

COMMERCIAL BUILDING RECORD

PARCEL 53-2889-12 SHEET 02 OF 02 SHEETS

ADDRESS _____

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	DESCRIPTION OF BUILDING																
			EXTERIOR		FRONT		LIGHTING		AIR CONDITION		ROOMS		ROOM AND FINISH DETAIL						
TYPE	DESIGN	FOUNDATION	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof	Roof
ARCHITECTURE	Sub-Standard	Concrete	Unfinished	Recessed	K.I.	Wiring	Heating	Cooling	Rooms	Floors	Floor Finish	Trim	Interior Finish						
TYPE I	Standard	Concrete	SC Brick	Transom	Br.	Cable	Forced	Clean	Store	1/2	Material	Grade	Walls						
TYPE II	Special	Reinforced	Terra Cotta	Plate Glass in	Sheat glass in	Many	Zone Unit	Central	Office	1	W/M	Grade	Ceilings						
USE	DESIGN	FOUNDATION	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF	ROOF						
Apartment	Concrete	Curtain Walls	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat						
Garage	Block	Partitions	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat						
Hotel	Reinforced	Partitions	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat						
Market	Light	Partitions	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat						
Office	Light	Partitions	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat						
Store	Light	Partitions	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat						
Theatre	Light	Partitions	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat	Flat						

CONSTRUCTION RECORD				NORMAL % GOOD				RATING (E,G,A,F,P)				BATH & LAVATORY DETAIL									
No.	Permit	Amount	Date	Age	Remaining Life	Table	%	Cond.	Arch. Plan	Func. Plan	Storage Space	Work-Shop	Fl.	No.	Floors	Walls	Ur.	Type	Grade	Shower	
17218	BANK	288,000	5-3-33	1978	1978																
17284	SIDE	2,000	5-3-33	1978	1978																
8730	ATTN	4,000	10/5/83	1978	1978																
8895	Model	15,000	10/28/82	1973	1973																
2212	RENT ROOMS	35,000	11/2/82	2001	2001																

Appraiser B Date		1989 5-11-78		1989 1/24/88		1989-2/6-77		A.I. 11/30/83		1/12-89-2	
Unit	Area	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost	Unit Cost
B.D.K. 12H	2,500	28,470	3,079	3,189	3,397	3,000	3,647	3,000	3,647	3,000	3,647
CANOPY #1	900	9,400	10,630	9,520	10,000	9,000	10,000	9,000	10,000	9,000	10,000
CANOPY #2	1,100	11,550	13,880	13,392	13,100	15,840	15,840	15,840	15,840	15,840	15,840
CANOPY #3	1,300	13,650	15,750	2,500	15,750	4,005	35,510	4,005	35,510	4,005	35,510
MEZZANINE	1,300	19,600	24,580	26,820	33,530	18,500	23,120	18,500	23,120	18,500	23,120
CAULI DOOR		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
DRIVE UP WIND		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
GAR PARKING	1,414	5,000	7,070	5,500	7,220	5,500	7,280	5,500	7,280	5,500	7,280
CANOPY #5	900	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
CANOPY #4	106	10,200	10,800	10,200	10,800	10,200	10,800	10,200	10,800	10,200	10,800
ATTN		4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396	4,396
TOTAL		311,416	394,020	517,870	45,000	1,731,763	507,510	360,650	477,000	360,650	477,000
NORMAL % GOOD		100	99	98							
R.C.L.N.D.		311,416	394,020	517,870	45,000	1,731,763	507,510	360,650	477,000	360,650	477,000

SBE-DAS AH 530B 3-54 SCHWABACHER PRNT 50

1978 C-8-A 22' WA
 BCF 50.56
 10X.73 WA 230
 57.86
 1973 C-8A 22' (6.15)
 BCF 74.90
 12X.1.11 WA 13.32 LEVEL ONE
 1973 108.22
 198A 196.11
 BCF 66.93 level two

a = 3/11/93

88.88
 13.20
 102.08
 110 X 12 = 1320

Remarks: 5/30/01 Inv Per #80000467 Int Partitions & Remodel.
 Removed old offices & created more smaller offices. Est that
 a 1/2 of Hist cost is for old offices, 15000 x 2/3 = 10000. Per 2/1/01

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	lat.	Size, etc.
Car Wash	2001	FA		FLAT	ASL		

COMPUTATIONS

~~50' X 8' = 400~~ BASIC % 2.8 22
~~20' X 14' = 280~~
~~29' X 33' = 957~~
 BLDG
 33' X 4' = 132
 54' X 20' = 1080
 88' X 19' = 1672
 83' X 21' = 1743
 88' X 19' = 1672
 TOTAL 6299
 ADD 11' X 31' = 341 (1993)
 CANOPY A 4
 5' X 21' = 106
 2nd level
 15' X 23' = 345
 34' X 20' = 680
 29' X 33' = 957
 TOTAL = 13024
 Remarks: 900

1978 - INTERIOR FIXTURES COUNTER
 ETC. ARE ON PERSONAL PROPERTY IN
 ADDIT SECTION P 473077
 3/22/93 a. Additional Depreciation -
 Annual % saved = 87%
 Less additional 10% - physical Depreciation
 Less additional 10% - Economic Dep.
 Less additional 20% - functional Dep.
 Total % saved 47%

The building in my opinion not only has
 the additional 10% physical Dep. due to earthquake
 damage but also functional Dep. of 20% due
 to type of building (CB) which due to cost of
 design would probably not be built today. Also 10%
 Economic Depreciation, based on current Economy and times

ITEM 8. NEW REST ROOMS AND JANITOR'S CLOSET
ADDED TO REINFORCE CANOPY AND CURE
EARTHQUAKE DAMAGE AND TO COMPLY
WITH THE LAW IN MAKING REST ROOMS
ACCESSIBLE TO HANDICAPPED. ADD'L
NEW CONST. IS ASSESSABLE. AC FOR

REST ROOMS ONLY. OWNER-BUILDER:

SUB-CONTRACTOR VALENCIA (CEMENT)

SHERY BURNE (AC)

JERRY MAYO (CARPENTRY)

HIST \$70,000 APPROX. @ 100% 8-31-93.

NO START ON LIEU DATE; BATH ROOM CEILING 10' HIGH
TOTAL STRUCTURE HT. 18 FT.

BETWEEN FLOORS, USED 2" x 12" - 16" OC

Roof, USED 2" x 8" - 12" OC

Roof IS BUILT-UP COMPO W/ ROCK.

UPPER LEVEL UNFINISHED, ONLY FW OVER RAFTERS.

AC EQPT IS ON 2ND LEVEL. 3" ON ROOF. NO STAIRS TO

ACCESS 2ND LEVEL. 18" O/B WALLS ARE TIED TO

EXISTING CANOPY POSTS W/ 5/8" STEEL ANCHORS THEN

POURED SOLID W/ CONC. ALL C/B USED IS ALIT-FACE.

HIST IS BEST INDICATOR OF VALUE. EXISTING CANOPY

AND FW WAS ACCESSED AND MADE AN INTEGRAL

PART OF THE NEW CONST.

ORIG PURCHASE PRICE ALLOWS \$50,000 FOR EARTHQUAKE

DAMAGE AND THE ENTIRE COST FOR ADDN IS ASSESSABLE.

