

ATTACHMENT M

Brown House Property Condition Assessment Study

(Prepared for Wildomar Historical Society in May 2016)



PROPERTY CONDITION ASSESSMENT



The Brown House
Baxter Road and Central Avenue
Wildomar, California 92595

Prepared For:

Wildomar Historical Society
PO Box 1685
Wildomar, CA
92595-1685

May 11, 2016

Hillmann Project Number C3-6561

Your Property. Our Priority.
1745 W. Orangewood Avenue, Suite 110, Orange, CA 92868
Telephone (714) 634-9500 Fax: (714) 634-9507 Toll free: (800) 232-4326



May 11, 2016

Mr. George Cambero
Wildomar Historical Society
PO Box 1685
Wildomar, CA
92595-1685

RE: Property Condition Assessment
The Brown House
Baxter Road and Central Avenue
Wildomar, California 92595
Hillmann Project Number: C3-6561

Dear Mr. Cambero:

Hillmann Consulting, LLC, is pleased to provide the results of our Property Condition Assessment of the above referenced location. This Property Condition Assessment was performed in general accordance with the scope and limitations of ASTM Practice E 2018-15 and our contract agreement.

This Report is for the exclusive use of the entities named on the front cover, its affiliates, designates and assignees, rating agencies, prospective bond holders and bond holders, and no other party shall have any right to rely on any service provided by Hillmann Consulting, LLC, without prior written consent.

We appreciate the opportunity to provide environmental due diligence services. If you have any questions concerning this Report, or if we can assist you in any other matter, please contact our office at (714) 634-9500.

Very Truly Yours,
Hillmann Consulting, LLC

Brandon Clements
Regional Director

Douglas Hale
Professional Associate

Your Property. Our Priority.

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1.0 EXECUTIVE SUMMARY

At the request of Wildomar Historical Society, a Property Condition Assessment was performed by Hillmann Consulting (Hillmann) at The Brown House, Baxter Road and Central Avenue in the City of Wildomar, California. This assessment has been conducted utilizing generally accepted industry standards in general accordance with the ASTM Standard Practice E 2018-15 for Property Condition Assessments and the Freddie Mac Multi-Family Engineering & Property Condition Reports guidelines.

1.1 Summary Table

The following table displays the estimated costs. The estimated costs are preliminary and are based upon Hillmann's experience in conducting similar projects. The actual cost will be affected by factors such as project duration, site access, market conditions and other contingencies applied by the owner. This project summary is not to be used alone. This Report is intended to be read in its entirety.

This field inspector for this assessment was Mr. Doug Hale, a licensed General Contractor, Appraiser and Real Estate Broker within the State of California. He has been performing PCAs for over 30 years and his resume is attached in the Appendices.

The reviewer of this assessment was Mr. Matt Kamin – the Managing Director of Engineering for Hillmann Consulting, LLC. As a licensed Professional Engineer since 1996, Mr. Kamin has performed or reviewed countless Property Condition Assessments and Plan and Cost Reviews, and has prepared Engineering and Construction Monitoring Reports for a wide range of commercial and multi-family residential properties throughout the country. His resume is also attached in the Appendices.

| Item | Excellent | Good | Fair | Poor | Action* | Immediate Cost | **Reserve Cost |
|--|-------------------|------------------------|----------------------|----------------------------|--------------------------|-----------------------|----------------|
| 3.3 Site/Site Improvements | | | | | | | |
| Storm Drainage/Topography/Retaining Walls | | X | | | NM | | |
| Pavement, Sidewalks, Curbs, Stairs, Walls | | X | | | IR | \$165,870.00 | |
| Utilities | | X | | | NM | | |
| Landscaping | | X | | | NM | | |
| Site Lighting & Signage | | X | | | NM | | |
| Amenities | | X | | | NM | | |
| 3.5 Structural Frame and Building Envelope | | | | | | | |
| Foundations | | X | | | IR | \$16,500.00 | |
| Superstructure | | X | | | IR | \$33,000.00 | |
| Exterior Walls | | X | | | IR/RR | \$21,000.00 | \$4,500.00 |
| Windows & Doors | | X | | | IR | \$7,800.00 | |
| Stairs/Balconies | | X | | | IR | \$3,000.00 | |
| Roofing, Rooftop Drainage, Attics | | X | X | | IR | \$14,350.00 | |
| 3.6 Mechanical, Electrical & Plumbing Systems | | | | | | | |
| HVAC | | X | X | | IR | \$6,000.00 | |
| Electrical | | X | | | IR | \$7,920.00 | |
| Plumbing | | X | | | IR | \$13,600.00 | |
| 3.7 Vertical Transportation Conveying Systems | | | | | | | |
| Elevators | | | | | | | |
| 3.8 Fire/ Life Safety | | | | | | | |
| Fire Protection & Alarm Systems | | X | | | | | |
| 3.9 Interior Elements | | | | | | | |
| Finishes/Tenant Finishes | | X | | | | | |
| Finishes/Common Area | | X | | | IR | \$50,652.00 | |
| Immediate And Reserve Summary | Term (yrs) | Uninflated Cost | Inflated Cost | Uninflated \$/SF/Yr | Inflated \$/SF/Yr | Report Section | |
| Immediate Repair and Deferred Maintenance Expenditures | 1 | \$339,692.00 | N/A | N/A | N/A | Table 1 | |
| Replacement Reserves Cost Estimate | 12 | \$4,500.00 | \$5,349.09 | \$0.22 | \$0.26 | Table 2 | |

*-Action: NM=Normal Maintenance, IR=Immediate Repair /Replacement, RR=Replacement Reserves
 **-Uninflated Values
 N/A=Not Applicable

1.2 General Description

The Brown House and water tower are currently stored on a vacant site north of the intersection of Baxter Road and Central Avenue. The buildings are shored up on cribbing and I-beams ready for transportation to a new location. The historic society is considering moving the structures to a city site. The Brown House is a one story residential structure with a two-story water tower, with a combined square footage of approximately 1,715 square feet constructed in 1895.

The former foundation systems appeared to consist of concrete piers and stem walls supported by concrete spread footings with a partial basement to house the heat plant. The buildings are constructed of conventional, wood stud platform framing. The floor is constructed with 2 x 6 dimensional wood joists spaced at 2 foot centers supporting tongue and groove wood sheathing. The pitched roof structure consists of wood beams and tongue and groove wood decking.

The exterior of the building consists primarily of painted wood shiplap siding although bead board and T1-11 were noted. The buildings are trimmed with painted wood with closed wood soffits and fascia. Windows are trimmed with painted wood. The primary entrance doors are wood six panel doors setting wood frames. Original windows are wood double hung with vertical sliding sashes. The primary roof is covered with wood shakes, the low slope shed roof at the rear of the building is covered with a corrugated metal.

Heating and cooling are not provided at the subject buildings. Originally, it appears a coal-fired gravity furnace was present in the partial basement of the structure. The current electrical system is a knob and tube system utilized around the turn-of-the-century.

Typically, floors are finished with carpet with vinyl in the bathroom and kitchen. Walls are typically painted lath and plaster with some areas of drywall. Ceiling finishes are suspended vinyl with some areas of painted drywall. Interior doors are typically hollow core wood set in wood frames. There are no bathroom or kitchen fixtures and cabinets at the Subject Property.

1.3 General Physical Condition

The Subject Property appears to be in poor overall condition, many of the original system are not present at the Property or have been replaced during the life. Significant renovation will be required, due to vandalism and deferred maintenance.

1.4 Conclusions and Recommendations

Items which will need to be performed over the immediate term (within the next 90 days) are included in the Immediate Repairs Cost Estimate Table 1. ~~Immediate repair items would include,~~ a complete renovation of the buildings and associated systems. Presented costs assume replication to the original condition.

Capital improvement needs over the term of this Report will be required for certain items based on their estimated useful service life, effective age and condition, normal wear and tear, etc. These items include exterior painting. These items are identified in tables attached to this Report.

2.0 INTRODUCTION

2.1 Purpose/Scope of Work

The purpose of this Property Condition Assessment was to observe and document readily visible materials and building system defects which might significantly affect the value of the Property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

The observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. If any additional information is encountered concerning the facility, it should be forwarded to Hillmann for possible re-evaluation of the assumptions, conclusions and recommendations presented herein. The recommendations and opinions of cost provided herein are for observed deficiencies based on the understanding that the facility will continue operating in its present occupancy classification.

This assessment included a site visit, limited interviews with property management personnel; inquiries to the local building department, zoning department and fire marshal's office; and visual observations of the following system components: site development; building structure; building exterior and interior areas; mechanical, electrical, and plumbing systems; conveyance systems, life safety/fire protection, and general ADA compliance.

2.2 Evaluation Definitions

The following terms are used throughout the Report and are defined as follows:

- *Excellent:* New or like New
- *Good:* Average to above-average condition for the building system or material assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- *Fair:* Average condition for the building system evaluated. Satisfactory, however some short term and/or immediate attention is required or recommended, primarily due to the normal aging and wear of the building system, to return the system to a good condition.
- *Poor:* Below average condition for the building system evaluated. Requires immediate repair, significant work or replacement anticipated to return the building system or material to an acceptable condition.

2.3 Limitations and Exceptions

The Report represents a statement of the physical condition of the building and Property based upon visual site observation, professional analysis and judgment, and is current only as the date of the site observation. The Report applies only to those portions of the Property and/or items and equipment, which were capable of being visually observed. Walls and ceilings were not opened to observe covered, hidden or concealed conditions. In addition, no sampling was conducted of any property components. Drawings and specifications were not available.

The Report is not to be construed as a warranty or guarantee of future building conditions or as an estimate of value. Cost estimates used in the Report are preliminary in nature and represent a range of probable costs. Firm price quotations from contractors, vendors or suppliers would be required for more detailed costs, and would be based upon a detailed definition of the proposed scope of work. The scope of this Report did not include any investigation of environmental conditions at the Subject Property site and building. No representation is made as to the properties environmental condition. In addition, no representation is made as to the presence of termite or insect infestation.

This Report is intended to be read in its entirety. Information provided in the various sections is complementary and in some instances provides additional explanation of information concerning the assessment. Therefore, interpretations and conclusions drawn by reviewing only specific sections are the sole responsibility of the user.

2.4 Special Terms and Conditions

Hillmann was provided with the following documentation for the Subject Property:

- Work order summary information

Plans for the subject improvements were not made available to Hillmann for review.

3.0 SYSTEM DESCRIPTION AND OBSERVATION

3.1 Overall General Description

| | |
|----------------------------------|--|
| Property Name | The Brown House |
| Address | Baxter Road and Central Avenue, Wildomar, California 92595 |
| Property Use | Historic residential |
| Number of Buildings | Two |
| Number of Tenant Spaces | One |
| Stories or Floors | One |
| Net Area (SF) | 1,715 |
| Parcel Size (Acres) | None |
| Year Built | 1895 |
| Foundation / Substructure | None |
| Superstructure | Conventional wood framing |
| Façade | Painted wood siding |
| Roof System | Wood shakes and corrugated metal |
| Parking Area | None |
| Parking Space Count | None |
| ADA Parking Count | None |
| Heating System | None |
| Cooling System | None |
| Water Supply Piping | Galvanized |
| Water Heating | None |
| Electrical Branch Wiring | Knob and tube |
| Number of Elevators | None |
| Fire Suppression | None |

3.2 Site Visit

The site visit portion of this Property Condition Assessment was performed on April 27, 2016 by Mr. Douglas Hale, a Professional Associate of Hillmann. Present during the site visit was Kristan Lloyd.

The following summarizes the building systems evaluated.

- Site Development
- Building Structure
- Building Exterior
- Building Interior

- Mechanical System
- Electrical System
- Plumbing System
- Life Safety/Fire Protection
- Conveyance Systems

3.3 Site/Site Improvements

The Brown House and water tower are currently stored on a vacant site north of the intersection of Baxter Road and Central Avenue. The historic society is considering moving the structures to a city site. Site considerations should include storm drainage, utility connections, parking, landscaping, sidewalks, site lighting, waste disposal areas and signage. Typically, Hillmann estimates the cost of site improvements running between \$4 and \$12 a square foot of land depending on the scope and size of the site. Cost for moving the structures are estimated at under 5 miles, architecture and structural engineering should be considered to ensure that codes are met and the structure is safe for the public use.

3.3.1 Topography

Description:

Not applicable.

3.3.2 Storm Water Drainage

Description:

Not applicable.

3.3.3 Paving Type/Age

Description:

Not applicable.

3.3.4 Curbs

Description:

Not applicable.

3.3.5 Pavement Striping

Description:

Not applicable.

3.3.6 Flatwork/Stairs/Railing

Description:

Not applicable.

3.3.7 Landscaping and Appurtenances

Description:

Not applicable.

3.3.8 Utilities

Description:

Not applicable.

3.3.9 Site Lighting

Description:

Not applicable.

3.3.10 Waste Storage Area

Description:

Not applicable.

3.3.11 Site and Building Signage

Description:

Not applicable.

3.3.12 Other Site Amenities/Recreational Facilities

Description:

None.

3.4 Structural Frame

3.4.1 Substructure

Description:

The foundation systems appeared to consist of concrete piers and stem walls supported by concrete spread footings with a partial basement to house the heat plant.

Observations/Comments:

The building will require a new foundation system, engineered and approved by the local building authorities. Probable costs for grading, excavation and a new concrete foundation system are included within Table 1.

3.4.2 Superstructure

Description:

The buildings are constructed of conventional, wood stud platform framing. The floor is constructed with 2 x 6 dimensional wood joists spaced at 2 foot centers supporting tongue and groove wood sheathing. The pitched roof structure consists of wood beams and tongue and groove wood decking. The roof trusses form an attic that is not accessible. Attic ventilation is provided by ridge and gable vents.

Observations/Comments:

The superstructure and flooring were observed where possible. Based on the areas viewed, the superstructure and flooring of the Subject Buildings are in poor overall condition. Significant areas of dry rot and deteriorating wood beams were observed. The wood structure will require a sizable amount of retrofit to maintain the integrity of the building. Probable costs to complete the required demolition are included within Table 1.

3.5 Building Envelope/Facades

3.5.1 Exterior Walls

Description:

The exterior of the building consists primarily of painted wood shiplap siding although bead board and T1-11 were noted. The buildings are trimmed with painted wood with closed wood soffits and fascia. Windows are trimmed with painted wood.

Observations/Comments:

The exterior finish systems appear to be in poor condition. Based on observed condition and expected useful life, replacing approximately 50% of the wood siding should be anticipated. Probable costs for siding replacement and repainting of the exterior finishes is included within table 1. The cost for repainting the siding over the term is included within Table 2. Sealant can be replaced at this time as well.

3.5.2 Windows

Description:

Original windows are wood, double hung with vertical sliding sashes.

Observations/Comments:

Exterior windows were observed to be in overall poor condition. Approximately 70% of the windows are broken, however, the wood frames appear to be in fair condition. Window renovation will be required, including glass replacement and sash cord counterweight replacement.

3.5.3 Doors/Frames

Description:

The primary entrance doors are wood, six panel doors setting wood frames.

Observations/Comments:

The doors appear to be in poor condition and hardware is not present. Doors and hardware will require replacement, probable costs are included within Table 1.

3.5.4 Roofing

3.5.4.1 Roof Type

Description:

The primary roof is covered with wood shakes, the low slope shed roof at the rear of the building is covered with a corrugated metal.

Observations/Comments:

The roofing systems appear to be in poor overall condition. Hillmann notes several areas of roof leaks within the interior of the building. The roofing systems will require replacement probable costs are included within Table 1.

3.5.4.3 Roof Drainage

Description:

Storm drainage from the pitched roofs is accomplished by water flowing over the edge to the ground below. No evidence of roof gutters were observed.

Observations/Comments:

Not applicable.

3.5.4.5 Warranty

Description:

Roof warranty documentation was not provided to Hillmann.

Observations/Comments:

Not applicable.

3.5.5 Stairs, Balconies and Elevated Walkways

Description:

Balconies or porches exist at the western and southern elevations of the building. The porches have been enclosed with wood framing and aluminum windows. There are currently no stairs providing access to the building.

Observations/Comments:

Enclosed porches should be removed and restored to original condition including railings and stairs. Probable costs are included within Table 1

3.6 Mechanical, Electrical & Plumbing

3.6.1 HVAC Systems

Description:

Heating and cooling are not provided at the subject buildings. Originally, it appears a coal-fired gravity furnace was present in the partial basement of the structure.

Observations/Comments:

To utilize the building for any significant purpose, heating and air-conditioning should be installed. Hillmann recommends a modern heat pump system with attic mounted fan coils and pad mounted condenser. Probable costs are included within Table 1.

3.6.2 Electrical Systems

Description:

The current electrical system is a knob and tube system utilized around the turn-of-the-century. The system should remain in place, however not energized and a new system should be installed and engineered to fit the current needs of the building.

Observations/Comments:

Probable cost are included within Table 1.

3.6.3 Plumbing Systems

3.6.3.1 Piping Systems

Description:

The original plumbing is not present in the subject building and appears to be renovated over time.

Observations/Comments:

A new plumbing system should be installed to meet the needs and use of the building. Probable costs are included within Table 1.

3.6.3.2 Domestic Hot Water

Description:

Hot water is not present at the subject building.

Observations/Comments:

A small electric water heater should be installed within the building, probable costs are included within Table 1.

3.7 Vertical Transportation/Conveyor Systems

No vertical transportation or conveyor systems are present at the Subject Property.

Observations/Comments:

N/A.

3.8 Fire/ Life Safety

3.8.1 Sprinkler System

Not present.

3.8.2 Fire Extinguishers

Description:

Not present.

3.8.3 Fire Alarm/Smoke Detectors

Description:

Not present.

3.9 Interior Elements

3.9.1 Tenant Finishes

Description:

Typically, floors are finished with carpet with vinyl in the bathroom and kitchen. Walls are typically painted lath and plaster with some areas of drywall. Ceiling finishes are suspended vinyl with some areas of painted drywall. Interior doors are typically hollow core wood set in wood frames. There are no bathroom or kitchen fixtures and cabinets at the Subject Property.

Observations/Comments:

The interior finishes are in poor overall condition, vandals have destroyed most of the walls and doors. The building will require significant interior finish including a rebuilt fireplace and flue. We assume that the majority of interior items cannot be replaced with vintage turn-of-the-century cabinets, fixtures and doors however with replication. Additionally, we assume that finish-able wood floors exist below the debris on the floor. Probable cost for these improvements are included within Table 1.

3.9.2 Common Areas

Description:

Not applicable.

Observations/Comments:

N/A.

4.0 ADA COMPLIANCE

The scope of this Report is limited to a general overview of the subject improvements common public areas (of improvements considered to be “Public Accommodations”) based upon the requirements of Title III of the Americans with Disability Act (ADA). Per Title III, disabled persons are to be provided accommodations and access equal to, or similar to, that available to the general public and requires that architectural and communication barriers in existing public accommodations be removed if they are “readily achievable” and are not an “undue burden”. Most states and local municipalities have adopted accessibility requirements that, in some cases, may be more stringent than the ADA. The review of the Subject Property for compliance with state and local accessibility requirements is beyond the scope of this Report.

The purpose of this section is to identify certain obvious items that do not appear to be in general conformance with the Title III requirements; without inferring that correction of the reported items will bring the Property into total compliance with the ADA. While opinions of cost to correct or remove noted barriers are provided herein, they do not constitute an opinion that elimination of the barriers is “readily achievable” and not an “undue burden” as defined by the ADA. The owner must determine this issue. The ADA is not intended to affect the contractual responsibilities existing in lease agreements between owners and tenants. Typically, the tenant is responsible for reviewing and making readily achievable accommodations in its lease/work space while the owner is responsible for the common areas of the improvements.

For purposes of this report, ADA compliance within individual tenant spaces is considered a tenant responsibility. However, this delegation of responsibility does not absolve property ownership from legal liability and compliance should be verified by property management. As there are no interior common areas, this report only addresses the publicly-accessible areas of the site.

Hillman assumes that all site improvements and interior accessibility will be designed to comply with current ADA requirements.

6.0 APPENDICES

| | |
|------------|-------------------|
| Appendix A | Cost Tables |
| Appendix B | Maps and Exhibits |
| Appendix C | Site Photographs |
| Appendix D | Resumes |

APPENDIX A
COST TABLES



IMMEDIATE REPAIRS COST ESTIMATES - TABLE 1

| Sec # | Item | Quantity | Units | Unit Cost | Total Cost | Comments |
|--|---|----------|-------|-------------|--------------|---------------------|
| Site Address: Baxter Road and Central Avenue Wildomar, California 92595 | | | | | | |
| Job No: C3-6561 | | | | | | |
| Building Area (SF): 1,715 Number of Buildings: 2 | | | | | | |
| Section 3.3 Site Improvements | | | | | | |
| 3.3 | Building, more | 1,715 | SF | \$18.00 | \$30,870.00 | |
| 3.3 | Site | 15,000 | SF | \$8.50 | \$127,500.00 | |
| 3.3 | Architecture and structural engineering | 1 | LS | \$7,500.00 | \$7,500.00 | |
| Section 3.4 Structural Frame | | | | | | |
| 3.4.1 | Substructure & Foundation | 1,650 | SF | \$10.00 | \$16,500.00 | |
| 3.4.2 | Demolition | 1,650 | SF | \$5.00 | \$8,250.00 | |
| 3.4.2 | Superstructure framing | 1,650 | LS | \$15.00 | \$24,750.00 | |
| Section 3.5 Building Envelope | | | | | | |
| 3.5.1 | Replace siding & soffits | 1,500 | SF | \$11.00 | \$16,500.00 | |
| 3.5.1 | Exterior Painting | 3,000 | SF | \$1.50 | \$4,500.00 | |
| 3.5.2 | Windows | 16 | EA | \$300.00 | \$4,800.00 | |
| 3.5.3 | Doors/Frames | 3 | EA | \$1,000.00 | \$3,000.00 | |
| 3.5.4 | Roofing-Wood shakes | 1,450 | SF | \$8.00 | \$11,600.00 | |
| 3.5.4 | Roof-Metal corrugated | 550 | SF | \$5.00 | \$2,750.00 | |
| 3.5.5 | Balconies & Porches | 2 | EA | \$500.00 | \$1,000.00 | |
| 3.5.5 | Exterior Stairs | 4 | EA | \$500.00 | \$2,000.00 | |
| Section 3.6 Mechanical and Electrical Systems | | | | | | |
| 3.6.1 | HVAC Systems | 4 | TON | \$1,500.00 | \$6,000.00 | |
| 3.6.2 | Electrical Systems | 1600 | SF | \$4.95 | \$7,920.00 | |
| 3.6.3 | Plumbing Systems | 1600 | SF | \$8.00 | \$12,800.00 | |
| 3.6.3.2 | Domestic Hot Water | 1 | EA | \$800.00 | \$800.00 | |
| Section 3.9 Tenant Spaces and Common Areas | | | | | | |
| 3.9.1 | Fireplace | 1 | EA | \$15,000.00 | \$15,000.00 | |
| 3.9.1 | Insulation | 1,600 | SF | \$0.65 | \$1,040.00 | |
| 3.9.1 | Interior lath and plaster | 1,600 | SF | \$5.25 | \$8,400.00 | |
| 3.9.1 | Interior painting | 1,600 | SF | \$1.50 | \$2,400.00 | |
| 3.9.1 | Doors and trim | 1,600 | SF | \$2.50 | \$4,000.00 | |
| 3.9.1 | Cabinets and countertops | 1 | EA | \$9,312.00 | \$9,312.00 | |
| 3.9.1 | Bathroom Fixtures & accessories | 1 | LS | \$1,000.00 | \$1,000.00 | |
| 3.9.1 | Hardwood flooring | 1,000 | SF | \$5.00 | \$5,000.00 | |
| 3.9.1 | Linoleum | 500 | SF | \$5.00 | \$2,500.00 | |
| 3.9.1 | Appliances | 1 | LS | \$2,000.00 | \$2,000.00 | |
| Section 4.0 ADA Compliance | | | | | | |
| | None noted | | | | \$0.00 | |
| | | | | | \$0.00 | |
| Total Immediate Repair Cost: | | | | | | \$339,692.00 |

LS = Lump Sum
 SF = Square Feet
 MC = No cost or cost is minimal



Google Earth



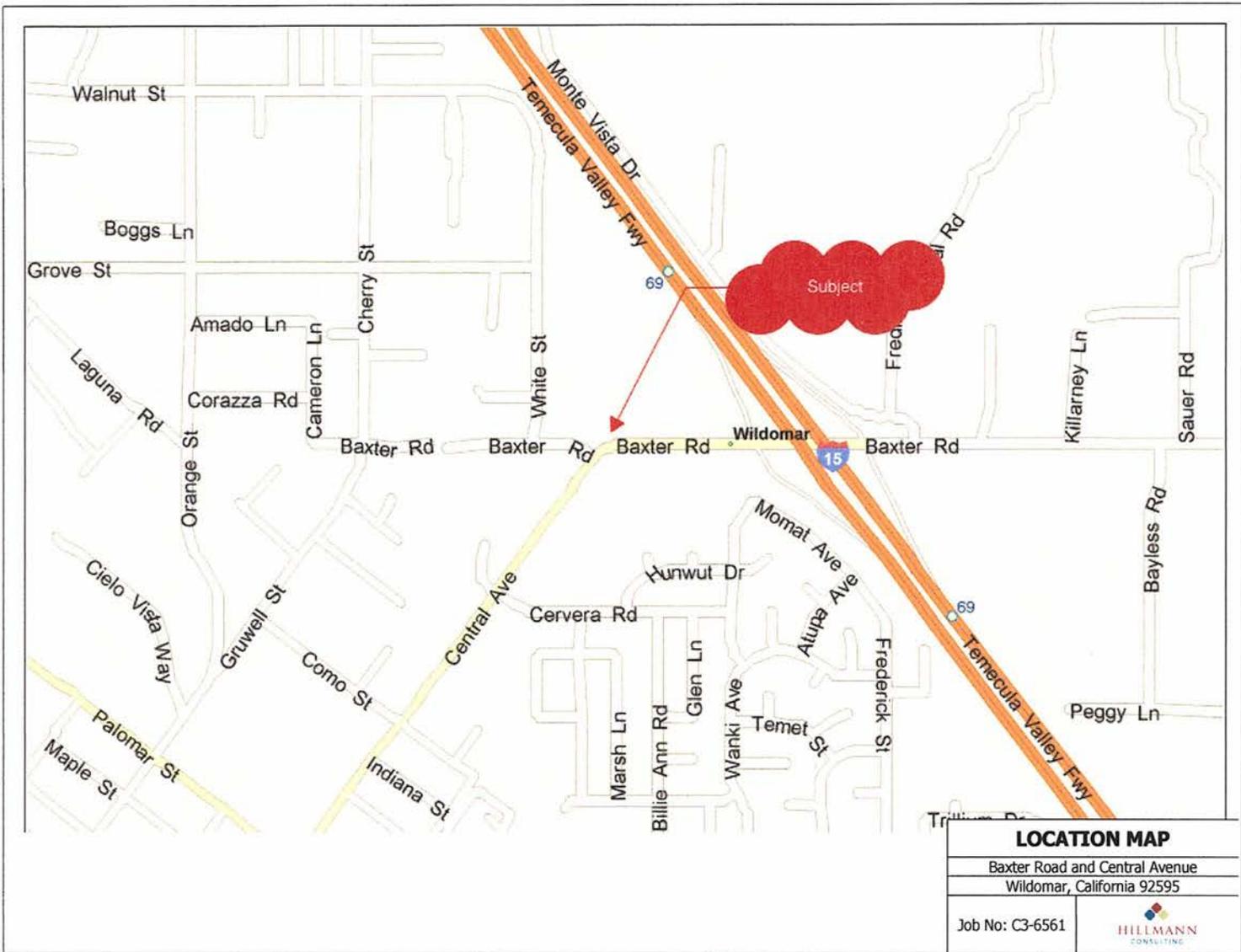
SITE MAP

Baxter Road and Central Avenue
Wildomar, California 92595

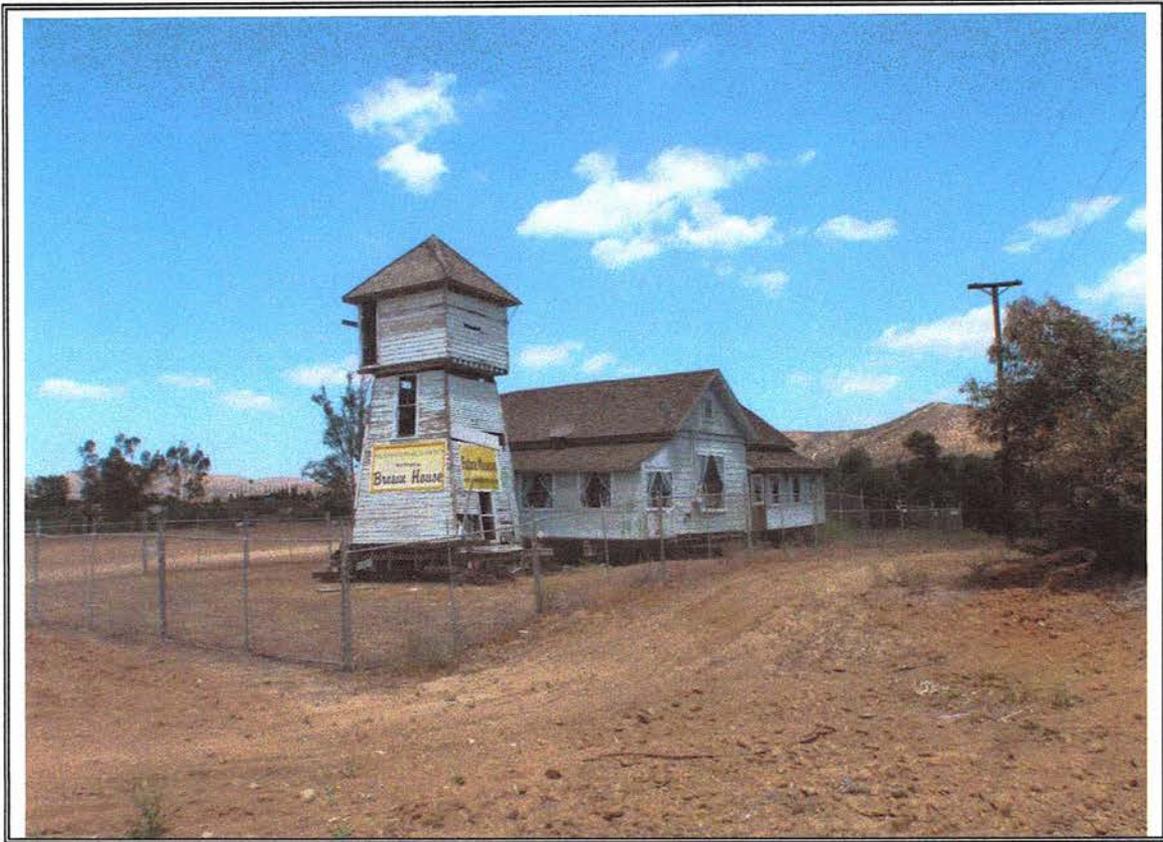
Job No: C3-6561



APPENDIX B
MAPS AND EXHIBITS



APPENDIX C
SITE PHOTOGRAPHS



1. Western elevation



2. Western and partial southern elevation



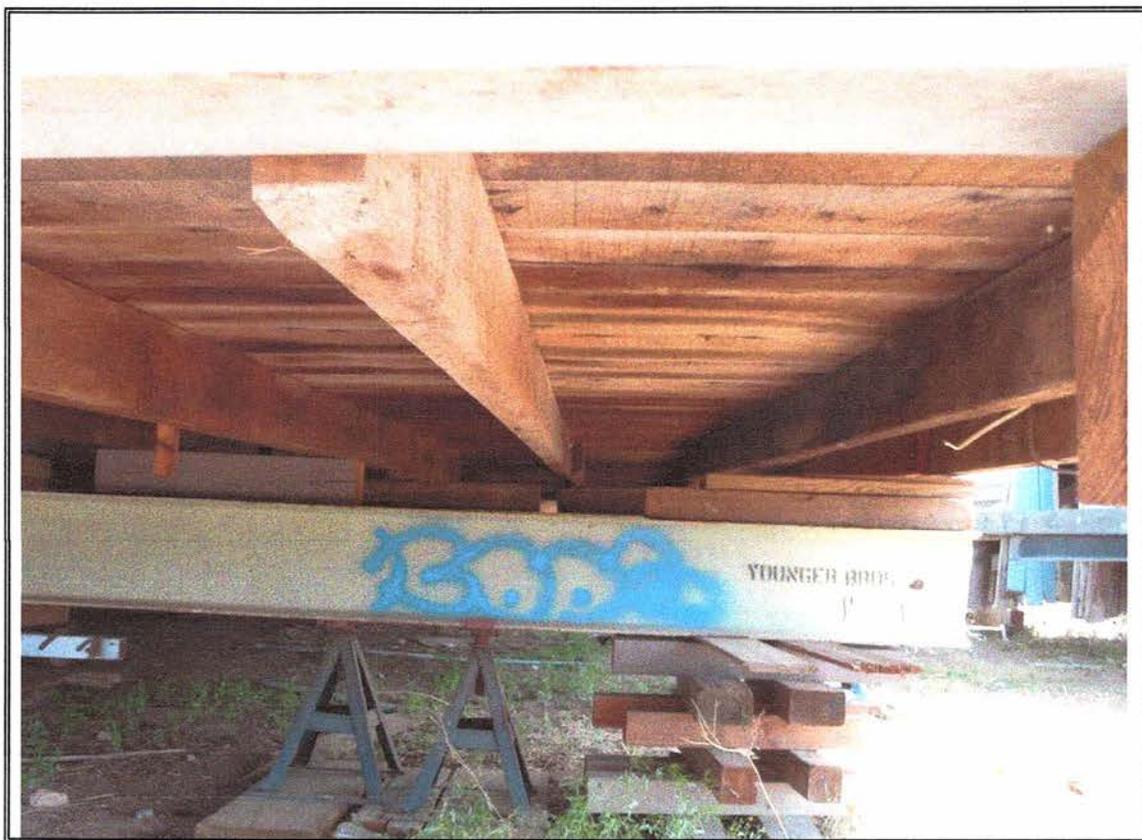
3. Partial southern elevation



4. Eastern elevation



5. Northern elevation



6. Floor structure



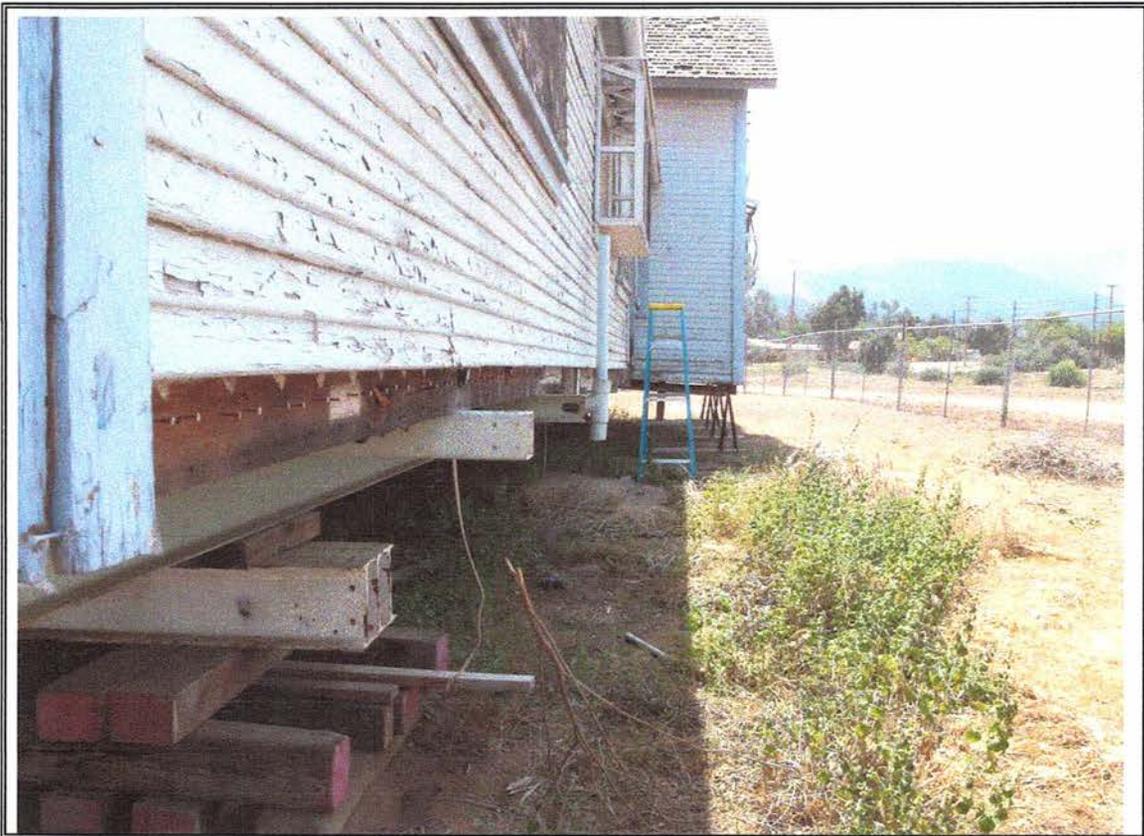
7. Decomposing floor trusses



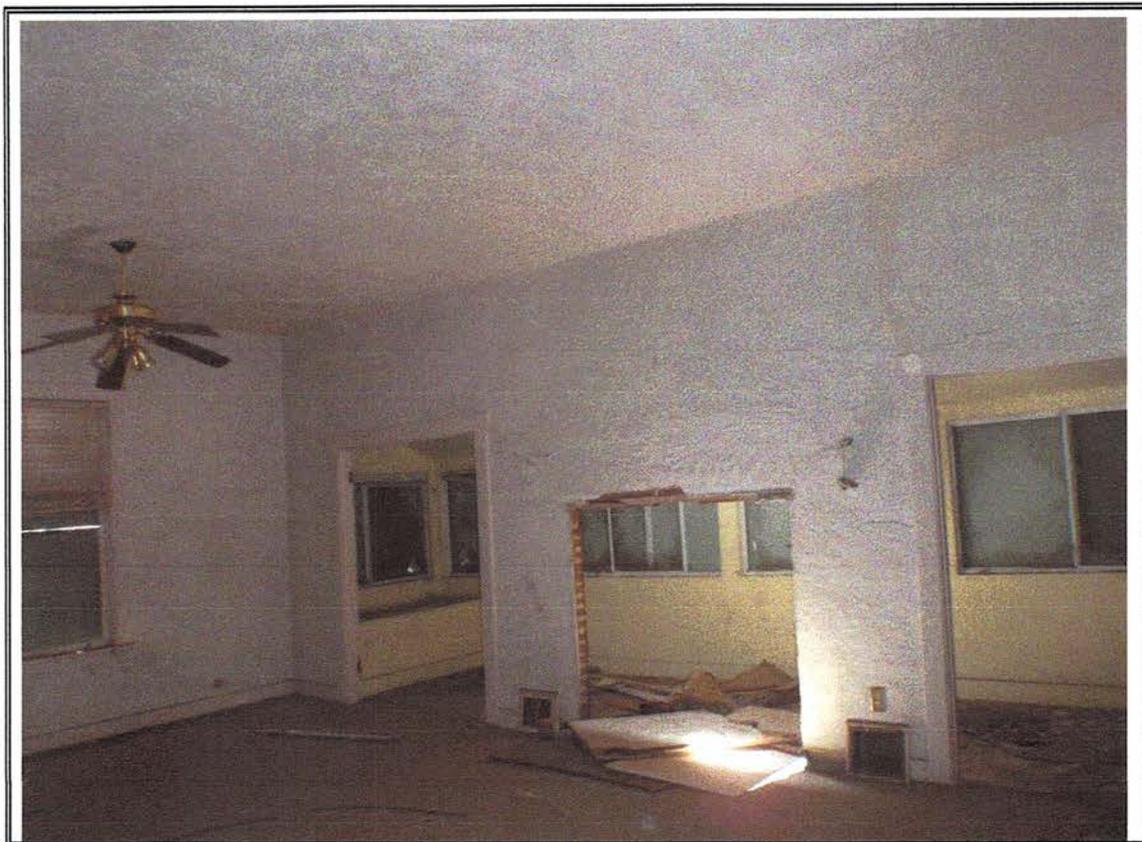
8. Decomposing floor trusses



9. Renovated waste and knob and tube electrical system



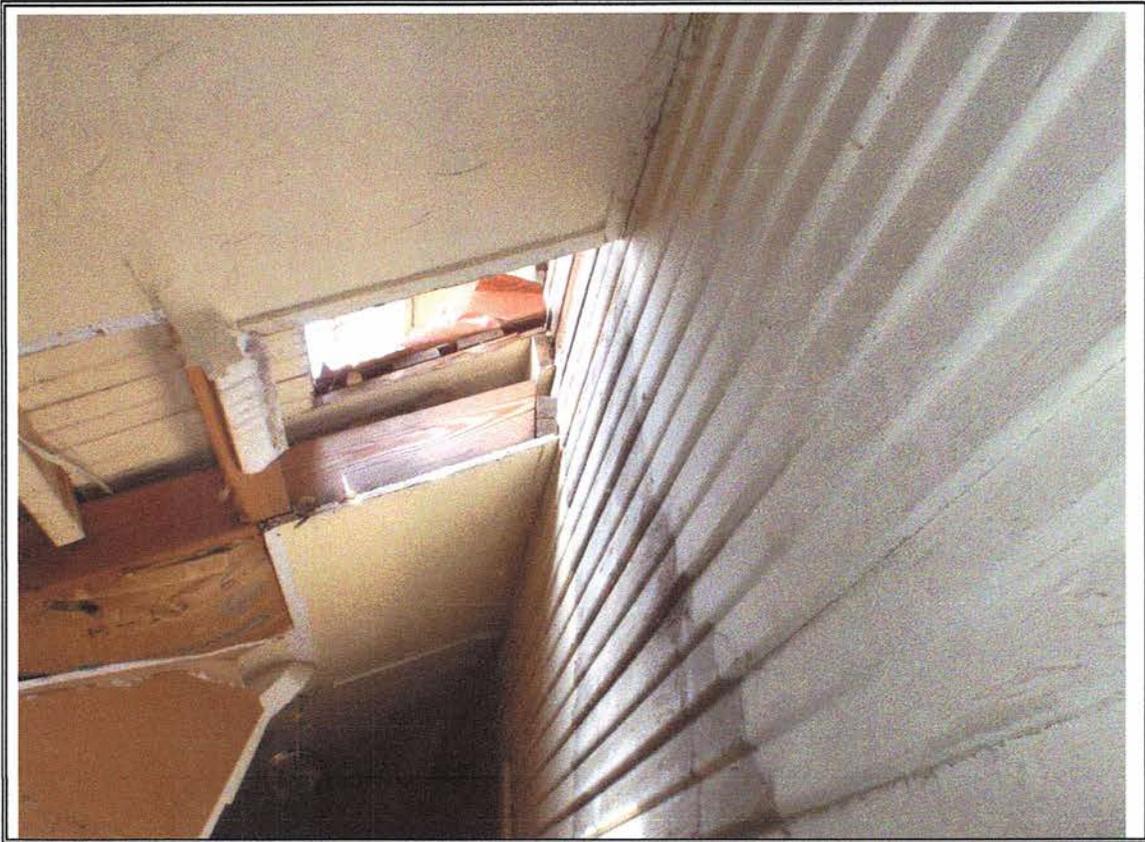
10. Rim joist



11. Living room



12. Former fireplace opening



13. Former chimney flue



14. Kitchen



15. Bathroom



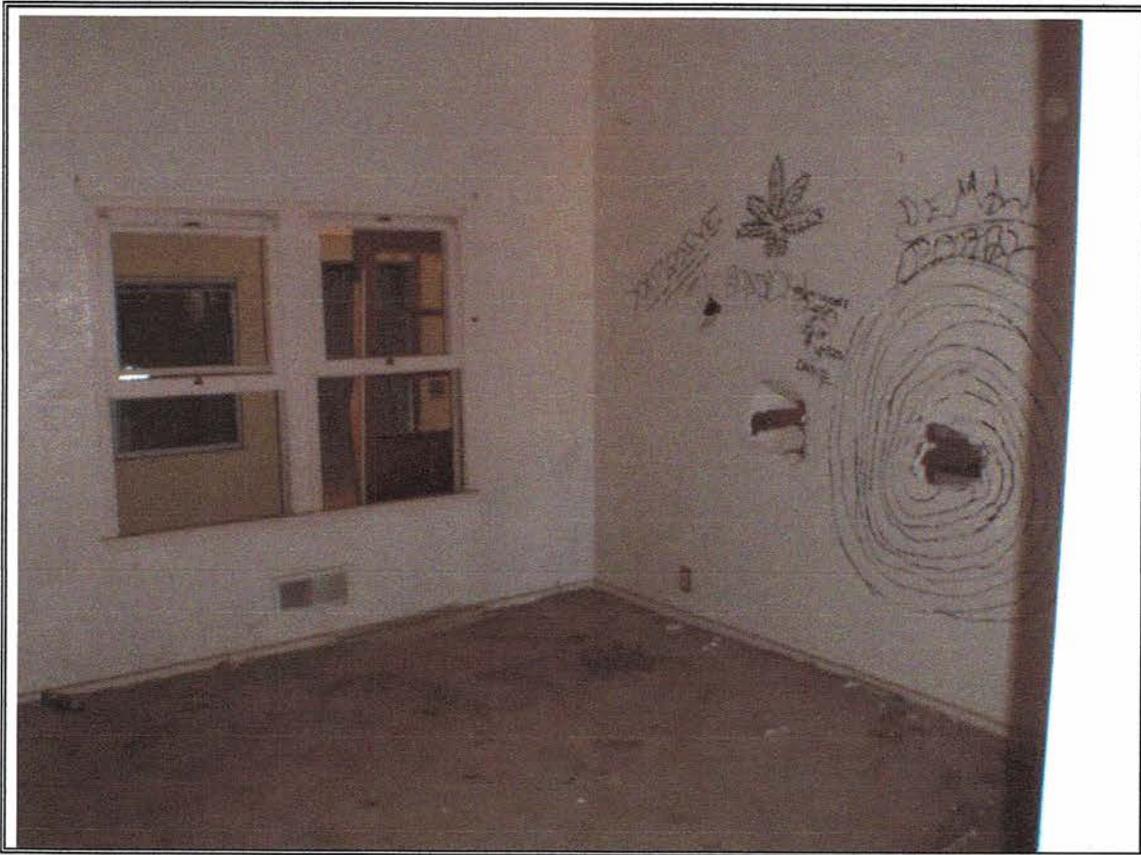
16. Bathroom



17. Typical enclosed porch



18. Windows



19. Small bedroom



20. Master bedroom



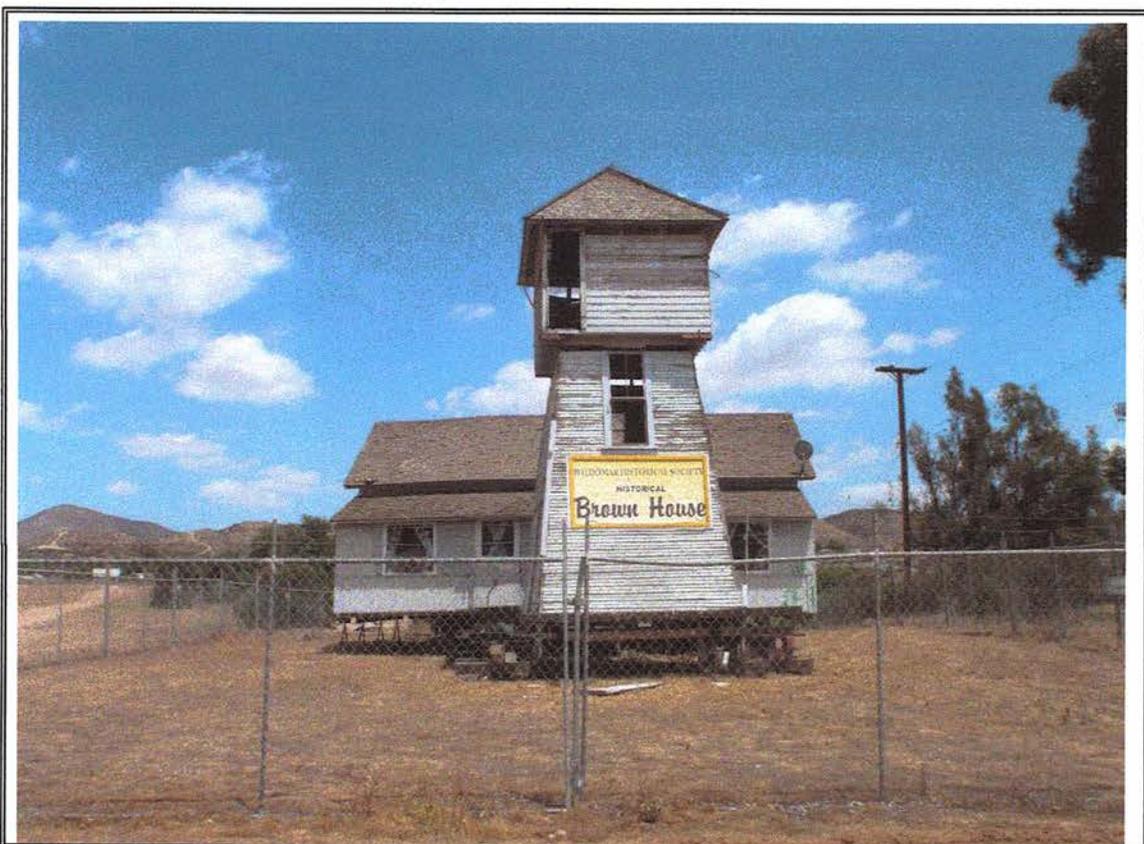
21. Master bedroom



22. Shed roof framing



23. Knob and tube electrical wiring



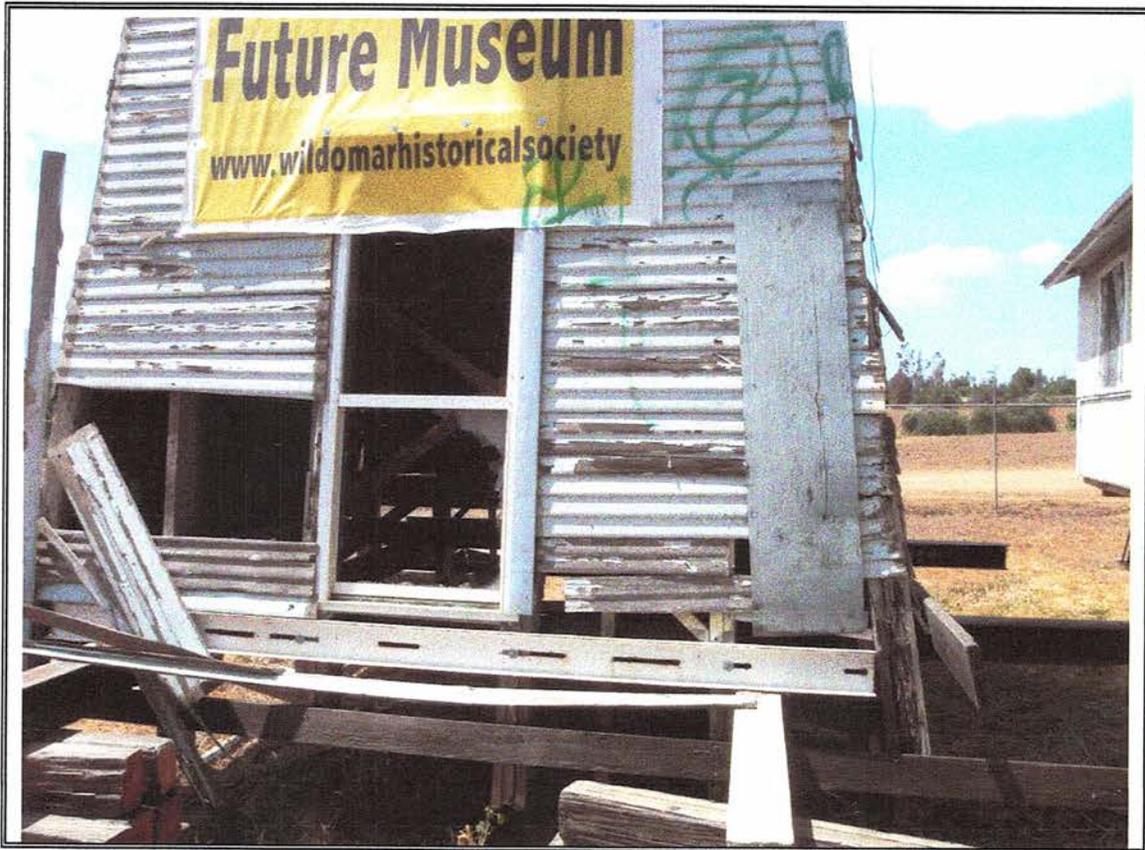
24. Western elevation of the water tower



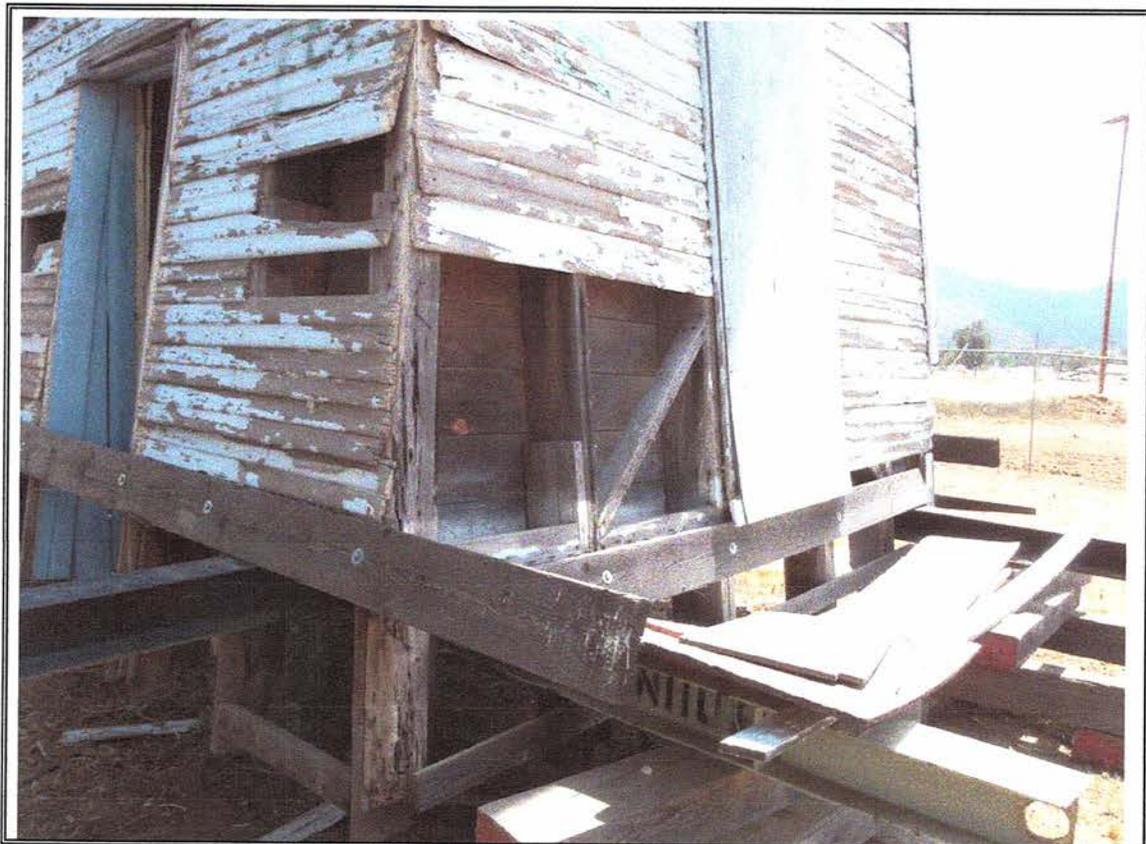
25. Water tower siding



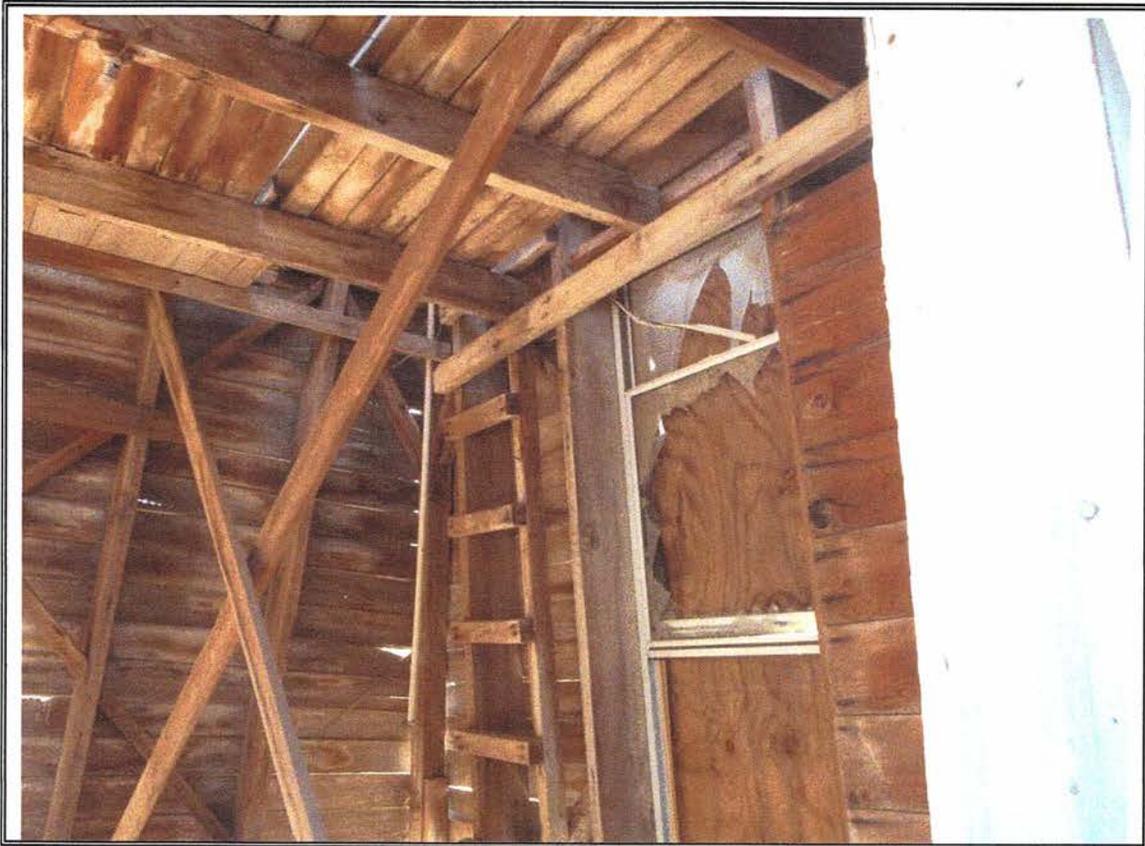
26. Water tower



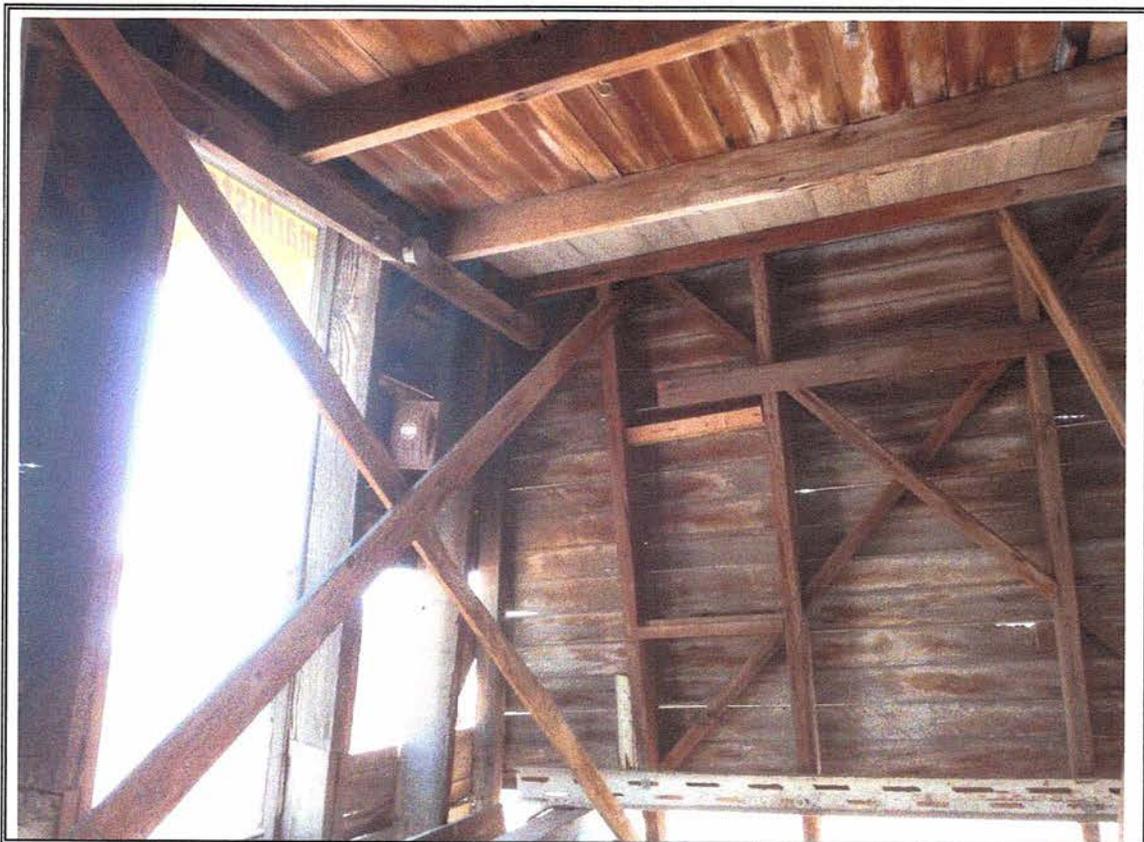
27. Water tower



28. Water tower structural framing



29. Water tower structural framing



30. Water tower structural framing

APPENDIX D

RESUMES

PROFESSIONAL EXPERIENCE

- 35 years of experience within the construction and real estate industry providing a substantial foundation for his expert witness qualifications in the areas of construction management, construction defects, costs to repair and delay analysis. He prepares analyses of construction projects, including early conceptual estimates, construction defects and schedule impacts.
- Project/Program Management for land development, including feasibility studies, site planning, entitlement processing, securing building permits, utility agency approvals and preparation of proforma cost and cash flow analyses. Work with underwriters and financial community to obtain optimal financing and take out commitments.
- Soliciting, via the RFQ-RFP process, contracting and supervising design teams, including Architects, Engineers and Design-Build entities. Directing design consultants through the standard Conceptual, Schematic and Design Development phases for project development.
- Preparation of design and construction contracts, including AIA standard agreements and modified agreements, thereof, Design Build and Design-Assist Agreements, and project-specific agreements to suit respective development programs and activities, including Civil, Geotechnical, Special Inspection and Environmental, including State of California-Department of Toxic Substances-supervised environmental investigation and site remediation.
- Perform pre-construction activities, including internal plan check, cost estimating, early-assessment of design and development conflicts and development of value engineering design alternatives for materials and methods of construction. Formulate baseline tracking schedule, options and delivery system.
- Construction Management ("C/M") for new and renovation construction, including field supervision for structures and infrastructure/civil improvements. Construction assemblies include structural steel, concrete, including specialized foundation systems and framing and finishes for UBC Types I-High Rise, II, III and V-rated occupancies for residential, mixed-use residential and commercial projects and on-grade and subterranean garage structures.
- IT-software knowledge, including standard Microsoft administrative programs, Adobe Acrobat, AutoCAD, Revu, Prolog, American Contractor, P3 and MS Project, respectively for project management and accounting.

EMPLOYMENT SUMMARY

2004-present: **Project Director**, LEVIEN-RICH ASSOCIATES and LANDAMERICA ASSESSMENT CORPORATION, Los Angeles, CA: Consultant to the banking and real estate industry. Owner representative and assist clients with compliance for due diligent requirements. Perform a detailed review and analysis of the design documents, cost budget, construction schedule and extensive additional documentation prior to the closing of the construction loan. Advise client on inadequacies of budget, compressed and unrealistic construction schedules, incomplete or uncoordinated plans and areas of potential construction problems. Conduct periodic construction meetings and inspections with the construction team, report on the current status of the work being performed, the quality of materials, and workmanship in place, the value of the work completed and conformance with the plans and specifications. Provide problem construction loan workout services including, assumption of the developers and contractors project responsibilities, cost to complete budgeting, manage and direct subcontractors, schedule formation and tracking, manage municipal inspection and project management to complete the project. Conduct comprehensive Property Condition Reports of existing facilities prior to acquisition or financing. The detailed reports identify deficiencies, items of deferred maintenance, and usual operating or maintenance expense and conditions that might affect the marketability of the property. Partial list of clients serviced include FDIC, Starwood Financial, iStar Financial, Corus Bank, GMAC/Capmark Financial, Heitman Capital Management, Teachers Insurance and Annuity Association, PNC Bank, Bank of New York Mellon, and CIBC World Markets Inc.

1998-2004: **Project Manager**, ABACUS PROJECT MANAGEMENT, INC., Newport Beach, CA: Lenders Services Division, carried out Preconstruction Reviews, Periodic Construction Progress Reports, Physical Property Reviews and ADA Compliance Reviews for various lending, equity investors and owners/developer clients. Partial list of clients serviced include Fleet Bank, Bank One, California Bank and Trust, GMAC/Residential Funding, SouthTrust Bank, Archstone Communities, U.S. Bank, MidFirst Bank, Guaranty Bank, Bank of America, PNC Bank and GE Real Estate.

1994-1998: **Commercial Real Estate Appraiser**, ARTHUR GIMMY INTERNATIONAL, Newport Beach, CA., PARK CENTER REALTY ADVISORS, Santa Ana, CA and ARLAN K. MURATA & ASSOC. Huntington Beach, CA.: On contract basis, conducted market investigations, gathered necessary data, and made certain analyses to form an opinion of market value. Prepare a written narrative report that supports that value.

Property types appraised included Subdivisions, Un-entitled Acreage, Hotels, Restaurants, Industrial Buildings, Office Buildings, Shopping Centers, Elderly Care Facilities and Residential.

1989-1994: **Project Manager, RME**, PELICAN PROPERTIES, INC., Santa Ana, CA.: Responsibilities included preparing feasibility analyses; land acquisition; prepare financial packages; obtaining government entitlement and permits; direct and coordinate consultants in preparation of construction documents; DRE approvals; organize and participate on home owners or merchants association; value engineering; take off and estimation of cost; prepare and maintain budgets; solicitation, abstracting and awarding of subcontracts; Oversee and coordinate on site supervision of construction, quality control; property management and acclimation of end user; responsible for all project activities, which included condominiums, office development, retail development, industrial and elderly care facilities within the Los Angeles basin.

1988-1989: **Project Manager**, TETON DEVELOPMENT CORPORATION, Covina, CA.: Same responsibilities as above. Projects included, 58 unit housing tract, Riverside County, CA., Executive jet hanger Brackett Field, CA.; 20,000 square feet of retail; and 28 condominiums, Dana Point, CA.

1985-1988: **General Contractor**, Custom homes within the exclusive community of Deer Valley, Park City, Utah. Restaurant tenant improvements for national chain. Commercial remodels of bank branches, for regional banking institution, through out Utah. Contract range \$300,000.00 to \$900,000.00.

1977-1985: **Vice President, Park City Operation**, BANBERRY DEVELOPMENT CORPORATION: Park City, Utah: Responsible for all phases of the development and construction process from acquisition to completion. Effective completion of 187 exclusive townhouse condominium units, 257 residential lots and one commercial shopping center in Deer Valley, Park City, Utah

1975-1977: **Real Estate Broker**, SNOWBIRD REALTY CORPORATION: Snowbird, Utah. Resort condominium sale. Assisted in the development of new projects for the resort.

EDUCATION

UNIVERSITY OF UTAH, Salt Lake City, Utah, College of Business, Department of Finance, Real Estate, Deans List.

UNIVERSITY OF CALIFORNIA, IRVINE, Commercial and Industrial Development Management, Certificate Program, Eight 40 hour courses covering the development process from concept to completion.

ADDITIONAL COURSES: Computer courses in AutoCAD, Excel, MS Access, MS Word, MS Project, Suretrak, Prolog and Word Prefect, programming experience in Access and Visual Basics, Structural Engineering, Uniform Building Code, LEED AP, Property Management, Land Planning, Construction Law. APPRAISAL INSTITUTE: 110 Principles, 120 Procedures, 310 Basic Income Cap, 410 Standards, 530 Advanced Sales and Cost Approaches.

PROFESSIONAL LICENSES

State of California General Contractor (Class B No. 647724)
 State of California Real Estate Broker (License ID No.1118735)
 State of California Licensed Real Estate Appraiser (No.19853)

REFERENCES

Comprehensive references will be supplied upon request

Listed below are a portion of the projects in which Doug has served as Project Manager:



Matthew I. Kamin, P.E.

Managing Director

EDUCATION:

M.S. Structural Engineering, Cornell University

B.S. Civil Engineering, University of New Hampshire

REGISTRATIONS:

Registered Professional Engineer, NY and MA

Pending Engineering Registration - NJ

YEARS OF EXPERIENCE:

With Hillmann: 13 years

Total: 20 years

PROFESSIONAL EXPERIENCE

Mr. Kamin is currently the Managing Director of Engineering at Hillmann Consulting, LLC. As such, he manages the company's engineering services nationwide. He has performed countless Property Condition Assessments, and Plan and Cost Reviews, and has prepared Engineering and Construction Monitoring Reports for a wide range of commercial and multi-family residential properties.

Mr. Kamin has personally worked on the design and management of multiple construction projects across the country. His responsibilities included preparing proposals, conducting site inspections and observations, client contact, marketing, and the management and production of construction documents.

Prior to joining Hillmann, Mr. Kamin was a structural engineer, responsible for designing the structure of various types of buildings and managing the efforts of the design team. Mr. Kamin established various engineering report and spreadsheet standards, as well as Due Diligence procedures while supervising an in-house engineering team.

Mr. Kamin manages all of the technical operations, quality control and client service for Hillmann's engineering division. This includes oversight of the following accounts and projects:

Bank of America, various locations: Hillmann provides Construction Loan Monitoring and Property Condition Assessments for facilities located throughout New York, New Jersey, Washington DC, and Pennsylvania.

J.P. Morgan Chase, various locations: Hillmann provides Construction Loan Monitoring and Property Condition Assessments in various locations in Delaware, Maryland, Virginia, California, Washington DC, New Jersey, and New York.

Citibank, various locations: Hillmann provides Construction Loan Monitoring and Property Condition Assessment services in various locations throughout New York and New Jersey.

Goldman Sachs, various locations: Hillmann provides Construction Loan Monitoring and Property Condition Assessment services in various locations throughout New York and New Jersey.

WNC and Associates, California: Hillmann provides Construction Loan Monitoring for this Tax Credit Syndicator in nearly all 50 states and Mr. Kamin oversees all work for them.