

In addition, it is likely that the column horizontal reinforcing ties are not adequately sized, spaced, nor hooked, to properly confine the vertical reinforcement. When subjected to excess deformation, this lack of confinement allows the columns to crack and rupture. This type of damage is sudden and non-ductile. It can potentially result in a loss of bearing support and/or in the formation of a collapse mechanism.

Otherwise, the Subject was observed to be of fair construction quality. There were no indications of deterioration in the structural systems. There were no apparent permanent offsets or settlement that would indicate structural distress.

3.2. Non-Structural Component Observations

Non-structural components include those that are not part of the vertical or lateral-load resisting structural systems nor are defined as building contents. These components can include exterior envelope, signage, and awning systems, mechanical equipment, ductwork, plumbing systems, ceilings, partition walls, and lighting.

In general, many of the non-structural conditions were concealed and not observable. At locations where these components were not concealed, there was no observed evidence of deterioration, damage, or corrosion in the components themselves and/or in the supporting anchorage. Given the governing requirements at the time of construction, anchorage associated with mounted mechanical and electrical equipment could potentially be inadequate. For large rigidly mounted equipment (steel framed water tower), inadequate anchorage can lead to horizontal movement, overturning, and/or damage to utility connections in an earthquake (Photo 8).

It was observed that unreinforced brick masonry partitions walls are used extensively throughout the main building. Reportedly, in 1999, the partition walls were seismically strengthened. However, as the associated strengthening drawings were not available for our review, the full adequacy of the reported improvements cannot be determined at this time. Under earthquake motions, unreinforced masonry is brittle and subject to cracking. It can crack, rupture and fall, blocking stairs and corridors. Post-earthquake evacuation efforts can be severely hampered as a result.

Furthermore, as indicated by the age and observed on-site, the suspended ceilings in the main building are inadequately braced to resist seismic deformations. Without adequate bracing, suspended ceiling systems are susceptible to vertical and lateral movement that can damage fire sprinkler piping and other elements that penetrate the ceiling grid. If the sprinkler piping ruptures, extensive water damage is possible. Ceiling components or equipment could fall, slide, or overturn, blocking egress and hampering post-earthquake evacuation efforts. If not adequately designed to resist seismic deformations, these systems can substantially contribute to building damageability.

4. SITE STABILITY AND SEISMIC HAZARDS

Although no site-specific geotechnical information was made available for the Subject's location, the California Geological Survey (CGS) and US Geological Survey (USGS) provide regional soil and hazard data for the area. Based on this data, the regional soils are generally classified as quaternary alluvial deposits. Alluvium is primarily loose, unconsolidated soil, which has been eroded, reshaped by water, and redeposited, in a non-marine setting. Most if not all, alluvium is very young (Quaternary in age) and is often referred to as "cover" because these deposits tend to obscure the underlying bedrock. For the purposes of this report and evaluation, the site soil classification most associated with these deposits is type "D" (stiff soil) in accordance with the National Earthquake Hazards Reduction Program (NEHRP).

Earthquake effects or seismicity most likely to cause building damage include earthquake shaking, ground fault rupture, liquefaction, landslides and tsunami inundation. The following sections discuss these hazards in relation to the Subject's location:

4.1. Earthquake Hazard Including Ground Fault Rupture

Northern California is traversed by numerous active faults, many of which are capable of producing moderate to large magnitude earthquakes. In assessing an area's potential for seismic activity, the Maximum Credible Earthquake (MCE) refers to the largest earthquake that can be expected to occur along a given fault or fault zone. Appendix 1 shows the location of the major faults near the property. The following table lists all the faults within a 40-mile radius, their associated MCE magnitude, and the distance to the Subject's location:

Fault Name	Fault Type	MCE Magnitude	Distance (Miles)
Hayward-Rodgers Creek	Strike Slip	7.3	2.4
Calaveras	Strike Slip	7.0	4.5
Mount Diablo	Thrust	6.7	12.2
Green Valley	Strike Slip	6.8	15.3
San Andreas	Strike Slip	8.1	15.7
San Gregorio	Strike Slip	7.5	20.8
Greenville	Strike Slip	7.0	22.3
Monte Vista-Shannon	Reverse Thrust	6.5	22.5
West Napa	Strike Slip	6.7	27.8
Point Reyes	Reverse Thrust	6.9	36.3
Great Valley	Strike Slip	6.7	37.6
Zayante-Vergeles	Strike Slip	7.0	48.3

With respect to the MCE, the maximum size of an earthquake along a given fault is based on the length of the fault, its width (i.e. depth into the earth's crust), and to some extent, the type of fault (i.e. thrust, normal or strike slip). The importance of one fault over another in affecting the seismic performance of a building at any given location depends on several factors. These include the likelihood of a major earthquake occurring at that fault, recurrence interval, the size of the earthquake (magnitude), distance of the site from the fault rupture source, character of faulting, direction of rupture, geometry and character of the soils at the site, and topography.

Given the fault MCE, distance, and soil data, the USGS provides Peak Ground Accelerations (PGA) through the National Seismic Hazard Mapping Project. For a 475-year return period, the USGS peak ground acceleration (PGA) on rock is estimated at 0.59g. Given the soil type, this corresponds to a site-specific PGA of 0.60g, to a Modified Mercalli Intensity (MMI) between IX and X, and to a UBC Zone 4 seismic hazard (Appendix 2).

Based on the proximity of the nearest major fault (2.4 miles), the Subject is not located in an area subject to the jurisdiction of the Alquist-Priolo Special Studies Zone Act. This act prohibits the location of most structures for human occupancy across the traces of active faults. Correspondingly, the potential for ground surface rupture is low.

4.2. Liquefaction Susceptibility

Liquefaction is the sudden loss of bearing strength that can occur when saturated cohesionless soils (silts and sands) are strongly and repetitively vibrated. Damage from liquefaction results primarily from horizontal and vertical displacement of the ground. These displacements occur because sand/water mixtures in a liquefied condition have virtually no strength and provide little or no resistance to compaction, lateral spreading, or down slope movement. This movement of the land surface can damage buildings, and buried utilities, particularly at fixed connections.

Based on the corresponding CGS seismic hazard zone report, the regional water table depth is within 10 feet. Furthermore, as indicated in ABAG resilience program, the site liquefaction risk is classified as high to very high (Appendix 3). Therefore, for the purpose of this report the risk is classified as susceptible.

4.3. Landslide Susceptibility

A landslide is the downhill movement of masses of earth under the force of gravity. Earthquakes can trigger landslides in areas that are already landslide prone. Landslides are most common on slopes of more than 15 degrees and can generally be anticipated along the edges of mesas and on slopes adjacent to drainage courses.

The topography of the general area can be characterized as having a gentle pitch that poses no apparent adverse conditions. Based on this and on regional hazard data, the Subject's location is not susceptible to landslides.

4.4. Tsunami Inundation

A tsunami is a series of water waves generated by a rapid disturbance that vertically displaces the water such as by an underwater fault rupture. In this case, although close to the vicinity of a body of water capable of producing a tsunami, given the Subject's relative elevation, it is not susceptible to tsunami inundation (Appendix 4).

4.5. Conclusion

In accordance with Section 9.1 of ASTM E 2026-07, the Subject appears to be located on a site that will not be subjected to instability due to earthquake-induced surface fault rupture, landslide, or tsunami inundation. However, because the extent that the foundation systems specifically address soil liquefaction hazards could not be ascertained, it could potentially be subject to liquefaction effects. Soil liquefaction effects can include building subsidence and settlement.

5. BUILDING STABILITY AND EXPECTED EARTHQUAKE PERFORMANCE

There are a number of structural attributes that can affect a building's seismic performance. These attributes include strength, ductility, regularity of structural systems, redundancy, and continuity of load path. Based on the site observations and available documentation, the following describes these attributes as related to the Subject property:

5.1. Strength

The strength of a building directly affects its ability to resist earthquakes. Historically, building codes have minimum specified strength levels for any given lateral resisting system. As codes have evolved, required earthquake strength levels in buildings have, in many cases, gradually increased. In consideration of the main building's non-ductile reinforced concrete construction, the expected seismic strength would most likely be considered inadequate.

5.2. Ductility

Ductility is the ability of a structural system to deform past its maximum strength and not fracture or break. Building codes rely on ductility to achieve safe earthquake performance in structures. Typically, it is preferable for the actual structural elements (beams, columns, braces) to yield prior to yielding of connections. As earthquake codes have evolved the arrangement and detailing of the reinforcing and steel connections has become more and more stringent to achieve the desired ductility in the structural system.

The desirable yield mechanism for concrete moment frames is flexural yielding of the embedded reinforcing. This mechanism is achieved by properly arranging the configuration and quantity of reinforcing steel within the frames and walls. Given the era of construction, the reinforced concrete elements most likely have insufficient beam stirrups and column ties to provide adequate ductile shear capacity. The stirrups and ties cannot provide adequate concrete confinement in locations where plastic hinges are expected to occur. Furthermore, ductile performance can be adversely affected by insufficient lap splices and by frame strong-beam/weak-column configurations.

5.3. Regularity of Structural Systems

Irregularities can affect the dynamic response of a building and may lead to unexpected higher mode effects and concentrations of demand. If not properly accounted for, irregularities can result in a localized failure of a building's structural system. Stiffness and strength regularity in the structural system results in a uniform distribution of deformations and forces throughout the building.

However, when deformations are concentrated at a certain area, due to a stiffness irregularity, a higher level of damage might be expected. Likewise, strength irregularities can focus damage in a certain 'weak' area, thereby increasing the likelihood of severe concentrated damage during a seismic event.

In this case, the buildings are somewhat irregular-shaped in plan, resulting in several reentrant corner configurations. When undergoing deformation, force concentrations in the connecting structural diaphragms will develop at these locations. If not adequately considered, these concentrations could potentially result in localized instability and a higher level of building damage.

Furthermore, there are fire-escape ladders and a storage tank (Photo 8) positioned on the main building's façades and roof. For large ornamentation such as this, inadequate lateral bracing can lead to excessive horizontal movement and/or deformation damage. As the extent that the structural design specifically addresses these ornamentation hazards could not be ascertained, the vulnerability could potentially contribute to building damageability.

5.4. Redundancy

Redundancy is a measure of the concentration of lateral force resisting elements within a structure. In general, the higher the concentration, the more redundant the system. A redundant system provides multiple locations for potential yielding; thereby, distributing inelastic activity throughout the structure. The buildings appear to have multiple lines of lateral resisting elements in each primary direction, resulting in a relatively redundant configuration.

5.5. Continuity of Load Path

A continuous lateral load path allows the uninterrupted distribution of seismic forces between all of the building's lateral resisting elements, down to the foundation. For example, without continuity in a particular vertical element, seismic forces must be transmitted horizontally to the next adjacent vertical element. If improperly designed or overlooked, these offsets can potentially lead to a concentration of seismic damage. In this case, the buildings appear to have continuous load paths to transfer seismic forces from the roof and floors to the foundations.

5.6. Conclusion

The Subject appears to have met the general intent of the structural building code requirements at the time of construction. However, it is now known that the building's original reinforced concrete moment frames are potentially weak and non-ductile. In accordance with Section 8.1 of ASTM E 2026-07, these vulnerabilities could potentially cause the structural systems to become unstable when subjected to the code prescribed earthquake loading.

The lack of ductility associated with the soft/weak story and non-ductile concrete moment frames is considered a significant seismic vulnerability. At the current time, there is no building code mandate that would require a retrofit of this condition. However, a further structural investigation into the ductility requirements would be appropriate and is recommended. With respect to any proposed seismic retrofit work, costs can vary depending on the expected performance level, the current condition of the structure, and the type of retrofit methods employed. Retrofit costs would most likely fall between \$8 and \$10 per square foot. These costs could be minimized if the retrofit work were performed in combination with other renovation upgrades.

As defined by Section 8.1, a building should be deemed stable if it is able to maintain the vertical load carrying-capacity of its structural system under the inelastic deformations caused by the scenario earthquake ground motion prescribed for the building and site by the current edition of the International Building Code.

6. EARTHQUAKE LOSS ANALYSIS AND CALCULATIONS

6.1. Loss Prediction Methodology

The Scenario Loss (SL) is the damage loss expectation to building systems associated with specified earthquake events. The Scenario Expected Loss (SEL) considers damage variability and provides an estimate of the average damage, given the stated hazards and review level. The Scenario Upper Loss (SUL) also considers damage variability but provides an estimate of the upper bound of damage, with a 10% probability of exceedance.

The probable maximum loss (PML) associated with the SEL uses the damage prediction methodology developed in 1987 by Thiel and Zsutty [Charles C. Thiel, Jr. and Theodore C. Zsutty, *Earthquake Characteristics and Damage Statistics*, Earthquake Spectra, Vol. 3, No. 4, November 1987]. The Thiel and Zsutty methodology utilizes several basic parameters associated with both the site and building to analytically determine the SEL. These parameters include the peak ground acceleration, site soil coefficient, spectral modification parameter, and the building vulnerability parameter.

6.2. Probable Maximum Loss (PML) Calculations

The scenario loss estimates for the Subject are determined in conformance with the scope and limitations of ASTM E 2026-07 and E 2557-07 for a Level 1 assessment. They are based on field observations, a review of available documents and use of the previously described loss prediction methodology. Appendix 5 shows the PML output calculation summary.

The PML assessment values in terms of the SEL and SUL for a 475-year return period are reported as follows:

Designation	SEL ₄₇₅ (50% Confidence)	SUL ₄₇₅ (90% Confidence)
Main Building	32%	47%
Warehouse	16%	24%
Aggregate Total	28%	39%

The higher PML assessment values reflect the fact that the pre-code reinforced concrete moment-resisting frames are potentially weak and non-ductile and could potentially be vulnerable when subjected to the defined earthquake scenario event. In addition, there is a potentially active earthquake fault within 2.4 miles of the property.

In accordance with ASTM E 2026-07 Section 5.3.1.4, the aggregate totals are weighted in accordance with the respective relative replacement cost of each designated building. The relative building replacement costs are determined in Section 5 of the corresponding Property Condition Report (PCR).



1. The single, two- and three-story, 5601 San Leandro Street, front elevation.



2. The three-story reinforced concrete frame, side elevation.



3. The single- and three-story reinforced concrete frame main portion of the building, partial front elevation.



4. The single-story steel framed warehouse portion of the building.



5. The reinforced concrete slabs, joists, beams and supporting columns in the main portion of the building.



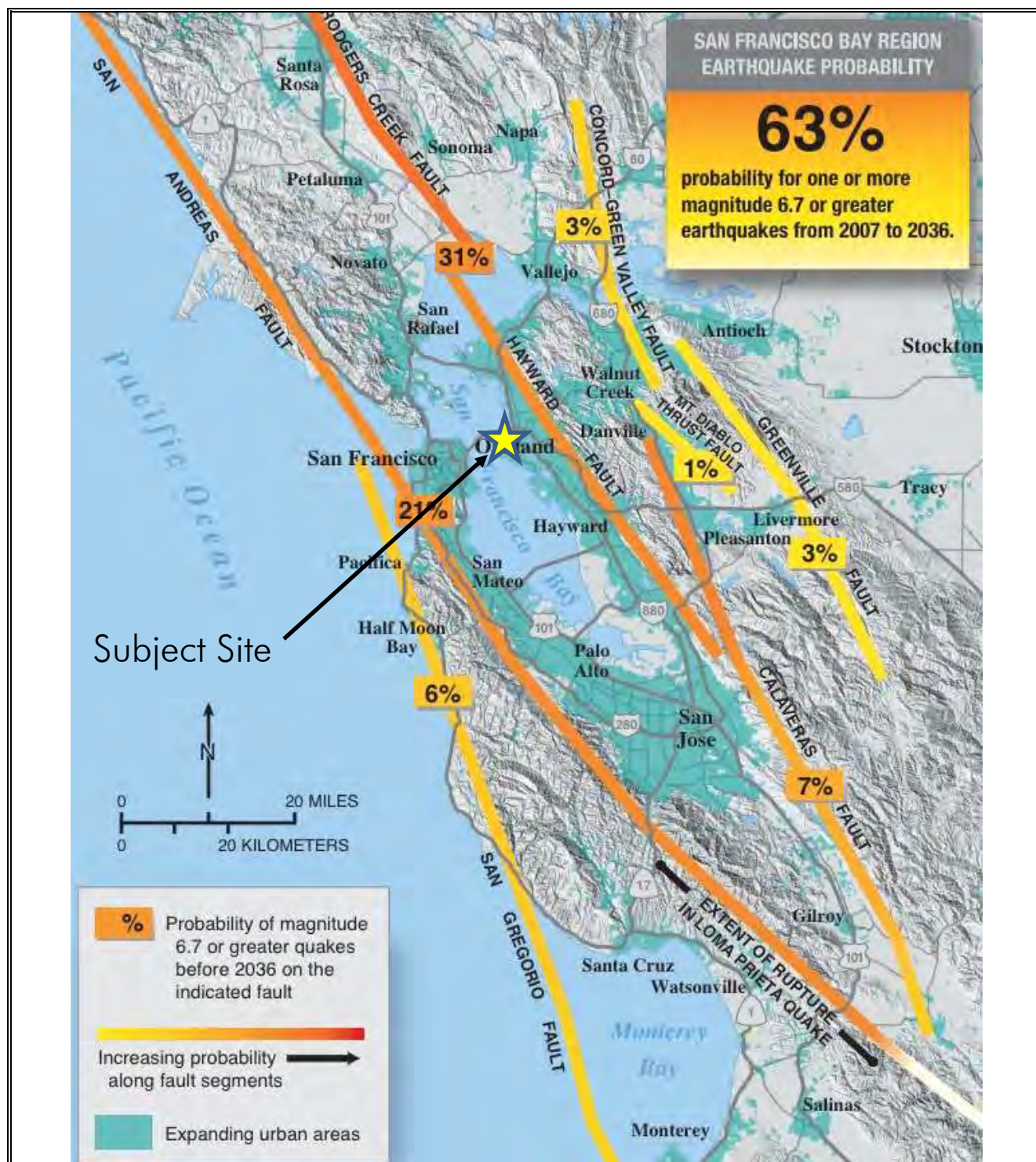
6. The corrugated metal decking, concrete slabs, joists, beams, columns and supporting exterior bearing walls in the main portion of the building.



7. The warehouse open-web steel trusses and supporting columns.



8. The steel framed water tower on the main building roof.



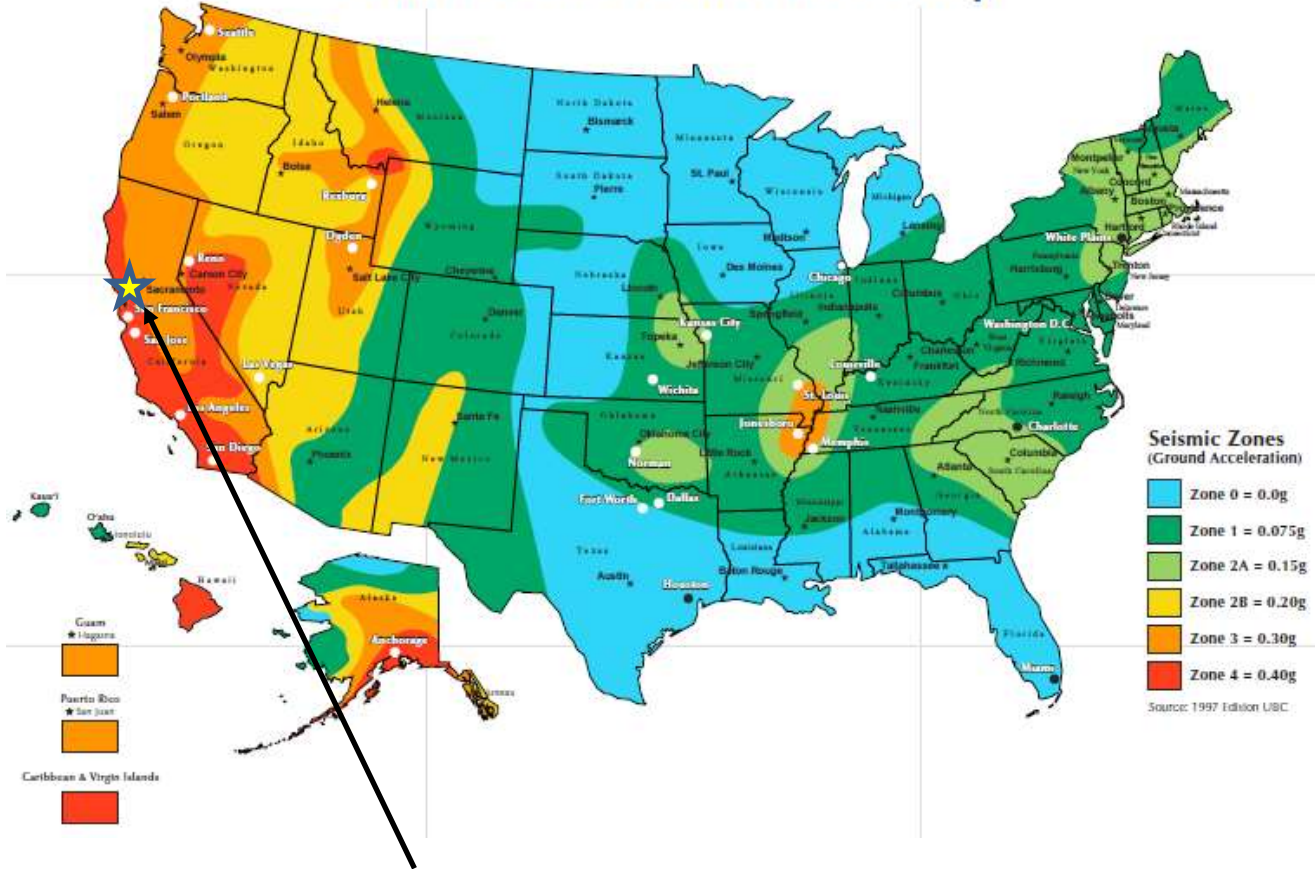
Appendix 1: Major Fault Locations

Source: USGS Earthquakes Hazards Program

Project Name: 5601 San Leandro Street
Oakland, CA

Project Number: PC60827653

United States Seismic Zones Map



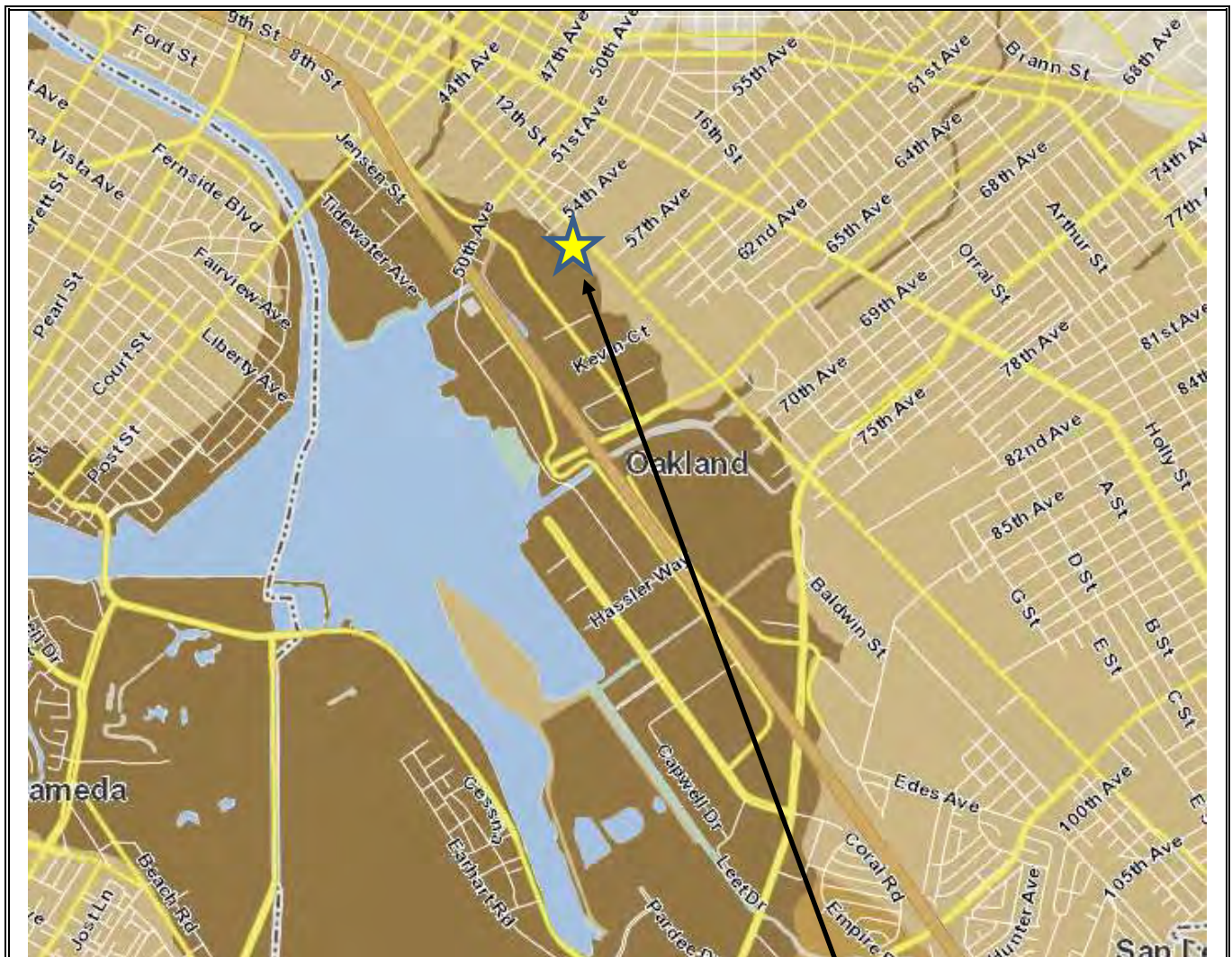
Subject Site
(Zone 4)

Appendix 2: US Seismic Zone Map (UBC 1997)

Source: CBRE

Project Name: 5601 San Leandro Street
Oakland, CA

Project Number: PC60827654



Liquefaction Susceptibility

Liquefaction Susceptibility Hazard

- Very High Susceptibility
- High Susceptibility
- Moderate Susceptibility
- Low Susceptibility
- Very Low Susceptibility

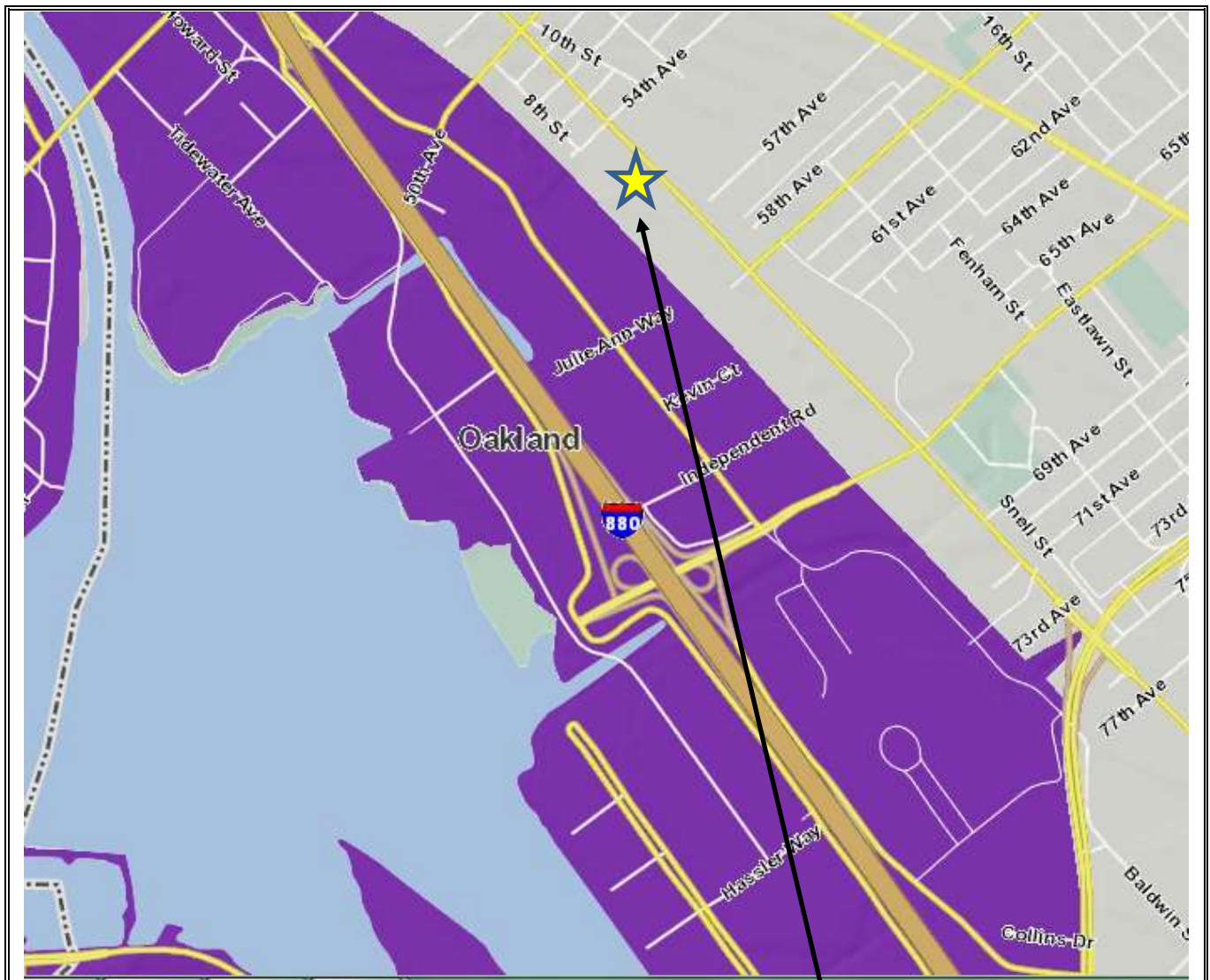
Subject Site
(High / Very
High)

Appendix 3: Liquefaction Susceptibility Map

Source: ABAG Resilience Program

Project Name: 5601 San Leandro Street
Oakland, CA

Project Number: PC60827653



**Tsunami Inundation
Area for Emergency
Planning**

**Potential Tsunami
Inundation Area**



**Subject Site
(Not Susceptible)**

Appendix 4: Tsunami Inundation Susceptibility Map

Source: ABAG Resilience Program

Project Name: 5601 San Leandro Street
Oakland, CA

Project Number: PC60827653

Seismic Loss Estimation Calculations

The Thiel and Zsutty methodology represents building damageability as follows:

$$p = k(b)(m)(s)(a)^i \quad \text{Equation 5-1}$$

Where the equation parameters are defined as follows:

Thiel and Zsutty Parameter	Description
Proportionality Constant, k	Represents linear dependence on a specific data set.
Building Vulnerability Parameter, b	Parameter representing the damageability referenced to a standard comparative structure.
Spectral Modification Parameter, m	Spectral modification parameter representing the similarity of the building and site periods.
Site Soil Coefficient, s	Site parameter representing the relative response of the site referenced to a standard site condition.
Peak Ground Acceleration, a	Peak ground acceleration (PGA) for the earthquake and site under consideration as reported by the USGS for soil type B/C.
Constant, i	Represents the nonlinear dependence of damage on acceleration.

The Thiel and Zsutty parameters for the subject property are summarized as follows:

Thiel and Zsutty Parameter	Thiel and Zsutty Reference	Value
k	California Data Set	0.554
b ₁	Table 8-3 (Main Building: Moment Resisting Non-ductile Concrete)	0.51
b ₂	Table 8-3 (Warehouse: Moment Resisting Steel Perimeter Frame)	0.26
m	Table 8-4 (Otherwise)	1.00
s	Table 7-1 (Alluvium, Water Table Within 30 Feet)	1.56
a	10% in 50 Years (475-Year Event)	0.59
i	California Data Set	0.63

The Scenario Expected Loss (SEL) and the Scenario Upper Loss (SUL) are determined as follows:

$$SEL = k(b)(m)(s)(a)^i = 0.554(0.51)(1.00)(1.56)(0.59)^{0.63}$$

= 0.32 or 32% See Section 6.2 for other values.

$$SUL = 1.16[BETAINV(0.9,6.3,16.2)] \text{ (Correlated with ATC 13-1 Appendix B)}$$

= 0.47 or 47% See Section 6.2 for other values.

Appendix 5: PML Sample Calculation Summary

Source: Source: Charles C. Thiel, Jr. and Theodore C. Zsutty, *Earthquake Characteristics and Damage Statistics*, Earthquake Spectra, Vol. 3, No. 4, November 1987.

Project Name: 5601 San Leandro Street
Oakland, CA

Project Number: PC60827653

Lawrence P. Perez

Education:	B.S. Civil Engineering, Santa Clara University - 1985
Licenses/Registrations	Civil Engineer, California C 46791 Structural Engineer, California S 3966 Licensed Professional Engineer, State of California, Rhode Island and New York
Years of Experience:	29+

Summary of Professional Experience

Mr. Perez's over 21 years of structural engineering experience included conducting structural analysis and forensic investigations. The investigations entailed preparing written reports, and structural strengthening and repair plans for multi-unit condominium and town home projects; preparing structural calculations, contract drawings, and specifications for residential, industrial and commercial projects, custom swimming pools, retaining walls, and mechanical unit support and bracing; and acting as the project liaison between construction contractors, building departments, and his employer; promptly addressing and resolving scheduling conflicts and other customer relations issues. Mr. Perez established and maintained ongoing business relationships with clients to ensure a consistent level of quality and customer satisfaction.

Mr. Perez's eight years of forensic engineering experience included conducting forensic structural engineering investigations of wind and storm surge damage for commercial and residential structures damaged by Hurricanes Ivan, Katrina, Rita, Gustav, and Ike between 2006 and 2010; from tornados in Alabama, Louisiana, Massachusetts and North Carolina; and storm surge, flooding and wind damage for commercial, industrial and residential structure damaged by Connecticut, Massachusetts, New Jersey, New York and Rhode Island following Hurricane Irene in 2011 and Super Storm Sandy in 2012. The investigations included on-site inspections of the subject structure and the surrounding area, the determination of the Cause and Origin of damage (wind, storm surge or pre-existing condition), and the determination of the extent of damage and recommended repairs.

At CBRE, Mr. Perez has used his extensive knowledge skills in the fields of engineering and forensic investigations and applied them to provide thorough due diligence analysis and property condition assessments. Mr. Perez is responsible for conducting Property Condition Assessments (PCA's) and reviewing PCA's.

ASSESSMENT AND CONSULTING SERVICES

A sampling of Property Condition Assessments that Mr. Perez has worked on include:

Office Buildings:

- Country Club Center, Aventura, Florida: 64,000 SF, Ten-Story Office Building
- Surgical Institute of Reading, Wyomissing, PA: 33,217 One-Story Medical Office Building

Hotels:

- Night Hotel Times Square, New York, New York: 72-Guestroom, Eight-Story Full Service Hotel
- Chambers Hotel, New York, New York: 77-Guestroom, 14-Story Full Service Hotel

Retail:

- 132-40 Metropolitan Avenue, Queens, New York: 36,072 SF, Three Story Retail Building
- Bojangles' Fast Food Portfolio, Alabama: Five One-Story Locations

Industrial:

- Space Park East, Nashville, Tennessee: 413,750 SF, Warehouse/Distribution Complex
- Metro Storage Phase II, Taylor, Michigan: 38,416 SF Self-Storage Facility

Apartments and Other Facilities:

- Hill Adams Apartments, Ann Arbor, Michigan: 12-Unit, Three-Story Apartment Building
- The River View Apartments, Groton, CT: 112-Unit, One- and Two-Story Apartment Complex
- Roxbury Hills Apartments, Boston, Massachusetts: Fifteen-Building, 111-Unit Apartment Complex

Memberships

- American Society of Civil Engineers (ASCE)
- American Concrete Institute (ACI)

Scott M. Adan, Ph.D., P.E., S.E., SECB

Education:	Ph.D. Civil Engineering, University of Utah M.S. Civil Engineering, Brigham Young University B.S. Civil Engineering, University of Texas - Austin
Licenses/Registrations	Structural Engineering Certification Board, SECB (Lic. No. 2745-0710) Structural Engineer, California (Lic. No. S 5500) Structural Engineer, Utah (Lic. No. 276647-2203) Civil Engineer, California (Lic. No. C 7367) Professional Engineer, Washington (Lic. No. 37805) Professional Engineer, New York (Cert. No. 77662907)
Years of Experience:	24+

Summary of Professional Experience

With over 24 years of experience, Dr. Adan is a nationally recognized structural and earthquake engineer. As Director of Seismic Assessment Services, he is the primary technical consultant for all the company's seismic assessment needs. His extensive engineering background and experience provide a keen ability to advise real estate owners, investors, and lending institutions on matters related to seismic and earthquake due diligence.

Dr. Adan has authored more than 20 publications on earthquake resistant design and has investigated damage from numerous earthquakes and lectured on their effects. He has performed research for the National Institute of Standards and Technology and for the Structural Engineers Association of Northern California. In the past, he has served as an adjunct professor of Civil Engineering at the University of Utah and at the University of Washington. He has also been directly responsible for the structural design, evaluation, and retrofit for hundreds of buildings throughout the country and abroad.

As past chair of the Structural Engineers Association of Northern California's Steel Subcommittee, he continues to serve on many professional organizations including the American Institute of Steel Construction's Seismic Design Manual Subcommittee, the Earthquake Engineering Research Institute's Concrete Coalition Advisory Committee, the Structural Engineers Association of California's Committee for Post-Disaster Performance Observations, the American Society of Civil Engineer's Structural Engineering Institute, and the American Concrete Institute's Performance Based Seismic Design of Concrete Buildings Committee.



ASSESSMENT AND CONSULTING SERVICES

Dr. Adan has received numerous honors and awards including the President's Award from the Structural Engineers Association of Washington, Award of Merit in Structural Engineering from the Structural Engineers Association of Northern California and is a recipient of the Special Projects Initiative from the same organization.

APPENDIX C

AllWest Environmental
Due Diligence Questionnaire

Project No. 22183.60



5601 San Leandro Street, Oakland CA

Please return by:

ASAP

AllWest

General Information

Property Name The Tinnery & the Cannery
Property Owner Romspen Investment Co.
Address 162 Cumberland Street, Suite 300
City, State, Zip Toronto, Ontario M5R 3N5
Site Contact Kevin Saavedra (415) 488.7215

Building Information

Construction Date 1928, 1929 and 1948
Building sq ft Gross 284,255 Rentable sq ft

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	EBMUD Adequate?	☐	☐
Sewer	EBMUD Adequate?	☐	☐

Property Condition

Site:

Asphalt sealing Year replaced: Cost:
Irrigation System Yes No

Building Envelope:

	YES	NO		YES	NO
Roof Type:	Year replaced:		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	☐	☐	PDF?	☐	☐
Warrantees	☐	☐	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?	☐	☐	Attached	☐	☐
Prepared By:	Date:			Contact #				

Questions.01R for 5601 & 5733 San Leandro, CA

1. Have seismic structural upgrades been performed (other than those mentioned in the 2017 PCA prepared by AEI for Bldg 5601 on page 28)? **Not to my knowledge**
2. What are the ages of the roofing systems? **Unknown**
3. There appears to be spray-on coating applied in 2020 on Bldg 5601E. What is the age of the underlying roofing system under the coating? **Maintenance personnel informed us approx. 3 years.**
4. When were the buildings' exteriors last repainted? **Unknown**
5. Is there a recent history (last 36 months) of underground sewer line leaks, damage, blockages, or underground sewer line replacements? **Unknown**
6. Is there a recent history (last 36 months) of underground natural gas line leaks or underground gas line replacements? **Unknown**
7. Are there any know instances of MIC (microbial induced corrosion) of the fire sprinkler piping? **Not to my knowledge, The sprinkler system is regularly maintained, monitored and serviced by Bay Alarm.**
8. Are there any known, current issues—or past issues—of soil settlement or differential settlement of the concrete slab at the building, other than the one identified in the AEI report for Bldg 5601? **Unknown**
9. When was the asphalt parking lot last re-sealed and re-striped? **Unknown**

APPENDIX D

Job # 22183.60

5601 San Leandro Street, Oakland CA
MECHANICAL EQUIPMENT TABLE



PACKAGED AIR CONDITIONERS

Equipment	Mark	Brand/ Refrig	Notes	Cooling / Heating Size	Replace*	Manf	Age	EUL	RUL
Packaged Air Conditioner		Johnson Controls	J15YDC00	15	N	2017	5	20	15
		R-410A	N/A	N/A					
Packaged Air Conditioner		Johnson Controls	J15YDC00	15	N	2017	5	20	15
		R-410A	N/A	N/A					
Packaged Air Conditioner		Johnson Controls	J15YDC00	15	N	2017	5	20	15
		R-410A	N/A	N/A					
Packaged Air Conditioner		Johnson Controls	J15YDC00	15	N	2017	5	20	15
		R-410A	N/A	N/A					
Packaged Air Conditioner		Johnson Controls	J15YDC00	15	N	2017	5	20	15
		R-410A	N/A	N/A					

Job # 22210.6

5733 San Leandro
MECHANICAL EQUIPMENT TABLE



PACKAGED AIR CONDITIONERS

Equipment	Mark	Brand/ Refrig	Notes	Cooling / Heating Size	Replace*	Manf	Age	EUL	RUL
Packaged Air Conditioner		ICP	PHD460	5 Ton	N	2019	3	20	17
		R-410A	F193948842	N/A					
Packaged Air Conditioner		Bryant	581JP08	7.5 Ton	N	2020	2	20	18
		R-410A	2520P30303	125/103 MBH					
Packaged Air Conditioner		ICP	RGH120	10 Ton	N	2020	2	20	18
		R-410A	P200233635	180/148 MBH					
Packaged Air Conditioner		ICP	RGH120	10 Ton	N	2015	7	20	13
		R-410A	P154831463	180/148 MBH					

APPENDIX E



APPLICATION FOR AUTHORIZATION TO USE

REPORT TITLE: **PROPERTY CONDITION ASSESSMENT**

5601 & 5733 San Leandro Street
Oakland, CA 94621

PROJECT NUMBER: 22183.60

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.