



## PROPERTY CONDITION REPORT

### 64 Union Way

64 Union Way  
Vacaville, California 95687

### Report Date

July 22, 2024

### Partner Project Number:

24-456220.1

### Prepared for:

Ten-X,  
Irvine, California 92618



Building  
Science



Environmental  
Consulting



Construction &  
Development



Energy &  
Sustainability



July 22, 2024

Brittany Degrassi  
Ten-X  
17600 Laguna Canyon Road  
Irvine, California 92618

Subject: Property Condition Report  
64 Union Way  
64 Union Way  
Vacaville, California 95687  
Partner Project No. 24-456220.1

Dear Brittany Degrassi:

Partner Engineering and Science is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to provide sufficient information to evaluate the condition of the real property in order to facilitate completion of due diligence as a secured lender. The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the subject property serves as collateral. This report may not be used for any other purpose, including, without limitation, use by owner, borrower or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Arcie Propster at 310-765-7242 or [arcie@partneresi.com](mailto:arcie@partneresi.com).

Sincerely,

Partner Engineering and Science, Inc.

Augie Vega  
Senior Project Manager

Arcie Propster  
National Client Manager

# EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

## Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the “subject property”). The assessment was performed in accordance with ASTM E2018-24 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”. The purpose of this PCA was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

| <i>Property Data</i>             |   |
|----------------------------------|---|
| <i>Name</i>                      | 64 Union Way  |
| <i>Address</i>                   | 64 Union Way  |
| <i>City, State and Zip Code</i>  | Vacaville, California 95687   |
| <i>Property use</i>              | Industrial  |
| <i>Land acreage (acres)</i>      | One   |
| <i>Number of buildings</i>       | One   |
| <i>Number of floors</i>          | One, with mezzanine on eastern side   |
| <i>Year built</i>                | 2010  |
| <i>Gross building area (SF)</i>  | 17,291, per County Assessor and reviewed as-built drawings. The reviewed Certificate of Occupancy differs from this figure, listing the building area as 12,395 SF. |
| <i>Net rentable area (SF)</i>    | 17,291  |
| <i>Number of tenant spaces</i>   | One (current configuration of this industrial flex building provides three entrance doors)  |
| <i>Foundation / Substructure</i> | Concrete slab-on-grade over spread footings   |
| <i>Superstructure</i>            | Concrete tilt-up wall panels at perimeters, interior steel frame  |
| <i>Façade</i>                    | Painted concrete  |
| <i>Roof type</i>                 | Flat, single-ply thermoplastic membrane   |
| <i>Parking area</i>              | Asphalt paved surface lots  |
| <i>Parking space count</i>       | 27  |
| <i>ADA parking count</i>         | Two designated spaces, of which one was designated for van parking  |
| <i>HVAC system</i>               | Roof-mounted electric packaged units  |
| <i>Water supply piping</i>       | Copper  |
| <i>Electrical branch wiring</i>  | Copper  |
| <i>Number of elevators</i>       | None provided   |
| <i>Fire suppression</i>          | Wet-pipe sprinkler system, fire extinguishers   |
| <i>Fire alarm</i>                | Central system with local notification  |

## Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in good condition. The overall level of preventative maintenance appeared to be good. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the tables below.

## Reported Capital Expenditures

No recent or planned capital improvements were reported by property management.

### **Immediate and Short-Term Repair Items**

This report presents immediate costs, defined as opinions of costs to address physical deficiencies that are considered to be an imminent life-safety issue, physical deficiencies that, if left uncorrected, would be expected to result in or contribute to the failure of a building system or component, and/or reported or recorded violations of building or fire codes. These items should be addressed at the first opportunity. In addition, this report presents short-term costs, defined as opinions of cost to address physical deficiencies that may not warrant immediate attention but should be undertaken on a priority basis. Immediate and short-term costs are identified in Table 1- Immediate Repair and Deferred Maintenance Cost Opinion.

### **Replacement Reserve Items**

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

### **Cost Exclusions**

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

### **Deviation from ASTM E2018**

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that ASTM E2018 does not require.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report combines the opinions of immediate and short-term costs included in Table 1.

### **Recommendations for Additional Investigations**

There were no issues observed or reported that indicate the need for additional investigations.



## Table 1 - Immediate Repairs & Deferred Maintenance Cost Opinion

64 Union Way

64 Union Way

Vacaville, California 95687

Project No. 24-456220.1

July 22, 2024

| Sect No.      | Deficiency or Repair Item   | Quantity | Unit | Unit Cost | Total Cost     |
|---------------|---|----------|------|-----------|----------------|
| 2.0           | <b>REGULATORY COMPLIANCE</b>  |          |      |           |                |
|               | None Noted  |          |      |           |                |
| 3.0           | <b>SITE IMPROVEMENTS</b>  |          |      |           |                |
|               | None Noted  |          |      |           |                |
| 4.0           | <b>STRUCTURAL FRAME AND BUILDING ENVELOPE</b>   |          |      |           |                |
| 4.3.1         | The stucco at the rear of the mezzanine penthouse (observable from the rooftop) is extensively cracked. Some of this cracking appears sufficient to permit water intrusion. Repair of this deficiency is recommended in the short term. | 1,000    | SF   | \$3.00    | \$3,000        |
| 5.0           | <b>MECHANICAL AND ELECTRICAL SYSTEMS</b>  |          |      |           |                |
|               | None Noted  |          |      |           |                |
| 6.0           | <b>INTERIOR ELEMENTS</b>  |          |      |           |                |
|               | None Noted  |          |      |           |                |
| 7.0           | <b>ACCESSIBILITY</b>  |          |      |           |                |
|               | None Noted  |          |      |           |                |
| 8.0           | <b>WATER INTRUSION AND MICROBIAL GROWTH</b>   |          |      |           |                |
|               | None Noted  |          |      |           |                |
| <b>TOTALS</b> |   |          |      |           | <b>\$3,000</b> |

**TABLE 2 - LONG-TERM COST OPINION**

|                             |                         |  |                             |        |
|-----------------------------|-------------------------|--|-----------------------------|--------|
| 64 Union Way                |                         |  | Rentable Area (sq ft)       | 17,291 |
| 64 Union Way                | Project No. 24-456220.1 |  | Site effective age (years): | 14     |
| Vacaville, California 95687 | July 22, 2024           |  | Inflation rate:             | 2.50%  |
|                             |                         |  | Evaluation period (years):  | 12     |

| Sect No.                  | Description                                   | Avg EUL (YR) | Eff Age (YR) | RUL (YR) | On Site Qty | Qty in Eval Period | Unit | Unit Cost | YR 1            | YR 2 | YR 3 | YR 4 | YR 5            | YR 6            | YR 7 | YR 8 | YR 9            | YR 10 | YR 11          | YR 12 | Total Cost       |
|---------------------------|---|--------------|--------------|----------|-------------|--------------------|------|-----------|-----------------|------|------|------|-----------------|-----------------|------|------|-----------------|-------|----------------|-------|------------------|
| <b>3.0</b>                | <b>SITE IMPROVEMENTS</b>                      |              |              |          |             |                    |      |           |                 |      |      |      |                 |                 |      |      |                 |       |                |       |                  |
| 3.2.2                     | Asphalt seal coat & striping                  | 5            | 4            | 1        | 20,000      | 60,000             | SF   | \$0.12    | \$2,400         |      |      |      |                 | \$2,400         |      |      |                 |       | \$2,400        |       | \$7,200          |
| <b>4.0</b>                | <b>STRUCTURAL FRAME AND BUILDING ENVELOPE</b> |              |              |          |             |                    |      |           |                 |      |      |      |                 |                 |      |      |                 |       |                |       |                  |
| 4.3.1                     | Exterior cleaning, painting, sealing          | 8            | 7            | 1        | 14,300      | 28,600             | SF   | \$1.00    | \$14,300        |      |      |      |                 |                 |      |      | \$14,300        |       |                |       | \$28,600         |
| 4.4.1                     | Roof replacement - TPO                        | 20           | 14           | 6        | 15,300      | 15,300             | SF   | \$3.00    |                 |      |      |      |                 | \$45,900        |      |      |                 |       |                |       | \$45,900         |
| <b>5.0</b>                | <b>MECHANICAL AND ELECTRICAL SYSTEMS</b>      |              |              |          |             |                    |      |           |                 |      |      |      |                 |                 |      |      |                 |       |                |       |                  |
| 5.2                       | HVAC package unit (RTU), Replace              | 20           | 15           | 5        | 26          | 26                 | TON  | \$1,200   |                 |      |      |      | \$31,200        |                 |      |      |                 |       |                |       | \$31,200         |
| <b>6.0</b>                | <b>INTERIOR ELEMENTS</b>                      |              |              |          |             |                    |      |           |                 |      |      |      |                 |                 |      |      |                 |       |                |       |                  |
|                           | None anticipated-tenant responsibility        |              |              |          |             |                    |      |           |                 |      |      |      |                 |                 |      |      |                 |       |                |       |                  |
| <b>UNINFLATED TOTALS:</b> |   |              |              |          |             |                    |      |           | <b>\$16,700</b> |      |      |      | <b>\$31,200</b> | <b>\$48,300</b> |      |      | <b>\$14,300</b> |       | <b>\$2,400</b> |       | <b>\$112,900</b> |
| <b>INFLATED TOTALS:</b>   |   |              |              |          |             |                    |      |           | <b>\$16,700</b> |      |      |      | <b>\$34,439</b> | <b>\$54,647</b> |      |      | <b>\$17,423</b> |       | <b>\$3,072</b> |       | <b>\$126,281</b> |

**UNINFLATED COST PER SQUARE FOOT PER YEAR: \$0.54**

**INFLATED COST PER SQUARE FOOT PER YEAR: \$0.61**

# TABLE OF CONTENTS

|            |   |           |
|------------|---|-----------|
| <b>1.0</b> | <b>INTRODUCTION.....</b>  | <b>1</b>  |
| 1.1        | Purpose and Scope of Work.....  | 1         |
| 1.2        | Cost Evaluation Methodology.....  | 1         |
| 1.3        | Descriptive Qualifiers.....   | 1         |
| 1.4        | Addressee Reliance.....   | 2         |
| <b>2.0</b> | <b>RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW.....</b>  | <b>3</b>  |
| 2.1        | Site Reconnaissance.....  | 3         |
| 2.2        | Property Personnel Interviewed/Contacted.....   | 3         |
| 2.3        | Regulatory Compliance Inquiry.....  | 3         |
| 2.4        | Document Review.....  | 4         |
| <b>3.0</b> | <b>PROPERTY CHARACTERISTICS.....</b>  | <b>5</b>  |
| 3.1        | Parcel Configuration.....   | 5         |
| 3.2        | Site Improvements.....  | 5         |
| 3.2.1      | Topography and Storm Water Drainage.....  | 5         |
| 3.2.2      | Vehicular Access, Paving.....   | 5         |
| 3.2.3      | Walkways, Grade-Level Steps and Ramps.....  | 6         |
| 3.2.4      | Landscaping and Irrigation.....   | 6         |
| 3.2.5      | Retaining Walls.....  | 6         |
| 3.2.6      | Site and Building Signage.....  | 6         |
| 3.2.7      | Perimeter Walls, Gates, and Fences.....   | 6         |
| 3.2.8      | Exterior Lights.....  | 7         |
| 3.2.9      | Site Amenities.....   | 7         |
| 3.2.10     | Special Utility Systems.....  | 7         |
| 3.2.11     | Utility Service Providers.....  | 7         |
| <b>4.0</b> | <b>STRUCTURAL FRAME AND BUILDING ENVELOPE.....</b>  | <b>8</b>  |
| 4.1        | Foundation/Substructure.....  | 8         |
| 4.2        | Building Frame.....   | 8         |
| 4.3        | Facades or Curtain Walls.....   | 8         |
| 4.3.1      | Exterior Walls.....   | 8         |
| 4.3.2      | Windows.....  | 8         |
| 4.3.3      | Doors.....  | 9         |
| 4.4        | Roof.....   | 9         |
| 4.4.1      | Roofing Materials.....  | 9         |
| 4.4.2      | Roof Drainage.....  | 9         |
| 4.5        | Interior Stairs, Exterior Stairs, Balconies, Upper Level Walkways, Breezeways, Fire Escapes... .. | 9         |
| <b>5.0</b> | <b>MECHANICAL AND ELECTRICAL SYSTEMS.....</b>   | <b>11</b> |
| 5.1        | Plumbing, Domestic Hot Water, and Sewer Systems.....  | 11        |
| 5.2        | Heating, Ventilation, and Air Conditioning (HVAC).....  | 11        |
| 5.3        | Electrical.....   | 11        |
| 5.4        | Vertical Transportation.....  | 12        |
| 5.5        | Life Safety and Fire Protection.....  | 12        |
| 5.5.1      | Fire Suppression Systems.....   | 12        |
| 5.5.2      | Alarm Systems.....  | 12        |
| 5.5.3      | Other Systems.....  | 13        |
| <b>6.0</b> | <b>INTERIOR ELEMENTS.....</b>   | <b>14</b> |
| 6.1        | Common Areas.....   | 14        |
| 6.2        | Amenities and Special Features.....   | 14        |

|             |  |           |
|-------------|--|-----------|
| 6.3         | Support Areas.....                                       | 14        |
| 6.4         | Commercial Tenant Spaces.....                            | 14        |
| 6.5         | Residential Spaces.....                                  | 14        |
| <b>7.0</b>  | <b>ACCESSIBILITY.....</b>                                | <b>15</b> |
| <b>8.0</b>  | <b>SUSPECT WATER INTRUSION AND MICROBIAL GROWTH.....</b> | <b>16</b> |
| <b>9.0</b>  | <b>NATURAL HAZARD INFORMATION.....</b>                   | <b>17</b> |
| 9.1         | Flood Zone.....  | 17        |
| 9.2         | Seismic Zone.....  | 17        |
| <b>10.0</b> | <b>OUT OF SCOPE CONSIDERATIONS.....</b>                  | <b>18</b> |
| <b>11.0</b> | <b>LIMITATIONS.....</b>                                  | <b>20</b> |

The following report Figures and Appendices are attached at the end of this report.

**Figures**

- Figure 1:** Site Location Map
- Figure 2:** Site Plan

**Appendices**

- Appendix A:** Site Photographs
- Appendix B:** Supporting Documentation
- Appendix C:** Qualifications

# 1.0 INTRODUCTION

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## 1.1 Purpose and Scope of Work

The purpose of this assessment is to provide information to evaluate the subject property's condition to facilitate the addressee's completion of due diligence. This report is intended to evaluate the subject property as collateral for a mortgage loan. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements. This report may not be used for any purpose other than that described herein.

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work.

Due to time and budgetary constraints of the scope of work, this report does not reflect the investigative effort and detailed evaluation required to adequately address the risks associated with the purchase or operations of the subject property. Additionally, this report may contain conclusions and recommendations that reflect the addressee's stated or implied risk tolerances.

Opinions provided in the report are conceptual and may be affected by the availability of information, concealed conditions, the objectives and scope of work communicated by the addressee, management, maintenance activities, and other considerations.

## 1.2 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

## 1.3 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

**Good:** In working condition and does not require immediate or short-term repairs above an agreed threshold.

**Fair:** In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor: Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

#### **1.4 Addressee Reliance**

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

## 2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

### 2.1 Site Reconnaissance

Date: July 16, 2024, 10:00 a.m.  
 Weather: Sunny, approximately 80° Fahrenheit at conclusion of site visit  
 Field Assessor: Scott Leonard  
 Escort: Ed Chilbert, Owner, 925.984.9827

#### Limiting Conditions

No limiting conditions beyond those specified by ASTM were encountered while preparing this report.

### 2.2 Property Personnel Interviewed/Contacted

Ed Chilbert, the site escort, was interviewed during the course of the survey. The site escort has been associated with the subject property for approximately 14 years. The site escort was cooperative during the property observations and appeared to be knowledgeable about the subject property and maintenance practices.

### 2.3 Regulatory Compliance Inquiry

|   |   |                                     |   |
|---|---|-------------------------------------|---|
| <b>Building Codes</b>   |   | City of Vacaville                   |   |
| Contact:  | Public Records Request portal                     | Contact Info:                       | <a href="https://vacavilleca.govqa.us/WEBAPP/_rs/(S(irbkniprlzhlp5b5swbp02e5))/supporthome.aspx">https://vacavilleca.govqa.us/WEBAPP/_rs/(S(irbkniprlzhlp5b5swbp02e5))/supporthome.aspx</a> |
| Findings:   | <input checked="" type="checkbox"/> No Violations | <input type="checkbox"/> Violations | <input type="checkbox"/> Awaiting response  |
| No violations reported.   |   |                                     |   |
| <b>Fire or Life Safety</b>  |   | City of Vacaville                   |   |
| Contact:  | Public Records Request portal                     | Contact Info:                       | <a href="https://vacavilleca.govqa.us/WEBAPP/_rs/(S(irbkniprlzhlp5b5swbp02e5))/supporthome.aspx">https://vacavilleca.govqa.us/WEBAPP/_rs/(S(irbkniprlzhlp5b5swbp02e5))/supporthome.aspx</a> |
| Findings:   | <input checked="" type="checkbox"/> No Violations | <input type="checkbox"/> Violations | <input type="checkbox"/> Awaiting response  |
| No violations reported.   |   |                                     |   |
| <b>Zoning</b>   |   | City of Vacaville                   |   |
| Contact:  | Public Records Request portal                     | Contact Info:                       | <a href="https://vacavilleca.govqa.us/WEBAPP/_rs/(S(irbkniprlzhlp5b5swbp02e5))/supporthome.aspx">https://vacavilleca.govqa.us/WEBAPP/_rs/(S(irbkniprlzhlp5b5swbp02e5))/supporthome.aspx</a> |
| Findings:   | <input checked="" type="checkbox"/> No Violations | <input type="checkbox"/> Violations | <input type="checkbox"/> Awaiting response  |
| No violations reported. According to a review of the zoning map obtained from the City of Vacaville zoning map, the subject property is zoned IS: Industrial. The IP district is intended to provide for a variety of industrial, manufacturing, and warehousing uses with compatible uses to support vibrant employment areas. The IP district implements the Industrial Park General Plan Land Use Designation. Based on Partner's limited review, the subject property appears to be a conforming use. |   |                                     |   |

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.



## 2.4 Document Review

The following documents were readily available or provided for reference as part of this assessment.

- Solano County Tax Assessor property information
- City of Vacaville Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- As-built drawings, dated February 5, 2009
- Certificate of Occupancy, dated 2010

## 3.0 PROPERTY CHARACTERISTICS

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### 3.1 Parcel Configuration

The subject property improvements were placed upon one rectangular parcel occupying an approximate area of 1.0 acre. This property is identified in County records by Assessor Parcel Number (APN) 0000130122. The subject property building is oriented along a northwest-to-southeast axis. For the purposes of this report, the wall facing northwesterly is designated the northern elevation, the wall facing northeasterly is designated the eastern elevation, and so forth.

### 3.2 Site Improvements

#### 3.2.1 Topography and Storm Water Drainage

The general vicinity was relatively flat, sloping generally towards the west at an approximate gradient of 15 feet/mile. The subject building was located at approximately 95 feet above mean sea level. Site grading trends generally southerly and accommodates the building pad elevation such that stormwater is directed away from its foundations.

Storm water runoff from the roof areas of the subject building, landscaped areas, and paved areas appeared to be removed primarily by sheet flow action across paved surfaces, which drain to the public right of way, and to on-site storm water drains. The subject property was connected to a storm sewer system that was owned and maintained by the municipality.

#### **Survey Condition and Analysis**

The topography appeared to be in good condition and appeared to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible.

#### 3.2.2 Vehicular Access, Paving

Vehicular access to driving lanes and parking areas was provided via two two-way drive lanes leading from Union Way at the property's northeastern and southeastern corners. Signalization was not provided at the entrance point(s) to the subject property.

| <i>Parking Type</i> | <i>Paving</i> | <i>Total Spaces</i> | <i>ADA (Including Van)</i> | <i>Van</i> |
|---------------------|---------------|---------------------|----------------------------|------------|
| Surface lots        | Asphalt       | 27                  | 2                          | 1          |

The parking quantity was determined by a physical count. Concrete pavement was present at right-of-way approaches and in front of refuse enclosures.

Curbing placed at the parking area perimeters and interior islands consisted of cast-in-place concrete.

#### **Survey Condition and Analysis**

Asphalt pavement appeared to be in good overall structural condition; however, Damaged pavement consisting of linear cracking was noted, particularly at the southeastern corner of the parking area. It is anticipated this cracking can be addressed at the time seal coating is next applied.

Pavement markings and striping appeared to be in good condition.

Asphalt seal coat appeared to be in fair condition. It appeared that seal coat has not been applied in the past five years. It is recommended that a regime of periodic seal coating and stall restriping be instituted

early in the reserve term to extend the life of parking areas and driving lanes. Reapplication of asphalt seal coat and parking stall restriping is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Curbing appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### **3.2.3 Walkways, Grade-Level Steps and Ramps**

Building entrance flatwork and pedestrian walkways consisted of cast-in-place concrete construction. A concrete ramp on the southern side of the building accommodated sidewalk grade changes along the accessible route provided from the municipal sidewalk. Open sides were protected by steel pipe guardrails and steel pipe handrails were located on walls at closed sides.

#### **Survey Condition and Analysis**

The pedestrian walkways appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### **3.2.4 Landscaping and Irrigation**

Landscaped areas consisted of shrubs, floral plantings, trees, and mulched beds in areas not occupied by buildings, walkways, or pavement. An underground automatic drip line irrigation system was provided.

#### **Survey Condition and Analysis**

Vegetative materials appeared to be in good to fair condition. The property has been vacant for some time and the landscaping is somewhat overgrown and the mulch in some of the beds has decomposed. Due to the limited scope of work and a resulting opinion of cost that falls within the definition of a de minimis condition, this issue can be addressed as part of routine maintenance.

Although operation of the sprinkler system was not directly tested, components were assumed to be in proper working order, based on the general appearance and as reported by management. Routine maintenance is anticipated during the evaluation period.

### **3.2.5 Retaining Walls**

Concrete crib retaining walls were present at the southeastern corner of the subject property.

#### **Survey Condition and Analysis**

The retaining walls appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### **3.2.6 Site and Building Signage**

Property identification was primarily provided by facade-mounted, address signage signage.

#### **Survey Condition and Analysis**

The signage appeared to be in good condition. Sign painting or replacement can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

### **3.2.7 Perimeter Walls, Gates, and Fences**

Chain-link fencing was present along the northern, southern, and western perimeters of the subject property. Access to the rear of the building is secured by two welded steel manual swinging gates.

### **Survey Condition and Analysis**

The fencing and gates appeared to be in generally good overall condition; however, one section of fencing at the southwestern parcel corner has been vandalized and makeshift repairs effected. Replacing this section of fencing is recommended. Due to the limited scope of work and a resulting opinion of cost that falls within the definition of a de minimis condition, this issue can be addressed as part of routine maintenance.

### **3.2.8 Exterior Lights**

Outdoor lighting was provided by pole-mounted light fixtures in the eastern parking area and facade-mounted LED wall pack fixtures on the northern, southern, and western exterior walls. Soffit areas over entryways had surface-mounted LED lighting. Timers controlled exterior lighting.

### **Survey Condition and Analysis**

The walk-through survey was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appeared to be adequate and was reported to be sufficient for the subject property.

The light fixtures were reported and appeared to be in good condition. The light fixtures are anticipated to require minimal repairs and replacements that can be addressed as part of routine maintenance during the evaluation period.

### **3.2.9 Site Amenities**

Recreational facilities and additional site amenities were not present.

### **3.2.10 Special Utility Systems**

Special utility systems were not present at the subject property.

### **3.2.11 Utility Service Providers**

| <b>Utility</b>        | <b>Provider</b>                 | <b>Meter configuration and location</b>  |
|-----------------------|---------------------------------|--|
| <b>Storm Water</b>    | City of Vacaville               |  |
| <b>Electric</b>       | Pacific Gas and Electric        | The building meter was located in the main electrical room accessed through an exterior door on the south side of the building |
| <b>Gas</b>            | No natural gas service provided | NA   |
| <b>Water</b>          | City of Vacaville               | The building water meter was located in a below grade vault  |
| <b>Sanitary Sewer</b> | City of Vacaville               |  |

### **Survey Condition and Analysis**

No issues or service deficiencies were reported. Routine maintenance is anticipated during the evaluation period.

## 4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

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### 4.1 Foundation/Substructure

According to the as-built drawings, experience with similar structures in this geographic region, and the observation of exposed structure, the foundation system consisted of a conventional concrete spread footing system with a reinforced-concrete slab-on-grade over continuous grade beams at the perimeter and isolated pad footings at interior bearing locations.

#### *Survey Condition and Analysis*

Evidence of structural distress indicative of foundation settlement was not observed. The foundation system appeared to be in functional condition. Normal monitoring of the foundation is anticipated during the evaluation period.

### 4.2 Building Frame

According to the construction drawings and the observation of exposed structure, the building was constructed of concrete tilt-up perimeter walls. The office suite mezzanine at the front (east) of the building and in the southern portion of the warehouse consisted of wood-framing with wood decking. The roof structure was constructed of low slope wood-framing topped with Oriented Strand Board (OSB) sheathing.

#### *Survey Condition and Analysis*

Evidence of structural distress indicative of framing failure was not observed. Observed framing appeared to be in functional condition. Normal monitoring of the framing is anticipated during the evaluation period.

### 4.3 Facades or Curtain Walls

#### 4.3.1 Exterior Walls

The exterior walls of the building consisted primarily of concrete tilt-up panels with caulked joints at each panel intersection. Accent facades consisted of stone veneer. Soffits were painted metal.

#### *Survey Condition and Analysis*

The exterior walls appeared to be in generally good condition; however, the stucco at the rear of the mezzanine penthouse (observable from the rooftop) is extensively cracked. Some of this cracking appears sufficient to permit water intrusion. Repair of this deficiency is recommended in the short term. An opinion of cost for this work is included in Table 1.

Exterior paint appeared to be in good condition. Exterior cleaning, painting, and sealant applications are anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Exterior wall sealants appeared to be in good condition. Reapplication of sealants is anticipated during the evaluation period. This work can be performed as part of routine maintenance.

#### 4.3.2 Windows

Windows appeared to be part of a storefront window system which consisted of full-height tinted glazing that incorporated the entry doors. Vinyl gaskets were used at the joints between glazing panes and the framing at the storefront units. Window framing appeared to be brushed aluminum.

### ***Survey Condition and Analysis***

Windows were reported and appeared to be in good condition. No signs of window leaks or condensation were evident during the observation. Window sealants appeared to be intact, with no signs of deterioration. Routine maintenance is anticipated during the evaluation period.

#### **4.3.3 Doors**

The entrances consisted of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system. Hardware included closers, deadbolts, exterior pulls, and horizontal exit bars.

There were six overhead doors located at the rear elevation of the building (west). The overhead doors consisted of steel panel coiling doors that were operated with electric openers.

### ***Survey Condition and Analysis***

Doors were reported and appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period.

## **4.4 Roof**

### **4.4.1 Roofing Materials**

Roof coverings consisted of a single-ply thermoplastic membrane over low-slope roof construction.

Exterior walls extended above the roof plane as parapets and were capped with sheet metal. Roof materials covered the inboard sides of the parapets. Materials terminated under the metal coping. Flashing materials appeared to be similar to the roofing membrane.

Conventional domed translucent plexiglass skylights were provided. The skylights were factory flashed.

### ***Survey Condition and Analysis***

The roof was reportedly installed in 2010. Based on our observations, the reported age appeared to be reasonable. The roofing systems appeared to be in good condition. Replacement of the TPO single-ply membrane roof is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Parapets appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period.

Skylights appeared to be in good condition. No evidence of water intrusion was noted. Routine maintenance is expected throughout the evaluation period.

### **4.4.2 Roof Drainage**

Storm water runoff for the roof was directed to roof drains connected to internal leaders that discharged directly into the storm drain collection system.

### ***Survey Condition and Analysis***

Roof drainage components appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period.

## **4.5 Interior Stairs, Exterior Stairs, Balconies, Upper Level Walkways, Breezeways, Fire Escapes**

Interior stairs were wood framed with wooden treads. Wood handrails were located on walls at closed sides. Interior stairs were finished with carpet.

### ***Survey Condition and Analysis***

Stairs appeared to be in good condition. Routine maintenance is anticipated during the evaluation period. Painting of the stairs, balconies can be performed in conjunction with the painting of the building exterior or interior common areas.



## 5.0 MECHANICAL AND ELECTRICAL SYSTEMS

### 5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Observation of visible piping at plumbing stub-outs indicated that the piping was copper. Observation of visible vent piping indicated that the piping was cast iron.

Domestic hot water was supplied to the tenant spaces by an individual unit electric water heater. The observed water heater was mounted at the top of a closet in the mezzanine-level break room and its manufacturer's data plate was not accessible. It is estimated this unit had a 35-gallon capacity.

#### **Survey Condition and Analysis**

The plumbing, sanitary drainage, and vent systems were reported and observed to be in good condition. Evidence of leaks and faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heating equipment appeared to be in good condition. Routine maintenance is anticipated during the evaluation period. Observed water heaters were secured to the building frame.

### 5.2 Heating, Ventilation, and Air Conditioning (HVAC)

| <i>Equipment description</i>   | <i>Model number/Description</i> | <i>Size</i> | <i>Manufacture date</i> | <i>Condition</i> |
|--------------------------------|---------------------------------|-------------|-------------------------|------------------|
| Bryant electric heat pump RTU  | 548JE07A000A2A0AAA              | 6           | Jul-17                  | Good             |
| International Comfort Products | RHS048L0BA0AAAA                 | 4           | Nov-09                  | Fair             |
| International Comfort Products | PHH1800LOA00AA                  | 15          | Oct-08                  | Fair             |
| International Comfort Products | RHS036L0BA0AAAA                 | 3           | Nov-09                  | Fair             |

Heating and cooling were provided by HVAC packaged units. Manufactured by Bryant and International Comfort Products, input capacity of the observed units ranged between 3 and 15 tons. Cooling was provided by direct expansion and the units manufactured prior to 2010 appeared to utilize R22 refrigerant while the newer units appeared to utilize R410A refrigerant. Heating was provided by electric resistance coils. Packaged units were located on the roof. Conditioned air was distributed through sheet metal ducts to diffusers located in finished ceilings. Fresh air was supplied by intakes on the side of the packaged units. Return air was collected by concealed sheet metal ducts through ceiling-mounted intakes. Temperature was controlled by local thermostats located throughout the interior space. Ventilation was provided by common fans that vent through the roof.

#### **Survey Condition and Analysis**

The packaged units appeared to be in good condition. Replacement of a portion of the packaged units is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

### 5.3 Electrical

Electrical service was provided via a pad-mounted transformer located in the landscaped area along Union Way. Adjacent to this unit was a sub-grade vault likely to contain a second transformer unit.

Each building was configured with individual electrical service. Main electrical service was rated at 800-amp, 277/480-volt power. Breaker panels for lighting and power controls were located in the warehouse area. Observed panels were manufactured by Siemens. Ground fault circuit interrupter (GFCI) outlets were observed in wet areas inside the building at exterior outlets.

According to available drawings, the electrical branch wiring was copper.

Federal Pacific Electric (FPE) Stab-Lok circuit breaker panels were not observed.

Zinsco circuit breaker panels were not observed.

### ***Survey Condition and Analysis***

The electrical service was reported to be adequate for the current demands of the facility. The electrical systems appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

## **5.4 Vertical Transportation**

Vertical conveyances were not present.

## **5.5 Life Safety and Fire Protection**

### ***5.5.1 Fire Suppression Systems***

The building was protected by a wet-pipe automatic sprinkler system. Water was supplied via a fire sprinkler line from the municipal main that was reportedly fitted with flow and tamper switches and a backflow prevention device. Fire sprinkler piping appeared to be steel. Sprinkler heads in the spares' cabinet appeared to be manufactured by Viking.

Fire extinguishers were present in corridors and in mechanical/electrical spaces. The annual inspection of the fire extinguishers last occurred on January 2, 2024.

Fire hydrants were observed in landscaped areas.

### ***Survey Condition and Analysis***

The fire suppression system appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period. The system was reportedly tested on an annual basis, with the last inspection having occurred in February 2024.

The fire extinguishers appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

Fire hydrants appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### ***5.5.2 Alarm Systems***

The fire alarm system was reportedly comprised of sprinkler system flow and tamper switches, smoke detectors, pull stations, alarm horn/strobes, a central panel, and alarm bells. Smoke detectors were located in throughout the commercial space. The fire alarm system components were connected to a central panel located in the Fire Alarm Control Panel room accessed through an exterior door on the south side of the building. Manufactured by FireLite, the fire alarm control panel monitored the initiating devices. The system was reportedly monitored by Bay Alarm. The alarm system was reportedly last tested in February 2024.

### ***Survey Condition and Analysis***

The fire alarm system appeared to be in good condition and is reportedly tested on an annual basis. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

### ***5.5.3 Other Systems***

Emergency lighting was typically provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations were indicated by illuminated exit signs. In addition, a post indicator valve, fire department connections, and backflow preventer assembly were noted near the southeastern ingress-egress point.

### ***Survey Condition and Analysis***

The observed components appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

## 6.0 INTERIOR ELEMENTS

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### 6.1 Common Areas

No interior common areas were present. The subject property was configured as a single tenant facility.

### 6.2 Amenities and Special Features

Amenities were not provided.

### 6.3 Support Areas

Support areas at the subject property included an employee breakroom, storage areas, and a warehouse. Support area flooring consisted of vinyl floor tile in storage areas, stone tile at the entrance lobby, and epoxied concrete in the warehouse. Wall finishes in the support areas consisted of painted gypsum board. Support area ceiling finishes were primarily suspended acoustic tiles and painted gypsum board, depending on location.

#### *Survey Condition and Analysis*

Interior support area finishes appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

### 6.4 Commercial Tenant Spaces

Tenant occupancy included a single tenant. Observed tenant space flooring consisted of carpet in the offices and common corridors and vinyl floor tile in the break room and stone tile in the restrooms. Walls were typically painted gypsum board. Ceilings were typically suspended acoustic tiles and painted gypsum board, depending on location.

#### *Survey Condition and Analysis*

The tenant finishes appeared to be in good condition. Carpet rippling was observed in the mezzanine lobby and offices. Based on the estimated useful life of commercial carpeting, replacement of this flooring is anticipated. Maintenance, repair, and replacement of the tenant area finishes were generally tenant responsibilities, and as such, an opinion of cost for this work is not included in this report.

### 6.5 Residential Spaces

Residential spaces were not provided.

## 7.0 ACCESSIBILITY

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### **Americans with Disabilities Act**

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

### ***Survey Condition and Analysis***

Based on current use, the subject property was a "commercial facility". Common area elements were identified that are not accessible. Non-accessible issues have been listed for future planning purposes. Design of the means of access is beyond the scope of this report.

No readily apparent barriers were observed at the time of the assessment.

## 8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

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As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

### ***Survey Condition and Analysis***

Visual or olfactory indications of significant suspect microbial growth were not observed.

## 9.0 NATURAL HAZARD INFORMATION

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Partner reviewed readily available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

### 9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 06095C0277E, dated May 4, 2009, the subject property appears to be located in Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

### 9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 3, an area with moderate to high probability of damaging ground motion.



## 10.0 OUT OF SCOPE CONSIDERATIONS

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These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

**Activity Exclusions-** These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-24). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;
- Preparing engineering calculations to determine the adequacy of any building system, building component or equipment, or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;

- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any building system or building component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Operating or witnessing the operation of lighting or any other building system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

## 11.0 LIMITATIONS

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This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed after site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily available information or interview of municipal officials.

This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency

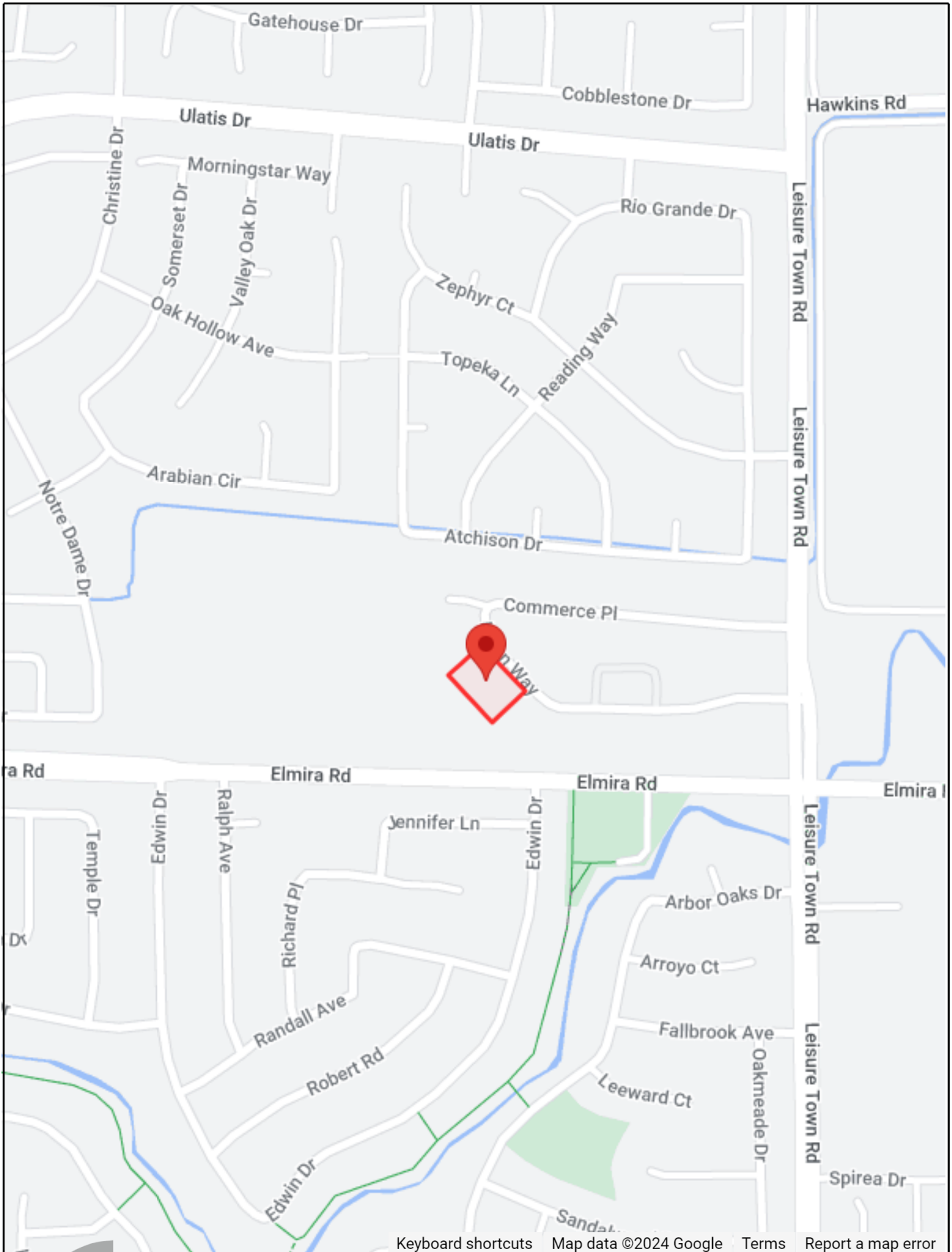
alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.


## FIGURES

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Site Location Map

Site Plan




KEY  
 Subject Property 

**Figure 1: Site Location Map**  
 Project No. 24-456220.1







KEY  
Subject Property 

**Figure 2: Site Plan**  
Project No. 24-456220.1

**PARTNER**



## APPENDIX A: SITE PHOTOGRAPHS

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1. Northern elevation.



2. Eastern elevation



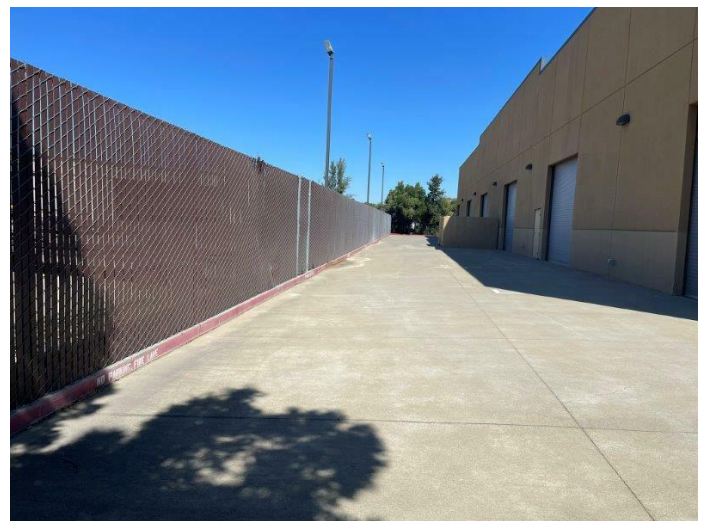
3. Southern elevation.



4. Western elevation.



5. Eastern property boundary along Union Way.



6. Western property boundary and chain-link fencing with wood privacy slats.





7. Northern ingress-egress from Union Way.



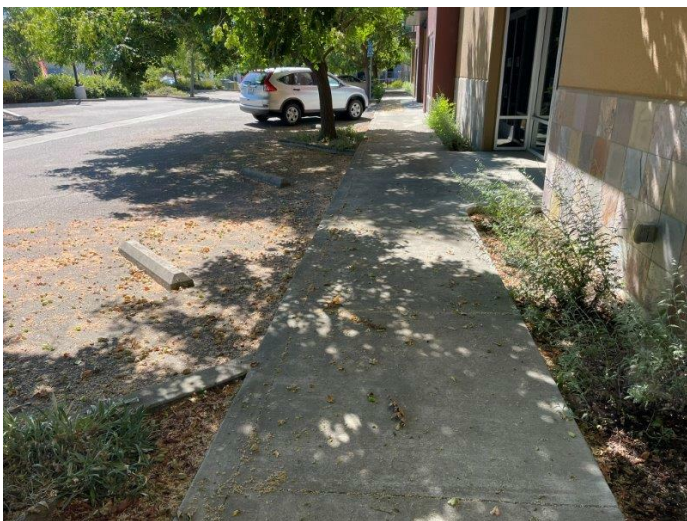
8. Southern ingress-egress from Union Way.



9. Northern drive lane from Union Way.



10. Southern drive lane from Union Way.



11. Property-maintained walkways are cast-in-place concrete.



12. Asphalt paving: showing condition.





13. Eastern parking area: concrete drainage swale manages storm water.



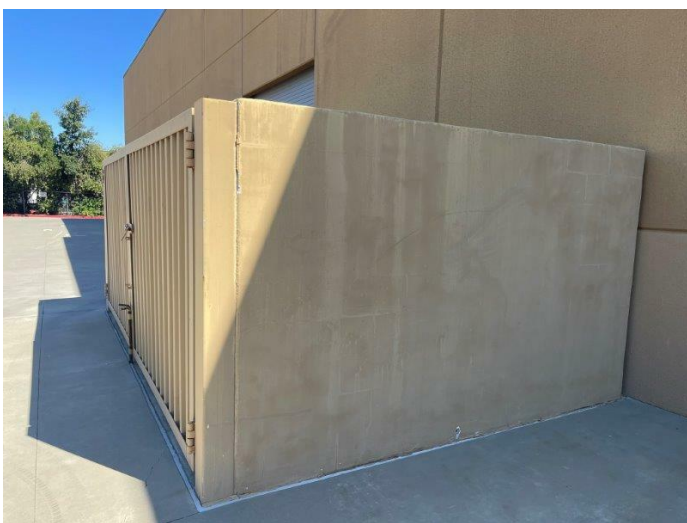
14. Asphalt paving and retaining walls for landscaping.



15. The rear of the building is secured by manual welded steel swing gates on the northern and southern sides of the building.



16. Exterior lighting includes facade-mounted LED wall packs along the northern, southern, and western sides.



17. Solid waste management enclosure has poured concrete walls and metal swing gates.



18. Lighting at soffits above entries.

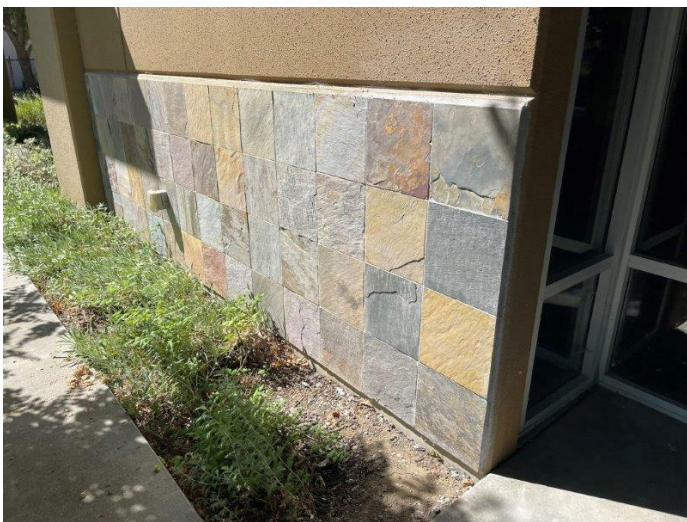




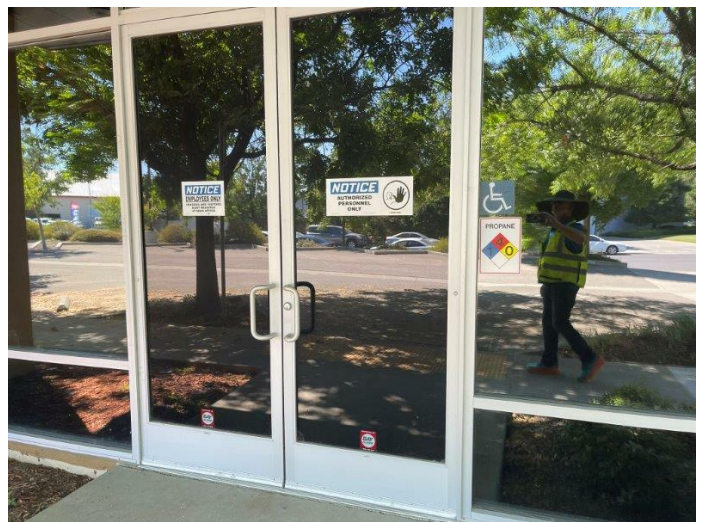
19. Roof framing appears to be glulam joists and wood beams covered with oriented strand board.



20. Primary facade material is painted concrete tilt-up panel.



21. Accent facade material is stone veneer.



22. Entrance doors are double-hung units with full-height glazing in brushed aluminum storefront systems.



23. The property is provided with six self-coiling metal doors.



24. Skylights and HVAC equipment.





25. Southern rooftop field, looking easterly.



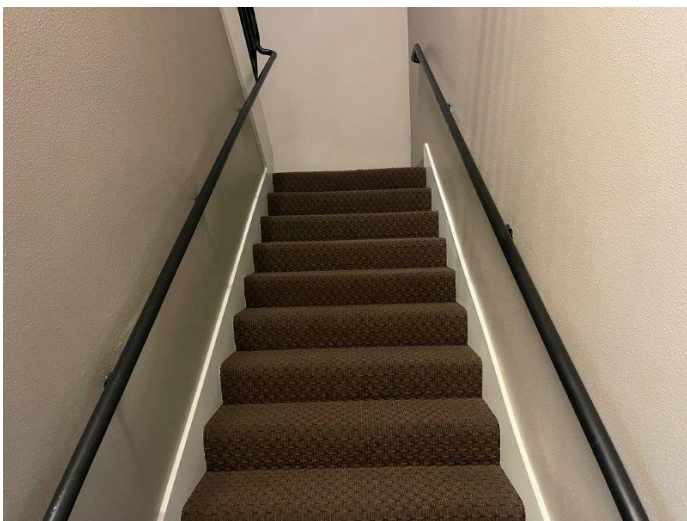
26. Western rooftop field, looking northerly.



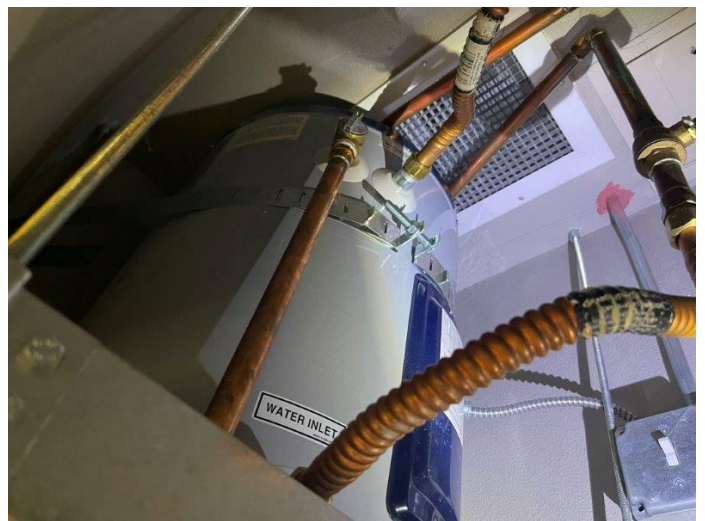
27. Twelve skylights are provided.



28. Entrance doors are double-hung units with full-height glazing in brushed aluminum storefront systems.



29. Interior stairs: construction type typical of all observed.



30. Second floor, breakroom closet: electric water heater.





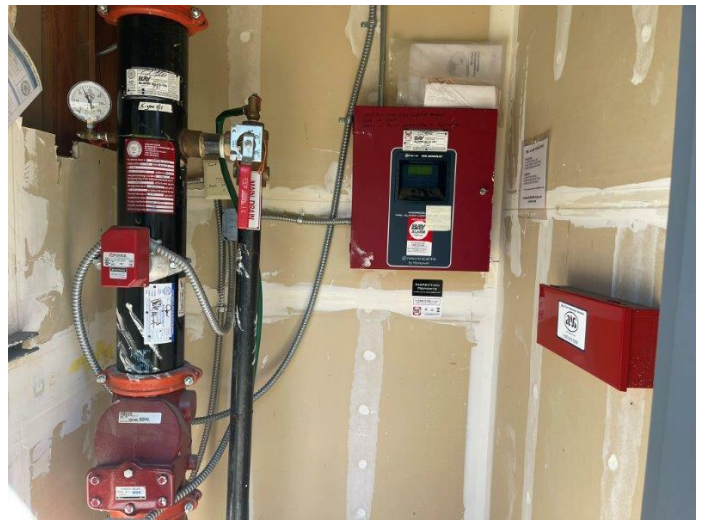
31. Warehouse electrical distribution system includes distribution transformer.



32. Main electrical distribution room (accessible from southern exterior door).



33. Eastern perimeter: one utility-owned pad-mounted transformer and one subgrade transformer noted.



34. Fire Alarm Control Panel room (accessible from southern exterior door).



35. Entrance lobby: finishes.

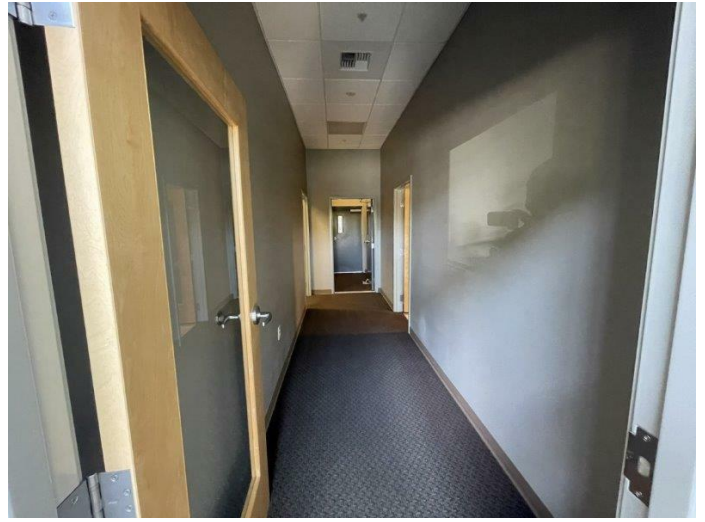


36. Entrance lobby ceiling and mezzanine area: finishes.





37. First floor, conference room: floor, wall, and ceiling finishes.



38. First floor, common corridor: floor, wall, and ceiling finishes are typical of all observed.



39. Mezzanine, office: floor, wall, and ceiling finishes are typical of all observed.



40. Second floor, support room: floor, wall, and ceiling finishes.



41. Second floor, break room: floor, wall, and ceiling finishes.



42. Second floor, mezzanine lobby: floor, wall, and ceiling finishes.





43. Warehouse area, looking southerly.



44. Warehouse area, looking northerly.



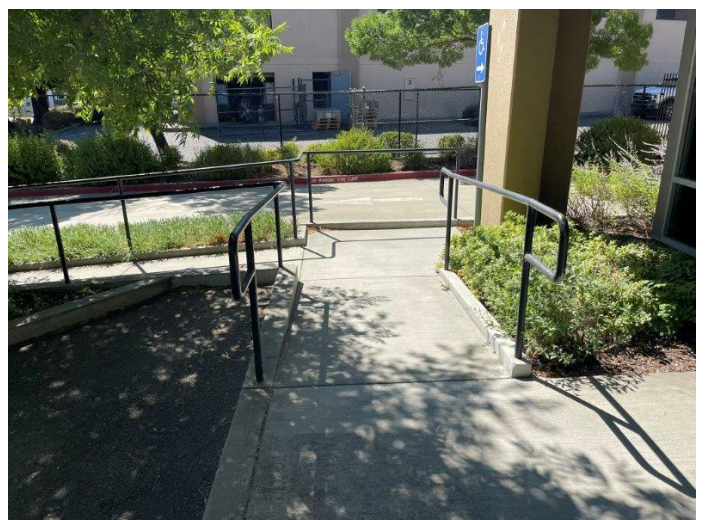
45. Warehouse mezzanine.



46. Warehouse restroom: fixtures and finishes.



47. Warehouse restroom: fixtures and finishes.



48. Ramp along accessible route from municipal sidewalk appeared to have compliant width, landings, and handrails.





49. Mezzanine, office: carpeting is worn and warping.



50. Linear cracking in asphalt paving and condition of stall striping.



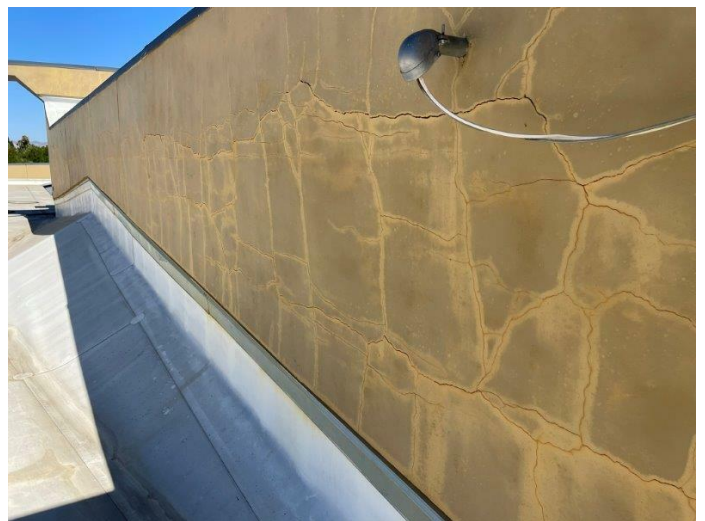
51. Linear cracking in asphalt paving and condition of stall striping.



52. Designated ADA parking stall ground markings are faded.



53. Southwestern parcel corner: chain-link fencing has been cut.



54. Rooftop, mezzanine penthouse: damaged stucco.





55. Rooftop, mezzanine penthouse: damaged stucco.



56. Rooftop, mezzanine penthouse: damaged stucco.

## APPENDIX B: SUPPORTING DOCUMENTATION

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**Due to the transition to a new tax year  
outstanding tax bill amounts and online payments are currently unavailable.**

We sincerely apologize for any inconvenience.

Please contact our office at [TTCCC@solanocounty.com](mailto:TTCCC@solanocounty.com) or (707) 784-7485 for assistance.

- [← Return](#)
- [🔍 New Search](#)
- [📄 Tax Info](#)
- [🖨️ Print](#)

 Property Information

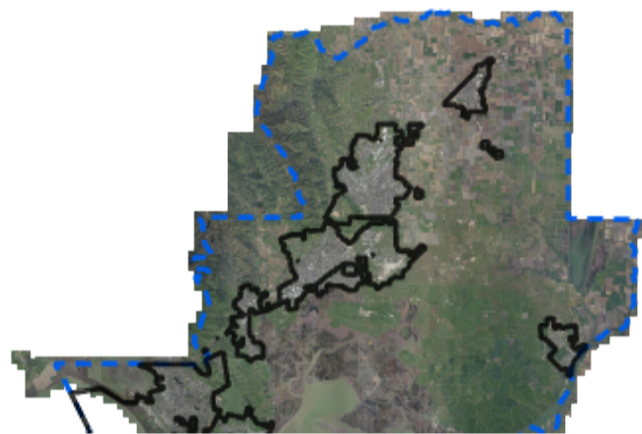
**APN:**  
0000130122

**Neighborhood:**

**Property Address:**  
64 Union Way Vacaville Ca

**Class:**

**TAG:**



 Ownership History

| Effective Date                                      | Document Number | Ownership Interest (%) |
|---|-----------------|------------------------|
| Ownership history is not available for this record. |                 |                        |

 Transfer History

| Sale Date  | Document Number | Book | Page |
|--|-----------------|------|------|
| Transfer history is not available for this record. |                 |      |      |

 Value History

▲ Tax Year : 2024 Assessment ID : 2070834

| Event Date               | Value Type       | Assessment Event | Roll Caste | Change Reason  | Attribute      | Amount              |
|--------------------------|------------------|------------------|------------|----------------|----------------|---------------------|
| 1/1/24                   | Assessment Value | Annual           | Annual     | Annual Posting | Improvement    | \$0.00              |
| 1/1/24                   | Assessment Value | Annual           | Annual     | Annual Posting | Land           | \$0.00              |
| 1/1/24                   | Assessment Value | Annual           | Annual     | Annual Posting | Personal       | \$108,152.00        |
| 1/1/24                   | Assessment Value | Annual           | Annual     | Annual Posting | Trade Fixtures | \$25,541.00         |
| <b>Value Type Total:</b> |                  |                  |            |                |                | <b>\$133,693.00</b> |

| Event Date               | Value Type                   | Assessment Event | Roll Caste | Change Reason  | Attribute | Amount       |
|--------------------------|------------------------------|------------------|------------|----------------|-----------|--------------|
| 1/1/24                   | Net Taxable Value            | Annual           | Annual     | Annual Posting |           | \$147,062.00 |
| <b>Value Type Total:</b> |                              |                  |            |                |           | \$147,062.00 |
| 1/1/24                   | R&T 463 Late Filed BPS - 10% | Annual           | Annual     | Annual Posting |           | \$13,369.00  |
| <b>Value Type Total:</b> |                              |                  |            |                |           | \$13,369.00  |

▼ Tax Year : 2023 Assessment ID : 1608588

▼ Tax Year : 2022 Assessment ID : 1598365

▼ Tax Year : 2021 Assessment ID : 1589131

▼ Tax Year : 2020 Assessment ID : 1579754

▼ Tax Year : 2019 Assessment ID : 1570411

▼ Tax Year : 2018 Assessment ID : 1561338

▼ Tax Year : 2017 Assessment ID : 1552202

☆ Property Features

| Year Built   | Feature | Size | Size Description |
|--|---------|------|------------------|
| Property feature information is not available for this record. |         |      |                  |

■ Land Information

| Land Type  | Description | Acreage | Use Type |
|--|-------------|---------|----------|
| Land information is not available for this record. |             |         |          |

■ Land Use

| Land Use Type  | Use Type | Acreage |
|--|----------|---------|
| Land use information is not available for this record. |          |         |

■ Buildings / Structure Info.

| Building  | Year Built | Grade |
|---|------------|-------|
| Building / Structures data unavailable for this record. |            |       |



**Certificate of Occupancy**  
City of Vacaville  
Building Division

*This Certificate issued pursuant to the requirements of Section 110 of the California Uniform Building Code certifying that at the time of issuance this structure was in compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified as follows:*

Building Permit 0900822 Description Office/Factory

Building Address 64 Union Wy

Owner of Building Rave Properties LLC Address 845 Cotting Ct, Vacaville, CA 95688

Occupancy B/F1 Type of Construction VA Occupant Load 43 Sq. Ft. 12,395

Sprinkler System Required? Yes Code Edition 2007

Special Conditions None

Jay Salazar  
Jay Salazar  
Building Official

By Tim Howlett  
Tim Howlett  
Date: 4/21/2010



**Certificate of Occupancy**  
City of Vacaville  
Building Division

*This Certificate issued pursuant to the requirements of Section 110 of the California Uniform Building Code certifying that at the time of issuance this structure was in compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified as follows:*

Building Permit 0900822 Description Office/Factory

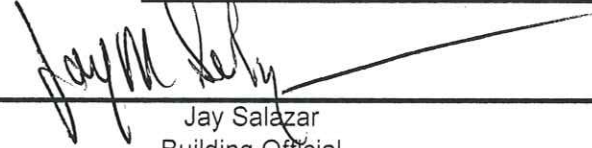
Building Address 64 Union Wy

Owner of Building Rave Properties LLC Address 845 Cotting Ct, Vacaville, CA 95688

Occupancy B/F1 Type of Construction VA Occupant Load 43 Sq. Ft. 12,395

Sprinkler System Required? Yes Code Edition 2007

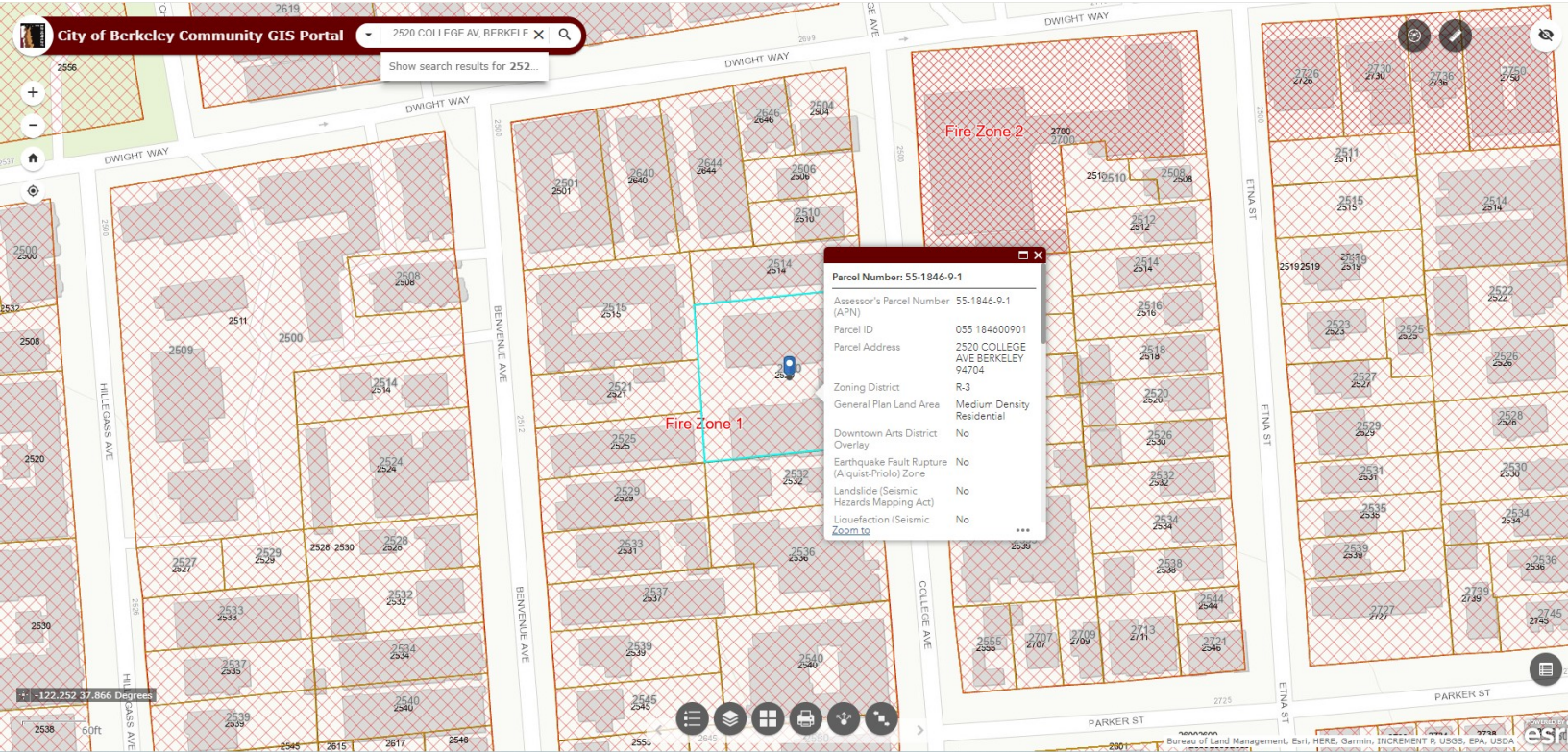
Special Conditions None

  
Jay Salazar  
Building Official

By   
Tim Howlett  
Date: 4/21/2010



Show search results for 252...



**Parcel Number: 55-1846-9-1**

|   |                                 |
|---|---------------------------------|
| Assessor's Parcel Number (APN)                | 55-1846-9-1                     |
| Parcel ID                                     | 055 184600901                   |
| Parcel Address                                | 2520 COLLEGE AVE BERKELEY 94704 |
| Zoning District                               | R-3                             |
| General Plan Land Area                        | Medium Density Residential      |
| Downtown Arts District Overlay                | No                              |
| Earthquake Fault Rupture (Alquist-Prilo) Zone | No                              |
| Landslide (Seismic Hazards Mapping Act)       | No                              |
| Liquefaction (Seismic)                        | No                              |
| Zoom to                                       | ...                             |

-122.252 37.866 Degrees



| APN        | Zoning | Use             | Special Overlay | Policy Plan                 | Development Standard | Zoning District   | Airport Land Use Zone |
|------------|--------|-----------------|-----------------|-----------------------------|----------------------|-------------------|-----------------------|
| 0135351390 | IS     | Industrial Park | N/A             | Not in Specific/Policy Plan | Vacaville 1409080    | Vacaville 1409080 | None                  |



## Message History (2)

✉ On 7/5/2024 5:43:08 PM, Vacaville Records Request Portal wrote:



Dear Scott A. Leonard:

Thank you for submitting a request for public records to the City of Vacaville. Your request for

**For a property condition assessment. We're requesting 1) certificate(s) of occupancy; 2) all building permits since 2014; 3) any records documenting OPEN building, fire, or zoning code violations. Thank you in advance for your assistance with this project!**

was received in this office on 7/5/2024 and given the reference number C000170-070524 for tracking purposes.

If your request was received after business hours or on a weekend or holiday, the next business day will be considered the date of receipt. The 10-day response period starts with the first calendar day after the date of receipt (Ca. Civ. Code, § 10).

Pursuant to California Government Code § 7922.535, staff will review your request to determine the volume and any costs associated with satisfying your request. You will be contacted within 10 days to notify you if

there are responsive records, or if an extension is necessary to determine whether responsive records exist.

You can monitor the progress of your request at the link below and you'll receive an email when your request has been completed.

City of Vacaville

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To monitor the progress or update this request please log into the [Public Records Request Portal](#)



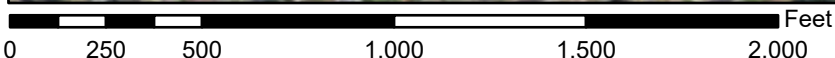
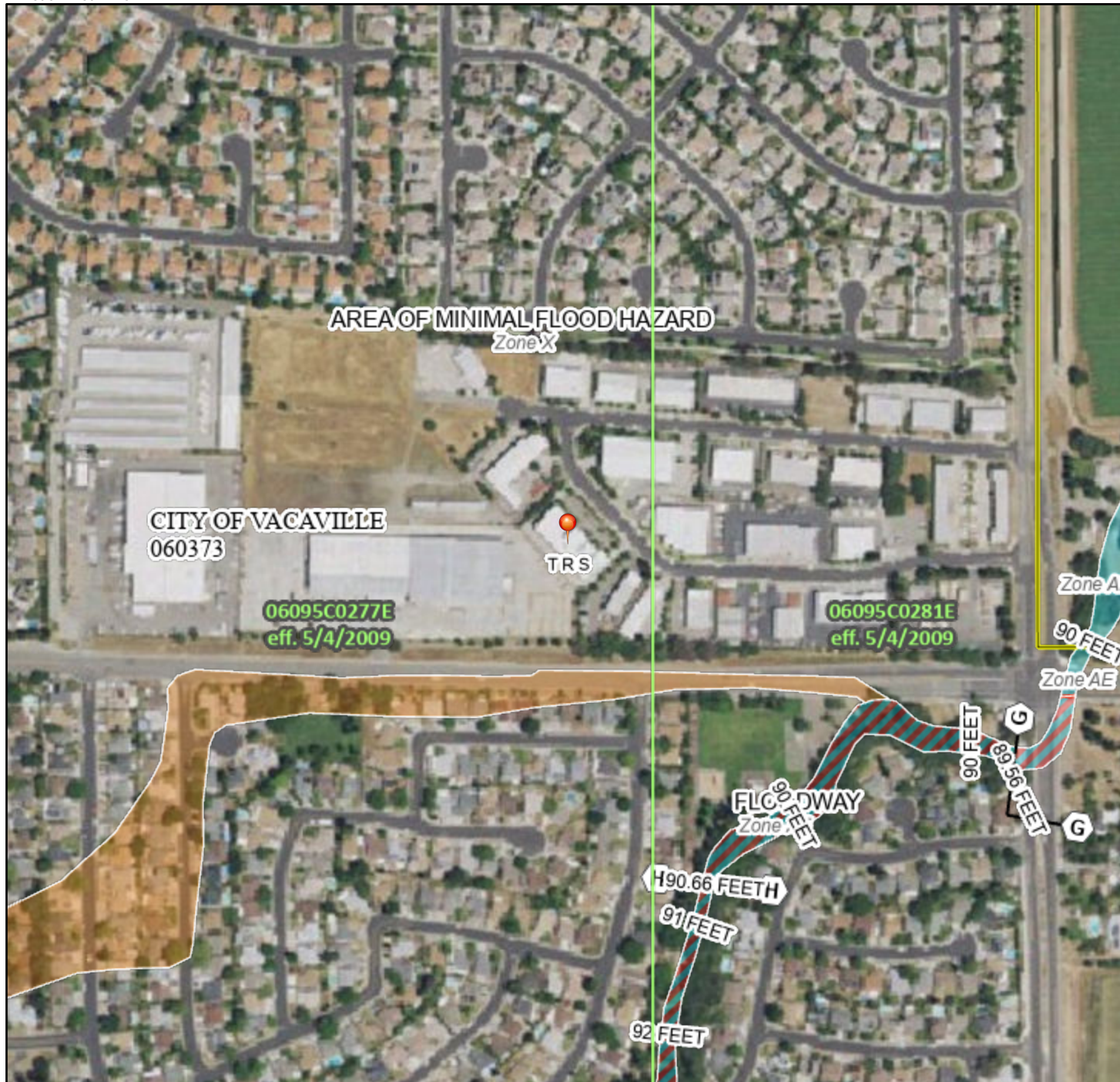
 On 7/5/2024 5:43:07 PM, Scott A. Leonard wrote:

Request Created on Public Portal

# National Flood Hazard Layer FIRMette



121°56'37"W 38°21'23"N



1:6,000 121°55'59"W 38°20'54"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

|                             |  |  |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS  |  | Without Base Flood Elevation (BFE)<br><i>Zone A, V, A99</i>  |
|                             |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>   |
|                             |  | Regulatory Floodway  |
| OTHER AREAS OF FLOOD HAZARD |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
|                             |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>  |
|                             |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>  |
|                             |  | Area with Flood Risk due to Levee <i>Zone D</i>  |
| OTHER AREAS                 |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>   |
|                             |  | Effective LOMRs  |
| GENERAL STRUCTURES          |  | Area of Undetermined Flood Hazard <i>Zone D</i>  |
|                             |  | Channel, Culvert, or Storm Sewer   |
|                             |  | Levee, Dike, or Floodwall  |
| OTHER FEATURES              |  | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                             |  | 17.5   |
|                             |  | Coastal Transect   |
|                             |  | Base Flood Elevation Line (BFE)  |
|                             |  | Limit of Study   |
| MAP PANELS                  |  | Jurisdiction Boundary  |
|                             |  | Coastal Transect Baseline  |
|                             |  | Profile Baseline   |
|                             |  | Hydrographic Feature   |
|                             |  | Digital Data Available   |
|                             |  | No Digital Data Available  |
|                             |  | Unmapped   |



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/18/2024 at 2:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C: QUALIFICATIONS

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## Education

Bachelor of Science in Construction Management Technology (Civil Engineering Technology) with a Minor in Business, University of Maine, Orono  
Associate Degree in Applied Science, Drafting Technology, Northern Maine Technical College, Presque Isle

## Registrations

LEED GA  
American Society for Testing and Materials (ASTM) Member  
40-Hour OSHA Hazwoper Certification  
Radio Frequency Safety Training  
United States Department of Housing and Urban Development (HUD) Visual Assessment Training  
ASTM Technical & Professional Training Course on Phase 1 Environmental Site Assessments or Commercial Real Estate (ASTM Standard E1527-05)

## Highlights

Over 16 years of experience in construction management, project engineering and due diligence services  
Equity real estate due diligence services  
Experience completing Green PCRs, evaluating properties for sustainability and energy efficiency  
Over 8 years of experience with construction loan monitoring reports, Construction Plan, and Cost Reports

## Experience Summary

Mr. Michel C. Lavoie is currently a Project Manager at Partner and is responsible for overseeing and planning the life cycle of a due diligence project including coordinating efforts to deliver timely and accurate reports, and is also responsible to execute site assessments and reports per client scope of work.

Mr. Lavoie has over 16 years of experience in construction management, project engineering and due diligence of commercial properties. Mr. Lavoie was previously a project manager with an Equity Group specializing in equity real estate due diligence services, including conducting walk-through surveys, identifying physical deficiencies and environmental hazards, providing descriptions and recommendations, estimating repairs and replacement reserves, documenting and reviewing municipal documents and writing reports for various types of commercial properties intended for a variety of clients and client-specific scope of work. Mr. Lavoie also has experience in completing Green PCRs, evaluating properties for sustainability and energy efficiency.

Mr. Lavoie has over eight years of experience in completing construction loan monitoring reports (CMR) and Construction Plan and Cost Reports (CPCR) for a variety of commercial properties. The purpose of the CMR being to observe the status of the property and progress of the work; and to review and comment upon the Disbursement Request as submitted by the Borrower. The purpose of the CPCR being to review construction documents and provide recommendations, utilizing methods and procedures consistent with established commercial practices, and help determine the feasibility of the project.



## Michel C. Lavoie

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Mr. Lavoie has become proficient in the due diligence for the U.S. Department of Housing and Urban Development (HUD). He has successfully completed several reports and site assessments to meet the Multifamily Accelerated Processing (MAP) guidelines pursuant to the U.S. Department of Housing and Urban Development (HUD) mortgage insurance program 232/223(f) as well as the HUD LEAN 232/223(f) Statement of Work for the Project Capital Needs Assessment (PCNA).

Mr. Lavoie has become proficient in due diligence work for Parcel, a management platform for writing, reviewing, assembling, and delivering Phase I ESAs and Property Condition Reports.

Mr. Lavoie has successfully completed nearly 900 Property Condition Assessments (PCA) including various Environmental Site Assessments (ESA) or Phase 1's and nearly 200 Equity level reports for a wide range of commercial, business, industrial, retail and residential type properties for lending and acquisition purposes for various regional and national real estate developers and management firms throughout the country.

### Relevant Project Experience

*Residential/Student Housing Assets.* Orchard Trail Apartments - Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Orchard Trails Apartments, is located in Orono, Maine at 4 Empire Drive. The Subject Property was reportedly constructed in 2005-2006. The Subject Property consists of a 144-unit, 576-bed, 214,300-gross square foot, 161,280-net rentable square foot, walk-up, student housing complex with 12, 12-unit, three-story apartment buildings and a clubhouse/leasing office building, all located on a 61.03-acre lot.

*Gateway at Seminole Suites.* Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Gateway at Seminole Suites, is located in Tallahassee, Florida at 2421 Jackson Bluff Road. The Subject Property consists of a 264-unit, 511,900 gross square foot, 423,060-net rentable square foot student housing complex with 11, three-story apartment buildings, one clubhouse/leasing office building, one pool house, and one maintenance building, all located on a 25.53-acre lot.

*Ave Living.* Project Manager and lead author on a small team performing an equity property condition assessment and report. The Subject Property, known as AVE Living, is located in White Plains, New York at 25 Martine Avenue. The Subject Property was reportedly constructed in 1986-1987, and was substantially renovated in 2003-04. The Subject Property consists of a 9 to 12-story, approximately 124,488-gross square foot, 92,228 net rentable square foot, high-rise, class A/B, apartment building with a total of 124 units, located on a 0.537-acre lot.

*Clemens Place.* Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Clemens Place, is located in Hartford, Connecticut at 16 Owen Street. The Subject Property was reportedly constructed in early to mid-1900s, and was reportedly gutted and rehabilitated circa 1980-81. The Subject Property consists of an expansive multi-family complex stretching several city blocks in the west side of the City of Hartford. The Subject Property is comprised 42 habitable buildings with 596 apartment units including approximately 457,204 net rentable square feet, and 585,591 gross square feet, set on 12 separate lots grossing 17.53-acres.



## Michel C. Lavoie

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**Commercial Assets.** College Park Plaza - Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as College Park Plaza, is located in Indianapolis, Indiana at 8909 Purdue Road. The Subject Property consists of a five-story, approximately 179,460-gross square foot, multi-tenant, mid-rise, commercial office building located on a 10.23-acre lot.

**New England Executive Park.** Project Manager and lead author on a small team performing an equity property condition assessment and report. The Subject Property, known as New England Executive Park, is located in Burlington, Massachusetts at 1, 3, 6, 7, 8, 12, 15, 16, 17, 24 New England Executive Park. The Subject Property was reportedly constructed in phases from 1969 to 1983. The Subject Property consists of an expansive commercial office park comprised of ten out the thirteen buildings located within the park. The Subject Property includes ten, two to eleven-story, single or multi-tenant, Class A/B, commercial office buildings with a total gross area of approximately 1,085,185-gross square feet located on ten individual parcels grossing 50.38-acres.

**Constitution Plaza.** Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Constitution Plaza, is located in Hartford, Connecticut at 1, 10, 100, 248, 250, & 260 Constitution Plaza. The Subject Property was reportedly constructed circa 1962 and buildings' 1 and 100 were significantly renovated during the period of 1994-1998. The Subject Property consists of an expansive commercial office complex stretching two city blocks with approximately 660,634 net rentable square feet/763,802 gross square feet of Class A/B office space including nominal retail space set on a 6.63-acre lot.

**Madison Avenue Office Tower.** Project Manager and sole author performing a property condition assessment and report. The Subject Property, known as Madison Avenue Office Tower, is located in New York, New York at 285 Madison Avenue. The Subject Property was reportedly constructed in 1926 and was renovated in 2001-2003. The asset consists of a multi-tenant, office tower with retail on the ground floor located on a 0.501-acre lot. The Subject Property includes a 28-story (not including a mezzanine level but including three penthouse levels) building with a total gross area of approximately 414,157-square feet.

**Metro Tech Center Office Building.** Project Manager and sole author performing a property condition assessment and report. The Subject Property, known as Metro Tech Center Office Building, is located in Brooklyn, New York at 2 Metro Tech Center. The Subject Property was reportedly constructed in 1989-1990. The Subject Property consists of a 12-story, approximately 598,232-gross square foot, multi-tenant, office facility on a 1.24-acre lot. The building contains a two-level, underground parking garage.

**Retail Assets.** Stop & Shop Plaza - Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Stop & Shop Plaza, is located in Chelmsford, Massachusetts at 16 Boston Road. The Subject Property was reportedly constructed in 1960 (Friendly's), 1966 (Stop & Shop), and 1977 (Bank of America). The Subject Property consists of a shopping plaza with a total gross area of approximately 67,875 square feet located on an 8.43-acre lot.

**Holly Springs Plaza.** Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Holly Springs Plaza, is located in Franklin, North Carolina at 183-305 Holly Springs Plaza Road and was reportedly constructed in 1988. The Subject Property is currently improved with a generous shopping plaza with a net rentable area of approximately 155,559± square feet. The Subject Property is located on four contiguous lots grossing 19.92-acres.

## Michel C. Lavoie

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**Concord Mills Mall.** Project Manager and sole author performing a property condition assessment and report. The Subject Property, known as Concord Mills Mall, is located in Concord, North Carolina at 8111 Concord Mills Boulevard. The Subject Property was reportedly constructed in 1999 with numerous interior tenant fit-up work occurring since. The Subject Property consists of a single-story, approximately 1,297,074-net rentable square foot, multi-tenant, regional shopping mall located on a 144.47-acre lot.

**Mix-Use Assets.** 360 Broadway - Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as 360 Broadway, is located in New York, New York at 360-362 Broadway & 67 Franklin Street. The Subject Property was reportedly constructed circa 1900. The Subject Property consists of a two to five-story, approximately 35,200-gross square foot, mixed-use building including five residential units and four commercial units, located on a 0.15-acre lot.

**North 6th Street.** Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as North 6th Street Property, is located in Brooklyn, New York at 110 North 6th Street. The Subject Property was reportedly constructed circa 1930. The Subject Property consists of a two-story (not including a mezzanine level), approximately 9,288-gross square foot, mixed-use building including four residential units and one retail unit, located on a 0.06-acre lot.

**Mad River Shopping Center.** Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Mad River Shopping Center, is located in Waitsfield, Vermont at 5222 Main Street. The Subject Property was reportedly originally constructed in 1850 and at various times from 1970 to 2002. The Subject Property consists of a multi-tenant, mixed-use, shopping center on several lots grossing 21.16-acres. The Subject Property includes six, one to two-story buildings with a total gross area of approximately 77,499-square feet.

**Research & Development Assets.** One Kendall Square - Project Manager and lead author on a small team performing an equity property condition assessment and report. The Subject Property, known as One Kendall Square, is located in Cambridge, Massachusetts at One Kendall Square. The Subject Property was reportedly constructed in phases from late 1800s to the mid-1990s with a major restoration project reportedly completed in the mid-1980s. The Subject Property consists of an expansive, mixed-use campus comprised of eleven varying types of buildings. The Subject Property includes ten, one to five-story, single or multi-tenant, office and research/development buildings with a total gross area of approximately 668,916-net rentable square feet located on seven individual parcels grossing 8.86-acres. The property is also improved with a seven-level, above-ground, parking structure with approximately 1,546 parking spaces.

**Industrial – Manufacturing Assets.** Plantation Products/Jiffy Mix Facility - Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Plantation Products/Jiffy Mix Facility, is located in West Bridgewater, Massachusetts at 35 United Drive. The Subject Property consists of a one to three-story, approximately 619,700-gross square foot, warehouse/distribution facility, located on a 107.90-acre lot. The building is built on-grade with no subterranean level. The property also features two outbuildings including an approximately 600-square foot, fire pump house located on the west side of the main building, and an approximately 1,280-square foot waste water treatment plant (WWTP) building found on the west side of the overflow parking lot.

**Leetsdale Industrial Park.** Project Manager and sole author performing a property condition assessment and report. The Subject Property, known as Leetsdale Industrial Park, is located in Leetsdale, Pennsylvania at 700, 800 Brickworks Drive; 33, 55, 60, 70, 80, 100, 111, 150, 180, 200, 300 Leetsdale Industrial Park Drive;

## Michel C. Lavoie

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400, 401, 450 Riverport Drive; 601, 900 Riverside Place; 205 Washington Street; 501, 503, 520, 555 West Park Drive. The Subject Property was reportedly constructed in various phases from 1930 to 2009. The Subject Property consists of a multi-tenant, mixed-use, office and industrial facility on a 129.27-acre lot. The Subject Property includes 23, one to four-story buildings with a total gross area of approximately 1,990,504-square feet.

*Industrial, Warehouse Assets.* Sample Street Warehouse/Distribution Center - Project Manager and lead author performing an equity property condition assessment and report. The Subject Property, known as Sample Street Warehouse/Distribution Center, is located in South Bend, Indiana at 1902 West Sample Street. The Subject Property was reportedly constructed in 2005. The Subject Property consists of a single-story not including mezzanine levels, approximately 541,881-gross square foot, single-tenant, warehouse/distribution facility located on a 70.99-acre lot.

*Graybar Electrical Company.* Project Manager and lead author performing an equity property condition assessment and report. The Subject Property, known as Graybar Electrical Company, is located in Boston, Massachusetts at 345 Harrison Avenue. The Subject Property was reportedly constructed in 1960. The Subject Property consists of a one to two-story, approximately 50,832-gross square foot, single-tenant, warehouse and distribution facility on a 2.01-acre lot.

*Hotel Assets.* Crowne Plaza Times Square - Project manager and author performing a property condition assessment and report, and a separate environmental assessment and report. The Subject Property, known as Crowne Plaza Times Square, is located in New York, New York at 1593-1611 Broadway. The Subject Property was reportedly constructed in 1987-1989 and was significantly renovated in 2008-09. The Subject Property consists of an 816,200 gross square foot, three to 46-story, high rise, mix-use building located on a 0.81-acre lot. The building features approximately 45,938 square feet of retail space, approximately 188,628 square feet of commercial office space and a 795-guestroom, full service, upscale hotel.

*Crown Reef at South Beach Resort.* Project Manager and lead author on a small team performing an equity property condition assessment and report. The Subject Property, known as Crown Reef at South Beach Resort, is located in Myrtle Beach, South Carolina at 2913 South Ocean Boulevard. The Subject Property was reportedly constructed in four phases from 1993 to 1999. The Subject Property consists of a 514-guestroom, including a 3,894 square foot penthouse dwelling unit, 375,148-gross square foot, full service, ocean front, resort comprised of three 12-story towers (T1, T2 & T3), and a sizeable, one-story conference center located on two associated parcels grossing 6.53-acres of land.

*Detroit Metro Airport Marriott.* Project Manager and lead author on a small team performing an equity property condition assessment. The Subject Property, known as Detroit Metro Airport Marriott, is located in Romulus, Michigan at 30559 Flynn Drive. The Subject Property was reportedly constructed in 1989-90 and was significantly renovated in 2005. The Subject Property consists of a 245-guestroom, 132,248-gross square foot, full service hotel including a three to four-story, midrise section featuring guestrooms, flanked by a one-story low rise section with most of the public areas and interior amenities.

*Medical Institution Assets.* Harlem Valley Psychiatric Center - Project Manager and lead author on a large team performing a modified property condition assessment. The Subject Property, known as Harlem Valley Psychiatric Center, is located in Wingdale, New York at 73 Wheeler Road. The Subject Property was reportedly constructed in phases from 1890 to 1994 with several renovations occurring throughout its history. The Subject Property consists of an expansive, mixed-use property formerly utilized as a State

## Michel C. Lavoie

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Psychiatric Center known as Harlem Valley Psychiatric Center and the Harlem Valley Golf Club. The center was phased out in the early to mid-1990s and a small portion of the property continued in operations as a juvenile detention center until 2004. At the time, there was only three operating buildings on the premise including a Chapel (Building #107), a clubhouse for the golf course (Building #60) and the Manor House (Building #39), used as the property management office. The property includes a combination of 76 main buildings and supporting buildings. The buildings are comprised of a variety of superstructures, facades and arrangements built during various eras with a total of 1,768,002 gross square feet of existing structures. The buildings are set on four contiguous parcels grossing 936.95-acres in size.

*Nationwide Children's Hospital.* Project Manager and sole author performing an equity property condition assessment and report. The Subject Property, known as Nationwide Children's Hospital - Close To Home Center, is located in Columbus, Ohio at 495 East Main Street. The Subject Property was reportedly constructed in 1976 and was significantly gutted and rehabilitated in 2010. The Subject Property consists of a one to two-story, approximately 17,200-gross square foot, single-tenant, medical outpatient clinic, located on a 0.675-acre lot.

*Educational/Collegiate Assets.* St. Georges University, Grenada, West Indies - Was part of a team of five sent to Grenada performing an equity property condition assessment and report of this existing University. The Subject Property, known as St. George's University, is located in the parish of St. George in Grenada, West Indies at University Centre. The Subject Property consist of a sizeable university campus with a total of 54 main buildings including a variety of classrooms, dormitories, lecture halls, cafeterias, administration, maintenance, library, and other institution of higher education type annexes totaling 832,231 gross square feet, situated on a large campus distributed over 48.18-acres of land. In addition, the Subject Property included a small resort, known as University Club, utilized in-house with an additional eight buildings including a restaurant and bar, and 37 guestrooms located throughout six, two to three-story buildings.

*Park School.* Project Manager and lead author on a small team performing an equity property condition assessment and report. The Subject Property, known as Park School, is located in Brookline, Massachusetts at 171, 235 & 255 Goddard Avenue. The Subject Property was reportedly constructed in stages at various eras including as far back as 1767 and as recent as 2008. The Subject Property consists of a mix-use property including a sizeable two to three-story, private educational facility with two significant additions or wings (north and west wings) featuring 45 classrooms (Building 171); a two-story New Englander type single-family residence (Building 235); and a former single-family residence converted into a mixture of office space and multi-family apartment units, and featuring a daycare wing (Building 255 or Faulkner House). The total gross square footage was determined to be 234,762 square feet. The buildings are located on three individual lots totaling 26.86-acres in size.

*Sports Complex Assets.* Gillette Stadium - Project Manager and lead author on a team of four performing an equity property condition assessment and report. The Subject Property, known as Gillette Stadium, is located in the Town of Foxborough, Massachusetts at One Patriot Place. Construction of the Subject Property reportedly commenced on March 24, 2000 and was completed in early spring of 2002 at a cost of roughly 325 million dollars. The Subject Property consists of a large, modern, state-of-the-art, 1.5 million gross square foot sports and entertainment venue with a seating capacity of approximately 68,756 including 6,600 clubhouse seats and roughly 2,756 box suite seats. The stadium stands the equivalency of a six to seven-story midrise building providing eight different levels of panoramic and unobstructed views of the playing field. The stadium includes in excess of 500 points of sale including 46 permanent concession stands and 60+ portable food and beverage stands, and a variety of public spaces strewn throughout. The

## Michel C. Lavoie

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stadium is improved with a large scoreboard with giant LED screens at each end zone and over 1,000 flat screen television monitors distributed throughout the stadium.

### Contact

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## Education

University of Wisconsin – Marathon County: Associated Degree of Liberal Arts  
University of Wisconsin – Milwaukee: Bachelor of Science Degree in Architectural Studies

## Highlights

22 years in the architectural industry  
10 years as Studio Head / Senior Project Manager of Healthcare Projects  
7 years of experience with commercial retail, offices, and entertainment complexes.  
5 years of experience in financial institutions and municipal projects.

## Experience Summary

Currently holds the role of Senior Project Manager with responsibilities including, but not limited to performing property condition assessments, managing & reviewing due diligence portfolios throughout the United States, South America and Canada, while providing engineering opinions, recommendations and budgets regarding the capital work required at a property either for acquisition (equity), disposition, financing and/or capital planning purposes. With the background in Architecture & on-site construction observation, this brings a wealth of knowledge to the assessments, and the due diligence process by having a great understanding of structural, mechanical, plumbing, and electrical building systems.

## Project Experience

### Property Condition Assessments

#### Office & Retail:

*Milwaukee Journal Sentinel, Milwaukee, WI.* Six (6) story 457,489 s.f. Office & Light Industrial (Print house).  
*The Huron Building, Milwaukee, WI.* Six (6) story 166,554 s.f. Mixed-use Office Building.  
*GMR Marketing, New Berlin, WI.* Two (2) story 74,000 s.f. Office Building.  
*BMO Harris Bank, Milwaukee, WI.* 2,400 s.f. Financial Office Building.

#### Healthcare:

*Women's Health & Wellness Clinic, Fitchburg, WI.* 13,000 s.f. Medical Clinic.  
*Heart & Vascular Institute of Wisconsin, Appleton, WI.* 31,200 s.f. Medical Clinic  
*Advocate Aurora Health Center, West Allis, WI.* 30,318 s.f. Medical Clinic  
*Terova Senior Living, Mequon, WI.* 11,000 s.f. Independent Living, Assisted Living, & Memory Care facility.

#### Industrial:

*Milwaukee Tool, Menomonee Falls, WI.* 388,800 s.f. Industrial Building.  
*Bridge Point, Itasca, IL.* 741,162 s.f. Industrial Building.  
*Amazon, Kenosha, WI.* 1.9 million s.f. Industrial Building.  
*LaCrosse Brewing Company, LaCrosse, WI.* 185,950 s.f. Nine (9) Industrial Buildings built circa 1914

#### Multi-Family:

*Edison Apartments (NML), Madison, WI.* Two, Three (3) story Buildings 244,981 s.f. Multi-family Building.  
*Chicago Stewart Lofts, Chicago, IL.* 108,535 s.f. circa 1907 Converted School to Multi-family Building.  
*Buckhorn Station, Cudahy, WI.* 71,902 s.f. Five (5) Building 64 Unit Multi-family Complex.  
*Lapham Apartment, Milwaukee, WI.* 91,730 s.f. circa 1974, 138 Unit Building. (LITCH – Freddie Mac)



## **Project Management**

### **Automotive:**

100+ projects for EV manufacturer in securing Collision Centers, Sales, Service Centers, & Delivery. Projects spanned throughout North America, including the United States (including Alaska & Hawaii), Canada, Puerto Rico, and South America (Mexico & Chile)

### **Community Buildings:**

Provided short- & long-range strategic Facility Planning for the following Community Buildings:

- 8 site portfolio for the YMCA of Fox Cities (including a 28 acre summer camp)
- 16 site portfolio for the YMCA of Greater Wichita (including a 42 acre lodge & camp resort)
- Silver Bay YMCA Conference & Family Retreat Center (36 buildings, including 1 historical building)
- YMCA Glen Falls, NY; YMCA Freeland, PA; & YMCA of Selma to name a few more.

### **Office & Retail:**

Wilshire Tower, Beverly Hills, CA. Six (6) story circa 1959 43,838 s.f. (Multi-scope: ESA, PCA, PML, Structural).

CDW Center, Lincolnshire, IL. Four (4) story 256,330 s.f. Office Building.

Wintrust Financial Center, Rosemont, IL. Three Building 8-12 story 483,927 s.f. Office Buildings.

### **Healthcare:**

The Clare, Chicago, IL. Fifty-three (53) story 695,235 s.f. Independent Living, Assisted Living, Memory Care & Skilled Nursing facility.

Elmhurst Square Senior Housing, Elmhurst, IL. Seven (7) story 384,084 s.f. Senior Living Facility (Multi-scope: ESA, PCA, MEP, Elevator, & Structural).

Treco Senior Living, Raleigh, NC. Four (4) story 127,281 s.f. Senior Living Facility (Multi-scope: ESA, PCA, MEP, Mold & Moisture, & Roofing).

### **Industrial:**

Needham Ranch (NML), Santa Clarita, Ca. Two (2) Building 446,760 s.f. Industrial Buildings.

Malpack Polybag, Ajax, ON Canada. Two (2) story 304,000 s.f. Industrial Building.

Malpack Polybag, Toronto, ON Canada. 53,000 s.f. Industrial Building.

### **Hospitality:**

Hilton Hotel, Evanston, IL. Two, Nine (9) story Buildings 315,000 s.f. 269 room hotel building. (Multi-scope: ESA, PCA, Façade, Roofing, Structural, Elevator, and Fire & Life Safety)

Westin Hotel, Itasca, IL. Twelve (12) 288,000 s.f. 416 room hotel building. (Multi-scope: ESA, PCA, Façade, Roofing, Structural, Elevator, and Fire & Life Safety)

## **Affiliations**

Associate ALA Member

NCARB #90779

## **Publications**

Featured work Published in:

*Licensed Architect, ALA 2020 Summer Digital Edition.* Deborah Heart & Lung Medical Office Building.

Contact

[avega@partneresi.com](mailto:avega@partneresi.com)



## Education

Ph.D., The Ohio State University, English Studies specializing in critical theory  
M.A., Cal Poly, Humboldt (formerly Humboldt State University), English Studies specializing in the teaching of writing  
B.A., Cal Poly, Humboldt (formerly Humboldt State University), English studies  
A.A., College of the Redwoods, general education

## Training

Employer-sponsored environmental site assessment training (20 hours supervised)

## Highlights

6 years of experience in the commercial real estate due diligence services industry  
6 years of experience performing environmental site assessments  
5 years of experience performing property condition assessments  
2 years of experience training dual-scope due diligence project assessors  
Property Condition Site Assessments, Report Writing, and Cost Estimating  
Phase I Environmental Site Assessments and Report Writing  
Transaction Screen Site Assessments and Report Writing  
Environmental Desktop Reports

## Experience Summary

Dr. Leonard has considerable experience completing commercial real estate due diligence assessments. His experience includes performing environmental site assessments for a wide range of property types ranging from small commercial office buildings to large industrial warehouse facilities to environmentally complex sites such as gas stations, automotive repair facilities, light-manufacturing businesses, and commercial properties located on brownfields. His competence with ASTM standards is such that he has designed and maintained ESA and Property Condition Assessment templates for two companies. His Property Condition Assessment experience includes creating a PCA practice from scratch for an employer looking to diversify its commercial real estate due diligence portfolio, assembling and onboarding a national network of property condition assessors, and performing site assessments and write-ups for a diverse range of projects ranging from small commercial buildings to 700,000 square foot industrial warehouse buildings to 18-story commercial buildings to luxury high rise apartment buildings to large and small self-storage facilities.

As a Project Assessor at Partner Engineering and Science, Inc. (Partner), Dr. Leonard is responsible for conducting Property Condition Assessments (PCAs) and Phase I environmental Site Assessments (ESAs), including site reconnaissance, regulatory and municipal agency file review, historical research, interpretation and synthesis of various data sets, topological and political maps, building permits and code-compliance records, various kinds of construction documents and drawings, and other forms of technical writing.

## Project Experience

*USAA Multitenant Portfolio – Property Condition Assessment* – Supervised a 20-property PCA project for USAA's acquisition group. The properties in this portfolio were typically 300-plus-tenant luxury apartment high-rises, most of them located above first-floor multi-tenant commercial office facilities and restaurants



located in large urban centers (e.g., Manhattan, Atlanta, and Houston). The residential component of these facilities typically featured such amenities as exercise rooms, rooftop dining areas, coffee bars, lounges, recreation rooms, and parking substructures. Personally performed five site assessments for this project and coordinated and reviewed the field work and report writing of subcontractors for the remainder.

*The Triton – Property Condition Assessment* – Completed a PCA (equity) project for a large luxury multi-family residential high rise featuring four buildings occupying over 300,000 square feet in Foster City, CA. In addition to observing 35 residential units, site reconnaissance also entailed an outdoor pool complex, fitness center, attached four-story parking structure, four traction-drive elevators, a rooftop solar array, a boiler room, multiple common rooms/lounges, a vista deck (overlooking San Francisco Bay), a boat dock, and a leasing office.

*Alchemy – Property Condition Assessment* – Completed a PCA (equity) project for a large multi-family residential high rise in San Francisco featuring six buildings occupying over 600,000 square feet. In addition to observing 42 residential units, site reconnaissance also entailed a lounge with fully equipped kitchen, business center and coffee bar, rooftop garden, yoga studio, two fitness centers, leasing office, bicycle and personal-item storage facilities, a substructure parking garage, a fire pit, bar-b-que areas, a meditation garden, and a dog park.

*National Storage Portfolio – Property Condition Assessment* – Supervised a 40-property portfolio of self-storage facilities for one of the nation’s largest self-storage REITs. Performed site reconnaissance for 10 of these properties and reviewed the assessments and write-ups of the other properties in the portfolio. Properties ranged in size from small (multi-story units on two-acre lots) to large (20-acre properties with up to numerous single-story storage buildings).

*Spruce Capital Limited PCA Projects – Property Condition Assessment* – Completed three limited-scope property condition assessments of multi-family, multi-unit apartment complexes located in Kansas City, MO and Houston, TX. The smallest property was located on a 22-acre parcel improved with 20 apartment buildings and community pool/gym building. The largest project was located on 54 acres and improved with 40 apartment buildings and a central leasing office/pool complex building. Scope of work was limited to close examination of each building’s façades and foundations. Project deadlines were compressed to seven calendar days from time of site reconnaissance.

*Ethan Conrad Shopping Centers – Dual-Scope Property Condition and Environmental Site Assessment* – Performed six dual-scope PCA/ESA projects for Sacramento, California’s largest commercial land developer over the course of two years. These shopping centers were located on parcels exceeding 10 acres improved with multiple buildings and large surface parking areas. Tenants included retailers, restaurants, specialty shops, and commercial offices. Environmental assessment entailed extensive historical research to determine whether these complexes had ever housed on-site dry cleaners. One shopping center was observed to host an active dry cleaner with obvious floor staining in its chemical storage room and required further assessment.

*Paradise Packaging – Environmental Site Assessment* – Performed the fieldwork, historical research, and project drafting for a Phase I Environmental Site Assessment of Paradise Packaging, a company that processes mushroom mycelia into packaging materials for cosmetics companies and other clients. The site was environmentally complex as it was served by a septic system, had laboratory hoods and sterile rooms, a large above-ground storage tank and standby generator, and was originally occupied by the *Paradise*

## Scott A. Leonard, Ph.D.

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*Post*, a newspaper that operated a printing facility for more than 40 years. Extensive historical and regulatory file research was conducted to determine whether the site's use as a printer had resulted in the identification of a release to soil or groundwater.

### Contact

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