

RYAN MILLER

ARCHITECTS

Ryan Miller Architects

PROPERTY CONDITION ASSESSMENT

444 & 460 Lano Street and 1720 Angela Street, San José, CA 95125



PREPARED FOR:

Morimoto Properties II LLC
Edward Morimoto
PO Box 44
Los Gatos, CA 95031-0044

PROJECT 26021.61
May 21, 2026

PREPARED BY:

A handwritten signature in cursive script, reading "Charles Bucher".

Charles Bucher, Architect
California License No. C33881

PREPARED AND REVIEWED BY:

A handwritten signature in cursive script, reading "Ryan Miller".

Ryan Miller, Architect
California License No. C28183

Ryan Miller Architects
ryanmiller1971@gmail.com
345 2ND ST E
Sonoma, CA 95476 | 415.690.9158

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PROPERTY CONDITION ASSESSMENT

444 & 460 Lano Street and 1720 Angela Street, San José, CA 95125

I. EXECUTIVE SUMMARY

On May 14, 2026, Ryan Miller Architects visited the site to observe the condition of the structure and improvements. Donald Lonsinger of CBRE Real Estate and Steve Samudio of Kidder Matthews Real Estate facilitated our site visit.

This Property Condition Assessment was conducted on behalf of Morimoto Properties II LLC, in support of their acquisition of the property.

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

The purpose of this report is to inform the reader of the existing condition of the civil, architectural, and landscape components, as well as the mechanical, electrical, plumbing (MEP), and fire and life safety (FLS) equipment, that comprise the property, and 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 consists of one light industrial building on a single legal parcel. The one-story building was constructed in 1971. There are three tenant spaces with a mezzanine in each. The building contains a total of 7,418 square feet (SF) of floor area, per the Offering Memorandum (OM) we obtained. The building occupies roughly 50% of the rectangular parcel; the remainder contains public sidewalks, drive aisles, and a small asphalt-paved area on the south and east sides of the building. Per the Assessor's Parcel Map, the site contains 0.286 acres. It is bound

on the north by Lano Street, on the west by Angela Street, and on the east and south by adjacent developed parcels. The elevation along Lano Street is considered the north elevation for the purposes of this report.

Similarly scaled commercial and light industrial buildings are found in the immediate vicinity. Neighboring buildings are typically single story. The subject parcel and the immediately surrounding area are generally flat with no more than one foot of elevation change.

The site has a LI (Light Industrial) zoning designation. The likely occupancy classification is:

Group F-1 (Factory Industrial—Moderate Hazard)

Site elements appeared in Good to Fair condition. The concrete sidewalk runs along the north and west sides of the building, situated approximately 8 feet out from the building leaving planters with trees or tall tree-like bushes next to the building. Several small planted areas with low bushes are found between the sidewalk and the roadway near the corner of Lano and Angela Streets. Asphalt pavement is installed on the south and east sides of the property. An irrigation system was not observed.

Possible off-street parking is available along the south and east sides of the building, although delineated stalls with striping are not provided. A Disabled Accessible stall has not been provided. Off-street parking is no longer required in San José for the occupancies of the current tenants.

The roofing system appeared in Fair condition. The building has a minimally sloped roof sloping down from a modest north-south ridge at the center of the building. Water drains to gutters along the east and west roof edges and then to downspouts at all four

corners of the building. The roof appears to be a modified bitumen system with a white mineral granule top sheet. The condition of the roof appears relatively worn and aged with several locations of black patching material and repairs. Leaks were not reported by the tenants with whom we spoke. There were no obvious areas of egregious ponding observed, though satellite photos indicate that past ponding has occurred along the north, east, and west sides of the roof near the building perimeter. Owing to the unknown age of the roofing system and the observed degraded condition, we recommend that a new, tear-off roofing system be provided during the reserve term.

Construction is Type III-B, non-fire resistive rated and not fire sprinklered. The building is constructed with reinforced concrete masonry unit (CMU) exterior walls laid in places with a stacked bond but mostly with a running bond. Interior partitions appear to be gypsum board on wood or steel studs. The building floor is the concrete slab-on-grade foundation, with continuous perimeter shallow footings under the perimeter walls and isolated shallow spread footings at interior wood post locations. The perimeter wall and interior partitions appeared in generally Good condition. The mezzanine floor in Suite 444 demonstrated a spongy condition while others did not.

Exterior finishes and windows and doors appeared in Good to Fair condition. Perimeter walls are CMU in a running bond. Square CMU units are installed with a stacked bond adjacent to the entry storefronts of each unit. There is a decorative vertical pattern with grooved, extended, narrow units with eight vertical lines between the east and west tenant space entries along Lano Street.

Both tenant spaces with addresses on Lano Street have a window and entry door storefront system with a reentrant corner with three glass-faced panels; the storefront at the Angela Street tenant space has a simple flat system with a door and single lite to the south. Another separate lite is located 16 inches to the south. The storefront systems have clear anodized aluminum frames. Each unit is provided with a 12' x 14' roll-up door.

Interior finishes appeared in generally Good condition and consist of either the painted interior side of the

perimeter CMU walls, gypsum board applied over CMU, or gypsum board on wood or light gauge steel studs. The floor finishes include unfinished concrete, vinyl composite tile (VCT), and vinyl laminate flooring; the mezzanine in Suite 444 had low-pile carpet over the plywood floor deck. Typical ceiling finishes include the painted underside of the roof or the mezzanine structure, or painted gypsum board.

The observed MEP systems appeared in Good to Fair condition.

There is no core heating or cooling throughout the building with only four small pieces of HVAC equipment likely installed by the tenants. Two through-wall window unit air conditioners and two suspended gas-fired unit heaters are installed. Ventilation is typically handled by roof-mounted turbine and static ventilators. We assume that the installed HVAC equipment is satisfactory for current tenant needs, and we make no recommendations for upgrades or replacements to the installed systems.

Pacific Gas & Electric (PG&E) provides 240 volt three-phase, four-wire service to the property. The main service entrance equipment is reportedly rated at 400 amps and was manufactured by Square D. The sub-panels were manufactured by Square D and Murray. The electrical equipment appeared in generally Fair condition. However, the sub-panel in Suite 460 appeared in a dilapidated condition; we recommend its replacement.

Domestic water is provided from the San José Water Department main beneath Lano Street. A small meter vault and an above-ground backflow prevention device serve the building near the center of the Lano Street elevation. The property is connected to the municipal sewage system main, likely also beneath Lano Street.

The only domestic water piping observed inside the building was the flexible connections at the sinks. Main waste piping was not observed; the only visible waste piping was the drain pipe below sinks. Water service appeared sufficient for current tenant needs.

Natural gas service from PG&E is provided to the property at the gas meter station at the northwest corner of the building. The gas service line is not

fitted with an automatic seismic shut-off valve at the meters. Natural gas is consumed by the suspended unit heaters in Suites 444 and 460.

The FLS system appeared in Fair condition. The building is not fire sprinklered. A fire alarm system is not installed. Alarm devices, such as horns and strobes, are not installed. Fire extinguishers are the sole fire suppression system; they are installed in all three tenant spaces. We are including an allowance as an optional Modernization expense to upgrade the FLS systems to provide full sprinkler coverage throughout the building and a fully code-compliant fire alarm system.

Accessibility compliance appeared Poor. In general Accessible conditions are not in place. Many doors have thresholds that appear higher than 1/2". Bathrooms have insufficient floor space, no grab bars, and the toilet flush handle is on the incorrect side in Suite 444. Cabinets under sinks have 3" raised floors making knee space there impossible; sink drain pipes have no insulation. Each space has a mezzanine, though there are no vertical transportation systems. Two of the three tenant spaces are filled with cluttered storage and equipment making an Accessible path of travel impossible. Parking is not delineated with any striped stalls, thus there is no Accessible parking stall. We are including an allowance to provide Accessibility upgrades as a five-year reserve term line item.

B. Property Data

AP Number:
456-04-019

Addresses:
444 Lano Street
460 Lano Street
1720 Angela Street
San José, CA 95125

Zoning Designation:
LI (Light Industrial)

Construction Type:
Type III-B, non-fire resistive rated, not fire sprinklered.

Occupancy Classification:
Group F-1 (Factory Industrial—Moderate Hazard)

Property Type:
Small light industrial building

Number of Stories:
One with three mezzanines; one in each tenant space.

Year of Original Construction Completion:
1971

Seismic Retrofit:
The building was designed and constructed according to a pre-Northridge earthquake edition of the building code. We found no evidence that seismic structural upgrades have been performed in building permit records. No evidence of such was observed during our site visit.

Maximum Approximate Height:
19'-0"

Flood Zones:
FEMA Flood Zone X (unshaded) per map 0685C0242H, dated May 18, 2009.

Reported Floor Area:
Ground Floor: 6,232 SF
Mezzanines: 1,186 SF
Total: 7,418 SF

Site Area (per Assessor's Parcel Map):
0.286 acres (12,470 SF)

On-site Parking Provided:
Delineated parking stalls are not provided.

Accessible Parking Provided:
None

Interior Path of Travel:
Generally cluttered in two of the three tenant spaces.

Restroom Accessibility:
There is Poor compliance in the restrooms, if not to say there is none at all.

II. REGULATORY REVIEW

Direct review of records of the Fire, Building, and Planning Departments at City of San José offices is not included within the scope of work for this report. The San José Building Department maintains an online building permit archive, but it only has records dating back to 1972 for this building. Exhaustive research for violations information with the Fire, Building, and Planning Departments was not conducted for this short-form report.

Original construction was completed in 1971 under permit No. 68446, dated April 8, 1971. The building was likely designed and constructed in accordance with the 1964 edition of the Uniform Building Code (UBC).

San José does not have a sewer lateral inspection requirement prior to the transfer of real property. However, we recommend in Section K. that a video snake inspection of the underground sewer lines be conducted by a licensed plumber.

The site does not appear to be located on artificial fill. The USGS Quaternary Deposits and Liquefaction Susceptibility Map for the Bay Area can be viewed here:

https://pubs.usgs.gov/of/2000/of00-444/of00-444_7b.pdf

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

<https://maps.conservation.ca.gov/cgs/information/warehouse/eqzapp/>

In San José, property owners are responsible for maintaining adjacent sidewalks, curbs, and gutters. The City operates a complaint-based repair program, often triggered by safety concerns, where inspectors notify property owners of necessary repairs, requiring them to fix damaged sections (often defined as lifted 1 inch or more) within a designated timeframe or face potential liens. Additional information can be found here:

<https://www.sanjoseca.gov/your-government/departments-offices/transportation/streets/sidewalks-curb-ramps>

Copies of pertinent documents are included in the Appendix.

III. SUMMARY OF FINDINGS AND RECOMMENDATIONS

We evaluate the subject property as in overall Good condition for interior elements and in Good to Fair condition for exterior and roof elements. Disabled Accessibility compliance is Poor.

Immediate Needs

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

Immediate repair needs as indicated in the Immediate Needs & Replacement Reserves Analysis spreadsheet (the Spreadsheet) are estimated at **\$500**. The Immediate Needs expenditure is for installing GFCI electrical receptacles in required wet locations.

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 Expected Useful Life (EUL).

EUL is defined as the average amount of time in years that an item, component, or system is estimated to function when installed new, assuming routine maintenance is practiced. We apply EUL

standards established by such organizations as the American Society of Heating, Refrigeration and Air-conditioning Engineering, Inc. (ASHRAE) and the U.S. Department of Housing and Urban Development (HUD), but may modify them following a subjective evaluation of an item, component, or system by experienced, licensed professionals.

The five-year replacement reserves are estimated at **\$162,604** which includes a 2.5% per year inflation factor. Expenditures include full depth and minor asphalt repairs in the parking lot, a new roofing system, and an allowance for Accessibility upgrades.

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. The Spreadsheet includes Modernization items as a separate category from the main body of the Spreadsheet so that the costs for this work are totaled separately.

Optional Modernization expenses are estimated at **\$137,500**. The suggested work calls for allowances for new skylights and for new mezzanine level plywood and wood floor framing—if warranted—and for Fire and Life Safety systems upgrades.

IV. PROPERTY CONDITION ASSESSMENT

A. PROJECT CONTACTS

Site Contact Name: Donald Lonsinger

Site Contact Phone Number: (408) 644-3674

Accompanied During Site Visit: Yes: Donald Lonsinger and Steve Zamudio

B. SITE DEVELOPMENT

OVERALL RATING: Good to Fair

Code/Life Safety Issues: No current tripping hazards were observed, though evidence of concrete

grinding to mitigate past tripping hazards was observed.

Landscaping: Trees and tall tree-like bushes are installed in planters next to the building on the north and west sides. In addition, short bushes are installed in small planters near the corner of Lano and Angela Streets. An irrigation system was not observed.

Fencing: Good to Fair. Galvanized chain-link fencing with beige plastic slats is provided around two small courtyards enclosing the two roll-up doors on the south side of the building. These fences are topped with barbed wire in lines and loops. These fences have manually operated rolling vehicular gates.

Storm Water Drainage: Good. One grated drain inlet is located in the asphalt-paved area south of the southwest corner of the building. Other drains are located on the adjacent property just east of the subject property.

Water/Sewer: Good. Domestic water service is provided from the municipal main. The property is connected to the municipal sewage system main. The water main is located beneath Lano Street. The sewage main is likely also beneath that street.

Concrete Sitework: Good. A concrete public sidewalk runs along the north and west sides of the building; past tripping hazards have been ground down.

Miscellaneous Structures and Items: None

Comments: The site is located in FEMA Flood Zone X (unshaded) as shown on FEMA map panel 0685C0242H, dated May 18, 2009.

C. PARKING & ASPHALT PAVING

Overall Rating: Fair

Code/Life Safety Issues: None

Parking Type: Off-street parking is potentially provided south and east of the building.

Total parking stalls: No delineated parking stalls are provided.

Comment: Off-street parking is no longer required in San José for the occupancy type of this building. Since off-street parking stalls are no longer required, we make no recommendation for stall striping.

The date of the last parking lot resealing is unknown. We recommend that minor and full-depth asphalt repairs be undertaken in conjunction with resealing the asphalt surface to return the asphalt paving to Good condition. The costs for this work are included in the Spreadsheet.

D. EXTERIOR ENVELOPE

OVERALL RATING: Good to Fair

Code/Life Safety Issues: None

Exterior: Good. These walls for the most part are tan or beige, standard 16" x 8" x 8" CMU laid in a running bond. At the front and at storefront locations the CMU units are 8" x 8" x 8", laid in a stacked bond. Narrow units with a central vertical grooved section, with a same or similar color and varying lengths form a decorative vertical pattern in a mirror image across the center line of the north elevation.

Retaining Walls: None

Windows & Doors: Generally Good. Both tenant spaces with addresses on Lano Street have a window and entry door storefront system with a reentrant corner with three glass-faced panels; the storefront system at the Angela Street unit is a simple flat system with two panels that are separated by 16" of the CMU wall. Single pane glass is provided in the storefront systems. No other windows are provided on this building. The storefront systems have clear anodized aluminum frames. The windows and doors appeared in generally Good condition, though some minimal spotting on the aluminum frames at Suite 1720 was observed; the level of observed degradation does not warrant a recommendation for remedial measures at this time. No drooping rubber window seals were observed. It is unknown whether there are any leaks at the storefront assemblies. This information was requested from the property owner, but an answer had not been provided at time of writing. Each tenant space is provided with a 12' x 14' roll-up door.

Exterior Stairways: None

Fire Escapes: None

Exterior Railings: None

Decks/Balconies: None

Comments: Minor efflorescence was observed on the exterior side of the perimeter walls in several locations. We recommend that the efflorescence be cleaned. The cost for cleaning is included in the Spreadsheet.

E. ROOFING SYSTEM

OVERALL RATING: Fair

Code/Life Safety Issues: None

Roofing Systems: The building has a minimally sloped roof sloping down from a modest north-south ridge at the center. Water drains to gutters at the east and west edges and then to downspouts at all four corners. The roof appears to be provided with a modified bitumen system with a white mineral granule top sheet. Based on our research using historical aerial photos, the roof is thought to have been replaced around 2003 making it 23 years old. It is 3 years beyond the 20-year EUL that we use for modified bitumen roofing systems, and we recommend its replacement.

Trims/Soffits/Fascia: Fair. Wood board fascias are installed along the edges of the roof at the north and south elevations. The wood appears to have never been painted, even though the original construction drawings indicated they should have been. Metal gutters are installed along the east and west edges of the roof. The wood fascias should be replaced as part of the recommended roof replacement.

Roof Drainage: Water drains to the east and west gutters from the north-south ridge at the center of the building. The gutters drain through downspouts which discharge slightly above grade onto the ground at all four building corners. The gutters and downspouts should be replaced in conjunction with the new roof installation; a separate line item for gutter, downspout, and fascia replacement is included in the Spreadsheet.

Skylights: Six skylights are installed; their age is unknown. We did not observe any issues with the skylights and there were no reports of leakage. We assume the skylights can either remain in place or be remounted after installation of the new roof.

Comments: The site was observed in dry weather.

Direct access onto the surface of the roof was not possible during our site visit. However, we were able to take photos of the roof and skylights by extending a camera above the roof hatch. Our evaluation of the roof and skylights is based on those photos and on Google Earth satellite photos.

The costs for the new roofing system and for the replacement of the gutters, downspouts, and fascias are included in the Spreadsheet. Should the skylights need replacement, an allowance is listed as an optional Modernization item in the Spreadsheet.

Should the roof be eligible for an overlay system, the cost would be about 40% of that shown in the Spreadsheet for a complete tear-off system.

F. STRUCTURAL

OVERALL RATING: Good

Code/Life Safety Issues: None

Structural Frame: Construction is likely Type III-B, non-fire resistive rated; the building is not fire sprinklered.

The building has reinforced CMU masonry perimeter wall construction. Interior walls and partitions are constructed with gypsum board over CMU walls or wood or steel stud framing. Glu-lam beams and dimensional lumber joists and rafters provide support for the panelized plywood roof deck. Wood structural members form support for the plywood mezzanine floor decks.

Foundation Type: The building has a concrete slab-on-grade foundation for first floor construction, with continuous perimeter shallow footings under the perimeter walls and isolated shallow spread footings at interior wood post locations.

Obvious Signs of Slab Settlement: Obvious signs of settlement were not observed.

Comments: The building was designed and constructed according to a pre-Northridge earthquake edition of the building code. The first post-Northridge building code was the 1997 Uniform Building Code (UBC). That and subsequent editions of the code have significantly more stringent seismic resistance requirements than codes in effect before that earthquake, which occurred on January 17, 1994. No records of seismic structural upgrades were found in building permits records and we observed no evidence of such during our site visit.

The mezzanine floor in Suite 444 demonstrated a spongy condition, while other mezzanines did not. The mezzanine floor in Suite 444 is covered with carpet. We recommend that the carpet be removed to investigate the condition of the plywood floor deck. We are including an optional Modernization line item in the Spreadsheet for an allowance to replace degraded plywood and wood framing, if warranted.

G. INTERIORS

OVERALL RATING: Generally Good

Code/Life Safety Issues: None

Common Areas: None

Walls: Generally Good. The painted interior side of the CMU perimeter walls—which are often sheathed on the interior side in gypsum board—and painted gypsum board interior partition walls are provided as the interior wall finishes.

Ceilings: Generally Good. The painted underside of the floor and roof wood framing is the typical ceiling finish; some gypsum board ceilings are also installed.

Flooring: Good to Fair. The floor finishes include slab-on-grade concrete, VCT, and low-pile carpet. The carpeting has a generally run-down appearance.

Comments: The costs to install and maintain tenant space interior finishes are an ongoing maintenance expense and are typically a tenant responsibility.

H. MECHANICAL/HVAC

OVERALL RATING: Good to Fair

Code/Life Safety Issue: None

Heating/Cooling: There is no core heating or cooling equipment provided. A window unit air conditioner at Suite 444 and a gas-fired unit heater in Suite 460 are installed.

Information gathered in our research indicates that Suite 444 has a suspended unit heater and a window unit air conditioner mounted through an interior partition and serving a small office; the air conditioner vents hot air into the interior of the tenant space into the large warehouse area. We contacted the tenant of that suite to see if this equipment is still installed. She responded that she did know if those units were still in place.

All air conditioners and heaters were likely installed by the tenants.

Ventilation: Ventilation is provided by roof-mounted turbine and static vents.

Comment: The costs to install and maintain tenant-installed HVAC equipment are an ongoing maintenance expense and are a tenant responsibility. We assume that the installed HVAC equipment is satisfactory for current tenant needs, and we make no recommendations for upgrades or replacements to the installed systems.

I. ELECTRICAL

OVERALL RATING: Good

Electrical Capacity: PG&E provides 240 volt, three-phase, four-wire service to the main service entrance equipment which is located near the northwest corner of the building. A Square D 75 kVA step-up transformer provides 480 volt 3-phase service to the machine shop in Suite 460. Receptacles and other low voltage requirements throughout the building are provided with 120 volt single-phase service.

Distribution System: We assume that the 400 amp main service entrance equipment was installed in

1971; it was manufactured by Square D. The main disconnect is likely rated at 400 amps. Branch circuit breaker sub-panels by Square D and others (unidentifiable) are also installed in the tenant suites and appear to date to 1971. The sub-panel in Suite 460 appeared in a dilapidated condition and we recommend replacing it. Copper wire-in-conduit feeds are provided for power distribution.

GFCI Outlets: GFCI outlets were not observed in required wet and exterior locations. We recommend providing GFCI outlets where required.

Comments: We did not observe evidence that infrared scanning of the electrical distribution systems has been performed; scanning should be conducted on a triennial basis as recommended by National Fire Protection Association (NFPA) 70B (Recommended Practice for Electrical Equipment Maintenance).

A cost estimate to replace the dilapidated sub-panel, provide GFCI outlets, and to provide infrared scanning is included in the Spreadsheet.

J. GAS

OVERALL RATING: Generally Good

Code/Life Safety Issues: The gas service line lacks an automatic seismic shut-off valve at the meter station; two gas meters are provided. Installation of the valve is recommended for improved seismic safety.

Comment: Natural gas service from PG&E is provided to the property to the gas meter station, which is found near the northwest corner of the building. Natural gas is consumed by the suspended unit heaters. We observed no water heaters at the building.

A flexible gas line connection was observed on the suspended unit heater in Suite 460. If the unit heater in Suite 444 is not provided with a flexible gas line connection, we recommend that one be installed. This is a minor expense and the responsibility of the tenant; a cost estimate is not included in the Spreadsheet.

A cost estimate to install an automatic seismic shut-off valve is included in the Spreadsheet.

K. PLUMBING

OVERALL RATING: Good to Fair

Code/Life Safety Issues: None

Water Lines: The only water lines observed were the flexible connections to the restroom sinks.

Drain Lines: The only waste lines observed were the drain pipes under restroom sinks.

Water Heaters: None observed.

Comments: The water meter is in a sidewalk vault along Lano Street; no vault covers were removed during our site visit. . An above-ground backflow prevention device serves the building near the center of the Lano Street elevation. The device is surrounded by a small chain-link and wood slat enclosure.

We recommend that a video snake sewer line inspection be conducted by a licensed plumber. A cost estimate for this inspection is included in the Spreadsheet.

L. FIRE/LIFE SAFETY EQUIPMENT

OVERALL RATING: Fair to Poor with the bias towards Poor

Code/Life Safety Issues: None

Fire Sprinkler System: None

Fire Alarm: None

Smoke Detectors: None

Fire Extinguishers: Each unit had a fire extinguisher. The extinguisher in Suite 1720 has a current inspection tag. Since the other extinguishers had a similar appearance, we assume that they also have current inspection tags. As part of routine maintenance, all fire extinguishers should be inspected annually as required by code. As a matter

of routine maintenance, a cost estimate is not included in the Spreadsheet.

Exit Signs: One non-illuminated plastic exit sign was observed.

Comments: Fire alarm and fire sprinkler systems and smoke detectors or other FLS equipment—other than fire extinguishers—are not installed.

A cost estimate for an optional Modernization allowance to provide a fully code-compliant fire alarm system and to provide a fire sprinkler system throughout the building is included in the Spreadsheet as a single line item.

M. VERTICAL TRANSPORTATION

None provided.

N. ACCESSIBILITY COMPLIANCE

While some references to Disabled Accessibility issues may be made, this report is not intended to be a complete investigation for conformance to the ADA or any other State Accessibility standards. Such an investigation is beyond the scope of work for this report. No measurements were taken to confirm whether a building element is or is not in conformance with applicable Accessibility codes.

Accessible Parking Conforms to Code: There is no Accessible parking.

Interior Path-of-Travel Generally Compliant: No. Suites 444 and 460 interiors are cluttered with equipment and furniture and other items, which obstruct the path of travel.

Plumbing & Restroom Facilities Generally Compliant: No. The restrooms are too small to be Accessibility compliant, and there is virtually no equipment installed that is required for Accessibility.

Comments: The paths of travel in both Suites 444 and 460 are obstructed and we recommend that paths be cleared. This is a minor maintenance issue and a cost is not included in the Spreadsheet. Since the building exhibits a very low level of compliance with current Accessibility code requirements, we are including an allowance to

upgrade the building to a higher level of Accessibility than that which currently exists.

V. CONSULTANT'S QUALIFIERS

A. SCOPE OF WORK

Ryan Miller Architects was retained to assess the existing site physical condition, improvements, and building at the subject property; perform limited research of available records; and interview individuals familiar with the facility operations. We were tasked to identify construction and/or code deficiencies and prepare a five-year spreadsheet for immediate and replacement reserve expenditures.

B. METHODOLOGY

It is not within the scope of work for this short-form Property Condition Assessment to extensively review building permits and other documents provided by the City of San José with the exception of a cursory review of building permit information available online. We reviewed information and documents available online from the Building and the Planning Departments. Violations research with those departments and with the Fire Department was not conducted, other than a cursory review of online information for building department violations, if available.

We used industry standard cost estimating guides such as Current Costs by Saylor Publications, as well as our experience and judgment. We conduct spot-check pricing and use prices provided by local contractors.

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

C. ASSESSMENT CRITERIA

In evaluating the property, Excellent is the best maintained property condition or new construction, with all the building equipment operational and no repairs necessary. A Good rating is for a condition

that demonstrates consistent building 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. PREVIOUS REPORTS & INFORMATION SOURCES

- A previous Property Condition Assessment report was not provided;
- Copies of the original construction drawings prepared by Kjartan O. Armann, Architect & Engineer, dated February 1971, were obtained and reviewed during the preparation of this report;
- A Phase 1 Environmental Site Assessment Report prepared by Partner Engineering, dated April 15, 2025, was provided and reviewed.

E. LIMITING CONDITIONS

We entered and observed the interior of the subject property. We accessed all three tenant spaces and their mezzanines. We accessed the roof only by photographing it with a camera held above the open roof hatch. We observed the branch circuit breaker sub-panels and the gas meter station. It was not possible to open the door on the main electrical service entrance equipment; the interior of the enclosure was not observable. The water meters were not observed. Vault covers were not removed.

During the preparation of this report:

- An ALTA survey was not provided;
- An ADA survey was not provided;
- A rent roll was not provided;

- A roof warranty was not provided and has likely expired;
- Information about the age and maintenance history of the roofing system was not provided;
- Contracts or proposals for planned repairs were not provided;
- Historical repair, replacement, or improvement costs were not provided;
- Vendor service agreements were not provided;
- Building, Planning, and Fire Department information was not researched beyond a cursory investigation of information available online;
- Research for Certificates of Final Completion or Certificates of Occupancy was not conducted;
- The due diligence questions submitted to the property owner had not been returned with responses at time of writing.

No appraisal was provided for the subject property. Quantities were arrived at with input from the property tenant and our own observations and calculations. We relied upon field observations and measurements. We recommend that, if feasible and permissible, all building materials or finishes be replaced in kind. We 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 our 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. Ryan Miller Architects has assessed the subject property, both the land and the improvements thereon, where applicable. It is impossible to observe conditions that may exist below the surface or that may be hidden within the structure of the improvements. Therefore, it cannot be guaranteed that hidden or unexpected problems with the facility's structural integrity or soil conditions do not exist.

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

This 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 use for any other purpose without the written consent of Ryan Miller Architects.

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 Ryan Miller Architects.

This report is not intended to be taken, 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 to be an opinion with respect to any legal relationship or responsibilities between the architect, the engineers, the contractor, or the subject property owner. While Ryan Miller Architects has reviewed some documents our statements are not intentional legal opinions. In making this review and preceding on-site inspection, Ryan Miller Architects does not assume any legal responsibilities for the design architects, engineers, or contractors for the subject property, nor is any other warranty or

representation expressed or implied, included or intended.

We did not conduct exhaustive research at municipal offices for fire, life safety, building permit, code compliance, or any other material matter. A cursory review of property information and building permit records from the Building and Planning Departments was conducted.

Neither Ryan Miller Architects nor any staff member assigned to this project has any 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.

F. CONSULTANT QUALIFICATION

Charles Bucher is a California Licensed Architect with more than 27 years of related experience.

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

G. RELIANCE LANGUAGE

This report was prepared for the sole and exclusive use of Morimoto Properties II LLC, 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.

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

IMMEDIATE NEEDS & REPLACEMENT RESERVES ANALYSIS SPREADSHEET

Project No:	26021.61
Bldg Age in Years:	55
No. of Floors:	One with Mezzanines
Approximate Gross Area:	7,418

IMMEDIATE NEEDS & REPLACEMENT RESERVES

444 & 460 Lano & 1720 Angela Streets

San José, California

RYAN MILLER

ARCHITECTS

No	Sec	Photos		Avg EUL (yr)	EFF AGE (yr)	Nominal RUL (yr)	Quantity	Unit	Cost Estimate Source	Unit Cost	Immediate Needs	Replacement Reserves					Years 1-5 Cumulative	Modernization Costs (Optional)					
												2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5							
SITE DEVELOPMENT																							
1	C.	5, 7	Provide minor and full-depth repairs in asphalt-paved areas.	N/A	N/A	N/A	1	LS	Allowance	\$8,500.00													
2	C.	5, 7	Reseal asphalt paving.	5	UNK	0	4,600	SF	Estimate	\$0.28													
EXTERIOR ENVELOPE																							
3	D.	1-4, 8-11	Clean efflorescence on exterior side of perimeter walls.	N/A	N/A	N/A	1	LS	Allowance	\$4,000.00													
ROOF																							
4	E.	21-32	Provide new tear-off roofing system.	UNK	20	0	6,250	SF	Estimate	\$18.00													
5	E.	6, 19	Provide new gutters, downspouts, and wood fascias in conjunction with the installation of the new roofing system.	N/A	N/A	N/A	1	LS	Allowance	\$6,500.00													
6	E.	15-18	MODERNIZATION: Provide new skylights in conjunction with the installation of the new roofing system, if warranted.	N/A	N/A	N/A	1	LS	Allowance	\$45,000.00													
STRUCTURAL																							
7	f.	15-18	MODERNIZATION: Allowance to provide new mezzanine level plywood floor decking and wood framing, if warranted.	N/A	N/A	N/A	1	LS	Allowance	\$7,500.00													
MEP & FLS SYSTEMS																							
8	I.	53	Replace electrical sub-panel in Suite 460.	NA	NA	0	1	LS	Allowance	\$3,000.00													
9	I.	35	Provide GFCI outlets at required locations	NA	NA	NA	1	LS	Allowance	\$500.00													
10	I.	24, 26, 27, 53	Provide infrared scanning of electrical systems on a triennial basis	NA	NA	NA	1	LS	Allowance	\$1,250.00													
11	J.	28	Provide an automatic seismic shut-off valve for the gas service.	NA	NA	0	1	EA	Estimate	\$750.00													
12	K.	—	Conduct a video snake sewer line inspection.	NA	NA	NA	1	LS	Allowance	\$850.00													
13	L.	31	MODERNIZATION: Allowance to provide upgrades to the Fire and Life Safety systems.	NA	NA	NA	1	LS	Allowance	\$85,000.00													
ACCESSIBILITY																							
14	N.	—	Provide site and building upgrades to achieve a higher level of Accessibility compliance than that which currently exists.	N/A	N/A	N/A	1	EA	Allowance	\$20,000.00													
ABBREVIATIONS:												\$500											
LS = Lump Sum Allowance													Sub-Total	\$158,638	\$0	\$0	\$0		\$0	\$158,638			
EA = Each													2.5% Inflation Factor per Year	1.025	1.051	1.077	1.104		1.131				
SF = Square Foot													Inflation Amount	\$3,966	\$0	\$0	\$0		\$0	\$3,966			
RUL = Remaining Useful Life													Total with Inflation	\$162,604	\$0	\$0	\$0		\$0				
EFF AGE = Effective Age												TOTAL ANNUAL RESERVES										\$162,604	
UNK = Unknown																						Total Annual Reserves (\$ Per SF)	\$21.92
V = Various																						Total Annual Reserves (\$ Per SF Per Year)	\$4.38
N/A = Not Applicable or Not Assessable																							
EUL = Expected Useful Life												TOTAL MODERNIZATION COSTS (Optional)										\$137,500	

ABBREVIATIONS:

LS = Lump Sum Allowance

EA = Each

SF = Square Foot

RUL = Remaining Useful Life

EFF AGE = Effective Age

UNK = Unknown

V = Various

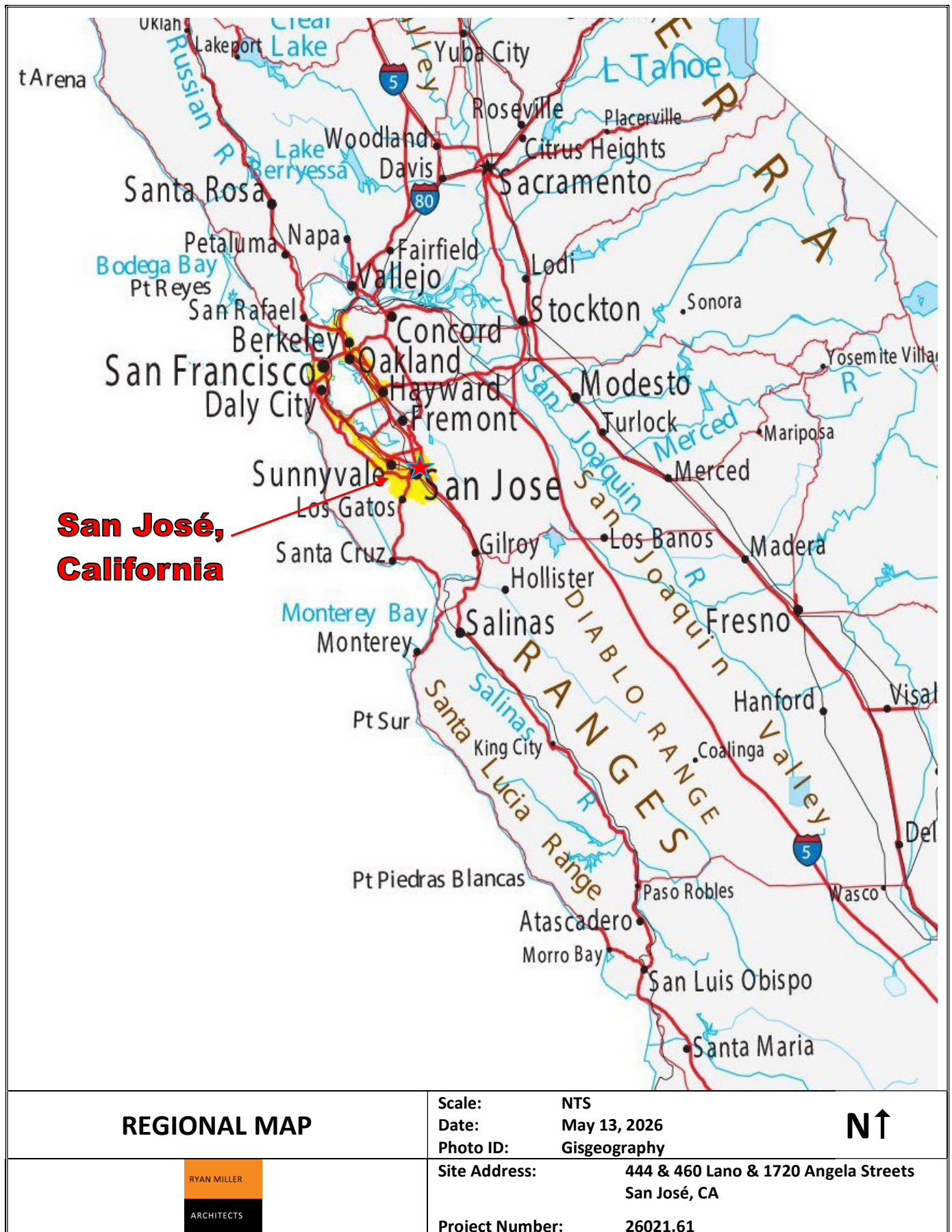
N/A = Not Applicable or Not Assessable

EUL = Expected Useful Life

COST ESTIMATE SOURCES:

Estimate: Based on presumed or calculated quantities and unit costs based on based on research or previously documented amounts. Allowances are an amount established to cover the cost of a recommended remedial measure, the parameters of which are not specified in detail.

FIGURES





VICINITY MAP

Scale: NTS
Date: March 12, 2026
Photo ID: ArcGIS



RYAN MILLER
ARCHITECTS

Site Address: 444 & 460 Lano Street
1720 Angela Street
San José, CA
Project Number: 2600021.61



AERIAL PHOTOGRAPH		Scale: NTS Date: May 8, 2026 Photo ID: Google Earth	N↑
RYAN MILLER ARCHITECTS		Site Address: 444 & 460 Lano Street 1720 Angela Street San José, CA Project Number: 26021.60	

PHOTOGRAPHS



1. The north elevation along Lano Street. The building was constructed in 1971.



2. The east elevation.



3. The south elevation. The roll-up door and fenced yard for Suite 1720 is on the left. Those for Suite 444 are on the right.



4. West elevation along Angela Street. The roll-up door serves Suite 460. The entrance storefront for Suite 1720 is seen at right.



5. The left half of this paved area is the south section of the subject parcel.



6. Unpainted wood fascias should be replaced in conjunction with the installation of a new roofing system.



7. One grated drain inlet is provided near the southwest corner of the subject parcel.



8. The fences at the two yards at the building's south side are in generally "Good" condition. Two types of barbed wire are installed.



9. The main entrance storefront to Suite 444.



10. The entrance storefront for Suite 460.



11. Suite 444 has a secondary entrance door on the east elevation.



12. The public sidewalk along Angela Street. Note that past tripping hazards have been ground down.



13. The public sidewalk along Lano Street. The small, fenced enclosure contains a backflow prevention device at the water service entrance.



14. The backflow prevention device.



15. Looking west from the roof hatch. The age of the roofing system is unknown. Domed skylight at right.



16. Looking south on the roof.



17. Looking northeast on the roof.



18. Looking east on the roof. A domed skylight and several roof vents are in view. No other HVAC equipment is installed on the roof.



19. The roof drains to gutters along the east and west sides. Downspouts at the building's four corners convey drained water from roof to grade.



20. This equipment installed in the wall next to the Suite 444 entrance is presumably an air conditioner.



21. A Reznor suspended unit heater is installed in Suite 460.



22. The thermostat for the unit heater is digital.



23. Yellow flexible gas connection at the unit heater.



24. The main electrical service is a Square D panel. The enclosure's door could not be opened; interior access was not possible.



25. It was reported that the building owner upgraded the electrical service with the equipment and meters shown at center. This equipment is just around the corner from the main service, which is partially in view at left.



26. The Square D electrical sub-panel in Suite 444.



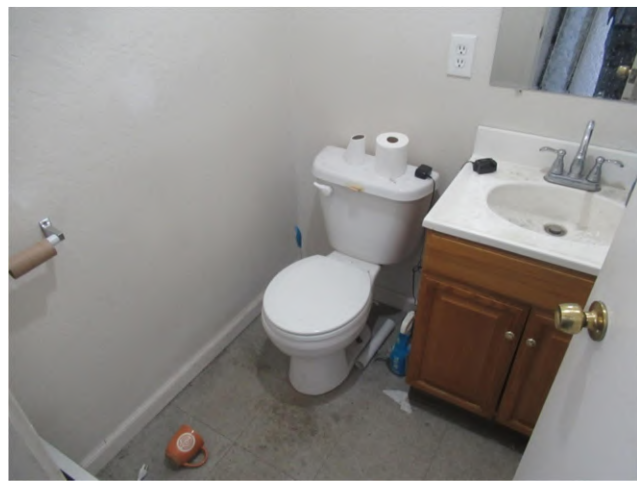
27. The Murray electrical sub-panel in Suite 1720.



28. The gas service lacks a seismic shutoff valve.



29. The only observed supply pipes were the flexible connections under the sinks; and the only waste pipes observed were the restroom sink drains.



30. Typical finishes and fixtures in restrooms.



31. The fire extinguisher in Suite 1720 has a valid inspection tag.



32. First floor interior finishes in Suite 444.



33. Most of the space in Suite 444 is cluttered with stored furniture.



34. The small room near the (unused) main entrance in Suite 444 is also cluttered with furniture and other items.



35. Non-GFCI receptacles are installed in wet areas. Suite 444 restroom shown.



36. Stairs to the mezzanine in Suite 444.



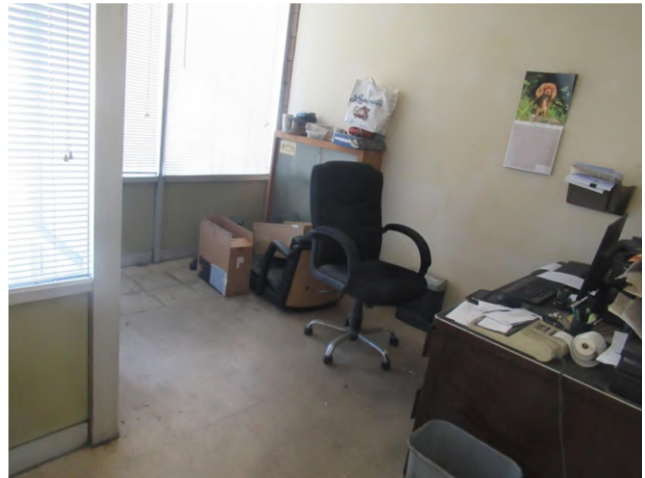
37. Interior finishes and fixtures on the Suite 444 mezzanine.



38. The roll-up door at Suite 444 is operational.



39. First floor interior finishes in Suite 460. This tenant has many pieces of machine equipment installed that obstruct an Accessible path of travel.



40. Interior finishes at the main tenant space entrance in Suite 460.



41. Fixtures and finishes in the Suite 460 restroom.



42. Stairs to the mezzanine in Suite 460.



43. The roll-up door at Suite 460 is operational.



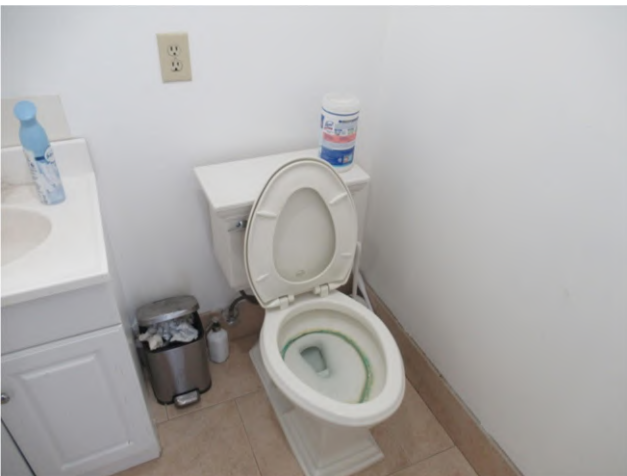
44. Interior finishes on the mezzanine in Suite 460.



45. The entrance to Suite 1720 has two separated storefront panels.



46. The interior side of the entrance glass at Suite 1720 is painted.



47. Finishes and fixtures in the Suite 1720 restroom.



48. The stairs to the mezzanine in Suite 1720.

Project 26021.61

444 & 460 Lano & 1720 Angela Streets, San José, CA



49. First floor interior finishes in Suite 1720.



50. Interior finishes on the mezzanine in Suite 1720.



51. The roll-up door at Suite 1720 is operational.



52. Suite 1720 is not significantly cluttered.



53. The Square D electrical sub-panel in Suite 460.



54. A 75 kVA step-up transformer is installed in Suite 460.

APPENDIX A

5-M-55
STONE SUBDIVISION...AMAPS 48

11

TRACT No.7292
INDUSTRIAL CONDOMINIUMS
506-M-5

TRACT No.182
VILLA STONE SUBDIVISION
5-M-55
R.O.S.540/25

DR.

VILLA STONE

STONE
CT.

LANO

5

ORTO

ST.

ANGELA

P.M.494-M-15

29

29 S.B.E.872-43-(02)101M PCL.42
P.I SOUTHERN PACIFIC TRANSPORTATION CO. 30

30

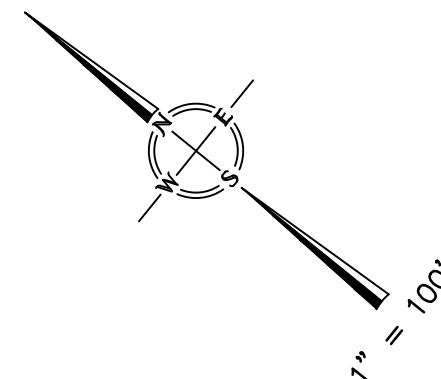
1.88 Ac. TOTAL

(PTN. ON Pg.11)

NORTHERN RD.

ROAD

10



TRA DET. MAP 116

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2025–2026

Assessor's Parcel Number (APN): 456-04-019

Situs Address (es) :460 LANO ST SAN JOSE 95125-1244

Mailing Address: 21175 LAURETTA DR CUPERTINO CA 95014-1662

Current Information Assessed Value

PROPERTY INFORMATION

Document No: 14273989Document Type: QUIT CLAIM DEED

Transfer Date: 7/9/1998 Tax Default Date: N/A

▲
Print

TAX RATE AREA INFORMATION 017-034

city: san jose
elem. school: franklin mckinley
high school: east side union
comm. college: san jose
air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
county water: santa clara valley
county water: santa clara valley-zone c-1
county water: santa clara valley-zone w-4
water-misc.: santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2025)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$179,611	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$376,157	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$555,768	Total:	\$0	Total:	\$0	\$555,768

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

2025 Assessed Value

PROPERTY INFORMATION

Document No: 14273989Document Type: QUIT CLAIM DEED

Transfer Date: 7/9/1998 Tax Default Date: N/A

TAX RATE AREA INFORMATION 017-034

city: san jose
elem. school: franklin mckinley

high school: east side union
comm. college: san jose
air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
county water: santa clara valley
county water: santa clara valley-zone c-1
county water: santa clara valley-zone w-4
water-misc.: santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2025)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$179,611	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$376,157	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$555,768	Total:	\$0	Total:	\$0	\$555,768

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

2024 Assessed Value

PROPERTY INFORMATION

Document No: 14273989Document Type: QUIT CLAIM DEED
Transfer Date: 7/9/1998 Tax Default Date: N/A

TAX RATE AREA INFORMATION 017-034

city: san jose
elem. school: franklin mckinley
high school: east side union
comm. college: san jose
air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
county water: santa clara valley
county water: santa clara valley-zone c-1
county water: santa clara valley-zone w-4
water-misc.: santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2024)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$176,090	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$368,782	Structure:	\$0	Other:	\$0	

		Personal Property:	\$0		
Total:	\$544,872	Total:	\$0	Total:	\$0
					\$544,872

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

2023 Assessed Value

PROPERTY INFORMATION

Document No: 14273989 Document Type: QUIT CLAIM DEED

Transfer Date: 7/9/1998 Tax Default Date: N/A

TAX RATE AREA INFORMATION 017-034

city: san jose
elem. school: franklin mckinley
high school: east side union
comm. college: san jose
air quality mgmt.: bay area jt(1,7,21,28,38,41,43,48,49)
county water: santa clara valley
county water: santa clara valley-zone c-1
county water: santa clara valley-zone w-4
water-misc.: santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2023)

Real Property		Business		Exemptions		Net Assessed Value
Land:	\$172,638	Fixtures:	\$0	Homeowner:	\$0	
Improvements:	\$361,551	Structure:	\$0	Other:	\$0	
		Personal Property:	\$0			
Total:	\$534,189	Total:	\$0	Total:	\$0	\$534,189

DISCLAIMER: This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

BEST AVAILABLE

SD

1720 Angela Street

CITY OF SAN JOSE

Tract No. _____

Lot No. _____

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT

Date

4-8

19 71

Permit No.

68446 V.

Application is hereby made for a permit to Bid.

a 1 story, Type T11n

at 1720 Angela St.

Building Ind

Use Zone M-4

Occupancy F-2

Parking Space 5

Fire Sprinkler

Emer. Elect.

to be occupied only as warehouse

in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 35,000.

H 71-1-3

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner Leonard Detrick

Address

412 2nd St

San Jose

By

Same

Address

RECORD OF INSPECTION

Foundation

4-15-71 Horton

Frame

See over

Stucco

Finish

7-9-71 Horton

1720 Angela Street

L. Detrick

1740 Angela St.

CITY OF SAN JOSE

Tract No. 182

Lots No. 12 & 14

APPLICATION FOR BUILDING PERMIT

BUILDING DEPARTMENT

Date

July 14

19 71

Permit No.

69594

Application is hereby made for a permit to Construct.

a

1 story, Type

Warehouse

Building

Ind

Use Zone

M-4

at

1740 Angela St.

Block 425 Orta

Occupancy

F-2

to be occupied only as wine house & office

Parking Space

5

in accordance with Plans, Specifications and Plot-plan filed herewith.

Fire Sprinkler

Emer. Elect.

Estimated Value of Improvements, \$ 33,000.

H 71-1-3

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner

DETTRICH CONST. CORP.

Address

412 Lamo St.

By

Leonard Detrick

Address

Same Lamo

951215

RECORD OF INSPECTION

Foundation

8-17-71 Horton

Frame

2-10-72 ZUPARKO

Stucco

Finish

2-10-72 ZUPARKO

1740 Angela St.

19

Detrich Const. Corp.

RUB

BEST AVAILABLE

62034

Larry I determined that 460 Lamo St. was originally 1720 Angela St. by way of the ~~attached~~ site development permit (attached) location description and from Jail's address map.

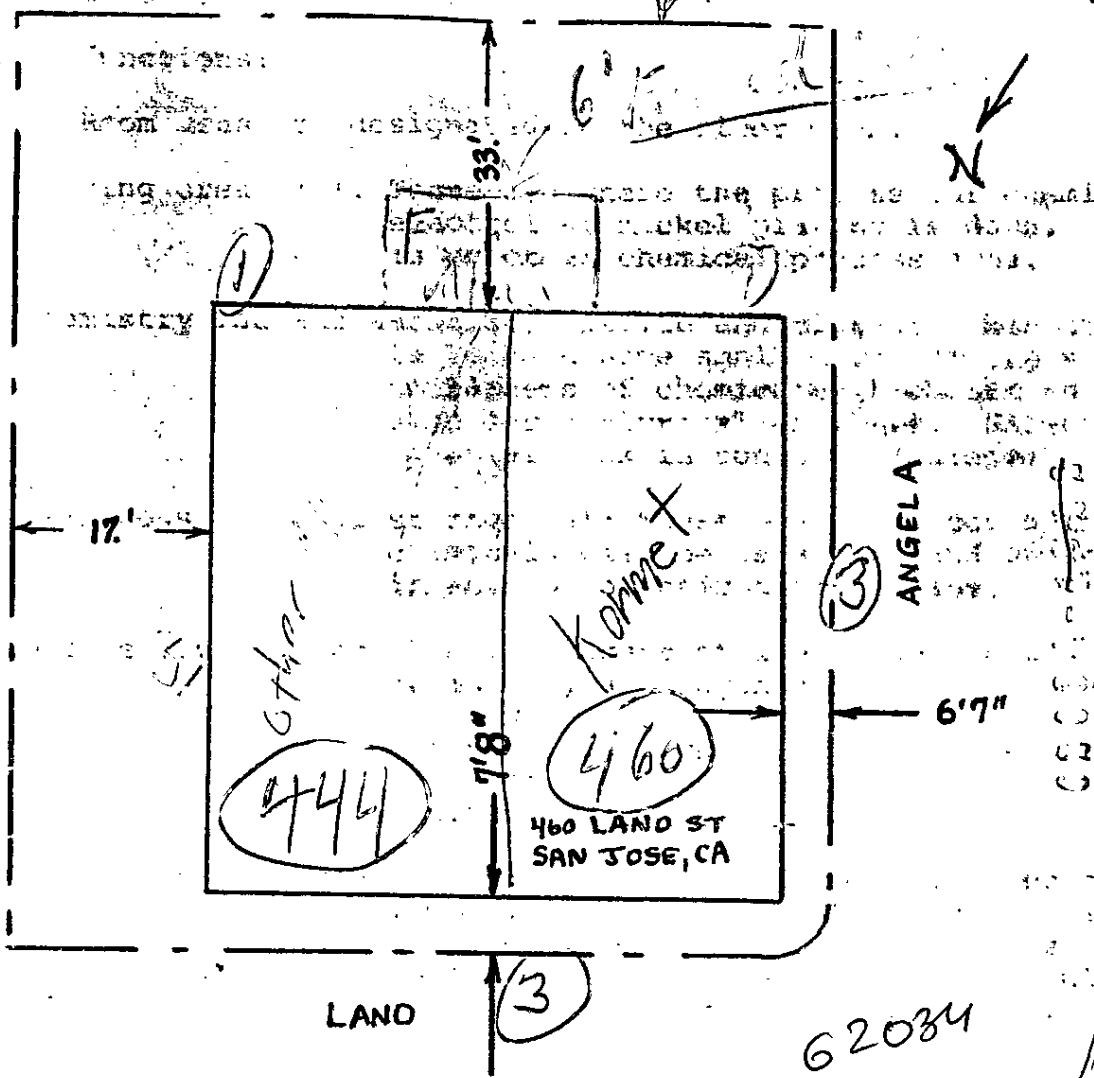
Orto

Kormet

Building to property line dimensions:

1730
2150'

BEST AVAILABLE



Outer perimeter of 460 Lano St.

Property line.

1725 Angela St.

inspector
1. check
2. check
(have
to
check
17

SITE DEVELOPMENT PERMIT

Refer to Special Payment Demand #5351 Misunderstanding as to # of lots involved. \$20.00

FILE NO. **H-71-1-3**

LOCATION OF PROPERTY: **Angela between Lano and Orto**

filed 684461

ZONING DISTRICT: **M-4**

PROPOSED USE: **2 warehouses with offices**

BEST AVAILABLE

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. Obtainment of a building permit is evidence of acceptance of all conditions specified in this document and the applicant's intent to fully comply with said conditions.
2. Conformance to plans on file in the Planning Department and to the provisions of the San Jose Building Code.
3. If a valid Building Permit is not obtained within one year from the date of permit approval, permit shall be deemed null and void.
4. This site development permit is subject to revocation for violation of any of its provisions or conditions.
5. No part of this approval shall be deemed to permit a violation of any part of the San Jose Municipal Code.
6. Landscaping is to be provided as indicated on the drawings. Landscaped areas shall be maintained at all times; all dead plant material shall be removed and replaced by owner; and sufficient water outlets shall be provided to assure adequate irrigation of all plant material.
7. If designated street trees have not been planted or are not in excellent condition, then new and prime specimens are to be provided in accordance with city standards. Plant in 4' x 4' cutouts the following trees: *Ceratonia siliqua* 40' o.c. on Lano, Orto and Angela.

(OVER)

cc: **Applicant Building**

Kjartan O. Armann

Name of Applicant

208 Belmont Avenue

Address

Los Gatos, California

City & State

Effective this 11th day of February, 19 71.

Sanford Getreu
Director of Planning

1720 Angela St.

Kormet

Room functions:

Room uses are designated on the floor plan.

1. Plating areas (2): These are where the process for chemical electroless nickel plating is done. There is no other chemical process area.
2. Chemistry lab and associated office and closet: This area is to have some small (1 lb or 1 pint) containers of chemicals which are to be used for analytical analyses. Hazardous material risk is considered minimal.
3. Hazardous material storage (3): These are where the bulk chemicals will be separated and stored in accord to their hazard class.
4. Office areas: (reception, managers office, shipping & receiving, and engineering lab) These areas will be for word processing, drafting, clerical, and management functions. Associated closets will store related equipment.
5. Light manufacturing areas: (drying room and facilities area) These areas are to contain no chemicals and will be used to towel dry wet parts, store equipment, sand blast, manufacture ultra-pure water, and do light shop work.

62034

Kormet

BEST AVAILABLE

Major chemicals used:

1. Electroless nickel baths: Although half a dozen varieties are used, from a hazardous material viewpoint, they are all the same. They contain 5.6 gram/liter (0.56% by weight) nickel. This is the only regulated chemical. The remainder of the chemicals are similar to common household soap chemicals. Nickel is so harmless that it is found on the rivets of Levis, eating utensils, and auto bumpers.

The bulk chemical will be confined to secondary containment. Handling is done with gloves and glasses. Ventilation is adequate to be in accord with prescribed code removal rates. Its PH of about 5. is high enough to provide only limited corrosion potential. Spent solutions are precipitated and solidified for Federally authorized waste hauling and disposal. It is not flammable.

2. Soak cleaners for steel: This is a strong soap similar to household dishwasher detergents. The only hazardous chemical is caustic soda. At about 1.8% concentration, it can cause burns of skin or eyes.

The bulk chemical will be confined to secondary containment. Handling is done with rubber gloves and safety glasses. Ventilation is adequate to be in accord with prescribed code removal rates. Its high PH of 12 is corrosive but covered containers and ventilation mitigate any activity. Spent solutions are neutralized and disposed in accord with EPA regulations.

3. Acidic pickle for steels: (rust removers) Several varieties are used but half strength muriatic acid with inhibitors is typical. This would be 24.% muriatic acid by weight. Prolonged contact will cause burns of the skin or eyes.

The bulk chemical will be confined to secondary containment. Handling is done with rubber gloves and safety glasses. Ventilation is adequate to be in accord with prescribed code removal rates. Its low PH of 2 is corrosive but covered containers and ventilation mitigate most activity. Spent solutions are neutralized and disposed in accord with EPA regulations.

4. Over view of chemicals used: There are no CAL/OSHA carcinogens, no flammable solvents, no toxic solvents, and no extremely hazardous chemicals or explosives.

62034



City of San Jose

Building Division

OFFICE OF CHIEF BUILDING OFFICIAL
DEPARTMENT OF CITY PLANNING AND BUILDING
801 NORTH FIRST STREET, ROOM 200
SAN JOSE, CA 95110
(408) 277-4541 FAX (408) 277-2920

Application for Permits

WHEN THE PERMIT ON THE BACK SIDE IS PROPERLY FILLED OUT AND SIGNED THIS WILL BE YOUR APPLICATION FOR A PERMIT

APPLICANT MUST ACKNOWLEDGE READING BY SIGNING BELOW.

THIS PERMIT WILL EXPIRE IF WORK IS NOT STARTED IN 180 DAYS FROM THE DATE OF ISSUANCE AND IF SUBSTANTIAL PROGRESS HAS NOT BEEN MADE AND VERIFIED BY AN INSPECTION EVERY 180 DAYS. DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED AND WRITTEN APPROVAL HAS BEEN DOCUMENTED ON THE APPLICANT'S COPY OF THIS PERMIT. THE ISSUANCE OF A PERMIT SHALL NOT CONSTITUTE AN APPROVAL OF ANY VIOLATION OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES. ANY PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATIONS OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES WILL BE INVALID. CITY CODES DO NOT EXEMPT YOU FROM COMPLIANCE WITH ANY DEED RESTRICTIONS OR RESTRICTIONS OF YOUR HOMEOWNERS ASSOCIATION. THESE RESTRICTIONS MAY LIMIT OR PROHIBIT WHAT YOU MAY WISH TO DO ON YOUR PROPERTY.

DATE: 12-8-98 SIG: [Signature]
PRINT: LOREN COEDIA

FOR OFFICE USE ONLY BELOW

SITUS INFORMATION: BARCLAY MAP COORDINATES PG VT HZ
ADDRESS IS IN CITY (X) YES () NO USE ZONE
ANNEXATION No. 19A APN No.
INSPECTION AREA 19A TRACT No: LOT No:

() ENTERPRISE ZONE () FLOOD ZONE () GEO-HAZARD () HISTORICAL
() EASEMENT: FRONT
BACK
SIDES INITIALS:

BUILDING PERMIT CONFIRMED () # (X) NOT REQ'D
SPECIAL CONDITIONS:

PLANS IN FIELD: P M E

PERMIT FEE CALCULATION VALUATION \$

() NEW (X) SFR () DUPLEX () TOWNHOMES () CONDOMINIUM () APARTMENT () COMMERCIAL () INDUSTRIAL () OPTION (TR HOMES) () INST/EDUC
() FINISH INTERIOR () OCC. GROUP N/A () CONST. TYPE () AFES () EMERGENCY ELECTRIC () SPECIAL INSPECTION () FULL HC () EQ HC () HARDSHIP
PLANNING FILE # 94 DIS ACCESS

APPLICABLE CODES: UBC, UPC, UMC 94 NEC ENERGY
VAULT FLAT

PERMITS FOR: () BLDG () PLUMB (X) MECH () ELECT

AUTHORIZED BY: D. RICCOBONI SIG: [Signature]

ISSUED BY: PRINT D. RICCOBONI PC No.

APPLICATION DATE: 5-26-99 PERMIT No. M99-59462

PERMIT DATE: 5-26-99 BY:

FINALED DATE: BY:

Revised 3/26/98

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

PROJECT ADDRESS: 4400 LAND ST.

BLDG # APT/SUITE # ZIP CODE 95125

OWNER Payne / PERMITEE ATLAS Htg.

DESCRIBE SCOPE OF WORK: REPLACE FURNACE

USE OF BUILDING Com. / TENANT

TOTAL VALUATION (INCLUDING LABOR, MATERIALS, ETC.) \$ 1650

LIST SQ FT OF FLOOR AREAS OCCUPIED GARAGE OTHER #BDRMS #UNITS SPACES

EXISTING:
NEW:

NUMBER	PLUMBING PERMIT ITEMIZATION	NUMBER
	FIXTURES: (Tub, Shower, Lavatory, Sink, Dish Washer, Waste Disposal, Washing Machine, Dental Unit, Drinking Fountain, Floor Drain, Floor Sink, Urinal)	
	WATER CLOSETS	
	WATER HEATERS	
	WATER TREATMENT EQ.	
	BACK FLOW DEVICE	
	LOG LIGHTER	
	DWV/WATER ALT.	
	ROOF DRAINS	
	CONDENSATE DRAIN	
	INDIRECT WASTE	
	SWIM POOL	
	DRYWELL	
	SEPTIC ABATE/SEWER/SURVEY	
	NO. <u> </u> SANITARY SEWER LATERALS	
	SIZE <u> </u> MATERIAL <u> </u>	
	TO <u> </u>	
	☐ RETEST ☐ GAS LINES	
	NO LINES <u> </u> OUTLETS <u> </u>	
	SIZE <u> </u> DISTANCE <u> </u>	
	NO. <u> </u> STORM SEWER SYSTEMS	
	SIZE <u> </u> MATERIAL <u> </u>	
	TO <u> </u>	
	NO INLET/DRAINS <u> </u> NO. MANHOLES <u> </u>	
	NO. <u> </u> WATER LINES	
	SIZE <u> </u> MATERIAL <u> </u>	
	☐ GREASE TRAP ☐ INTERCEPTOR	
	SIZE <u> </u>	

NUMBER	MECHANICAL PERMIT ITEMIZATION	NUMBER
	BOILER	
	FURNACE/HEATER	
	AC COOLING SYS	
	AIRHANDLER	
	CHIMNEY/FIREPLACE	
	COOLING TOWER	
	ENVIRON. DUCT	
	EVAPORATIVE COOLER	
	FAN COIL	
	DRYWELL	
	FIRE DAMPERS	
	FLUE/VENT	
	GAS RANGE/OVENS/APPL.	
	HEAT PUMP	
	VAV/LOW PRESS. DUCT	
	MED/HI PRESS. DUCT	
	HOODS TYPE 1 & 2	
	☐ RETEST ☐ GAS LINES	
	NO. LINES <u> </u> OUTLETS <u> </u>	
	SIZE <u> </u> DISTANCE <u> </u>	

NUMBER	ELECTRICAL PERMIT ITEMIZATION	NUMBER
	SWITCHES	
	RECEPTACLES-120V	
	INCAND FIXTURES	
	TRACK LIGHTING LN FT	
	FLUOR FIXTURES	
	H/L PRESS SODIUM	
	RES. APPLIANCES	
	PANELS/SWITCH	
	MOTORS/HP	
	TRANSFORMERS	
	INGROUND POOL/SPAS	
	PORTABLE SPA	
	TRANSFORMERS/KVA	
	TEMPORARY POWER POLE	
	O. YES O. NO	
	NEW EXIST	
	SERVICE RATING IN AMPS	
	SERVICE RACEWAY SIZE	
	SERVICE WIRE SIZE	
	TOTAL LOAD IN AMPS	
	VOLTAGE/PHASE	
	# OF METERS	

OFFICE COPY

ADDRESS: 4400 LAND ST.
PERMIT NO. M99-59462
19A

BUILDING PROJECT IDENTIFICATION

PLEASE PRINT

Project Address: 1460 Lamo Dr Phone: 739-0519
 Applicant's Name: Atlas
 Mailing Address: 155 San Lazaro
 Owner's Name: PAYNE Phone: _____
 Mailing Address: same
 Contractor's Name: Atlas Phone: _____
 Mailing Address: _____
 Architect/Engineer: _____ License No.: _____
 Mailing Address: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Business License: 0174229 CA License: 46524 Class: CAD
 Termite Operator No.: _____ Registered Company No.: _____
 Contractor's Signature: [Signature] Date: 12-8-98

OWNER-BUILDER DECLARATION

Section 7031.5 I hereby affirm under penalty of perjury that I am exempt from the Contractors License Laws for the following reason (Sec 7031.5): Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
☐ Section 7044 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.
☐ Section 7044 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor licensed pursuant to the Contractor License Law)

☐ I am exempt under Sec. _____, SS at Division: _____ Code for this reason: _____
 Owner: _____ Date: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:
☐ I have and will maintain a Certificate of Consent to self-insure for Worker's Compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
☒ I have and will maintain Worker's Compensation Insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My Worker's Compensation Insurance carrier and Policy number are: Carrier: Centex Policy No. 123456789

(THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100) OR LESS)

☐ I certify that the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that I shall become subject to the Worker's Compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.
 Date: _____ Applicant: _____

NOTE: WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3037, Civil Code).
 Lender's Name: _____
 Lender's Address: _____

CERTIFICATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.
 Applicant: [Signature] Date: 12-7-98

DEPARTMENT OF PLANNING AND BUILDING
BUILDING DIVISION, 801 N. FIRST ST., RM 200
SAN JOSE, CA 95110
(408) 277-4541

CR# 99-59462 IA
AO
(R)

Date: 26-May-1999

Project #: 8800854 00 00 001 000 103
Issued by: DR

C A S H R E C E I P T

Received from : ATLAS HEATING

Amount : \$ 50.00

FOR : PERMIT/S ISSUED
R/R FURNACE

Issued to : 460 LANO ST

Permit Number : 99-59462 19A SF IA

Permit Date : 26-May-1999

Valuation : \$.00

Fees Breakdown:

Plumbing Permit Fee \$ 50.00

(PAID BY CHECK# 16649) \$ 50.00

=====

Receipt of payment is hereby acknowledged:

Am

C A S H I E R

3364MAY.26*99H03

CHCK

50.00

460 Lano St.

S.P.

Tract No. _____ Lot No. _____ Permit No. 79088 12
CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT P.C. No. 45428
Application Date _____, 19 3-24 Permit Date 3-24, 1989
Application is hereby made for a permit to INSTALL
a 1 story, Type VA, IND Building Use Zone _____
at 460 LANO ST. Occupancy _____
to be occupied only as HOTEL PLATING Sq. feet _____
Parking Space _____
in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler _____
Estimated Value of Improvements, \$ 700 Emer. Elect. _____
☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person

X Owner DAVID PAYNE Address 460 LANO ST.
X By Joe Peck Address "

This permit shall expire and become null and void if the work authorized by it is not commenced within 120 days from the date issued or if the work is suspended or abandoned for a period of 120 days after

comment
FINAL INSPECTION
NOT FINAL

280-601 N
REV. 1/4/84

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:

as owner ☒ statement filed ☒

Applicant attests that his State of California Contractor's License No. _____ is in full force and effect and properly authorizes this application.

San Jose City Business License No. _____

460 Lano St.

Service by Edward

40-63

Building Permit Confirmed
Not Required

CITY OF SAN JOSE
BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMIT

Date 3 August 1987 Permit No. 40225
The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.
Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: ☐ as owner ☐ statement filed 423448-010

Undersigned attests that his State of California Contractor's License # 01385387 is in full force and effect and properly authorizes this application.

San Jose City Business License # 01385387
I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workers' compensation laws of California.

OWNER DAVID PAYNE

ADDRESS 460 Lano St city San Jose

USE OF BUILDING Electrolysis Plant

FIRM Service by Edward SIGNED Edward

280-201A

264-5555

ITEMIZE THE FOLLOWING

New Old

Outlets _____ Panels, Cabinets _____ Size Service Conduit _____
 Switches _____ Switchboards _____ Size Service Wires _____
 Receptacles _____ Panelboards _____ Size Service Switch 200
 Fixtures _____ Festoon Lamps _____ Size Sub Feed Conduit _____
 Mercury Lamps _____ Dryers _____ KW _____ Size Sub Feed Wires _____
 Ranges _____ KW _____ Heaters _____ KW _____ Number of Circuits _____
 Signs _____ Transformers 20 KVA Motors _____ Number of Meters _____
 HP _____ Phase _____ Ampere Loads 88 Lighting _____ Power _____
 Miscellaneous _____

Rough Inspection _____ By _____
 Final Inspection _____ By _____
 Remarks: _____

280-201n

460 LANO STREET

NY 56349

APPLICATION FOR

CERTIFICATE OF OCCUPANCY

Use classification metal Plating plant Bldg. Permit No. 62034K

Group 1 Type of construction IN Use zone M-4

Owner _____

Address 460 Lano St

Building Address 460 Lano Street

Portion of building —

FPB Approval necessary By: Aldrich by lb

☒ Yes ☐ No Date: 1/13/87

Disposition of certificate: 1/4/87

Date routed to FPB By: _____

460 Lano Street

Tract No. _____ Lot No. _____ Permit No. 62034F *dn*
CITY OF SAN JOSE BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT P.C. No. 36349
Application Date 9/25, 19 86 Permit Date 1-6, 19 87
Application is hereby made for a permit to alt. int.
a 1 story, Type KN Building Use Zone M4
at 460 Lano St. Occupancy B2
to be occupied only as metal plating plant Sq. feet _____
_____ Parking Space _____
in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler _____
Estimated Value of Improvements, \$ 11,000 Emer. Elect. _____
☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person
Owner Fie + David H. Payne Address 460 LANOST, SAN JOSE, CA 95125
By Fie + David H. Payne Address 21175 LAURETADOR, CUPERTINO, CA 95014
This permit shall expire and become null and void if the work authorized by it is not commenced within
120 days from the date issued or if the work is suspended or abandoned for a period of 120 days after
commencement.
FINAL INSPECTION ALDRICH 1-13-87 *dn*

Exemption from requirement for State of California for Contractor's
License is hereby claimed by applicant:

as owner ☒ **ZAP** statement filed ☐

Applicant attests that his State of California Contractor's License No. _____
is in full force and effect and properly authorizes this application.

San Jose City Business License No. _____

[illegible][illegible]

460 LANO ST.

NAIL ELEC.

Building Permit Confirmed ☒ *DH*
Not Required ☐

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMIT

Date 1-3-1983 Permit No. 9034

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: ☐ as owner ☐ statement filed ☐

Undersigned attests that his State of California Contractor's License # 209832-C10 is in full force and effect and properly authorizes this application.

San Jose City Business License # 099847284

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER DAVE J. JAMES

ADDRESS 460 LANO ST.

USE OF BUILDING Commercial

FIRM DAVE J. JAMES ELECTRICAL SIGNED DAVE J. JAMES

280-201n

ITEMIZE THE FOLLOWING

New Old

Outlets _____ Panels, Cabinets _____ Size Service Conduit _____
 Switches 8 _____ Switchboards _____ Size Service Wires _____
 Receptacles _____ Panelboards _____ Size Service Switch 400 _____
 Fixtures _____ Festoon Lamps _____ Size Sub Feed Conduit _____
 Mercury Lamps _____ Dryers _____ KW _____ Size Sub Feed Wires _____
 Ranges _____ KW _____ Heaters _____ KW _____ Number of Circuits _____
 Signs _____ Transformers _____ Motors _____ Number of Meters _____
 HP _____ Phase _____ Ampere Loads 50 _____ Lighting _____ Power _____

Miscellaneous 4-Spl. CKT's

Rough Inspection _____ By RS _____
 Final Inspection 1-6-84 By RS _____
 Remarks: _____

280-201n

460 Lano

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR GAS PERMIT

Date 1-12 1972 Permit No. 81876

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install said appliances and/or gas pipes as listed on the reverse side hereof, and agrees to install said appliances and/or pipes in accordance with the provisions of Article VIII, Chapter 4, of the San Jose Municipal Code, and other laws applicable thereto.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER C DeTrick

ADDRESS 460 Lano St LOT NO.

USE OF BUILDING Commercial

280-20 (Rev. Apr. 69) Signed Rose

460 Lano

Type of Appliance	No.	Remarks (Check ☒)		
		New	Replace	Relocate
Gas Ranges				
Wall Heaters				
Gas Plates				
Circulating Heaters				
Blower Furnaces				
Gas Fired Boilers				
Warming Ovens				
Percolators				
Griddles				
Steam Tables				
Gravity Furnaces				
Suspended Unit				
Floor Furnace				
Automatic Controls				
Flue and/or Vent				
Hood and/or Duct				
Clothes Dryer				
Permit Fee	2.00			
TOTAL				
FEE	3.50			

Inspected and Approved _____ By _____

HOUSE GAS PIPING

Number of Outlets: 1 Size of Main: 1"

FEE _____

Tested and Approved 1-13-72 By MARTIN

460 Lano St.

Nail Elec.

Building Permit Confirmed ☒
Not Required ☐

CITY OF SAN JOSE

4-5-83

BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMIT

Date

12/22/82

19

Permit No.

2879

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: ☒ as owner ☐ statement filed ☐

Undersigned attests that his State of California Contractor's License # 284832 is in full force and effect and properly authorizes this application.

San Jose City Business License # 093867283

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER

DAVID J. JONES

ADDRESS

460 Lano St

USE OF BUILDING

ME

FIRM

WIL ELECTRIC

SIGNED

W. J. Jones

280-201n



CITY OF SAN JOSÉ, CALIFORNIA

801 NORTH FIRST STREET, ROOM 200
SAN JOSE, CALIFORNIA 95110

DEPARTMENT OF
PRIVATE DEVELOPMENT

EXCEPTION FROM HANDICAPPED LAW COMPLIANCE

62034

The Building Department is permitted to grant exceptions from the State of California Title 24 accessibility standards where a finding of unreasonable hardship is made. In order to process your request for an exception, the following information is needed.

Applicant's Name (print or type) Dr. David Payne
Project Address 460 Lano Street Plan Check No. 36349

1. The cost* of access features(s) is \$ 13,600.
 2. The cost of all construction contemplated is \$ 10,850.
 3. (a) The access feature increases the cost of construction by 125 %.
(b) The impact of proposed improvements on feasibility of the project is very negative.
 4. The accessibility feature(s) which would be gained or lost is: New handicapped constructed at the loss of 70% of the Shipping/Receiving Department extensive concrete floor cutting and moving main electric panel.
 5. Type of facility under construction is Plating Shop. It is used by the general public for the purpose of General Public not allowed to enter.
- Applicant's signature David H. Payne Date 10-18-86

This Section is to be filled in by the Building Department:

The determination of unreasonable hardship and this documentation do not allow a blanket exemption from the access requirements. The exception provided for by this form applies to the following item of the project:

As Specified by Title 24, (check one):

1. Equivalent facilitation will be provided as specified in Section _____.
2. Equivalent facilitation will be provided, as determined by this enforcing body. See Section _____.
3. No provision of equivalent facilitation is necessary. See Section _____.
4. The approval of the Code Enforcement Appeals Commission is necessary to ratify the determination of unreasonable hardship. See Section _____ and Section 2-105(b) 11D.

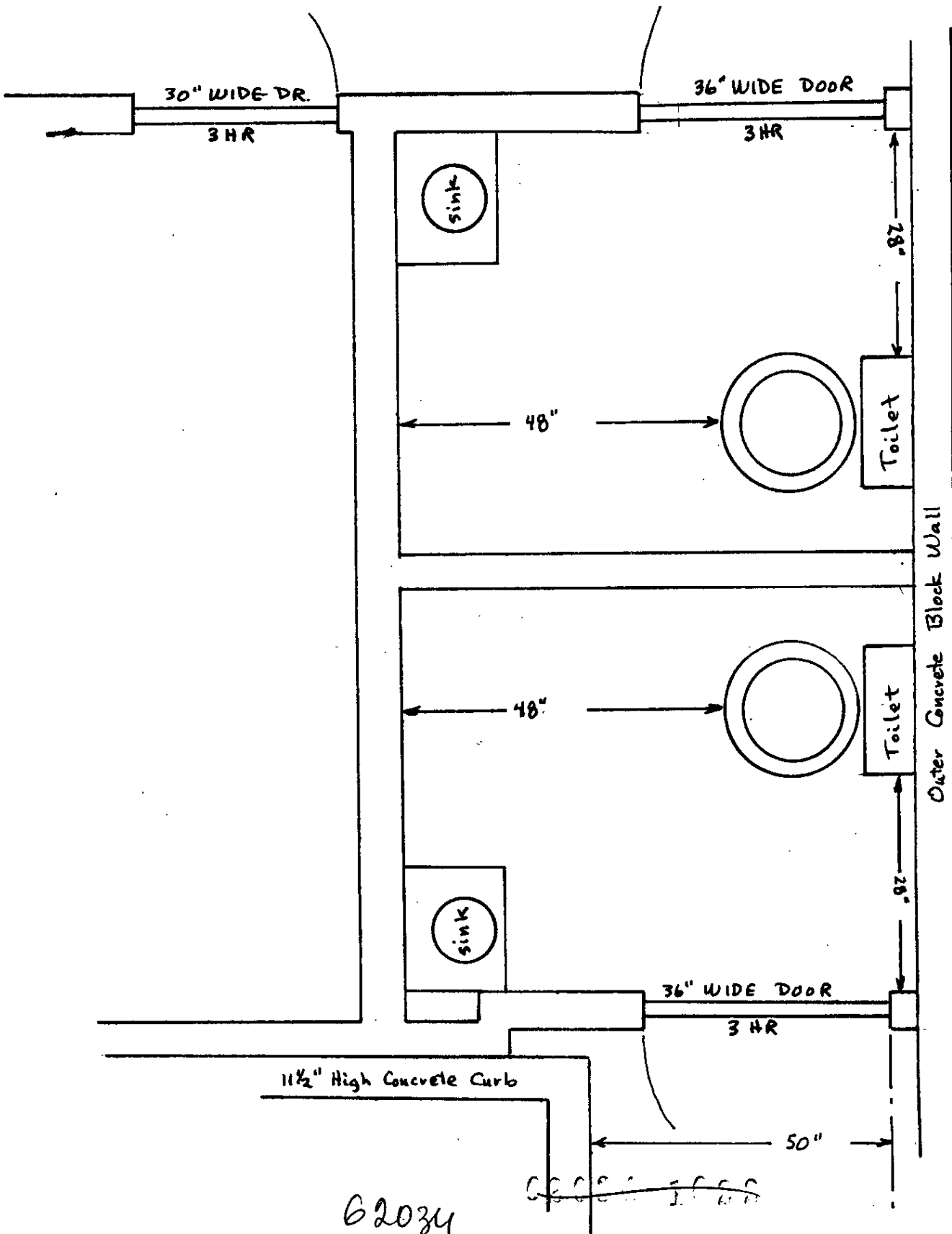
Approved: [Signature] Date: 10-28-86
(if applicable) Action of Appeals Commission Item # _____ Date _____

*The actual cost of access should be computed, not the total cost of the feature proposed to be excepted. For instance, the cost to provide 32" clear openings on the doorway should not include the entire cost of a door if a new door is to be provided anyway.

62034

KORMET: Proposed bathroom modifications and cost estimate.

460 Lano Street San Jose, CA. 95125
Building Permit Plan Check Number 36349



Angela

Scale: .05" = 1'

Kormet

Oct. 13, 1986

The drawing is a proposal for modifying the present two bathrooms into two which are more suitable for handicapped persons. The dimensions may still be too cramped but it provides a format to estimate costs.

1. The bathroom-shipping room wall must be moved to the north east 15. inches. Since this is a structural wall supporting two separate second floor assemblies, a new structural wall, a temporary support wall, and a support beam must be constructed. Estimated cost:\$3000.
2. Both present sinks and toilets must be moved and would require about 12.feet of sub-concrete plumbing. New toilets and associated hardware would be purchased. Estimated cost: \$2500.
3. The shipping room door would have to be exchanged with a smaller one. Estimated cost: \$200.
4. The 11½ inch curb would have to be relocated 16.inches. Estimated cost: \$400.
5. The electrical panel outside of southern toilet would have to be moved 16.inches. A main input cable would have to be moved and all wires emanating would have to be repulled and/or channeled through new pull boxes. Estimated cost \$7500.
6. Total cost estimate: \$13,600.

Building for use by Kormet

Featuring: Electroless nickel plating
 Bead blasting
 Consultation and design

460 Lano Street San Jose, CA. 95125

Building Permit Plan Check Number 36349

Information submitted to describe and support the application
for Exemption From Handicapped Law Compliance

62034-~~1000~~



PERMIT APPLICATION - CONTRACTOR

BUILDING PROJECT IDENTIFICATION

Property Location or Address 460 LAMO ST.

Property Owner's Telephone No. 408-569-8181 Applicant's Mailing Address PO Box 2399 Cupertino CA 95015

Licensed Design Professional (Architect or Engineer) in charge of the project BOGNER'S ALL AIR INC CONTRACTOR

Permit Number BME 11-039237

Property Owners Name DAVID PAVAN & TEMEROK

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier EVEREST NTL

Policy Number 760003596101 Expires 1/23/12

Phone # 408-942-0867

☐ I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

[Signature] Date 12-12-11
Signature of Contractor OR Authorized Agent

Only check one item in this section above!

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name N/A.

Lender's Address _____

Note: If not applicable, then mark N/A

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Company Name BOGNER'S ALL AIR INC

License Class C-20 License No. 712063

City of San José Business License No. 8952231210

BOGNER'S ALL AIR INC
Contractor License Holder Print Name STEPHEN J BOGNER
[Signature] Date 12-12-11
Signature of Contractor OR Authorized Agent

A photo id is required to verify authorized agents signature.

AUTHORIZATION FOR AN AGENT TO ACT ON BEHALF OF A CONTRACTOR

Authorization for an agent is only required if one of the contractor license holders is not appearing to obtain the building permits in person.

I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain a Permit for;

Scope of Construction Project (or Description of Work) _____

Project Location or Address _____

Name of Authorized Agent _____

Address of Authorized Agent _____

Phone Number of Authorized Agent _____

I declare under penalty of perjury that I am the Licensed Contractor for the project at the address listed above and I have personally filled out the above information and certify its accuracy.

Licensed Contractor's Authorizing Signature _____ Date: _____

Contractor Print Name _____ Date: _____

This section must be entirely completed by the licensed contractor

Permit #:	1	1	-	0	3	9	2	3	7	-	C	I
-----------	---	---	---	---	---	---	---	---	---	---	---	---

Supervisor Tel: 408 535-

Confirmation #: 0 0 7 8 0 4 2 0

By: Phone

Scheduled: 0 1 / 1 9 / 1 2

Lot: 2

of Units:0

Map: 854 C 3, 854 D 3

Contact: **DAVID**

Phone: 408-569-8181

ETA Call: Y

Owner: PAYNE DAVID H AND ZIE A TRUSTEE

Work: (408)569-8181

Contractor: BOGNER'S ALL AIR INC

Work: (800)438-5254

Folder Name: TIM ROCK (BEM 100 %) R/R

Subtype: Manufacturing

Work Proposed: Tenant Improvement

Comments:

Related Permits:

--	--	--

--	--	--

Insp Time:

	:	30
--	---	----

Inspection time listed at the left includes 10 minutes travel time.

Next Inspections Suggested

Number of Units:

1

		:		
--	--	---	--	--

Time inspection completed

Code Description				O K	P A	C N	N R	N N	R F	Code Description				O K	P A	C N	N R	N N	R F
9	4	8	Building Final		●														

Inspection Code: OK = Approved, PA = Partial Approval , CN = Correction Notice, NR = Not Ready, NN = Not Necessary, RF = Re-Inspection Fee Due

Remarks: (948) ONCE CSJ ELECTRICAL FINAL IS OBTAINED, OK
TO SIGN-OFF ON BUILDING FINAL PA/OK

You have a total of 1.5 hour(s) remaining on this project as of Wednesday, January 18, 2012 6:28:33 AM.

Inspector's Signature: _____

Print:

B	B	A	I	L	E	Y
---	---	---	---	---	---	---

Date: 01/19/12

Page: of



UTILITY COMPANY SERVICE NOTICE

OWNER/TENANT

Payne

--	--	--	--	--	--

ABPIS
Permit #

AMANDA
Permit #

1	1	0	3	9	2	3	7								
---	---	---	---	---	---	---	---	--	--	--	--	--	--	--	--

Street # Dir. Street Name

Street Type Suite/Apt # Tract # Lot # Building #

460 Lano St

Type: ☐ Residential

☐ Multifamily

☒ Commercial/Industrial

☐ Other (See Remarks)

ELECTRICAL SERVICE

GAS SERVICE

Service Type:

☐ New

☐ Reconnect

☐ Other (See Remarks)

Main Switch Size:

Service Rating:

Phase:

☒ Single

☐ Three

☐ Permanent

☐ House Panel

☐ Temp Pole

☐ Other

Service Connection:

☐ Overhead

☒ Underground

Meter Type:

☐ Permanent

☐ House Panel

☐ Temp Pole

☐ Other

Voltage:

☐ 120/240

☐ 120/208

☐ 480/277

☐ Other

of Meters:

Service Type:

☒ New

☐ Reconnect

☐ Capacity Change

☐ Other (See Remarks)

of Meters:

1

Gas Pressure:

☒ Low

☐ Medium

[lbs.]

Inspector (Print): R. MART (Sign): *R. Mart*

Release Date: 1-19-12

Remarks: one New Meter

BUILDING INSPECTION NOTICE

B-4. Complete; E-4. Complete; M-4. Complete

Permit #: 1 1 - 0 3 9 2 3 7 - C I

LI:

Supervisor Tel: 408 535-6882

Confirmation #: 00780422

Received: 01/13/2012

By: Phone

Preferred:

Scheduled:	0	1	/	1	9	/	1	2
------------	---	---	---	---	---	---	---	---

Tract:

Lot: 2

of Units:0

Map: 854 C 3, 854 D 3

Address: 460 LANO ST SAN JOSE

Contact: **DAVID**

Phone: 408-569-8181

ETA Call: Y

Owner: PAYNE DAVID H AND ZIE A TRUSTEE

Work: (408)569-8181

Contractor: BOGNER'S ALL AIR INC

Work: (800)438-5254

Folder Name: TIM ROCK (BEM 100 %) R/R

Subtype: Manufacturing

Work Proposed: Tenant Improvement

Comments:

Related Permits:

--	--	--

--	--	--

Insp Time:

	:	40
--	---	----

Inspection time listed at the left includes 10 minutes travel time.

Next Inspections Suggested

Number of Units: 01

		:		
--	--	---	--	--

Time inspection completed

Code Description				O	P	C	N	N	R	Code Description				O	P	C	N	N	R
				K	A	N	R	N	F					K	A	N	R	N	F
9	3	8	Mechanical Final	X															

Inspection Code: OK = Approved, PA = Partial Approval , CN = Correction Notice, NR = Not Ready, NN = Not Necessary, RF = Re-Inspection Fee Due

Remarks:

You have a total of 1.5 hour(s) remaining on this project as of Wednesday, January 18, 2012 6:30:51 AM.

Inspector's Signature: _____

Print:

R	M	O	R	I
---	---	---	---	---

Date:

0	1	1	1	9	1	1	2
---	---	---	---	---	---	---	---

Page: of

of

Permit #:	1	1	-	0	3	9	2	3	7	-	C	I
-----------	---	---	---	---	---	---	---	---	---	---	---	---

Supervisor Tel: 408 535-7805

Map: 854 C 3, 854 D 3

Comments:

Time inspection completed

Inspection Code: OK = Approved, PA = Partial Approval, CN = Correction Notice, NR = Not Ready, NN = Not Necessary, RF = Re-Inspection Fee Due

Remarks: (1) Me cable w/ (2) approved connectors.
(currently - Romex connectors used) (b) w/ anti short
brushings (at both ends).

of

Permit #:	1	1	-	0	3	9	2	3	7	-	C	I
-----------	---	---	---	---	---	---	---	---	---	---	---	---

Supervisor Tel: 408 535-7805

Confirmation #: 00781515

By: Phone

Scheduled: 0 1 / 2 4 / 1 2

Lot: 2

of Units:0 Map: 854 C 3, 854 D 3

Contact: **DAVID**

Phone: 408-569-8181

ETA Call: Y

Owner: PAYNE DAVID H AND ZIE A TRUSTEE

Work: (408)569-8181

Contractor: BOGNER'S ALL AIR INC

Work: (800)438-5254

Folder Name: TIM ROCK (BEM 100 %) R/R

Subtype: Manufacturing

Work Proposed: Tenant Improvement

Comments:

Related Permits:

--	--	--

--	--	--

Insp Time:

	:	3	2
--	---	---	---

Insp Time:

--	--	--	--

 : 37. Inspection time listed at the left includes 10 minutes travel time.

Next Inspections Suggested

Number of Units:

51

--	--	--	--	--

Time inspection completed

[illegible]

Remarks:

Ch 1 a not corrected

You have a total of 1 hour(s) remaining on this project as of Monday, January 23, 2012 2:06:14 PM.

Inspector's Signature: _____

Print:

T	4	M	6	1	5
---	---	---	---	---	---

Date:

0	1	1	2	4	1	1	5
---	---	---	---	---	---	---	---

Page: of

Permit #: 1 1 - 0 3 9 2 3 7 - C 1

Supervisor Tel: 408 535-7805

Comments:

Time inspection completed

Remarks:

$\ln^{1.5} 1/19/12$. not corrected

Inspector's Signature:

Print:

T	U	O	N	G	L	O
---	---	---	---	---	---	---

Date:

0	1	1	2	7	1	7
---	---	---	---	---	---	---

Page: of

BUILDING INSPECTION NOTICE

RS MF (CI) New Add/Alt (B) E P M

Permit #: 11 - 039237 -

LI: _____

Supervisor Tel: _____

Preferred: AM/PM

Confirmation #:

Received:

By: FAX/LVR/PHONE

Scheduled:

		/		/		
--	--	---	--	---	--	--

Tract:

Lot:

of Units:

Map:

Address: 460 LANO ST.

Contact:

Phone:

ETA Call:

Owner:

Contractor:

Folder Name:

Subtype:

Work Proposed:

Comments:

Related Permits:

--	--	--

--	--	--

Insp Time:

	:	3	0
--	---	---	---

Inspection time listed at the left includes 10 minutes travel time.

Next Inspections Suggested

Number of Units:

11

		:		
--	--	---	--	--

Time inspection completed

[illegible]

Remarks:

Inspector's Signature:

Print:

B	B	A	I	L	E	Y	
---	---	---	---	---	---	---	--

Date _____

0	2	/	0	2	/	1	2
---	---	---	---	---	---	---	---

Page: of



City of San Jose

Department of City Planning and Building

OFFICE OF CHIEF BUILDING OFFICIAL
801 NORTH FIRST STREET, ROOM 200
SAN JOSE, CA 95110
(408) 277-4541

Application for Permits

WHEN THE PERMIT ON THE BACK SIDE IS PROPERLY FILLED OUT AND SIGNED THIS WILL BE YOUR APPLICATION FOR A PERMIT

APPLICANT MUST ACKNOWLEDGE READING BY SIGNING BELOW. THIS PERMIT WILL EXPIRE IF WORK IS NOT STARTED IN 180 DAYS FROM THE DATE OF ISSUANCE AND IF SUBSTANTIAL PROGRESS HAS NOT BEEN MADE AND VERIFIED BY AN INSPECTION EVERY 180 DAYS. DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED AND WRITTEN APPROVAL HAS BEEN DOCUMENTED ON THE JOB COPY OF THIS PERMIT. THE ISSUANCE OF A PERMIT SHALL NOT CONSTITUTE AN APPROVAL OF ANY VIOLATION OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES. ANY PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATIONS OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES WILL BE INVALID. CITY CODES DO NOT EXEMPT YOU FROM COMPLIANCE WITH ANY DEED RESTRICTIONS OR RESTRICTIONS OF YOUR HOMEOWNERS ASSOCIATION. THESE RESTRICTIONS MAY LIMIT OR PROHIBIT WHAT YOU MAY WISH TO DO ON YOUR PROPERTY.

DATE: 2-8-94 SIGN: Dabyrna Owens

FOR OFFICE USE ONLY BELOW

SITUS INFORMATION: BARCLAY MAP COORDINATES PG. VT HZ INT: LG
ADDRESS IS IN CITY () YES () NO ANNEXATION NO.
USE ZONE () FLOOD ZONE () GEO-HAZARD () HISTORICAL
ENTERPRISE ZONE () YES () NO APN NO.
() EASEMENTS: FRONT
BACK
SIDES

BUILDING PERMIT CONFIRMED () # () NOT REQ'D

SPECIAL CONDITIONS:

PERMIT FEE CALCULATION VALUATION \$

() NEW () SFR () DUPLEX OCC. GROUP R-3
() ADDITION () APARTMENT CONST. TYPE VO () JAFES
() ALTERATION () CONDOMINIUM STORIES 1
() REPAIR () TOWNHOMES () EMERGENCY ELECTRICAL
() MOVE () COMMERCIAL () SPECIAL INSPECTION
() DEMOLISH () INDUSTRIAL () FULL HC () EQ FAC () HARSHIP
() OTHER () INST () EDUC PLANNING #

READY TO ISSUE: () BLDG () ELECT () PLUMB () MECH
PERSON AUTHORIZING

PERMITS ISSUED: () BUILDING () ELECTRICAL () PLUMBING () MECHANICAL

APPLICATION DATE: 2-8-94 PC #

PERMIT DATE: 2-8-94 PERMIT # P9431977

INSPECTION AREA 19A TRACT NO. LOT NO.

ISSUANCE PERSON PRINT L. Garcia SIG [Signature]

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

OWNER Payne PERMITEE Schumann Plumbing
PROJECT ADDRESS 444 LANO ST BLDG # 51 APT/SUITE # 95125 ZIP CODE 95125

DESCRIBE SCOPE OF WORK R + B water heater

TOTAL VALUATION (INCLUDING LABOR, MATERIALS, ETC.) \$ 500.00

USE OF BUILDING SFR

LIST SQ FT OF FLOOR AREAS ITEMIZE ITEMS BELOW # PARKING
OCCUPIED GARAGE OTHER # BDRMS # UNITS SPACES

EXISTING:
NEW:

NUMBER	ELECTRICAL PERMIT ITEMIZATION	NUMBER
	SWITCHES	TRANSFORMERS/KVA
	RECEPTACLES-120V	
	INCAND FIXTURES	
	FLUOR FIXTURES	
	HID FIXTURES	TEMPORARY POWER POLE ☐ YES ☐ NO
	TRACK LIGHTS-FT	
	RES. APPLIANCES	SERVICE RATING IN AMPS
	NON RES APPLIANCES	SERVICE RACEWAY SIZE
	PANELS/CABINETS	SERVICE WIRE SIZE
	INGROUND POOL/SPAS	TOTAL LOAD IN AMPS
	PORTABLE/SPA	VOLTAGE/PHASE
	MOTOR/HP	# OF METERS

NUMBER	PLUMBING PERMIT ITEMIZATION	NUMBER
	WATER HEATER	INDIRECT WASTE
	WATER CLOSET	DRYWELLS
	BATH TUBS	BACKFLOW PREVENTERS
	SHOWERS	AREA DRAINS
	LAVATORIES	WATER LEADERS
	KITCHEN SINKS	SWIMMING POOLS
	DISH WASHERS	
	WASTE DISPOSALS	
	WASH TRAYS	MAIN DRAINS
	WASHING MACHINES	SIZE <u> </u> MATERIAL <u> </u>
	WATER TREAT. EQUIP	TO <u> </u>
	SINKS	RAIN WATER LEADERS
	DENTAL UNITS	SIZE <u> </u> MATERIAL <u> </u>
	DRINKING FOUNTAINS	TO <u> </u>
	FLOOR DRAINS	WATER SYSTEM
	FLOOR SINKS	SIZE <u> </u> MATERIAL <u> </u>
	GREASE TRAPS	GAS PIPING
	URINALS	NO LINES <u> </u> OUTLETS <u> </u>
		SIZE <u> </u> DISTANCE <u> </u>

NUMBER	MECHANICAL PERMIT ITEMIZATION	NUMBER
		BTU <u> </u>
	RANGE	HOODS
	WALL HEATER	FLUE VENT
	OVEN	CHIMNEY
	BLOWER FURNACE	HIGH PRESSURE DUCT
	SUSPENDED UNIT	LOW PRESSURE DUCT
	BOILER	ENVIRONMENTAL DUCT
	AC COOLING SYSTEM	INDIRECT WASTE
	HEAT PUMP	FIRE DAMPERS
	FAN COIL	
	EVAPORATIVE COOLER	GAS PIPING
		NO LINES <u> </u> OUTLETS <u> </u>

OFFICE COPY

PERMIT NO. P 9431977

CITY OF SAN JOSE BUILDING PERMIT

**BUILDING PROJECT IDENTIFICATION
PLEASE PRINT**

Project Address: 444 LAMO STREET
 Applicant's Name: SCHAUMANN PLUMBING and HEATING
 Mailing Address: 1455 Laurelwood Rd.
SANTA CLARA, CA 95054
(408) 986-9044
 Owner's Name: Payne Phone: 289-1243
 Mailing Address: 444 Lamo St. San Jose
95125
 Contractor's Name: SCHAUMANN PLUMBING & HEATING
1455 Laurelwood Rd.
SANTA CLARA, CA 95054
(408) 986-9044
 Architect/Engineer: _____ License No.: _____
 Mailing Address: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Business License: 089021192 CA License: 252475 Class: C-34

Termite Operator No.: _____ Registered Company No.: _____
 Contractor's Signature: Subina Quintero 2-8-94

OWNER-BUILDER DECLARATION

Section 7031.5 I hereby affirm that I am exempt from the Contractors License Laws for the following reason (Sec. 7031.5. Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that the or she is exempt therefrom and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

☐ Section 7044 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale).

☐ Section 7044 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law):

☐ I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Owner: _____ Date: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec 3800, Labor Code).

Policy No.: 4016 Company: State Fund

☐ Certified copy is hereby furnished
☐ Certified copy is filed with the City building inspection department.

Applicant: Subina Quintero Date: 2-8-94

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less). I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Applicant: _____ Date: _____

NOTICE TO APPLICANT If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name: _____
 Lender's Address: _____

CERTIFICATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this county to enter upon the above mentioned property for inspection purposes.

Applicant: Jani Schumann Date: 2-8-94



City of San Jose

Department of City Planning and Building

OFFICE OF CHIEF BUILDING OFFICIAL
801 NORTH FIRST STREET, ROOM 200
SAN JOSE, CA 95110
(408) 277-4541

Application for Permits

WHEN THE PERMIT ON THE BACK SIDE IS PROPERLY FILLED OUT AND SIGNED THIS WILL BE YOUR APPLICATION FOR A PERMIT

APPLICANT MUST ACKNOWLEDGE READING BY SIGNING BELOW. THIS PERMIT WILL EXPIRE IF WORK IS NOT STARTED IN 180 DAYS FROM THE DATE OF ISSUANCE AND IF SUBSTANTIAL PROGRESS HAS NOT BEEN MADE AND VERIFIED BY AN INSPECTION EVERY 180 DAYS. DO NOT CONCEAL OR COVER ANY CONSTRUCTION UNTIL THE WORK IS INSPECTED AND WRITTEN APPROVAL HAS BEEN DOCUMENTED ON THE JOB COPY OF THIS PERMIT. THE ISSUANCE OF A PERMIT SHALL NOT CONSTITUTE AN APPROVAL OF ANY VIOLATION OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES. ANY PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATIONS OF THE CODES OR FEDERAL, STATE AND CITY LAWS AND ORDINANCES WILL BE INVALID. CITY CODES DO NOT EXEMPT YOU FROM COMPLIANCE WITH ANY DEED RESTRICTIONS OR RESTRICTIONS OF YOUR HOMEOWNERS' ASSOCIATION. THESE RESTRICTIONS MAY LIMIT OR PROHIBIT WHAT YOU MAY WISH TO DO ON YOUR PROPERTY.

DATE: 2-8-94 SIGN: Sabrina Owens

FOR OFFICE USE ONLY BELOW

SITUS INFORMATION: BARCLAY MAP COORDINATES PG. VT HZ. VT
ADDRESS IS IN CITY () YES () NO ANNEXATION NO. VT
USE ZONE VT () FLOOD ZONE () GEO-HAZARD () HISTORICAL
ENTERPRISE ZONE () YES () NO APN NO. VT
() EASEMENTS: FRONT
BACK
SIDES
INT: LG

BUILDING PERMIT CONFIRMED () # () NOT REQ'D

SPECIAL CONDITIONS:

PERMIT FEE CALCULATION VALUATION \$

() NEW () SFR () DUPLEX OCC. GROUP R-3
() ADDITION () APARTMENT CONST. TYPE VD () AFES
() ALTERATION () CONDOMINIUM STORIES 1
() REPAIR () TOWNHOMES () EMERGENCY/ELECTRIC
() MOVE () COMMERCIAL () SPECIAL INSPECTION
() DEMOLISH () INDUSTRIAL () FULL HC () EQ FAC () HARDSHIP
() OTHER () INST. () EDUC PLANNING #

READY TO ISSUE: () BLDG. () ELECT () PLUMB () MECH
PERSON AUTHORIZING

PERMITS ISSUED: () BUILDING () ELECTRICAL () PLUMBING () MECHANICAL

APPLICATION DATE: 2-8-94 PC #

PERMIT DATE: 2-8-94 PERMIT # P9431977

INSPECTION AREA 19A TRACT NO. LOT NO.

ISSUANCE PERSON PRINT L. Garcia SIG L. Garcia

APPLICANT MUST COMPLETE ALL APPLICABLE ITEMS BELOW

OWNER Payne PERMITEE Schaumann Plmty
PROJECT ADDRESS 444 LANO ST. BLDG # 51 APT/SUITE # 95125 ZIP CODE 95125
DESCRIBE SCOPE OF WORK R + R water heater

TOTAL VALUATION (INCLUDING LABOR, MATERIALS, ETC.) \$ 500.00

USE OF BUILDING SFR

LIST SQ FT OF FLOOR AREAS ITEMIZE ITEMS BELOW #PARKING
OCCUPIED GARAGE OTHER #BDMS #UNITS SPACES
EXISTING: 1410
NEW:

NUMBER	ELECTRICAL PERMIT ITEMIZATION	NUMBER
	SWITCHES	TRANSFORMERS/KVA
	RECEPTACLES-120V	
	INCAND FIXTURES	
	FLUOR FIXTURES	
	HID FIXTURES	TEMPORARY POWER POLE O YES O NO
	TRACK LIGHTS-FT	NEW EXIST
	RES. APPLIANCES	SERVICE RATING IN AMPS
	NON RES APPLIANCES	SERVICE RACEWAY SIZE
	PANELS/CABINETS	SERVICE WIRE SIZE
	INGROUND POOL/SPAS	TOTAL LOAD IN AMPS
	PORTABLE/SPA	VOLTAGE/PHASE
	MOTOR/HP	# OF METERS

NUMBER	PLUMBING PERMIT ITEMIZATION	NUMBER
	WATER HEATER	INDIRECT WASTE
	WATER CLOSET	DRYWELLS
	BATH TUBS	BACKFLOW PREVENTERS
	SHOWERS	AREA DRAINS
	LAVATORIES	WATER LEADERS
	KITCHEN SINKS	SWIMMING POOLS
	DISH WASHERS	
	WASTE DISPOSALS	
	WASH TRAYS	MAIN DRAINS
	WASHING MACHINES	SIZE MATERIAL
	WATER TREAT. EQUIP	TO
	SINKS	RAIN WATER LEADERS
	DENTAL UNITS	SIZE MATERIAL
	DRINKING FOUNTAINS	TO
	FLOOR DRAINS	WATER SYSTEM
	FLOOR SINKS	SIZE MATERIAL
	GREASE TRAPS	GAS PIPING
	URINALS	NO LINES OUTLETS
		SIZE DISTANCE

NUMBER	MECHANICAL PERMIT ITEMIZATION	NUMBER
		BTU
	RANGE	HOODS
	WALL HEATER	FLUE/VENT
	OVEN	CHIMNEY
	BLOWER FURNACE	HIGH PRESSURE DUCT
	SUSPENDED UNIT	LOW PRESSURE DUCT
	BOILER	ENVIRONMENTAL DUCT
	AC COOLING SYSTEM	INDIRECT WASTE
	HEAT PUMP	FIRE DAMPERS
	FAN COIL	
	EVAPORATIVE COOLER	GAS PIPING
		NO LINES OUTLETS

INSPECTORS COPY

CITY OF SAN JOSE INSPECTION

PERMIT FEES PROVIDE FOR A LIMITED NUMBER OF INSPECTIONS. A REINSPECTION FEE MAY BE ASSESSED FOR EACH INSPECTION OR REINSPECTION WHEN SUCH PORTION OF WORK FOR WHICH INSPECTION IS CALLED IS NOT COMPLETE, WHEN CORRECTIONS CALLED FOR ARE NOT MADE, WHEN INSPECTION RECORDS OR PLANS ARE NOT AVAILABLE, OR THERE IS A FAILURE TO PROVIDE ACCESS. GENERALLY, ALL ITEMS IN EACH OF THE INSPECTION CATEGORIES BELOW SHOULD BE COMPLETED BEFORE SCHEDULING THE INSPECTION.

ALL INSPECTION REQUESTS ARE REQUIRED 24 HOURS IN ADVANCE OF THE INSPECTION. FOR INSPECTION CALL 277-4541

		DATE	INSPECTOR	COMMENTS			DATE	INSPECTOR	COMMENTS
FOUNDATION	SETBACKS				INSULATION	UNDERFLOOR			
	ELECT GROUND					WALLS			
	FOOTING					CEILING			
	SLAB					COMPLETE			
	COLUMN PADS								
UNDERGROUND	PILE/GRADE BEAM				FIRE PROTECTION	OCCUPANCY SEP.			
	ELECTRIC					P/L WALLS			
	SEWER					AREA SEP WALLS			
	WATER					TENANT SEP			
	DRYWELL					1 HR CONST.			
UNDERFLOOR	COMPLETE				BLOCK/CONC	CORRIDORS			
	ELECTRIC					SHAFTS			
	WASTE/VENT					FIRE DAMPERS			
	WATER					GREASE DUCTS			
	DUCTS					COMPLETE			
SHEAR	FRAMING				MISC.	STEEL			
	COMPLETE					STEEL			
	ELEVATION CERT					STEEL			
						FINAL			
						REROOF			
PLUMB ROUGH	PLYWOOD				POOLS/SPAS	T.BAR			
	STUCCO								
	DRYWALL								
	SUBFLOOR/ROOF								
	BOLTS/HD'S								
MECH ROUGH	TRANSFER/DRAGS				ELEC FINAL	PRE GUNITE			
	COMPLETE					U/G POTTING			
	WALLS					PRE-DECK			
	CEILING					FINAL			
	SERVICE								
BLDG ROUGH	COMPLETE				PLUMB FINAL / MECH FINAL	FIXTURES			
	WASTE VENT					APPLIANCES			
	WATER PIPING					SUBPANELS			
	GAS VISUAL					SERVICE/PANELS			
	TUBS/SHOWERS					METER RELEASE			
BLDG ROUGH	COMPLETE				BLDG FINAL	FINAL			
	OVERHEAD DUCTS					FIXTURES			
	ENVIRON. DUCTS					APPLIANCES			
	FLUE/VENTS					FLUE/DUCTS			
	FLOOR/WALL FURN					HOODS			
BLDG ROUGH	FIREBOX/CHIMNEY				BLDG FINAL	COMBUSTION AIR			
	COMBUSTION AIR					MAKE UP AIR			
	COMPLETE					GAS TEST			
	FRAME					METER RELEASE			
	LATH					FINAL			
BLDG ROUGH	ROOFING				BLDG FINAL	DRIVE/GARAGE			
	FIREPLACE/MASON					GRADING			
	COMPLETE					FIRE DEPT.FINAL			
						PW FINAL			
						SPECIAL INSP			
BLDG ROUGH					BLDG FINAL	FINAL			

NOT FINALED

COMMENTS: C-CORRECTION NOTICE ISSUED PA-PARTIAL APPROVE AC-APPROVED/DISCREPANCY, WORK CAN BE COVERED ONCE CORRECTIONS ARE MADE

444 Lano St.

Natl Elec.

Building Permit Confirmed ☒
Not Required

CITY OF SAN JOSE 4-5-83 BUILDING DEPARTMENT
APPLICATION FOR ELECTRICAL PERMIT

Date 12/22 1982 Permit No. 2520

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner ☐ statement filed ☐

Undersigned attests that his State of California Contractor's License # 289832 is in full force and effect and properly authorizes this application.

San Jose City Business License # 099867383
I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER Dave Payne

ADDRESS 444 Lano St

USE OF BUILDING Home Protection Electrical Dept

FIRM Mark Electric SIGNED Mark Z. Mark

280-201n

ITEMIZE THE FOLLOWING

New Old

Outlets	_____	Panels, Cabinets	_____	Size Service Conduit	_____
Switches	_____	Switchboards	_____	Size Service Wires	_____
Receptacles	_____	Panelboards	_____	Size Service Switch	_____
Fixtures	_____	Festoon Lamps	_____	Size Sub Feed Conduit	_____
Mercury Lamps	_____	Dryers	_____	Size Sub Feed Wires	_____
Ranges	_____	Heaters	_____	Number of Circuits	_____
Signs	_____	Transformers	_____	Number of Meters	_____
HP	_____	Phase	_____	Ampere Loads	_____
Miscellaneous	_____		_____	Lighting	_____
	_____		_____	Power	_____

Rough Inspection _____ By _____

Final Inspection _____ By _____

Remarks: 4-1-83 SEIN Return

280-201n

444 Lano St.

Building Permit Confirmed ☐
Not Required ☐

CITY OF SAN JOSE BUILDING DEPARTMENT

APPLICATION FOR MECHANICAL PERMIT

6680

Date April 7 1975 19..... Permit No.

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install the mechanical work listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: ☐ as owner ☐ statement filed ☐

Undersigned attests that his State of California Contractor's License # 202540 is in full force and effect and properly authorizes this application.

San Jose City Business License # 45-00128

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER Detrick Corp.

ADDRESS 444 LANO ST Lot No.

USE OF BUILDING COMMERCIAL

Signed Detrick Corp.

280-20

444 Lano St.

Detrick Corp.

Type of Appliance	No.	Remarks (Check V)		
		New	Replace	Relocate
Gas Ranges				
Wall Heaters				
Gas Fired Boilers				
Blower Furnaces				
Suspended Units	/			
Clothes Dryers				
Flue/Vent	/			
Hood/Duct				
Misc.	FEES			
	Appliance Fee	2.00		
	Flues/Vents Fee	4.00		
	Hood/Ducts Fee	—		
	Gas Piping Fee	1.50		
	Permit Fee	2.00		
	TOTAL FEE	9.50		

INSPECTION RECORD

DUCTS

APPROVED
BY

FLUES

APPROVED
BY

APPLIANCES

APPROVED
BY

GAS LINE

NO. OF LINES 1 OUTLETS 1 SIZE 1/2"

TESTED AND APPROVED

By

4-8-75 Johnson

444 Lano

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR GAS PERMIT

Date 1-12 1972 Permit No. 81876

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install said appliances and/or gas pipes as listed on the reverse side hereof, and agrees to install said appliances and/or pipes in accordance with the provisions of Article VIII, Chapter 4, of the San Jose Municipal Code, and other laws applicable thereto.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER L. DeTrix

ADDRESS 444 Lano St LOT NO.

USE OF BUILDING Commercial

280-20 (Rev. Apr. 69) Signed Henry Rose

444 Lano

Type of Appliance	No.	Remarks (Check ☒)		
		New	Replace	Relocate
Gas Ranges				
Wall Heaters				
Gas Plates				
Circulating Heaters				
Blower Furnaces				
Gas Fired Boilers				
Warming Ovens				
Percolators				
Griddles				
Steam Tables				
Gravity Furnaces				
Suspended Unit				
Floor Furnace				
Automatic Controls				
Flue and/or Vent				
Hood and/or Duct				
Clothes Dryer				
Permit Fee	2.00			
TOTAL FEE	3.50			
Inspected and Approved		By		
HOUSE GAS PIPING				
Number of Outlets	1	Size of Main	1 1/2	
FEE				
Tested and Approved		By		
1-13-72		MARTIN		

1720 Angela

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR GAS PERMIT

Date 1-12 19 72 Permit No. 81875

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install said appliances and/or gas pipes as listed on the reverse side hereof, and agrees to install said appliances and/or pipes in accordance with the provisions of Article VIII, Chapter 4, of the San Jose Municipal Code, and other laws applicable thereto.

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER L DeTrio

ADDRESS 1720 Angela LOT NO. 1A

USE OF BUILDING Commercial

280-20 (Rev. Apr. 69) Signed [Signature]

1720 Angela Rose

Type of Appliance	No.	Remarks (Check ☒)		
		New	Replace	Relocate
Gas Ranges				
Wall Heaters				
Gas Plates				
Circulating Heaters				
Blower Furnaces				
Gas Fired Boilers				
Warming Ovens				
Percolators				
Griddles				
Steam Tables				
Gravity Furnaces				
Suspended Unit				
Floor Furnace				
Automatic Controls				
Flue and/or Vent				
Hood and/or Duct				
Clothes Dryer				
Permit Fee	2.00			
TOTAL				
FEE		3.50		

Inspected and Approved _____ By _____

HOUSE GAS PIPING

Number of Outlets 1 Size of Main 1"

FEE _____

Tested and Approved 1-13-72 By MARTIN

1720 Angela

19

Building Permit Confirmed ☒
Not Required ☐

CITY OF SAN JOSE
APPLICATION FOR PLUMBING and/or GAS PIPING PERMIT
BUILDING DEPARTMENT

Date May 7 1971 Permit No. 91947

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install plumbing fixtures and/or pipes listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner ☐ statement filed ☐

Undersigned attests that his State of California Contractor's License # 222402 is in full force and effect and properly authorizes this application.

San Jose City Business License # 41-00478

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER DeTrick Carr

ADDRESS 1720 Angela St Lot No. _____

USE OF BUILDING ware house

280.30 Aug. 69

Signed Henry Rose

1720 Angela St

Henry Rose

FIXTURES		FIXTURES		MAIN DRAIN	
Water Heaters		Floor Drains		Size 4"	Material C P
Water Closets	4	Hoppers		To Property Line	To Septic Tank
Bath Tubs		Sand Traps			RAIN WATER DRAINAGE
Showers		Urinals		Size	Material
Lavatories	4	Area Drains		To Curb	To Main Sewer
Kitchen Sinks		Water Leaders			WATER SYSTEM
Dish Washers		Trailer Space		Size 1 1/2"	Material galv
Waste Disposals		Swim Pool			FEES
Wash Trays		Indirect Wastes		Fixture Fee	8.00
Washing Machines		Drywell		Main Drain Fee	2.00
Water Treat. Equip.		Backflow Preventer		Storm Drain Fee	---
Sinks		Survey		Water Sys. Fee	1.00
Dental Units				Gas Piping Fee	---
Drinking Fountains				Survey	---
				Permit Fee	2.00
TOTAL		8		TOTAL FEE	13.00
INSPECTOR'S REPORT					
HOUSE GAS PIPING					
Partial	5-10-71	CANON	No. Lines	Outlets	Size
Rough	6-23-71	CANON	Tested and Approved		
Finish	7-2-71	M.H.	By		

1720 Angela Street

CITY OF SAN JOSE Tract No. _____ Lot No. _____ BUILDING DEPARTMENT
APPLICATION FOR BUILDING PERMIT MB
Date 4-8, 19 71 Permit No. 68446 V

Application is hereby made for a permit to Bld.

a 1 story, Type TH Building Ind Use Zone M-4
at 1720 Angela St. Occupancy F-2
to be occupied only as warehouse Parking Space 5
in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler _____
Emer. Elect. _____
Estimated Value of Improvements, \$ 35,000. H 71-1-3

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner Leonard Detrick Address 412 2nd St Smdore
By Smnd Address _____

RECORD OF INSPECTION

Foundation 4-15-71 Poston Frame See over
Stucco _____ Finish 7-9-71 Poston

1720 Angela Street

L. Detrick

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:

as owner ☐

statement filed ☐

Applicant attests that his State of California Contractor's License # 202590
is in full force and effect and properly authorizes this application.

San Jose City Business License # _____

6' B.B. front wall 4-26-71 *Anton*
6' BB REAR & SIDE WALLS OK 4/23/71 *Stover*
12 BB 4-28-71 *Anton*
final AB. 5-3-71 *Anton*

1720 Angela St.

Nail Elec.

19A

Building Permit Confirmed ☒
Not Required

CITY OF SAN JOSE 44-83 BUILDING DEPARTMENT
APPLICATION FOR ELECTRICAL PERMIT

Date 12/22/82 1982 Permit No. 2521

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner ☐ statement filed ☐

Undersigned attests that his State of California Contractor's License # 2521 is in full force and effect and properly authorizes this application.

San Jose City Business License # 094,867,253

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER Dave J. J. J. J.

ADDRESS 1720 Angela St.

USE OF BUILDING Mfg.

FIRM Nail Electric SIGNED [Signature]

280-201n

ITEMIZE THE FOLLOWING

New Old

Outlets _____ Panels, Cabinets _____ Size Service Conduit _____
 Switches _____ Switchboards _____ Size Service Wires _____
 Receptacles _____ Panelboards _____ Size Service Switch 200A
 Fixtures _____ Festoon Lamps _____ Size Sub Feed Conduit _____
 Mercury Lamps _____ Dryers _____ KW _____ Size Sub Feed Wires _____
 Ranges _____ KW _____ Heaters _____ KW _____ Number of Circuits _____
 Signs _____ Transformers _____ Motors _____ Number of Meters _____
 HP _____ Phase 1 Ampere Loads 43 Lighting _____ Power _____

Miscellaneous

Rough Inspection _____ By SM
 Final Inspection 4-4-83 By ME
 Remarks: 4-1-83 SEIN R En

280-201n

1720 A-B-C Angela

266-7066

CITY OF SAN JOSE 7/15/71

Building Permit Confirmed ☒
Not Required ☐

BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMIT

Date 5/21 1971 Permit No. 10044

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner ☐ statement filed ☐

Undersigned attests that his State of California Contractor's License # 159468 is in full force and effect and properly authorizes this application.

San Jose City Business License # 41-0041

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER Electric Const

ADDRESS 1720 - A-B-C - ~~1-A-B-C~~ Angela

USE OF BUILDING W/HSE

FIRM Dias Elect SIGNED Guad. J. Dias

280-10 (10-69)

1720 A-B-C Angela

Dias Electric

19

245 Carlyle Street

SAN JOSE FIRE DEPARTMENT
BUREAU OF FIRE PREVENTION
San Jose, California

292-3141 - Ext. 656

PLAN CORRECTION SHEET

DATE: February 26, 1971

PLAN CHECK NO. 6188

JOB ADDRESS: Lano-Angela-Orto

TYPE OCCUPANCY F-2

NEW: ☒ OWNER: Mr. Leonard Detrick

PHONE:

ADDITION:

ALTERATION: ARCHITECT: Kjartan O. Armann

PHONE: 354-8683

THESE PLANS HAVE BEEN CHECKED. MAKE ALL CORRECTIONS LISTED BELOW ON ALL PLANS.

NOTE: THIS CORRECTION SHEET MUST BE ATTACHED TO PLANS AT JOB FOR FINAL INSPECTION.

1. AREA: 6,150 Sq. ft. - Unit "C" and Unit "D".
2. LOAD:
3. EXITS: Approved as shown on plans, January, 1971.

4. CORRIDORS:

5. STAIRWAYS:

6. FIRE PROTECTION EQUIPMENT: Two (2) multipurpose type fire extinguishers, 2A - 10BC rated, for each unit to be tagged, sealed and mounted in an accessible location.

7. FIRE ALARM SYSTEM:

8. DOORS:

9. SEPARATIONS:

10. SPECIAL HAZARDS: No storage of flammable liquids except by permit from this office.

11. REMARKS:

CHECKED BY:

E. T. Schneickert

APPROVED BY:

DATE:

Copy #1 - Fire Prevention

Copy #2 - Owner/Contractor

Copy #3 - Building Department

BEST AVAILABLE

P.W. # Tr 182

PUBLIC WORKS SITE CLEARANCE

TO: Building Dept. File: _____
FROM: Public Works Dept.
SUBJECT: Plan check by Public Works Dept.

The attached plans have been checked by Public Works Department for dedication, construction or fees which will be required prior to issuance of Building Permit for site located at:

Angela E Lano S.E. Corner
owned by: Detrick

No Dedication will be required.

No Construction will be required

No Fees will be required

Requirements:

The undersigned hereby agrees that these requirements will be met prior to requesting the final inspection of this building.

CLEARED BY:

Tom Boardman

DATE: 4-9-71

Name

Title

DATE: _____

H

68446

No. 71-1-3

APPLICATION FOR A SITE DEVELOPMENT PERMIT AS
PROVIDED BY REGULATIONS FULLY SET FORTH BY ARTICLE IX,
CHAPTER 1, OF THE SAN JOSE MUNICIPAL CODE (ZONING).

TO THE CITY OF SAN JOSE PLANNING DEPARTMENT:

1. The undersigned respectfully requests a site development permit
for the following legally described property:

lots 11, 12, 13 and 14 Tract #182
Villa Stone Sub.

2. The described property is situated at Angela
between Lano and

Orto

3. The nature of the use, business or occupation for which this
approval is desired is:

warehouse with office facilities

4. The present use of the described property is:

Vacant

5. Name and address of applicant and owner, tenant or lessee.
(Please print or type)

Kjartan O. Armann
Name of Applicant

L. Detrick
Name of Owner

208 Belmont Ave
Address

412 Lano St.
Address

Los Gatos, Calif
City

San Jose, Calif
City

354 8683
Telephone Number

294 9792
Telephone Number

- 442
6. In the event a site development permit is granted, undersigned agrees that all of the pertinent provisions of the Municipal Code will be complied with and the conditions, if any, upon which the application is granted will be observed.

Affidavit of owner

(Execute before notary public).

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) SS.
CITY OF SAN JOSE)

Leonard Detrick, being duly
(Please print or type)

sworn, deposes and says:

That the statements and information contained herein and in attached exhibits are in all respects true and correct as to the best of my knowledge and belief.

Leonard Detrick
Signature of Owner.

Subscribed and sworn to before me
this 6th day of January, 1971.

SEAL

Signed Ray M. Morrissey

The foregoing application has been examined by me and found thorough and complete in every particular.

PAID
JAN 6 1971

CITY OF SAN JOSE For the San Jose City Planning Department

180-18/REV-69 SUPER
BACK

Myastrom Construction
CE 10206

FILE # 563
page 1a

66446

6188

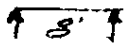
PANELIZED SYSTEM

ROOF

roofing - 6
shtg - 2
2x4 - 1
9 1/4"

use 1/2" 5 ply plywood.

JOISTS

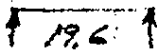


$w = (9 + 20) \times 2 = 58 \text{ #/ft}$

$SBM = \frac{58 \times 8^2}{8} = 464 \text{ #}$; $\frac{M}{F} = \frac{464 \times 12}{1500 \times 1.25} = 3.70$

use 2x4 @ 24" cc 1500 f.
dense #2

PURLINS



$w = \frac{(9 + 20) \times 8}{6m} = 232 \text{ #/ft}$
 $\frac{12}{244 \text{ #/ft}}$

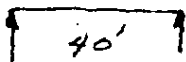
DL
72
 $\frac{12}{84}$

$SBM = \frac{244 \times 19.6^2}{8} = 11.7 \text{ #}$; $\frac{M}{F} = \frac{11.7 \times 12}{1.5 \times 1.25} = 75$

$R_{TL} = \frac{244 \times 19.6}{2} = 2400 \text{ #}$

$R_{DL} = \frac{84 \times 19.6}{2} = 820 \text{ #}$

GLU-LAM



$w = \frac{(10 + 12) \times 20}{6m} = 440 \text{ #/ft}$
 $\frac{35}{475 \text{ #/ft}}$

DL
200
 $\frac{35}{235 \text{ #/ft}}$

$SBM = \frac{475 \times 40^2}{8} = 95 \text{ #}$; $\frac{M}{F} = \frac{95 \times 12}{2.2 \times 1.25} = 415$

$R = 475 \times 20 = 9500 \text{ #}$

$\frac{9500}{128} = 74 < 110 \text{ OK}$

try 5 1/4" x 24 3/8" glu lam

$\Delta TL = \frac{5 \times 475 \times 40 \times 40^3 \times 12^3}{384 \times 1.76 \times 10^6 \times 6336} = \frac{475 \times 12800,000 \times 1728}{384 \times 1.76 \times 10^6 \times 6336} = 2.5"$

$\Delta DL = 2.5 \times \frac{235}{475} = 1.25"$

$\Delta LL = 2.5 \times \frac{240}{475} = 1.26"$

$\Delta TL \text{ all} = \frac{1}{180} \times 40 \times 12 = 2.7" > 2.5" \text{ OK}$

$\Delta LL \text{ all} = \frac{1}{240} \times 40 \times 12 = 2" > 1.26" \text{ OK}$

BEST AVAILABLE

W. J. O. Kramann
CE 10206

6446

FILE #563
PAGE 1

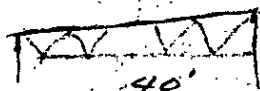
WAREHOUSE BLDG
DETROIT

*changed roof section
see 1a & 2a*

ROOF
roofing - 6
shtg - 2
Trus-dorst - 4
ceiling - 3
15 #/ft

Trus-dorsts

show how you arrived at this figure.
provide series & profile information. See letter.



$$w = (15 + 20) \frac{32}{12} = 93 \text{ #/ft}$$

$$\text{ave depth} = 36"$$

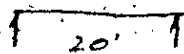
4" / ft pitch

BEST AVAILABLE

high side 41" low side 29"

Center Beam

$$\text{Area} = 40 \times 20 = 800 \text{ ft}^2 \quad LL = 12 \text{ #/ft}$$



$$w = (15 + 12) \times 40 = 1080 \text{ #/ft}$$

$$\text{beam} = \frac{40}{1120 \text{ #/ft}}$$

$$R = 1120 \times 10 = 11200 \text{ #}$$

$$SRM = \frac{1120 \times 20^2}{8} = 56000 \text{ #} \quad \frac{M}{f} = \frac{56 \times 12}{24} = 28$$

USE 12GE 27

Post load

$$11200 \times 2 = 22,4 \text{ K}$$



$$L = 108"$$

$$r = 1.88$$

use 5" std pipe

or 8x8 wood post

$$k = 1$$

tips, ^{allowed} for 10' = 73k ; OK

FTG

$$\frac{22.4}{2} = 11.2 \text{ K}$$

use 3'-6" x 3'-6" ftg 12.2 OK

$$M = \frac{2 \times 1.75^2}{2} = 3.1 \text{ K}$$

$$\frac{M}{K} = \frac{3.1}{15.7} = 0.19 \quad b = 12 \text{ d}$$

use d =

$$A_s = \frac{3.1}{1.44 \times 19} = .15 \text{ #}$$

use #4 @ 12" ea way

65446

load to side walls

$$(15+12) \times 20 = 540 \text{ #/ft}$$

door lintel

$$\begin{array}{r} \text{roof load} - 540 \\ \text{blk wall @ } 80 \times 4.33 - 350 \\ \hline 890 \text{ #/ft} \end{array}$$

BEST AVAILABLE

$$M = \frac{.89 \times 12^2}{12} = 10.7 \text{ K}$$

$$\frac{M}{K} = \frac{10.7}{44} = .24$$

$$b = 7\frac{1}{2} \times 20 = 150$$

used = 48

$$As = \frac{10.7}{144 \times 48} = .157 \text{ sq in}$$

use # 5 top & bottom

Block Col Id

Where does this show on your plans?

$$\text{wall @ } 80 \times 10 = 800 \text{ #/ft}$$

$$\text{load wall @ } 800 \times (7+3) = 8000 \text{ #}$$

$$\text{roof @ } (15+20) \times 18 \times 5 = \frac{3300}{10700 \text{ #}}$$

col 8' high try 12x16

$$f_g = \frac{2.4}{1.92} = .0125 \text{ 4-#7}$$

$$P = 192 (.18 \times 1000 + .65 \times .0125 \times 20000) \left[1 - \left(\frac{8 \times 12}{30 \times 7,625} \right)^3 \right]$$

$$= 192 (270 + 162.5) [1 - .074]$$

$$= 192 \times 432.5 \times .926 = 77 \text{ K} > 10.7 \text{ K}$$

use 12x16 col. with 4-#7

FOUNDATIONS

SIDE WALLS

$$\text{roof @ } 540 \text{ #/ft}$$

$$\text{wall @ } 80 \times 18.5 = 1480$$

$$\text{ftg} = \frac{600}{2620 \text{ #/ft}}$$

use 18" wide

END WALLS

use 18" wide (load less)

LATERAL FORCES



DIRECTION #1 Max

$$\text{roof @ } 15 \times 80 \times 80 = 96000$$

$$\text{2 sid walls @ } 80 \times 18.5 \times 2 \times 80 = \frac{118000}{214000}$$

$$H = 214 \times .133 = 28.5 \text{ K}$$

$$\text{max shear} = \frac{14.25}{52} = 270 \text{ #/ft}$$

14.25 ea wall

use 10 # @ 6" cc
no blk nec.

65446

FILE #56

page 2a

use 5'4" x 24'3" G/L - Lam camber 1/4"

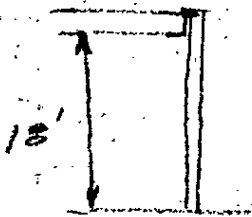
$$\text{end brg} = 9500 \text{ *}$$

$$\frac{9500}{450} = 21 \text{ *}$$

5'4" x 4" reg'd.

use block pilaster under g/l lam

side wall purlin id



$$\text{Vert DL} = 820 \text{ *}$$

$$\text{Vert TL} = 2400$$

$$e = 4"$$

$$M_u = \frac{18 \times 8 \times 19^2}{8} = 162 \text{ *}$$

$$DL Me = 820 \times \frac{4}{12} = 280 \text{ *}$$

$$TL Me = 2400 \times \frac{4}{12} = 800 \text{ *}$$

try 12' wide col at purlin for bending

4- #4 Vert



$$p = \frac{.8}{16 \times 5} = .01$$

$$n = 40$$

$$np = .4$$

$$k = .5779 \quad d = .8$$

$$2/kd = 4.27$$

$$f_m = .2 \times 9500 \left[1 - \left(\frac{18 \times 12}{30 \times 7.625} \right)^3 \right] = 300 \left[1 - (.95)^3 \right] = 300 \times .14 = 42 \text{ psi}$$

$$F_u = 2400 + 1600 = 4000 \text{ *}$$

$$\frac{4000}{24 \times 7.625} = 22 \text{ psi}$$

may M is TL

$$f_b = \frac{800 \times 12}{16 \times 5^2} \times 4.27 = 102$$

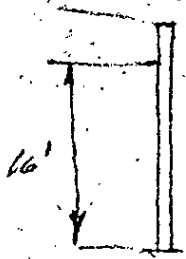
$$\frac{p}{A} = \frac{.22}{.42} = .52$$

$$\frac{M}{S} = \frac{102}{250} = .41$$

$$.93 < 1 \quad \text{OK}$$

use 4- #4 at ea purlin

balance of wall is non bearing



wind @ 15' 2/4"
EQ. @ 80 x .2 = 16' 1/4"
roof D.L. @ 15' x 20 = 300' 1/4"
wall @ mid ht @ 80 x 9 = 720' 1/4"
total 1020' 1/4"

support wall @ 16' ht

$f_a = .2 \times 1500 \left[1 - \left(\frac{16 \times 12}{30 \times 7.425} \right)^2 \right] = 300 (1 - .59) = 123' 1/2"$
allowable

try #4 @ 24" cc $d = 3.8"$

$A_s = .1$

$p = \frac{.1}{12 \times 3.8} = .0022$

$np = 20 \times .0022 = .04$

$\frac{2}{k_d} = 8.54$

$\frac{30,000,000}{500 \text{ f.m.}} = 60 \text{ for Gr 4}$

Solid gr. 4

$SBM = \frac{16 \times 16^2}{8} = 510' 1/2"$

$\frac{P}{A} = \frac{1020}{12 \times 7.425} = 11.1$

$\frac{40}{22} = 1.82$

How about eccentric load from truss joint.

$f_b = \frac{510 \times 12}{12 \times 3.8^2} \times 8.54 = 233$

$f_{b \text{ allow}} = .166 \times 1500 \times 1.33 = 333$

$\frac{300}{333} + \frac{11.1}{22} = .9 + .09 = .99 < 1 \text{ OK}$

$A_s = \frac{.51}{1.44 \times 3.8} = .093$

use #4 @ 24"

load from wall to lower chord

$H = 16 \times 9 \times 36/12 = 384' \text{ at each truss}$



use 5/8" bolts @ 4' cc into 2x4 nailer

use Simpson a 35 n at ea truss

END WALLS NON BEARING

$M = \frac{16 \times 19^2}{8} = 720' 1/2"$

$\frac{M}{K} = \frac{72}{44 \times 1.33} = .012$

$b = 12' \text{ of } 3'$

$A_s = \frac{.72}{1.44 \times 3.8 \times 1.33} = .099' 1/2"$

use #4 @ 24"

use $d = 3.8$

APPENDIX B

Questions.01 for 644 Lano Street, etc., San José, CA

1. What is the age of the roofing system?
2. If you have a copy of the roof warranty, can that be sent to me?
3. Are there any known, current leaks though the roofing system?
4. Are there any known, current leaks at the skylights?
5. Is roof maintenance provided on an as-needed basis vs. having a maintenance contract providing regularly scheduled service visits?
6. If there is a contract for regular roof maintenance, how often are roof maintenance visits conducted?
7. Are there any known, current leaks though the window/wall systems?
8. Do the window/exterior door systems date to original construction (1971)?
9. When was the asphalt paving last re-sealed?
10. Have there been any underground sewer line replacements in the last five years?
11. Have there been any underground gas line replacements in the last five years?
12. Have there been any instances of fire in the last five years?
13. Have there been any instances of flooding in last five years?
14. Are there any known issues with soil settlement around the site or with differential settlement of the concrete foundation slab?
15. Have there been any ADA related complaints, fines, or lawsuits?
16. Have seismic structural upgrades been performed?
17. Are there any known deficiencies with the building, other than those mentioned previously in this list (such as roof or window leaks)? These deficiencies could include—but not limited to—rotten wood, fire damage, water damage, structural damage, leaking pipes, egregiously damaged interior finishes, sewer line blockages, out-of-plumb walls, etc.?

Questions.02 for 644 Lano Street, etc., San José, CA

1. There appears to be a through-wall air conditioner next to the front door of 444 Lano Street. Is it operational? Is it tenant installed?
2. Is the heating and/or cooling in the units sufficient?
3. Is there any hot water? i.e. Are there any water heaters? If so, please send me the info – i.e. brand, size, gas or electric, if gas if there is a flexible or rigid gas supply.

APPENDIX C

LOCATION PLAN

PLAN LIST

NO.	DESCRIPTION	DATE	BY	CHK.
1	PRELIMINARY	10/1/54	LD	LD
2	FINAL PLAN	10/1/54	LD	LD
3	REVISION	10/1/54	LD	LD
4	REVISION	10/1/54	LD	LD
5	REVISION	10/1/54	LD	LD
6	REVISION	10/1/54	LD	LD
7	REVISION	10/1/54	LD	LD
8	REVISION	10/1/54	LD	LD
9	REVISION	10/1/54	LD	LD
10	REVISION	10/1/54	LD	LD

* SPECIMENS - MAXIMUM 8'-10" HIGH
STREET TRESS - 15 GAL.

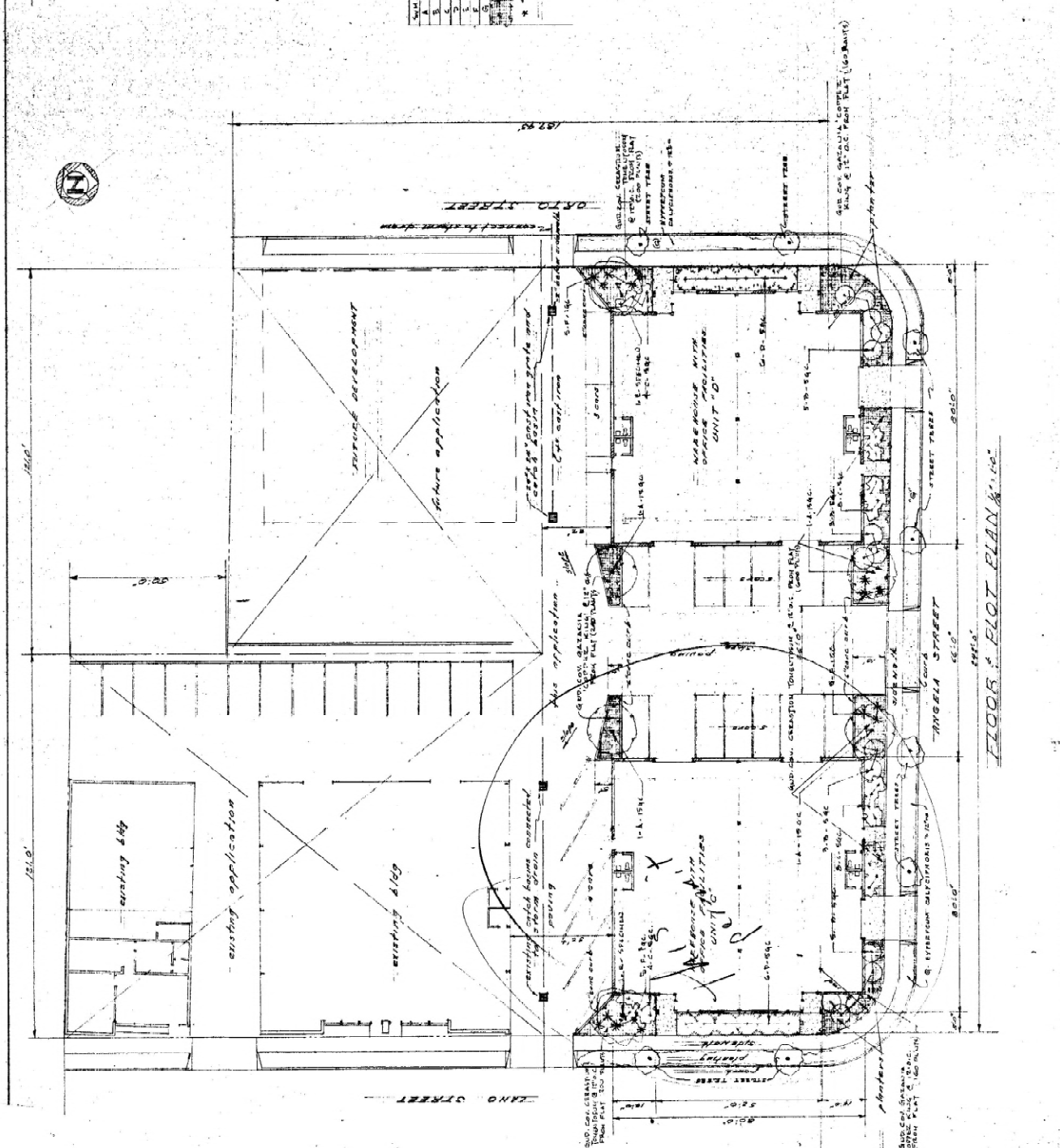
Value \$5,000 fee \$80

1720 Angela St Ind 68446

BU 1 ship type III

more house 1740 Angela 6955

1720 high 68446 U



FLOOR & PLOT PLAN 8'-10"

PW m...
due

SPECIFICATIONS

EXTERIOR (DOWN EDWARDS)

Exterior wood trim, door & window
 Second coat - Synthetic body coat 12-23
 Third coat - Synthetic body coat 12-23
 Third coat - Synthetic body coat 12-23

EXTERIOR GALVANIZED IRON

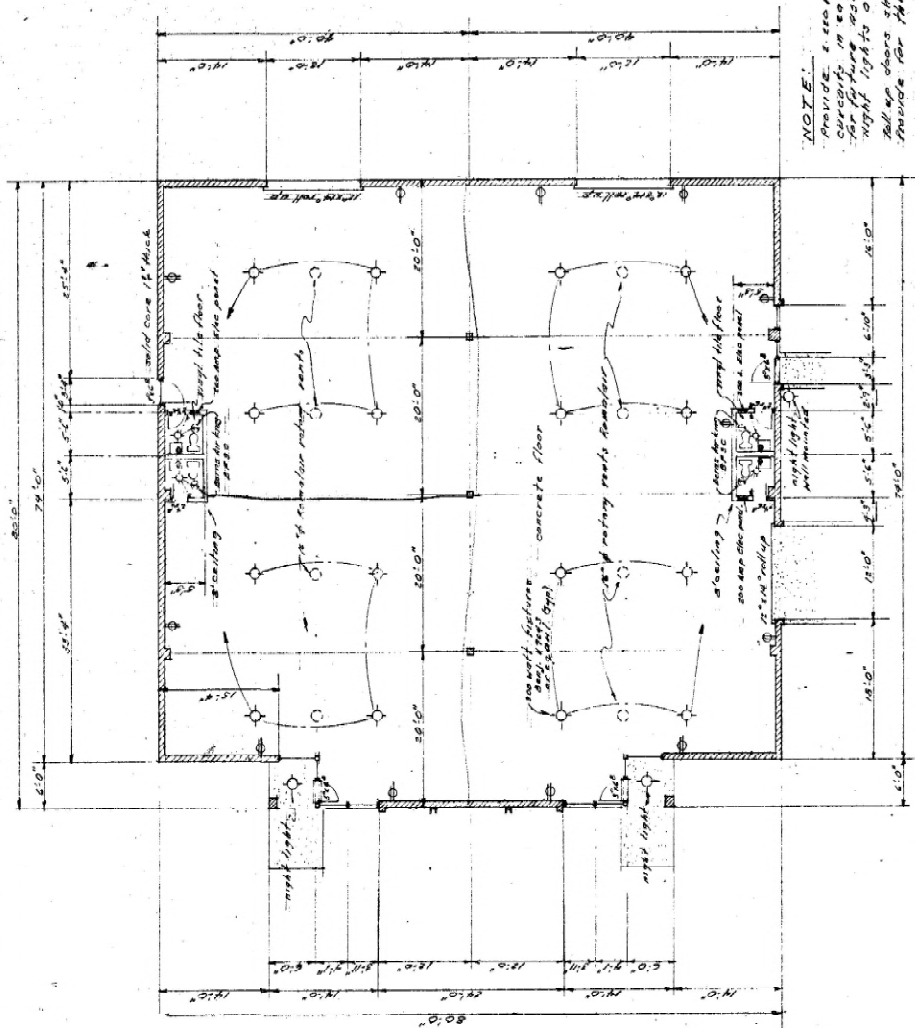
First coat - Synthetic body coat 12-23
 Second coat - Synthetic body coat 12-23
 Third coat - Synthetic body coat 12-23

INTERIOR DAY-NIGHT

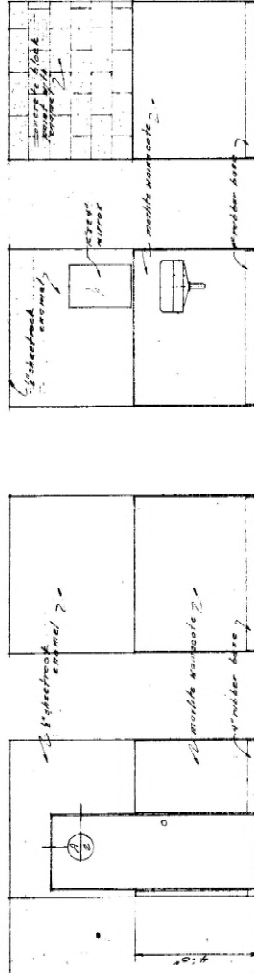
First coat - Synthetic body coat 12-23
 Second coat - Synthetic body coat 12-23
 Third coat - Synthetic body coat 12-23

INTERIOR WOOD: (Down & Up)

First coat - Synthetic body coat 12-23
 Second coat - Synthetic body coat 12-23
 Third coat - Synthetic body coat 12-23



FLOOR PLAN 12'-110"



TYPICAL TOILET ELEVATION 12'-110"

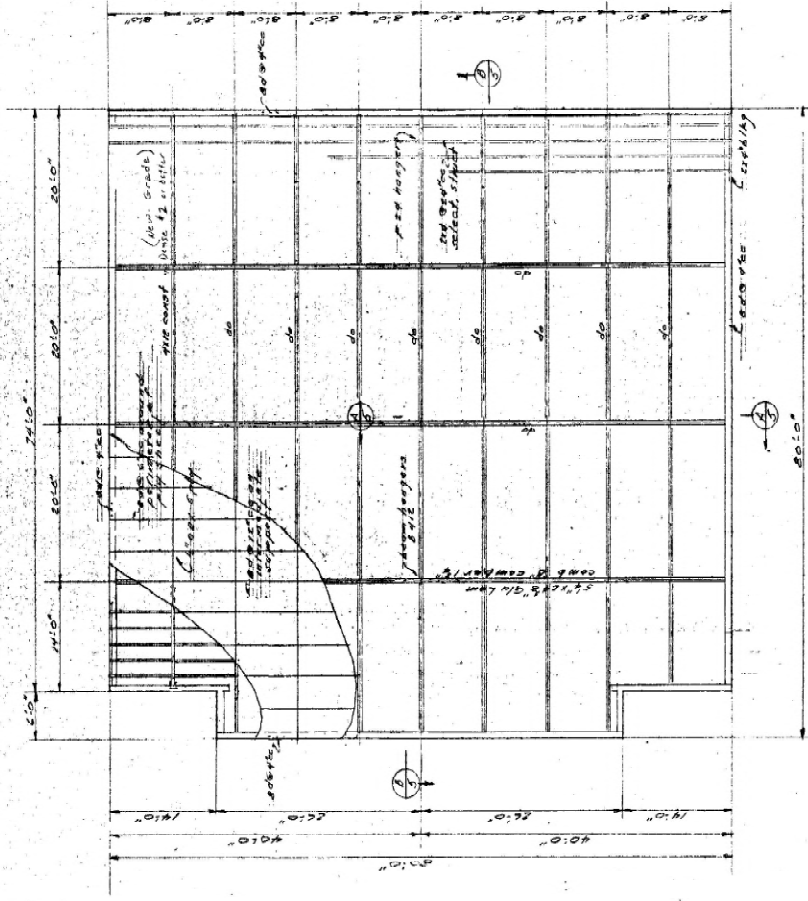
WAREHOUSE FACILITIES
 MR. LEONARD DETRICK
 SAN JOSE, CALIFORNIA
 JAN 1955

KJARTAN O. ARMANN
 ARCHITECT & ENGINEER
 100 BROADWAY, NEW YORK, N.Y.
 10038

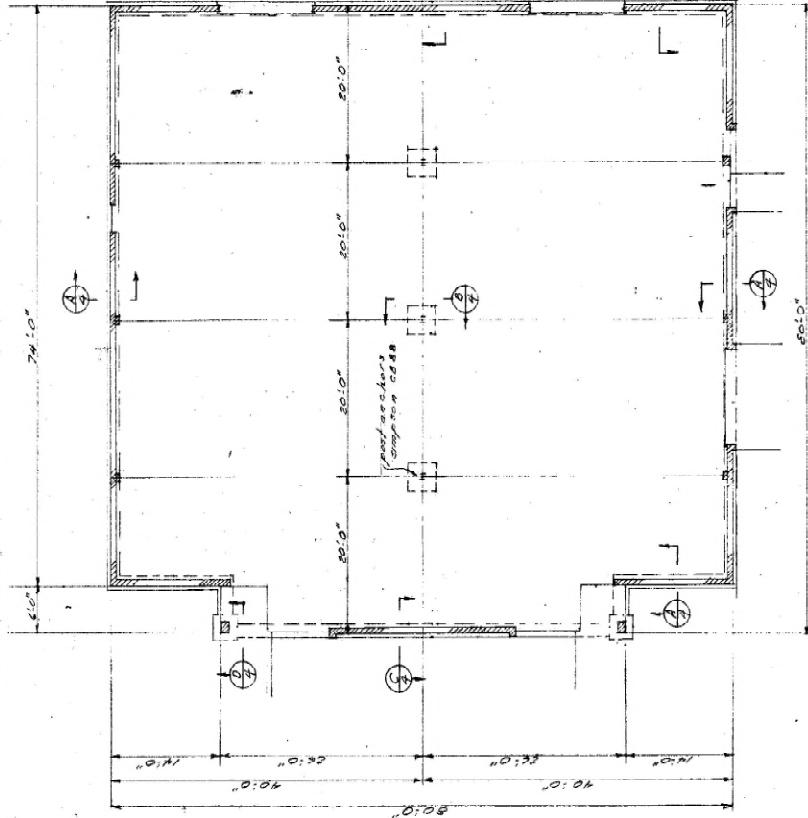
DRAWING
 12-110
 12-110
 12-110

2

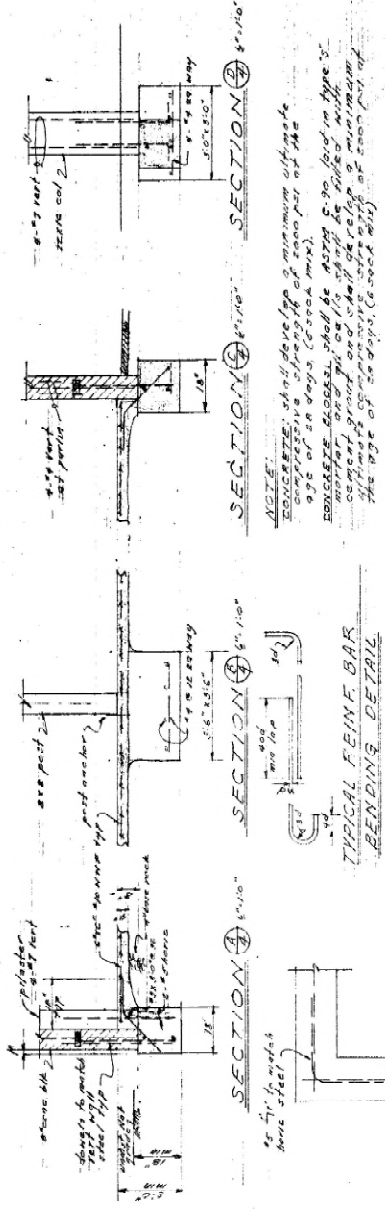
REVISED 4-1-54



FOUNDATION PLAN 4'-10" x 74'-0"



ROOF FRAMING PLAN 4'-10" x 74'-0"



TYPICAL CORNER BAR DETAIL

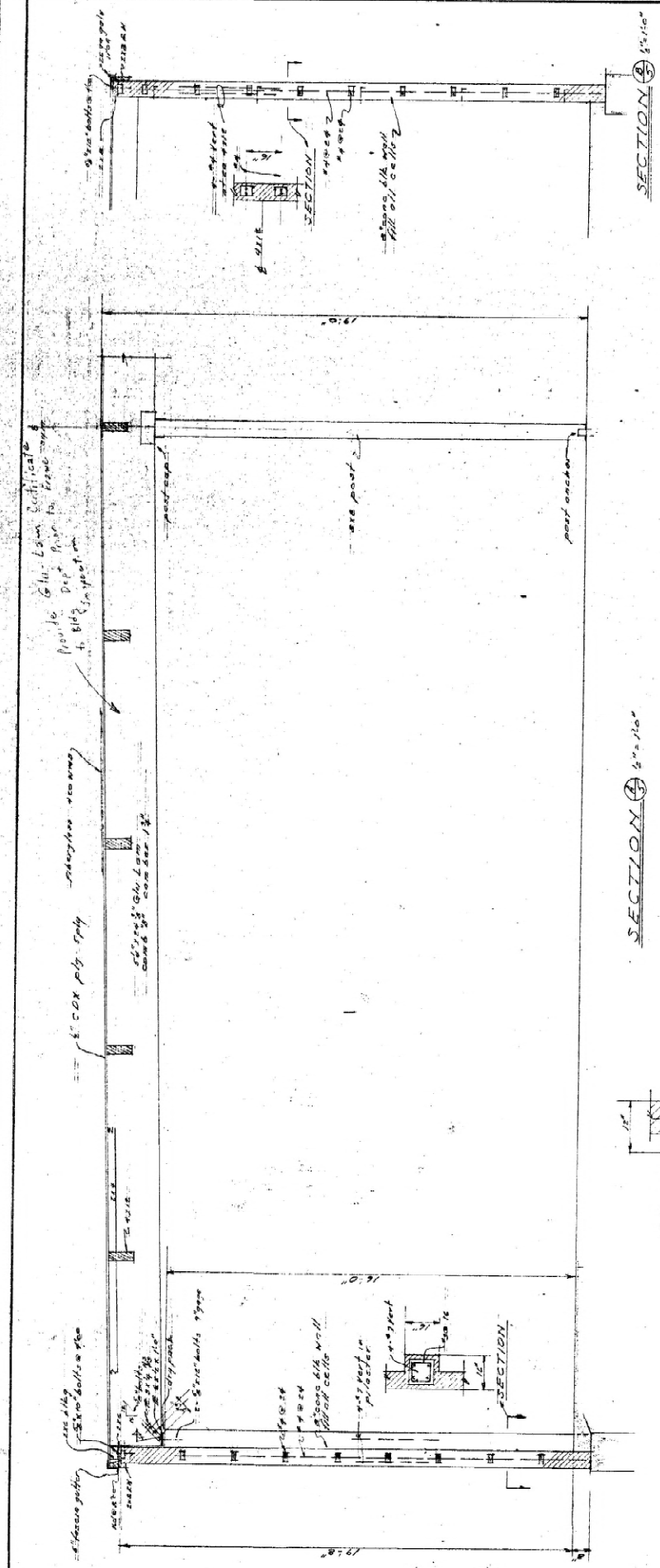
TYPICAL REINFORCING BAR BENDING DETAIL

SECTION 4'-10" x 74'-0"

SECTION 4'-10" x 74'-0"

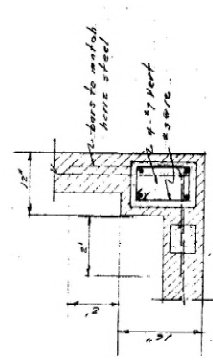
SECTION 4'-10" x 74'-0"

NOTE: REINFORCEMENT shall develop a minimum ultimate tensile strength of 60,000 psi. All reinforcement shall be placed in concrete. Concrete shall be placed in type 'S' concrete and shall be filled with cement grout and shall be placed a minimum of 1/2" above the footing. (6-1/2" x 12")

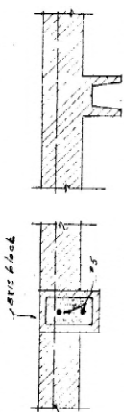


SECTION 5 $\frac{1}{2}'' = 1'0''$

SECTION 8 $\frac{B}{5}$ $1^{\circ} 21' 0''$



SECTION 51010-10



SECTION $\left(\frac{F}{5}\right) 11.10$ SECTION $\left(\frac{G}{5}\right) 11.10$



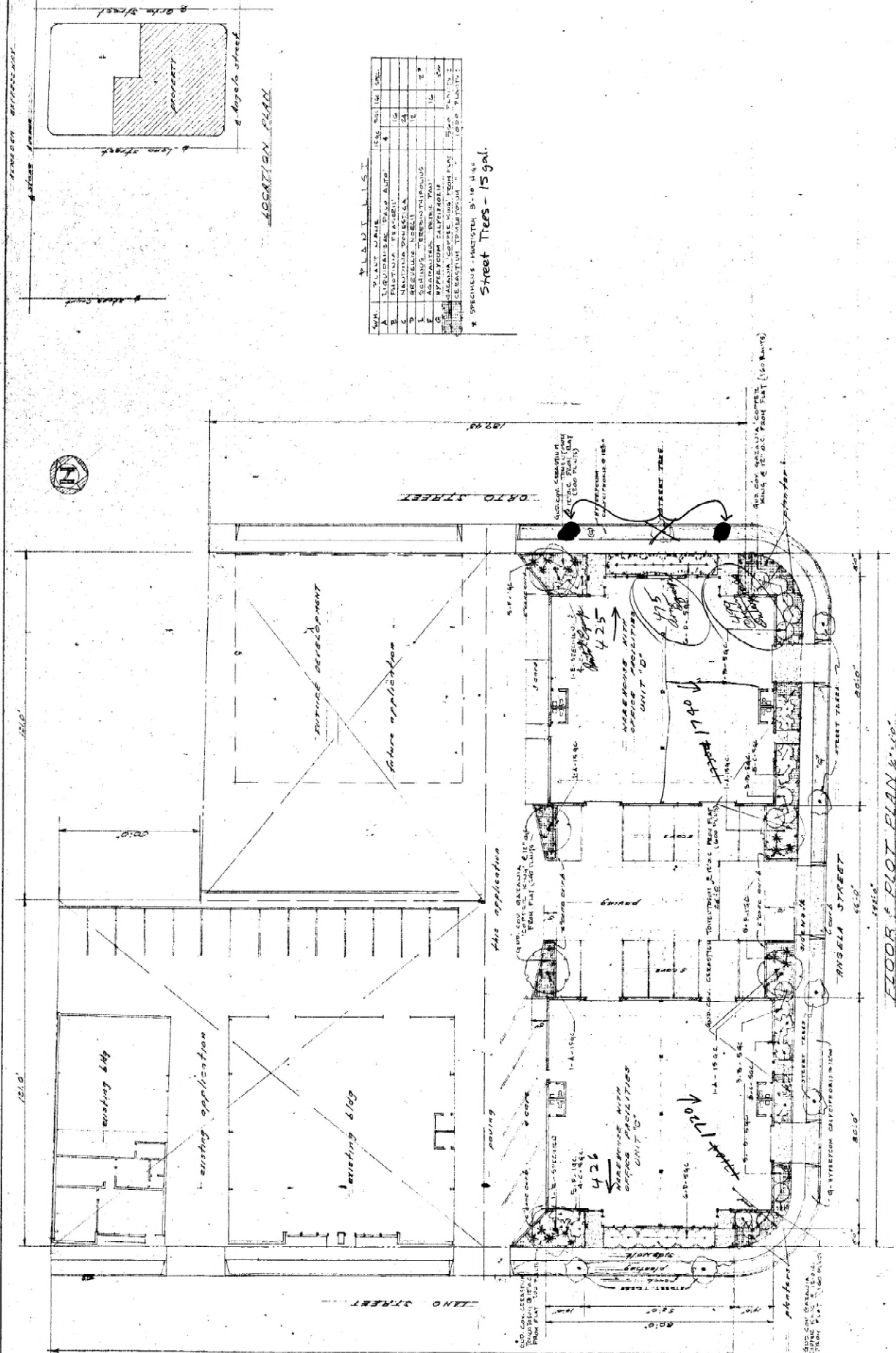
SECTION 8 1"=1.0"

TYP. CORNER BAR BLOCK DETAIL

WAREHOUSE FACILITIES
MR. LEONARD DETRICK
LANG. ANGEL. DRID. STAFFS
SAN JOSE, CALIFORNIA

KIRIAN O. ARMANN
ARCHITECT & ENGINEER
207 S. 1ST ST. SAN JOSE, CALIF.
SAN JOSE, CALIF.

DRAWING
NO. 1
DATE
1964



PLANT LIST

NO.	PLANT NAME	QTY	SIZE	DATE
1	PLANT NAME	1	10'	1964
2	PLANT NAME	1	10'	1964
3	PLANT NAME	1	10'	1964
4	PLANT NAME	1	10'	1964
5	PLANT NAME	1	10'	1964
6	PLANT NAME	1	10'	1964
7	PLANT NAME	1	10'	1964
8	PLANT NAME	1	10'	1964
9	PLANT NAME	1	10'	1964
10	PLANT NAME	1	10'	1964

* SPECIES - MAINTEN 9-10 Hgt

FLOOR # PLOT PLAN 8-10-64

APPENDIX D

GENERAL CONDITIONS TO THE AUTHORIZATION FOR WORK AGREEMENT

It is hereby agreed that the Client retains Ryan Miller Architects to provide services as set forth in the Authorization for Work 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 Authorization for Work. Client's signature on this Authorization for Work constitutes Client's agreement to the all terms to this contract, including these General Conditions.

FEES AND COSTS

1. Ryan Miller Architects shall charge for work performed by its personnel at the rates identified in the Authorization for Work. These rates are subject to reasonable increases by Ryan Miller Architects 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 and/or Ryan Miller Architects' use, costs for specifications and type-written reports, permit and approval fees, automobile travel reimbursement, costs and fees of subcontractors. 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 Ryan Miller Architects shall be invoiced by Ryan Miller Architects on the basis of cost plus twenty percent (120%). Automobile travel reimbursement shall be at the rate of seventy-two and one-half cents (\$0.725) per mile. All other reimbursable costs shall be invoiced and billed by Ryan Miller Architects at the rate of 1.1 times the direct cost to Ryan Miller Architects.

Reimbursable costs will be charged to the client only as outlined in the Authorization for Work 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 Ryan Miller Architects to secure payment of unpaid invoices. Ryan Miller Architects may waive such fees at its sole discretion.

STANDARD OF CARE

2. Ryan Miller Architects 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. Ryan Miller Architects 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 Ryan Miller Architects, and/or its employees or agents, for any and all claims arising from the performance of services by Ryan Miller Architects, shall be \$50,000.00 or the Client's fees relating to such claims, whichever is smaller, except, however, this limitation of remedies shall apply only to Client's recovery against Ryan Miller Architects and shall not limit Client's recovery against or from any insurance policy maintained by Ryan Miller Architects.

Client may request a higher limitation of remedies, but must do so in writing. Upon such written request, Ryan Miller Architects may agree to increase this limit in exchange for a mutually negotiated higher fee commensurate with the increased risk to Ryan Miller Architects. 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 Ryan Miller Architects' services or the services of Ryan Miller Architects' subcontractors, consultants, or agents from any cause(s). Ryan Miller Architects shall not be liable for any claims of loss of profits or any other indirect, incidental, or consequential damages of any nature whatsoever, except, however, this limitation of remedies shall apply only to Client's recovery against Ryan Miller Architects and shall not limit Client's recovery against or from any insurance policy maintained by Ryan Miller Architects.

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 Ryan Miller Architects, 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, Ryan Miller Architects and Client agree the rest of the provision shall apply to the maximum extent permitted by law. The Client's duty to defend Ryan Miller Architects shall

arise immediately upon tender of any matter potentially covered by the above obligations to indemnify and hold harmless.

Ryan Miller Architects agrees to indemnify and hold harmless CLIENT, its officers, directors, partners, employees, and any other entity or person for which Ryan Miller Architects 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 Ryan Miller Architects in the performance of professional services under this Agreement and any other entity or person for which Ryan Miller Architects is legally liable.

Notwithstanding the foregoing, if Ryan Miller Architects' obligation to defend, indemnify, and/or hold harmless arises out of Ryan Miller Architects' performance of "design professional" services (as that term is defined under California Civil Code Section 2782.8), Ryan Miller Architects' 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. Ryan Miller Architects' indemnification obligation shall be limited to claims to the extent caused by the negligence, recklessness, or willful misconduct of Ryan Miller Architects, and, upon Ryan Miller Architects obtaining a final adjudication by a court of competent jurisdiction, Ryan Miller Architects' liability for such claim, including the cost to defend, shall not exceed Ryan Miller Architects' proportionate percentage of fault. Ryan Miller Architects 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 and Ryan Miller Architects 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. The PCA does not address the presence or absence of any hazardous materials, chemicals, or biological growths (such as mold or mildew) at the subject property. Any evaluation or description of environmental matters or concerns is outside the scope of work of the PCA.

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 conditions (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 Ryan Miller Architects for convenience, and Ryan Miller Architects has otherwise satisfactorily performed its obligations under this Agreement to that point, Ryan Miller Architects shall be paid no less than eighty percent (80%) of the contract price, provided, however, that if Ryan Miller Architects shall have completed more than eighty percent of the Work at the time of said termination, Ryan Miller Architects shall be compensated as provided in the Authorization for Work for all services performed prior to the termination date which fall within the scope of work described in the Authorization for Work and may as well, at its sole discretion and in accordance with said Schedule of Fees, charge Client, and Client agrees to pay Ryan Miller Architects' 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 Ryan Miller Architects, Ryan Miller Architects 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 Ryan Miller Architects is no longer associated with the Project and to protect Ryan Miller Architects from claims of liability from the work of others.

DOCUMENTS

9. Any documents prepared by Ryan Miller Architects, 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 Ryan Miller Architects and Ryan Miller Architects retains copyrights to these instruments of service. Ryan Miller Architects 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 Ryan Miller Architects, and with appropriate compensation to Ryan Miller Architects. Client further agrees that such instruments of service shall not be provided to any third parties without the express written permission of Ryan Miller Architects.

Client shall furnish, or cause to be furnished to Ryan Miller Architects all documents and information required by Ryan Miller Architects for the proper performance of its services. If Client fails to provide Ryan Miller Architects with all materials in the Client's possession requested during the period that Ryan Miller Architects is actively providing its services, Client shall release Ryan Miller Architects from any and all liability for risks and damages the Client incurs resulting from its reliance on Ryan Miller Architects' professional opinion. Ryan Miller Architects shall be entitled to rely upon Client-provided documents and information in performing the services required in this Agreement; however, Ryan Miller Architects 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 Ryan Miller Architects the right of access and entry to the Project at all times necessary for Ryan Miller Architects 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 Ryan Miller Architects for the purpose of the performance of their Work. This right of access and entry extends fully to any agents, employees, contractors or subcontractors of Ryan Miller Architects upon reasonable proof of association with Ryan Miller Architects. Client's failure to provide such timely access and permission shall constitute a material breach of this Agreement excusing Ryan Miller Architects from performance of its duties under this Agreement.

CONFIDENTIAL INFORMATION

11. Both Client and Ryan Miller Architects understand that in conjunction with Ryan Miller Architects' performance of the Work on the project, both Client and Ryan Miller Architects 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. Ryan Miller Architects further agrees that it will not sell, distribute or disclose information or the results of any investigation conducted by Ryan Miller Architects 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 Ryan Miller Architects agree that Ryan Miller Architects is an independent contractor in the performance of the Work under this Agreement. All persons or parties employed by Ryan Miller Architects in connection with the Work are the agents, employees, or subcontractors of Ryan Miller Architects and not of the Client. Accordingly, Ryan Miller Architects shall be responsible for payment of all taxes arising out of Ryan Miller Architects' 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 Ryan Miller Architects 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 signatory 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 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 to act on behalf of and to 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, and opinions expressed by Ryan Miller Architects 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; any action by either party to enforce this Agreement shall be brought in Sonoma 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 Ryan Miller Architects completes its services.