

AllWest Environmental

PROPERTY CONDITION ASSESSMENT

870 Santa Cruz Avenue, Menlo Park, CA 94025



PREPARED FOR:

Little Tree Management, LLC
c/o Ardent Law Group
4340 Von Karmen Avenue, #290
Newport Beach, California 92660

ALLWEST PROJECT 24117.60
October 11, 2024

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PROPERTY CONDITION ASSESSMENT

870 Santa Cruz Avenue, Menlo Park, CA 94025

I. EXECUTIVE SUMMARY

AllWest has completed a Property Condition Assessment of the above referenced site in accordance with ASTM E2018-24. On October 2, 2024, AllWest visited the property and observed the condition of the structure and the exterior site elements. Pete Rubio of Wheatley Properties, the property management company, served as our site escort. Yvette Yamagata, also of Wheatley Properties, coordinated the site visit provided documents and information concerning the maintenance history of the property.

This Property Condition Assessment was conducted on behalf of Little Tree Management, LLC, c/o Ardent Law Group for acquisition purposes.

We conducted research with the Menlo Park Building and Planning Departments, and the Menlo Park Fire Protection District for violations information, building permits, inspections, and reports.

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

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

A. PROPERTY DESCRIPTION

The subject property is a two-story commercial building; the roof deck has been developed as an outdoor furniture display area. The building contains 30,293 square feet (sq ft) of rentable floor area per a BOMA survey; that figure includes 6,923 sq ft of roof

area reported as rentable. Without the roof area, the rentable floor area is 23,370 sq ft.

Original building construction was completed in 1959. Following a fire in 1983, the building was rebuilt into its current configuration in 1984. A complete building rehabilitation project (BRP) was undertaken in 2021; both the interior and exterior of the building were extensively remodeled. Shell construction of the BRP was completed in 2022, with the final interior tenant improvement (TI) project for the second floor tenant in Suite 201 concluding toward the middle of 2024. Suite 201, though leased was unoccupied by the tenant during our site visit.

The building is located on one rectangular legal parcel of 0.299 acres. The property is bound on the north and south by adjacent developed parcels, to the east by Santa Cruz Avenue, and by a municipal surface parking lot to the west. The building occupies almost the entirety of the site with a setback along the west property line. The elevation along Santa Cruz Avenue is considered the east elevation for the purposes of this report.

Santa Cruz Avenue runs NE-SW, roughly 35° east of north. The site is essentially flat with no more than one foot of elevation change, descending from south to north. Concrete public sidewalks, with concrete curbs line Santa Cruz Avenue. The municipal parking lot behind the building is asphalt-paved.

The property's zoning designation is SP-ECR-D (El Camino Real/Downtown Specific Plan). Neighboring development consists of similarly and smaller scaled commercial buildings, typically no greater than two stories in height. The subject property is reportedly 100% leased with three tenants.

The likely current occupancy classifications are Group B: (Business—office) and Group M: (Mercantile—retail store). The site is in FEMA Flood Zone X (unshaded). Construction is Type V, non-Fire Resistive Rated, fully fire sprinklered.

The building has primarily wood structural framing with glulam beams and additional structural steel beams. The building has a plywood second floor and roof

decks. The long walls along the E-W axis are of reinforced concrete masonry unit (CMU) construction. High-strength square steel tube columns provide vertical support at the short walls along the N-S axis of the building, and at interior column locations. The building has a reinforced concrete slab-on-grade foundation, with shallow footings around the perimeter and interior columns. Several of the interior column footings were enlarged and the steel columns had plates added for reinforcement during the BRP. Other structural upgrades—such as adding new concrete shear walls—were undertaken to bring the building into conformance with the seismic structural requirements of the 2019 edition of the California Building Code (CBC), as noted in the structural drawings for the BRP.

Site improvements appeared in “Good” condition. Landscaping is minimal and consists of street trees along Santa Cruz Avenue. Artificial landscaping is provided on the roof terrace and in a planter at-grade along the west elevation. Irrigation systems are not installed.

On-site parking is not provided, nor is it required.

The roofing system appeared in “Good” condition. A single-ply, white polyvinyl chloride (PVC) system by *Sika Sarnafil* was installed in the last months of 2020. This roofing system should have an expected useful life (EUL) extending well beyond the five-year term of our analysis. The PVC system has a twenty-year warranty, which commenced on December 16, 2020.

Building exterior finishes appeared in “Good” condition. They consist of painted CMU walls, painted smooth-trowel concrete stucco, and wood finish composite panels. The exterior finishes were recently installed as part of the BRP; exterior repainting during the reserve term appears unlikely.

Windows and exterior doors appeared in generally “Good” condition. New windows and exterior doors were installed as part of the BRP. The east and west elevations have large expanses of glass curtain wall systems and ribbon windows in punched openings. Clear anodized aluminum window frames are provided with dual-pane fixed glazing with a light green or light gray integral tint.

Interior finishes appeared in “Excellent” to “Good” condition. Common areas are provided; they include the ground floor entrance lobbies, elevator lobbies on both floors, restrooms, corridors, and exit stairs. Restrooms are provided on both floors. The interior finishes in unoccupied Suite 201 appeared in “Excellent” condition. Elsewhere, the interior finishes approach “Excellent” condition.

The MEP and FLS systems appeared in “Good” condition. New MEP and FLS equipment was installed as part of the BRP.

Primary cooling and heating is provided by six *Carrier* packaged cooling units with natural gas-fired furnaces. Total cooling capacity is 75 tons. Additionally, four split-system heat pumps provide dedicated conditioned air—and heat, if needed—to specialty spaces, such as server rooms; these four split-system units have a combined cooling capacity of 5.5 tons. The main service room and the restrooms are ventilated with one roof- and three ceiling-mounted exhaust fans; manufactured by *Greenheck*. All HVAC equipment was installed in 2022, with the exception of the 2.5 ton heat pump, installed in 2024.

A utility-owned transformer, located in an underground vault on the west side of the building, provides 480-277/120 volt, 3-phase, 4-wire electrical service to a 600 amp main service entrance panel manufactured by *Eaton* in 2022. It's located in the first floor main service room near the southwest corner of the building. Copper wire-in-conduit runs feed building sub-panels elsewhere on the first and second floors and on the roof level.

Interior water supply lines are copper; waste lines are hubless cast iron. The Menlo Park Municipal Water District provides water service to the property; sewer service is handled by the West Bay Sanitary District. Domestic hot water is provided by one natural gas-fired water heater located on the second floor and by tankless instantaneous electric water heaters beneath kitchenette sinks.

Pacific Gas & Electric supplies natural gas to the property. Gas is consumed by six rooftop furnaces and one water heater. All gas-fired equipment is fitted with a flexible gas line connection. An automatic seismic shut-off valve is not installed.

The building is fully fire sprinklered with a wet-pipe system. A twin Fire Department Connection (FDC) is installed at street level at the northeast corner of the building. A digital fire alarm system with a fully addressable fire alarm control panel (FACP) is provided. Battery back-up emergency lights and illuminated exit signs provide path of egress lighting. New fire protection equipment was installed in 2022.

A new hydraulic passenger elevator and control equipment were also installed in 2022; this equipment is evaluated in “Good” condition. The elevator was manufactured by *Otis* and has a 3,500 lb capacity. It serves floors one, two and the roof.

The subject property demonstrates a generally “Good” level of compliance with current Disabled Accessibility requirements.

B. SUMMARY OF FINDINGS

AllWest found the subject property in generally "Good" overall condition with the interior finishes in "Excellent" to "Good" condition. We recommend the following remedial measures to correct deficiencies, summarized as follows:

Immediate Repair Needs or Life Safety Issues

- Install an automatic seismic shut-off valve on the main gas service line;
- Provide underground sewer line video snake inspection and hydrostatic test;
- Provide remedial measures to address minor deficiencies for restroom Accessibility.

Capital Expenditures

- Perform infrared scans on electrical panels every three years.

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.

No Modernization expenses were identified.

C. IMMEDIATE REPAIRS & REPLACEMENT RESERVES

Immediate Needs

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

Immediate repair needs as indicated in the Immediate Needs & Replacement Reserves Analysis are estimated at **\$2,250**. Expenditures include the installation of a seismic shut-off valve, sewer line inspections, and remedial measures for minor deficiencies in restroom Accessibility.

Replacement Reserves

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

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

The five-year replacement reserves are estimated at **\$3,619**, which includes a 2.5 % per year inflation factor. The sole expenditure is to perform infrared scans on electrical panels every three years.

II. REGULATORY REVIEW

The building was likely originally designed in conformance with the requirements of the 1956 edition of the Uniform Building Code (UBC). Online building permit records only go back to 2002. A copy of the original 1959 building permit was not obtained.

The 1984 rebuild following a fire was likely permitted in conformance with the 1979 edition of the UBC. Both of these are pre-Northridge earthquake editions of the building code. Beginning with the 1996 edition of the UBC, the first edition following that earthquake, which occurred on January 17, 1994—the seismic requirements defined in the building code were made significantly more stringent.

The more recent shell and core improvements were permitted in conformance with the 2019 CBC. Upgrades to the building's structural systems were undertaken to meet the more stringent seismic requirements of this edition of the code.

Copies of the BRP core and shell construction documents were provided to AllWest during the preparation of this report; these drawings are dated July 27, 2021.

Information for Certificates of Occupancy is also not available online. The typical time required to request

Project No:	24117.60
Bldg Age in Years:	40
No. of Floors:	2
Floor Area (SF):	30,293

IMMEDIATE REPAIRS & REPLACEMENT RESERVE ANALYSIS

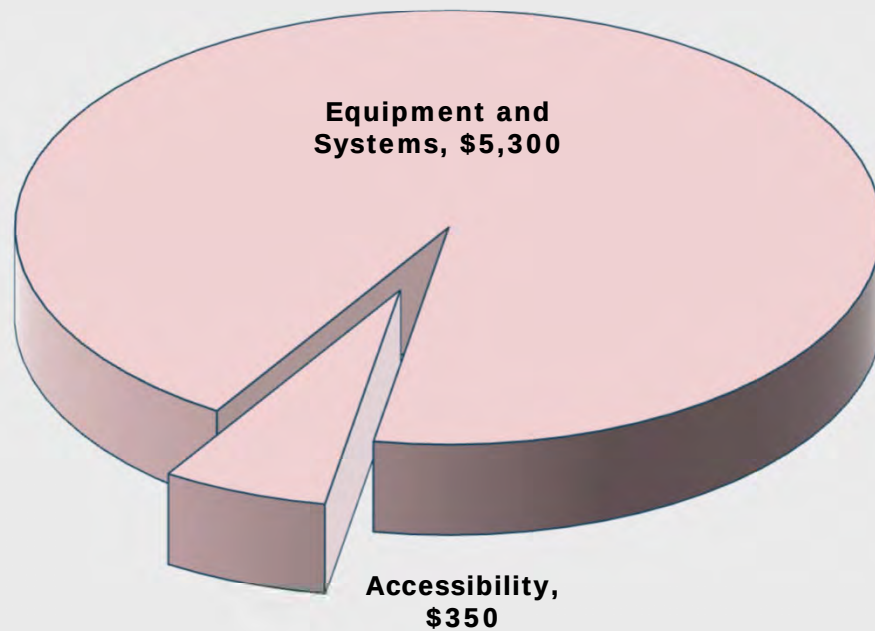
870 Santa Cruz Avenue
Menlo Park, California



No	Sec	Photos	ITEM	Avg EUL (yr)	EFF AGE (yr)	RUL (yr)	Quantity	Unit	Cost Estimate Source	Unit Cost	Immediate Needs	Replacement Reserves					Years 1-5 Cumulative	Modernization Costs (Optional)	
												2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5			
SITE WORK																			
EXTERIOR ENVELOPE																			
STRUCTURAL																			
INTERIOR FINISHES																			
EQUIPMENT & SYSTEMS																			
1	F.03	59-62	Perform infrared scanning of electrical distribution system.	3	N/A	N/A	1	LS	Allowance	\$1,700.00									
2	F.04	63	Install an automatic seismic shutoff valve on the main gas service line.	N/A	N/A	N/A	1	LS	Estimate	\$700.00									
3	F.05	11	Provide video snake sewer line inspection and hydrostatic test by a licensed plumber.	N/A	N/A	N/A	1	LS	Estimate	\$1,200.00									
ACCESSIBILITY																			
4	G.03	48, 49	Provide remedial measures to address minor deficiencies for restroom Accessibility.	N/A	N/A	N/A	1	EA	Allowance	\$350.00									
															</				

TOTAL EXPENSES BY CATEGORY

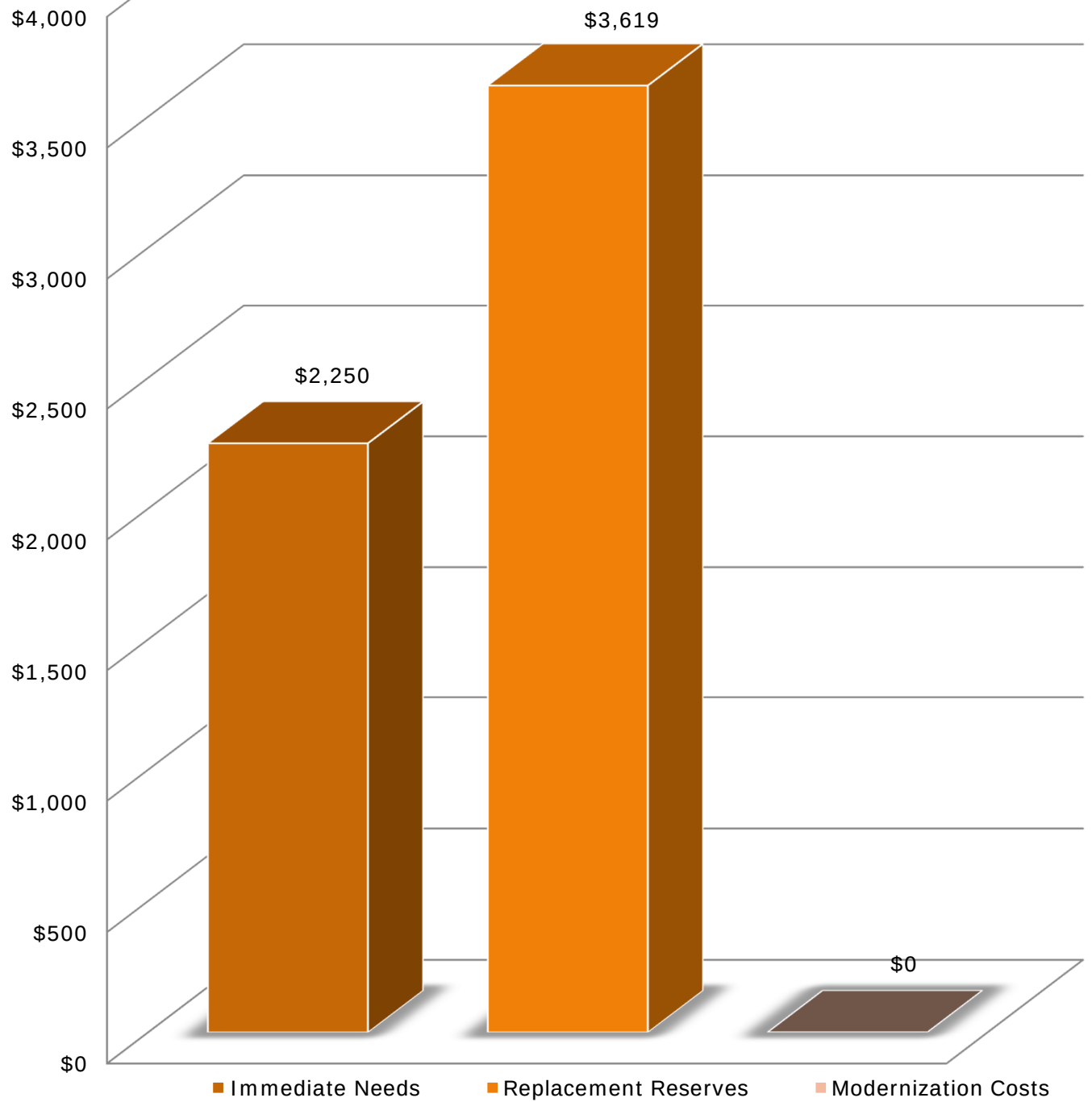
**(Immediate Needs and
Replacement Reserves)**



■ Accessibility

■ Equipment and Systems

EXPENSE BY TYPE



and receive copies of original building permits and Certificates of Occupancy—if issued—likely place receipt of any such document well beyond the due date of this report. Additionally, Certificates of Occupancy were not routinely issued for shell construction in California prior to 1976. Even after that year, issuance of these Certificates was uneven.

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

The parcel is also located in the SP-ECR-D (El Camino Real/Downtown Specific Plan) Zoning District. The purpose and intent of this district is to preserve and enhance community life, character, and vitality through public space improvements, mixed use infill projects sensitive to the small-town character of Menlo Park, and improved connectivity.

With the exception of electric vehicle charging requirements listed in §16.72 of the Municipal Code (Off-Street Parking), uses, development regulations, guidelines, definitions, off-street parking requirements, and other parameters for public and private development are established through the El Camino Real/Downtown Specific Plan. All modifications to the requirements of this chapter or to the El Camino Real/Downtown specific plan require review and recommendation by the planning commission, and review and approval by the city council through public hearings in accordance with §16.88 and applicable law. The SP-ECR-D Zoning District is discussed in §16.58 of the Menlo Park Municipal Code.

The City of Menlo Park has a sidewalk maintenance and repair requirement, outlined in §13.08 of the Municipal Code. Additional information can be found here:

<https://www.codepublishing.com/CA/MenloPark/#!/MenloPark13/MenloPark1308.html#13.08>

The City of Menlo Park does not appear to have a sewer lateral inspection requirement prior to the sale of real property. Nonetheless, we recommend that a licensed plumber conduct a hydrostatic test and a video snake inspection of the underground sewer lines at the property; this recommendation is made under Section F.05 in the cost's spreadsheet.

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

1. Menlo Park Municipal Code;
2. Menlo Park GIS Map;
3. Menlo Park Zoning Map;
4. San Mateo County Assessor's Parcel Map;
5. Menlo Park Building Department building permit information;
6. Various City of Menlo Park information websites;
7. Various San Mateo County information websites;
8. BRP architectural drawings prepared by Arc Tec, Inc., dated September 10, 2021;
9. BRP structural drawings prepared by Structural Engineers, Inc., dated October 5, 2020;
10. ALTA survey prepared by AEI Consultants, dated November 12, 2020.

Copies of pertinent documents are included in the Appendix.

III. PROPERTY CONDITION ASSESSMENT

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

A. GENERAL

A.01 Introduction

Original construction occurred in 1959. Following a fire, the building was reconstructed in 1984. For information concerning the fire which took place on July 31, 1983, see here:

<https://inmenlo.com/2023/07/31/remembering-flegels-furniture-store-fire-40-years-ago-today/>

Beginning in 2021, an extensive BRP was begun with work being performed on the interior and exterior. The subject property is configured for three tenants and is 100% leased, though it was not yet fully occupied on the day of our site visit. Luminaire Inc. is the largest tenant, occupying the entirety of the first floor—except for common areas—and also renting space on the

roof for an outdoor furniture display area. Two tenants are located on the second floor.

There are two pedestrian entrances along Santa Cruz Avenue on the east elevation; the one at the center of this elevation provides access into the first floor tenant space. The entrance near the northeast corner of the building provides access to a lobby and stairwell leading to the second floor and roof level. On the west elevation, there is another entrance at the center of the building providing access to the first floor tenant space. The entrance at the northwest corner of the building provides access to the elevator lobby and a second set of stairs. The elevator and stairs provide access to the second floor and roof level. A concrete public sidewalk is provided along Santa Cruz Avenue; a new concrete walkway extends along the foot of the west elevation.

The facility's design quality—as evidenced by materials, finishes, and equipment—appears “Excellent” to “Good.” The building gives evidence of minimal interior and exterior wear and tear.

A.02 Property Summary Data

Assessor Parcel Number:
071-092-270

Address:
870 Santa Cruz Avenue
Menlo Park, CA 94025

Zoning District:
SP-ECR-D (El Camino Real/Downtown Specific Plan)

Likely Original Occupancy Type (1959):
Group F-2 (Business, retail, and factory [furniture store])

Likely Current Occupancy Types:
Group B: (Business—office)
Group M: (Mercantile—retail store)

Year of Original Completion of Construction:
1959

Year of Rebuild after Fire:
1984

Years of Complete Rehabilitation Project:
2021-2024

Construction System:
The building has primarily conventional wood framing with glulam beams and additional structural steel beams. The building has plywood second floor and roof decks. The walls along the E-W axis are of reinforced CMU. Square steel tube

columns also provide vertical support. A reinforced concrete slab-on-grade foundation—with shallow footings around the perimeter and at interior columns—is provided.

Construction Type:
Type V, non-Fire Resistive Rated, fully fire sprinklered

Seismic Upgrades:
Seismic upgrades were performed as part of the BRP in conformance with the requirements of the 2019 edition of the CBC.

Flood Zone:
FEMA Flood Zone X (unshaded);

Site Area:
0.299 acres (13,000 sq ft)

Number of Buildings:
One

BOMA Rentable Floor Area:
30,293 sq ft

BOMA Rentable Interior Floor Area:
23,370 sq ft

No. of Stories:
Two

Approximate Height:
27'-4" to top of parapet

Parking:
None provided, nor required.

Accessible Parking:
None provided, nor required.

Path of Travel:
“Good” level of compliance meeting current Accessibility code requirements.

Restrooms:
“Good” level of compliance meeting current Accessibility code requirements, though a small number of minor deficiencies were observed.

A.03 Property Directory

Owner:
Windy Hill PV Nine CM, LLC
530 Emerson Street, Suite 150
Palo Alto, CA 94301

Property Manager:
Wheatley Properties LP
755 Page Mill Road, Suite BT-100
Palo Alto, CA 94304

Architect (2021):

Arc Tec, Inc.
1731 Technology Drive, Suite 750
San José, CA 95110

Structural Engineering (2021):

Structural Engineers, Inc.
2901 Taman Drive, Suite 100
Santa Clara, CA 95054

MEP Engineering (2021):

Acies Engineering.
3371 Olcott Street
Santa Clara, CA 95054

General Contractor (2021):

Cody Brock Commercial Builders.
1021 Howard Avenue, Suite D
San Carlos, CA 94070

HVAC Maintenance:

Pacific Northstar Mechanical
10381 North Portal Avenue
Cupertino, CA 95014

Roof Maintenance:

Stone Roofing
730 North Coney Avenue
Azusa, CA 91702

Fire Alarm Monitoring:

Code Red Communications
14850 Highway 4, Suite A-324
Discovery Bay, CA 94505

Fire Sprinkler Testing:

Lund Pearson McLaughlin
897 Independence Ave # 1E,
Mountain View, CA 94043

Elevator Maintenance:

Otis Elevator Company
1070 Commercial Street, #106
San José, CA 95112

A.04 Utility Services

Water: Menlo Park Municipal Water District

Sewer: West Bay Sanitary District

Electricity: Pacific Gas & Electric (PG&E)

Gas: PG&E

B. SITE DEVELOPMENT AND LANDSCAPING

The site is developed with one building which occupies almost the entirety of the site. Landscaping

is minimal, and off-street parking is not provided on the subject property. Good drainage characteristics should prevail.

B.01 Landscaping and Irrigation

The physical condition of the landscaping appeared "Good."

An irrigation system is not installed.

Landscaping is minimal. Three street trees are planted in voids in the concrete sidewalk. Street trees are typically installed and maintained at City expense. Artificial landscaping is provided on the roof terrace and in an at-grade planter along the west elevation.

B.02 Parking, Driveways, and Concrete Site Work

The physical condition of the concrete site work appeared "Good."

On-site parking is not provided, nor is it required. Free off-street parking is located in the adjacent municipal lot to the west of the subject property and on-street parking is available along nearby streets.

A new concrete walkway was installed along the full length of the west elevation as part of the BR P. The sidewalk along Santa Cruz Avenue combines concrete panels and brick pavers.

B.03 Site Drainage

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

The property was observed in dry weather.

The walkway along the west elevation and the public sidewalk are sloped to convey water away from the building and toward the adjacent parking lot and street. Surface drainage is by sheet flow to street curbs and catch basins. Area drains are installed in the municipal lot.

The subject property is located in FEMA Flood Zone X (unshaded) per FIRM Panel No. 06081C0308E, dated October 16, 2012. No instances of flooding into the building in the last 36 months were reported by the property manager.

B.04 Miscellaneous Items and Support Structures

Miscellaneous and support structures are not provided. Trash and recycling bins are stored in the

main service room at the southwest corner of the building.

B.05 Fencing and Screening

Screening appeared in “Good” condition.

There is no exterior fencing at the property. There is screening on the roof level around the furniture display areas. The roof screening is clad with the same wood finish composite panels used on the east and west elevations and mounted on steel stud framing. Additional screening is provided to shield rooftop HVAC equipment; it has aluminum facings with a gray *Kynar* coating.

A chain-link fence and gate enclose the electrical service entrance equipment in the man service room.

B.06 Signs and Identification

The physical condition of signage appeared “Good.”

Signage is limited to tenant installed and maintained signs along Santa Cruz Avenue and on the elevation facing the parking lot. A metal address sign with a vertical orientation—simply saying “870”—is located at the entrance into the east lobby at the northeast corner of the building.

B.07 Stairs, Landings, and Railings

There are no exterior stairs, landings, and railings.

B.08 Support and Dock Areas

Support and loading dock areas are not provided. Move-ins and move-outs can be accomplished via the entrances along the west elevation.

C. EXTERIOR ENVELOPE

The exterior envelope includes a flat roof with minimal slopes covered with a single-ply white PVC roofing system surrounded by parapets.

The exterior finishes consist of painted CMU walls, painted concrete smooth-trowel stucco, and wood finish composite panels. Clear anodized window frames contain dual-pane glazing.

C.01 Roof and Accessories

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

A single-ply PVC system by *Sika Sarnafil* was installed in November of 2020. The penthouses have

the same type of roofing systems. These 60 mil roofing systems should have EULs extending well beyond the five-year term of our analysis. The PVC systems have a twenty-year warranty, which commenced on December 16, 2020.

A copy of the warranty is included in the Appendix. The *Sika Sarnafil* website says its roof warranties are transferable to a new building owner. AllWest recommends that the buyer contact *Sika Sarnafil* following purchase to implement the transfer; there is no cost estimate associated with this recommendation.

No known leaks were reported through the roofing systems by the property manager.

Roof Drainage

The main roofing system has minimal slopes conveying storm and condensation water to atrium grated roof and overflow drain combinations located near the four corners of the building. Roof drains are inspected twice annually. Annual roof maintenance occurs in the fall.

The roof drain sumps were largely clear of debris. Roof drains are tied to the municipal storm water system; overflow drains discharge water through lamb’s tongue drain outlets which discharge slightly above grade at the four corners of the building. Penthouse roof drainage is handled by scuppers, gutters, and downspouts; the latter discharge directly onto the main portion of the roof.

An annual contract to provide semi-annual roof drain checks and annual maintenance is in effect. AllWest recommends that this practice be continued as a part of routine maintenance; there is no cost estimate associated with this recommendation.

C.02 Exterior Finishes

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

The exterior finishes consist of painted CMU walls along the E-W axis of the building and painted smooth-trowel concrete stucco and wood finish composite panels on the short elevations. New paint finishes and exterior materials were provided as part of the BRP. Complete exterior repainting during the reserve term is not anticipated.

C.03 Doors, Windows, and Skylights

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

Clear anodized window frames contain low-E dual-pane glazing with an integral light green or light gray tint. All windows are non-operable. The east and west elevations have large expanses of glass curtain walls and ribbon windows in punched openings. There are no windows on the north and south elevations where the CMU walls are located.

No known leaks were reported at windows and exterior walls by the property manager.

Two rectangular, pyramidal skylights are installed. The east skylight measures 16' x 16'; the smaller west skylight measures 8' x 8'. The skylights have translucent plastic lites and anodized aluminum frames.

Exterior doors are storefront type and have clear anodized aluminum frames and tinted glass lites which match the glass used in the adjacent windows. A painted, hollow steel door is provided at the service room near the northwest corner of the building.

C.04 Patios, Terraces, & Balconies

The physical condition of the roof terrace appeared "Good."

Patios and balconies are not provided.

The roof is developed as a furniture display area for the first floor tenant. A pedestal flooring system is provided.

D. Structural Elements

The rectangular building is a two-story CMU and wood-framed structure with a concrete slab-on-grade foundation. The building was likely designed originally in conformance with the requirements of the 1956 edition of the UBC. The 1984 rebuild following a fire was likely permitted in conformance with the 1979 edition of the UBC. The more recent shell and core improvements were permitted in conformance with the 2019 edition of the CBC and included seismic structural upgrades.

D.01 Foundation

The physical condition of the foundation appeared "Good."

The building has a reinforced concrete slab-on-grade foundation, with shallow footings around the perimeter and interior columns. Seismic upgrades were performed as part of the BRP. Twelve of the sixteen interior column footings were significantly enlarged for reinforcement as part of the structural upgrades.

No signs of significant building settlement, distress, or overloading were noted at any of the foundation elements; none were reported to be known by the building manager. Minor cracks in the concrete slab were observed in many locations. Concrete cracks as a normal occurrence as it ages. The cracks we observed do not warrant a recommendation for remedial measures.

D.02 Wall Construction

The physical condition of the wall construction appeared "Good."

The long walls along the E-W axis are of reinforced CMU construction. High-strength square steel tube columns provide vertical support at interior column locations. At the short walls along the N-S axis, W-section structural steel columns are employed. New concrete shear walls were added on the east and west elevations as part of the BRP.

Interior partition and demising walls are of steel stud and gypsum board construction and are not load bearing.

D.03 Roof/Floor Framing

The physical condition of roof and intermediate floor framing appeared "Good."

The building has primarily wood structural framing with glulam beams, parallel strand lumber beams, and additional structural steel beams. The building has plywood second floor and roof decks.

E. Interior Finishes

The installation and maintenance of all tenant space interior finishes are generally a tenant responsibility, depending on the conditions defined in individual leases. Common areas—such as corridors, restrooms, stairs, lobbies, and mechanical and service rooms—are the responsibility of the building owner. The costs to replace and maintain tenant space floor, wall, and ceiling finishes are an ongoing maintenance expense and a tenant responsibility; costs for these are not included in spreadsheet. The costs to replace and maintain common area floor, wall, and ceiling finishes are an ongoing, routine maintenance expense for the building owner and costs for these also are not typically included in the spreadsheet, except in the case of egregious degradation, none of which was observed at this building.

E.01 Floor & Base Finishes

The physical condition of floor and base finishes appeared "Excellent" to "Good."

Lobbies & Corridors

Large rectangular ceramic tiles are the floor finish in the first and second floor lobbies. A painted wood base molding is installed

Tenant Areas

The polished and sealed concrete slab is the floor finish in the first floor tenant space. Office areas on the second floor are most often provided with carpet squares; wood plank flooring is installed in selected areas. A painted wood base molding is typical.

Restrooms

Large square slate tiles are the floor finish in the first and second floor restrooms. A matching base is provided.

Service and Mechanical Rooms

In service rooms, the floor finish is the exposed, unpainted concrete slab with no base molding. Janitor's closets have VCT flooring with a 4" top set rubber base.

E.02 Wall Finishes & Doors

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

Tenant area interior doors consist of factory-finished solid-core wood doors in metal frames. Clear anodized aluminum frame, storefront type interior windows and doors with clear glazing are also provided in a few locations. Lever door handle hardware is provided on wood doors. Push bar hardware is installed on storefront doors.

The observed condition of the doors correlates with that of the adjacent interior finishes.

Lobbies & Corridors

White-painted gypsum board walls are provided in these portions of the building.

Tenant Areas

White-painted gypsum board walls are typical. In some areas, wood or ceramic tiles are applied as wall accents.

Restrooms

White-painted gypsum board walls are typical. Ceramic tiles are applied near sinks and counters and in selected areas.

Service and Mechanical Rooms

Wall finishes are unpainted CMU and painted or, more often, unpainted gypsum board.

E.03 Ceiling Finishes

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

Lobbies & Corridors

The ceilings of the main entrance lobby, elevator lobbies, and corridors have white-painted gypsum board ceilings.

Tenant Areas

Ceilings have white-painted gypsum board on the second floor, or the painted underside of the structure above on the first floor. Suspended 24" x 24" smooth ceiling tile systems are also provided in some areas on the second floor, such as private offices and conference rooms.

Restrooms

The ceilings are white-painted gypsum board.

Service and Mechanical Rooms

Ceilings are the unpainted underside of the structure above.

E.04 Interior Stairs

The physical condition of interior stairs appeared "Good."

Two sets of interior stairs are installed. Both stairs provide access from grade level to the roof. The interior stairs are of steel frame construction with closed risers and precast concrete treads and landings. Stained wood handrails—circular in section—are provided. Guardrails have black-painted steel frames with a perforated metal infill.

The stairs appeared fully compliant with current Accessibility codes.

F. EQUIPMENT AND SYSTEMS

Primary heating and cooling is handled by six roof-mounted packaged unit air conditioners with natural gas-fired furnaces. The building's electrical system consists of a 600 amp, 480-277/120 volt, three-phase, four-wire service. The Menlo Park Municipal Water

District provides water service. Sewer service is provided by the West Bay Sanitary District. The building is fully fire sprinklered. A fire alarm system and a digital FACP are installed. Portable fire extinguishers are provided throughout the building.

New MEP and FLS systems were provided as part of the BRP.

F.01 Meters

The physical condition of the utility meters appeared “Good.”

Three PG&E Smart Meters are installed on the main electrical service switchgear in the main service room; there is a blank space for a fourth meter. The first floor tenant has its own meter; the second floor tenants pay a pro rata share of the main meter for that floor. The third meter is presumably for the common areas and exterior lighting.

PG&E provides natural gas to the property through a 2" main. The meter is located in an exterior location near the southwest corner of the building and is protected from vehicular contact—and shielded from view—by a CMU wall 64" in height. An automatic seismic shut-off valve was not observed on the gas service line.

Water meters are located in sidewalk vaults in the Santa Cruz Avenue sidewalk. No vault covers were removed during our site visit.

F.02 Mechanical - HVAC

The physical condition of the HVAC systems appeared “Good.”

The cooling equipment uses R-410A refrigerant, which is considered a relatively environmentally friendly refrigerant and should be in abundant supply throughout the expected life of the units.

Space Cooling and Heating

Primary cooling and heating is provided by six *Carrier* packaged cooling units with natural gas-fired furnaces. Total primary cooling capacity is 75 tons. Additionally, one *Samsung* and three *Daikin* split-system heat pumps provide dedicated conditioned air—and heat, if needed—to specialty spaces, such as server rooms; these four split-system units have a combined cooling capacity of 5.5 tons.

Using 75 tons as the total core cooling capacity, overall building cooling density is 312 sq ft/ton, which is within a range considered adequate for buildings in this service and geographical location (250 to 450 sq ft/ton).

Using an estimated 934,000 BTU/hr/sq ft as the total building heating input capacity, overall building heating density is 40 BTU/hr/sq ft, which is well above (better than) the range considered adequate for buildings in this service and geographical location (12 to 18 BTU/hr/sq ft).

Control System

Digital thermostats are located throughout the building in each tenant space and in common areas. A building automation system is not installed.

Ventilation

The main service room and the restrooms are ventilated with one roof-mounted and three ceiling-mounted exhaust fans, all manufactured by *Greenheck*. The provided ventilation system appears adequate to meet the current needs of the building.

The observed exhaust fans appeared to operate in “Good” condition and were running without excessive noise or vibration.

Equipment

All HVAC units were installed in 2022, with the exception of the *Samsung* heat pump which was installed in 2024. Replacement of any HVAC equipment during the reserve term is not anticipated.

All HVAC equipment is owned by the building owner and maintained by an outside service contractor. The HVAC equipment cited above can be expected to have EULs that extend well beyond the five-year term of our analysis, provided normal routine maintenance practices are followed.

All one-year limited manufacturer’s parts warranties for the HVAC equipment are presumed expired, with the exception of the *Samsung* warranty. Other packaged unit components, such as the heat exchangers (nine years) and the air compressors and air economizers (both four years) are still within their presumed limited warranty periods. It was reported to AllWest that these warranties are transferable to a new owner. AllWest recommends that the buyer contact the equipment manufacturers—*Carrier*, *Samsung*, and *Daikin*—following the purchase of the building to implement the warranty transfers; there is no cost estimate associated with this recommendation. Concerning the small heat pumps: *Daikin* has a twelve-year limited parts warranty; *Samsung* has a seven-year limited parts warranty.

HVAC service is provided by Pacific Northstar Mechanical of Cupertino.

An equipment list for the HVAC units, listing heating and cooling capacities and EUL information is included with this report.

F.03 Electrical

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

Power Supply

A PG&E transformer located in an underground vault on the west side of the building provides 480-277/120 volt, 3-phase, 4-wire electrical service to a 600 amp main electrical service entrance panel manufactured in 2022 by *Eaton*. The transformer supplies power via an underground conduit to the main service entrance panel in the service room at the northwest corner of the building. Copper wire-in-conduit runs serve distribution requirements to sub-panels—located on each floor and the roof and also manufactured by *Eaton*—and the HVAC and elevator machine equipment.

Using 600 amps as the total building amperage capacity, overall building electrical density is 17.1 watts per sq ft, which is within a range—on the high end—considered adequate for buildings in this service and geographical location (12 to 18 watts per sq ft).

Evidence of infrared scanning of the electrical distribution system was not observed. Scanning detects hot spots and loose connections that develop over time, identifying problems early and preventing costly repairs in the future. AllWest recommends that infrared testing be conducted on a triennial basis. The first scanning should occur a minimum of six months after full occupancy by all three tenants has been achieved.

Ground fault circuit interrupter (GFCI) receptacles were observed at the kitchenettes, restrooms, and other wet locations.

A cost estimate for infrared scanning is included in the Immediate Needs and Replacement Reserves Analysis Spreadsheet.

Lighting

Tenant spaces and common areas use a variety of wall-mounted, ceiling-mounted, suspended, recessed, and lay-in fixtures with LED lamps.

Exterior Lighting

Exterior wall-mounted LED downlights and soffit-mounted fixtures are provided.

Energy Management System

An energy managements system is reportedly not installed.

Emergency Power

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

F.04 Gas

The physical condition of the gas equipment and distribution system appeared “Good.”

PG&E provides natural gas to the property through a 2” main service, with an exterior-mounted meter near the southwest corner of the building. An automatic seismic shut-off valve was not observed; installation is recommended.

Natural gas is consumed by six rooftop furnaces and by one water heater. The HVAC equipment and water heater were installed in 2022; all are fitted with flexible gas line connections. Compliant seismic strapping is provided at the water heater. The water heater was manufactured by *A.O. Smith*, and should have an EUL which extends well beyond the end of the five-year reserve term.

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

F.05 Plumbing

The physical condition of the plumbing appeared “Good.”

Supply Piping

The Menlo Park Municipal Water District provides water service to the property from a main beneath Santa Cruz Avenue. Domestic water piping inside the building is copper tubing.

Information provided to AllWest indicates two backflow prevention devices (BPD) are installed; they were not observed and we presume they are located in underground vaults. They were last inspected on April 4, 2024.

Waste Piping

Wastewater and vent piping is cast iron. It was reported that the 6” sewer lateral was replaced in 2022. AllWest recommends that a sewer line video snake inspection and hydrostatic test be conducted by a licensed plumber.

No instances of underground sewer line leaks or replacements, other than the lateral already mentioned, were reported.

Fixtures

Toilets are wall-mounted with proximity sensor flush valves. Low flush volume toilets and urinals are installed. White ceramic sinks are installed under-counter; faucets and soap dispensers have proximity sensor actuation.

Domestic Hot Water

Domestic hot water is provided by one natural gas-fired 100 gallon tank-type water heater located on the second floor in the janitor's closet and by tankless under-counter instantaneous electric water heaters at kitchenette sinks. The tank-type water heater has compliant seismic strapping.

A cost estimate for the sewer line inspection and testing is included in the Immediate Needs and Replacement Reserves Analysis Spreadsheet.

F.06 Fire Protection

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

Firewater Distribution and Suppression Devices

The building is fully fire sprinklered. A wet-pipe fire system provides fire protection. A wall-mounted box of spare sprinkler heads is located near the FACP in the main service room

A copy of the latest NFPA25 Inspection, Testing, and Maintenance Cover Sheet, performed by Lund Pearson McLaughlin indicated the fire suppression system last received an annual inspection on August 13, 2024; two minor deficiencies were identified. The property manager informed AllWest that steps to resolve these deficiencies have been undertaken. A fee proposal was received on August 20, 2024; Lund Pearson McLaughlin is waiting for parts. We make no further recommendation for remedial measures.

The new system sprinkler inspection was conducted in March of 2022. This serves as the equivalent of a five-year inspection; it remains valid until 2027.

An FDC was observed at street level at the northeast corner of the building. Fire hydrants are situated in various locations in the vicinity of the property, the nearest one being located almost directly across from the southeast corner of the building along Santa Cruz Avenue.

Fire extinguishers were observed throughout the building. All observed extinguishers had valid inspection tags.

Fire Alarm Systems

A fire alarm system with a fully addressable, digital FACP is provided; the FACP is installed in the main service room. The panel is a *FireLite* model ES-200, installed in 2022. The model is still in production and supported by *Honeywell*. A *Teleguard* TG-7FS cellular monitor panel is also installed.

The FACP comes with a pre-installed communicator, and supports up to 198 addressable devices. The communicator will signal activation, restoration, and trouble conditions on any of four inputs. The panel monitors initiation devices such as manual pull stations, smoke detectors, heat detectors, and riser flow and tamper switches. If activated, the panel signals notification devices such as horns and strobes and the building fire bell.

Smoke Detectors

Ceiling- and wall- mounted smoke detectors were observed in several locations and are hard-wired units tied to the FACP.

F.07 Other Systems

Other systems were not observed.

F.08 Security System

It was reported that the tenants have installed their own security systems. These systems are installed and maintained by the tenants.

F.09 Vertical Transportation and Conveying Systems

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

A new hydraulic passenger elevator and control equipment were installed in 2022; this equipment is evaluated in "Good" condition. The elevator was manufactured by *Otis* in 2022 and has a 3,500 lb capacity and serves floors one and two and the roof.

The elevator car operated smoothly and wait times were reasonable. The elevator cars utilize low-pile carpeting for flooring; wood laminate paneling for the walls; stainless steel ceiling panels, car wall trim, and control panels; and recessed LED downlights installed in the ceiling panels.

The elevator machine room appeared well maintained. Documents in the machine room indicate that *Otis* provides elevator service; their last annual service inspection occurred on January 22, 2024. The hydraulic load test was last conducted on that date.

The temporary license on display in the elevator cab is current with an August 19, 2024, inspection date.

G. ACCESSIBILITY COMPLIANCE

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

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

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

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

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

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

Department will not necessarily meet all the requirements of the ADA.

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

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

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

Per our discussions with the property owner, we are including no cost estimates to upgrade deficiencies for Accessibility for path of travel issues and with plumbing fixtures and restrooms. Nonetheless, be aware that, in the event of tenant improvement projects seeking a building permit, the Menlo Park Building Department may require upgrades to these building elements as part of the Plan Check process to obtain a building permit.

G.01 Parking

On-site parking is not provided, nor is it required.

G.02 Path of Travel

The physical condition of the Path of Travel appeared “Good.”

The path of travel from the public sidewalk to the main entrances along Santa Cruz Avenue appeared generally Accessibility compliant, as did the entrances on the west side of the building. The walking surfaces at the entrances, though not measured for slope, appear generally level and free of obstructions.

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

The International Symbol of Accessibility (ISA) signage at entrance doors is provided.

The reception desk in the first floor tenant suite does not have a dual-height feature. Some under-counter areas at kitchenette sinks lack clearance for wheelchair Accessibility. AllWest recommends that these deficiencies be addressed. These deficiencies are fundamentally the tenant's responsibility and cost estimates are not included in the spreadsheet.

G.03 Toilets/Plumbing Fixtures

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

Restrooms are provided on both floors; they have been remodeled from their original configurations to a significant extent, and demonstrate a "Good" level of compliance for Accessibility in terms of interior dimensions, signage, faucets, hardware, drainpipe insulation, grab bars, and hardware mounting heights.

One restroom sink on the second floor lacks the required drainpipe insulation. All restroom doors lack the California-required geometric Accessibility door signage. Remedial measures to address these minor deficiencies for Accessibility are recommended. Though this is a minor expense, a cost estimate is included in the spreadsheet.

An Accessible high-low water fountain and an additional bottle fill fountain are installed near the restrooms on the second floor.

A cost estimate to remedy minor deficiencies for restroom Accessibility is included in the Immediate Needs and Replacement Reserves Analysis Spreadsheet.

G.04 Elevators

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

The elevator appeared to be sized large enough to meet Accessibility requirements, though it was not measured. The signal fixtures in the cars and lobbies appeared Accessibility compliant. Braille signage is provided for floor designation, and controls on the car control panel. Handrails are provided on the back wall of the elevator car. Audible signals announce car arrival and direction of elevator car travel. Hands-free communication devices are installed.

IV. CONSULTANT'S QUALIFIERS

A. Scope of Work

AllWest was retained to assess the existing site's physical condition, improvements and buildings at the subject property, research available records, and

interview individuals familiar with facility operations. AllWest was tasked to identify construction and/or code deficiencies and to prepare a five-year spreadsheet for immediate and replacement reserve expenditures.

B. Methodology

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

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

C. Assessment Criteria

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

D. Limiting Conditions

We accessed both floors and the roof; we accessed all three tenant spaces. We did access the roofs of the penthouses. We accessed all four restrooms. We observed the main electrical service equipment, though it is inside a chain-link enclosure in the main service room; the door of this enclosure was locked and our site escort did not have a key. We observed and photographed this equipment from four feet away and through the chain-link. Additionally, some rooms were locked and our site escort did not have the correct key. We observed the fire sprinkler riser, FACP, elevator equipment room, smaller electrical rooms on both floors, and janitor's closets.

During the preparation of this report:

- An ALTA survey dated November 12, 2020, was provided;
- An ADA survey was not provided;

- The architectural, structural, and MEP drawings for the BRP were provided and reviewed during the preparation of this report;
- A rent roll, dated August 1, 2024 was provided;
- HVAC system service contract documents were provided;
- Elevator system service documents were reviewed on-site and some elevator documents were also provided;
- Information concerning testing and inspections of the fire and life safety systems was provided;
- Roof warranty information for the PVC roofing system was provided;
- HVAC warranty information was provided or researched online;
- Roof maintenance/repair information was provided;
- A list of vendors who provide services to the property was provided;
- Some vendor service agreements were provided;
- Historical repair or improvement information was provided;
- Contracts for proposed future work were not provided;
- The completed AllWest PCA client questionnaire was returned;
- We received responses to several questions submitted to the property manager.

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

This evaluation represents AllWest's opinion based on our site observations. It should be recognized that items other than those specifically identified in this report might require repair or replacement.

Furthermore, this review is not intended to preempt in any way the technical or professional responsibility of the original design consultants.

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

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

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

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

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

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

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

E. Previous Reports

A previous Property Condition Report, prepared by AEI Consultants, dated November 13, 2020, was provided and reviewed during the preparation of this report.

F. Consultant Qualification

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

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

G. Reliance Language

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

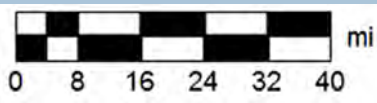
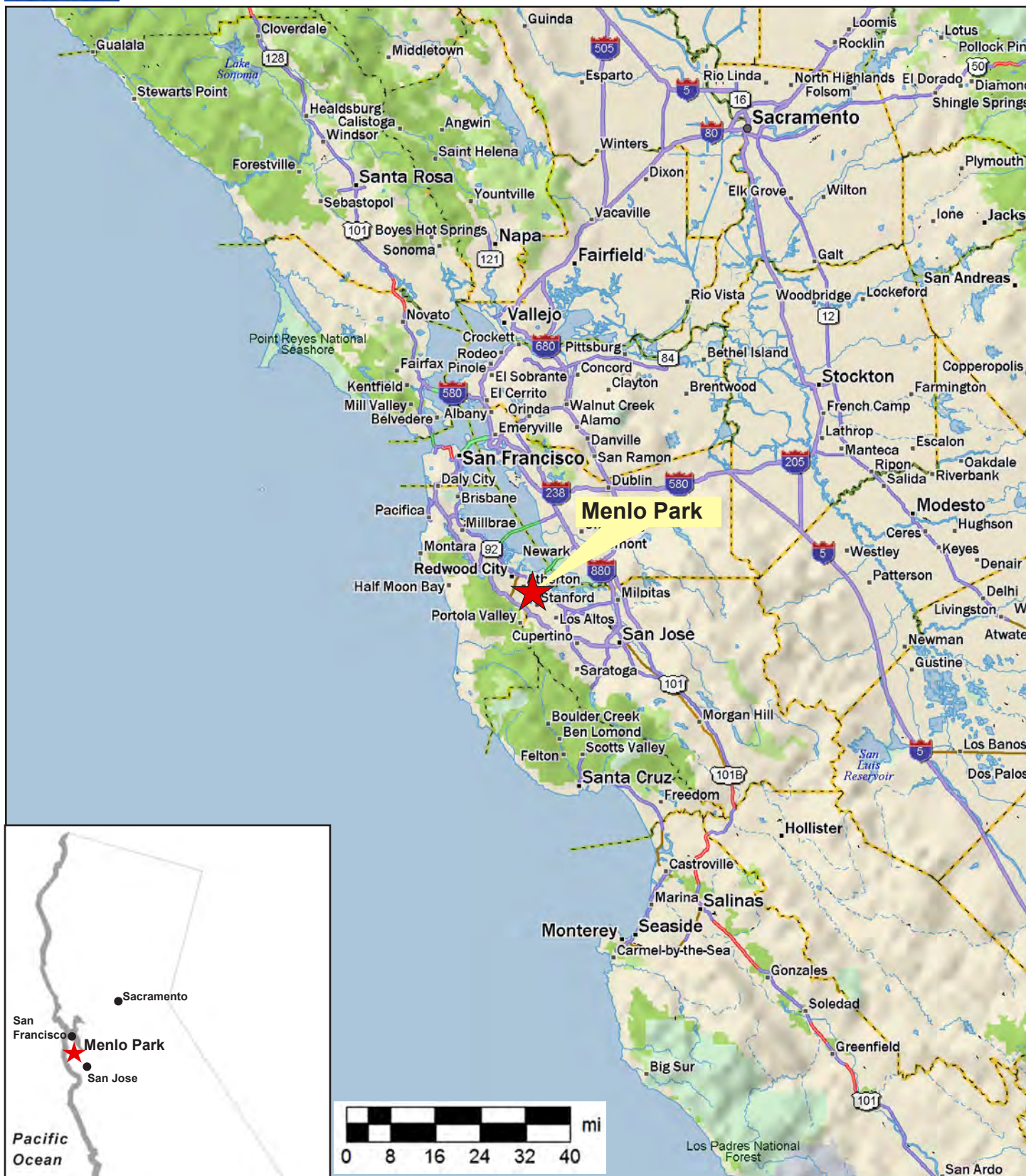
The information contained in this report has received appropriate technical review and approval. The

conclusions represent professional judgments and are founded upon the investigation findings identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied.

AllWest's opinion of probable costs has been prepared solely as a general reference document for the use of Little Tree Management, LLC, c/o Ardent Law Group. 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 Little Tree Management, LLC, c/o Ardent Law Group. No other parties may rely on the estimate without AllWest's consent. This report is not a specification for further work and is not intended as a substitute RFP. All area costs, unit costs, and line-item estimates are order-of-magnitude only.

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

FIGURES



AllWest

PROJECT NO.
24117.60

REGIONAL MAP

FIGURE 1

870 SANTA CRUZ AVENUE

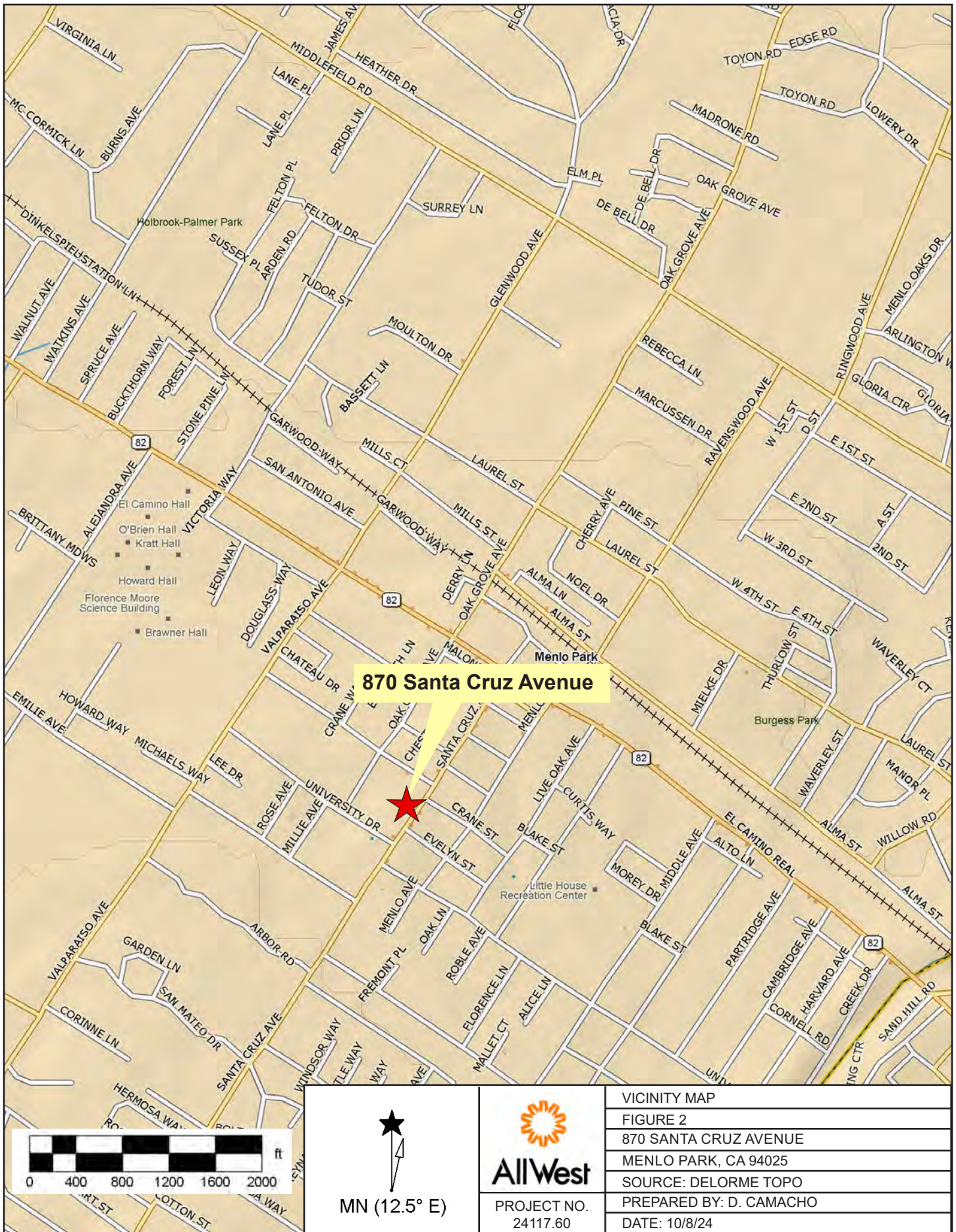
MENLO PARK, CA 94025

SOURCE: DELORME TOPO

PREPARED BY: D. CAMACHO

DATE: 10/8/24

NOT TO SCALE





NOT TO SCALE



AllWest

PROJECT NO.
24117.60

AERIAL PHOTO

FIGURE 3

870 SANTA CRUZ AVENUE

MENLO PARK, CA 94025

SOURCE: GOOGLE EARTH

PREPARED BY: R. MILLER/D. CAMACHO

DATE: 10/8/24

PHOTOGRAPHS



1. East elevation along Santa Cruz Avenue.



2. Portion of south elevation (white CMU wall) at center of photo above adjacent building.



3. West elevation.



4. North elevation (white CMU wall) above adjacent building.



5. Clear anodized aluminum storefront window and door assemblies are installed along the Santa Cruz Avenue elevation (shown) and on the west elevation.



6. Primary address signage at northeast corner of building. FDC shown at right.



7. View along Santa Cruz Avenue sidewalk, looking south.



8. View along west elevation walkway, looking north. The large vault is for the PG&E transformer.



9. The sidewalk along Santa Cruz Avenue combines concrete panels and brick pavers.



10. Three street trees along Santa Cruz Avenue are the only live landscaping elements.



11. Various vaults are located in the sidewalk along Santa Cruz Avenue. A sewer clean-out vault is shown.



12. Threshold plate and new concrete pour at main entrance along Santa Cruz Avenue into first floor tenant space.



13. The parking lot behind the building is owned by the City.



14. The bollards in the parking lot are presumed to be the responsibility of the City. The CMU enclosure behind the bollards contains the gas meter for the subject property.



15. The PVC roofing system was installed in November and December of 2020.



16. The PVC roofing system appeared in "Good" condition.



17. The PVC roofing system should be cleaned as part of routine maintenance.



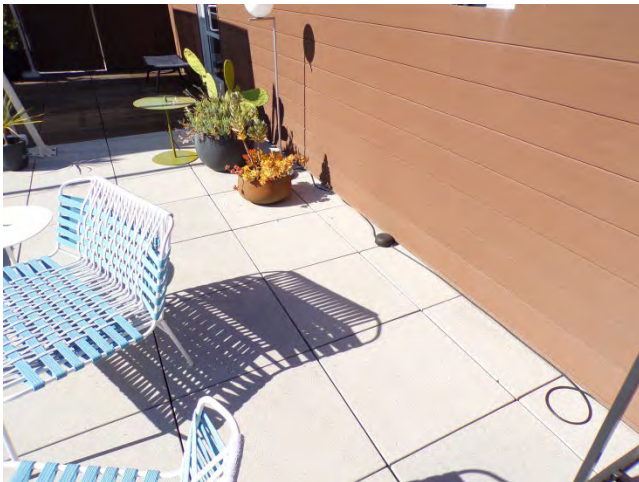
18. Most of the roof is covered with a pedestal flooring system upon which outdoor furniture is displayed.



19. The inner face of the mechanical equipment roof screens is shown at left.



20. The roofing system should be inspected and cleaned as part of routine maintenance.



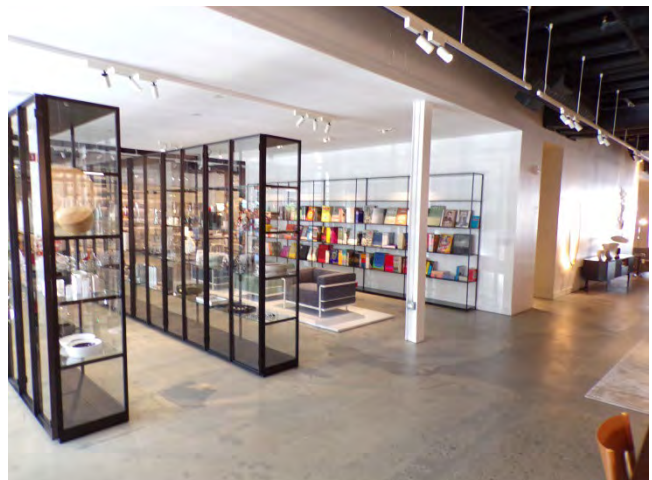
21. The rooftop pedestal flooring system and wood finish composite panel screens.



22. Roof and overflow drain combinations are located near the four corners of the building.



23. First floor: Interior finishes and fixtures in showroom area of tenant space.



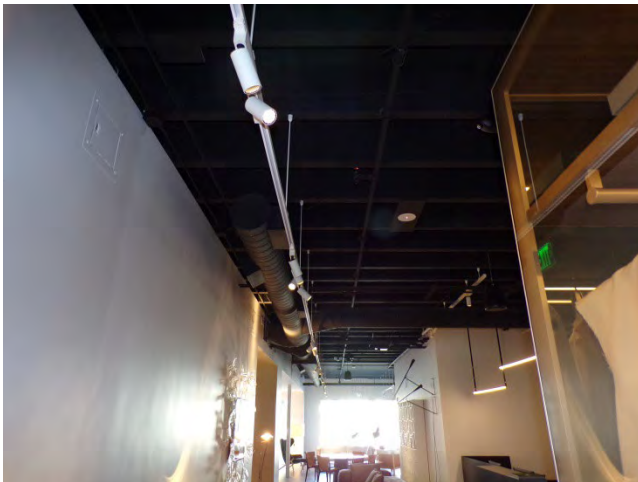
24. First floor: Interior finishes and fixtures in showroom area.



25. First floor: Interior finishes and fixtures in showroom area.



26. First floor: Interior finishes and fixtures in showroom area.



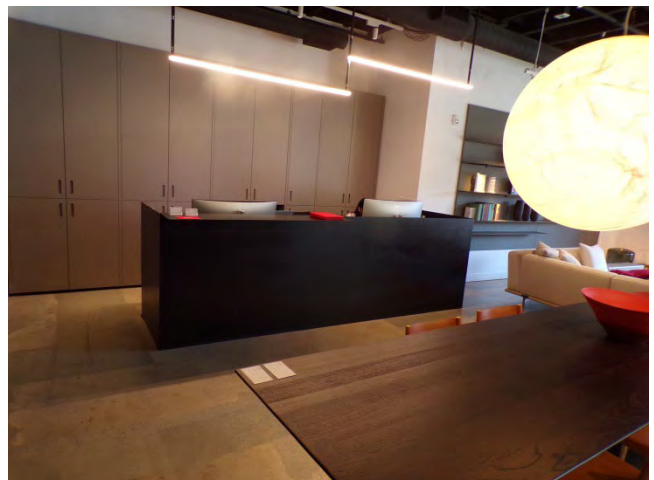
27. First floor: Interior finishes and fixtures in showroom area. The underside of the intermediate floor structure above is the painted.



28. First floor: Interior finishes in showroom area. The outline of the enlarged column footing can be seen.



29. First floor: Interior finishes and fixtures in showroom area.



30. First floor: Interior finishes and fixtures in showroom area. Reception desk lacks dual-height feature for Accessibility.



31. Suite 201: Interior finishes and fixtures. The suite is leased, though still unoccupied.



32. Suite 201: Interior finishes and fixtures.



33. Suite 201: Interior finishes and fixtures.



34. Suite 201: Interior finishes and fixtures in kitchenette.



35. Suite 201: Interior finishes and fixtures.



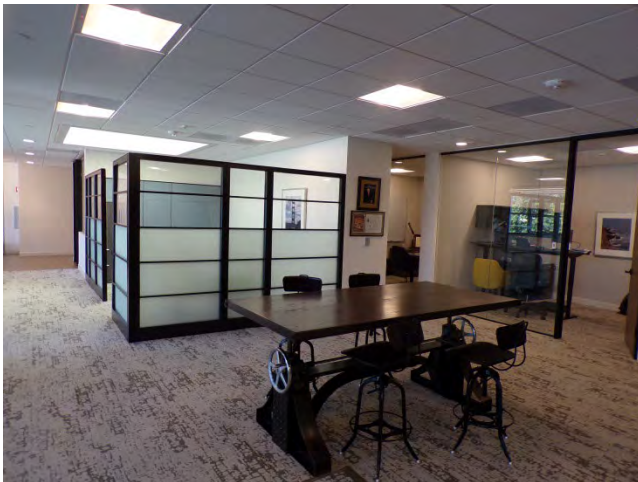
36. Suite 201: Interior finishes, skylight and fixtures.



37. Suite 202: Interior finishes and fixtures.



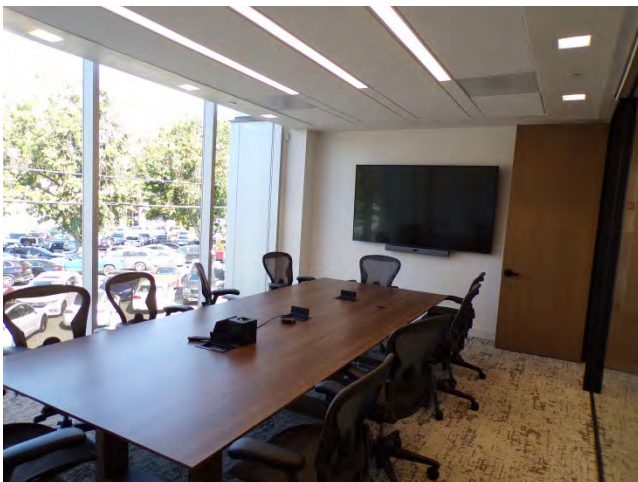
38. Suite 202: Interior finishes and fixtures.



39. Suite 202: Interior finishes and fixtures.



40. Suite 202: Interior finishes and fixtures in kitchenette.



41. Suite 202: Interior finishes and fixtures.



42. Suite 202: Interior finishes and fixtures. Reception desk has dual-height feature for Accessibility.



43. Two sets of interior stairs are provided.



44. Both sets of stairs appeared compliant with current Accessibility requirements.



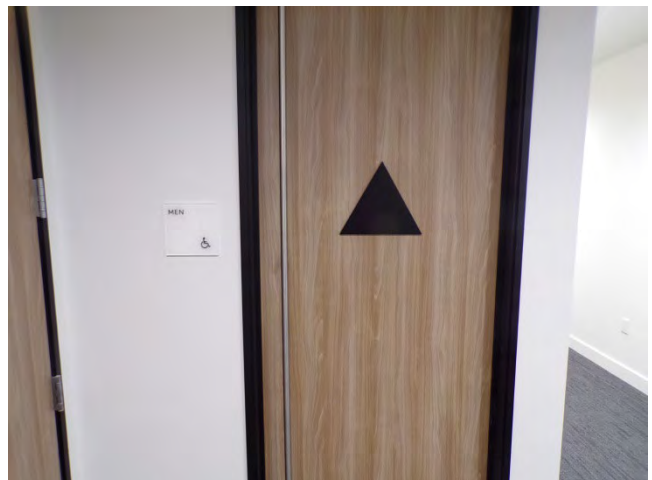
45. First floor: Interior finishes and fixtures in restrooms.



46. First floor: Interior finishes and fixtures in restrooms.



47. First floor: Interior finishes and fixtures in restrooms.



48. All restroom doors lack the California-required geometric door sign for Accessibility. First floor shown.



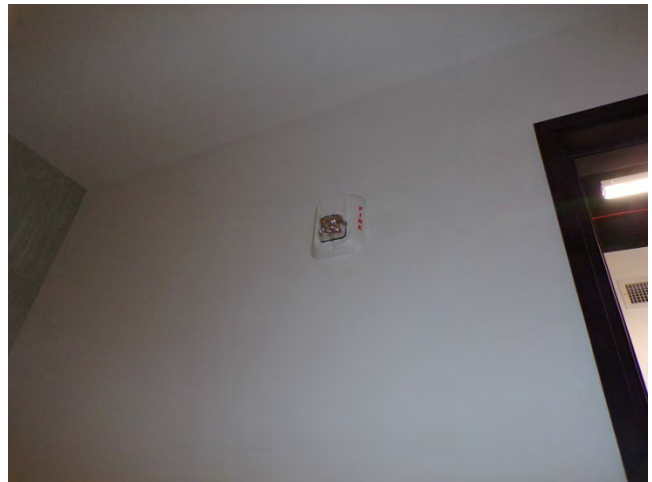
49. Second floor: Interior finishes and fixtures in restrooms. This sink drainpipe lacks required insulation.



50. Second floor: Interior finishes and fixtures in restrooms.



51. Second floor: Interior finishes and fixtures in restrooms.



52. Horn and strobe fire alarm devices are installed in all restrooms. Second floor restroom shown.



53. Four Carrier packaged units are located on the south side of the roof. Screens for HVAC equipment also shown.



54. Two Carrier packaged units are located on the north side of the roof.



55. The *Carrier* packaged units were installed in 2022 and appeared in "Good" condition.



56. All six rooftop furnaces have flexible gas line connections.



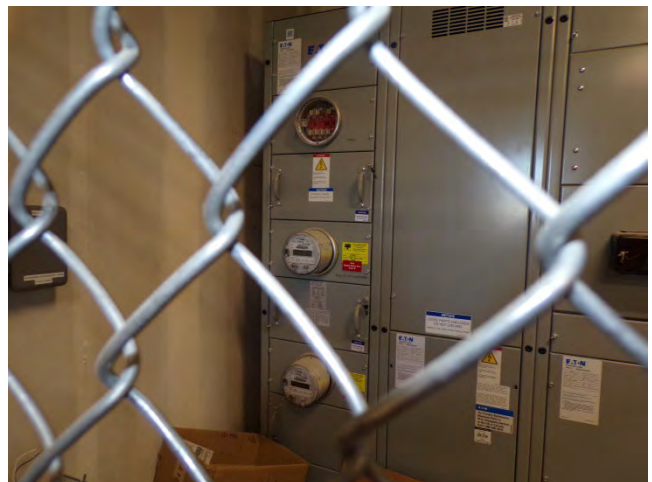
57. One *Samsung* 2.5 ton heat pump is installed on the south side of the roof.



58. Three *Daikin* heat pumps are installed on the north side of the roof; each has a one ton cooling capacity.



59. The main service entrance panel is rated at 600 amps. It is located in the main service room near the southwest corner of the building.



60. A total of three electric meters are installed with one meter blank.



61. Electric distribution system sub-panels are located in secondary service rooms on both floors.



62. No evidence of infrared scanning of the electrical distribution equipment was observed.



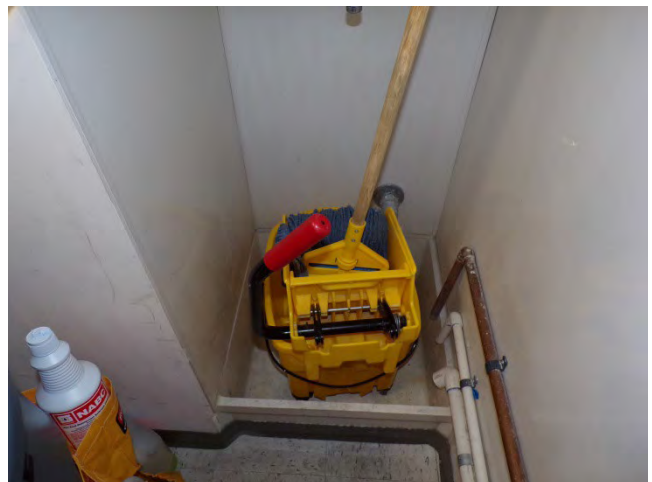
63. The gas service line lacks an automatic seismic shut-off valve.



64. A 100 gallon natural gas-fired water heater is installed in the second floor janitor's closet. Flexible gas line connection shown.



65. The water heater has compliant seismic strapping.



66. Janitor's sinks are provided in each janitor's closet.



67. Instantaneous electric water heaters are installed in tenant suites in under-counter locations.



68. Interior finishes in elevator.



69. Interior finishes and fixtures in elevator.



70. A handrail is installed on the back wall of the elevator cab.



71. Elevator cab control panel.



72. The temporary elevator permit is current, dated August 19, 2024.



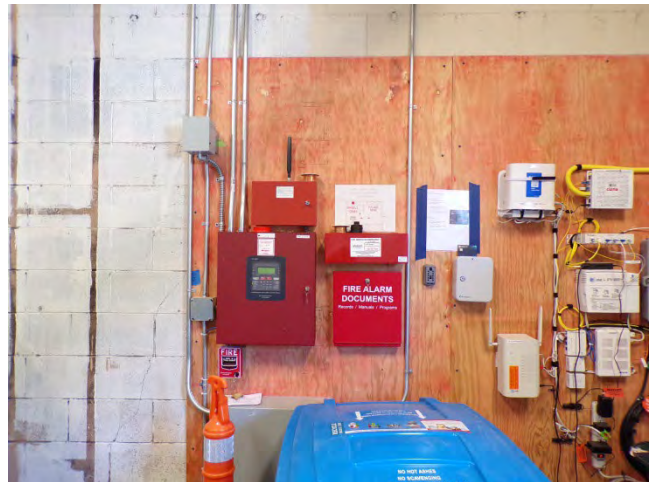
73. The elevator hydraulic load test was last conducted on January 22, 2024.



74. All observed fire extinguisher inspection tags were current, dated May 8, 2024.



75. The two 6" fire sprinkler risers are located in a service closet near the northeast corner of the building.



76. The FACP is located in the main service room.



77. The FACP is a FireLite model ES-200, installed in 2022.



78. Only two spare sprinkler heads are in the sprinkler head spares box; six are required, as is a wrench (shown). The box is in the main service room next to the FACP.

APPENDIX A

Date	Record Number	Record Type	Description	Project Name	Address	Status
3/23/2023	BLD2023-00714	Building Permit	An 8,433 sf commercial tenant improvement on the second floor of an existing building. Market ready Office	COM/ALT	870 SANTA CRUZ AVE, MENLO PARK CA 94025	Finaled
7/12/2022	BLD2022-01912	Building Permit	A commercial tenant improvement of 4,240 square feet to the 2nd floor for ECubed Capital.	COM/ALT	870 SANTA CRUZ AVE, MENLO PARK CA 94025	Closed
4/21/2022	BLD2022-01169	Building Permit	Install qty. 2 internally illuminated cabinets with LED illumination. Cabinets to have push-through lettering. Each sign to both photo-cell and electronic timer with disconnect switch. Both signs to be UL Listed. Signs to be installed 50" AFF.	NEW/SGN	870 SANTA CRUZ AVE, MENLO PARK CA 94025	Closed
5/17/2021	BLD2021-01451	Building Permit	This is a 9,480 S.F. interior improvement within the first level retail space. Work includes construction of partitions, doors, ceilings, millwork, and interior finishes. Work also includes installing lighting on the roof deck to accommodate the rooftop retail layout. There are no exterior modifications as a result of this submittal.	870 Santa Cruz - Comm TI for DZINE	870 SANTA CRUZ AVE, MENLO PARK CA 94025	Issued
4/5/2021	BLD2021-00987	Building Permit	Sub-surface transformer for an existing 23,740 S.F. mixed use retail and office building.	870 Santa Cruz -Sub Surface Transformer	870 SANTA CRUZ AVE, MENLO PARK CA 94025	Expired
7/29/2020	BLD2020-01618	Building Permit	A two story 23,521 square feet interior commercial tenant improvement including exterior modifications that consists of enlarging the existing storefront window openings on the first floor, adding new window openings to the second floor, and new exterior finishes on both the front and rear facades, a new roof deck with associated elevator and stair egress and access. 6/1/21 Revision to permit to reduce the scope of the work on the first floor due to a new tenant taking over the first floor and a majority of the roof deck. A new permit application will be applied for the for the new tenant DZine. Reduction of 9,480 sf. of remodel10-25-21- Revision for Steel Stair Deferred Submittal Package.10/25/21- Revision to minor Architectural and Structural revisions. Bulletin 5 Delta 10	870 SANTA CRUZ- WINDY HILL	870 SANTA CRUZ AVE, MENLO PARK CA 94025	Closed
1/25/2005	BLD2005-00086	Building Permit	Comm Ti - New Wall and Door - this address should be 870 Santa Cruz	FLEGEL'S	870 SANTA CRUZ AVE, Menlo Park CA 94025	Withdrawn
10/14/2003	BLD2003-01262	Building Permit	Commercial Reroof	FLEGELS FURNITURE	870 SANTA CRUZ AVE, Menlo Park CA 94025	Finaled
2/13/2003	BLD2003-00135	Building Permit	one wall and kitchenette	FLEGEL'S	870 SANTA CRUZ AVE, Menlo Park CA 94025	Expired
2/13/2003	ELE2003-00078	Building Permit	one wall and kitchenette	FLEGEL'S	870 SANTA CRUZ AVE, Menlo Park CA 94025	Issued
2/13/2003	PLM2003-00093	Building Permit	one wall and kitchenette	FLEGEL'S	870 SANTA CRUZ AVE, Menlo Park CA 94025	Issued
12/30/2002	BLD2002-01187	Building Permit	comm ti	FLEGEL FURNITURE	870 SANTA CRUZ AVE, Menlo Park CA 94025	Withdrawn



BUILDING DIVISION JOB SITE INSPECTION RECORD

City of Menlo Park
701 Laurel Street, Menlo Park, CA 94025
For Inspections Call 650.330.6704

INSPECTION	CODE	DATE	INSPCTR
PLEASE SEE REVERSE SIDE OF JOB SITE INSPECTION RECORD FOR ADDITIONAL INSPECTION REQUIREMENTS			
UNDERGROUND SITE INSPECTIONS			
Sewer		8/5/21	OK
Water Main		7/22	SM
Gas Line			
Electrical		9/2/21	DP
Storm Drainage (Engineering)			
DO NOT BACK FILL UNTIL ABOVE IS APPROVED			
FOUNDATION INSPECTIONS			
Setbacks			
Footings			
Foundation		9/9/21	DP
Piers/Cassons			
Water Proofing			
Hold Downs			
Ufer Ground		6/24/21	RL
Block Wall			
Slab		FRONT 7' 1/2"	
DO NOT PLACE CONCRETE UNTIL ABOVE IS APPROVED			
UNDERFLOOR INSPECTIONS			
Plumbing			
Mechanical			
Electrical			
Framing			
Insulation			
DO NOT INSTALL SUBFLOOR UNTIL ABOVE IS APPROVED			
SHEAR NAILING			
Walls - Exterior		7/7/21	
Walls - Interior			
Roof Nail			
Floor - Diaphragm/Shear Transfer			
Roof in Progress		8/11/21	
DO NOT COVER WORK UNTIL ABOVE IS APPROVED			
FRAME/TOP OUT INSPECTIONS			
Frame		1/27/22	DP
Plumbing		6/28/22	BC
Plumbing Top Out			
Mechanical		6/28/22	BC
Electrical		6/27/22	DP
Flashing; Windows, Doors			
ALL RAUGH CAST WATERVENT		8/5/21	
DO NOT COVER WORK UNTIL ABOVE IS APPROVED			
ELEVATION CHAFT FRAME + D.G.		8/5/21	
THIS PERMIT SHALL BECOME VOID AND WORK SHALL BE CONSIDERED ABANDONED IF AN INSPECTION HAS NOT BEEN RECORDED AND APPROVED WITHIN 180 DAYS.			

Job Address:	870 Santa Cruz		
Contractor:	Cody/Brock INC		
Permit No.	BLD2020-1618		
Permit Description:	Commercial Interior/Exterior T.I.		
INSPECTION	CODE	DATE	INSPCTR
INSULATION			
Walls		12/13/21	DP
Ceiling		12/13/21	DP
DO NOT COVER UNTIL ABOVE IS APPROVED			
SHEETROCK			
Nail/Screw		1/31/22	DP
DO NOT TAPE UNTIL ABOVE IS APPROVED			
POST SHEETROCK			
Interior Lath/Tile Backer			
Exterior Lath		12/14/21	DP
Shower Pan/Hot Mop		2/4/22	DP
Gas Piping - Pressure Test - 15lbs gauge			
Above Grid			
SWIMMING POOL/SPA			
Steel & Bond			
Underground Electrical			
Gas Lines			
PreDeck			
Filler Lines			
Circular Lines (Pressure Test)			
PrePlaster/Fencing			
Rough Electrical			
Anti-Drowning Measure			
POOL NOT TO BE FILLED UNTIL BARRIER IS IN PLACE			
SEISMIC			
Sill Plate Bolting			
Shear Panel Installation			
Floor Connectors			
MISCELLANEOUS			
Gas Service		1/31/22	DP
Furnace			
Water Heater			
Temporary Power Pole			
Electrical Service		10/11/21	DP
Temporary Occupancy			
THIS BUILDING MUST NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN CALLED FOR AND CERTIFIED BELOW.			
☐	County Health Inspector		
☒	City Engineering Inspector		
☒	Fire Marshall		
☐	City Planning Division		
☒	Sanitary District		
THE DEPARTMENTS/AGENCIES MARKED ABOVE MUST HAVE COMPLETED THEIR INSPECTIONS AND SIGNED THIS CARD BEFORE CALLING FOR THE FINAL INSPECTION WITH THE BUILDING DEPARTMENT.			
☒	CITY BUILDING INSPECTOR		

THE FOLLOWING CHECKED ITEMS ARE CONDITIONS OF THIS BUILDING PERMIT:

- ☒ Comply with all redmarked comments noted on or supplied with plans.
- ☒ Comply with all conditions of the Planning Commission and/or City Council approval.
- ☒ Comply with all conditions of the Menlo Park Fire District.
- ☐ Comply with all conditions of County Environmental Health.
- ☒ Provide special inspection of: _____ Project Engineer to approve of inspection agency and review all test results. Copies of test results must be sent to the City of Menlo Park.
- ☒ Project Engineer (who prepared project plans/calcs) shall observe: **Foundation, Shear System, Rough Frame** and shall issue a letter of approval to the City of Menlo Park. A copy of the letter shall be given to the inspector (at the job site) prior to the City inspection.
- ☐ The project Geotechnical Engineer shall provide testing and observation services during the grading and foundation excavation operations. At the completion of the grading observations, the Geotechnical Engineer shall provide a final letter reviewing the work performed and verifying that all work was done following the recommendations contained in the soils report prior to foundation inspection.
- ☒ A letter from a Licensed Land Surveyor verifying building is placed on property per plan is required prior to foundation inspection.
- ☐ Install City Standard street improvements as required by the Engineering Department. All off-site improvements shall be installed and be accepted by the Engineering Department prior to final inspection.
- ☒ Provide IC rated electrical fixtures required in all locations where recessed fixtures will be in contact with insulation.
- ☐ Provide smoke detectors in all bedrooms and hallways to bedrooms and any other locations as required by the CBC or CRC.
- ☐ Provide carbon monoxide detectors/alarms in the immediate vicinity of the bedroom(s) and on every level including basements.
- ☐ Provide a building address number in compliance with the Menlo Park Fire District requirements.
- ☒ All fire caulking shall be made with approved assemblies submitted to the Building Department before inspection.
- ☐ As-Built Elevation Certificate (including the elevation of the lowest horizontal member of the floor) shall be submitted and verified by the Building Inspector prior to approval of under-floor framing inspection.
- ☐ A Landscape Audit Report is required to be submitted to the Engineering Division prior to final inspection.
- ☒ Energy Compliance Forms

PROJECT SPECIFIC CONDITIONS

- ☒ **upload recycling weight tags to Green Halo. prior to final, or project will be subject to a fine.**
- ☐
- ☐

FOR CITY USE ONLY		
DATE	INSPECTION	COMMENTS
6/20/21	Rebar ok per spec	Contractor pours @ own Risk. H's @
6/30/21	Shear wall @ 1st floor	Rebar ok. RL
7/11/21	Rebar house ok	Rebar ok. Plans marked RL
7/11/21	Rebar vault on penthouse ok	Rebar ok. RL
8-22-21	Fire @ 1st floor	Both sides properly. B. 1st
1-27-22	OK for 3rd floor Lobby	Marked 1st floor - Fire - B. 2nd
3-21-22	Fire final - no combustible storage sign @ elevator	can need to verify fire / Risk Safety
3-22-22	Fire final - install e-lighting on rooftop	and 2 additional exit signs w/ arrows @ 1st floor - OK

CONTACT PHONE NUMBERS					
Menlo Park Fire	(650) 688-8425	 CITY OF MENLO PARK	Menlo Park Building	(650) 330-6704	
PG&E	(800) 743-5000		Menlo Park Planning	(650) 330-6702	
West Bay Sanitary District	(650) 321-0384		Menlo Park Transportation	(650) 330-6770	
Bay Area Air Quality Management District	(415) 771-6000		Menlo Park Engineering	(650) 330-6740	
California Water Service	(650) 854-5454		Menlo Park Environmental	(650) 330-6763	
Underground Service Alert	(800) 227-2600		Menlo Park Public Works	(650) 330-6780	

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN LAWYERS' TITLE COMPANY, COMMITMENT FILE NO.: FLNP-0061900409, WITH AN EFFECTIVE DATE OF SEPTEMBER 2, 2020 AT 07:30 AM.

LEGAL DESCRIPTION

(AS DESCRIBED IN THE TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF THE SOUTHWESTERLY 27 FEET OF LOT 178 AND A PORTION OF THE NORTHEASTERLY 23 FEET OF LOT 179, AS SAID LOTS ARE DESIGNATED ON THE MAP ENTITLED, "MAP OF THE LANDS OF THE TOWN OF MENLO TO BE SOLD AT AUCTION BY JOHN MIDDLETON & SON", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 12, 1886 IN BOOK "E" OF MAPS AT PAGE 9 AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 92, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SANTA CRUZ AVENUE, 80 FEET WIDE AS ESTABLISHED BY THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, TO CITY OF MENLO PARK, A MUNICIPAL CORPORATION, DATED AUGUST 14, 1947 AND RECORDED DECEMBER 9, 1947 IN BOOK 1435 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 195 (3482-H), DISTANT ALONG SAID NORTHWESTERLY LINE OF SANTA CRUZ AVENUE SOUTH 33° 19' 30" WEST 256 FEET FROM THE SOUTHWESTERLY LINE OF CRANE STREET, FORMERLY CRANE AVENUE, AS SHOWN ON THE MAP ENTITLED, "CRANE SUMENLO PARK", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON SEPTEMBER 25, 1878 IN BOOK "E" OF MAPS AT PAGE 10 AND A COPY ENTERED IN BOOK 2 OF MAPS AT PAGE 9; THENCE FROM SAID POINT OF BEGINNING ALONG SAID LINE OF SANTA CRUZ AVENUE SOUTH 33° 19' 30" WEST 50 FEET TO A POINT THEREON WHICH IS DISTANT NORTH 33° 19' 30" EAST 177 FEET FROM THE NORTHEASTERLY LINE OF UNIVERSITY DRIVE; THENCE NORTH 56° 35' 30" WEST PARALLEL TO THE SAID LINE OF CRANE STREET 130 FEET TO THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN THE DEED FROM THE DOKSEE COMPANY, A CORPORATION TO CITY OF MENLO PARK, A MUNICIPAL CORPORATION DATED APRIL 1, 1952 AND RECORDED APRIL 11, 1952 IN BOOK 2229 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 209 (99224-J); THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 33° 19' 30" EAST 50 FEET; THENCE SOUTH 56° 35' 39" EAST 130 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

PORTION OF LOTS 179 AND 180 AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE LANDS OF THE TOWN OF MENLO TO BE SOLD AT AUCTION BY JOHN MIDDLETON & SON", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 12, 1886 IN BOOK "E" OF MAPS AT PAGE 9 AND A COPY ENTERED IN BOOK 1 OF MAPS AT PAGE 92, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF SANTA CRUZ AVENUE AS ESTABLISHED BY THAT CERTAIN DEED FROM ABBIE WEEDEN DRISCOLL TO THE CITY OF MENLO PARK, DATED JULY 23, 1947 AND RECORDED DECEMBER 4, 1947 IN BOOK 1429 OF OFFICIAL RECORDS AT PAGE 396, (2809-H), SAID POINT OF BEGINNING BEING DISTANT SOUTHWESTERLY 1394 FEET 1 1/4 INCHES ALONG THE FORMER LINE OF SANTA CRUZ AVENUE AND NORTHWESTERLY AT RIGHT ANGLES 14 FEET FROM THE WESTERLY CORNER OF SAID OLD SANTA CRUZ AVENUE AND THE COUNTY ROAD LEADING FROM SAN FRANCISCO TO SAN JOSE, THENCE RUNNING SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE PRESENT SANTA CRUZ AVENUE, 50 FEET; THENCE NORTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF UNIVERSITY DRIVE 130 FEET TO THE SOUTHEASTERLY LINE OF LANDS CONVEYED TO THE CITY OF MENLO PARK BY DEED DATED FEBRUARY 19, 1952 AND RECORDED MARCH 25, 1952 IN BOOK 2221 OF OFFICIAL RECORDS AT PAGE 242; (95733-J) THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 50 FEET; THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF UNIVERSITY DRIVE 130 FEET TO THE POINT OF BEGINNING.

JPN: 071-009-092-27

NOTES CORRESPONDING TO SCHEDULE B

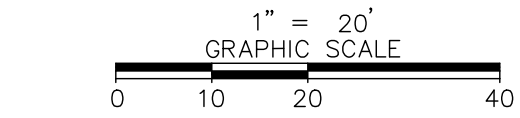
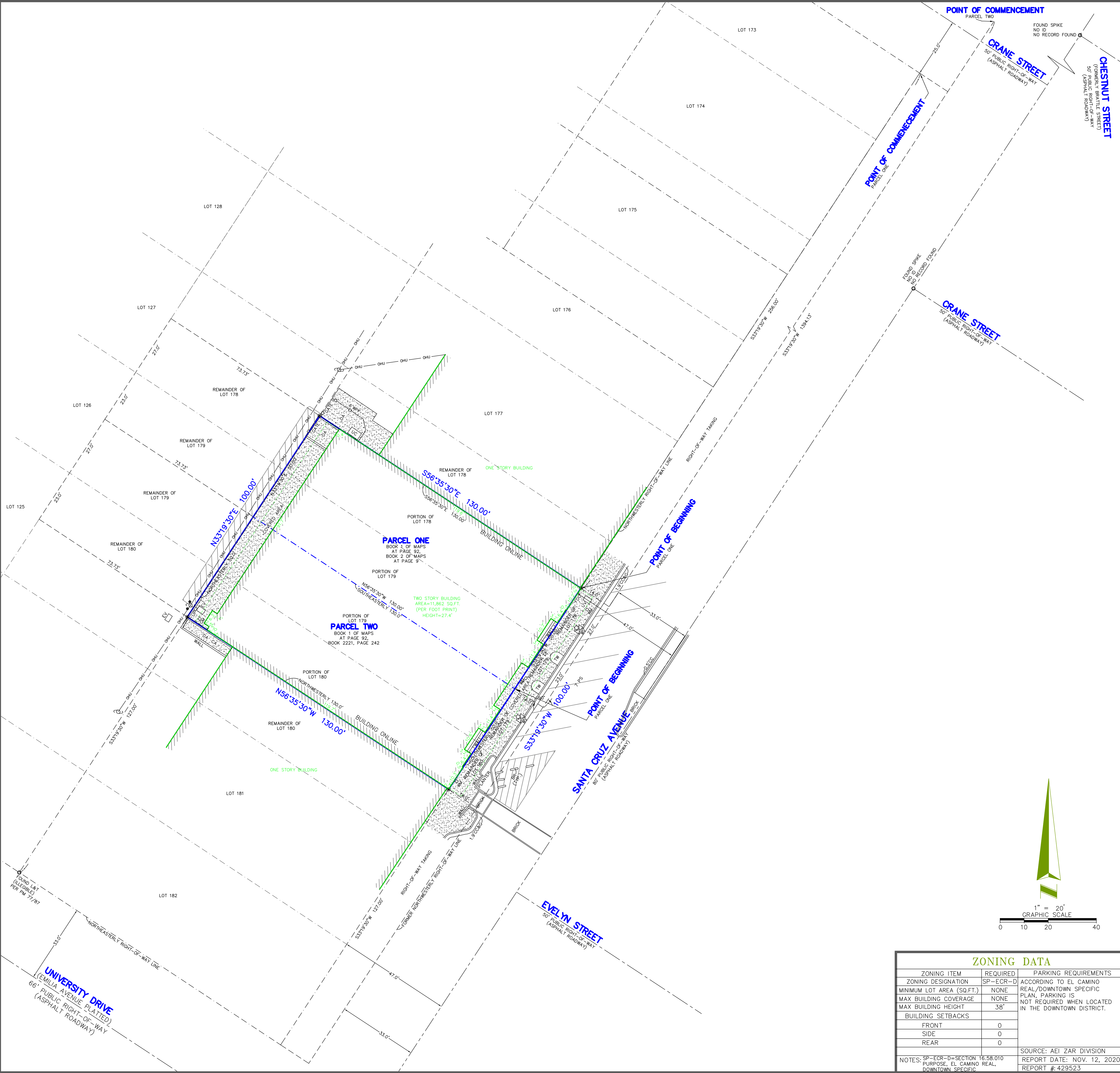
NO SURVEY RELATED SCHEDULE BII EXCEPTIONS TO ADDRESS

LEGEND

SQ.FT.	SQUARE FEET	N/F	NOW OR FORMERLY
	CONCRETE SURFACE	CC	CONCRETE CURB
	NO PARKING AREA	CC&G	CONCRETE CURB & GUTTER
TYP	TYPICAL	GM	GAS METER
PS	PARKING SPACE(S)	UC	UTILITY CABINET
EV	ELECTRICAL VAULT	FDC	FIRE DEPARTMENT CONTROL
CA	COVERED AREA	WV	WATER VALVE
WM	WATER METER	BR	BIKE RACK
TW	TREE WELL	UP	UTILITY POLE
DA	DUMPSTER AREA	LP	LIGHT POLE
UP	UTILITY PANEL	BOLL	BOLLARD
OC	PROPERTY CORNER (NOT FOUND OR SET)	OHU	OVERHEAD UTILITY LINE
OC	FOUND CORNER AS SHOWN	WPF	WOOD PANEL FENCE

STATEMENT OF POSSIBLE ENCROACHMENTS

NONE APPARENT



ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	SP-ECR-D	ACCORDING TO EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN, PARKING IS NOT REQUIRED WHEN LOCATED IN THE DOWNTOWN DISTRICT.
MINIMUM LOT AREA (SQ.FT.)	NONE	
MAX BUILDING COVERAGE	NONE	
MAX BUILDING HEIGHT	38'	
BUILDING SETBACKS		
FRONT	0	
SIDE	0	
REAR	0	
NOTES: SP-ECR-D=SECTION 16.58.010 PURPOSE, EL CAMINO REAL, DOWNTOWN SPECIFIC		SOURCE: AEI ZAR DIVISION REPORT DATE: NOV. 12, 2020 REPORT #: 429523

VICINITY MAP



SHEET 1 OF 1

LAND AREA

13,000 SQUARE FEET
0.298 ACRES

PARKING

REGULAR= 0
HANDICAP= 0
TOTAL= 0

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 06081C0308E, WHICH BEARS AN EFFECTIVE DATE OF 10/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SANTA CRUZ AVENUE BEING S33°19'30"W PER OUR TITLE COMMITMENT.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SANTA CRUZ AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
- BASED ON SURFACE OBSERVATIONS BY A NOVICE (SURVEYOR) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- WITHOUT EXPRESSING A LEGAL OPINION THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO RECENT CHANGES NOR PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES WERE PROVIDED TO THE SURVEYOR. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK OBSERVATIONS BY A NOVICE (SURVEYOR) THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF PROFESSIONAL LICENSED SURVEYOR. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- NO WETLAND MARKERS AND/OR FLAGS WERE OBSERVED AT TIME OF SURVEY.
- TITLE WORK FOR THIS ALTA SURVEY WAS FURNISHED TO AEI CONSULTANTS BY THE CLIENT. NO TITLE SEARCH WAS PERFORMED BY AEI CONSULTANTS. AEI CONSULTANTS DOES NOT ACCEPT ANY LIABILITY FOR ERRORS, OMISSIONS OR DEFICIENCIES DUE TO INACCURACIES IN THE TITLE WORK.
- ALL DISTANCES ARE HORIZONTAL GROUND (U.S. SURVEY FEET).
- PURSUANT TO THE RECORD OF SURVEY REQUIREMENTS UNDER SECTION 8762 (B) (4) OF THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTIONS 8700 - 8805, ALSO KNOWN AS THE PROFESSIONAL LAND SURVEYORS ACT, THE CLIENT HAS BEEN MADE AWARE OF THE EXISTENCE OF THE EXISTING LINE(S) COMPRISING THE BOUNDARY OF THE PROPERTY SHOWN HEREON CREATED BY WRITTEN INSTRUMENTS. THUS A RECORD OF SURVEY MUST BE UNDERWAY AND UNDER CONTRACT FOR THIS DOCUMENT TO BE SIGNED AND COMPLIANT WITH SAID SECTION 8762 (B) (4).

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #429523

FLEGILS

870 SANTA CRUZ AVE

SAN MATEO COUNTY

MENLO PARK, CA

SITE PICTURE



PERFORMED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION

TO: TERRA 87050, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND ASSIGNS, LAWYERS' TITLE COMPANY, AND COMMONWEALTH LAND TITLE INSURANCE COMPANY:

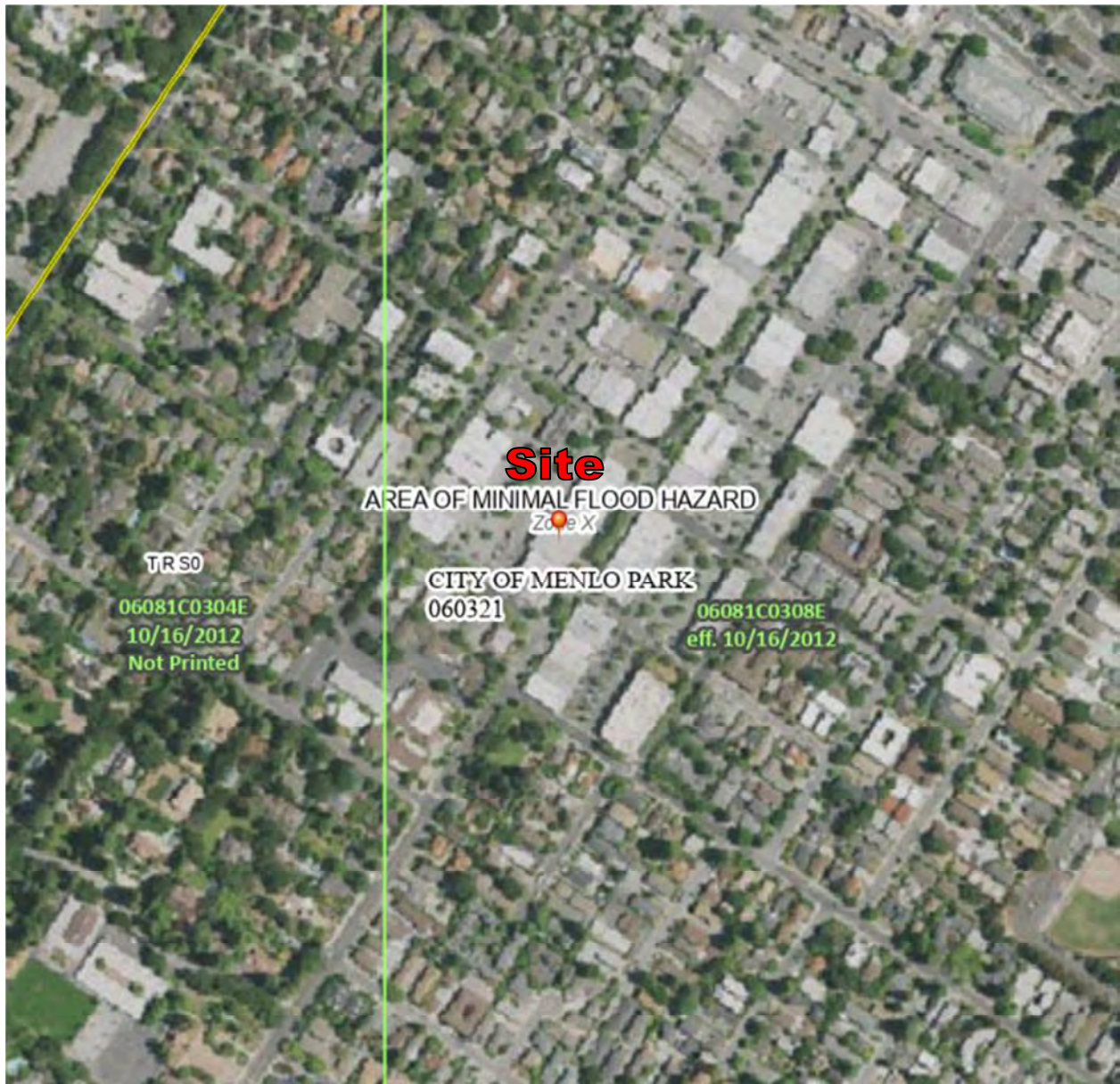
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/09/2020. DATE OF PLAT OR MAP: 11/18/2020.



REGISTERED SURVEYOR: ERIC S. CANTRELL
PROFESSIONAL LAND SURVEYOR NO.: 7163
STATE OF CALIFORNIA
(FOR THE FIRM AEI CONSULTANTS)

12/7/2020
DATED

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER: 429523 SCALE: 1" = 20' DRAWN BY: BEC APPROVED BY: ESC



The subject property at 870 Santa Cruz Avenue, Menlo Park, CA, is located in FEMA Flood Zone X (unshaded) per FIRM Panel No. 06081C0308E, dated October 16, 2012.

Flood Zone X (unshaded)

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

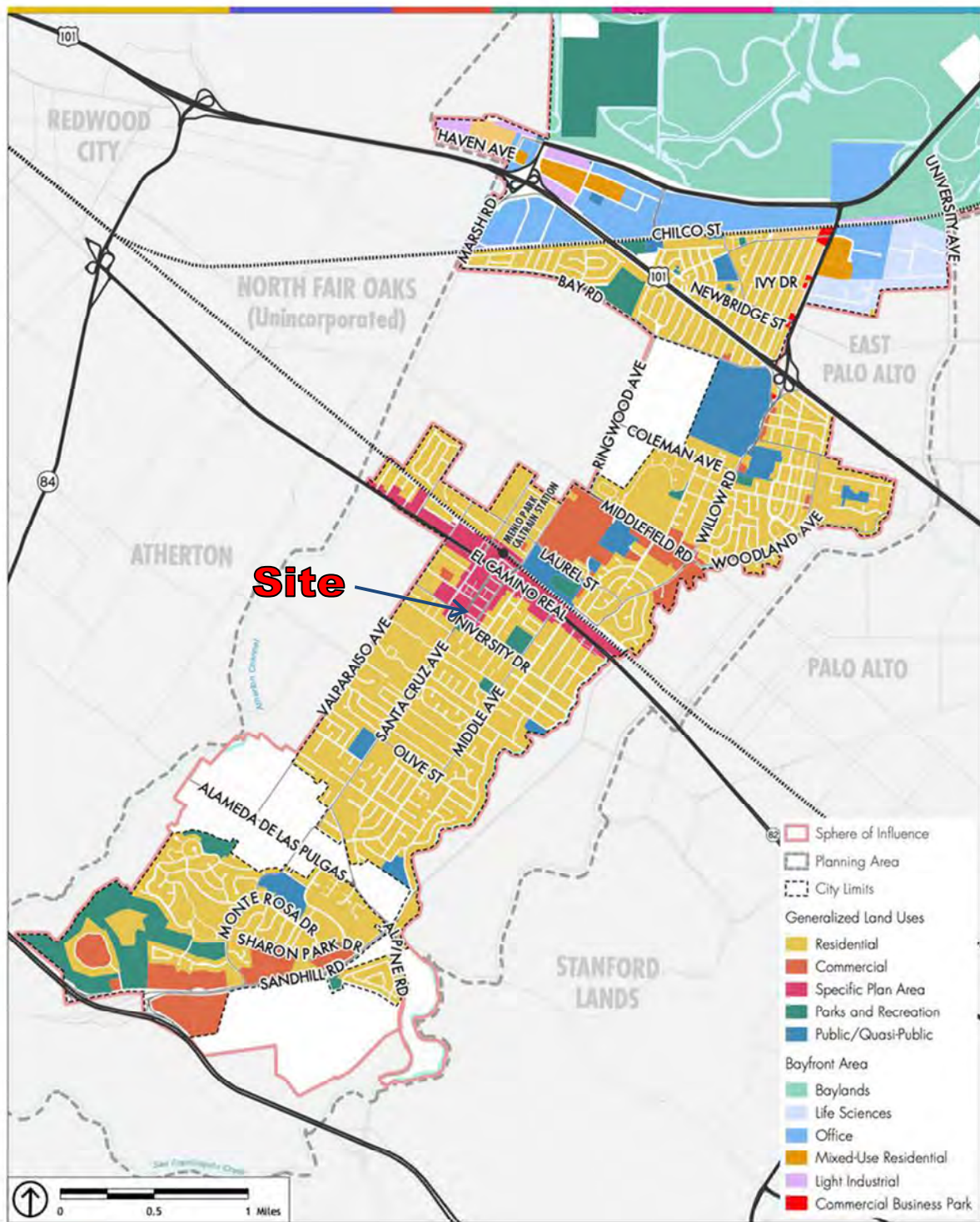


FIGURE 5: GENERAL PLAN LAND USE DESIGNATIONS

The subject property at 870 Santa Cruz Avenue, Menlo Park, CA, is located in the SP-ECR-D (El Camino Real/Downtown Specific Plan).

APPENDIX B



AllWest

Due Diligence Questionnaire

870 Santa Cruz Avenue, Menlo Park, CA

Please return by:

ASAP

General Information

Property Name	Windy Hill PV Nine CM LLC
Property Owner	870 Santa Cruz LLC
Owner Address	755 Page Mill Road, Ste BT100
City, State, Zip	Palo Alto, CA 94304
Site Contact	Yvette Yamagata

Building Information

Construction Date	1984		
Building sq ft	Gross	Rentable	30,293

Service Providers

Maintenance:			
Fire Sprinkler Inspection	Lund Pearson McLaughlin	Contact Number:	650.961.9460
		Address:	897 Independence Ave, Ste 1E, Mountain View, CA 94043
Fire Alarm Monitoring		Contact Number:	925.307.7700
Company Name:	Code Red Communications	Address:	14850 Hwy 4 Ste A-324 Discovery Bay, CA 94505
HVAC Service	Pacific Northstar Mechanical	Contact Number:	408.353.4145
		Address:	PO Box 2729 Cupertino, CA 95014
Roof Maintenance		Contact Number:	925.556.0400
Company Name:	Stone Roofing		
Elevator Maintenance		Contact Number:	408.328.0300
Company Name:	Otis Elevator		

Utilities:		YES		NO
Electrical	PG&E	Adequate?	☒	☐
Gas	PG&E	Adequate?	☒	☐
Water	Menlo Park Municipal Water	Adequate?	☒	☐
Sewer	West Bay Sanitary District	Adequate?	☒	☐

Property Condition

Site:										
Asphalt sealing	n/a	Year replaced:				Cost:				
Irrigation System	n/a	Yes	No							
Building Envelope:										
Roof Type:	PVC Single-ply?	Year replaced:				Cost:	Current leaks?	YES	NO	
		YES	NO							
Structural (cracks, settlement)		☐	☐					☐	☐	
Seismic Retrofit:		☒	☐					Year:	☐	☐
	shear walls	☐	☐	shear frames	Yes	No	Plywood sheathing	☐	☐	
Mechanical Systems:										
HVAC Equipment List		Yes	No	see plans in folder 5. Misc			PDF?	Yes	No	Attached
	Equipment Age	installed in 2022								

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

Recent major replacement costs: none, new build 2022

Documentation

Lists/Reports:		YES	NO	YES		NO
Previous Property Reports		☒	☐	PDF?	☒	☐
Brochures—OM		☐	☐	PDF?	☐	☐
Warranties (Roof)		☒	☐	PDF?	☒	☐
Warranties (HVAC equip)		☐	☐	PDF?	☐	☐
Rent Roll		☒	☐	PDF?	☒	☐
Testing Reports:		YES	NO	YES		NO
Backflow Preventer		☐	☐			
Fire Sprinkler	1 Year	☒	☐	5 year	☐	☐
Fire Alarm		☐	☐			
Elevator	Current license expiration date:			5 year load test date:		
Drawings:		YES	NO	YES		NO
ALTA survey		☒	☐	PDF?	☒	☐
Original Construction Docs		☒	☐	PDF?	☒	☐
Site Plan		☒	☐	PDF?	☒	☐
Tenant Improvement Docs		☒	☐	PDF?	☒	☐

Prepared By: Yvette Yamagata Date: 09.25.2024 Contact # 650.924.8170

Questions.01 for 870 Santa Cruz Avenue, Menlo Park, CA

1. Are there any known, current leaks through the roofing systems?
 - Not to our knowledge
2. Is roof maintenance provided on a regular, scheduled basis? Or is it just scheduled as-needed?
 - Semi-annual roof drain check, [annual maintenance](#) completed 09.16.2024
3. Are there any known, current leaks through the window/wall systems?
 - Not to our knowledge
4. Have there been any instances of fire or flooding at the property in the last 36 months?
 - No
5. Have there been any sewer line blockages, breaks, or underground sewer line replacements in any of the buildings in the last 36 months?
 - No
6. Has a sewer lateral inspection been conducted in conformance with Menlo Park Municipal Code Section 7.38.432?

<https://law.cityofsanmateo.org/us/ca/cities/san-mateo/code/7.38.432>
 - Yes, a 6" lateral was installed when the shell was built out in 2022.
7. Can a copy of the Carrier—the manufacturer, not the HVAC contractor—AC warranty be provided? (I don't need all six; one should be sufficient to tell me what I need to know.)
 - [Carrier Unit Warranty](#) – linked and saved in Due Diligence folder
8. Are the Carrier AC warranties transferrable to a new owner?
 - Yes – warranties are directly tied to the unit by factory model and serial number
9. Is an energy management system installed?
 - Not that I am aware of
10. Are there any known issues of foundation or soil settlement at the property?

- Not to our knowledge

11. Can a copy of the most recent annual or 5-year fire sprinkler inspection report be provided?

- [Annual fire sprinkler inspection](#)

Questions.02 for 870 Santa Cruz Avenue, Menlo Park, CA

1. There are two listed deficiencies on the fire sprinkler inspection report (also attached with the email) dated August 13, 2024. Have they been corrected? (There were only two spare sprinkler heads in the spares box; six are required. So, I know that one has not been corrected.)
 - Proposal for repairs on August 20, LPM is waiting for parts
2. Does the building owner own the six rooftop Carrier packaged units (large HVAC equipment)?
 - Yes, units belong to the building
3. Does the building owner own the four small heat pumps?
 - Yes, units belong to the building
4. Are the tenants metered separately for electricity? (Only three electric meters are installed and I assume one is for the common areas.)
 - House (billed through OPEX), 1st Floor tenant (tenant pays directly), 2nd floor tenant (billed through OPEX pro rata share)

APPENDIX C

Inspection, Testing, and Maintenance Cover Sheet
NFPA25 as amended by CCR, Title 19

Property Information:

Name: Windy Hill PV Nine CM, LLC
 Address: 870 Santa Cruz Avenue
 City: Menlo Park
 ZIP: 94025
 Contact: Yvette Yamagata
 Telephone: (650) 856-0926

Occupancy/Use: _____
 Construction Type: _____
 No. Stories: _____
 Year Constructed: _____



Contractor Information:

Number of System Risers

Name: LUND PEARSON McLAUGHLIN
 Address: 897 Independence Ave. #1E
 City: Mountain View
 State: California
 Telephone: (650) 961-9460
 CA License#: C-16 #668524 #A-0003
 Job #: _____
 Performed by: Xavier Ramirez- 3/12/24

Copy sent to:

☒ Owner Date: 04/05/24
☐ Fire AHJ Date: _____
☐ Contractor Date: _____

NOTES:

1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2011 Edition as amended by California Code of Regulations, Title 19, §901 to §906.

2) Inspection items may be performed by the owner in accordance with California Code of Regulations, Title 19, §904.1(a)

Check box for each system inspected and enter the number of forms used for inspection.
Check boxes (Fail or Pass) to indicate status of inspected system at end of inspection.

Forms Included with this Report	NFPA 25 Chapter	Number of Forms	N/A	Fail*	Pass
☒ Automatic Sprinkler System	5	1	☐	☐	☒
☐ Standpipe and Hose System	6	0	☐	☐	☐
☐ Private Water Supply System	7	0	☐	☐	☐
☐ Fire Pump	8	0	☐	☐	☐
☐ Water Storage Tank	9	0	☐	☐	☐
☐ Water Spray System	10	0	☐	☐	☐
☐ Foam Water Sprinkler System	11	0	☐	☐	☐
☐ Water Mist System	12	0	☐	☐	☐
☐ Concerns that are not deficiencies (i.e. Non-Sprinklered Areas)				☐ Yes	☐ No

*See "Deficiencies and Comments" section at end of each respective form.

**Wet Pipe
Fire Sprinkler System**
**California Code of Regulations - Title 19
Inspection, Testing, and Maintenance**
**Quarterly and
Annual Report**
1 of 3

Property Information			Contractor or Licensed Owner Information	
Building Name	Windy Hill PV Nine CM, LLC		Name	LUND PEARSON McLAUGHLIN
Address			Address	897 Independence Ave. #1E
	870 Santa Cruz Avenue		City	Mountain View St. CA Zip 94043
City	Menlo Park		License #	Phone 650-961-9460
Contact Person		☒ SFM #A-0003	Job #	
	Yvette Yamagata	☒ CSLB C-16 #668524	Misc.	

Riser Information			Main Drain Test (Annual)				
Riser No.	Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	P, F, N/A
01A	1st floor riser room (1st floor A/S)	6"	2"				
01B	1st floor riser room (2nd floor A/S)	6"	2"				

☐ This building has more than 5 risers. See additional AES 2.9 form attached Number of AES 2.9 forms attached

Quarterly Inspections							
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable			
Item		Description	NFPA 25 CA ed. Reference	Date	Date	Date	Date
				03/12/24			
1.1	I	Control Valves – Identification Sign	13.3.1	P			
1.2	I	Control Valves – Inspection	13.3.2	P			
1.3	I	Waterflow Alarm Devices	5.2.5	P			
1.4	I	Supervisory Devices	5.2.5	P			
1.5	I	Gauges (Wet Pipe Systems)	5.2.4.1	P			
1.6	I	Enter Water Supply Pressure Below Riser Check	5.2.4.1	55 psi	psi	psi	psi
1.7	I	Enter Water Supply Pressure Above Riser Check	5.2.4.1	75 psi	psi	psi	psi
1.8	I	Pressure Readings Acceptable	5.2.4.1	P			
1.9	I	Hydraulic Design Information Sign (for hydraulically designed systems)	5.2.6	P			
1.10	I	General Information Sign (not required for system prior to 2007 edition of NFPA 13)	5.2.8	NA			
1.11	I	Heat Tape	5.2.7	NA			
1.12	I	Spare Sprinklers	5.2.1.4	P			
1.13	I	Fire Department Connections	13.7	P			
1.14	I	Alarm Valves – Exterior Inspection	13.4.1	P			
1.15	I	Pressure Reducing Valves	13.5.1.1	NA			
1.16	I	Backflow Preventers	13.6.1	P			
1.17	I	Small Hose Connections - Hose Valve*	5.1.6, 13.5.2 13.5.5.1	NA			
1.18	I	PRV – Fire Sprinkler Systems	13.5.1.1	P			

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

**Wet Pipe
Fire Sprinkler System**
**California Code of Regulations - Title 19
Inspection, Testing, and Maintenance**
**Quarterly and
Annual Report**
2 of 3

Property Information			Contractor or Licensed Owner Information	
Building Name	Windy Hill PV Nine CM, LLC		Name	LUND PEARSON McLAUGHLIN
Address	870 Santa Cruz Avenue		Job #	
City	Menlo Park			

ANNUAL INSPECTION, TESTING, AND MAINTENANCE
Include ALL Quarterly Inspections
I = Inspection T = Test M = Maintenance
P = Pass F = Fail N/A = Not Applicable

Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P, F, N/A
1.19	I	Sprinklers	5.2.1			
1.20	I	Buildings (Freeze Protection)	4.1.1.1		Owner's Responsibility	
1.21	I	Pipe and Fittings	5.2.2			
1.22	I	Hangers	5.2.3			
1.23	I	Seismic Braces	5.2.3			
2.1	T	Field Service Test Required (Send Report to Fire Code Official)	5.3.1		If REQUIRED, Enter 'F' until results are returned from Lab	
2.2	T	Recalled Sprinklers <i>If not present = Pass; If present = Fail</i>	Title 19 904.1(c)			
2.3	T	Water Flow Alarm Devices <i>90 sec. maximum - (Enter Time)</i>	5.3.3 13.2.6		sec.	
2.4	T	Main Drain Test (Enter data on Page 1 of this form)	13.2.5 13.3.3.4			
2.5	T	Control Valve - Position	13.3.3.2			
2.6	T	Control Valve - Operation	13.3.3.1			
2.7	T	Supervisory Devices	13.3.3.5			
2.8	T	Backflow Preventer Assemblies	13.6.2			
2.9	T	Small Hose Connections* <i>w/PRV Hose Valves - Partial Flow Test</i>	13.5.2.3 13.5.3.3			
2.10	T	PRV - Fire Sprinkler Systems	13.5.1.3			
3.1	M	Control Valves	13.3.4			
3.2	M	Small Hose Connections*	13.5.6.3			
3.3	M	Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.)	14.3		☐ Yes ☐ No	
3.4	M	System Returned to Service	4.5.3		☐ Yes ☐ No	

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

D = Deficiency C = Comment (Indicate type)

Item	Date	Riser	D	C	Deficiencies and Comments <i>Indicate all equipment, devices and parts that were repaired or replaced.</i>

Deficiencies and Comments (cont.)

Indicate all equipment, devices and parts that were repaired or replaced.

[illegible]

- Number attached:

Number attached:

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter	1st - ☐ Annual	2nd - ☐ Annual	3rd - ☐ Annual	4th - ☐ Annual
Date	03/12/24			
Print Name	Xavier Ramirez			
Signature	On File			

Inspection, Testing, and Maintenance Cover Sheet
NFPA25 as amended by CCR, Title 19

Property Information:

Name: Windy Hill PV Nine CM, LLC
 Address: 870 Santa Cruz Avenue
 City: Menlo Park
 ZIP: 94025
 Contact: Yvette Yamagata
 Telephone: (650) 856-0926

Occupancy/Use: _____
 Construction Type: _____
 No. Stories: _____
 Year Constructed: _____



Contractor Information:

Number of System Risers

Name: LUND PEARSON McLAUGHLIN
 Address: 897 Independence Ave. #1E
 City: Mountain View
 State: California
 Telephone: (650) 961-9460
 CA License#: C-16 #668524 #A-0003
 Job #: _____
 Performed by: Sean O'Neill- 9/26/23

Copy sent to:

☒ Owner Date: 11/02/23
☐ Fire AHJ Date: _____
☐ Contractor Date: _____

NOTES:

- 1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2011 Edition as amended by California Code of Regulations, Title 19, §901 to §906.
- 2) Inspection items may be performed by the owner in accordance with California Code of Regulations, Title 19, §904.1(a)

Check box for each system inspected and enter the number of forms used for inspection.
Check boxes (Fail or Pass) to indicate status of inspected system at end of inspection.

Forms Included with this Report	NFPA 25 Chapter	Number of Forms	N/A	Fail*	Pass
☒ Automatic Sprinkler System	5	1	☐	☐	☒
☐ Standpipe and Hose System	6	0	☐	☐	☐
☐ Private Water Supply System	7	0	☐	☐	☐
☐ Fire Pump	8	0	☐	☐	☐
☐ Water Storage Tank	9	0	☐	☐	☐
☐ Water Spray System	10	0	☐	☐	☐
☐ Foam Water Sprinkler System	11	0	☐	☐	☐
☐ Water Mist System	12	0	☐	☐	☐
☐ Concerns that are not deficiencies (i.e. Non-Sprinklered Areas)				☐ Yes	☐ No

*See "Deficiencies and Comments" section at end of each respective form.



Wet Pipe Fire Sprinkler System		California Code of Regulations - Title 19 Inspection, Testing, and Maintenance		Quarterly and Annual Report		1 of 3	
Property Information				Contractor or Licensed Owner Information			
Building Name Windy Hill PV Nine CM, LLC				Name LUND PEARSON McLAUGHLIN			
Address				Address 897 Independence Ave. #1E			
870 Santa Cruz Avenue				City Mountain View St. CA Zip 94043			
City Menlo Park				Phone 650-961-9460			
Contact Person			License #		Job #		
Yvette Yamagata			☒ SFM #A-0003		Misc.		
			☒ CSLB C-16 #668524				

Riser Information			Main Drain Test (Annual)				
Riser No.	Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	P,F,N/A
01A	1st floor riser room (1st floor)	6"	2"	55	45	55	P
01B	1st floor riser room (2nd floor)	6"	2"	55	50	55	P

☐ This building has more than 5 risers. See additional AES 2.9 form attached Number of AES 2.9 forms attached

Quarterly Inspections							
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable			
Item		Description	NFPA 25 CA ed. Reference	Date	Date 06/05/23	Date 09/26/23	Date
1.1	I	Control Valves – Identification Sign	13.3.1		P	P	
1.2	I	Control Valves – Inspection	13.3.2		P	P	
1.3	I	Waterflow Alarm Devices	5.2.5		P	P	
1.4	I	Supervisory Devices	5.2.5		P	P	
1.5	I	Gauges (Wet Pipe Systems)	5.2.4.1		P	P	
1.6	I	Enter Water Supply Pressure Below Riser Check	5.2.4.1	psi	55 psi	55 psi	psi
1.7	I	Enter Water Supply Pressure Above Riser Check	5.2.4.1	psi	65 psi	60 psi	psi
1.8	I	Pressure Readings Acceptable	5.2.4.1		P	P	
1.9	I	Hydraulic Design Information Sign <i>(for hydraulically designed systems)</i>	5.2.6		P	P	
1.10	I	General Information Sign <i>(not required for system prior to 2007 edition of NFPA 13)</i>	5.2.8		NA	NA	
1.11	I	Heat Tape	5.2.7		NA	NA	
1.12	I	Spare Sprinklers	5.2.1.4		P	P	
1.13	I	Fire Department Connections	13.7		P	P	
1.14	I	Alarm Valves – Exterior Inspection	13.4.1		P	P	
1.15	I	Pressure Reducing Valves	13.5.1.1		NA	NA	
1.16	I	Backflow Preventers	13.6.1		P	NA	
1.17	I	Small Hose Connections - Hose Valve*	5.1.6, 13.5.2 13.5.5.1		NA	NA	
1.18	I	PRV – Fire Sprinkler Systems	13.5.1.1		P	NA	

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

Wet Pipe Fire Sprinkler System		California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	2 of 3
Property Information			Contractor or Licensed Owner Information	
Building Name	Windy Hill PV Nine CM, LLC		Name	LUND PEARSON McLAUGHLIN
Address	870 Santa Cruz Avenue		Job #	
City	Menlo Park			

ANNUAL INSPECTION, TESTING, AND MAINTENANCE <i>Include ALL Quarterly Inspections</i>						
I = Inspection T = Test M = Maintenance			P = Pass F = Fail N/A = Not Applicable			
Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
1.19	I	Sprinklers	5.2.1	6/5/23		P
1.20	I	Buildings (Freeze Protection)	4.1.1.1	6/5/23	Owner's Responsibility	NA
1.21	I	Pipe and Fittings	5.2.2	6/5/23		P
1.22	I	Hangers	5.2.3	6/5/23		P
1.23	I	Seismic Braces	5.2.3	6/5/23		P
2.1	T	Field Service Test Required (Send Report to Fire Code Official)	5.3.1	6/5/23	If REQUIRED, Enter 'F' until results are returned from Lab	NA
2.2	T	Recalled Sprinklers <i>If not present = Pass; If present = Fail</i>	Title 19 904.1(c)	6/5/23		P
2.3	T	Water Flow Alarm Devices <i>90 sec. maximum - (Enter Time)</i>	5.3.3 13.2.6	6/5/23	sec.	P
2.4	T	Main Drain Test (Enter data on Page 1 of this form)	13.2.5 13.3.3.4	6/5/23		P
2.5	T	Control Valve - Position	13.3.3.2	6/5/23		P
2.6	T	Control Valve – Operation	13.3.3.1	6/5/23		P
2.7	T	Supervisory Devices	13.3.3.5	6/5/23		P
2.8	T	Backflow Preventer Assemblies	13.6.2	6/5/23		NA
2.9	T	Small Hose Connections* <i>w/PRV Hose Valves – Partial Flow Test</i>	13.5.2.3 13.5.3.3	6/5/23		NA
2.10	T	PRV – Fire Sprinkler Systems	13.5.1.3	6/5/23		NA
3.1	M	Control Valves	13.3.4	6/5/23		NA
3.2	M	Small Hose Connections*	13.5.6.3	6/5/23		NA
3.3	M	Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.)	14.3	6/5/23	☐ Yes ☒ No	NA
3.4	M	System Returned to Service	4.5.3	6/5/23	☒ Yes ☐ No	P

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

D = Deficiency C = Comment (Indicate type)					
Item	Date	Riser	D	C	Deficiencies and Comments Indicate all equipment, devices and parts that were repaired or replaced

D = Deficiency C = Comment (Indicate type)

[illegible]

- | | | |
|--------------------------|--|------------------|
| ☐ | Check here if additional Deficiencies and Comments are listed on Form AES9 | Number attached: |
| ☐ | See Correction Form AES 10 for corrected deficiencies. | Number attached: |

I hereby certify that the fire protection equipment listed above has been fully inspected, tested, and maintained on this date by the company indicated above, in accordance with CCR, Title 19, Sections 901 to 906 and that the equipment is fully operable except as noted in the "Deficiencies and Comments" section of this form.

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter		1st - ☐ Annual	2nd - ☒ Annual	3rd - ☐ Annual	4th - ☐ Annual
Date		06/05/23	09/26/23		
Print Name		Alex Serratos	Sean O'Neill		
Signature		On File	On File		

Inspection, Testing, and Maintenance Cover Sheet
NFPA25 as amended by CCR, Title 19

Property Information:

Name: Windy Hill PV Nine CM, LLC
 Address: 870 Santa Cruz Avenue
 City: Menlo Park
 ZIP: 94025
 Contact: Yvette Yamagata
 Telephone: (650) 856-0926

Occupancy/Use: _____
 Construction Type: _____
 No. Stories: _____
 Year Constructed: _____



Contractor Information:

Number of System Risers

Name: LUND PEARSON McLAUGHLIN
 Address: 897 Independence Ave. #1E
 City: Mountain View
 State: California
 Telephone: (650) 961-9460
 CA License#: C-16 #668524 #A-0003
 Job #: _____
 Performed by: Xavier Ramirez- 1/17/24

Copy sent to:

☒ Owner Date: 01/18/24
☐ Fire AHJ Date: _____
☐ Contractor Date: _____

NOTES:

1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2011 Edition as amended by California Code of Regulations, Title 19, §901 to §906.

2) Inspection items may be performed by the owner in accordance with California Code of Regulations, Title 19, §904.1(a)

Check box for each system inspected and enter the number of forms used for inspection.
 Check boxes (Fail or Pass) to indicate status of inspected system at end of inspection.

Forms Included with this Report	NFPA 25 Chapter	Number of Forms	N/A	Fail*	Pass
☒ Automatic Sprinkler System	5	1	☐	☐	☒
☐ Standpipe and Hose System	6	0	☐	☐	☐
☐ Private Water Supply System	7	0	☐	☐	☐
☐ Fire Pump	8	0	☐	☐	☐
☐ Water Storage Tank	9	0	☐	☐	☐
☐ Water Spray System	10	0	☐	☐	☐
☐ Foam Water Sprinkler System	11	0	☐	☐	☐
☐ Water Mist System	12	0	☐	☐	☐
☐ Concerns that are not deficiencies (i.e. Non-Sprinklered Areas)				☐ Yes	☐ No

*See "Deficiencies and Comments" section at end of each respective form.



Wet Pipe Fire Sprinkler System		California Code of Regulations - Title 19 Inspection, Testing, and Maintenance		Quarterly and Annual Report		1 of 3	
Property Information					Contractor or Licensed Owner Information		
Building Name Windy Hill PV Nine CM, LLC			Name LUND PEARSON McLAUGHLIN				
Address			Address 897 Independence Ave. #1E				
870 Santa Cruz Avenue			City Mountain View St. CA Zip 94043				
City Menlo Park			License #		Phone 650-961-9460		
Contact Person			☒ SFM #A-0003		Job #		
Yvette Yamagata			☒ CSLB C-16 #668524		Misc.		

Riser Information			Main Drain Test (Annual)				
Riser No.	Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	P,F,N/A
01A	1st floor riser room (1st floor)	6"	2"	55	45	55	P
01B	1st floor riser room (2nd floor)	6"	2"	55	50	55	P

☐ This building has more than 5 risers. See additional AES 2.9 form attached Number of AES 2.9 forms attached

Quarterly Inspections							
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable			
Item		Description	NFPA 25 CA ed. Reference	Date	Date 06/05/23	Date 09/26/23	Date 01/17/24
1.1	I	Control Valves – Identification Sign	13.3.1		P	P	P
1.2	I	Control Valves – Inspection	13.3.2		P	P	P
1.3	I	Waterflow Alarm Devices	5.2.5		P	P	P
1.4	I	Supervisory Devices	5.2.5		P	P	P
1.5	I	Gauges (Wet Pipe Systems)	5.2.4.1		P	P	P
1.6	I	Enter Water Supply Pressure Below Riser Check	5.2.4.1	psi	55 psi	55 psi	60 psi
1.7	I	Enter Water Supply Pressure Above Riser Check	5.2.4.1	psi	65 psi	60 psi	74 psi
1.8	I	Pressure Readings Acceptable	5.2.4.1		P	P	P
1.9	I	Hydraulic Design Information Sign <i>(for hydraulically designed systems)</i>	5.2.6		P	P	P
1.10	I	General Information Sign <i>(not required for system prior to 2007 edition of NFPA 13)</i>	5.2.8		NA	NA	NA
1.11	I	Heat Tape	5.2.7		NA	NA	NA
1.12	I	Spare Sprinklers	5.2.1.4		P	P	P
1.13	I	Fire Department Connections	13.7		P	P	P
1.14	I	Alarm Valves – Exterior Inspection	13.4.1		P	P	P
1.15	I	Pressure Reducing Valves	13.5.1.1		NA	NA	NA
1.16	I	Backflow Preventers	13.6.1		P	NA	P
1.17	I	Small Hose Connections - Hose Valve*	5.1.6, 13.5.2 13.5.5.1		NA	NA	NA
1.18	I	PRV – Fire Sprinkler Systems	13.5.1.1		P	NA	P

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

Wet Pipe Fire Sprinkler System		California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	2 of 3
Property Information			Contractor or Licensed Owner Information	
Building Name	Windy Hill PV Nine CM, LLC		Name	LUND PEARSON McLAUGHLIN
Address	870 Santa Cruz Avenue		Job #	
City	Menlo Park			

ANNUAL INSPECTION, TESTING, AND MAINTENANCE <i>Include ALL Quarterly Inspections</i>						
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable		
Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
1.19	I	Sprinklers	5.2.1	6/5/23		P
1.20	I	Buildings (Freeze Protection)	4.1.1.1	6/5/23	Owner's Responsibility	NA
1.21	I	Pipe and Fittings	5.2.2	6/5/23		P
1.22	I	Hangers	5.2.3	6/5/23		P
1.23	I	Seismic Braces	5.2.3	6/5/23		P
2.1	T	Field Service Test Required (Send Report to Fire Code Official)	5.3.1	6/5/23	If REQUIRED, Enter 'F' until results are returned from Lab	NA
2.2	T	Recalled Sprinklers <i>If not present = Pass; If present = Fail</i>	Title 19 904.1(c)	6/5/23		P
2.3	T	Water Flow Alarm Devices <i>90 sec. maximum - (Enter Time)</i>	5.3.3 13.2.6	6/5/23	sec.	P
2.4	T	Main Drain Test (Enter data on Page 1 of this form)	13.2.5 13.3.3.4	6/5/23		P
2.5	T	Control Valve - Position	13.3.3.2	6/5/23		P
2.6	T	Control Valve - Operation	13.3.3.1	6/5/23		P
2.7	T	Supervisory Devices	13.3.3.5	6/5/23		P
2.8	T	Backflow Preventer Assemblies	13.6.2	6/5/23		NA
2.9	T	Small Hose Connections* <i>w/PRV Hose Valves - Partial Flow Test</i>	13.5.2.3 13.5.3.3	6/5/23		NA
2.10	T	PRV - Fire Sprinkler Systems	13.5.1.3	6/5/23		NA
3.1	M	Control Valves	13.3.4	6/5/23		NA
3.2	M	Small Hose Connections*	13.5.6.3	6/5/23		NA
3.3	M	Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.)	14.3	6/5/23	☐ Yes ☒ No	NA
3.4	M	System Returned to Service	4.5.3	6/5/23	☒ Yes ☐ No	P

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

D = Deficiency C = Comment (Indicate type)					
Item	Date	Riser	D	C	Deficiencies and Comments <i>Indicate all equipment, devices and parts that were repaired or replaced</i>

[illegible]

Number attached:

Date	06/05/23	09/26/23	01/17/24
Print Name	Alex Serratos	Sean O'Neill	Xavier Ramirez
Signature	On File	On File	On File

Inspection, Testing, and Maintenance Cover Sheet
NFPA25 as amended by CCR, Title 19

Property Information:

Name: Windy Hill PV Nine CM, LLC
 Address: 870 Santa Cruz Avenue
 City: Menlo Park
 ZIP: 94025
 Contact: Yvette Yamagata
 Telephone: (650) 856-0926

Occupancy/Use: _____
 Construction Type: _____
 No. Stories: _____
 Year Constructed: _____



Contractor Information:

Number of System Risers

Name: LUND PEARSON McLAUGHLIN
 Address: 897 Independence Ave. #1E
 City: Mountain View
 State: California
 Telephone: (650) 961-9460
 CA License#: C-16 #668524 #A-0003
 Job #: _____
 Performed by: Alex & Kyle - 6/5/23

Copy sent to:

☒ Owner Date: 06/21/23
☐ Fire AHJ Date: _____
☐ Contractor Date: _____

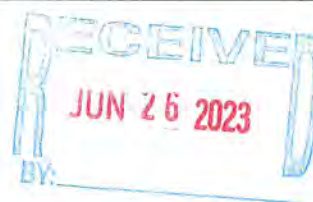
NOTES:

1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2011 Edition as amended by California Code of Regulations, Title 19, §901 to §906.
 2) Inspection items may be performed by the owner in accordance with California Code of Regulations, Title 19, §904.1(a)

Check box for each system inspected and enter the number of forms used for inspection.
 Check boxes (Fail or Pass) to indicate status of inspected system at end of inspection.

Forms Included with this Report	NFPA 25 Chapter	Number of Forms	N/A	Fail*	Pass
☒ Automatic Sprinkler System	5	1	☐	☐	☒
☐ Standpipe and Hose System	6	0	☐	☐	☐
☐ Private Water Supply System	7	0	☐	☐	☐
☐ Fire Pump	8	0	☐	☐	☐
☐ Water Storage Tank	9	0	☐	☐	☐
☐ Water Spray System	10	0	☐	☐	☐
☐ Foam Water Sprinkler System	11	0	☐	☐	☐
☐ Water Mist System	12	0	☐	☐	☐
☐ Concerns that are not deficiencies (i.e. Non-Sprinklered Areas)				☐ Yes	☐ No

*See "Deficiencies and Comments" section at end of each respective form.



Wet Pipe Fire Sprinkler System		California Code of Regulations - Title 19 Inspection, Testing, and Maintenance		Quarterly and Annual Report		1 of 3	
Property Information					Contractor or Licensed Owner Information		
Building Name Windy Hill PV Nine CM, LLC			Name LUND PEARSON McLAUGHLIN				
Address			Address 897 Independence Ave. #1E				
870 Santa Cruz Avenue			City Mountain View St. CA Zip 94043				
City Menlo Park			License #		Phone 650-961-9460		
Contact Person			☒ SFM #A-0003		Job #		
Yvette Yamagata			☒ CSLB C-16 #668524		Misc.		

Riser Information			Main Drain Test (Annual)				
Riser No.	Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	P,F,N/A
01A	1st floor riser room (1st floor)	6"	2"	55	45	55	P
01B	1st floor riser room (2nd floor)	6"	2"	55	50	55	P
☐ This building has more than 5 risers. See additional AES 2.9 form attached Number of AES 2.9 forms attached 							

Quarterly Inspections							
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable			
Item		Description	NFPA 25 CA ed. Reference	Date	Date 06/05/23	Date	Date
1.1	I	Control Valves – Identification Sign	13.3.1		P		
1.2	I	Control Valves – Inspection	13.3.2		P		
1.3	I	Waterflow Alarm Devices	5.2.5		P		
1.4	I	Supervisory Devices	5.2.5		P		
1.5	I	Gauges (Wet Pipe Systems)	5.2.4.1		P		
1.6	I	Enter Water Supply Pressure Below Riser Check	5.2.4.1	psi	55 psi	psi	psi
1.7	I	Enter Water Supply Pressure Above Riser Check	5.2.4.1	psi	65 psi	psi	psi
1.8	I	Pressure Readings Acceptable	5.2.4.1		P		
1.9	I	Hydraulic Design Information Sign <i>(for hydraulically designed systems)</i>	5.2.6		P		
1.10	I	General Information Sign <i>(not required for system prior to 2007 edition of NFPA 13)</i>	5.2.8		NA		
1.11	I	Heat Tape	5.2.7		NA		
1.12	I	Spare Sprinklers	5.2.1.4		P		
1.13	I	Fire Department Connections	13.7		P		
1.14	I	Alarm Valves – Exterior Inspection	13.4.1		P		
1.15	I	Pressure Reducing Valves	13.5.1.1		NA		
1.16	I	Backflow Preventers	13.6.1		P		
1.17	I	Small Hose Connections - Hose Valve*	5.1.6, 13.5.2 13.5.5.1		NA		
1.18	I	PRV – Fire Sprinkler Systems	13.5.1.1		P		
* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.							

Wet Pipe Fire Sprinkler System	California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	2 of 3
Property Information		Contractor or Licensed Owner Information	
Building Name Windy Hill PV Nine CM, LLC		Name LUND PEARSON McLAUGHLIN	
Address 870 Santa Cruz Avenue		Job #	
City Menlo Park			



ANNUAL INSPECTION, TESTING, AND MAINTENANCE <i>Include ALL Quarterly Inspections</i>						
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable		
Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A
1.19	I	Sprinklers	5.2.1	6/5/23		P
1.20	I	Buildings (Freeze Protection)	4.1.1.1	6/5/23	Owner's Responsibility	NA
1.21	I	Pipe and Fittings	5.2.2	6/5/23		P
1.22	I	Hangers	5.2.3	6/5/23		P
1.23	I	Seismic Braces	5.2.3	6/5/23		P
2.1	T	Field Service Test Required (Send Report to Fire Code Official)	5.3.1	6/5/23	If REQUIRED, Enter 'F' until results are returned from Lab	NA
2.2	T	Recalled Sprinklers <i>If not present = Pass; If present = Fail</i>	Title 19 904.1(c)	6/5/23		P
2.3	T	Water Flow Alarm Devices <i>90 sec. maximum - (Enter Time)</i>	5.3.3 13.2.6	6/5/23	sec.	P
2.4	T	Main Drain Test (Enter data on Page 1 of this form)	13.2.5 13.3.3.4	6/5/23		P
2.5	T	Control Valve - Position	13.3.3.2	6/5/23		P
2.6	T	Control Valve – Operation	13.3.3.1	6/5/23		P
2.7	T	Supervisory Devices	13.3.3.5	6/5/23		P
2.8	T	Backflow Preventer Assemblies	13.6.2	6/5/23		NA
2.9	T	Small Hose Connections* <i>w/PRV Hose Valves – Partial Flow Test</i>	13.5.2.3 13.5.3.3	6/5/23		NA
2.10	T	PRV – Fire Sprinkler Systems	13.5.1.3	6/5/23		NA
3.1	M	Control Valves	13.3.4	6/5/23		NA
3.2	M	Small Hose Connections*	13.5.6.3	6/5/23		NA
3.3	M	Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.)	14.3	6/5/23	☐ Yes ☒ No	NA
3.4	M	System Returned to Service	4.5.3	6/5/23	☒ Yes ☐ No	P

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

D = Deficiency C = Comment (Indicate type)				
Item	Date	Riser	D	C
Deficiencies and Comments <i>Indicate all equipment, devices and parts that were repaired or replaced</i>				

[illegible]

☐ Check here if additional Deficiencies and Comments are listed on Form AES9	Number attached:
☐ See Correction Form AES 10 for corrected deficiencies.	Number attached:

Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter

Quarter		1st - ☐ Annual		2nd - ☒ Annual		3rd - ☐ Annual		4th - ☐ Annual	
Date		06/05/23							
Print Name		Alex Serratos							
Signature		On file							

**LUND PEARSON McLAUGHLIN
FIRE PROTECTION SYSTEMS**

897 Independence Avenue, Suite 1E
Mountain View, California 94043-2355

CSFM Lic. A 0003
CAL Lic. C-16 668524

PROPOSAL #A 42413

Windy Hill PV Nine CM, LLC
c/o Wheatley Properties LP
755 Page Mill Road, #BT-100
Palo Alto, CA 94304

Lund-Pearson-McLaughlin, hereafter referred to as LPM, is pleased to submit this proposal, including the attached Specifications, Terms and Conditions, to the individual or firm named above, hereafter referred to as the customer.

JOB LOCATION: Windy Hill PV Nine CM, LLC
870 Santa Cruz Avenue
Menlo Park, CA 94025

SCOPE OF WORK: LPM agrees to provide labor and equipment to perform on-going Annual Tests of each of the fire protection systems listed below. The Customer may terminate this service by submitting written notice to LPM at least 30 days prior to the next scheduled test. LPM shall notify the Customer in writing of any increases in charges at least 30 days in advance.

TYPE OF SYSTEM: WETPIPE FIRE SPRINKLER SYSTEM

1 2-INLET FDC, FDCCV, 2 BFLY MAIN CONTROL VALVES W/ BACKFLOW
SERVING 2 X-CONN'D RISERS WITH 2 BFLY SCV'S, 2 ALARM CV'S, 4 GAUGES,
2 MAIN DRAINS, 2 FLOW SWITCHES AND 2 INSPECTOR TEST VALVES

FOR SERVICES RENDERED PER THIS PROPOSAL, INCLUDING THE ATTACHED SPECIFICATIONS,
TERMS AND CONDITIONS, THE CUSTOMER AGREES TO PAY

SIX HUNDRED FORTY AND 00/100 DOLLARS (\$ 640.00).

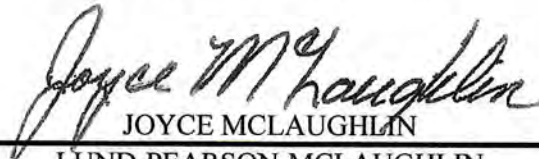
Payment is due in full on receipt of invoice and must be received within thirty 30 days of the Invoice Date.

THE UNDERSIGNED HAS READ THIS PROPOSAL, INCLUDING THE ATTACHED SPECIFICATIONS,
TERMS AND CONDITIONS , AND HEREBY AUTHORIZES LPM TO PROCEED WITH WORK.


ACCEPTED BY:
05.23.2023

DATE ACCEPTED:

Authorized P.O. Number


JOYCE McLAUGHLIN
LUND-PEARSON-McLAUGHLIN

May 23, 2023

DATE SUBMITTED: valid for 90 days

This proposal complies with the inspection, testing, and maintenance requirements of NFPA 25, 2013 California Edition, which the California State Fire Marshal has adopted into the California Code of Regulations, Title 19, Chapter 5 effective 2014. You may wish to review these regulations on the CSFM's website at:
<http://osfm.fire.ca.gov/strucfireengineer/pdf/aes/aeslawsregs.pdf> or via our website:
www.lpmfire.com

The following additional services, specifications, locations and/or systems are hereby incorporated in and made part of this proposal and the attached Specifications, Terms, and Conditions:

1. All work will take place during normal business hours Monday thru Friday, 7:30 a.m. to 4:00 p.m.
2. LPM personnel must inspect the fire sprinklers in all buildings/units/rooms from the floor level on an annual basis. Please advise occupants of the inspection date in advance, and provide LPM personnel with immediate access into any locked and/or secured areas.
3. LPM personnel will perform main drain tests, alarm device tests, control valve position and operation tests, and will test all valve supervisory devices. Occupants should be advised that alarms will be sounding. If an alarm company monitors the fire alarm system, please provide all information needed to put the fire alarm system into test mode, and to reset the alarm panel once testing is completed.


ACCEPTED BY:

05.23.2023

DATE ACCEPTED:

**LUND PEARSON McLAUGHLIN
FIRE PROTECTION SYSTEMS**

897 Independence Avenue, Suite 1E
Mountain View, California 94043-2355

CSFM Lic. A 0003
CAL Lic. C-16 668524

PROPOSAL #Q 42414

Windy Hill PV Nine CM, LLC
c/o Wheatley Properties LP
755 Page Mill Road, #BT-100
Palo Alto, CA 94304

Lund-Pearson-McLaughlin, hereafter referred to as LPM, is pleased to submit this proposal, including the attached Specifications, Terms and Conditions, to the individual or firm named above, hereafter referred to as the customer.

JOB LOCATION: Windy Hill PV Nine CM, LLC
870 Santa Cruz Avenue
Menlo Park, CA 94025

SCOPE OF WORK: LPM agrees to provide labor and equipment to perform on-going Quarterly Inspections of each of the fire protection systems listed below. The Customer may terminate this service by submitting written notice to LPM at least 30 days prior to the next scheduled inspection. LPM shall notify the Customer in writing of any increases in charges at least 30 days in advance.

TYPE OF SYSTEM: WETPIPE FIRE SPRINKLER SYSTEM

1 2-INLET FDC, FDCCV, 2 BFLY MAIN CONTROL VALVES W/ BACKFLOW
SERVING 2 X-CONN'D RISERS WITH 2 BFLY SCV'S, 2 ALARM CV'S, 4 GAUGES,
2 MAIN DRAINS, 2 FLOW SWITCHES AND 2 INSPECTOR TEST VALVES

FOR SERVICES RENDERED PER THIS PROPOSAL, INCLUDING THE ATTACHED SPECIFICATIONS,
TERMS AND CONDITIONS, THE CUSTOMER AGREES TO PAY

TWO HUNDRED AND 00/100 DOLLARS (\$ 200.00).

Payment is due in full on receipt of invoice and must be received within thirty 30 days of the Invoice Date.

THE UNDERSIGNED HAS READ THIS PROPOSAL, INCLUDING THE ATTACHED SPECIFICATIONS,
TERMS AND CONDITIONS , AND HEREBY AUTHORIZES LPM TO PROCEED WITH WORK.


ACCEPTED BY:

05.23.2023

DATE ACCEPTED:

Authorized P.O. Number


JOYCE McLAUGHLIN
LUND-PEARSON-McLAUGHLIN

May 23, 2023

DATE SUBMITTED: valid for 90 days

This proposal complies with the inspection, testing, and maintenance requirements of NFPA 25, 2013 California Edition, which the California State Fire Marshal has adopted into the California Code of Regulations, Title 19, Chapter 5 effective 2014. You may wish to review these regulations on the CSFM's website at:
<http://osfm.fire.ca.gov/strucfireengineer/pdf/aes/aeslawsregs.pdf> or via our website:
www.lpmfire.com

The following additional services, specifications, locations and/or systems are hereby incorporated in and made part of this proposal and the attached Specifications, Terms, and Conditions:

1. All work will take place during normal business hours Monday thru Friday, 7:30 a.m. to 4:00 p.m.
2. LPM personnel must inspect certain components of this system three (3) times per year. LPM will need access to system FDC's, Control Valves, Gauges, Alarm Devices, Spare Sprinkler Supplies and Risers. Please advise occupants of the inspection date in advance, and provide LPM personnel with immediate access into any locked and/or secured areas.
3. In addition to the three (3) quarterly inspections, LPM will perform annual tests of this system per proposal #A 42413.



ACCEPTED BY:

05.23.2023

DATE ACCEPTED:

Inspection, Testing, and Maintenance Cover Sheet
NFPA25 as amended by CCR, Title 19

Property Information:

Name: Windy Hill PV Nine CM, LLC
 Address: 870 Santa Cruz Avenue
 City: Menlo Park
 ZIP: 94025
 Contact: Yvette Yamagata
 Telephone: (650) 856-0926

Occupancy/Use: _____
 Construction Type: _____
 No. Stories: _____
 Year Constructed: _____



Contractor Information:

Number of System Risers

Name: LUND PEARSON McLAUGHLIN
 Address: 897 Independence Ave. #1E
 City: Mountain View
 State: California
 Telephone: (650) 961-9460
 CA License#: C-16 #668524 #A-0003
 Job #: _____
 Performed by: Alex S./Kyle V. - 07/12/24

Copy sent to:

☒ Owner Date: 08/13/24
☐ Fire AHJ Date: _____
☐ Contractor Date: _____

NOTES:

1) For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2011 Edition as amended by California Code of Regulations, Title 19, §901 to §906.
 2) Inspection items may be performed by the owner in accordance with California Code of Regulations, Title 19, §904.1(a)

Check box for each system inspected and enter the number of forms used for inspection.
 Check boxes (Fail or Pass) to indicate status of inspected system at end of inspection.

Forms Included with this Report	NFPA 25 Chapter	Number of Forms	N/A	Fail*	Pass
☒ Automatic Sprinkler System	5	1	☐	☒	☐
☐ Standpipe and Hose System	6	0	☐	☐	☐
☐ Private Water Supply System	7	0	☐	☐	☐
☐ Fire Pump	8	0	☐	☐	☐
☐ Water Storage Tank	9	0	☐	☐	☐
☐ Water Spray System	10	0	☐	☐	☐
☐ Foam Water Sprinkler System	11	0	☐	☐	☐
☐ Water Mist System	12	0	☐	☐	☐
☐ Concerns that are not deficiencies (i.e. Non-Sprinklered Areas)				☐ Yes	☐ No

*See "Deficiencies and Comments" section at end of each respective form.

AUG 16 2024

**Wet Pipe
Fire Sprinkler System**
**California Code of Regulations - Title 19
Inspection, Testing, and Maintenance**
**Quarterly and
Annual Report**
1 of 3

Property Information			Contractor or Licensed Owner Information	
Building Name	Windy Hill PV Nine CM, LLC		Name	LUND PEARSON McLAUGHLIN
Address			Address	897 Independence Ave. #1E
	870 Santa Cruz Avenue		City	Mountain View St. CA Zip 94043
City	Menlo Park		License #	Phone 650-961-9460
Contact Person		☒ SFM #A-0003	Job #	
	Yvette Yamagata	☒ CSLB C-16 #668524	Misc.	

Riser Information				Main Drain Test (Annual)			
Riser No.	Location	Riser Diameter	Main Drain Diameter	Initial Static Pressure	Residual Pressure	Final Static Pressure	P/F/N/A
01A	1st floor riser room (1st floor A/S)	6"	2"	55	40	55	P
01B	1st floor riser room (2nd floor A/S)	6"	2"	55	40	55	P

☐ This building has more than 5 risers. See additional AES 2.9 form attached

Number of AES 2.9 forms attached

Quarterly Inspections							
I = Inspection T = Test M = Maintenance				P = Pass F = Fail N/A = Not Applicable			
Item		Description	NFPA 25/CA ed. Reference	Date 03/12/24	Date 07/12/24	Date	Date
1.1	I	Control Valves – Identification Sign	13.3.1	P	P		
1.2	I	Control Valves – Inspection	13.3.2	P	P		
1.3	I	Waterflow Alarm Devices	5.2.5	P	P		
1.4	I	Supervisory Devices	5.2.5	P	P		
1.5	I	Gauges (Wet Pipe Systems)	5.2.4.1	P	P		
1.6	I	Enter Water Supply Pressure Below Riser Check	5.2.4.1	55 psi	55 psi	psi	psi
1.7	I	Enter Water Supply Pressure Above Riser Check	5.2.4.1	75 psi	60 psi	psi	psi
1.8	I	Pressure Readings Acceptable	5.2.4.1	P	P		
1.9	I	Hydraulic Design Information Sign (for hydraulically designed systems)	5.2.6	P	P		
1.10	I	General Information Sign (not required for system prior to 2007 edition of NFPA 13)	5.2.8	NA	NA		
1.11	I	Heat Tape	5.2.7	NA	NA		
1.12	I	Spare Sprinklers	5.2.1.4	P	F		
1.13	I	Fire Department Connections	13.7	P	P		
1.14	I	Alarm Valves – Exterior Inspection	13.4.1	P	P		
1.15	I	Pressure Reducing Valves	13.5.1.1	NA	NA		
1.16	I	Backflow Preventers	13.6.1	P	P		
1.17	I	Small Hose Connections - Hose Valve*	5.1.6, 13.5.2 13.5.5.1	NA	NA		
1.18	I	PRV – Fire Sprinkler Systems	13.5.1.1	P	P		

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

**Wet Pipe
Fire Sprinkler System**

**California Code of Regulations - Title 19
Inspection, Testing, and Maintenance**

**Quarterly and
Annual Report**

2 of 3

Property Information			Contractor or Licensed Owner Information	
Building Name	Windy Hill PV Nine CM, LLC		Name	LUND PEARSON McLAUGHLIN
Address	870 Santa Cruz Avenue		Job #	
City	Menlo Park			

ANNUAL INSPECTION, TESTING, AND MAINTENANCE <i>Include ALL Quarterly Inspections</i>							
		I = Inspection	T = Test	M = Maintenance	P = Pass	F = Fail	N/A = Not Applicable
Item		Description	NFPA 25 CA ed. Reference	Date	Comments Only	P,F,N/A	
1.19	I	Sprinklers	5.2.1	07/12/24		F	
1.20	I	Buildings (Freeze Protection)	4.1.1.1	07/12/24	Owner's Responsibility	NA	
1.21	I	Pipe and Fittings	5.2.2	07/12/24		P	
1.22	I	Hangers	5.2.3	07/12/24		P	
1.23	I	Seismic Braces	5.2.3	07/12/24		P	
2.1	T	Field Service Test Required (Send Report to Fire Code Official)	5.3.1	07/12/24	If REQUIRED, Enter 'F' until results are returned from Lab	NA	
2.2	T	Recalled Sprinklers <i>If not present = Pass; If present = Fail</i>	Title 19 904.1(c)	07/12/24		P	
2.3	T	Water Flow Alarm Devices <i>90 sec. maximum - (Enter Time)</i>	5.3.3 13.2.6	07/12/24	sec.	P	
2.4	T	Main Drain Test (Enter data on Page 1 of this form)	13.2.5 13.3.3.4	07/12/24		P	
2.5	T	Control Valve - Position	13.3.3.2	07/12/24		P	
2.6	T	Control Valve - Operation	13.3.3.1	07/12/24		P	
2.7	T	Supervisory Devices	13.3.3.5	07/12/24		P	
2.8	T	Backflow Preventer Assemblies	13.6.2	07/12/24		NA	
2.9	T	Small Hose Connections* <i>w/PRV Hose Valves - Partial Flow Test</i>	13.5.2.3 13.5.3.3	07/12/24		NA	
2.10	T	PRV - Fire Sprinkler Systems	13.5.1.3	07/12/24		NA	
3.1	M	Control Valves	13.3.4	07/12/24		NA	
3.2	M	Small Hose Connections*	13.5.6.3	07/12/24		NA	
3.3	M	Obstruction Investigation required (If "Yes", see Deficiencies and Comments Section for Results.)	14.3	07/12/24	☐ Yes ☒ No	NA	
3.4	M	System Returned to Service	4.5.3	07/12/24	☒ Yes ☐ No	P	

* Small hose connections are hose valves and optional hose supplied by the fire sprinkler system. They do not include Class I, II, or III standpipe systems.

D = Deficiency C = Comment (Indicate type)					
Item	Date	Riser	D	C	Deficiencies and Comments <i>Indicate all equipment, devices and parts that were repaired or replaced</i>
1.12	07/12/24	01A/B	☒	☐	Install missing sprinklers to the spare sprinkler box.
1.19	07/12/24	01A/B	☒	☐	Replace concealed cover plates in center of the show room in unit 100 (Luminaire)
			☐	☐	that have been textured/painted over.
2.3/2.7	07/12/24	01A/B	☐	☒	All signals received at panel.
			☐	☐	

Wet Pipe Fire Sprinkler System	California Code of Regulations - Title 19 Inspection, Testing, and Maintenance	Quarterly and Annual Report	3 of 3
Property Information		Contractor or Licensed Owner Information	
Building Name Windy Hill PV Nine CM, LLC		Name LUND PEARSON McLAUGHLIN	
Address 870 Santa Cruz Avenue		Job #	
City Menlo Park			

D = Deficiency C = Comment (Indicate type)				
Item	Date	Riser	D	C
Deficiencies and Comments (cont.)				
<i>Indicate all equipment, devices and parts that were repaired or replaced</i>				
☐ Check here if additional Deficiencies and Comments are listed on Form AES9 Number attached: _____ ☐ See Correction Form AES 10 for corrected deficiencies. Number attached: _____				

<i>I hereby certify that the fire protection equipment listed above has been fully inspected, tested, and maintained on this date by the company indicated above, in accordance with CCR, Title 19, Sections 901 to 906 and that the equipment is fully operable except as noted in the "Deficiencies and Comments" section of this form.</i>				
Check box if Annual Inspection, Testing & Maintenance Items are Completed in the Indicated Quarter				
Quarter	1st ☐ Annual	2nd ☒ Annual	3rd ☐ Annual	4th ☐ Annual
Date	03/12/24	07/12/24		
Print Name	Xavier Ramirez	Alex Serratos		
Signature	On File	On file		

LUND PEARSON MCLAUGHLIN

FIRE PROTECTION SYSTEMS

Windy Hill PV Nine CM, LLC

870 Santa Cruz Avenue

Menlo Park, CA 94025

Report Date: 07/12/24

Test type: () 5-Year (X) Annual () Other:

[illegible]

Inspector/Tester Name: Alex Serratos/Kyle Vojvoda

SYSTEM PLACED ON TEST TIME: _____ Operator Name/ No. _____

SYSTEM PLACED ON LINE TIME: _____ Operator Name/ No. _____

Office (925) 307-7700 FAX (925) 307-7701
14850 Hwy 4, Suite A-324, Discovery Bay CA 94505

**National Fire Alarm Code
CERTIFICATE OF COMPLETION**

Name of Protected Property: 870 Santa Cruz
Street: 870 Santa Cruz City: Menlo Park Zip: 94025
Rep. of Protected Property: Yvette Yamagata - Wheatley Properties Phone: 650-856-0926
Authority Having Jurisdiction: Menlo Park Fire Protection District
Address: 170 Middlefield Road, Menlo Park, CA 94025 Phone: (650) 688-8425

1. Type(s) of System or Service:

☐ NFPA 72, Chapter 3 - Local -- If alarm is transmitted to location(s) off premise, list where received:

☐ NFPA 72, Chapter 3 - Emergency Voice/Alarm Service

Quantity of voice/alarm channels: _____ Single: _____ Multiple: _____

Quantity of speakers installed: _____ Quantity of speaker zones: _____

Quantity of telephones or telephone jacks included in system: _____

☐ NFPA 72, Chapter 4 - Auxiliary -- Indicate type of connection:

Local energy, _____ Shunt, _____ Parallel telephone _____

Location and telephone number for receipt of signals: _____

☐ NFPA 72, Chapter 4 - Remote Station

Alarm: Waterflows, Pull Station, Heat Detector & Smoke Detectors

Supervisory: Duct Detectors, Tamper /OS&Y Switches, & Telguard Trouble

☐ NFPA 72, Chapter 4 - Proprietary

If alarms are retransmitted to public fire service communications center or others, indicate location and telephone number of the organization receiving alarm:

Phone: _____

Indicate how alarm is retransmitted: _____

☒ NFPA 72, Chapter 4 - Central Station

The Prime Contractor: Installing Contractor - Code Red Communications, Inc.

Central Station Location: Grand Central Station - 23194 Kidder Street, Hayward CA 94545

Means of transmission of signals from the protected premise to the central station:

☐ McCulloh ☐ Multiplex ☐ One-Way Radio

☒ Digital Alarm Communicator ☐ Two-Way Radio ☐ Others: _____

Means of transmission of alarms to the public fire service communications center:

1. Built In UDACT Communicator

2. _____

System Location: Located at Fire Alarm Panel

	Organization Name/Phone		Representative Name/Phone	
Installer	<u>Code Red</u>	<u>925-307-7700</u>	<u>Code Red</u>	<u>925-307-7700</u>
Supplier	<u>Code Red</u>	<u>925-307-7700</u>	<u>Code Red</u>	<u>925-307-7700</u>
Service	<u>Code Red</u>	<u>925-307-7700</u>	<u>Code Red</u>	<u>925-307-7700</u>

Location of Record (As-Built) Drawings: Next to Fire Alarm Control Panel

Location of Owners Manuals: Next to Fire Alarm Control Panel

Location of Test Reports: Next to Fire Alarm Control Panel

A contract, dated 3/10/2022, for test and inspection in accordance with NFPA standard(s) No.(s) NFPA-72 dated 2019, is in effect.

2. Certification of System Installation

(Fill out after installation is complete and wiring checked for opens, shorts, ground faults, and improper branching, but prior to conducting operational acceptance tests.)

This system has been installed in accordance with the NFPA standards as listed below, was inspected by

John Clenney on 3/21/2022, includes the devices listed below and has been in service since 3/21/2022.

☒ NFPA 72, Chapters ☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☐ 7

☒ NFPA 70, *National Electrical Code*, Article 760

☒ Manufacturer's Instructions

☐ Other (specify): _____

Signed: X Organization: Code Red Communications Date: 3/21/2022

3. Certification of System Operation

All operational features and functions of this system were tested by John Clenney on 3/21/2022 and found to be operating properly in accordance with the requirements of:

☒ NFPA 72, Chapters ☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☐ 7

☒ NFPA 70, *National Electrical Code*, Article 760

☒ Manufacturer's Instructions

☐ Other (specify): _____

Signed: X Organization: Code Red Communications Date: 3/21/2022

4. Alarm Initiating Devices and Circuits (Use blanks to indicate quantity of devices)

MANUAL

1 Manual Stations ☒ Noncoded, Activating _____ Transmitters _____ Coded

_____ Combination Manual Fire Alarm and Guard's Tour Coded Stations

AUTOMATIC

Coverage: _____ Complete: _____ Partial: _____

4 Smoke Detectors _____ Ion ☒ Photo

_____ Duct Detectors _____ Ion _____ Photo

_____ Heat Detectors _____ FT _____ RR _____ FT/RR _____ RC

2 Sprinkler Water Flow Switches _____ Noncoded, activating _____ Transmitters _____ Coded

_____ Other (list): _____

5. Supervisory Signal Initiating Devices and Circuits (Use blanks to indicate quantity of devices)

GUARD'S TOUR

_____ Coded Stations _____ Noncoded, Activating _____ Transmitters

_____ Noncoded Stations Activating _____ Transmitters

_____ Compulsory Guard Tour System Comprised of _____ Transmitter Stations and _____ Intermediate Stations
(Note: Combination devices recorded under 4 and 5)

SPRINKLER SYSTEM

_____ Coded Valve Supervisory Signaling Attachments

4 Valve Supervisory Switches Activating 1 Transmitters

_____ Building Temperature Points

_____ Site Water Temperature Points

_____ Site Water Supply Level Points

ELECTRIC FIRE PUMP

- ☐ Fire Pump Power
☐ Fire Pump Running
☐ Phase Reversal

ENGINE-DRIVEN FIRE PUMP

- ☐ Selector in Auto Position
☐ Engine or Control Panel Trouble
☐ Fire Pump Running

ENGINE-DRIVEN GENERATOR

- ☐ Selector in Auto Position
☐ Control Panel Trouble
☐ Transfer Switches
☐ Engine Running

Other Supervisory Function(s) (specify):

(7) Duct Detectors

6. Alarm Notification Appliances and Circuits

Quantity of indicating appliance circuits connected to the system: 4

Types and quantities of alarm indicating appliances installed:

1 Bells, 10 Inch

☐ Speakers ☐ Speaker Strobes

☐ Horns 24 Horn Strobes

☐ Chimes ☐ Chime Strobes

14 Strobes

☐ Other: _____

1 Local Annunciator

7. Signaling Line Circuits:

Quantity and Style (See NFPA 72, Table 3-6.1) of signaling line circuits connected to system:

Quantity: 1 Style: 4

8. System Power Supplies

Primary (Main): Nominal Voltage: _____ Current Rating: _____

Overcurrent Protection: Type: _____ Current Rating: _____

Location: _____

Secondary (Standby):

☒ Storage Battery: Amp Hour Rating 18 Calculated Capacity to drive system, in hours 60

☐ Engine-driven generator dedicated to fire alarm system. Location of fuel storage: _____

Emergency or Standby System used as backup to Primary Power Supply, instead of using a Secondary Power Supply:

☐ Emergency System described in NFPA 70, Article 700

☐ Legally Required Standby System described in NFPA 70, Article 701

☐ Optional Standby System described in NFPA 70, Article 702, (which also meets the performance requirements of Article 700 or 701)

9. System Software

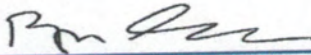
Operating System Software Revision Level(s): _____

Application Software Revision Level(s): _____

Revision Completed by: John Clenney Code Red Communications

10. Comments: (name) (firm)

10. Comments:



(signed) for Central Station or Alarm Service Company

Pres, CRC
(title)

3/21/2022
(date)

Frequency of routine tests and inspections, if other than in accordance with the referenced NFPA standards (s):

System deviations from the referenced NFPA standard(s) are:

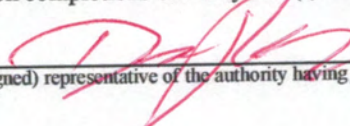


(signed) for Central Station or Alarm Service Company or installation contractor/supplier

Pres, CRC
(title)

3/21/2022
(date)

Upon completions of the system(s) satisfactory test(s) witnessed (if required by the authority having jurisdiction):


(signed) representative of the authority having jurisdiction

MPFD Fire Inspector
(title)

3/21/22
(date)



File No: **S24339** CCN: **UUFX**
Service Center No: **1**
Expires: **03/21/2027**
Issued: **03/21/2022**

CENTRAL STATION - FIRE FIRE ALARM SYSTEM CERTIFICATE (NFPA 72)

THIS CERTIFIES that the *Alarm Service Company* is included by UL LLC in its Directory as qualified to use the *UL Listing Mark* in connection with the certificated *Alarm System*. This Certificate is the *Alarm Service Company's* representation that the *Alarm System* including all connecting wiring and equipment has been installed and will be maintained in compliance with requirements established by UL. This Certificate does not apply in any way to the installation of any additional signaling systems, such as; fire, smoke, waterflow, burglary, holdup, medical emergency, or otherwise, that may be connected to or installed along with the Certificated *Alarm System*. This Certificate does not apply in any way to the communication channel between the protected property and any facility that monitors signals from the protected property unless the use of a UL listed or Classified Alarm Transport Company is specified on the Certificate.

LIMITATION OF LIABILITY: UL LLC makes no representations or warranties, express or implied, that the Alarm System will in all cases prevent any loss by fire, smoke, water damage, burglary, hold-up or otherwise, or that the Alarm System will in all cases provide the protection for which it is installed or intended. By the Alarm Service Company providing this Certificate and the Protected Property acceptance of this Certificate, the Alarm Service Company and the Protected Property acknowledge and agree that UL does not assume or undertake to discharge any liability of the Alarm Service Company or any other party. UL is not an insurer and assumes no liability which may result directly or indirectly from inspection of the equipment, failure of the equipment, failure to conduct inspections, incorrect certification, nonconformity with requirements, failure to discover nonconformity with requirements, cancellation of the Certificate or withdrawal of the Alarm Service Company from inclusion in UL's Directory prior to the expiration date appearing on this Certificate.

OPERATIONAL REQUIREMENTS: The *Alarm Service Company* bears the responsibility for the correctness of the installation; maintenance of the system documentation; periodic system inspection and testing; maintaining and providing any necessary repairs. All operations and maintenance shall be conducted in the manner prescribed by the NFPA standard referenced. All required service is to be provided for in an appropriate contract. System documentation is defined to include any "As Built Drawings"; the records of any "Acceptance Testing"; and the records of all periodic system testing and maintenance.

SYSTEM DESCRIPTION: This system is installed and operated in accordance with standard NFPA 72, 2019 edition.

Area Covered: Floors 1, 2 & Roof
Authority Having Jurisdiction: Menlo Park Fire District
Responding Fire Department: Menlo Park Fire

SYSTEM DEVIATIONS FROM REFERENCED NFPA STANDARDS

None. Approved per AHJ.

Protected Property:

WINDY HILL PV NINE CM LLC
870 SANTA CRUZ AVE
MENLO PARK, CA 94025

Alarm Service Company:

CODE RED COMMUNICATIONS, INC.
SUITE A-324
14850 HWY 4
DISCOVERY BAY CA 94505

SN: FC112674201



File No: **S24339** CCN: **UUFX**
Service Center No: **1**
Expires: **03/21/2027**
Issued: **03/21/2022**
Entry No: **5701262** Version: **7**

CENTRAL STATION - FIRE FIRE ALARM SYSTEM CERTIFICATE DESCRIPTION FOR Certificate Serial No: FC112674201

Protected Property:

WINDY HILL PV NINE CM LLC
870 SANTA CRUZ AVE
MENLO PARK, CA 94025

Alarm Service Company:

CODE RED COMMUNICATIONS, INC.
SUITE A-324
14850 HWY 4
DISCOVERY BAY CA 94505

System Description:

Area Covered: Floors 1, 2 & Roof
Authority Having Jurisdiction: Menlo Park Fire District
Responding Fire Department: Menlo Park Fire
Testing and Maintenance Contract date: 03/10/2022

SYSTEM DEVIATIONS FROM REFERENCED NFPA STANDARDS

None. Approved per AHJ.

Automatic Fire Detection and Alarm Service

Coverage is Selected Area

4 - Smoke Detectors : 0 - Ionization 4 - Photoelectric
7 - Duct Smoke Detectors : 0 - Ionization 7 - Photoelectric
1 - Heat Detector: 0 - ROR (Rate of temperature rise) 1 - Fixed Temperature 0 - Combination

Sprinkler System Waterflow Alarm and Supervisory Service

Sprinkler System Type: Wet Pipe

2 - Waterflow Switches
4 - Sprinkler Valve Supervisory Services

Manual Fire Alarm and Guard's Tour Supervisory Service

1 - Manual Fire Alarm Box

Alarm Notification and Annunciation Devices

14 - Visual Signals : Type - Strobe
24 - Audible/Visual Signals : Type - Strobe

Control and Transmitter Unit

Firelite, ES-200X

Remote Monitoring

UL Listed Central Station
File: S3779, Service Center Number: 1
ALL-GUARD ALARM SYSTEMS INC, DBA GRAND
CENTRAL STATION
1306 STEALTH STREET
LIVERMORE CA 94551-9356



File No: **S24339** CCN: **UUFx**
Service Center No: **1**
Expires: **03/21/2027**
Issued: **03/21/2022**
Entry No: **5701262** Version: **7**

CENTRAL STATION - FIRE
FIRE ALARM SYSTEM CERTIFICATE DESCRIPTION
FOR Certificate Serial No: FC112674201

Alarm Retransmission to Fire Department

Public Telephone Network and Public Telephone Network

Alarm Transmission Method: Digital Alarm Communicator





FIRE ALARM CONTROL PANELS

ES-200X Fire Alarm Control Panel With Communicator

ES-200X fire alarm control panels (FACPs) come with a pre-installed communicator and support up to 198 addressable devices (99 detectors and 99 modules).

Overview



Feedback

ES-200X fire alarm control panels (FACPs) come with a pre-installed communicator and support up to 198 addressable devices (99 detectors and 99 modules). With an extensive list of powerful features, these FACPs are just like other & Fire-Lite® & addressable products, yet fit into applications previously served only by conventional panels. The pre-installed IPOTS-COM is a dual technology (POTS and IP) communicator. The POTS transmits system status (alarms, troubles, AC loss, etc.) to a central station via the public switched telephone network. The IP communicator's internet monitoring capability sends alarm signals over the internet saving the monthly cost of two dedicated business telephone lines. Although not required, the secondary telephone line may be retained providing backup communication over the public switched telephone line. Optional cellular reporting is available.

Remote and local programming of the control panels is possible using the FS-Tools upload/download utility. Programming databases can be uploaded/downloaded via the panel's USB port (and USB cable) or via an Ethernet connection using the IPOTS-COM communicator. The USB port also allows for the download or upload of the entire program, history file, walk-test data, current status, and system voltages by means of a USB flash drive. The power supply and all electronics are contained on a circuit board supported on a new quick-install chassis and housed in a metal cabinet.

Features & Benefits:

-
- Compatible with SWIFT® wireless devices
- Auto-programming (learn mode) reduces installation time (reports two devices set to the same address)
- Four built-in, independently programmable, built-in Style Z (Class A) or Style Y (Class B) NACs
- Selectable strobe synchronization for System Sensor®, Wheelock®, and Gentex® devices
- NAC end-of-line resistor matching
- Four programmable function keys for ease of maintenance
- Two programmable relays and one fixed trouble relay
- Built-in programmer
- Integral 80-character LCD with backlighting

- UL: S624
- FDNY: COA #6261
- CSFM: 7165-0075:500
- FM Approved
- Listed to UL Standard 864, 10th Edition

Specifications

- Brand : Fire-Lite
- Product Type : Addressable
- Conventional / Addressable : Addressable

Product Number



Please sign in to view part numbers available for purchase based on your account

[Sign In](#)

ES-200X
Fire Alarm Control Panel, SLC Loop, 198 Addressable Devices, IPOTS-COM Communicator

ES-200X-C
Fire Alarm Control Panel, SLC Loop, 198 Addressable Devices, IPOTS-COM Communicator, ULC Listed

ES-200X-C-FR
Fire Alarm Control Panel, SLC Loop, 198 Addressable Devices, IPOTS-COM Communicator, French

ES-200X-I
Fire Alarm Control Panel, SLC Loop, 198 Addressable Devices

ES-200X-DOC
ES-200X FACP INSTALLATION MANUAL

Feedback

PRIMARY SPACE HEATING & COOLING EQUIPMENT	
---	--

WATER HEATERS									
Equipment	Mark	Brand	Size		Replace		Age	EUL	RUL
Natural gas-fired water heater (2nd floor)	1	A.O. Smith	100 gallon		N	2022	2	20	18

Total Cooling Tonnage	75
Total Square Footage	23,370
Cooling Load	311.6 SF/ton

APPENDIX D



APPLICATION FOR AUTHORIZATION TO USE

REPORT TITLE: **PROPERTY CONDITION ASSESSMENT**

870 Santa Cruz Avenue
Menlo Park, CA 94025

PROJECT NUMBER: 24117.60

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

From (Applicant):

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

Ladies and Gentlemen:

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

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

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

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

REQUESTED BY

APPROVED BY

Applicant Company

AllWest Environmental, Inc.

Print Name and Title

Print Name and Title

Signature and Date

Signature and Date

GENERAL CONDITIONS TO THE WORK AUTHORIZATION AGREEMENT

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

FEES AND COSTS

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

STANDARD OF CARE

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

LIMITATION OF REMEDIES

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

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

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

INDEMNIFICATION

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

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

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

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

MEDIATION & JUDICIAL REFERENCE

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

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

HAZARDOUS WASTE

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

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

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

FORCE MAJUERE

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

TERMINATION

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

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

DOCUMENTS

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

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

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

ACCESS TO PROJECT

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

CONFIDENTIAL INFORMATION

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

INDEPENDENT CONTRACTOR

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

ENTIRE AGREEMENT

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

INTEGRATION

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

MODIFICATION / WAIVER / PARTIAL INVALIDITY

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

INUREMENT / TITLES

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

AUTHORITY

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

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

COUNTERPARTS

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

THIRD PARTY BENEFICIARIES / CONTROLLING LAW

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

TIME BAR TO LEGAL ACTION

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