

RYAN MILLER

ARCHITECTS

Ryan Miller Architects

PROPERTY CONDITION ASSESSMENT

2 & 8 Medical Plaza Drive, Roseville, CA 95661

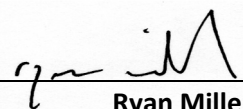


PREPARED FOR:

Sutter Health/HRES
2200 River Plaza Drive, Second Floor
Sacramento, California 95833

PROJECT 26006.60
April 13, 2026

PREPARED BY:



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TABLE OF CONTENTS

I.	EXECUTIVE SUMMARY	Page 1
A.	Property Description.....	Page 1
B.	Summary of Findings and Recommendations	Page 4
C.	Immediate Needs & Replacement Reserves	Page 5
II.	REGULATORY REVIEW	Page 6
III.	PROPERTY CONDITION ASSESSMENT	Page 7
A.	<u>General</u>	Page 7
A.01	Introduction	Page 7
A.02	Property Summary Data	Page 7
A.03	Property Directory	Page 8
A.04	Utility Services	Page 9
B.	<u>Site Development & Landscaping</u>	Page 9
B.01	Landscaping & Irrigation	Page 9
B.02	Parking, Driveways, Concrete Site Work	Page 9
B.03	Site Drainage.....	Page 10
B.04	Miscellaneous Items and Support Structures.....	Page 11
B.05	Fencing and Screening	Page 11
B.06	Signs & Identification	Page 11
B.07	Stairs, Landings and Railings	Page 12
B.08	Support and Dock Areas	Page 12
C.	<u>Exterior Envelope</u>	Page 12
C.01	Roof and Accessories	Page 12
C.02	Exterior Finishes.....	Page 13
C.03	Doors, Windows and Skylights.....	Page 14
C.04	Patios, Terraces, Balconies and Trellises	Page 14
D.	<u>Structural Elements</u>	Page 14
D.01	Foundations	Page 15
D.02	Wall Construction	Page 15
D.03	Roof/Floor Framing.....	Page 15

E.	<u>Interior Finishes</u>	Page 15
E.01	Floor and Base Finishes.....	Page 15
E.02	Wall Finishes and Doors.....	Page 16
E.03	Ceiling Finishes.....	Page 16
E.04	Interior Stairs	Page 17
F.	<u>Equipment and Systems</u>	Page 17
F.01	Meters.....	Page 17
F.02	Mechanical - HVAC.....	Page 17
F.03	Electrical.....	Page 18
F.04	Gas	Page 19
F.05	Plumbing	Page 19
F.06	Fire Protection	Page 20
F.07	Other Systems.....	Page 20
F.08	Security System.....	Page 20
F.09	Vertical Transportation and Conveying Systems	Page 20
G.	<u>Accessibility Compliance</u>	Page 21
G.01	Parking	Page 22
G.02	Path of Travel.....	Page 22
G.03	Toilets/Plumbing Fixtures	Page 22
G.04	Elevators	Page 22

IV. CONSULTANT'S QUALIFIERSPage 23

FIGURES	Regional Map, Vicinity Map, and Aerial Photo
PHOTOGRAPHS	Photos 1 through 120 and MEP Photos M-1 through M-18
APPENDIX A	Immediate Needs & Replacement Reserves Analysis Spreadsheet
APPENDIX B	Assessor's Parcel Maps, Zoning Map, MOB 2 Site Plan with Parcel Outline, Assessor's Parcel Information, FEMA Map, and Original Building Permit Information
APPENDIX C	Due Diligence Questions (without Responses)
APPENDIX D	Mechanical Equipment Table
APPENDIX E	Authorization for Reliance and General Conditions

PROPERTY CONDITION ASSESSMENT

2 & 8 Medical Plaza Drive, Roseville, CA 95661

I. EXECUTIVE SUMMARY

Ryan Miller Architects has completed a Property Condition Assessment of the above referenced site in accordance with ASTM E2018-24. On April 3, 2026, we visited the property and observed the condition of the structures and exterior site elements. Ron Krueger of CPM Property Management provided roof and building access and served as our primary site escort.

This Property Condition Assessment was conducted on behalf Sutter Health/HRES for acquisition purposes. We conducted research with the Roseville Building, Planning, and Fire Departments for violations information, building permits, inspections, and reports.

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

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

A. PROPERTY DESCRIPTION

The subject property consists of two low-rise medical office buildings, with 139,163 square feet (SF) of combined floor area. The buildings will be referred to as follows (in boldface below) with story and plan

configurations; floor areas are per architectural plans provided to us during the preparation of this report and are shown in parentheses:

MOB 2: Two-story, irregular, (79,163 SF)

MOB 8: Three-story, generally rectangular with an L-shaped subtraction at its northwest corner, (60,000 SF)

MOB is an abbreviation for medical office building. All dimensions in this report are approximate, unless otherwise noted.

Based on Roseville Building Department records shell construction of MOB 2 was completed in 1998; shell construction of MOB 8 was completed in 2016. Both subject buildings are part of a larger campus of medical buildings called the Sutter Roseville Medical Center. The campus contains a hospital; other medical office buildings, which are similarly-scaled to the subject buildings; a rehabilitation center; two multi-level parking garages; and at-grade parking lots. Only Bldgs 2 and 8 are evaluated in this report.

The buildings are situated on two legal parcels which are not contiguous. Parcel information follows:

015-450-091-000: (MOB 2), 2.19 acres, irregularly shaped;

456-010-078-000: (MOB 8), 2.33 acres, roughly square.

The two parcels combined contain 4.52 acres per the Placer County Assessor's Parcel Reports. MOB 2's parcel is bound by Medical Plaza Drive to the east and southeast and by adjacent developed parcels on all other sides. MOB 8's parcel is bound by Medical Plaza

Drive to the east, Secret Ravine Parkway to the south, and by adjacent developed parcels elsewhere. Interstate 80 and the Secret Ravine are found to the immediate north and northwest of the Sutter campus. MOB 2 occupies 44.0% of its parcel. MOB 8 occupies 19.7% of its parcel. The remainder of both parcels contains asphalt-paved parking lots, landscaped areas, and concrete sidewalks and walkways.

Medical Plaza Drive has a meandering, curvilinear form through the Sutter campus. In the vicinity of the subject property, Secret Ravine Parkway runs generally straight in a northeast to southwest orientation, roughly 30° off the cardinal compass points. For the purposes of this report, the MOB 2 elevations facing Medical Plaza Drive where the primary pedestrian entrance is located are considered the south elevations; the MOB 8 elevation facing Secret Ravine Parkway is the east elevation, though it faces more to the south than to the east. These designations correlate with the elevation naming conventions used in the architectural drawings provided to us. Except when referring to the elevations of MOB 8, our compass call-outs will correspond to actual cardinal compass points.

MOB 8's parcel has gradual slope from east to west with eight feet of overall elevation change. MOB 2's parcel has gradual slope from northeast to southwest with ten feet of overall elevation change. At MOB 8, concrete public sidewalks with concrete curbs and curb cuts are found along Medical Plaza Drive and Secret Ravine Parkway. At MOB 2, concrete public sidewalks with concrete curbs and curb cuts are found along Medical Plaza Drive on the site south and west sides of the site and along an unnamed street to the east.

Neighboring development consists of similar- and larger-scaled medical office buildings, a hospital, an assisted living facility, single- and multi-family residential buildings, and a large health club with outdoor tennis and pickle ball courts.

The subject property is located in the PD 457 (Planned Development) zoning district. The likely occupancy classifications are Group B: (Business—professional services) and Group I 2.1 (Institutional—ambulatory healthcare). The site is located within FEMA Flood Zone X (unshaded), an area of minimal flood hazard.

Per the architectural drawings, MOB 8 is Type II-A, fire resistive rated; MOB 2 is Type II-B, non-fire resistive rated. Both buildings are fully fire sprinklered. Though quite similar in exterior finishes and appearance, the two subject buildings likely have some differences in their structural composition since MOB 8 was designed in accordance with a later edition of the building code which had more stringent seismic resistance requirements than those in effect when MOB 2 was designed. Subsequent additions made to MOB 2 after original construction would have been designed and constructed in accordance with editions of the building code containing the more stringent, post-Northridge requirements. However, since the original structural construction drawings from 1997 were not available for MOB 2, it is not possible to compare the seismic resistance design of the two buildings to see how they may differ. For MOB 2, no records that seismic upgrades have been performed were found in Roseville building permit archives. We did not observe any evidence that such upgrades have been performed during our site visit.

Though deceptively similar in exterior appearance, the two buildings have significantly different perimeter wall construction. MOB 8 has precast concrete tilt-up perimeter walls. MOB 2 has hollow perimeter walls composed of steel stud framing with EIFS (exterior insulating and finish system) on the exterior sides; the interior sides are provided with painted gypsum board finishes. Both buildings have structural framing systems composed of wide flange steel columns, girders, and beams. The intermediate floor decks consist of a concrete pour atop a corrugated steel deck. The roof deck omits the concrete pour and uses rigid insulation directly over the corrugated steel deck. The ground floor at each building is a reinforced concrete slab-on-grade; foundations consist of isolated shallow spread footings at interior columns and continuous spread footings at the perimeter walls.

Site improvements appeared in "Good" condition. Landscaping is provided with mature shrubs, trees, ground cover, small grass lawns, and flowering plants installed around the buildings, around the site perimeter, and in parking lot islands. The landscaping at both buildings is an attractive feature of the subject property. Sub-surface irrigation systems with programmable controllers are installed.

Asphalt paving appeared in generally “Good” condition. On-site parking on the subject parcels is provided in asphalt-paved surface lots. At MOB 2, there are a total of 106 parking stalls which are in close proximity to the building. Thirteen of those are Disabled Accessible stalls, of which four are Van Accessible. At MOB 8, there a total of 81 parking stalls assigned to that building; sixteen of those are Accessible parking stalls, three of which are Van Accessible. Ten additional parking stalls are found on MOB 8’s parcel, but they are assigned to 1301 Secret Ravine Parkway, the building on the adjacent parcel to the west.

Parking is provided at a rate of 1.40 stalls per 1,000 SF of floor area for MOB 2 and 1.35 stalls per 1,000 SF at MOB 8. Additional parking is provided for the entire Sutter campus in two multi-level parking garages which are located on nearby parcels; evaluation of the garages is not within the scope of work for this report.

The provided parking is presumed compliant with the requirements established in the Development Permit for the entire Sutter campus; that Planning Department permit governed original construction of the campus.

The age of the last asphalt resealing and restriping is unknown at either building. Per historical satellite photos, it appears that the asphalt paving was last resealed and restriped between April 2015 and July 2016 at MOB 2, and between February 2022 and November 2023 at MOB 8.

At both buildings, the provided number of at-grade Accessible parking stalls—for both standard and Van Accessible stalls—exceeds current Accessibility code requirements. Electric vehicle (EV) parking stalls are not provided in the at-grade lots at either building. EV parking stalls are reportedly available in one of the parking garages; these stalls were not observed.

The observed roofing systems appeared in generally “Good” condition. At both buildings, a single-ply, white thermoplastic polyolefin (TPO) roofing system is installed on the flat roof areas; a standing seam metal roofing system is provided on the pitched roof areas. On MOB 8, the pitched roof areas are not true roofs in the sense of providing a weather seal to the building interior areas below them; they function

simply as HVAC equipment screens and as a decorative element to match other buildings on the Sutter campus. The TPO date stamps indicate the roof on MOB 8 was installed in 2016 at the time of original construction; the TPO roof on MOB 2 was installed in 2018. Replacement of any of the observed roofing systems during the reserve term appears unlikely.

Exterior finishes, windows, and doors appeared in generally “Good” condition. Exterior finishes consist of the precast concrete tilt-up walls (MOB 8) and the EIFs walls (MOB 2) with an elastomeric paint finish. The age of the exterior paint finishes is unknown. We recommend complete exterior repainting of both buildings during the reserve term; repainting MOB 8 is recommended as an optional Modernization expense. The cost for exterior repainting can be considered significant.

Bands of ribbon windows in punched openings are typical, with some curtain wall segments also provided, most often near building entrances. The aluminum window frames have a clear anodized finish. Dual-pane, insulated glazing is installed at MOB 8 with single-pane glazing at MOB 2. The glass has an integral medium green tint. The window systems are assumed to date to original construction in both buildings.

Interior finishes appeared in generally “Good” condition. Building department records indicate that numerous tenant improvement (TI) projects have been permitted over the years at both buildings. Common areas in the sense of shared interior spaces used by multiple tenants are not provided; both buildings are configured for and occupied by a single tenant.

The MEP and FLS systems appeared in generally “Good” condition. MOB 2 uses rooftop packaged air conditioners, makeup air units, and variable refrigerant split-system air conditioners. MOB 8 uses large rooftop boxcar air conditioners and smaller split-system heat pumps. Heating for each building is provided by a rooftop natural gas-fired boiler. HVAC equipment for MOB 2 was installed in 2020 and 2023. MOB 8’s equipment was installed in 2016 and 2025. Replacement of both boilers is recommended during the reserve term; the cost for this can be considered significant.

Utility-owned, pad-mounted transformers feed 480/277 volt, 3-phase, 4-wire electrical service to main switchgear, located within the main electrical room at each building. There is a 1,600 amp main service for MOB 2 and a 2,000 amp main for MOB 8. Copper wire-in-conduit runs feed building electrical rooms that house step-down transformers and electrical distribution panels. MOB 8 has a 480/277 volt, 250 kW backup generator for critical building loads; it serves only that building.

Each building is provided with a natural gas service with meter. Gas is consumed by rooftop boilers at each building, one packaged air conditioner at MOB 2, and one domestic water heater at MOB 8.

Each building is fully fire sprinklered with a wet pipe system. There is a site fire sprinkler water loop with 8" feeds, fire department connections (FDC) and post-indicator valves (PIV) for each building. Each building has an addressable fire alarm system. Battery backed emergency lights and illuminated exit signs provide path of egress lighting.

The elevators appeared in generally "Good" condition. Each building is provided with two hydraulic passenger elevators, installed as part of building construction in 1998 (MOB 2) and 2016 (MOB 8). Elevator capacities at MOB 2 are 3,500 and 4,500 pounds. The two elevators at MOB 8 are rated at 4,500 pounds. It is recommended to provide complete modernization for the two MOB 2 elevators. Modernization includes upgraded drive components, new controllers, door closure arrestors, and interior finishes.

Both buildings demonstrate a "Good" level of compliance with current Accessibility requirements for exterior site elements, parking, elevators, and interior building path of travel and hardware.

B. SUMMARY OF FINDINGS

We found the subject property in overall "Good" condition. We recommend the following remedial measures to correct deficiencies, summarized as follows:

Immediate Needs (Code/Life Safety)

- Both buildings: Conduct five-year NFPA fire sprinkler inspections;
- MOB 8: Conduct annual State elevator inspections, if not already scheduled.

Capital Expenditures

- Both buildings: Perform full-depth and minor repairs to address degraded surface condition of asphalt paving;
- Both buildings: Reseal asphalt-paved parking lot and drive aisles;
- Both buildings: Restripe standard (non-Accessible) parking stalls;
- Both buildings: Allowance for periodic concrete grinding to address tripping hazards;
- Both buildings: Allowance for annual concrete flexible sealant renewal;
- MOB 8: On the mansard roof steel frames, remove rust, prime with a rust-inhibitive primer, and provide a new paint finish;
- MOB 2: Provide complete exterior repainting of all exterior elements with a paint finish;
- MOB 8: Replace missing aluminum muntin on south elevation window;
- Annual contingency allowance to perform window seal maintenance. (This is for both buildings, but primarily at MOB 2.);
- MOB 8: Replace rooftop natural gas boiler, based upon expected useful life (EUL) and existing condition;
- MOB 2: Replace rooftop natural gas boiler, based upon existing condition;
- Perform infrared scan services on electrical distribution panels throughout both buildings;

- Both buildings: Perform ground fault interrupter testing and maintenance on main electrical switchgear;
- Both buildings: Install automatic seismic safety valves on natural gas services;
- Both buildings: Conduct a video snake underground sewer line inspection;
- MOB 8: Install flexible gas line connection on water heater;
- MOB 2: Upgrade fire alarm panel, based upon EUL and existing condition;
- MOB 2: Modernize two hydraulic elevators, including upgraded drive components and new controller;
- Both buildings: Restripe standard Accessible parking stalls and access aisles;
- Both buildings: Restripe Van Accessible parking stalls and access aisles;
- MOB 2: Upgrade elevator door closure arrestors for both elevators. (The cost for this is included in the overall elevator upgrades listed above).

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.

- MOB 8: Provide complete exterior repainting of all exterior elements with a paint finish, if required during reserve term.

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.

Recommended immediate repair needs are estimated at **\$11,000**. The expenditures are for conducting five-year NFPA sprinkler inspections and annual elevator inspections in MOB 8.

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 will realize during the reserve term or have exceeded their Expected Useful Life (EUL).

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

The five-year replacement reserves are estimated at **\$1,419,615**; this includes a 2.5% per year inflation factor. Expenditures include complete exterior repainting at MOB 2, boiler replacements at both buildings, and MOB 8 elevator equipment upgrades.

Modernization

Optional Modernization expenses are estimated at **\$208,500**. Suggested work calls for complete exterior repainting at MOB 8, if required during the reserve term.

II. REGULATORY REVIEW

MOB 2 was likely originally designed in conformance with the requirements of the 1994 edition of the Uniform Building Code (UBC). MOB 8 was designed in conformance with the requirements of the 2013 edition of the California Building Code (CBC), as indicated in the architectural drawings for original construction that were provided to us.

For MOB 2, information for the primary building permit for original shell construction was found in City online records; permit No. 97-68176 was finalized on May 4, 1998. For MOB 8, the primary permit for original construction is No. BD14-2732; it was finalized on June 3, 2016.

Original Certificates of Occupancy for shell construction, if issued, were not found in Roseville Building Department online records. Certificates of Occupancy were only rarely issued in California prior to 1976, typically only for very large projects. Even after that year, Certificates of Occupancy or Certificates of Final Completion were not routinely issued—until the 2000s—and rarely for shell construction completion. Roseville Building Department online records do not contain shell construction or TI Certificate of Occupancy information for the subject buildings. The typical time required to request and to obtain a copy of an original Certificate of Occupancy, if issued, would very likely place receipt beyond the due date of this report.

A complete set of the original construction drawings for MOB 8 were provided in .pdf format. We also obtained copies of some more recent TI drawings (2018) for MOB 2.

We researched the records of and contacted the Roseville Building, Planning, and Fire Departments for building, zoning, planning, and fire violations information. Responses from the City had not been received at time of writing.

Both parcels have a zoning designation of PD 457 (Planned Development). This is a zoning designation within the Northeast Roseville Specific Plan (NERSP) area that is predominantly designated for Business Professional (BP) land uses, with a specific focus on

medical office developments. The PD Zoning District is discussed in §19.18.050 of the Roseville Municipal Code, which can be accessed here:

<https://ecode360.com/42766261#42766398>

The City of Roseville has a sidewalk maintenance requirement. If damaged, the City can demand that the property owner make repairs to or replace damaged sidewalks. Sidewalk maintenance requirements are discussed in §13.08.050 of the Roseville Municipal Code, which can be found here:

<https://ecode360.com/42761045>

The site does not appear to be located in a liquefaction zone. The interactive California Geological Survey Liquefaction Map can be found here:

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

The City of Roseville does not appear to have a requirement for a sewer lateral inspection prior to the transfer of real property, though the City does require that property owners maintain their private laterals. We requested information concerning whether any underground sewer lines had been replaced during the last six years; a response had not been provided at time of writing.

For a complete list of all of our due diligence questions that did not receive responses, see the Appendix.

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

1. Roseville Municipal Code;
2. Roseville GIS Map;
3. Placer County GIS Map;
4. Placer County Assessor's Parcel Maps;
5. Roseville building permit information;
6. Various City of Roseville information websites;
7. Historical aerial photos;

8. A complete set of original construction drawings for MOB 8 prepared under the supervision of Boulder Associates, Architects, dated May 1, 2015;
9. Complete set of construction drawings for a TI project prepared under the supervision of Boulder Architects for MOB 2, dated March 2, 2018;
10. A set of HVAC replacement drawings prepared by ACCO Engineered Systems for HVAC upgrades at Bldg 2, dated February 1, 2024.

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

Both buildings are part of the Sutter Roseville Medical Center. At MOB 2, the primary pedestrian entrance is at the center of the building on the south elevation, facing Medical Plaza Drive. At MOB 8, the primary pedestrian entrance is near the northwest corner of the building on the nominal—per the architectural plans—south elevation. Main and elevator lobbies are located adjacent to primary building entrances at both buildings.

At MOB 8, concrete public sidewalks with concrete curbs and curb cuts are found along Medical Plaza Drive and Secret Ravine Parkway. At MOB 2, concrete public sidewalks with concrete curbs and curb cuts are found along Medical Plaza Drive along the south and west sides of the building and along an unnamed street to the east. Two curb cuts adjacent to MOB 8 provide vehicular ingress to and egress from that building's parking lot. At MOB 2, three curb cuts serve that building's parking lot.

At the time of our site visit, both buildings were occupied solely by Sutter Health.

The quality of maintenance appears above average for interior and exterior elements for a property of this type.

A.02 Property Summary Data

Assessor's Parcel Numbers:

015-450-091-000: (MOB 2)

456-010-078-000: (MOB 8)

Primary Addresses:

2 Medical Plaza Drive

8 Medical Plaza Drive

Roseville, CA 95661

Zoning District:

PD 457 (Planned Development)

Occupancy Types:

Group B: (Business—professional services)

Group I 2.1 (Institutional—ambulatory health care)

Years of Completion of Shell Construction:

MOB 2: 1998

MOB 8: 2016

Construction System:

MOB 8 has precast concrete tilt-up perimeter walls. MOB 2 has hollow perimeter walls composed of steel stud framing with EIFS on the exterior sides; the interior sides are provided with painted gypsum board finishes.

Both buildings have structural framing systems composed of wide flange steel columns, girders, and beams. The intermediate floor decks consist of a concrete pour atop a corrugated steel deck. The roof deck omits the concrete pour and uses rigid insulation directly over the corrugated steel deck.

The ground floor at each building is a reinforced concrete slab-on-grade; foundations consist of isolated shallow spread footings at interior columns and continuous spread footings at the perimeter walls.

Construction Type (per the architectural drawings):

MOB 8: Type II-A, fire resistive rated, fully fire sprinklered

MOB 2: Type II-B, non- fire resistive rated, fully fire sprinklered

Seismic Upgrades:

For MOB 2, no records that seismic upgrades have been performed were found in the building permit archives. We observed no evidence that such upgrades have been performed.

MOB 8 was designed and constructed to a post-Northridge earthquake edition of the CBC, which had more stringent seismic resistance requirements than pre-Northridge codes.

Site Area:

015-450-091-000: 2.19 acres (95,396.4 SF)

456-010-078-000: 2.33 acres (101,494.8 SF)

Total: 4.52 acres (196,891.2 SF)

Number of Buildings:

Two

Floor Areas:

MOB 2: 79,163 SF

MOB 8: 60,000 SF

Total: 139,163 SF

No. of Stories:

MOB 2: Two

MOB 8: Three

Flood Zone:

FEMA Flood Zone X (unshaded)

Maximum Height at MOB 8:

47'-0" to top of high parapets

Parking Adjacent to Buildings:

MOB 2: 106 stalls

MOB 8: 81 stalls

Accessible Parking:

MOB 2: 13 Accessible stalls, of which 4 are Van Accessible.

MOB 8: 16 Accessible stalls, of which 3 are Van Accessible.

Path of Travel:

"Good" level of compliance meeting current Accessibility code requirements.

Restrooms:

Typically "Good" level of compliance meeting current Accessibility code requirements, though some restrooms in MOB 2—those that have not been remodeled—lack horn/strobe alarm devices.

A.03 Property Directory

Owner:

Separovich/Domich
3321 Power Inn Road, Suite 100
Sacramento, CA 95826

Architect: MOB 8 & MOB 2 2018 TI Project:

Boulder Associates, Inc.
1331 21st Street
Sacramento, CA 95811

Structural Engineer: MOB 8 & MOB 2 2018 TI Project:

Miyamoto International, Inc.
1450 Halyard Drive, Suite One
West Sacramento, CA 95691

Civil Engineer/Landscape: MOB 8:

Siegfried Engineering
3244 Brookside Road, Suite 100
Stockton, CA 95219

Electrical Design: MOB 8:

Vasko Electric, Inc.
4800 Astoria Street
Sacramento, CA 95838

Electrical Design: MOB 2 2018 TI Project:

CES
13420 Mesa Drive
Grass Valley, CA 95949

Plumbing Design: MOB 2 2018 TI Project:

Turley & Associates
2431 Capital Avenue
Sacramento, CA 95816

Mechanical Engineer: MOB 8 & MOB 2 2018 TI

Project:

ACCO Engineered Systems
9290 Beatty Drive
Sacramento, CA 95826

Vault Shielding: MOB 2 2018 TI Project:

NELCO
2 Burlington Woods Drive, Suite 300
Burlington, MA 01803

General Contractor: MOB 2 Original Construction:

Kimmel Construction
10 Main Ave #2,
Sacramento, CA 95838

General Contractor: MOB 8 & MOB 2 2018 TI

Project:

Westfork Construction
6050 Warehouse Way
Sacramento, CA 95826

Fire Protection Design: MOB 8:

Cen-Cal Fire Systems, Inc.
P.O. Box 1284
Lodi, CA 95241

HVAC Maintenance:

ACCO Engineered Systems
9290 Beatty Drive
Sacramento, CA 95826

Fire Sprinkler Testing:

Cosco Fire Protection
3850 Atherton Road
Rocklin, CA 95765

Fire Alarm Inspections and Monitoring:

Sierra Building Systems Inc.
6131 Pacific Street
Rocklin, CA 95677

A.04 Utility Services

Water: Roseville Environmental Utilities

Sewer: Roseville Environmental Utilities

Electricity: Roseville Electric Utility

Gas: Pacific Gas & Electric (PG&E)

B. SITE DEVELOPMENT AND LANDSCAPING

The subject parcels are developed with two buildings—one building on each parcel—concrete-paved public sidewalks and walkways, landscaping, and asphalt-paved, at-grade parking lots. Good drainage characteristics should prevail.

B.01 Landscaping and Irrigation

The physical condition of the landscaping and irrigation system appeared “Good.”

Mature shrubs, trees, ground cover, small grass lawns, and flowering plants are installed around the buildings, around the site perimeters, and in parking lot islands. Bark mulch is spread in a few locations around the sites as a substitute for live growth. The landscaping is an attractive feature of the property and appeared generally healthy and well-maintained.

Bark mulch appeared to be absent in some likely locations; mulch replacement is recommended. This is a matter of routine landscape maintenance and a cost estimate is not included in the Immediate Needs and Replacement Reserves Analysis Spreadsheet (the Spreadsheet).

The irrigation systems are regulated by programmable controllers. The sub-surface irrigation systems were not observed in operation; no obvious, egregious deficiencies with the system were observed.

B.02 Parking, Driveways, and Concrete Site Work

The physical condition of the parking, driveways, and concrete site work appeared generally “Good.”

On-site parking is provided in the asphalt-paved surface lots that serve the subject buildings with a total of 187 stalls. At MOB 2, there are a total of 106 parking stalls which are in close proximity to the building. At MOB 8, there 81 parking stalls assigned to that building. Ten additional parking stalls are found on MOB 8’s parcel, but they are assigned to 1301 Secret Ravine Parkway, the building on the adjacent parcel to the west.

It bears mentioning that some of the 106 parking stalls in close proximity to MOB 2 are not actually situated on the legal parcel for that building, and that several of the stalls straddle the boundary between the subject parcel and the adjacent surrounding parcel. It is outside the scope of work for this report to investigate and evaluate easement issues for parking access and for shared financial responsibility for maintenance and repairs. A site plan showing the MOB 2 parcel outline and the parking area is included in the Appendix.

The dates of the last resealing and restriping of the parking lots are unknown. We requested this information, but it was not provided at time of writing. Historical satellite photos appear to indicate that the asphalt paving at MOB 8 was last resealed and restriped between February 28, 2022 and November 30, 2023. At MOB 2, this work appears to have been last performed between April 30, 2015 and July 30, 2016. Our observations of the condition of the asphalt paving correlate with those assumed dates.

We typically recommend resealing and restriping on a five year schedule; this work can be anticipated during the reserve term.

At both buildings, the asphalt paving has several meandering and linear cracks; some minor surface degradation has occurred at MOB 2. At both buildings, evidence of several minor recoating repairs—not full-depth repairs—was observed. Full-depth repairs have been performed at both buildings, but these are significantly more prevalent at MOB 2. Full-depth and minor repairs are recommended during the reserve term, along with resealing and restriping the asphalt paving.

Concrete site work appeared in generally “Good” condition though some minor deficiencies were observed, such as cracks creating voids in the concrete. At MOB 8, concrete public sidewalks with concrete curbs and curb cuts are found along Medical Plaza Drive and Secret Ravine Parkway. At MOB 2, concrete public sidewalks with concrete curbs and curb cuts are found along Medical Plaza Drive along the south and west sides of the building and along an unnamed street to the east. Concrete walkways are located on both parcels.

Changes in elevation in excess of ¼ inch were observed in a few locations in the public sidewalk; these changes present tripping hazards. At MOB 2, we also observed evidence of past concrete grinding to eliminate tripping hazards. None of the changes in elevation that we observed appeared egregious; nonetheless they should be addressed as the tripping hazards pose a liability issue for the owner of the buildings. We are including in the Spreadsheet a contingency allowance to provide periodic concrete grinding as a preventive measure to maintain the concrete site work in “Good” condition.

Remedial measures to address minor deficiencies in concrete site work that do not create tripping hazards—such as cracks and small voids where concrete is missing—are recommended. These are minor repairs, and a cost estimate is not included in the Spreadsheet.

Flexible sealant is provided in some concrete control joints. Some cracking—typically minor—in the sealants was observed in various locations. We are including in the Spreadsheet an allowance for periodic concrete sealant renewal.

Costs estimates for recommendations made in this section are included in the Spreadsheet.

B.03 Site Drainage

The physical condition and adequacy of site drainage appeared “Good.”

The property was observed in dry weather.

Walkways, landscaping, and the parking lots are sloped to convey water away from the buildings. Surface drainage is by sheet flow to grated drain inlets in asphalt-paved areas and within the landscaping. Storm water drains to the municipal storm water mains beneath the bordering streets. The drain inlets were typically clear of debris, though minor accumulations of dead vegetation were observed at some drain grates; this appeared more prevalent at drains in landscaped areas. Clearing the drains of dead vegetation and debris is a matter of routine maintenance. A cost estimate for this is not included in the Spreadsheet.

Both parcels are located in FEMA Flood Zone X (unshaded) per FIRM Panel No. 06061C0963H, dated November 2, 2018. FEMA describes Flood Zone X (unshaded) as an area of minimal flood hazard, usually depicted on flood maps as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from a 100-year flood.

B.04 Miscellaneous Items and Support Structures

The physical condition of the miscellaneous items and support structures appeared generally “Good.”

Various enclosures that are open to the sky are provided. At MOB 2, a concrete masonry unit (CMU) trash enclosure is located near the southwest corner of the building. Two pairs of painted steel gates are installed; the freestanding enclosure houses two dumpsters. The walls and gates of the enclosure have a matching painted cement plaster finish; the color matches that of the building.

Near MOB 8, a freestanding CMU trash enclosure is located somewhat near the southwest corner of the site. It is similar in appearance to the enclosure at MOB 2. Two pairs of similar steel gates are installed, as is a man door of similar construction; the gates are painted in a darker, contrasting color. This enclosure also houses two dumpsters. Adjacent to the trash enclosure near MOB 8 is a generator enclosure. It is of similar CMU construction and painted the same color as MOB 8 and the adjacent trash enclosure. The trash enclosures are 6’-8” in height; the generator enclosure is 8’-0”.

Two concrete-filled steel tube bollards protect a fire hydrant near the MOB 8 generator enclosure. Both bollards are slightly out-of-plumb and should be straightened. Black rubber scuff marks from vehicle tires is also present on the bollards; this should be cleaned off or painted over. These are minor repairs and cost estimates are not included in the Spreadsheet.

A narrow connector building links MOB 2 to the hospital to the north. Some of this building lies on the adjacent parcel to the north; the majority lies on the subject parcel. See the site plan with parcel outline in the Appendix for additional information.

The connector building has similar interior finishes and is similar in exterior appearance to MOB 2. We assume it has steel structural framing; construction drawings for this building were not provided. In satellite photos, it appears that a built-up roofing (BUR) system is installed; similar roofing systems appear to be installed elsewhere on the hospital building. The age of the connector’s roof is unknown.

An examination of easement and shared financial responsibility issues for the connector is outside the scope of work for this project.

B.05 Fencing and Screening

The physical condition of the fencing appeared “Good.”

A CMU screen wall is provided at MOB 8 at its northeast corner. The wall has a painted exterior plaster finish; the color matches that of the building. The fence and the screen wall connect to one another and enclose an outdoor seating area, the Sutter Roseville Auxiliary Healing Garden.

There is no fencing in the vicinity of MOB 2. Along a portion of the north elevation of MOB 8, a steel wire-grid fence is installed adjacent to the Sutter Roseville Auxiliary Healing Garden; the fence has square steel tube posts. The fencing is painted black.

B.06 Signs and Identification

The physical condition of signage appeared “Good.”

At the intersection of Medical Plaza Drive and Secret Ravine Parkway, a small monument sign for the entire medical center campus is installed in a landscaped area. The sign is 5’-0” in height and has a painted metal signboard set into a freestanding wall faced with stone veneer. The wall likely has a CMU core and sits atop a concrete slab foundation.

Site direction and building numbering signage is also provided. The site direction signs are small, freestanding painted metal-faced signs typically installed in landscaped areas. The building identification signage is a 24” tall numeral mounted on a building elevation at approximate parapet level; the numerals are illuminated from within. The east

elevation of MOB 8 also carries a sign reading “Sutter Health” and “Sutter Cancer Center”.

B.07 Stairs, Landings, and Railings

Landings and railings appeared in “Good” condition.

One set of cast-in-place concrete exterior stairs (seven risers) is located near the primary pedestrian entrance to MOB 8. One set of cast-in-place concrete exterior stairs (two risers) is located near the north pedestrian entrance to MOB 2. Painted round steel tube railings are installed.

All exterior elements with a paint finish should be repainted as part of the general exterior repainting discussed in Section C.02.

B.08 Support and Dock Areas

Support and loading dock areas in the sense of a dedicated deck or apron served by large doors—typically overhead coiling doors—are not provided. Deliveries can be made at the main and secondary pedestrian entrance doors at each building.

C. EXTERIOR ENVELOPE

On both buildings, the exterior envelope includes flat roof areas with minimal slopes covered with a single-ply, white TPO roofing system.

HVAC equipment is surrounded by tall parapets (MOB 2) and by the mansard roofs (MOB 8). On MOB 2, the secondary flat roof areas on the one-story portions of the building have low parapets. Metal standing-seam roofing systems are provided on the pitched roof mansards on both buildings.

An elastomeric paint finish is provided on the precast concrete tilt-up walls at MOB 8 and the EIFS perimeter walls at MOB 2.

Aluminum-framed windows in punched openings around the perimeter of the buildings predominate; the dual-pane (MOB 8) and single-pane (MOB 2) glazing has an integral medium green tint.

C.01 Roof and Accessories

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

At both buildings, a single-ply, white TPO roofing system is installed on the flat roof areas; a standing seam metal roofing system is provided on the pitched roof mansard areas. MOB 2 also has several secondary flat roof areas, some of which are above one-story building segments; direct access to these secondary areas was not provided during the site visit. Through second floor windows, we were able to observe the roofing system above one of the radiation treatment areas of Suite 180 in MOB 2. These windows, however, had a small dot pattern obscurity tint which hampered our visual access.

When viewed in aerial and satellite photos, MOB 2 gives the appearance of two wings linked by an interstitial connector piece. Each of the two wings has its own pitched roof system, as does the connector. The pitched roof systems on the two wings surround HVAC equipment wells. The pitched roof mansards on the two wings serve as equipment screens. Observations of the mansards on MOB 2 were made from grade only. On MOB 8, it was possible to observe both the outer and inner surfaces of the mansards from the adjacent flat roof areas.

ON MOB 8, the pitched roof areas are not true roofs in the sense of providing a weather seal to the building interior areas below them; they function simply as HVAC equipment screens and as a decorative element to match other buildings on the Sutter campus. When standing in the HVAC equipment well, the undersides of the pitched roofs and steel framing are readily visible. Rust was observed in numerous locations on the painted steel frames of the mansards on this building. We recommend that the rust be removed and that the frames be primed with a rust-inhibitive primer and then repainted. We are including a separate line item for this work in the Spreadsheet.

On MOB 2, the mansards have a significantly different construction. The inside parapet walls of the mansards have interlocking metal panel facings. No facings were removed and it was not possible to see the mansard framing. One of the facing panels is

misaligned and should be repositioned. This is a minor repair and a cost estimate is not included in the Spreadsheet.

All pitched roofing systems likely date to original construction—1998 for MOB 2 and 2016 for MOB 8. The TPO date stamps indicate the roof on MOB 8 was installed in 2016 at the time of original construction; the roof on MOB 2 was installed in 2018.

Roof warranty information was requested, but not provided at time of writing. The one-year installer's warranties have expired. It is possible that the TPO systems may have time remaining in their limited manufacturer's warranties. We recommend that the buyer should communicate with the seller to obtain copies of the warranties. If transferable, the buyer should contact the TPO manufacturer(s) and register the transfers. There is no cost estimate associated with this recommendation.

No known, current roof leaks were reported at either building by Ron Krueger. We observed no likely evidence of such in interior locations.

An allowance for rust treatment and repainting the mansard from on MOB 8 is included in the Spreadsheet.

Roof Drainage

The flat roof areas have minimal slopes; atrium-grated roof drains and open pipe overflow drains are installed. The drain combinations are located in shallow sumps typically along the outer perimeter of the flat roof areas. On both buildings, flat roof slopes are tapered to convey storm water and atmospheric condensation water to the drain combinations on both buildings.

Atmospheric condensation build-up on TPO roofing systems is more prevalent than on BUR systems. HVAC condensate drain lines are provided and feed either dedicated internal leaders or the roof drains. Overflow drain lines discharge water slightly above grade onto landscaped areas via internal downspouts and through-wall pipe outlets.

Roof maintenance is conducted by the current owner. We recommend that an annual contract be

initiated and maintained to provide scheduled periodic inspections, cleanings, and minor repairs of the roofing systems on both buildings. This contract is a matter of routine maintenance and a cost estimate is not included in the Spreadsheet.

C.02 Exterior Finishes

The physical condition of the buildings' exterior finishes appeared generally "Good."

The two buildings have significantly different perimeter wall construction. MOB 8 has precast concrete tilt-up perimeter walls. MOB 2 has hollow perimeter walls composed of steel stud framing with EIFS on the exterior sides; both buildings have elastomeric paint finishes and are painted the same colors. Decorative foam moldings, which are also painted, are adhesive-applied to the perimeter walls.

The dates of the last exterior repainting are unknown for either building. We recommend complete exterior repainting of both buildings during the reserve term. At MOB 8, this recommendation is made as an optional Modernization expense.

Though the exterior finishes on both buildings are evaluated as in "Good" condition, the paint appears somewhat fresher on MOB 8. This is primarily because some of the north-facing elevations of MOB 2 have slight accumulations of grime or possibly a black—possibly organic—growth. These accumulations are typically found on and near the applied horizontal foam moldings which are proud of the wall surfaces.

We typically assign a ten-year EUL to exterior paint finishes to maintain them in "Good" condition. Repainting of all exterior elements with a paint finish is recommended as a single line item for each building in the Spreadsheet. No separate line items for individual exterior elements requiring repainting—such as railings or steel framing of secondary structures, for example—are listed, with the exception of the steel frame for the mansards on MOB 8.

Cost estimates for the recommendations made in this section are included in the Spreadsheet. MOB 8 repainting is included in the separate Modernization category of the Spreadsheet.

C.03 Doors, Windows, and Skylights

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

Skylights are not installed on either building.

At both buildings, all windows are assumed to date to original construction. Our evaluation of the window systems was made from grade and from interior locations within both buildings. No known, current leaks through the window and wall systems were reported by Ron Krueger.

Bands of ribbon windows in punched openings are typical, with some curtain wall segments also provided, most often near building entrances. The aluminum window frames have a clear anodized finish. Dual-pane, insulated glazing is installed at MOB 8; single-pane glazing is provided at MOB 2. The glass has an integral medium green tint. Tempered glass is installed in required locations.

Shrinkage of rubber window seals was not observed; we saw no drooping seals, but our survey of the windows was not exhaustive at either building. We are including in the Spreadsheet a periodic allowance for seal replacements and/or wet seal repairs as a contingency measure to maintain the window seals in “Good” condition. This is not necessarily predictive. The recommendation is made as a contingency measure in the event of future seal failures; this is primarily a concern at older MOB 2.

At MOB 2 on the south elevation, there is one window which is missing a horizontal aluminum muntin; replacement is recommended.

Exterior doors are aluminum and glass storefront type with a clear anodized finish; the glazing has a medium green integral tint matching that of the windows. Automatic sliding doors are installed at the primary entrances of both buildings.

Cost estimates for the remedial measures recommended in this section are included in the Spreadsheet.

C.04 Patios, Terraces, and Balconies

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

Terraces and balconies are not provided.

At the northwest corner of MOB 8 along its north elevation, an outdoor seating area called the Sutter Roseville Auxiliary Healing Garden is found. Wooden benches are installed. Concrete pavers and landscaping are provided within the garden, which is enclosed by landscaping and the fence and screen wall discussed in Section B.05.

D. Structural Elements

Per the architectural drawings we reviewed during the preparation of this report, MOB 8 is Type II-A, fire resistive rated; MOB 8 is Type II-B, non-fire resistive rated. Both buildings are fully fire sprinklered.

MOB 8 was designed in conformance with the requirements of the 2013 edition of the CBC, a post-Northridge edition that had more stringent seismic performance requirements.

MOB 2 may likely have been designed in conformance with the requirements of the 1994 edition of the UBC. This was a pre-Northridge earthquake edition of the building code which had significantly less stringent seismic resistance requirements than code editions published after that earthquake, which occurred on January 17, 1994. The first post-Northridge edition of the code was the 1997 UBC, which was not adopted in California until January 1, 1998. We did not find records that seismic structural upgrades have been performed at MOB 2 in Roseville Building Department archives. We observed no evidence that such upgrades have been performed.

The original construction drawings for MOB 8 were provided. However, since the original construction drawings from the second half of the 1990s were not available for MOB 2, it is not possible to compare the seismic resistance design of the two buildings to see how they may differ. The 2018 TI construction drawings for MOB 2 did not provide sufficient structural information about the core building structural design. It is outside the scope of work for

this report to provide a detailed evaluation of the seismic design and performance of these buildings.

D.01 Foundations

The physical condition of the foundation appeared “Good.”

The ground floor at each building is a reinforced concrete slab-on-grade; foundations consist of isolated shallow spread footings at interior columns and continuous spread footings at the perimeter precast concrete walls.

No signs of significant building settlement, distress, or overloading were noted at any of the foundation elements we observed during our site visit. We requested information concerning instances of known soil subsidence or differential settlement of the concrete slabs; a response had not been received at time of writing.

D.02 Wall Construction

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

MOB 8 has precast concrete tilt-up perimeter walls. MOB 2 has hollow perimeter walls composed of steel stud framing with EIFS on the exterior sides; the interior sides are provided with painted gypsum board finishes. Interior partition walls are painted gypsum board on steel studs and are not load-bearing.

MOB 2 has radiation treatment rooms in Suite 180, which we did not access during our site visit. The TI architectural drawings indicate that these rooms have thick concrete walls—and ceilings/roofs—for radiation shielding purposes. The minimum thickness of these walls is 3'-3-7/8".

D.03 Roof/Floor Framing

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

Both buildings have structural framing systems composed of wide flange steel columns, girders, and beams. The pitched roof areas are also supported by tube steel framing and a corrugated steel roof deck.

The intermediate floor decks consist of a concrete pour atop a corrugated steel deck. The roof deck omits the concrete pour and uses rigid insulation directly over the corrugated steel deck. The ground floor at each building is a reinforced concrete slab-on-grade.

Though not dimensioned in the TI plans provided to us, the minimum thickness of the concrete radiation shielding ceilings/roofs appears to also be 3'-3-7/8".

E. Interior Finishes

Building permit records indicate numerous interior TI projects have been finished over the lives of both buildings. Interior finishes typically give minimal evidence of wear and tear.

In an owner occupied building, the costs to replace interior finishes are an ongoing maintenance expense and the responsibility of the building owner. Costs for interior finish replacements and/or repairs are not included in the Spreadsheet unless egregious damage or deterioration is present, none of which was observed during our site visit.

E.01 Floor & Base Finishes

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

Main Lobbies

Square porcelain floor tiles are installed in MOB 2. Rectangular porcelain floor tiles, modular carpet tile (MCT), and luxury vinyl flooring (LVF) are provided in MOB 8. Four-inch top set rubber base moldings are provided in MOB 8. A stained wood base molding is installed on MOB 2.

Exam and Treatment Rooms

Sheet vinyl flooring (SVF), MCT, and plank vinyl flooring are provided. Four-inch top set rubber base moldings are typical.

Offices and Conference Rooms

MCT is typically provided with a four-inch top set rubber base.

Restrooms

Rectangular and square ceramic floor tiles measuring 12" x 24" and 12" x 12" are provided in many restrooms; the ceramic wall tiles serve as a base. In smaller, secondary restrooms in patient and exam room areas, SVF with a matching coved base is typical.

Service Rooms

Most often, the floor finish is the exposed, unpainted concrete slab; the slab has presumably been sealed in these rooms. Base moldings are typically not provided. SVF with a four-inch top set rubber base is typical in janitor's closets.

E.02 Wall Finishes & Doors

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

Solid core, wood doors are installed in a majority of interior locations in both buildings. The doors have factory-finished wood veneer surfaces. Some wood doors have glass lites. In select locations, clear anodized aluminum frame doors with glass lites are installed. Lever door handle hardware is installed.

Main Lobbies

White or off-white painted gypsum board walls are provided, with an accent color in MOB 8's lobby.

Exam and Treatment Rooms

White-painted gypsum board walls are typically provided, along with the painted interior side of the perimeter concrete walls in MOB 8 only. Accent colors are also used in both buildings in select locations.

Offices and Conference Rooms

White-painted gypsum board walls are typically provided, along with the painted interior side of the perimeter concrete walls in MOB 8 only. Accent colors are also used in select locations.

Restrooms

Full-height, rectangular ceramic tile wall facings are installed in the newer restrooms and the remodeled restrooms in MOB 2. In smaller, secondary restrooms in patient and exam room areas, painted gypsum board walls are provided; fiber reinforced laminate facing panels are applied as wainscots in wet areas.

Service Rooms

Painted or, more often, unpainted gypsum board walls are provided. In MOB 8, the painted or unpainted interior side of the perimeter concrete walls is the wall finish in some of these service spaces.

E.03 Ceiling Finishes

The physical condition of ceiling finishes appeared generally "Good."

Main Lobbies

The main lobby in MOB 2 has a painted gypsum board ceiling throughout. The main lobby in MOB 8 has a 24" x 24" suspended ceiling tile system, with accent areas in painted gypsum board.

Exam and Treatment Rooms

These rooms typically have suspended acoustical ceiling tiles systems. The ceiling tiles appear to be soil-resistant and washable; they measure 24" x 24" and 24" x 48".

Offices and Conference Rooms

These rooms typically have suspended acoustical ceiling tiles systems. The ceiling tiles appear to be soil-resistant and washable in some rooms. The tiles measure 24" x 24" and 24" x 48".

A very small number of water-stained ceiling tiles were observed in MOB 2; we assume air conditioning condensate is the water source as none of the staining appeared egregious and roof leaks were not reported. Replacement of the stained tiles is recommended. This is a matter of routine

maintenance and a cost estimate is not included in the Spreadsheet.

Restrooms

The ceilings are white-painted gypsum board.

Service and Mechanical Rooms

These rooms typically have the exposed, unpainted floor or roof structure above as the ceiling finish.

E.04 Interior Stairs

The physical condition of interior stairs appeared “Good.”

Two sets of steel-framed interior, enclosed fire stairs are installed in each building. Additionally, a set of open, formal stairs—also steel-framed—is located in the main lobby of MOB 2.

The treads of all stairs are a concrete fill on steel pan. All stairs have closed risers and painted steel tube railings. The treads and risers are carpeted at the MOB 2 formal stairs only. The fire stairs in MOB 2 have the exposed concrete treads and painted steel risers. The stairs in MOB 8 have rubber facings on the treads and risers.

All stairs in both buildings appeared fully compliant with current Accessibility code requirements.

F. EQUIPMENT AND SYSTEMS

MOB 2 uses rooftop packaged air conditioners, makeup air units, and variable refrigerant split-system air conditioners. MOB 8 uses large rooftop air conditioners and smaller split-system heat pumps. Heating for each building is provided by a rooftop natural gas fired boiler. Equipment for MOB 2 was installed in 2020 and 2023. MOB 8’s equipment was installed in 2016 and 2025.

Utility-owned, pad-mounted transformers feed 480/277 volt, 3-phase, 4-wire electrical service to main switchgear, located within the main electrical room at each building. There is a 1,600 amp main service for MOB 2 and a 2,000 amp main for MOB 8. Copper wire-in-conduit runs feed building electrical rooms that house step-down transformers and

electrical distribution panels. MOB 8 has a 480/277 volt, 250 kW backup generator for critical building loads. The generator serves only MOB 8.

Each building is provided with a natural gas service with meter. Gas is consumed by rooftop boilers at each building, one packaged air conditioner at MOB 2 and one domestic water heater at MOB 8.

Each building is fully fire sprinklered with a wet pipe system. Each building has an addressable fire alarm system.

Each building is provided with two hydraulic passenger elevators, installed as part of original building construction in 1998 (MOB 2) and 2016 (MOB 8).

F.01 Meters

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

PG&E provides electric service to each building with one or more utility meters. PG&E provides natural gas to each building with a 2” service. Water service is provided from the municipal site water loop. MOB 8 has a 2” service with the meter located within a building utility room. MOB 2 is provided with two 2” services with water meters located in underground vaults. No vault covers were removed during our site visit.

F.02 Mechanical - HVAC

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

Equipment uses refrigerants R-22 and R-410A. R-22 has been phased out for a number of years and R-410A was phased out on January 1, 2025. R-22 and R-410A can still be used in older equipment that requires it. However, the cost of these refrigerants can be expected to rise—perhaps significantly—during the reserve term.

Overall cooling densities at the buildings are 350 square feet per ton at MOB 8 and 430 square feet per ton at MOB 2. Both cooling densities appear adequate for current tenant needs. They are within a

range (250 to 450 SF per ton) considered normal for buildings in this service and geographical location.

Space Cooling and Heating

Heating and cooling for MOB 2 is provided by variable air volume (VAV) distribution system with cooling-only VAV boxes for interior spaces and VAV boxes with hot water reheat coils for perimeter zones. VAV systems are served from rooftop packaged air conditioners and split-systems, and variable refrigerant flow fan coil units. Air conditioners are manufactured by Trane and Carrier and total 24 tons. Six 10 ton Mitsubishi rooftop heat pump condenser pairs serve ceiling mounted fan coil units. There are two large Petra dedicated outside air units, that provide conditioned ventilation air throughout the building. VAV reheat is provided by a rooftop Thermal Solutions high-efficiency natural gas-fired boiler with an input capacity of 1,000,000 BTUs per hour. System capacity is supplemented by a large insulated hot water storage tank.

MOB 8 also uses VAV distribution systems served from three rooftop Trane boxcar air conditioners, with two sized at 60 tons and one at 50 tons. There is also an LG 12 ton variable refrigerant heat pump system and five Trane split-system air conditioners, sized between four and five tons. VAV reheat is provided by a Laars natural gas fired hot water boiler with an input capacity of 1,750,000 BTUs per hour. Two hot water circulating pumps use variable frequency drives for flow modulation.

At each building, small split-system air conditioners by Carrier, Mitsubishi, and Fujitsu feed dedicated spaces.

Control System

Wall-mounted electronic thermostats provide temperature control for each space. A Siemens building management system (BMS) schedules and operates all rooftop units at both buildings.

Ventilation

MOB 2 uses the two dedicated outside air units for ventilation air. The MOB 8 boxcar units use outside air dampers for ventilation air intake.

At each building, rooftop exhaust fans serve building restrooms and laboratory spaces.

Equipment

The attached mechanical equipment list provides a brief description of primary HVAC equipment and indicates the age and estimated remaining useful life expectancy of the installed units. The HVAC equipment is maintained by an outside service contractor, ACCO Engineered Systems of Roseville.

The one-year installer and manufacturer's warranties for the HVAC equipment have all expired.

It is possible that the newer HVAC equipment—primarily on MOB 2—likely has time remaining in their limited manufacturer's warranties. We recommend that the buyer should communicate with the seller to obtain copies of the warranties. If transferable, the buyer should contact the equipment manufacturer(s) and register the transfers. There is no cost estimate associated with this recommendation.

Rooftop natural gas fired boilers have an expected useful life (EUL) of 15 years. The MOB 8 boiler will reach its EUL during the term and the MOB 2 boiler was observed with excessive corrosion. Replacement of both boilers during the reserve term should be anticipated.

Cost estimates to replace the two boilers is included in the Spreadsheet. Two smaller split-system air conditioners at MOB 2—which do not contribute to core building cooling—are beyond their 15-year EULs and should be replaced as part of routine maintenance.

F.03 Electrical

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

Power Supply

Pad-mounted PG&E transformers provide 480/277 volt, 3-phase, 4-wire electrical service to main electrical rooms in each building. MOB 2 has General Electric main service entrance equipment rated at 1,600 amps. MOB 8 has Siemens main service

entrance equipment rated at 2,000 amps. Each service has one or more utility meters. Copper wire-in-conduit runs feed building electrical distribution panels throughout each building. Electrical rooms house 480/277 volt sub-panels, step down transformers, and 208/120 volt sub-panels with MOB 2 using General Electric panels and MOB 8 using Siemens panels. The overall electrical density at MOB 2 and MOB 8 are 13 and 22 watts per square foot, respectively, which is within a range adequate for buildings in this service and geographical location; 12 to 18 watts per SF is the nominal range.

It does not appear that infrared (IR) scan services have been performed on building electrical panels at either building. It does not appear that ground fault interrupter (GFI) inspection and testing are performed regularly on main electrical switchgear rated at and above 1,000 amps. We recommend that these services be performed on a three-year schedule.

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

Lighting

Lighting throughout each building is provided by recessed 24" x 24" and 24" x 48" fixtures with fluorescent and light emitting diode (LED) lamps and by recessed canned fixtures with LED and compact fluorescent lamps. Each building uses a Wattstopper lighting control panel to schedule fixture operation.

Energy Management System

A *Siemens* building management system at each building schedules and controls HVAC equipment and wall mounted thermostats.

Standby Power

A Kohler diesel-fired standby generator rated at 250-kW provides back up service for critical loads at MOB 8; this generator serves only that building. MOB 2 does not have a generator.

Cost estimates for IR scan services and GFI testing and maintenance are included in the Spreadsheet.

F.04 Gas

The physical condition of the gas equipment and distribution systems appeared generally "Good."

PG&E provides natural gas to each building with a 2" service; two service regulators are installed at each meter station. Neither meter station is protected with an automatic seismic shutoff valve; installation of the valves is recommended.

Natural gas at MOB 2 feeds the rooftop boiler and packaged air conditioners. MOB 8 has a rooftop natural gas boiler and a gas domestic water heater.

The cost to install automatic seismic shutoff valves is included in the Spreadsheet.

F.05 Plumbing

The physical condition of the plumbing appeared "Good."

Supply Piping

MOB 2 has two 2" incoming water services with pit meters. MOB 8 has a 2" incoming water service with inline meter. Interior branch water supply lines are copper. The City of Roseville provides water to the property from the municipal main beneath Medical Plaza Drive.

Waste Piping

Observed wastewater and vent piping is hubless cast iron.

Though Roseville does not require a sewer lateral inspection prior to the sale of real property, we recommend a video snake inspection of the sewer lines be conducted by a licensed plumber to evaluate the condition of the underground sewer lines.

Domestic Hot Water

Each building has tank-type domestic water heaters. MOB 2 has two A.O. Smith electric models, one 30 gallon and one 40 gallon. MOB 8 has a Rheem natural gas model with a 55 gallon capacity. A Ruud 55 gallon electric water heater is also installed in MOB 8.

All four water heaters have compliant seismic strapping. MOB 8's gas water heater has a rigid natural gas connection; a flexible gas line connection should be provided.

Fixtures

Restroom fixtures observed were low-flow American Standard units with automatic flush valves.

The costs for a video sewer line inspection and for a flexible gas connection on the MOB 8 water heater are included in the Spreadsheet.

F.06 Fire Protection

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

Firewater Distribution and Suppression Devices

Each building is fully fire sprinklered with a wet pipe system. Each building has an 8" fire sprinkler water service with backflow preventer. Incoming feeds have a dedicated FDC and a PIV. No recalled sprinkler heads were observed.

Fire extinguishers were observed throughout each building. All observed extinguishers had current inspection tags, with expiration occurring in July 2026. The latest five-year NFPA sprinkler inspections were conducted in January 2021 and are now overdue.

Fire Alarm Systems

Each building is protected by an addressable fire alarm panel. MOB 2 has a Notifier AFP-200 and MOB 8 has a Gamewell FCI S3 Series panel. Each panel monitors smoke detectors, manual pull stations, and riser tamper and flow switches. If alerted, the fire panels signal building horns, strobes, and the building fire bell.

Smoke Detectors

Ceiling-mounted smoke detectors were observed throughout the buildings. Smoke detectors are also located within air conditioner ductwork.

Fire alarm panels have an EUL of 15 years. The MOB 2 panel is beyond its EUL and a panel upgrade is recommended.

We recommend that the required NFPA five-year sprinkler inspections be conducted at each building. The cost for this is included in the Spreadsheet, as is the cost for fire alarm panel upgrade.

F.07 Other Systems

On MOB 2, some of the rooftop cooling units are used to support the cooling needs of specialized medical equipment, rather than contributing to core space cooling. These units are found on the one-story portions of the building. Evaluation of this equipment is outside the scope of work for this report.

F.08 Security System

The physical condition of the security system appeared "Good."

Building entrances remain open during normal business hours. Touch pad door access cards are typically required beyond the building lobby. Security cameras are located at building entrances and other selected spaces. Camera images are monitored on site.

F.09 Vertical Transportation and Conveying Systems

The physical condition of the elevators generally appeared "Good."

MOB 2 has two Dover hydraulic passenger elevators, with cab capacities of 3,500 and 4,500 pounds manufactured and installed in 1998 as part of original construction. Records show the most recent five-year load test was performed in August 2023.

MOB 8 has two Capitol Elevator hydraulic passenger elevators manufactured and installed as part of original construction in 2016. Both are rated at 4,500 pounds. A tag lists most recent five-year load test in May 2025.

Elevator service is provided by Thyssen Krupp Elevators. Elevator operation appeared normal during our rides on the elevator with nominal wait times.

Hydraulic passenger elevators have an EUL of 20 years. The two MOB 2 elevators will reach their EUL during the reserve term and we recommend complete modernization, which includes upgraded drive components, new controllers, door closure arrestors, and interior finishes.

In MOB 2, the inspection permits on display in the cabs were current with an expiration date of October 21, 2026. In MOB 8, the inspection permits expired on February 24, 2026. We requested information about the status of pending inspections, but a response had not been received at time of writing.

Expired elevator cab permits are commonplace. The State typically runs months, if not years, behind in conducting the required inspections. Nonetheless, we recommend that the inspections be conducted.

The costs for the modernization of the two elevators in MOB 2 and for the annual inspections in MOB 8 are included in the Spreadsheet.

G. ACCESSIBILITY COMPLIANCE

The Accessibility Standards of the California Building Code (CBC), as adopted by the Roseville 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 which are implemented through the CBC in California.

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

Due to the variable nature of Accessibility compliance required of existing buildings and the variable nature of enforcement and interpretation of Accessibility requirements from community to community, analysis of what may be required in any future building permit application is outside the scope of work for this report, as is an analysis of the possible ramifications of legal and financial liability for any deficiencies in site and building Accessibility which are not remedied. It also bears mentioning that a set of plans that have been approved for a building permit by the Roseville 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 Roseville Building Department. Existing buildings—especially somewhat older ones built well before the existence of the ADA—can often be allowed to provide a significantly lower level than full Accessibility compliance owing to financial hardship and structural or site constraint infeasibility.

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

what that possible, speculative lower level of compliance would entail.

G.01 Parking

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

At MOB 2, there are 13 Disabled Accessible stalls, of which four are Van Accessible. At MOB 8, there are 16 Accessible parking stalls, of which three are Van Accessible. The provided Accessible parking exceeds the code requirements for the lots in which they are located. We were informed that the provision of surplus Accessible stalls near these two buildings was to compensate for other areas of the Sutter campus where the provided Accessible parking was insufficient to satisfy code requirements. Accessibility stall signage and pavement markings appeared compliant with current codes.

The towing retrieval information sign required at parking lot entrances is installed at all three curb cuts near MOB 2. The towing information sign is also installed at the curb cut along Secret Ravine Parkway near MOB 8. At the entrance to the parking lot at MOB 8 at its northwest corner, the sign is also installed but it does not face traffic coming into the parking lot.

Tow retrieval information is inconsistent on the signs with Anderson Towing and the Roseville Police Department listed on some signs, while others lack towing retrieval information altogether. We recommend that new compliant signs be provided with consistent towing retrieval information. The cost for this is a minor expense and an estimate is not included in the Spreadsheet.

The Accessible parking stalls and access aisles will require restriping in conjunction with the asphalt repairs and resurfacing recommended in Section B.02. The cost for Accessible stall restriping is included in the Spreadsheet.

G.02 Path of Travel

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

Delineated Accessible paths of travel from the public sidewalk along Medical Plaza Drive to the main entrances of both buildings are provided. Accessible paths of travel from the Accessible parking stalls are also provided to both main building entrances. Truncated domes are installed in required locations, such as where the paths of travel cross the parking lot drive aisles. There is a concrete wheelchair ramp and set of stairs near the west elevation of MOB 8. The ramps, stairs, and railings appear compliant with current Accessibility requirements. The stairs along the north side of MOB 2 also appear compliant with current Accessibility requirements.

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

The required ISA (International Symbol of Accessibility) sign is displayed at the main entrance of both buildings.

G.03 Toilets/Plumbing Fixtures

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

All restrooms appear generally compliant with current Accessibility requirements for hardware, mounting heights, alarm device placements, and dimensions. We did observe that some coat hooks in restrooms were mounted too high; additional hooks should be installed at the compliant height for Accessibility (48 inches, maximum, for forward approach; 54 inches, maximum, for side approach). The cost for this is a minor expense and an estimate is not included in the Spreadsheet.

All observed water fountains were high-low combinations.

G.04 Elevators

The physical condition of the elevators for Accessibility appeared “Good.”

Two passenger elevators are installed in each building. All elevators appeared generally compliant with current CBC Accessibility requirements. Audible

and visual signals and Braille floor designation signage and control indications are provided. A hands-free communications device is installed in each cab.

Compliant door closure arrestors are provided in MOB 8 only. At MOB 2, door closure arrestors that require actual physical contact with the sensor bar are still installed. Modernization of the arrestors is recommended as part of the general elevator upgrades discussed in Section F.09.

The line item with no dollar amount to install Accessibility compliant door closure arrestors is included in the Spreadsheet.

IV. CONSULTANT'S QUALIFIERS

A. Scope of Work

Ryan Miller Architects 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. We were tasked to identify construction and/or code deficiencies and to prepare a five-year spreadsheet for immediate and replacement reserve expenditures.

B. Methodology

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

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

C. Assessment Criteria

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

At both buildings, we accessed the main flat roof areas, roof-mounted core cooling and heating equipment, various tenant spaces, exam rooms, nurse's stations, offices, conference rooms, various service rooms, and restrooms. We accessed the interior of the main electrical service rooms and the fire service rooms.

During our site visit, photography was restricted to avoid taking pictures of patients. We observed the pitched roof areas of MOB 2 from Grade. The pitched roofs of MOB 8 were directly accessible at close hand from the flat roof area of that building. We were not able to directly access the secondary flat roof areas of MOB 2.

During the preparation of this report:

- ALTA surveys were not provided;
- ADA surveys were not provided;
- The original 1990s construction drawings for MOB 2 were not available;
- A rent roll was neither requested nor provided; both buildings are fully occupied by a single tenant;
- Roof warranty information was requested, but not provided;
- HVAC system service contract documents were not provided;
- HVAC equipment one-year installer warranties have expired, with one possible exception;

- Contracts for proposed future work were not provided;
- Vendor service agreements were not provided;
- The property owner did not provide responses to our project-specific due diligence questions.

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

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

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

We have visually assessed the subject property, both the land and the improvements thereon, where applicable. It is not possible to personally observe conditions that may exist below the surface or those that may be hidden within the structure or the site 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 to publication or the use for any other purpose, without the written consent of Ryan Miller Architects.

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

This report is not intended, 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 design architect and engineers, the contractor(s), or the subject property owner.

While we have reviewed some documents, our statements are not intentional legal opinions. In making this review and preceding on-site inspection, Ryan Miller Architects does not assume any legal responsibilities for the design architects or engineers, or contractors for the subject property, nor is any other warranty or representation expressed or implied, included or intended.

E. PREVIOUS REPORTS & INFORMATION SOURCES

A previous property condition report was not provided.

- A complete set of architectural, structural, MEP, and landscape drawings for the original 2016 construction project for MOB 8—prepared under the supervision of

Boulder Architects—was provided and reviewed during the preparation of this report;

- A complete set of architectural, structural, MEP, and landscape drawings for the 2018 TI project for MOB 2—prepared under the supervision of Boulder Architects—was provided and reviewed during the preparation of this report;
- Some historical repair or improvement information was researched online in building permit records;
- Some roof maintenance, repair, and/or replacement information was researched in building permit records;
- Some HVAC maintenance information was observed on site and researched in building permit records;
- Some overall facility maintenance/repair information was researched in building permit records or provided during the site visit;
- Some information concerning testing and inspections of the fire and life safety systems was observed during our site visit;
- The names of some vendors who provide services to the property was provided;
- Elevator maintenance documents were observed on site.

F. Consultant Qualification

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

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

Ronald Brown is a licensed Mechanical Engineer with

more than 35 years of related experience.

G. Reliance Language

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

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

Our opinion of probable costs has been prepared solely as a general reference document for the use of Sutter Health/HRES. 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 Sutter Health/HRES. No other parties may rely on the estimate without Ryan Miller Architects' consent. This report is not a specification for further work and is not intended as a substitute RFP (Request for Proposal). All area costs, unit costs, and line-item estimates are order-of-magnitude only.

Neither Ryan Miller Architects 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

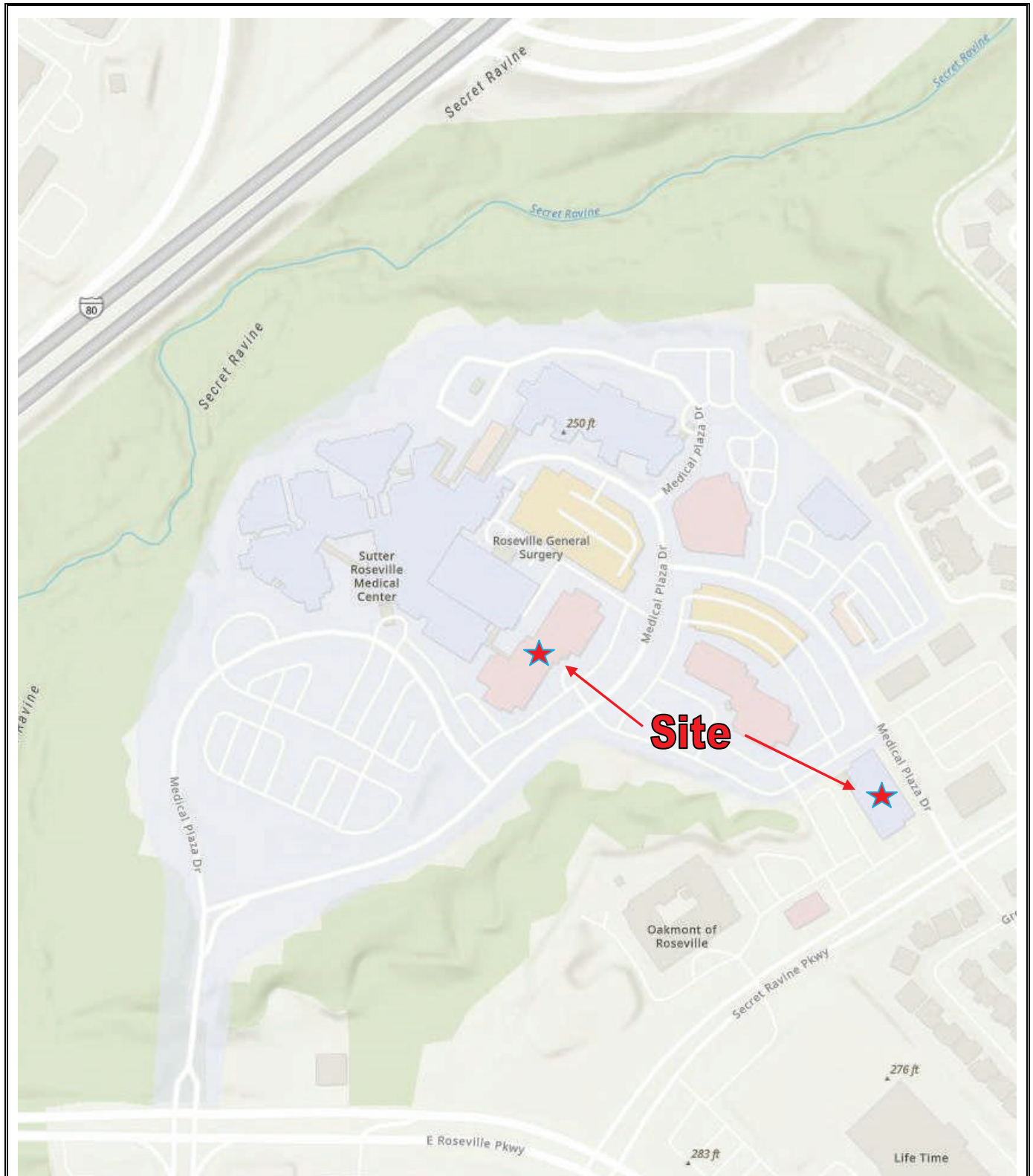


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Date:	March 12, 2026
Photo ID:	Gisgeography

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Site Address: 2 & 8 Medical Plaza Drive
Roseville, CA

Project Number: 26006.60



VICINITY MAP		Scale: NTS Date: March 24, 2026 Photo ID: ArcGIS	N↑
RYAN MILLER ARCHITECTS		Site Address: 2 & 8 Medical Plaza Drive, Roseville, CA Project Number: 26006.60	



AERIAL PHOTOGRAPH

Scale: NTS
 Date: March 12, 2026
 Photo ID: Google Earth

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RYAN MILLER

ARCHITECTS

Site Address: 2 & 8 Medical Plaza Drive
 Roseville, CA

Project Number: 26006.60

PHOTOGRAPHS



1. MOB 2: West portion of south elevation facing Medical Plaza Drive. Accessible parking also shown.



2. MOB 2: East portion of south elevation facing Medical Plaza Drive. Accessible parking also shown.



3. MOB 2: West elevation and parking area on west side of building.



4. MOB 2: West elevation at trash enclosure.



5. MOB 2: North elevation on west side of building at one-story segment. This one-story building segment contains radiation equipment.



6. MOB 8: North elevation on east side of building.



7. One-story connector between hospital in background at right and MOB 2 (out of shot to left).



8. MOB 8: Primary pedestrian entrance on south elevation.



9. MOB 2: South elevation. For this building, our elevation naming convention follows that used on the architectural drawings provided to us.



10. MOB 8: North elevation at center and right of shot; east elevation at left. The nominal east elevation faces more south than east.



11. MOB 8: West elevation.



12. MOB 8: Primary pedestrian entrance at northwest corner of building.



13. MOB 8: Site walkway along east elevation. Canopy at secondary entrance at right.



14. MOB 8: The Sutter Roseville Auxiliary Healing Garden.



15. Freestanding enclosures for trash (left) and generator (right) near MOB 8 (in background at right).



16. MOB 8: The concrete ramp near the primary pedestrian entrance.



17. MOB 8: The concrete stairs near the primary pedestrian entrance (in background at left).



18. MOB 2: The concrete stairs along the north elevation. In background, one-story connector between hospital (at right) and MOB 2 (at left).



19. Small monument sign for the entire Sutter Roseville campus at intersection of Medical Plaza Drive and Secret Ravine Parkway.



20. MOB 2: South parking area.



21. MOB 2: West parking area.



22. MOB 2: Past full-depth repairs and meandering cracking in asphalt paving.



23. MOB 2: Linear cracking in asphalt paving.



24. MOB 2: Surface degradation of asphalt paving.



25. MOB 2: Drain inlets are located in several locations in the parking lot.



26. MOB 8: West parking area closer to building.



27. MOB 8: West parking area further from building.



28. MOB 8: South parking area.



29. MOB 8: Past full-depth repair and meandering cracking in asphalt paving.



30. MOB 8: Drain inlets are located in several locations in the parking lot. Degraded condition of asphalt paving also shown.



31. MOB 8: Repairs, resealing, and restriping the asphalt paving is recommended.



32. MOB 8: Past full-depth repairs. Meandering and linear cracking in asphalt paving also shown.



33. MOB 8: CMU generator enclosure.



34. MOB 8: Fire hydrant and bollards. The hydrant has been damaged by vehicular contact on two reported occasions. An automatic check valve has been installed at base of hydrant.



35. MOB 8: The emergency generator serves only MOB 8.



36. MOB 8: The required signs at parking lot entrances have conflicting towed vehicle retrieval information at the two subject buildings.



37. MOB 2: Concrete public sidewalk along southwest quadrant of site.



38. MOB 2: Concrete public sidewalk along west side of site.



39. MOB 2: Concrete site walkways appeared in generally "Good" condition. Truncated domes are located in required locations.



40. MOB 2: Concrete site walkways appeared in generally "Good" condition. Truncated domes are located in required locations.



41. MOB 2: Evidence of past concrete grinding.



42. MOB 2: Drain inlets are also located in landscaped areas.



43. MOB 8: Concrete public sidewalk along Secret Ravine Parkway.



44. MOB 8: Concrete public sidewalk along Medical Plaza Drive.



45. MOB 2: Truncated domes are located in required locations.



46. MOB 2: Concrete site walkways appeared in generally "Good" condition. Truncated domes are located in required locations.



47. MOB 2: Truncated domes are located in required locations.



48. MOB 8: Drain inlets are also located in landscaped areas.



49. MOB 2 has a complex roofing configuration.



50. MOB 2, south wing: The TPO roofing system was installed in 2018.



51. MOB 2, south wing: A roof hatch provides access to the flat roof equipment well of this wing.



52. MOB 2, south wing: The roofing system appeared in generally "Good" condition.



53. MOB 2, south wing: One of the interlocking metal parapet facing panels is misaligned.



54. MOB 2, south wing: Roof and overflow drains are located in shallow sumps.



55. MOB 2, south wing: Direct physical access was not possible on the secondary flat roof areas of this building.



56. MOB 2, north wing: The TPO roofing system was installed in 2018.



57. MOB 2, north wing: Rust stains are caused by the boiler on this wing's roof.



58. MOB 2, north wing: A separate roof hatch provides access to the flat roof area of this wing.



59. MOB 2, north wing: Minor accumulations of dead vegetation and other debris were observed on both the north and south wing flat roof areas.



60. MOB 2, north wing: Roof and overflow drains are located in shallow sumps. Accumulation of grime in sumps is typical.



61. MOB 2: The pitched roof mansards on this building could only be observed from grade.



62. MOB 2: The mansards are assumed to date to original construction.



63. MOB 8: The TPO roofing system was installed in 2016 at the time of original construction.



64. MOB 8: The TPO roofing system appeared in generally "Good" condition.



65. MOB 8: The TPO and metal roofing systems both appeared in generally "Good" condition.



66. MOB 8: Roof and overflow drains are located in shallow sumps. Accumulation of grime in sumps is typical.



67. MOB 8: The TPO membrane turns up at the parapets and terminates under the parapet cap.



68. MOB 8: The mansards were directly observable from adjacent flat roof areas on this building.



69. MOB 2: The mansards have a significantly different design on the two subject buildings.



70. MOB 2: The mansards on this building do not function as true roofs in the sense that they do act as a weatherseal for the interior areas beneath them.



71. MOB 2: Rust is prevalent on the painted steel mansard frames.



72. MOB 8: We recommend that the mansard frames be treated for rust, primed, and repainted.



73. MOB 2: Interior finishes and fixtures in main lobby.



74. MOB 2: Interior finishes and fixtures in main lobby.



75. MOB 2: Interior finishes and fixtures in corridors.



76. MOB 2: Interior finishes and fixtures in open office areas.



77. MOB 2: Interior finishes and fixtures in open office areas.



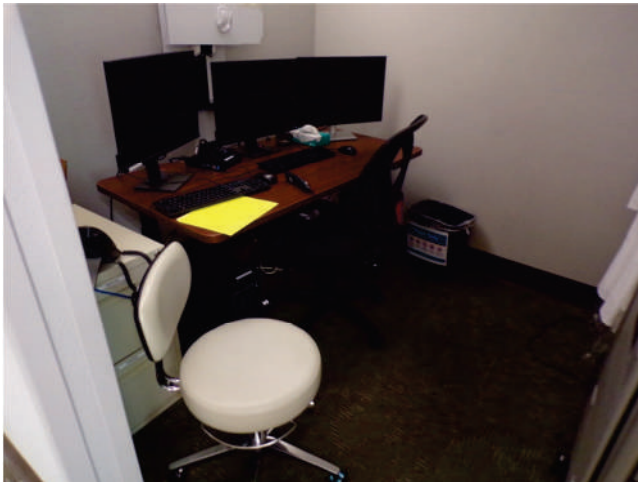
78. MOB 2: Interior finishes and fixtures in exam room areas.



79. MOB 2: Interior finishes and fixtures in waiting rooms.



80. MOB 2: Interior finishes and fixtures in exam room areas.



81. MOB 2: Interior finishes and fixtures in private offices.



82. MOB 2: Interior finishes and fixtures in small conference rooms.



83. MOB 2: Interior finishes and fixtures in fire stairs.



84. MOB 2: Interior finishes and fixtures in connector with hospital (in background).



85. MOB 8: Interior finishes and fixtures in main lobby.



86. MOB 8: Interior finishes and fixtures in corridors.



87. MOB 8: Interior finishes and fixtures in open office areas.



88. MOB 8: Interior finishes and fixtures in treatment rooms.



89. MOB 8: Interior finishes and fixtures in waiting rooms.



90. MOB 8: Interior finishes and fixtures in exam rooms.



91. MOB 8: Interior finishes and fixtures in therapy rooms.



92. MOB 8: Interior finishes and fixtures in exam room areas.



93. MOB 8: Interior finishes and fixtures at nurse's stations.



94. MOB 8: Interior finishes and fixtures in waiting rooms.



95. MOB 8: Interior finishes and fixtures in conference rooms.



96. MOB 8: Interior finishes and fixtures in fire stairs.



97. MOB 2: Interior finishes and fixtures in remodeled restrooms.



98. MOB 2: Interior finishes and fixtures in remodeled restrooms.



99. MOB 2: Interior finishes and fixtures in remodeled restrooms. Horn/strobe alarm devices are installed in these newer restrooms.



100. MOB 2: Interior finishes and fixtures in older restrooms.



101. MOB 2: Interior finishes and fixtures in older restrooms. Horn/strobe alarm devices are not installed in these restrooms.



102. High-low water fountain combinations are installed in both subject buildings. MOB 2 shown.



103. MOB 8: Interior finishes and fixtures in restrooms.



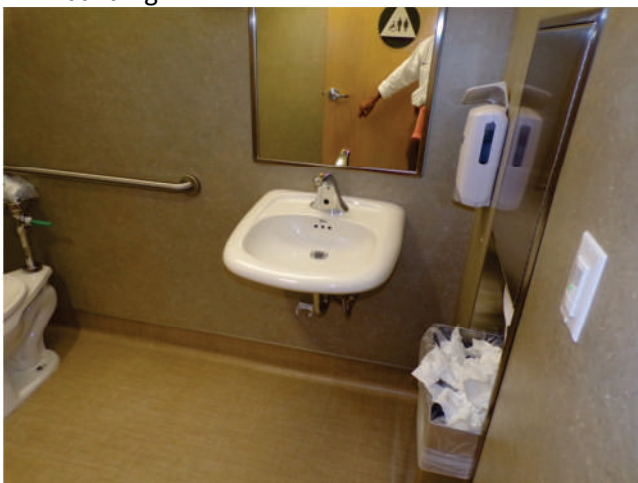
104. MOB 8: Interior finishes and fixtures in restrooms.



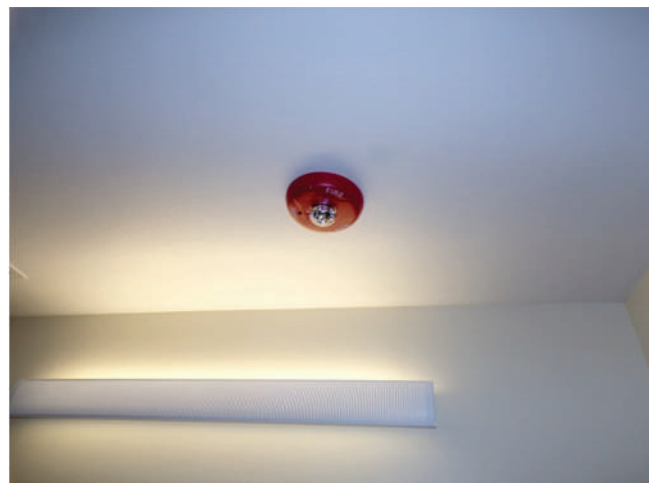
105. MOB 8: Interior finishes and fixtures in restrooms. Horn/strobe alarm devices are installed in all observed restrooms in this building.



106. MOB 8: Interior finishes and fixtures in patient area restrooms.



107. MOB 8: Interior finishes and fixtures in patient area restrooms.



108. MOB 8: Interior finishes and fixtures in patient area restrooms. Horn/strobe alarm devices are installed in all restrooms in this building.



109. MOB 2: Interior finishes and fixtures in service rooms.



110. MOB 2: Interior finishes and fixtures in service rooms.



111. MOB 2: Interior finishes and equipment in service rooms.



112. MOB 8: Interior finishes and equipment in service rooms.



113. MOB 8: Interior finishes and fixtures in service rooms.



114. MOB 8: Interior finishes and fixtures in service rooms.



115. MOB 8: Sixteen Accessible parking stalls are provided at this building.



116. MOB 8: Accessible parking stalls are located in proximity to the primary pedestrian entrances.



117. An allowance to replace degraded flexible sealants in concrete joints is included in the Spreadsheet. MOB 2 shown.



118. MOB 2: An aluminum muntin is missing at a window on the south elevation, east wing.



119. A contingency allowance to replace degraded rubber window seals, if applicable, is included in the Spreadsheet. MOB 2 shown.



120. MOB 2: Both elevators in this building have door closure arrestors that require physical contact to activate.

APPENDIX A

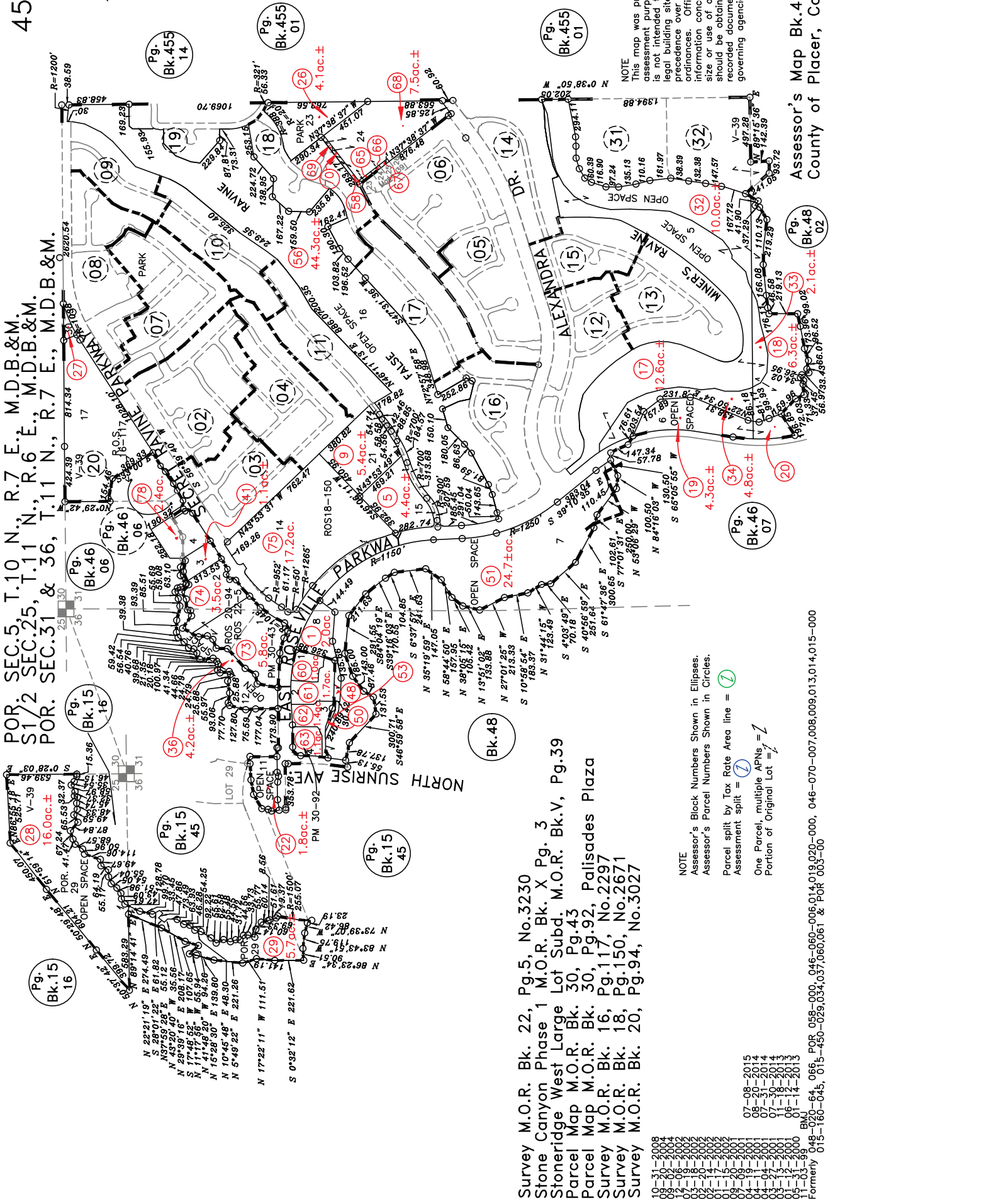
RYAN MILLER
ARCHITECTS

Use Item No.	Sec	Photos	ITEM	Avg EUL Adj. (W)	EUL (W)	Quantity	Unit	Cost Estimate Source	Unit Cost
SITE WORK	1	B.02	MOB 2 Perform full-depth and minor repair to address deep added surface condition of asphalt paving.	N/A	N/A	1	LS	Allowance	\$3,000.00
	2	B.02	MOB 8 Perform full-depth and minor repair to address deep added surface condition of asphalt paving.	N/A	N/A	1	LS	Allowance	\$38,500.00
	3	B.02	MOB 2 Reseal asphalt-paved parking lot and drive aisles.	5	10	0	46,875	SF Estimate	\$0.26
	4	B.02	MOB 8 Reseal asphalt-paved parking lot and drive aisles.	5	3	2	40,500	SF Estimate	\$0.26
	5	B.02	MOB 2 Restripe standard (Non-Accessible) parking stalls.	5	3	2	93	EA Estimate	\$13.56
	6	B.02	MOB 8 Restripe standard (Non-Accessible) parking stalls.	5	3	2	85	EA Estimate	\$13.56
	7	B.02	Both buildings: Allowance for periodic concrete grinding to address tripping hazards.	N/A	N/A	1	LS	Allowance	\$9,000.00
	8	B.02	Both buildings: Allowance for annual concrete fire line paint renewal.	N/A	N/A	1	LS	Allowance	\$7,500.00
	EXTERIOR ENVELOPE								
	9	C.01	MOB 8 On the misseal roof steel frames, remove rust, prime with a rust-inhibitive primer, and provide a new paint finish.	10	10	0	1	LS Allowance	\$7,500.00
STRUCTURAL	10	C.02	MOB 2 Provide complete exterior repainting of all exterior elements with a paint finish.	10	UNK	UNK	25,255	SF Estimate	\$7.56
	11	C.02	MODERNIZATION MOB 8: Provide complete exterior repainting of all exterior elements with a paint finish.	10	UNK	UNK	27,860	SF Estimate	\$7.56
	12	C.03	MOB 8 Replace missing aluminum muntin on south elevation window.	N/A	N/A	1	LS	Allowance	\$12,500.00
	13	C.03	Annual contingency allowance to perform window maintenance. This is for both buildings, but primarily in MOB 2.)	N/A	N/A	1	LS	Allowance	\$7,000.00
	STRUCTURAL FINISHES								
	INTERIOR FINISHES								
	EQUIPMENT & SYSTEMS								
	14	F.02	MOB 8 Replace existing natural gas boiler, based upon expected useful life (EUL) and existing condition.	15	10	5	1	LS Allowance	\$65,000.00
	15	F.02	MOB 2 Replace existing natural gas boiler, based upon existing condition.	15	10	5	1	LS Allowance	\$66,000.00
	16	F.03	Perform full and can services on electrical distribution panels throughout both buildings.	N/A	N/A	2	LS	Allowance	\$2,000.00
ACCESSIBILITY	17	F.03	Both buildings: Perform ground fault interrupter testing and maintenance on main electrical switchgear.	N/A	N/A	2	EA	Estimate	\$5,000.00
	18	F.04	Both buildings: Install automatic seismic safety valves on natural gas services.	N/A	N/A	2	EA	Estimate	\$2,000.00
	19	F.05	Both buildings: Provide video smoke underground power line inspection.	N/A	N/A	1	LS	Allowance	\$3,000.00
	20	F.05	MOB 8 Install fireable gas line connection on water heater.	N/A	N/A	1	LS	Estimate	\$500.00
	21	F.06	Both buildings: Conduct five-year NFPA fire sprinkler inspections.	5	5	0	2	EA Allowance	\$3,500.00
	22	F.06	MOB 2 Upgrade fire alarm panel, based upon EUL and existing condition.	15	28	0	1	EA Allowance	\$25,000.00
	23	F.09	MOB 8 Conduct annual fire elevator inspections, if not already scheduled.	1	1	0	2	EA Allowance	\$2,000.00
	24	F.09	MOB 2 Modernize main hydraulic elevators, including, using drive components and new controller.	20	18	2	2	EA Estimate	\$900,000.00
	ACCESSIBILITY								
	25	G.01	MOB 2 Restripe standard Accessible parking stalls and access aisles.	N/A	N/A	N/A	9	EA Estimate	\$11,000.00
ACCESSIBILITY	26	G.01	MOB 2 Restripe Non-Accessible parking stall and access aisles.	N/A	N/A	N/A	4	EA Estimate	\$335.00
	27	G.01	MOB 8 Restripe standard Accessible parking stalls and access aisles.	N/A	N/A	N/A	13	EA Estimate	\$11,000.00
	28	G.01	MOB 8 Restripe Non-Accessible parking stall and access aisles.	N/A	N/A	N/A	3	EA Estimate	\$13,000.00
	29	G.04	MOB 2 Upgrade elevator door closure arrester for both elevators. (The cost for this is included in the elevator upgrades in line item 26.)	N/A	N/A	N/A	0	N/A	N/A
	30	G.04							N/A

[illegible]

\$208,500

APPENDIX B

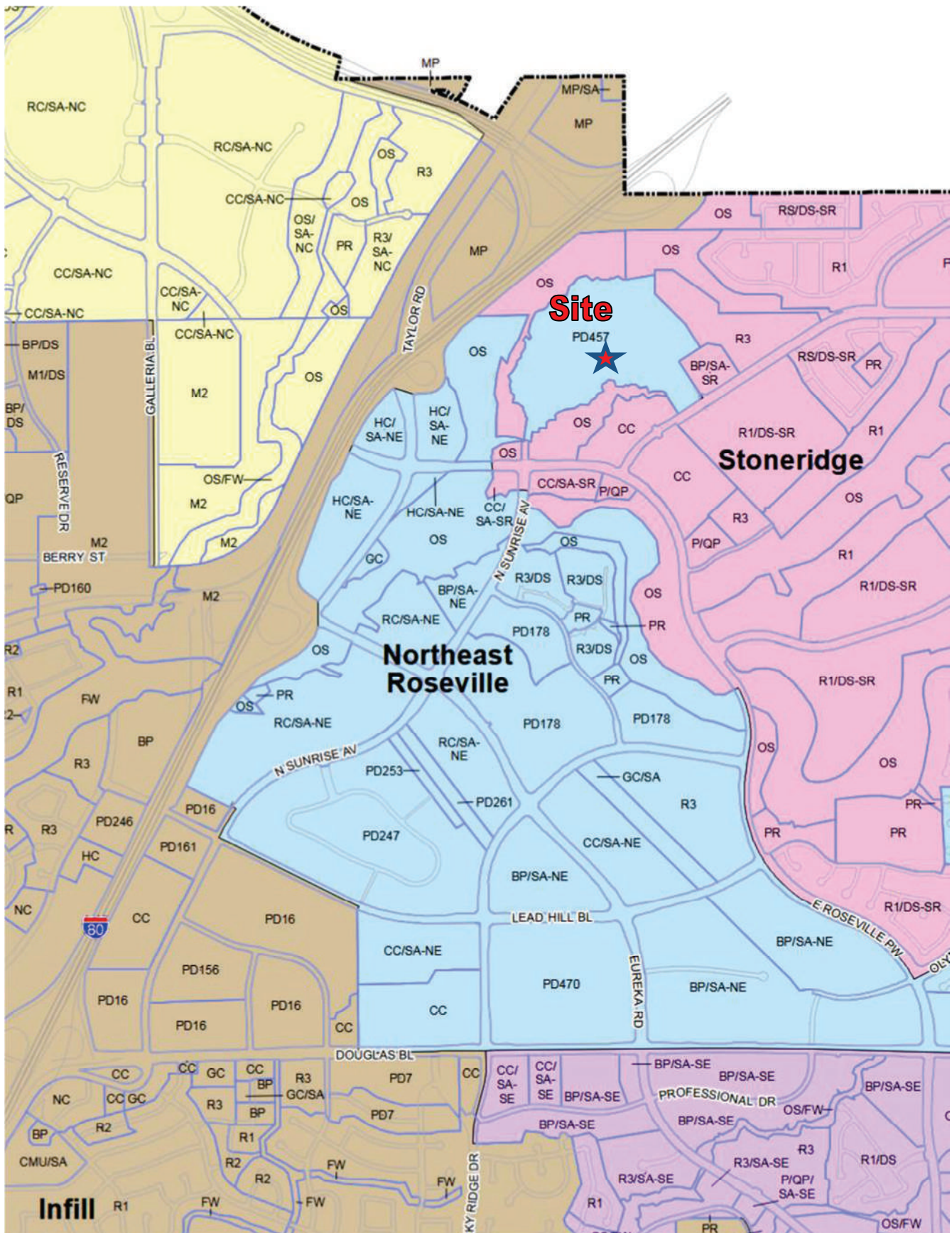


NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Parcel split by Tax Rate Area line = ①
Assessment split = ①

One Parcel, multiple APNs = 1
Portion of Original Lot = 1

11-03-99 BMJ
Formerly 048-020-64, 066, POR 058-000, 046-060-006,014,019,020-000, 046-070-007,008,009,013,014,015-000
015-160-045, 015-450-029,034,037,060,061 & POR 003-00



The subject property at 2 & 8 Medical Plaza Drive, Roseville, CA, is located in the PD 457 (Planned Development) zoning district.

PROJECT NUMBER
170075.00
DRAWN BY
K.MERLINE
DATE
03/22/2018
PROJECT NAME
SYMIF ROSEVILLE
ROC EXPANSION
T.I.

BOULDER
ASSOCIATES
ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
10000 E. 12th Avenue, Suite 100
Boulder, Colorado 80501
970.442.2796 F 970.442.2798
www.boulderassociates.com

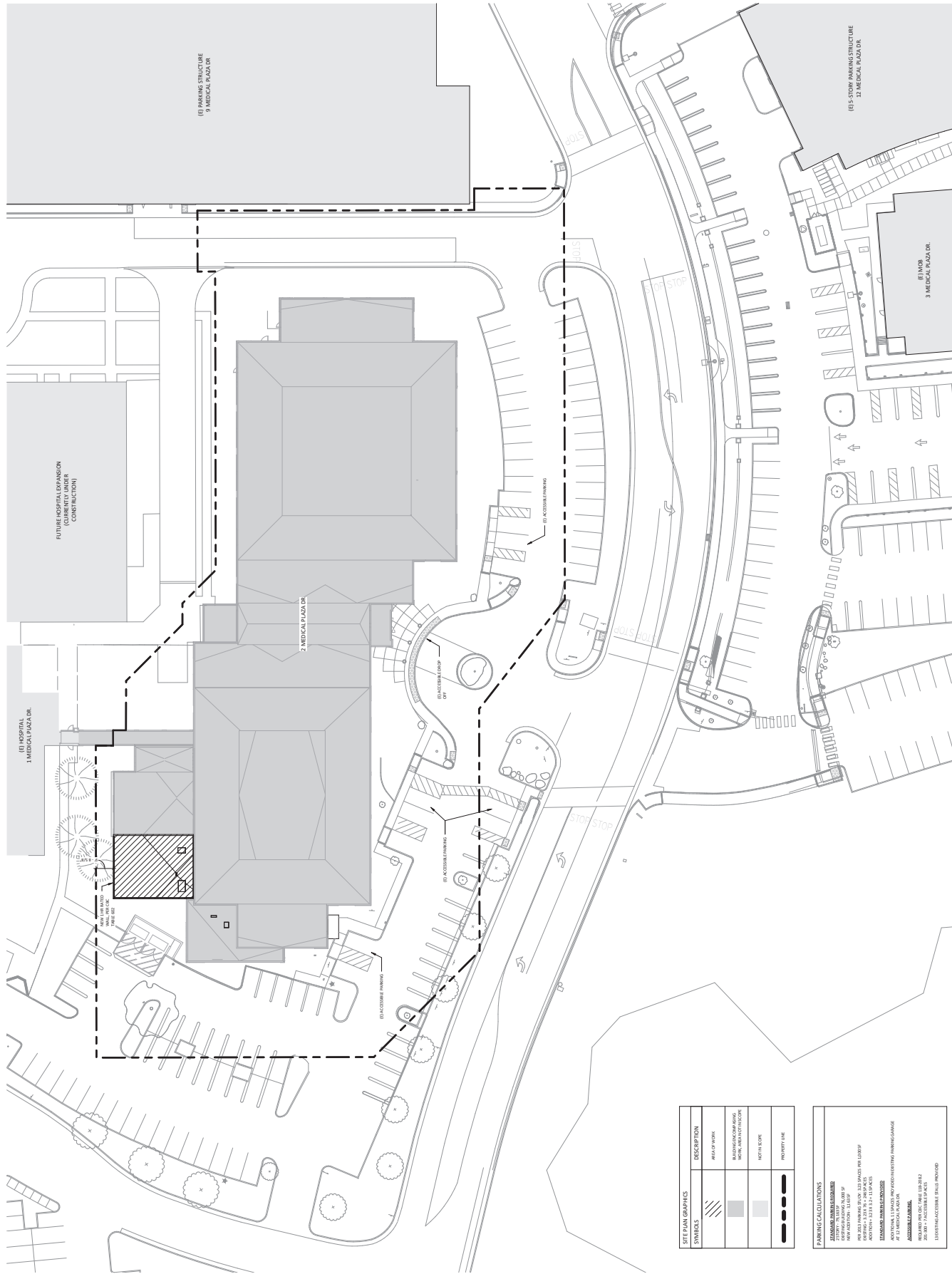


PROJECT
SYMIF ROSEVILLE
ROC EXPANSION
T.I.

ADDRESS
10000 E. 12th Ave., Site 100
Roseville, CA 95801

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.10



1 SITE PLAN
A1.10 A1.30 1" = 30'-0"



Property Report

Assessor's Parcel Number: 015-450-091-000**03/24/2026**

Situs Address

2 MEDICAL PZ
ROSEVILLE, CA 95661

Secondary Addresses

Location

Neighborhood Association: STONERIDGE
Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT
High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

General Planning

Characteristics

Project Stage:	COMPLETED	Lot Area (Sq Ft):	95,536
Subdivision:		Lot Area (Acres):	2.19
Subdivision Code:		Lot Perimeter (Ft):	1,417
302 Number:		Developed Bldg (Sq Ft):	75,580
Lot Number:		Undeveloped Bldg (Sq Ft):	
Redevelopment Area:		Potential Bldg (Sq Ft):	
Redevelopment Dist:		Developed Buildings:	1
Existing Use:	OFFICE	Developed Units:	
Existing Use Class:	BUSINESS PROFESSIONAL	Undeveloped Units:	
		Potential Units:	

*Primary Planning Area

*Primary Parcel Number

*Primary Zoning

*Primary Landuse

Northeast Roseville Specific Plan

25

PD457

BP

**The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.*

Disclaimer: This document was prepared for general inquiries only. The City of Roseville gains access from multi-jurisdictional databases and is not liable for errors or omissions that might occur. Official information concerning specific parcels should be obtained from recorded or adopted City documents.



Property Report

**Assessor's Parcel Number: 456-010-078-000****03/24/2026**

Situs Address

8 MEDICAL PZ
ROSEVILLE, CA 95661

Secondary Addresses

1351 SECRET RAVINE
PW

Location

Neighborhood Association: STONERIDGE
Elementary School District: ROSEVILLE ELEMENTARY SCHOOL DISTRICT
High School District: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

General Planning

Characteristics

Project Stage:	COMPLETED	Lot Area (Sq Ft):	101,605
Subdivision:		Lot Area (Acres):	2.33
Subdivision Code:		Lot Perimeter (Ft):	1,263
302 Number:		Developed Bldg (Sq Ft):	60,000
Lot Number:	4	Undeveloped Bldg (Sq Ft):	
Redevelopment Area:		Potential Bldg (Sq Ft):	
Redevelopment Dist:		Developed Buildings:	1
Existing Use:	HOSPITAL OR MEDICAL FACILITY	Developed Units:	
Existing Use Class:	BUSINESS PROFESSIONAL	Undeveloped Units:	
		Potential Units:	

*Primary Planning Area

*Primary Parcel Number

*Primary Zoning

*Primary Landuse

Northeast Roseville Specific Plan

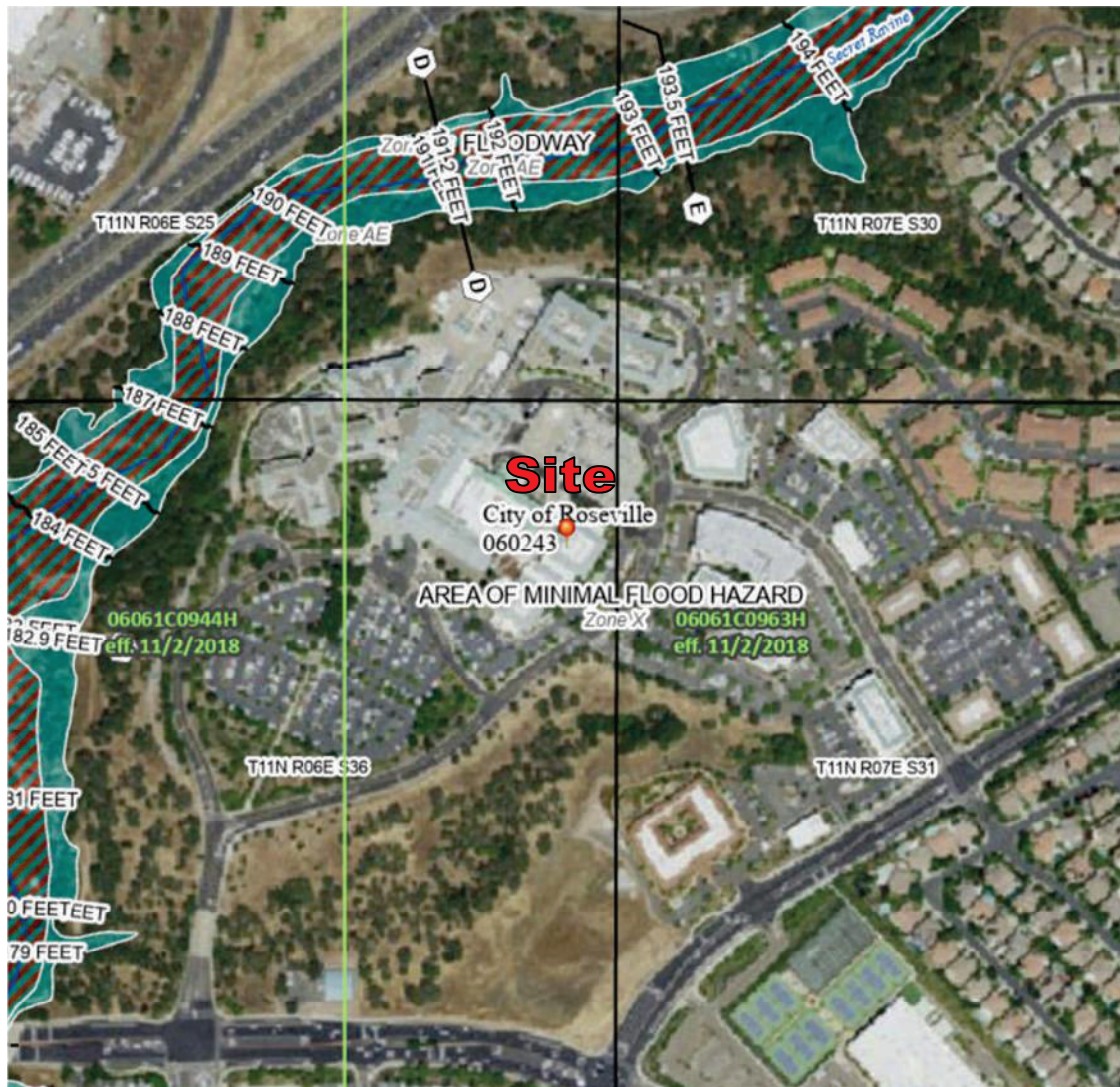
25

PD457

BP

**The Zoning and Land Use designations provided in this property report are limited to the primary designations associated with this parcel, and are not necessarily the only applicable designations for this property. Please refer to the map display or an official Zoning and/or Land Use map to determine any subordinate designation applicable to this parcel. Visit <http://www.roseville.ca.us/zonlu11> for detailed landuse and zoning code information.*

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The subject property at 2 & 8 Medical Plaza Drive, Roseville, CA, is located in FEMA Flood Zone X (unshaded) per FIRM Panel No. 06061C0963H, dated November 2, 2018.

FEMA describes Flood Zone X (unshaded) as an area of minimal flood hazard, usually depicted on flood maps as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from a 100-year flood.



CITY of ROSEVILLE
Building Division

311 Vernon Street
Roseville, CA 95678
Office (916) 774-5332

Permit #:	97-68176	Status:	Finaled
Permit Type:	Commercial New Construction	Applied:	4/16/1997
Description:	MEDICAL PLAZA NEW COM	Issued:	
Subdivision:		Finaled:	
Situs:	2 MEDICAL PZ	Expired:	
Parcel #:	015-450-017-000	Valuation:	\$4,678,230.00
Land Use:		Square Feet:	
Plan Area:	YES	Stated Value:	

Applicant Information

Applicant: KIMMEL CONST

Owner Information

Owner: ROSEVILLE MEDICAL OFFICE

Contractor Information

Contractor:

Address:

License #:

Phone:

Drainage Mitigation Fee:	\$4,852.00
Or Manually Enter En:	\$25,350.00
Or Manually Enter Re:	\$150,832.50
Or Manually Enter Wa:	\$33,052.50
Or Manually Enter Lo:	\$10,241.40
Comm Public Facilities F:	\$21,294.56
Strong Motion Tax:	\$982.43
Or Manually Enter Fi:	\$23,391.16
Enter Building Permit Fe:	\$10,897.50
NERSP Or Manual Traf:	\$292,562.00
Highway 65 JPA Impact Fe:	\$19,964.00
Total Payments:	\$593,420.05



CITY of ROSEVILLE
Building Division

311 Vernon Street
Roseville, CA 95678
Office (916) 774-5332

Permit #:	BD14-2732	Status:	Finaled
Permit Type:	Commercial New Construction	Applied:	6/18/2014
Description:	Sutter Roseville MOB 6	Issued:	5/6/2015
Subdivision:		Finaled:	6/3/2016
Situs:	8 MEDICAL PZ	Expired:	
Parcel #:	046-060-032-000	Valuation:	\$6,024,070.00
Land Use:	OS	Square Feet:	
Plan Area:	NE	Stated Value:	

Applicant Information

Applicant: WEST FORK CONSTRUCTION INC

Owner Information

Owner: SUTTER/CHS CENTRAL

Contractor Information

Contractor: WEST FORK CONSTRUCTION INC

Address: 6050 WAREHOUSE WAY
SACRAMENTO, 95826

License #: 724016
Phone: (916) 452-8197

Placer County Capital Facilities Admin:	\$750.00
Technology Fee - Plan Check:	\$463.51
Irrigation Connection Fee:	\$23,849.10
Regional Sewer Connection Fee:	\$282,280.00
Water Pressure Zone 2 Improvements:	\$1,335.03
Building Standards Fee:	\$241.00
Technology Fee - Post Issuance:	\$43.86
Technology Fee - Issuance:	\$444.43
TMF - Northeast Credit:	(\$157,459.20)
Water Pressure Zone 2 24" Water Min:	\$5,340.14
Building Plan Check:	\$13,435.14
Solid Waste Impact / SqFt:	\$20,400.00
Planning Plan Check:	\$2,015.27
SPRTA - Northeast:	\$82,332.48
Water Connection Fee:	\$38,303.10
Local Sewer Connection Fee:	\$13,080.00

Placer County Capital Facilities Office:	\$29,250.00
Additional Admin Fee:	\$1,462.00
Electric Backbone Commercial:	\$156,047.52
SPRTA - Northeast Credit:	(\$10,675.20)
City/County TMF - Northeast:	\$3,954.49
Strong Motion Tax:	\$1,686.74
HWY65JPA - Northeast:	\$12,766.20
TMF - Northeast:	\$399,519.36
Building Permit Fee:	\$14,814.25
Additional Consultants Fee:	\$5,095.00
Public Facilities Business/Professional/Office:	\$49,800.00
Fire Service Construction Fee:	\$30,120.35
Total Payments:	\$1,020,694.57

APPENDIX C



Questions.01D for 2 & 8 Medical Plaza Drive, Roseville, CA

All questions apply to both building, unless noted otherwise.

Information in purple which is underlined was provided by Ryan Miller Architects

1. What are the ages of the roofing systems? (For TPO systems: MOB 2: 2018; MOB 8: 2016.)
2. If you have copies of the roof warranties—if still valid—can those be sent to me?
3. Are there any known, current leaks though the roofing systems?
4. Is roof maintenance provided on an as-needed basis vs. having a maintenance contract providing regularly scheduled service visits?
5. If there is a contract for regular roof maintenance, how often are roof maintenance visits conducted?
6. Who is the roofing service provider?
7. Are the windows original?
8. Are there any known, current leaks though the window/wall systems?
9. When were the buildings' exteriors last completely repainted?
10. When were the asphalt-paved parking lots last resealed/restriped ? (Per historical satellite photos, it appears this occurred between April 2015 and July 2016 at MOB 2, and between February 2022 and November 2023 at MOB 8.)
11. Have there been any underground sewer line replacements in the last six years?
12. Have there been any underground gas line replacements in the last six years?
13. Have there been any instances of fire at the buildings in the last six years?

14. Have there been any instances of flooding into the buildings in last six years?
15. Are there any known issues with soil settlement around the site or with differential settlement of the concrete foundation slabs?
16. Has an ADA survey been conducted for the properties?
17. If yes to above, can a copy of the survey(s) be provided?
18. Have there been any ADA related complaints, fines, or lawsuits?
19. Are building management systems (BMS) installed for the HVAC systems? Yes, both building have BMS.
20. MOB 2: Do you have a list of rooftop HVAC equipment—ideally with model and serial numbers—on the one-story portions of the building—that we were unable to access? Building HVAC equipment only, not the cooling units used to cool equipment.
21. Who provides HVAC maintenance? ACCO
22. Are security systems installed? If yes, please describe briefly.
23. Has MOB 2 ever received seismic structural upgrades? (I have not found a building permit for this in building department records.)
24. Can you provide copies of the latest five-year NFPA fire sprinkler inspection reports?
25. There appears to be an emergency generator installed near MOB 8. It serves only MOB 8.
26. Is there an emergency generator that serves MOB 2? No.
27. It appears EIFS (exterior insulating finishing system) exterior walls are provided on, at a minimum, the west addition to MOB 2. Is the main portion of the building of precast concrete tilt-up construction? The perimeter walls at MOB 2 are EIFs.
28. At MOB 2: have there been any water penetration/damage issues with the EIFS exterior walls?
29. Have any interior fire sprinkler pipes ever been replaced because of corrosion?
30. Do the metal standing seam roofing systems date to original construction on both buildings?
31. In MOB 8, the inspection permits on display in the elevator cabs have expired with an expiration date of February 24, 2026. Have you made a request to have the required annual inspections performed?

32. Who provides elevator maintenance? And do they have an annual contract?

33. At MOB 2, the primary TPO roofing systems in the HVAC equipment wells where installed in 2018. Were the TPO roofs on the secondary portions of the building replaced at the same time?

APPENDIX D

Project # 26006.60

2 Medical Plaza Drive

MECHANICAL EQUIPMENT TABLE

Packaged Air Conditioners

Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Packaged air conditioner	AC-1	Carrier	48FCDM08	6.5 Tons	N	2013	13	20	7
		R-410A	1323P76300	125 MBH IN/101 OUT					
Packaged air conditioner	AC-4	Trane	THD210	17.5	N	2020	6	20	14
		R-410A	202810228D	N/A					

Dedicated Outside Air Systems

Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Dedicated Outside Air System	AC-2	PETRA	PPH 75	N/A	N	2022	4	20	16
		N/A	N/A	N/A					
Dedicated Outside Air System	AC-3	PETRA	PPH 75	N/A	N	2022	4	20	16
		N/A	N/A	N/A					

Variable Refrigerant Heat Pump Condensing Units

Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Heat Pump Condensing Unit		Mitsubishi	PURY-P120Y	10 Tons	N	2023	3	15	12
		R-410A	N/A	N/A					
Heat Pump Condensing Unit		Mitsubishi	PURY-P120Y	10 Tons	N	2023	3	15	12
		R-410A	N/A	N/A					
Heat Pump Condensing Unit		Mitsubishi	PURY-P120Y	10 Tons	N	2023	3	15	12
		R-410A	N/A	N/A					
Heat Pump Condensing Unit		Mitsubishi	PURY-P120Y	10 Tons	N	2023	3	15	12
		R-410A	N/A	N/A					
Heat Pump Condensing Unit		Mitsubishi	PURY-P120Y	10 Tons	N	2023	3	15	12
		R-410A	N/A	N/A					
Heat Pump Condensing Unit		Mitsubishi	PURY-P120Y	10 Tons	N	2023	3	15	12
		R-410A	N/A	N/A					

Natural gas fired boilers

Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Natural gas fired boiler		Thermal Solutions	N/A		Y	2020	6	10	4
			N/A	1,000,000 BTU					

Split System Air Conditioners

Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Split system air conditioner		Carrier	38CKC018	1.5 Tons	Y	1997	29	15	0
		R-22	3297E11396						
Split system air conditioner		Carrier	38CKC018	1.5 Tons	Y	1997	29	15	0
		R-22	2097E14871						

Project # 26006.60

8 Medical Plaza Drive
MECHANICAL EQUIPMENT TABLE

Large Packaged Air Conditioners									
Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Large packaged air conditioner	AC-1	Trane	SXHLF6040	60 Tons	N	2015	11	25	14
		R-410A	C15M07714	N/A					
Large packaged air conditioner	AC-2	Trane	SXHLF6040	60 Tons	N	2015	11	25	14
		R-410A	C15K06534	N/A					
Large packaged air conditioner	AC-3	Trane	SXHPF5040	50 Tons	N	2025	1	25	24
		R-410A	C25C01810	N/A					
Heat Pump Condensing Units									
Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Heat Pump Condensing Unit	CU-1	Trane	4TWA3060	5 Tons	N	2015	11	20	9
		N/A	15422U5F4F	N/A					
Heat Pump Condensing Unit	CU-2	Trane	4TWA3048	4 Tons	N	2015	11	20	9
		N/A	15111KTE4F	N/A					
Heat Pump Condensing Unit	CU-5	Trane	4TWA3048	4 Tons	N	2015	11	20	9
		N/A	15415KWB3F	N/A					
Heat Pump Condensing Unit	CU-8	Trane	PFH067A	5.5 Tons	N	2016	10	20	10
		R-407C	Y16AG10194	N/A					
Variable Refrigerant Heat Pump Condensing Units									
Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Heat Pump Condensing Unit	CU-11	LG	ARUB144DTE4	12 Tons	N	2016	10	20	10
		R-410A							
Natural gas fired boilers									
Equipment	Mark	Brand/ Refrig	Model	Cooling / Heating Size	Replace	Manf	Age	EUL	RUL
Natural gas fired boiler		Laars	PNCH1750		Y	2016	10	15	5
			C16277546	1,750,000 BTU					

APPENDIX E

GENERAL CONDITIONS TO THE AUTHORIZATION FOR WORK AGREEMENT

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

FEES AND COSTS

1. Ryan Miller Architects shall charge for work performed by its personnel at the rates identified in the Authorization for Work. These rates are subject to reasonable increases by Ryan Miller Architects upon giving Client 30 days advance notice. Reimbursable Costs will be charged to the Client in addition to the fees for the basic services under this Agreement and all Additional Services (defined below) under the Agreement. Reimbursable Costs include, but are not limited to, expenses for travel, including transportation, meals, lodging, long distance telephone, and other related expenses, as well as the costs of reproduction of all drawings for the Client's and/or Ryan Miller Architects' use, costs for specifications and type-written reports, permit and approval fees, automobile travel reimbursement, costs and fees of subcontractors. No overtime is accrued for time spent in travel. All costs incurred which relate to the services or materials provided by a contractor or subcontractor to Ryan Miller Architects shall be invoiced by Ryan Miller Architects on the basis of cost plus twenty percent (120%). Automobile travel reimbursement shall be at the rate of seventy-two and one-half cents (\$0.725) per mile. All other reimbursable costs shall be invoiced and billed by Ryan Miller Architects at the rate of 1.1 times the direct cost to Ryan Miller Architects.

Reimbursable costs will be charged to the client only as outlined in the Authorization for Work if the scope of work is for Phase I Environmental Site Assessment, Property Condition Assessment, Seismic Assessment or ALTA survey. Invoices for work performed shall be submitted monthly. Payment will be due upon receipt of invoice. Client shall pay interest on the balance of unpaid invoices which are overdue by more than 30 days, at a rate of 18% per annum as well as all attorney fees and costs incurred by Ryan Miller Architects to secure payment of unpaid invoices. Ryan Miller Architects may waive such fees at its sole discretion.

STANDARD OF CARE

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

LIMITATION OF REMEDIES

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

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

As used in this section, the term "limitation of remedies" shall apply to claims of any kind, including, but not limited to, claims brought in contract, tort, strict liability, or otherwise, for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Ryan Miller Architects' services or the services of Ryan Miller Architects' subcontractors, consultants, or agents from any cause(s). Ryan Miller Architects shall not be liable for any claims of loss of profits or any other indirect, incidental, or consequential damages of any nature whatsoever, except, however, this limitation of remedies shall apply only to Client's recovery against Ryan Miller Architects and shall not limit Client's recovery against or from any insurance policy maintained by Ryan Miller Architects.

INDEMNIFICATION

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

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

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

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

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

MEDIATION & JUDICIAL REFERENCE

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

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

HAZARDOUS WASTE

6. The PCA does not address the presence or absence of any hazardous materials, chemicals, or biological growths (such as mold or mildew) at the subject property. Any evaluation or description of environmental matters or concerns is outside the scope of work of the PCA.

FORCE MAJUERE

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

TERMINATION

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

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

DOCUMENTS

9. Any documents prepared by Ryan Miller Architects, including, but not limited to proposals, project specifications, drawings, calculations, plans and maps, and any ideas and designs incorporated therein, as well as any reproduction of the above are instruments of service and shall remain the property of Ryan Miller Architects and Ryan Miller Architects retains copyrights to these instruments of service. Ryan Miller Architects grants to Client a non-exclusive license to use these instruments of service for the purpose of completing and maintaining the Project.

The Client shall be permitted to retain a copy of any instruments of service, but Client expressly agrees and acknowledges that the instruments of service may not be used by the Client on other projects, or for any other purpose, except the project for which they were prepared, unless Client first obtains a written agreement expanding the license to such use from Ryan Miller Architects, and with appropriate compensation to Ryan Miller Architects. Client further agrees that such instruments of service shall not be provided to any third parties without the express written permission of Ryan Miller Architects.

Client shall furnish, or cause to be furnished to Ryan Miller Architects all documents and information required by Ryan Miller Architects for the proper performance of its services. If Client fails to provide Ryan Miller Architects with all materials in the Client's possession requested during the period that Ryan Miller Architects is actively providing its services, Client shall release Ryan Miller Architects from any and all liability for risks and damages the Client incurs resulting from its reliance on Ryan Miller Architects' professional opinion. Ryan Miller Architects shall be entitled to rely upon Client-provided documents and information in performing the services required in this Agreement; however, Ryan Miller Architects assumes no responsibility or liability for the accuracy or completeness of Client-provided documents. Client-provided documents will remain the property of the Client.

ACCESS TO PROJECT

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

CONFIDENTIAL INFORMATION

11. Both Client and Ryan Miller Architects understand that in conjunction with Ryan Miller Architects' performance of the Work on the project, both Client and Ryan Miller Architects may receive or be exposed to Proprietary Information of the other. As used herein, the term "Proprietary Information" refers to any and all information of a confidential, proprietary or secret nature which may be either applicable to, or relate in any way to: (a) the personal, financial or other affairs of the business of each of the Parties, or (b) the research and development or investigations of each of the Parties. Proprietary Information includes, for example and without limitation, trade secrets, processes, formulas, data, know-how, improvements, inventions, techniques, software technical data, developments, research projects, plans for future development, marketing plans and strategies. Each of the Parties agrees that all Proprietary Information of the other party is and shall remain exclusively the property of that other party. The parties further acknowledge that the Proprietary Information of the other party is a special, valuable, and unique asset of that party, and each of the Parties

agrees that at all times during the terms of this Agreement and thereafter to keep in confidence and trust all Proprietary Information of the other party, whether such Proprietary Information was obtained or developed by the other party before, during or after the term of this Agreement. Each of the Parties agrees not to sell, distribute, disclose or use in any other unauthorized manner the Proprietary Information of the other party. Ryan Miller Architects further agrees that it will not sell, distribute or disclose information or the results of any investigation conducted by Ryan Miller Architects during the performance of the Work without the prior written approval of Client, unless required to do so by federal, state or local statute, ordinance or regulation.

INDEPENDENT CONTRACTOR

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

ENTIRE AGREEMENT

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

INTEGRATION

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

MODIFICATION / WAIVER / PARTIAL INVALIDITY

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

INUREMENT / TITLES

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

AUTHORITY

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

COUNTERPARTS

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

THIRD PARTY BENEFICIARIES / CONTROLLING LAW

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

TIME BAR TO LEGAL ACTION

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