



**City Gardens 333, LLC**

**City Gardens 333, LLC**  
San Francisco, California

**Property Condition  
Assessment Report**

**March 26<sup>th</sup>, 2020**

*"exceeding clients' expectations through  
teamwork, professionalism, and expertise."*

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**LJP Project #20-4482**

March 30, 2020



**City Gardens 333, LLC**  
Michael Thomas  
1321 Mission Street, Ste. 101  
San Francisco, CA 94103

**Re: Property Condition Assessment Report  
City Gardens 333, LLC**

Dear Michael Thomas:

Enclosed please find the Property Condition Assessment Report for the City Gardens 333, LLC Property located at 333 12th Street, San Francisco, CA 94103. This project consists of two hundred (200) multi-family attached units in various stages of construction. Construction on the property was in progress at time of observation.

La Jolla Pacific of California, Ltd. was on site for the purpose of conducting a non-invasive, non-destructive observation and photo documentation of existing conditions of both the external and internal construction assemblies. Attached within this report is La Jolla Pacific of California, Ltd.'s Evaluation Matrix and photographs depicting overall conditions, as well as photographs depicting areas of deficiencies requiring attention. These deficiencies require correction for purposes of integrity and performance of the units and/or structure.

We trust this report will meet your requirements. Should you have any questions or comments regarding the content of this report, please do not hesitate to contact us.

Respectfully Submitted,

**La Jolla Pacific of California, Ltd.**

Kest Stanciauskas  
Construction Consultant

KS:gn

## TABLE OF CONTENTS

1. Property Information & Summary Rating.....	4
2. Executive Summary .....	5
2.1 Property Description .....	5
2.2 Overall Property Condition .....	5
2.3 Recommended Safety & Security Measures.....	6
2.4 Recommended Repairs.....	6
2.5 Condition Rating.....	6
2.6 Conclusion .....	6
3. Recommended Repairs.....	8
4. Photo Documentation .....	9
5. Scope of Work.....	34

## Property Condition Assessment Report PCAR Dashboard

Client Information:		Assessment Information:	
Client:	City Gardens 333, LLC	Date(s) Assessed:	March 26, 2020
Contact(s):	Michael Thomas, Director Of Business Dev.	Weather:	58 ° Partly Cloudy
Project Information:		Homes/Units/Lots Assessed:	
Project:	City Gardens 333, LLC	Vacant Lots:	N/A
Address/Location:	333 12th Street, San Francisco, CA 94103	Slabs:	N/A
Status:	In Construction	Partially Complete:	N/A
Vacant Lots:	N/A	Completed Inventory:	N/A
Slabs Poured:	N/A	Clubhouses:	N/A
Partially Complete:	N/A	Pool Areas:	N/A
Report Information:		Documents Available*:	
Assessed By:	Kest Stanciaukas, Construction Consultant	<input type="checkbox"/> As-builts Dated:	<input type="checkbox"/> NA HOA Maintenance Manual
Report Issued:	March 30, 2020	<input type="checkbox"/> 3rd Party QA Documentation	<input type="checkbox"/> NA Homeowner Resource Guide
Report Reviewed by:	John Mendez, Regional Manager	<input type="checkbox"/> 3rd Party Plan Review	<input checked="" type="checkbox"/> X Other: None
Site Contacts:	Robert Bernstein, Joel Josehart	<small>* The above documents were not reviewed as part of this assessment, but are listed to indicate their availability in connection with the property, should further review by the client be necessary.</small>	

Recommended Repairs	Rating
<b>Site &amp; Common Areas</b>	
1.1 Topography	NA
1.2 Access & Egress	5.0
1.3 Clubhouse, Lobby & Amenities	5.0
1.4 Parking & Paving	NA
1.5 Sidewalks	5.0
1.6 Landscaping - Common Areas	NA
1.7 Earthwork	NA
1.8 Erosion Control & SWPPP's	NA
1.9 Utilities, Hydrants & Drainage	5.0
1.10 Gated Entry & Fencing	5.0
1.11 Retaining Walls	5.0
1.12 Security Fencing	5.0
1.13 Signage	5.0
1.14 Trash Receptacles	5.0
<b>Dwelling Unit Exteriors</b>	
2.1 Foundations & Slabs	NA
2.2 Weatherproofing	5.0
2.3 Windows & Doors	5.0
2.4 Landings, Stairs & Railings - Exterior	NA
2.5 Balconies & Decks	NA
2.6 Exterior Finishes	5.0
2.7 Roofing Assemblies	5.0
2.8 Landscape & Hardscape - Unit Exteriors	NA
<b>Dwelling Unit Interiors</b>	
3.1 Framing	5.0
3.2 Mechanical, Electrical, Plumbing - Rough	5.0
3.3 Fireblock/Draftstop	5.0
3.4 Insulation - Thermal & Acoustical	5.0
3.5 Fire Sprinkler Systems	5.0
3.6 Landings, Stairs & Railings - Interior	5.0
3.7 Attic Space	NA
3.8 Finishes - Interior	5.0
3.9 Equipment & Appliances	5.0
<b>Rodent &amp; Pest Control</b>	
4.1 Rodent & Pest Control	5.0
<b>Overall Property Conditions:</b>	<b>5.0</b>

Overall Property Rating*	
Recommended Repairs	5.0
Safety & Security of Premises	5.0

*\* Based on current property conditions, not including property's potential from report recommendations*

Explanation of Rating Scale		
Rating	Recommended Repairs*	Safety & Security of Premises**
5	<5%	<5%
4	5% - 19%	5% - 9%
3	20% - 29%	10% - 19%
2	30% - 49%	20% - 39%
1	50% - 100%	40% - 100%

*\* % of Work in place requiring remediation*

*\*\* % Deficient from safety & security measures expected*

Safety & Security of Premises	Rating
<b>Recommended Safety &amp; Security Measures</b>	
5.1 Safety Conditions	5.0
5.2 Security Measures	5.0
<b>Overall Safety &amp; Security:</b>	<b>5.0</b>

NA = Assembly unobservable, not installed at time of assessment, or not applicable

## 2. Executive Summary

### 2.1 Property Description

On March 26, 2020 La Jolla Pacific of California, Ltd. was on site for the purpose of conducting a non-invasive, non-destructive observation and photo documentation of existing conditions both of the external and internal building assemblies. Construction on the property was observed to be in progress at the time of the site visit.

At the time of the site visit, weather was 58°F and partly cloudy skies. Access was granted to the site and to all residential, common and commercial units and areas as needed.

### 2.2 Overall Property Condition

#### **Exterior**

Many aspects of the property were found to be in accordance with industry standards of care. Specifically, none of the structures showed any evidence of structural failure. Areas of the exterior envelope observed include:

Roofing: Modified bitumen rolled roofing lapped and sealed as required. Sheet metal coping was installed. Solar panels were installed as well as stanchions placed to support patio limestone pavers.

Weather Resistive Barrier: GP Dens Element underlayment installed and sealed. Sheet metal flashing was observed installed as required.

Cladding: Cladding was still in the early stages with underlayment preparation.

Windows/Doors: Window flanges were sealed and imbedded with Redgard Sealant. Door assemblies had metal jambs.

#### **Interior**

The interiors of the units were found to be in various stages of completion. From Rough ins on the lower floors to Finishes on the upper floors.

#### **Site and/or Common Areas**

Concrete driveways and walkways were in progress, with flatwork not having started yet.

### 2.3 Recommended Safety & Security Measures

No evidence of vandalism or unlawful intrusion was observed. Additional Safety & Security Measures are found in Section 3.0 of this report.

### 2.4 Recommended Repairs

The property was found to be in excellent condition. No recommendations necessary.

### 2.5 Condition Rating

Based on La Jolla Pacific of California, Ltd.'s assessment of the project and technical knowledge of industry standards of care, the following is an opinion on the overall property rating:

Overall Property Rating*	
Recommended Repairs	<b>5.0</b>
Safety & Security of Premises	<b>5.0</b>

*\* Based on a Rating Scale of 1 – 5, with 5 being the highest. See Section 1 for more detailed Explanation of Rating Scale. Rating is also based on visual observation only. No destructive testing, engineering or calculations were performed.*

### 2.6 Conclusion

Site observations indicate construction is in progress. No structural issues were observed, and no repairs pertaining to safety and security are recommended.

The following Evaluation Matrix summary sheet summarizes these findings, including a rating for each assembly observed.

## Property Condition Evaluation Matrix

### Property Information

Client:	City Gardens 333, LLC
Project:	City Gardens 333, LLC
Location:	333 12th Street, San Francisco, CA 94103
Contact:	Michael Thomas, Director Of Business Dev.
Assessed:	March 26, 2020
Assessed by:	Kest Stanciaukas, Construction Consultant

### Explanation of Rating Scale

Rating	Recommended Repairs*	Safety & Security of Premises**
5	<5%	<5%
4	5% - 19%	5% - 9%
3	20% - 29%	10% - 19%
2	30% - 49%	20% - 39%
1	50% - 100%	40% - 100%

\* % of Work in place requiring remediation

\*\* % Deficient from safety & security measures expected

Property Conditions		Rating
<b>Site &amp; Common Areas</b>		
1.1	Topography	NA
1.2	Access & Egress	5
1.3	Clubhouse, Lobby & Amenities	5
1.4	Parking & Paving	NA
1.5	Sidewalks	5
1.6	Landscaping - Common Areas	NA
1.7	Earthwork	NA
1.8	Erosion Control & SWPPP's	NA
1.9	Utilities, Hydrants & Drainage	5
1.10	Gated Entry & Fencing	5
1.11	Retaining Walls	5
1.12	Security Fencing	5
1.13	Signage	5
1.14	Trash Receptacles	5
<b>Dwelling Unit Exteriors</b>		
2.1	Foundations & Slabs	NA
2.2	Weatherproofing	5
2.3	Windows & Doors	5
2.4	Landings, Stairs & Railings - Exterior	NA
2.5	Balconies & Decks	NA
2.6	Exterior Finishes	5
2.7	Roofing Assemblies	5
2.8	Landscape & Hardscape - Unit Exteriors	NA
<b>Dwelling Unit Interiors</b>		
3.1	Framing	5
3.2	Mechanical, Electrical, Plumbing - Rough	5
3.3	Fireblock/Draftstop	5
3.4	Insulation - Thermal & Acoustical	5
3.5	Fire Sprinkler Systems	5
3.6	Landings, Stairs & Railings - Interior	5
3.7	Attic Space	NA
3.8	Finishes - Interior	5
3.9	Equipment & Appliances	5
<b>Rodent &amp; Pest Control</b>		
4.0	Rodent & Pest Control	5
		<b>5.0</b>

### Safety & Security

Recommended Safety & Security Measures		Rating
5.1	Safety Conditions	5
5.2	Security Measures	5
		<b>5.0</b>

NA = Assembly unobservable, not installed at time of assessment, or not applicable

### 3. Recommended Repairs

The property was found to be in Excellent condition, no repairs are recommended at this time.

#### Recommended Repairs

##### Overall Site

- No repairs are recommended at this time.

##### Exterior

- No repairs are recommended at this time.

##### Interiors

- No repairs are recommended at this time.

##### Common Areas

- No repairs are recommended at this time.

#### Recommended Safety & Security Measures

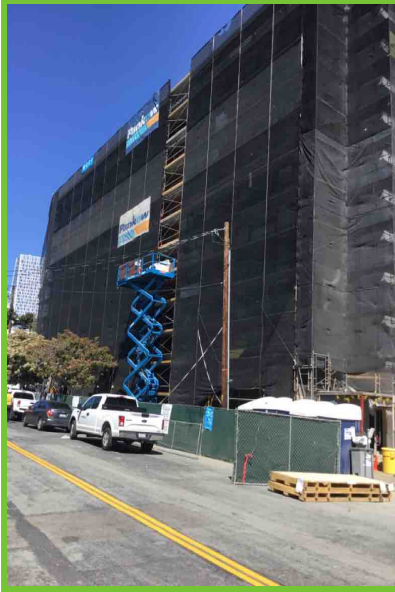
- No repairs are recommended at this time.



## 4. Photo Documentation

The photographs on the following pages are representative of the observed physical condition of the property at the time of observation. Photos are ordered left to right, then top to bottom in the order that they were generated.

1



Note: 12th street elevation

2



Note: East Facade

3



Note: East facade

4



Note: 12th street

5



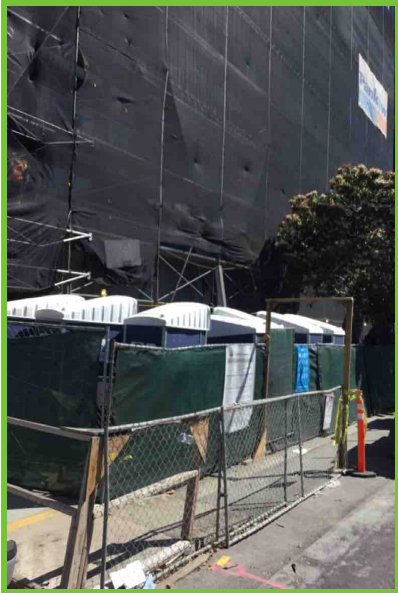
Note: East Facade

6



Note: 12th street/  
 Folsom elevation

7



8



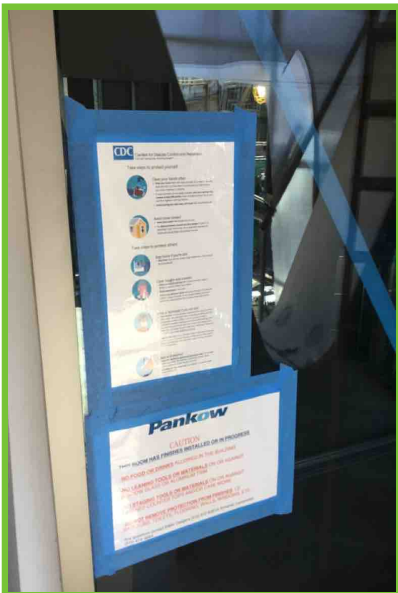
9



10



11



12



Note: Entry west promenade

13



14

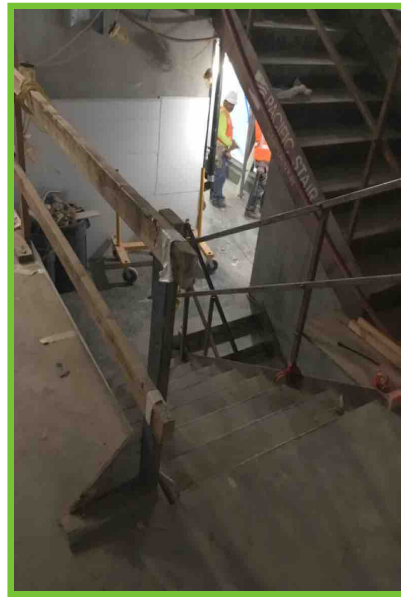


15



Note: Lobby

16



Note: Garden level stairway

17



Note: Lobby

18



Note: Lobby

19



Note: Lobby Elevators

20



Note: Elevators facing East courtyard

21



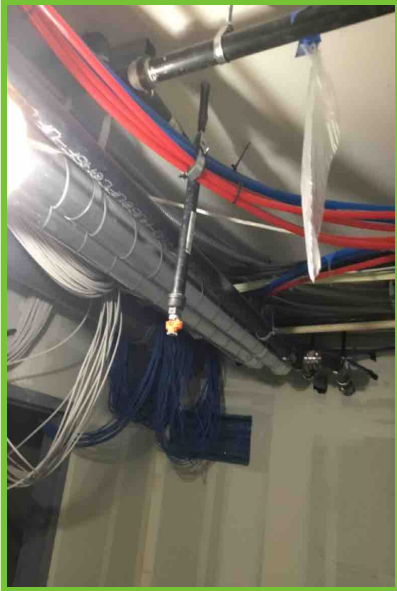
Note: Offices

22



Note: Office mechanicals

23



Note: Laundry room , level 2

24



Note: Level 2 corridor

25



Note: Norfolk entrance

26



Note: Fire pump room

27



Note: Norfolk facade & stoops

28



Note: Norfolk stairwell

29



30



31



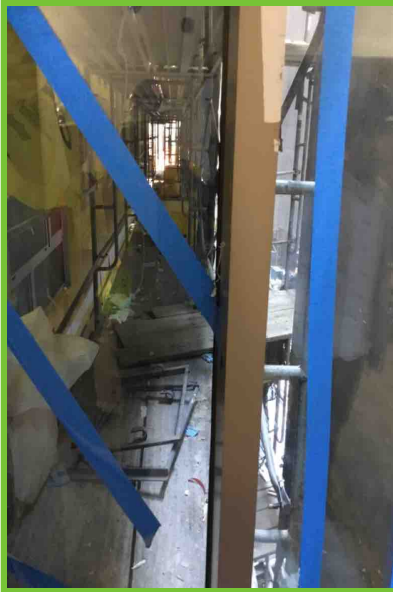
Note: Norfolk spiral staircase opening

32



Note: Norfolk facade

33



Note: Courtyard

34



Note: Meter bank 1

35



Note: Basement elevator

36



Note: Basement entrance into switch room

37



Note: Electrical meter room 2

38



Note: Basement bike room

39



Note: Garden level elevators

40



Note: Courtyard

41



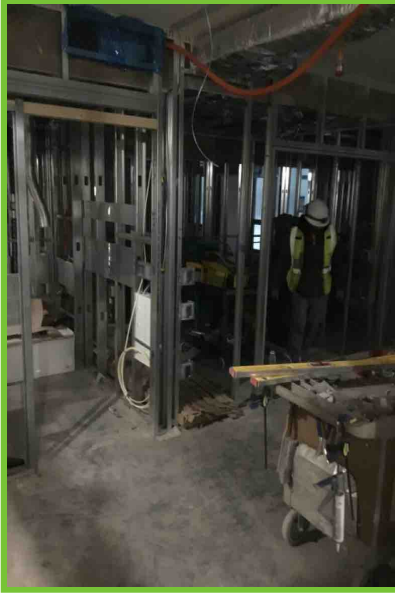
Note: Courtyard covered scaffolding

42





43



Note: Level G

44

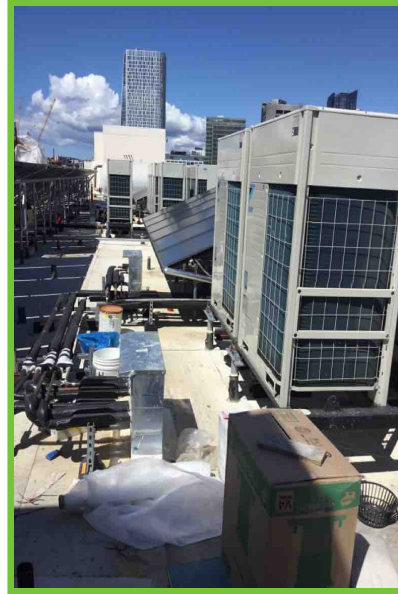


Note: Level G corridor

45



46



Note: Roof level

47



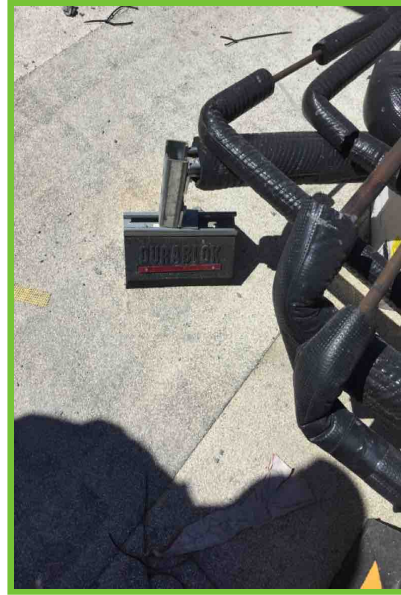
48



49



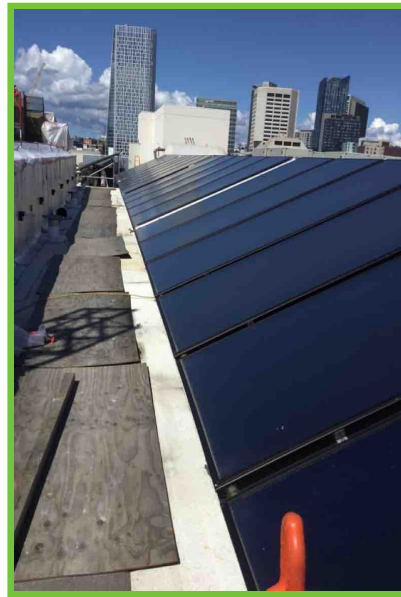
50



51



52



53



54



55



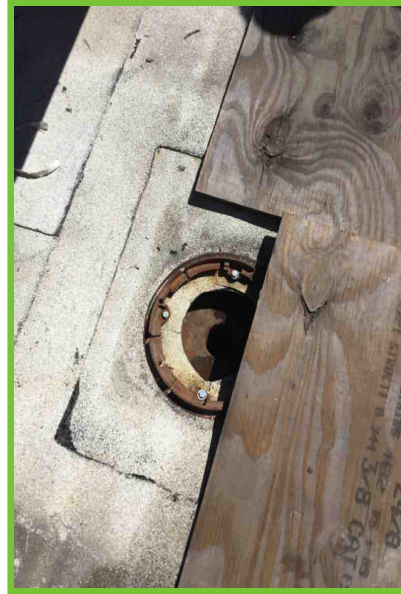
56



57



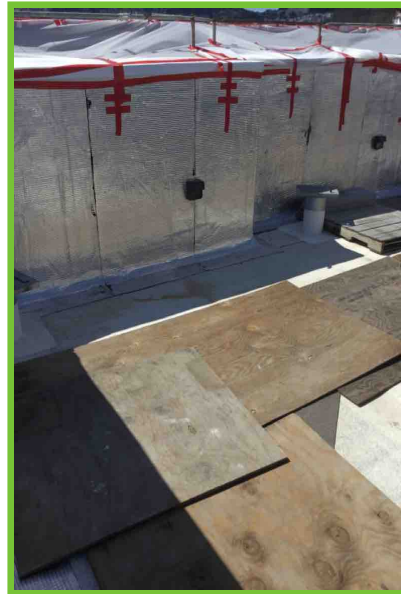
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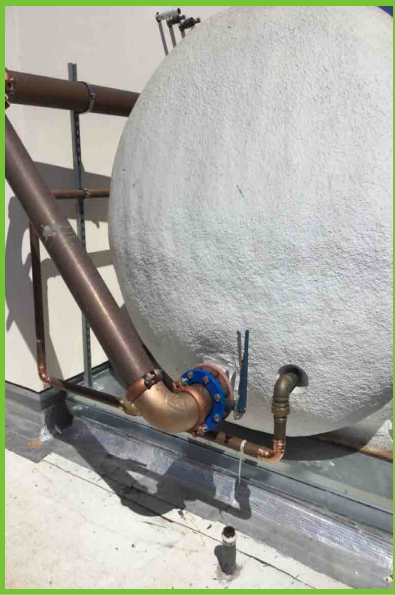
59



60



61



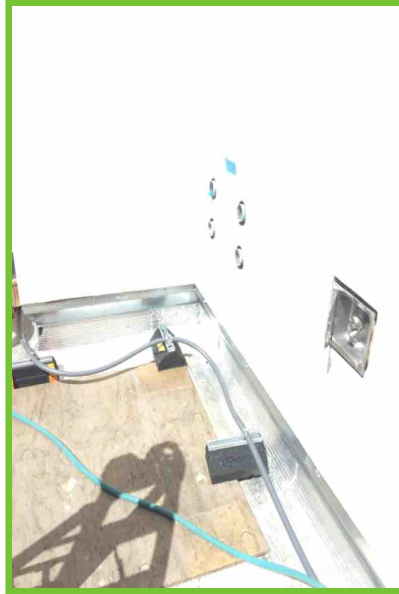
62



63



64



65



Note: Elevator control room

66



Note: Rooftop mechanical room

67



Note: Rooftop planters

68



Note: Rooftop planters & patio

69

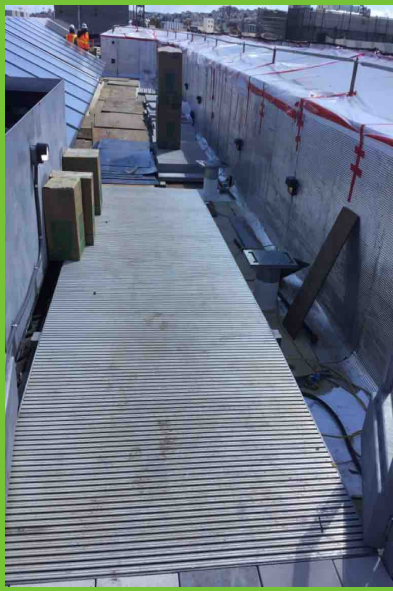


70



Note: Rooftop patio pavers

71



72



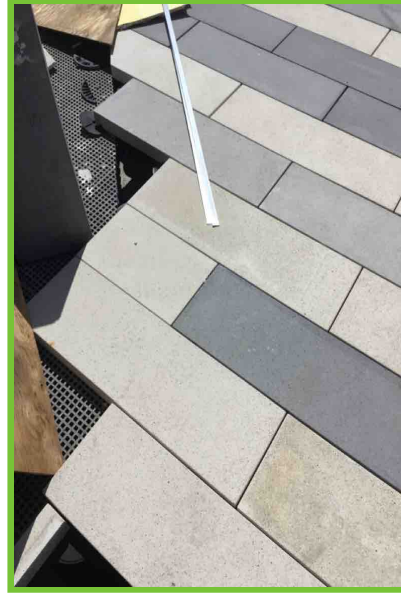
Note: Rooftop elevator lobby

73



Note: Rooftop elevators

74

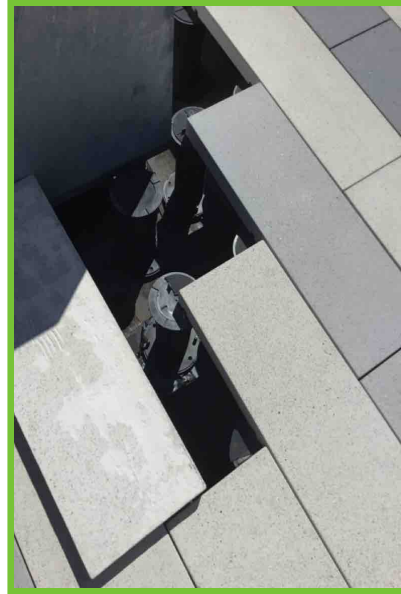


Note: Rooftop patio

75



76

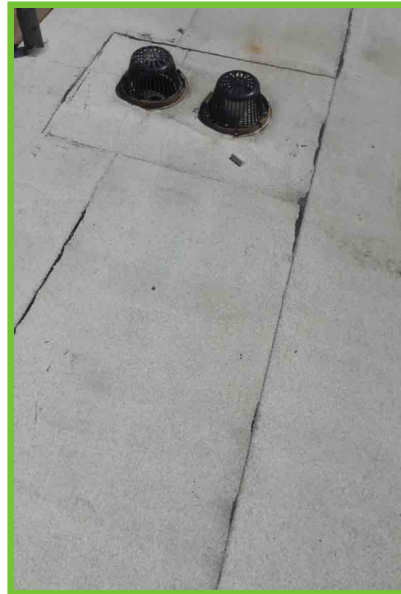


Note: Rooftop patio stations

77



78

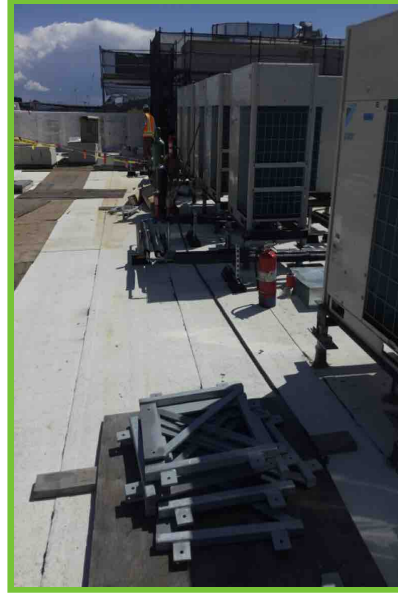


79



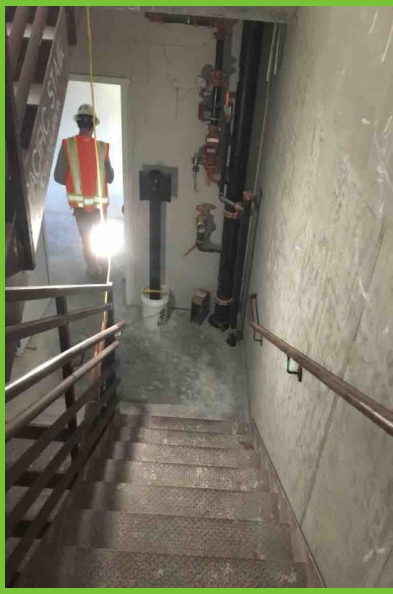
Note: Rooftop heat pumps

80



Note: Rooftop heat pumps

81



Note: Rooftop stairwell going down

82



Note: 7th floor corridor B

83



Note: Unit 702 B6

84



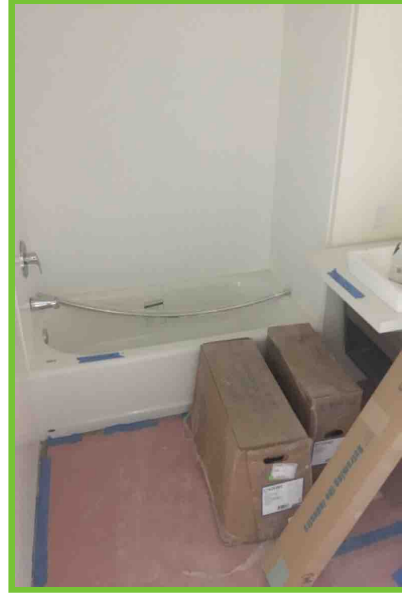
Note: 702 bedroom

85



Note: 702 living room

86



Note: 702 bathroom

87



Note: 792 electrical panel

88



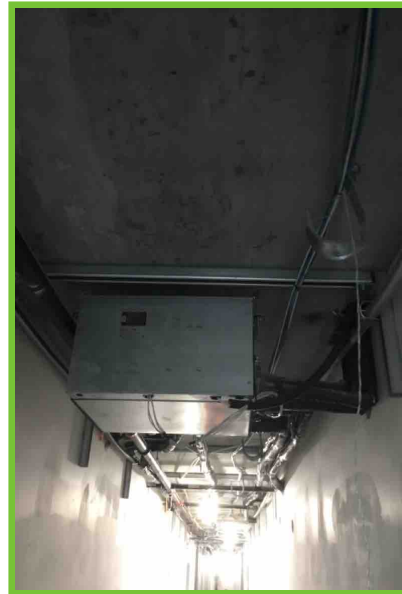
Note: 702 powder room

89



Note: Unit 701 C1. Kitchen

90



Note: Corridor 7 B



91



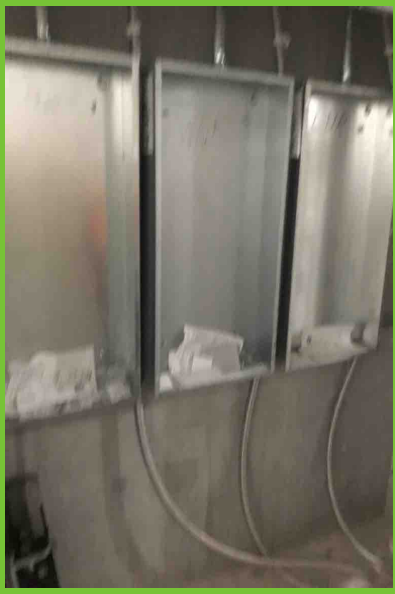
Note: Elevators level 7; bank 8

92



Note: 7th floor electrical

93



Note: 7th floor electrical room

94



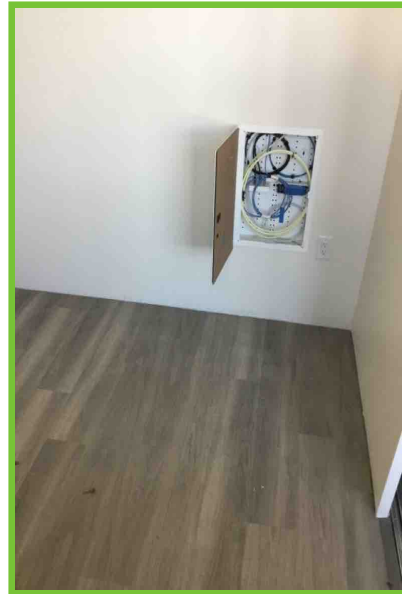
Note: Corridor 7 A

95



Note: 711 B2 Kitchen

96



Note: 711 B2 Bedroom & Smart cabinet

97



Note: 711 B2 Bathroom

98



99



Note: 713 B1 Kitchen

100



101



Note: 730 B 3 Kitchen

102



Note: 720 B3

103



Note: 7th floor Fire controls

104



Note: 6 A stairwell

105



Note: 624 B3

106



Note: 6 B corridor

107



Note: Corridor stairwell 5B

108

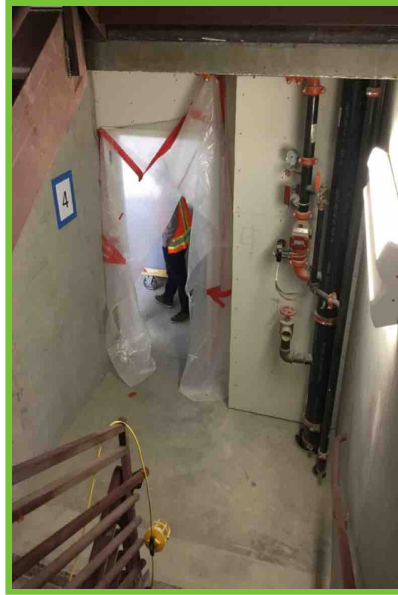


Note: 5B corridor

109

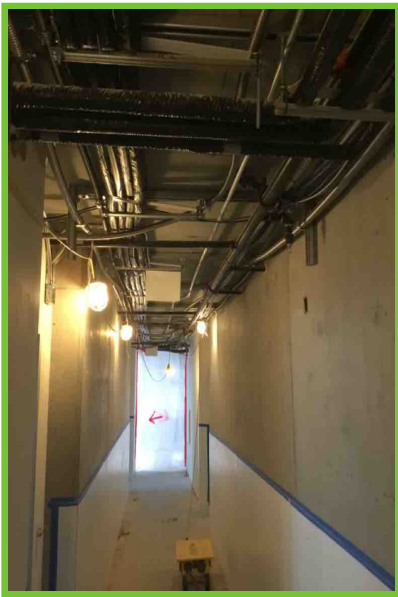


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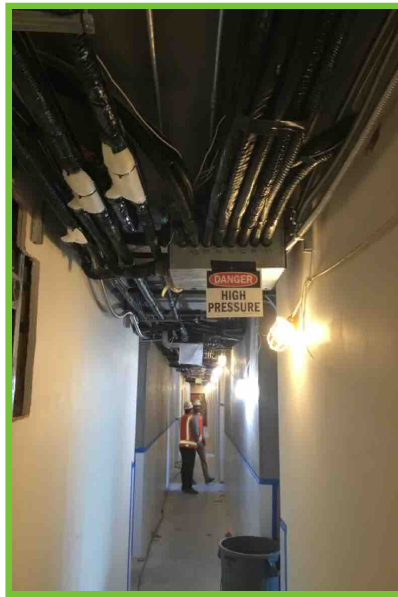
Note: 4B corridor

111



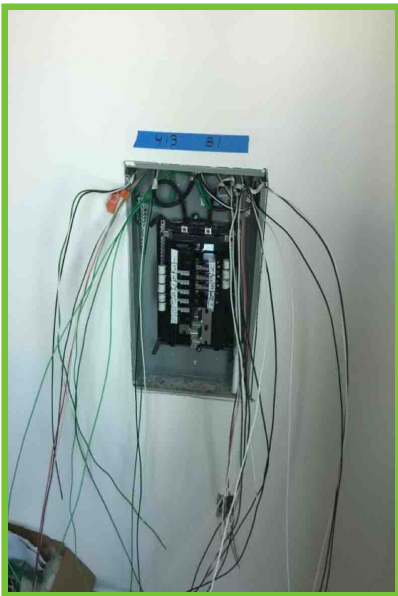
Note: 4B corridor

112

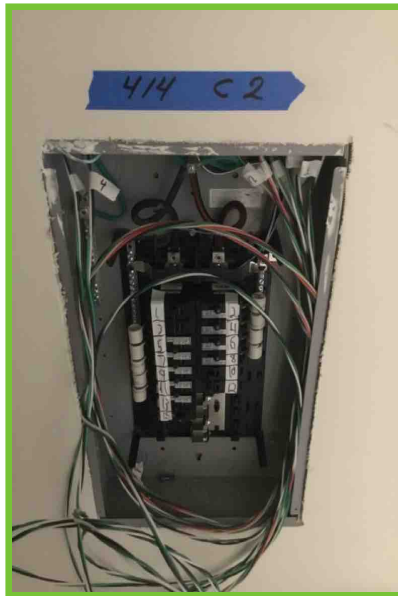


Note: 4B corridor

113



114

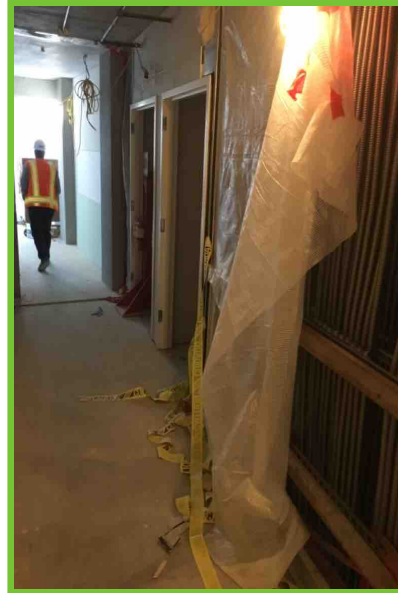


115



Note: 4th floor IIBF room

116



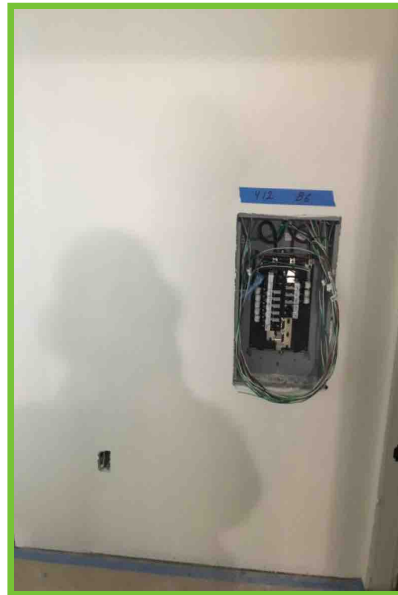
Note: 4th Floor west corridor

117



Note: 4th floor west elevators

118



119



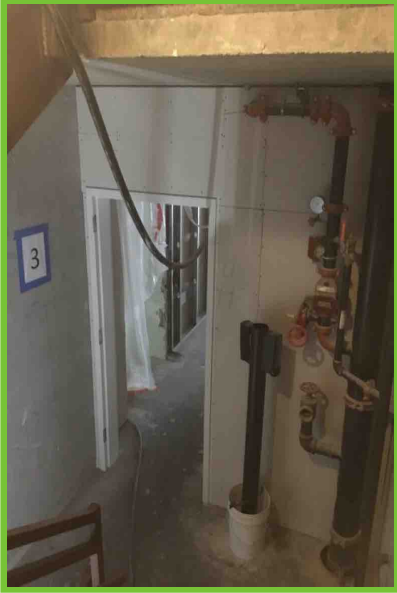
Note: 412 B6 Kitchen

120



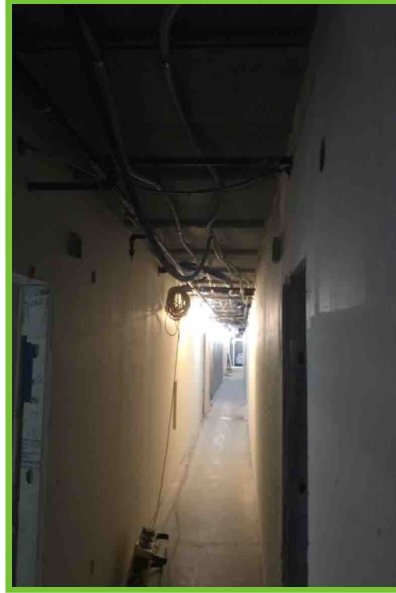
Note: 4th floor Corridor A

121



Note: Stairwell 3A

122

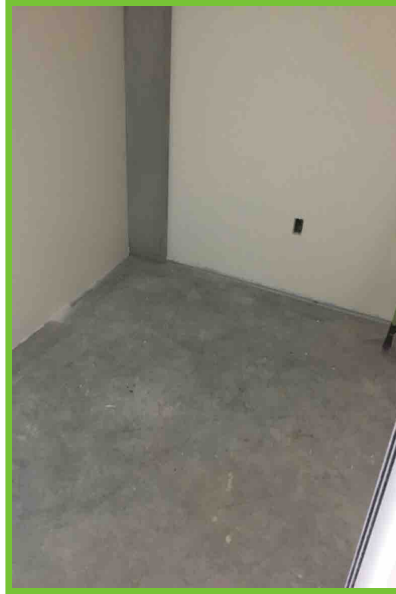


Note: Corridor 3A

123



124



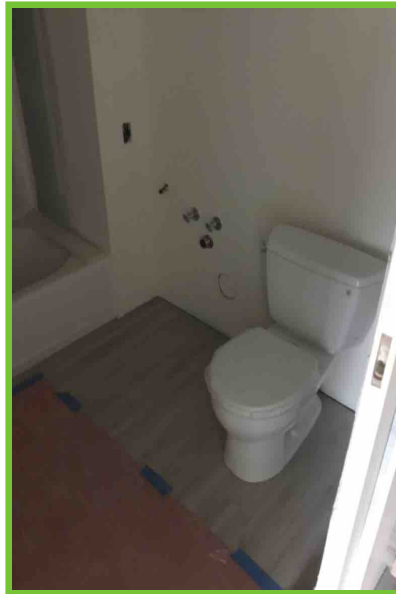
Note: Bedroom 302 B6

125



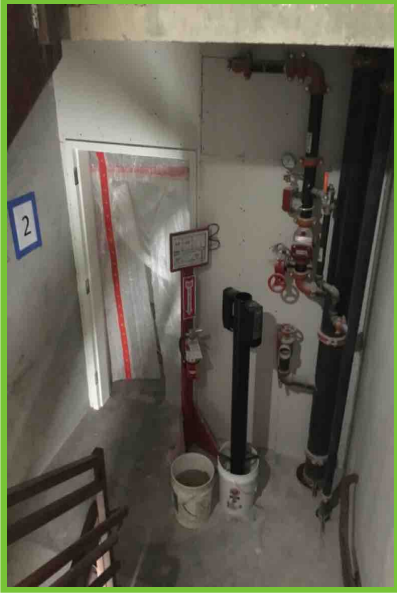
Note: Corridor 3A

126



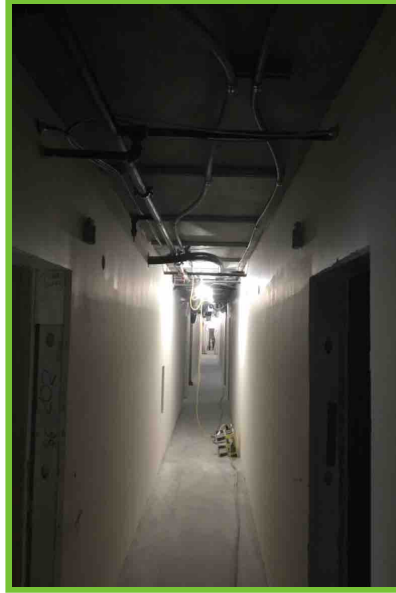
Note: 306 B7 bathroom

127



Note: Stairwell 2A

128

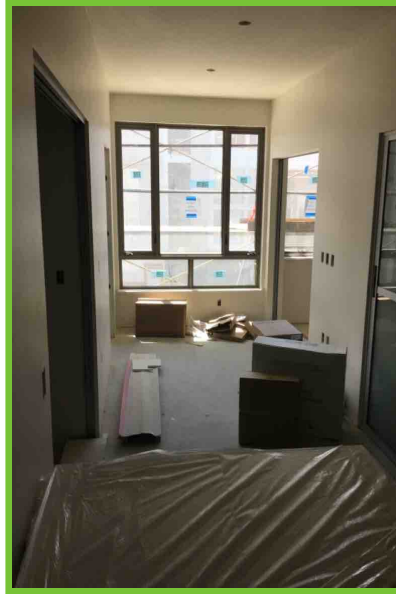


Note: Corridor 2A

129

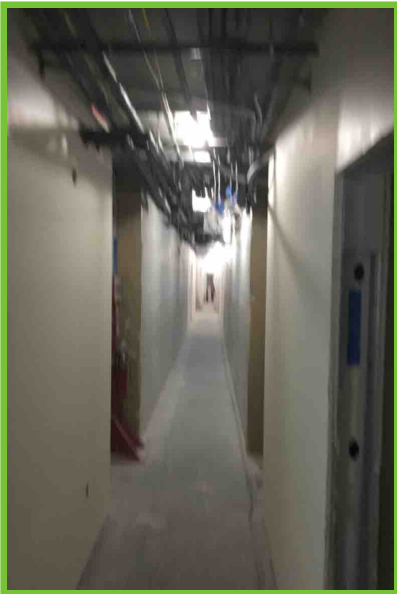


130



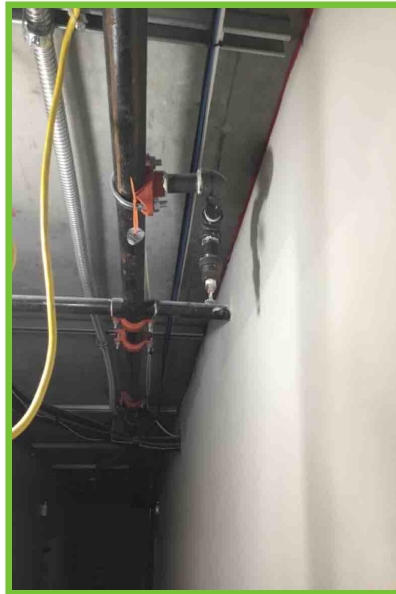
Note: 202 B6 Living room

131



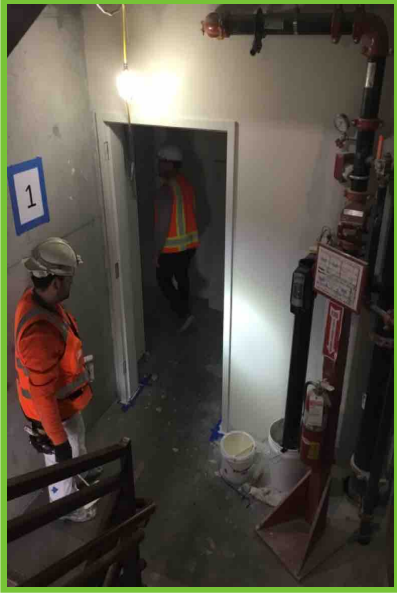
Note: Corridor 2A

132



Note: Corridor 2A

133



Note: Stairwell 1A

134

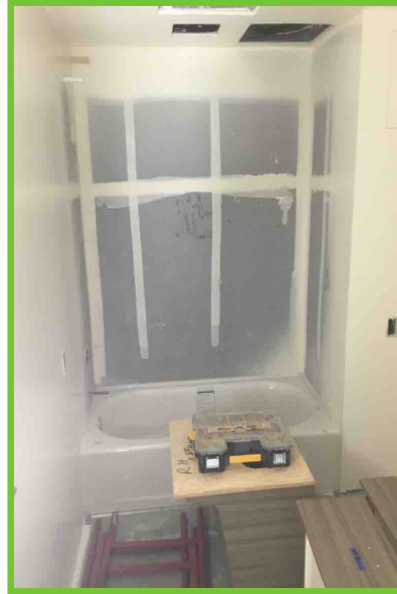


Note: Corridor 1A

135

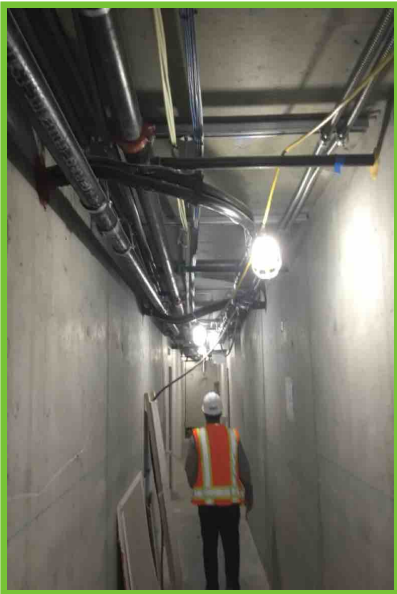


136



Note: 102 B4 Bathroom

137



Note: Corridor 1A

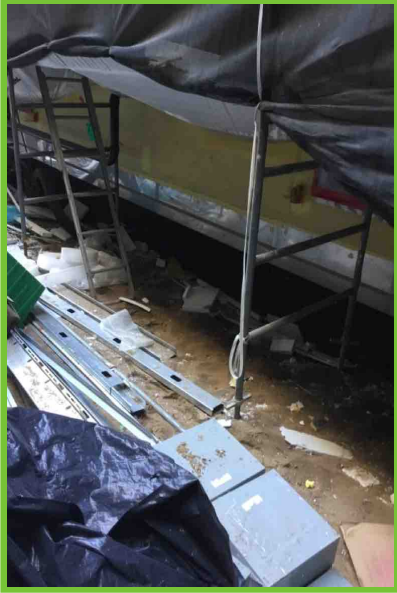
138



Note: Courtyard west window details

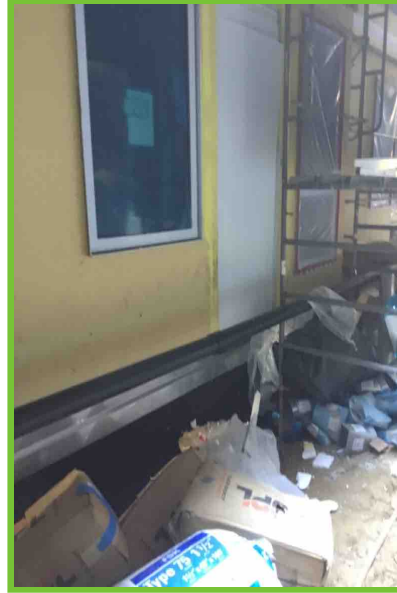


139



Note: Courtyard B window details

140



Note: Courtyard A window details

141



Note: Courtyard B window details

142



Note: Courtyard A window details

143



Note: Courtyard west elevation

## 5. Scope of Work

La Jolla Pacific of California, Ltd. has been requested by **City Gardens 333, LLC** to assess and document the property condition of the existing property known as **City Gardens 333, LLC**, located in **San Francisco, California**. The purpose of this review is to provide information regarding the physical condition of the property based on a visual, non-invasive and non-destructive site observation.

### Contracted Scope

#### A. Initial Report

The Consultant shall provide Client herewith a Property Condition Assessment Report (PCAR) of the **City Gardens 333, LLC** project located at **333 12th Street in San Francisco, CA 94103**. Consultant shall evaluate the project from a litigation/risk assessment standpoint, including digital photographic documentation of current building/structure conditions (WITHOUT INVASIVE OR DESTRUCTIVE TESTING OF EXISTING BUILDING ASSEMBLIES). The evaluation will encompass selected building assemblies including interior systems functionality testing\*, and exterior weatherproofing elements, structural and non-structural framing elements (as visible), fireblock/draftstop (as visible), mechanical/electrical/plumbing assemblies (as visible), existing roof conditions (as visible from ground and/or balconies), and hardscape / landscaping / drainage elements. Work product will consist of one electronic report containing an executive summary, recommendations, and photographic documentation.

**\*Interior systems functionality testing will be excluded from the evaluation if the water, gas and electricity (utilities) are not operating in the unit at the time of the evaluation. This testing is limited to functionality of systems and excludes pressure and/or performance to specifications testing.**

### Procedures and Limitations

This site observation and Property Condition Assessment Report were conducted and prepared according to the Agreement for said services between the Client and La Jolla Pacific of California, Ltd. The enclosed findings are a result of conditions visually observed at the time of site visit. This observation was completely visual; as such, no tests were performed, no samples obtained, and no materials were removed to observe any deficiencies. The findings contained herein do not warrant or guarantee the performance of any aspect or component of this project. This Property Condition Assessment Report is prepared for the exclusive use of the Client. Any external use, copying or reproduction of any kind is prohibited and in violation of applicable copyright laws.