



Capital Needs Assessment

**HAWTHORNE SUITES BY WYNDAM
1628 WEBSTER STREET
ALAMEDA, CA 94501**

PREPARED FOR:

**ALAMEDA AFFORDABLE HOUSING CORPORATION
701 ATLANTIC AVENUE
ALAMEDA, CA 94501**

June 1, 2022



**PHYSICAL PROPERTY ANALYSIS, LLC
COLLABORATIVE || ACCURATE || REALISTIC**

**2126 ENGLEWOOD DRIVE || LEMON GROVE || CA || 91945
619.990.8392**

WWW.PHYSICALPROPERTYANALYSIS.COM

June 1, 2022

Ms. Sylvia Martinez
Director of Housing Development
Alameda Affordable Housing Corporation
701 Atlantic Avenue
Alameda, CA 94501

Subject: CAPITAL NEEDS ASSESSMENT

Hawthorne Suites By Wyndham
1628 Webster Street
Alameda, CA 94501

Dear Ms. Martinez,

Enclosed is the *Capital Needs Assessment (CNA)* report for Hawthorne Suites By Wyndham, (the Property).

PPA met with the Property management, representatives of the owner, and other agents and reviewed the current and historical conditions for the Property. To the best of PPA's ability, a comprehensive due diligence process was achieved. PPA is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the Report or on the closing of any business transaction.

This Report is addressed to the Alameda Affordable Housing Corporation (AAHC), (the *Client*), such other persons and/or entities as may be designated by *Client* and their respective successor or assigns. There are no third-party beneficiaries (intended or unintended) to this Report, except as expressly stated herein.

Respectfully,



M. Samantha Speer
Principal



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1.0 EXECUTIVE SUMMARY

The following Capital Needs Assessment (PCA) summarizes the conclusions representing the best professional judgment of Physical Property Analysis, LLC. The assessment is based upon information and data available to us during the course of this assignment and of the day of the site survey. Factual information regarding operations, condition, and test data provided by the Property owner, and/or their representative(s) has been assumed to be correct and complete. Additionally, the conclusions presented herein are based solely upon the condition that existed at the time of the assessment. Note that on-site observation of the Property consisted of readily visible, accessible areas only. There may be physical deficiencies that were not easily accessible for discovery, readily visible, or which could have been inadvertently overlooked.

This report is the property of Physical Property Analysis, LLC and AAHC and was prepared for a specific use purpose and reliance as defined within the agreement between Physical Property Analysis, LLC (the Consultant) and AAHC (the Client) and this report. This report may not be used or relied upon by any other party without the express written permission of the Consultant. There shall be no third-party beneficiaries, intended or implied, unless specifically identified herein.

The opinions the Consultant expressed in this report were formed utilizing the level of skill and diligence ordinarily exercised by members of the profession and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar condition. No other representation expressed or implied, and no warranty or guarantee is included or intended. The consultant assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain.

The conclusions presented represent the Consultant's professional judgment based on information obtained during the course of this assignment. The Consultant's evaluations, analyses and opinions are not representations regarding either the design integrity, structural soundness, or actual value of the property. Factual information regarding operations, condition and test data provided by the Client or their representative have been assumed to be correct and complete. The conclusions presented are based on the data provided, observations made, and condition that existed specifically on the date of the assessment.

This assessment is based on the evaluator's opinion of the physical condition of the improvements and the estimated expected remaining useful life of those improvements, based on his observations in the field at the time of the survey, and the written or verbal information received. The conclusions presented are based on the evaluator's professional judgment. The actual performance of individual components or systems may vary from a reasonably expected standard and may be affected by circumstances that are not readily ascertainable or viewable, or that occur after the date of the survey.

This report is prepared solely for the use and benefit of the Client in accordance with ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

This report is understood to be used as part of a financing transaction. It is not intended to provide advice or guidance with regard to the purchase of the real estate referenced herein.



1.1 EXECUTIVE SUMMARY TABLE

PCA Consultant	Physical Property Analysis, LLC
Consultant Address	2126 Englewood Drive
City State Zip	Lemon Grove, CA 91945
Consultant Signatory	M. Samantha Speer
Survey Date	May 18, 2022
Report Date	June 1, 2022
Project Name	Hawthorne Suites By Wyndham
Project Address	1628 Webster Street
City State Zip	Alameda, CA 94501

1.2 QUICK FACTS TABLE

Site Acreage	0.688
# of Parcels	1
# of Buildings	1
# of Stories	3
# of Units	50
Occupancy	Hotel
Down Units	0
# of Parking Stalls	59
# Accessible Stalls	3
Parking Ratio	1.18
Rentable Floor Area	Unknown
Gross Floor Area	29,142
Construction Date	2003
Date of Rehab	0
Property Age	19
PGA	0.5474
Zoning	C-C
Flood Zone	Zone X, outside the 100 to 500 year flood zone
Interior Stairs and Corridors?	Yes
Covered Common Breezeways?	No
Roof Design?	Low sloped and pitched
# Units Inspected	6
% Units Inspected	12%
Annual Turn Over	varies
Property Type	Motel
Inflation Rate	2.00%
Analysis Term	20



PROJECT DESCRIPTION

The Hawthorne Suites By Wyndham (the Property) is located at the southeast intersection of Pacific and Webster at 1628 Webster Street, in the City and County of Alameda, California. Adjacent property uses consist of a mix of residential, commercial, and retail developments. The Property parcel topography is flat with a slight gradient to the southwest. Landscaping consists of bushes and trees in planter areas at the parking areas and trees planted along municipal walkways. The perimeter concrete walkways to the north and west, and related landscaping are reportedly a City responsibility. The building was constructed in 2003 and is a wood framed structure with stucco exteriors and a flat roof. The gross building area based on the provided plans is 29,142 square feet and a total of 50 guest rooms are provided.

Amenities include a breakfast area, jacuzzi, a fitness center, a meeting room, and guest laundry facilities. The parcel is rectangular shaped and measures 0.688 acres in area. The assessor's parcel number is 073-0418-004-01.

There is one three-story hotel building on the parcel. The foundation is reinforced concrete slabs on grade with perimeter and interior footings at bearing walls and pad footings at columns. There are no subgrade building areas. The building is wood framed with a flat roof covered with a built up membrane and mineral cap sheet. Limited pitched roofs covered with concrete tiles. Interior wood framed stairs provide access to the upper floor guest rooms. Common areas include the office lobby, restrooms, a breakfast area, a meeting room, guest laundry and vending areas, a fitness center, a jacuzzi, interior corridors and elevator lobbies. Back of house areas include a commercial grade laundry room, mechanical rooms, offices, and an employee breakroom.

Our survey of the Property was conducted by M. Samantha Speer on May 18, 2022. The weather at the time of our survey was 70 degrees and clear. At the Property, we met with the owner, and representative of the Client. No limitations or constraints prevented the Consultant from performing the entire required scope as set forth in the instructions.

1.3 OVERALL CONDITION

Overall, the Property is in acceptable condition and is equivalent when compared to properties of similar age and construction type. It is our opinion that the estimated useful life of the property, in its current use, is at least an additional 40 years, if the repairs described in the report are made, the physical improvements receive continued maintenance, and if the various components and or systems are replaced or repaired on a timely basis as needed.

Based on reports by the owner, recent capital improvements completed in the last approximately 5-10 years include:

- Parking lot repairs and sealing
- Pole and building mounted
- Roofing repairs and maintenance
- Exterior painting
- New domestic water storage tanks and circulation pumps
- PTAC replacements at guest rooms
- Interior furnishings, finishes, fixtures and equipment in common areas and guestrooms including flooring and paint, soft and hard goods.

Based upon our survey and discussions with knowledgeable management staff, there are no major physical asset issues that have impacted the Property financial performance within the last three (3) years or that could impact future performance.



COST ESTIMATES

The summary of the opinion of probable costs for life safety, critical and deferred items, as well as a 20-year Replacement Reserve estimate is as follows:

Life/Safety Immediate	\$1,500
Critical Needs Immediate	\$5,000
Deferred Maintenance Immediate	\$98,000

TOTAL	\$104,500
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REPLACEMENT RESERVE OVER 15 YEARS

Uninflated Total	\$2,169,839
Per Room Per Year	\$2,170
Inflated Total	\$2,234,934
Per Room Per Year	\$2,235

A more detailed breakdown of the estimated costs is provided in the Cost Estimate Schedule located in Section 2:

- Section 2.4 Cost Estimate Schedules - Immediate Repairs
- Section 2.5 Replacement Reserve Schedule

The cost estimates for the repair or replacement of all systems or components are based on parts and equipment that meet the most stringent of either minimum specifications mandated by applicable federal, state and local building codes and regulations for renovations or the minimum guidelines established by the Environmental Protection Agency (EPA). No contingency factors are included in our cost estimates, since it is assumed that contingency amounts will be added by the property owner and/or lender.

General contractor's overhead and profit costs, should a general contractor be required, have not been included in this estimate. General contractor's fees can vary widely; an allowance of 10% mark-up would be the reasonable estimated range for the Property location. It is the opinion of Physical Property Analysis, that a general contractor may be required to complete the repairs outlined in our replacement reserve schedule. In some cases, cost estimates account for Prevailing Wages based on Property location.



1.4 PROBLEMATIC MATERIALS

ITEM	ITEMS IDENTIFIED (YES/NO)	ACTION (YES/NO)
Fire Retardant Treated Plywood (FRTP)	No	No
Compressed Wood or Composite Board Siding	No	No
Exterior Insulation and Finishing (EIFS)	No	No
Problem Drywall (aka "Chinese Drywall")	No	No
Unit electrical capacity less than 60 amps	Yes	No
Aluminum Branch Wiring	No	No
Fused Electrical Overload Protection	No	No
Federal Pacific Electric Stab-Lok panels	No	No
Ground Fault Circuit Interrupter (GFCI)	Yes	No
Polybutylene Water Distribution Lines	No	No
Galvanized Steel Water Distribution Lines	No	No
Recalled fire sprinkler heads (Central, Omega, Gem, Star)	No	No
ABS Sanitary Piping	Yes	No
Recalled Cadet Brand Electric in-Wall Heaters	No	No
Recalled General Electric / Hotpoint dishwashers	No	No
Microbial Growth	No	No
Wood Destroying Organisms	No	No
Other:		

1.5 PROJECT TEAM

The following individuals were part of Physical Property Analysis, LLC's team:

M. Samantha Speer
Principal



2.0 LIFE SAFETY, CRITICAL ITEMS, DEFERRED MAINTENANCE & CAPITAL ITEMS

2.1 LIFE / SAFETY

- The interior stairs lack contrasting nosings at the landings and treads. The lack of warning stripes presents a safety concern. It is recommended that contrasting nosings be installed at landings and treads.

2.2 CRITICAL NEEDS

- A portable pool lift should be provided for the jacuzzi as a temporary fix for not having a permanent fixture. Since it was reported that this amenity may be removed from service, it is not considered readily achievable to install a permanent lift at this time.

2.3 DEFERRED MAINTENANCE

- The original built-up membrane roof is 19 years in age and has required ongoing repairs and partial replacements. Bubbled membrane, worn sealants and mastics and worn cap sheet were also observed. Based on the provided replacement and recoating bids provided by the owner for PPA's review, it is recommended that a full re-roof (tear off, replace damaged substrate, and install new membrane) is recommended. Re-coating seals in existing damage including any substrate damage that may exist and is therefore not the recommended re-roofing method.



2.4 IMMEDIATE REPAIR COST ESTIMATES

Project Name: Hawthorne Suites By Wyndham

Assessment Date: 5/18/2022

Year Built: 2003

Age (Years): 17

Gross SF: 29,142

of Units: 50

Inflation Rate: 2.00%

Annual Turn Over: varies

TABLE 1A: LIFE / SAFETY ITEMS



	SYSTEM	CONDITIONS AND RECOMMENDATIONS	QUANTITY	COST	UNIT	TOTAL
SITE COMPONENTS						
	None observed					
STRUCTURAL SYSTEMS / FOUNDATION / FAÇADE / ARCHITECTURE						
	Stairs	The interior stairs lack contrasting nosings at the landings and treads. The lack of warning stripes presents a safety concern. It is recommended that contrasting nosings be installed at landings and treads.	1	\$1,500	Allow	\$1,500
MECHANICAL / ELECTRICAL / HVAC / SAFETY / VERTICAL TRANSPORTATION						
	None observed					
INTERIORS						
	None observed					
					GRAND TOTAL	\$1,500

Project Name: Hawthorne Suites By Wyndham
Assessment Date: 5/18/2022
Year Built: 2003
Age (Years): 17
Gross SF: 29,142
of Units: 50
Inflation Rate: 2.00%
Annual Turn Over: varies

TABLE 1B: CRITICAL NEEDS



	SYSTEM	CONDITIONS AND RECOMMENDATIONS	QUANTITY	COST	UNIT	TOTAL
SITE COMPONENTS						
	None observed					
STRUCTURAL SYSTEMS / FOUNDATION / FAÇADE / ARCHITECTURE						
	None observed					
MECHANICAL / ELECTRICAL / HVAC / SAFETY / VERTICAL TRANSPORTATION						
	None observed					
INTERIORS						
	Accessibility	A portable pool lift should be provided for the jacuzzi as a temporary fix for not having a permanent fixture. Since it was reported that this amenity may be removed from service, it is not considered readily achievable to install a permanent lift at this time.	1	Allow	\$5,000	\$5,000
					Grand Total	\$5,000

Project Name: Hawthorne Suites By Wyndham
Assessment Date: 5/18/2022
Year Built: 2003
Age (Years): 17
Gross SF: 29,142
of Units: 50
Inflation Rate: 2.00%
Annual Turn Over: varies

TABLE 1C: DEFERRED MAINTENANCE



	SYSTEM	CONDITIONS AND RECOMMENDATIONS	QUANTITY	COST	UNIT	TOTAL
SITE COMPONENTS						
	None observed					
STRUCTURAL SYSTEMS / FOUNDATION / FAÇADE / ARCHITECTURE						
	Roofing	The original built-up membrane roof is 19 years in age, has required ongoing repairs and partial replacements. Bubbled membrane, worn sealants and mastics and worn cap sheet were also observed. Based on the provided replacement and recoating bids provided by the owner for PPA's review, it is recommended that a full re-roof (tear off, replace damaged substrate, and install new membrane) is recommended. Re-coating seals in existing damage including any substrate damage that may exist and is therefore not the recommended re-roofing method.	9,800	\$10.00	SF	\$98,000
MECHANICAL / ELECTRICAL / HVAC / SAFETY / VERTICAL TRANSPORTATION						
	None observed					
INTERIORS						
	None observed					
					Grand Total	\$98,000



2.5 CAPITAL NEEDS / REPLACEMENT RESERVE SCHEDULE

Project Name: Hawthorne Suites By Wyndham

Assessment Date: 5/18/2022

Year Built: 2003

Age (Years): 19

Gross SF: 29,142

of Units: 50

Inflation Rate: 3.00%

Annual Turn Over: varies



Location Factor:	1.31
Annual Cost Per Room / Year (uninflated)	\$2,170
Annual Cost Per Room / Year (Inflated)	\$2,235

Table 2: Replacement Reserve

ITEM	EUL	AGE	RUL	UNIT COST	Units	Number of Units	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	TOTAL Years 1 - 25
SITE COMPONENTS																											
Asphalt Repairs / Sealing	7	1	6	\$ 0.85	SF	11,470						\$ 9,766						\$ 9,766								\$ 9,766	\$ 29,299
Site water lines	30	19	11	\$ 3,930	Allow	1											\$ 3,930										\$ 3,930
Landscaping / Irrigation	30	19	11	\$ 6,550	Allow	1											\$ 6,550										\$ 6,550
Signage	20	12	8	\$ 19,650	Allow	1							\$ 19,650														\$ 19,650
STRUCTURAL SYSTEMS / FOUNDATION / FAÇADE / ARCHITECTURE																											
Exterior Paint, Elastomeric	15	7	8	\$ 1,441	Units	50								\$ 72,050													\$ 72,050
Replace exterior windows	30	19	11	\$ 721	Each	250											\$ 180,125										\$ 180,125
MECHANICAL / ELECTRICAL / HVAC / SAFETY / VERTICAL TRANSPORTATION																											
Electric, outlets/fixtures/Lighting	20	2	18	\$ 393	Rooms	50																	\$ 19,650				\$ 19,650
Plumbing, fixtures/faucets/shower heads	10	2	8	\$ 655	Rooms	50								\$ 32,750									\$ 32,750				\$ 65,500
Central Water Boilers	25	19	6	\$ 26,200	Each	2						\$ 52,400															\$ 52,400
Storage Tanks	15	2	13	\$ 4,585	Each	2													\$ 9,170								\$ 9,170
PTAC Units, replace	15	8	7	\$ 917	Each	54							\$ 49,518														\$ 49,518
Split Systems, replace	20	19	1	\$ 7,860	Each	10	\$ 15,720	\$ 15,720	\$ 15,720	\$ 15,720	\$ 15,720																\$ 78,600
Roof Mounted Ventilation, Replace	20	19	1	\$ 2,882	Each	6	\$ 5,764	\$ 5,764	\$ 5,764																		\$ 17,292
Fire/Life/Safety/Misc	20	5	15	\$ 26,200	Allow	1													\$ 26,200								\$ 26,200
Fire/Life/Safety/Smoke Detectors	10	5	5	\$ 131	Units	50					\$ 6,550								\$ 6,550								\$ 13,100
Fire/Life/Safety/Fire Alarm Panel	15	5	10	\$ 26,200	Each	1										\$ 26,200											\$ 26,200
Elevator Cab, Refurbish	15	5	10	\$ 10,480	Each	1										\$ 10,480											\$ 10,480
Elevator System, Refurbish	35	19	16	\$ 58,950	Each	1															\$ 58,950						\$ 58,950
Ice Machine	10	5	5	\$ 3,930	Each	4					\$ 15,720									\$ 15,720							\$ 31,440
Guest Laundry, Washer	10	8	2	\$ 1,965	Each	2		\$ 3,930										\$ 3,930									\$ 7,860
Guest Laundry, Dryer	12	8	4	\$ 1,572	Each	2				\$ 3,144										\$ 3,144							\$ 6,288
Commercial Grade Washer	10	6	4	\$ 9,825	Each	2				\$ 19,650										\$ 19,650							\$ 39,300
Commercial Grade Dryer	12	10	2	\$ 12,445	Each	2		\$ 24,890										\$ 24,890									\$ 49,780
Security System, replace	15	5	10	\$ 1,441	Each	22										\$ 31,702											\$ 31,702
Fitness Equipment	10	3	7	\$ 13,100	Allow	1							\$ 13,100										\$ 13,100				\$ 26,200
Jacuzzi, refurbish	20	19	1	\$ 15,720	Allow	1	\$ 15,720																				\$ 15,720
Misc Office Equipment	15	5	10	\$ 52,400	Allow	1										\$ 52,400											\$ 52,400
INTERIORS																											
Common Area FF&E	10	2	8	\$ 52,400	Allow	1								\$ 52,400										\$ 52,400			\$ 104,800
Warming Kitchen Refurbish	15	5	10	\$ 19,650	Allow	1										\$ 19,650											\$ 19,650
Painting	7	2	5	\$ 1,048	Rooms	50					\$ 52,400							\$ 52,400									\$ 104,800
Carpeting	5	2	3	\$ 1,310	Rooms	50					\$ 65,500							\$ 65,500									\$ 131,000
Soft Goods	5	2	3	\$ 590	Rooms	50			\$ 29,475					\$ 29,475					\$ 29,475					\$ 29,475			\$ 117,900
Mattresses	5	2	3	\$ 1,965	Rooms	50			\$ 98,250					\$ 98,250					\$ 98,250					\$ 98,250			\$ 393,000
Unit Furnishings	15	2	13	\$ 3,668	Rooms	50													\$ 183,400								\$ 183,400
Window Coverings	15	2	13	\$ 786	Rooms	50									\$ 19,650				\$ 19,650								\$ 39,300
Television	15	2	13	\$ 426	Each	100									\$ 42,575												\$ 42,575
Coffee Maker	5	2	3	\$ 85	Each	50				\$ 4,258						\$ 4,258				\$ 4,258							\$ 12,773
Microwave	10	2	8	\$ 164	Each	50									\$ 8,188												\$ 8,188
Refrigerators	10	2	8	\$ 262	Each	50									\$ 13,100												\$ 13,100
Required Expenditures from Reserves							\$ 37,204	\$ 50,304	\$ 149,209	\$ 42,772	\$ 155,890	\$ 62,166	\$ 62,618	\$ 304,575	\$ 87,770	\$ 140,432	\$ 190,605	\$ 146,720	\$ 330,061	\$ 46,702	\$ 48,470	\$ 58,950	\$ 13,100	\$ 232,525	\$ -	\$ 9,766	\$ 2,169,839
Inflated Expenditures from Reserves (3% annually)							\$ 1,116	\$ 1,509	\$ 4,476	\$ 1,283	\$ 4,677	\$ 1,865	\$ 1,879	\$ 9,137	\$ 2,633	\$ 4,213	\$ 5,718	\$ 4,402	\$ 9,902	\$ 1,401	\$ 1,454	\$ 1,769	\$ 393	\$ 6,976	\$ -	\$ 293	
Total Inflated							\$ 38,320	\$ 51,813	\$ 153,685	\$ 44,055	\$ 160,567	\$ 64,031	\$ 64,497	\$ 313,712	\$ 90,403	\$ 144,645	\$ 196,323	\$ 151,122	\$ 339,963	\$ 48,103	\$ 49,924	\$ 60,719	\$ 13,493	\$ 239,501	\$ -	\$ 10,059	\$ 2,234,934



3.0 PROJECT CHARACTERISTICS

The Physical conditions at the site improvements, building systems and components are defined based on the rating system below.

Category 1: No Substantial concerns observed or reported. No further action required

- Life Safety: No issues are observed.
- Deferred Maintenance: No observable or reported signs of deferred maintenance.
- Routine Maintenance: The Property has superior maintenance practices in place that appear to be extending the RUL of the system or its components.
- Remaining Useful Life: The specified system or component has an Effective Age that is significantly less than the actual age due to quality materials and/or superior Property maintenance practices. The RUL and the Effective Age may exceed the actual age and/or the average EUL.

Category 2: Minor issues observed or reported.

- Life Safety: Either no issues are observed, or minor issues are observed.
- Deferred Maintenance: Isolated issues or minor items are observed that can be addressed by in-house maintenance staff or with limited expense.
- Routine Maintenance: The Property's maintenance practices appear to be addressing issues on a proactive basis, ensuring good overall system performance.
- Remaining Useful Life: The specified system or component is expected to have an Effective Age that is less than or equal to the actual age due to quality materials and/or adequate Property maintenance practices.
- The RUL and the Effective Age may exceed or equal the actual age and/or the average EUL.

Category 3: Substantial and or Critical Issues noted. Documented follow-up with possible action plan.

- Life Safety: Some issues are observed that require immediate attention, but that do not require capital expenditures.
- Deferred Maintenance: Concerns are observed that (i) cannot be addressed by in-house maintenance staff, and (ii) would have a material cost for repairs.
- Routine Maintenance: The Property's maintenance practices appear to be a combination of proactive and reactive practices, with some limited number of systems or components requiring attention.
- Remaining Useful Life: The specified system or component is anticipated to have a lower RUL due to the quality of materials and or maintenance and may have a greater Effective Age than the actual age. Generally, the quality of materials and/or maintenance practices is below average.

Category 4 - Overall condition showing signs of deterioration. Documented follow-up with action plan.

- Life Safety: Issues are observed that require immediate attention and capital expenditures or repairs.
- Deferred Maintenance: Issues are observed affecting one major system or several components of different systems that will materially affect the expenditures for capital improvement or repairs within the next 12 months.
- Routine Maintenance: The Property's maintenance practices appear to be reactive and are not addressing system or component condition concerns in a timely manner.
- Remaining Useful Life: The RUL of the system or component is less than years and/or the Effective Age is greater than the actual age. Generally, the quality of materials is substandard, the system or component has exceeded its Estimated Useful Life, and/or materials are poorly maintained.



Category 5 - Severe deferred maintenance observed. Substantial follow and action plan required.

- Life Safety: Significant issues are observed that will require significant expenditures to be included in the PCA Consultant's cost estimates for repairs or capital improvement replacements on an immediate basis.
- Deferred Maintenance: Excessive deferred maintenance is observed at multiple systems or components that will require significant expenditures for repairs or capital improvement replacements on an immediate basis.
- Routine Maintenance: Inadequate maintenance practices are in place that do not address either on-going maintenance to ensure the EUL is achieved or maintenance to ensure functionality of the system.
- Remaining Useful Life: The RUL of the system or component has been exceeded or based on the quality of materials and/or inferior maintenance practices, may have an Effective Age that exceeds the actual age and requires immediate capital expenditures. Generally, the quality of original materials is poor, the system has exceeded its EUL by a significant margin, and maintenance is poor.

The systems or components are identified as:

R&M - Routine repairs and maintenance, items are those than can typically be addressed in house maintenance and on turn over or have a cost that should be included in the routine budget.

IR – Immediate Repairs require immediate attention (life/safety or critical repair) and are addressed in detail in Section 2.

RR – Replacement Reserve of Capital Items are those that are non-routine and should be anticipate for expenditures over the term of the loan. Table 2 details the estimates reserve costs.



3.1 SITE COMPONENTS			CATEGORY	ACTION
3.1.1	Parcel Details	The parcel measures 0.688 acres and is rectangular shaped in configuration.	N/A	--
3.1.2	Utilities	The Property is connected to public utility services with adequate connections are reportedly provided.	I	R&M
	Domestic Water	East Bay Municipal Utilities District (EBMUD)	I	R&M
	Sanitary Waste	EBMUD	I	R&M
	Storm Water	EBMUD	I	R&M
	Natural Gas	PG&E	I	R&M
	Electricity	Alameda Public Utility	I	R&M
	Cable Television	Dish Network	I	R&M
	Telephone Provider	AT&T	I	R&M
	Solid Waste Handler	Waste Management	I	R&M
	WiFi Provider	AT&T	I	R&M
	COMMENTS	No problems were reported with the utilities and connections to the Property parcel. Routine repairs and maintenance are anticipated during the term.		
3.1.3	Landscape, Grading, Drainage			
	Landscaping	Limited landscaping consists of trees and bushes in planters within the parking areas.	2	RR
	Irrigation	Limited irrigation in planters.	2	RR
	Topography of Site	The site and is generally level with a slight slope to the southwest for drainage.	2	R&M
	Topography of Surrounding Areas	The surrounding area is generally flat in topography with a slight slope to the southwest.	N/A	--
	Drainage / Storm Drainage	Site drainage occurs as a surface flow to the drain inlets at the parking areas that connect to the municipal subsurface storm drain system.	2	R&M
	COMMENTS	No problems were reported with the landscaping, irrigation system or controls and drainage. Based on the age of the landscaping and irrigation, replacements are anticipated during the capital needs term.		
3.1.4	Site Water & Sanitary Lines	Copper water lines and cast-iron waste lines were reported.	2	R&M
	COMMENTS	Based on the age of the original site water and waste lines, and that no ongoing problems exists with water leaks or waste line back-ups, replacements are not anticipated during the capital needs term.		
3.1.5	Ingress and Egress	Two vehicular access drives are provided for the Property. The pedestrian entrances are located at the east and west perimeters.	2	R&M
	COMMENTS	No problems were observed or reported with site ingress and egress. Routine repairs and maintenance are anticipated during the capital needs term.		
3.1.6	Parking & Walkways	The open parking areas and drive aisles are asphalt paved and are located along the east perimeter of the site.	2	RR
	Total Number of Parking Stalls	64	I	R&M
	Number of Carport Covered Stalls	N/A	N/A	--



Number of ADA Stalls	Two	I	R&M
Number of Van Accessible ADA Stalls	One	I	R&M
Carports/Garages	N/A	N/A	--
Seal Coat Age	One year.	I	RR
Sidewalks	Limited on-site walkways are constructed with concrete.	2	R&M
Curbing	Curbed planter areas and concrete wheel stops.	I	R&M
Patios / Terraces	N/A	N/A	--
Pool Decks	N/A	I	R&M
COMMENTS	Repairs, sealing and restriping of the asphalt is recommended during the capital needs term.		
3.1.7 Site Lighting	Pole and building mounted LED lighting was recently installed.	I	R&M
COMMENTS	Based on the age and estimated useful life, replacements are not anticipated during the capital needs term.		
3.1.8 Site Fencing and Retaining Walls	Concrete block fencing is located along the east and south perimeters of the Property. The trash enclosure is CMU framed with metal gates.	2	R&M
COMMENTS	Based on the age and estimated useful life, CMU wall replacements are not anticipated during the analysis term.		



3.2 STRUCTURAL SYSTEMS / FAÇADE / ARCHITECTURE		CATEGORY	ACTION
3.2.1 Structure Description	The hotel building is a conventionally Type V, fully sprinklered structure. The structure is wood framed with a reinforced concrete foundation system. The exterior walls are painted stucco. The main roof is a flat design and is finished with a built-up membrane roofing system.		
3.2.2 Foundations	The building is supported by reinforced concrete slabs on grade with perimeter and interior footings at bearing walls and pad footings at columns.	I	R&M
COMMENTS	Original building plans were provided review. No problems were reported with termites, water intrusion or structural movement (differential settlement). Based on the observed conditions, replacements are not anticipated during the capital needs term.		
3.2.3 Framing	The walls and upper floors are wood framed with oriented strand board (OSB) sheathing. The roof is wood framed with trusses and OSB decking.	I	R&M
COMMENTS	Original building plans were not available for review. No problems were observed or reported with the framing systems. "Problematic" fire retardant treated plywood is not likely based on the date of construction. No reported issues with wood destroying pests. No obvious evidence of termite infestation observed. Based on the observed conditions, replacements are not anticipated during the capital needs term.		
3.2.4 Exterior Wall Finishes	The exteriors of the buildings are painted stucco.	3	RR
COMMENTS	The exteriors were painted in the last ten years and are in good to fair condition. Limited peeling paint was observed on the metal window frames and can be repairs (touched up) as part of routine maintenance. Anticipate exterior painting during the capital needs term.		
3.2.5 Roof Systems	The roofs appear to be framed with wood trusses and OSB decking.	2	R&M
Design	Low slope and pitched.	2	R&M
Material / Color	Built-up membrane / concrete tiles	2-4	IR, R&M
Age / Original (Yes/No)	19 years / Yes	--	--
Warranty (Yes/No), Length	N/A	--	--
Roof Insulation Type, Age	Unknown	2	R&M
Roof Drainage	Drainage consists of interior drains that connect to the subsurface drainage system.	2	R&M
Ancillary Features	A roof "tower" structure provides architectural accent for the building. Parapet walls are extensions of the exterior walls and are finished with roofing and metal coping.	2	R&M
COMMENTS	It was reported that roofing maintenance has been needed more frequently due to ongoing leaking. The roofing is all original and is not under warranty. Based on the observed and reported conditions and age, roofing replacements recommended as an Immediate Repair.		
3.2.6 Stairs, Patios, Balconies, Decks, Breezeways			
First Level Unit Access	The ground floor units are accessed by concrete walkways.	2	R&M
Upper Level Unit Access	Interior stairs and corridors.	2	R&M
Stair/Landings Railings	The stairs are wood framed with carpeted treads and wood handrails.	2, 4	IR, R&M
Corridors	The interior corridors are finished with, carpet, painted drywall and suspended ceiling tiles.	2	RR



Balconies/Enclosures	N/A	N/A	--
Patios / Enclosures	N/A	N/A	--
COMMENTS	No problems were observed or reported. The corridor finishes were recently replaced. Additional flooring and paint replacements are anticipated during the capital needs term.		
3.2.7 Doors and Windows			
Building Entrance	Aluminum framed storefront doors at lobby and retail suite entrances.	2	R&M
Stairwell and Corridor Fire Doors	Solid wood 1.5 hour fire rated auto closing doors are provided at elevator lobbies and corridors.	2	R&M
Common Area	The exterior utility room doors are insulated metal in metal frames. The interior common area doors are solid wood in metal frames. Lever door hardware is provided.	2	R&M
Unit Entry Doors	The guestroom entry doors are solid wood in metal frames with lever handles, peepholes and deadbolts.	2	R&M
Interior Doors	Interior doors are the guest rooms are solid wood in metal frames.	2	R&M
Patio / Balcony Doors	N/A	N/A	--
Windows	The guestrooms have dual glazed vinyl framed horizontal sliding window assemblies. The guest rooms that face the street are provided with an interior third window for noise control	2	R&M
COMMENTS	The exterior windows, doors, interior doors and all hardware are in good condition. Replacements are not anticipated during the capital needs term.		
3.2.8 Common Area and Amenities	Interior common areas include the office, lobbies, breakfast area, restrooms, fitness center, jacuzzi, meeting room, and interior corridors.		
Office	The general manager's office and administrative office are located on the ground floor and are finished with carpet, suspended ceiling tiles and painted drywall walls.	2	RR
Appliances	A warming kitchen is provided for the breakfast service. Stainless steel counters and fixtures, microwaves, warming trays and a refrigerator are provided. The equipment is commercial grade. Smaller appliances such as coffee makers and juice dispensers are also provided.	2	RR
Water Sense Rated Plumbing	Low flow plumbing fixtures noted in guestroom bathrooms and public access restrooms.	2	R&M
Clubhouse	N/A	N/A	--
Mail Centers	N/A	N/A	--
Pool / Spa / Jacuzzi	One jacuzzi is provided and is finished with concrete, brick coping and a tile deck. An electric heater and sand filtration equipment are provided.	3	RR
Laundry Room	The central housekeeping laundry room contains two approximately 60 pound washers and two approximately 70 pound dryers. The equipment is owned by the Property. The dryers are original and have been refurbished as needed. The washers have been replaced in the last ten years. The guest laundry room is on the ground floor and contains one washer and one gas fired dryer. The equipment is estimated at five year sin age.	3	RR
Fitness Center	One treadmill, one elliptical, a universal weight machine, free weights and other miscellaneous equipment is owned by the Property. The fitness room is carpeted with mirrored and drywall walls and a suspended ceiling system.	2	RR



Tot Lot	N/A	N/A	--
Sport Court	N/A	N/A	--
Bicycle Storage	N/A	N/A	--
COMMENTS	<p>The common areas were refurbished in the last five years. Based on the age and the estimated useful life, anticipate replacement of the common area carpeting, paint, wall coverings and other FF&E during the capital needs term.</p> <p>The commercial grade kitchen equipment and fixtures are owned by the Property. Based on the age and observed conditions, refurbishment of the warming kitchen is anticipated during the capital needs term.</p> <p>Based on the age and observed conditions, replacement of the jacuzzi heating and filtration equipment and pumps and refurbishment of the liner are anticipated during the capital needs term.</p> <p>Based on the estimated useful life of the guest laundry and commercial washers and dryers, replacements are anticipated during the capital needs term. Replacement of the fitness equipment is anticipated during the capital needs term. The guest laundry room equipment is anticipated for replacement during the capital needs term.</p>		



3.3 MECHANICAL/ELECTRICAL/PLUMBING/HVAC/SAFETY/VERTICAL TRANSPORTATION		CATEGORY	ACTION
3.3.1 Water Distribution / Heating			
Water Piping	Domestic water supply plumbing was observed and reported to be copper.	2	R&M
Fixtures	The guestrooms contain commercial grade plumbing fixtures including floor mounted 1.26 gpf water closets, under mounted sinks, and low flow faucets and shower fixtures. The tubs are glazed cast iron with marble surrounds. The showers are wheelchair accessible and ceramic tile in a portion of the accessible guestrooms.	2	RR, R&M
Domestic Hot Water	Domestic hot water is provided by two approximately 250,000 BTU rated gas-fired boilers, two 100 gallon storage tanks and recirculating pumps.	1,3	RR, R&M
Seismic Restraints Provided	Yes	1	R&M
Other	N/A		
COMMENTS	<p>No significant problems were reported with the domestic water lines (significant replacements, leaks or pin holes not reported). Replacements are not anticipated during the capital needs term.</p> <p>Based on the age, replacement of water boilers and circulation pumps is recommended during the capital needs term. The storage tanks are new and replacements are not anticipated during the capital needs term.</p>		
3.3.2 Sanitary Waste Plumbing			
Piping	The sanitary sewers and drains were reported and observed to consist of cast iron materials. The sewer lines gravity flows to connections with the municipal system. Limited ABS materials were noted at under sink areas. Based on the date of construction, recalled ABS materials are not suspected.	2	R&M
Treatment	City municipal system.	2	R&M
COMMENTS	The waste lines are original and no significant leaks, or issues with back-ups were reported. Based on the age and reported conditions, replacements are not anticipated during the 15-year term.		
3.3.3 Heating Air Conditioning Systems / Renewable Energy			
Heating	<p>The guestrooms and corridors are heated by through-wall electric PTAC units that were replaced in 2013.</p> <p>The common areas and retail spaces are heated by split systems with roof mounted heat pumps and wall mounted fans or ceiling enclosed fan coils with electric heat strips. This equipment is original.</p>	3, 4	RR
Air Conditioning	<p>The guestrooms are cooled by through-wall electric PTAC units that were replaced in 2013.</p> <p>The common areas and retail spaces are cooled by split systems with roof mounted air conditioners or heat pumps and wall mounted fans or ceiling enclosed fan coils for air distribution.</p>	3, 4	RR
Maintenance	The equipment is maintained in house.	2	R&M
Controls	Programmable thermostats.	2	RR
Distribution	Heated and cooled air is distributed by a wall-mounted fan for the heat pump system or ceiling enclosed fan coils for the split systems. Recessed ductwork and air registers service the ventilation system.	2	R&M
Energy Management System	N/A	N/A	--
COMMENTS	Given the estimated useful life, ages, and observed conditions, replacement of the PTAC units, roof mounted condensers and heat pumps, electric fan coils and thermostats is anticipated during the capital needs term.		



3.3.4 Ventilation Systems			
Maintenance	N/A	N/A	--
Controls	Continuous	2	R&M
Vent Conditions	Clean	2	R&M
Air Ducts	Not observed.	N/A	--
Exhaust/Fresh Air Intake	Central exhaust fans are roof mounted. A total of six fans were observed.	3	RR
COMMENTS	The bathroom ventilation fans are original. Based on the age, replacements are recommended during the capital needs term.		
3.3.5 Electric Services			
Transformers	Pad mounted transformer is located along the south perimeter and is owned and maintained by the utility company.	NA	--
Branch Wiring	Copper branch wiring observed and reported.	2	R&M
Metering	The buildings are master metered.	2	R&M
Service Size To Main	The main electrical service is rated at 1,600 amps and is a 240 volt three phase four wire system.	2	R&M
Unit Amperage	The guestrooms are provided with 20-amp service.	2	R&M
Unit Subpanels	Breakers are provided for each circuit. Subpanels are provided at the main electrical switchgear and common areas and not in the guestroom interiors. The subpanels are properly labeled.	2	R&M
GFCI	GFCI outlets are provided in the adjacent to the sinks in the guestroom bathrooms, common area restrooms and other "wet" areas.	2	R&M
COMMENTS	No problems were reported with the electrical service size or capacity. Based on the age and observed conditions, replacements are not anticipated during the capital needs term.		
3.3.6 Fire & Life Safety Systems			
Extinguishers	Fire extinguishers with current certification are present at the building exteriors. 24-7 Fire Protection certified the extinguishers in December 2021.	1	R&M
Fire Sprinklers	N/A	N/A	--
Smoke / Heat / Carbon Monoxide Detection	Hardwired with battery back-up combination carbon monoxide and smoke detectors are provided in each guestroom and common areas.	2	RR
Fire Alarm	A central alarm system with pull stations and audible/visual (strobe) alarms is provided throughout the Property. The alarm panel is monitored off site.	2	RR
Exit Signs	Lighted exit signs are provided throughout the common areas, stairwells, and corridors.	2	RR
Emergency Light Packs	Battery back-up emergency lighting is provided at the common areas, stairwells, and corridors.	2	RR
Hydrants	Located at adjacent street.	1	R&M
Fire Hoses	N/A	N/A	--
Emergency Generator	N/A	N/A	--
Fire Escapes	N/A	N/A	--
COMMENTS	Based on the estimated useful life, replacement of the life/safety systems, fire alarm panel and smoke detection equipment are anticipated during the capital needs term. Fire extinguishers should be inspected and recharged annually as part of routine maintenance.		



3.3.7 Vertical Transportation Systems			
Type	Hydraulic	2	RR
# of Systems	One	2	RR
Capacity of Cab	2,500 pounds, 13 persons	2	RR
Maintenance Contractor	Schindler	2	RR
Cab Finishes	Vinyl flooring, laminated wall panels, lighted ceilings, stainless steel grab bars and accents.	2	RR
Cab Certification	Current until July 2022	1	R&M
COMMENTS	The cab interiors are newer. The hydraulic equipment is original. Based on the age, anticipate equipment replacements during the capital needs term.		
3.3.8 Site Security			
Components Provided	A 22 camera wired television security system is provided at the Property. Cameras and monitoring system.	2	RR
Monitoring	Onsite	2	RR
COMMENTS	Based on the estimated useful life, replacement of the security system is anticipated during the capital needs term.		



3.4 INTERIOR COMPONENTS		CATEGORY	ACTION
3.4.1 Common Area Finishes			
Office	The lobby and office areas have tile flooring, drywalls and suspended ceilings with drop in tile or drywall ceilings, and standard office furnishings.	2	RR
Clubhouse	N/A	N/A	--
Corridors	The interior corridors are finished with carpeting, painted drywall walls and suspended ceiling systems with drop in tiles.	2	RR
Laundry	The housekeeping laundry room contains tile flooring, drywall walls and ceiling and one washer and dryer. The equipment is owned by the Property. The housekeeping laundry room is finished with painted drywall walls and ceilings and has concrete flooring. Unimac brand 30 pound washers and two 60 pound dryers are provided. The equipment is owned by the Property.	2	RR
Other	<p>The restrooms are finished with tile flooring, drywalled and tiled walls, drywall ceiling and commercial grade plumbing fixtures, solid surface wall mounted counter with undermount sink, mirror, grab bars and standard accessories.</p> <p>The breakfast nook contains ceramic tile flooring, a service counter and cabinet area and tables and chairs.</p> <p>The warming kitchen contains stainless steel counters, a tile floor, vinyl wall coverings, a refrigerator, convection oven, microwave ovens, and other small appliances.</p> <p>Vending areas are provided at the elevator lobby at each floor and contain one ice machine and one drink vending machine. Flooring is tile and walls and ceiling are drywall. Ice machines are owned. Vending machines are not owned.</p> <p>The meeting room is finished with carpeting, drywall walls and suspended ceiling systems with drop in tiles. Folding tables and chairs are provided as is audio visual equipment.</p>	2	RR
COMMENTS		<p>The common area interior finishes were replaced recently. Based on the current conditions. Replacements are anticipated during the capital needs term.</p> <p>The retail space interior finishes are reportedly a tenant responsibility.</p>	
3.4.2 Guestroom Summary			
# Buildings	One hotel building		
# Units	50 motel guest rooms		
# Vacancies	0		
# Down Units	0		
COMMENTS	The unit turn over appears to be adequate and the guestroom interiors appear well maintained with newer finishes noted in the units accessed during the survey.		



UNIT MIX TABLE

Floor Plan	Quantity	Area	Total
Two Queen	19	Not provided	Not provided
King	30	Not provided	Not provided
One Bedroom / Two Queen, ADA	1	Not provided	Not provided
	50	TOTAL	*29,142

*Square footage information was obtained from renovation plans

UNIT INSPECTION MATRIX

Unit	Floor Plan	Occupied	Vacant	Down	Floor
1620	T Mobile	X			1
1622	Orthopedic Foot Center	X			1
103	Executive King, Sleeper Sofa		X		1
106	Two Queens		X		1
110	Two Queens, ADA, Sleeper Sofa		X		1
204	Two Queens		X		2
210	Hearing Impaired		X		2
214	King		X		2
303	King		X		3
305	Two Queens		X		3
306	King		X		3
309	King		X		3
320	Executive King, Sleeper Sofa		X		3
322	Executive King, Sleeper Sofa		X		3
309	King		X		3

In accordance with the scope of work, Physical Property Analysis, LLC requested access to no less than 10% of the guestrooms.

3.4.3 VACANT AND DOWN UNITS

No concerns were noted with management's unit turn practices no down units were observed on the day of PPA's survey.

3.4 INTERIOR COMPONENTS (Cont.)		CATEGORY	ACTION
3.4.4 Finishes	The guestrooms are finished with painted drywall or vinyl wall coverings, spray applied acoustic or drywall ceilings, one or two beds, mattresses, and soft goods. Window coverings are curtains.	2	RR
Flooring Living Areas	Typical floor covering consists of carpeting.	2	RR
Flooring Kitchen and Bath	The bathroom flooring in the guest rooms consists of ceramic tile.	2	R&M



Mold	None observed in the units accessed.	N/A	--
Maintenance Practices	Current practices appear to be both proactive.	I	R&M
Unit Inspections	Daily on turn over.	I	R&M
COMMENTS	The guestrooms were recently refurbished including hard and soft goods, flooring, paint, fixtures and finishes. Anticipate replacement of paint, carpeting, mattresses, and soft goods during the capital needs term.		
3.4.5 Cabinets, Counters, Sinks			
Kitchen Cabinets	The kitchens contain laminated MDF cabinets.	2	R&M
Kitchen Sinks	Drop in stainless steel sinks.	2	R&M
Kitchen Counters	Solid surface counters.	2	R&M
3.4.6 Appliances			
Type	Two televisions, small dorm size refrigerator, coffee maker, and microwave oven are provided in each guestroom. The shared kitchen areas contain residential grade appliances.	I	RR
Age	2	2	--
Energy Star?	Yes	2	--
Management Provided?	Yes	N/A	--
COMMENTS	The appliances were recently replaced. Anticipate appliance replacements during the capital needs term.		
3.4.7 Vanities, Shower/Tub, Toilet			
Vanities	Not provided	N/A	--
Sinks	Undermount sink.	2	R&M
Counters	Solid surface.	2	R&M
Tub/Shower/Surround	Ceramic tile roll in showers or cast iron tub and ceramic tile surround.	2	R&M
Fixtures	Residential grade faucets are provided at the unit sinks. Floor mounted porcelain water closets are provided. Low flow fixtures reported and observed.	2	RR
COMMENTS	Based on the age, observed conditions and estimated useful life, anticipate replacement of the plumbing fixtures during the capital needs term.		
3.4.8 Phone, Cable or Internet Availability			
Telephone?	Phone jacks are provided in the living area.	I	R&M



Internet Available?	AT&T	I	R&M
Cable Available?	Dish Network	I	R&M
COMMENTS	Telecommunication systems are reportedly adequate for the current use. Replacements are not anticipated during the term.		



4.0 MOISTURE AND MICROBIAL GROWTH AND PEST MANAGEMENT

4.1 MOISTURE AND MICROBIAL GROWTH

Active microbial growth was not observed at common areas or guestrooms accessed. Active mold growth was not reported by management or maintenance personnel.

A moisture management plan has not been developed for the Property. Based on the condition of the Property and the prevailing weather conditions, a moisture management plan is not considered necessary at this time.

4.2 PEST MANAGEMENT

According to property management, the Property is not part of a termite bond with a preventative maintenance program in effect.

At the time of our survey, we noted no current evidence of termite or other wood destroying organism or pest infestations.



5.0 SPECIAL HAZARDS, ZONING, BUILDING CODE VIOLATIONS, AND REGULATORY COMPLIANCE

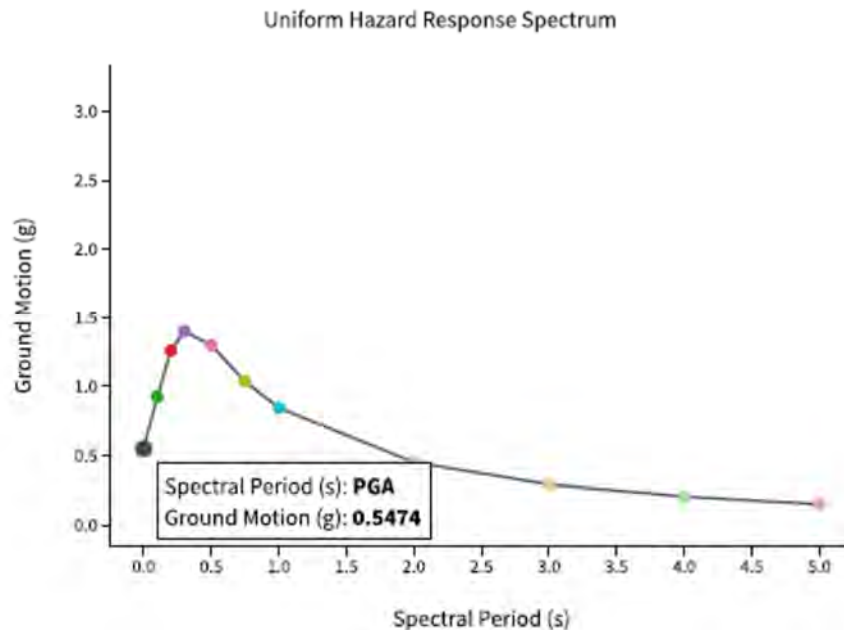
Although it is assumed that the noted improvements were constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the Property remains adequate for present day use, our survey does not include a review to determine compliance with local Building Department codes, Fire Department requirements, or Planning Department ordinances. However, the following information is provided.

5.1 SPECIAL HAZARD ASSESSMENT

5.1.1 PEAK GROUND ACCELERATION

According to the USGS National Seismic Hazard Maps (2008), the Property is in an area that has a 10% or greater probability of exceeding a Peak Ground Acceleration (PGA) value of 0.15g (or greater) in 50 years.

Based on the Property's location, the PGA is 0.5474g. Because of this designation, a Structural Risk Evaluation Questionnaire (Form 4099C) has been completed and is provided in the Appendix.



Seismic Zone designations typically apply to the design of new construction and or represent a minimum building standard. The zones range from 0 (lowest risk) to 4 (highest risk). Properties located in Uniform Building Code (UBC 1994) seismic zones 3 and 4 are evaluated for seismic risk by observing certain property risk factors. A Scenario Upper Loss (SUL) study is required for all properties that have one or more property specific risk factors indicated in the table below. The Property lies in Seismic Zone 4; therefore, this table has been completed.



PROPERTY SPECIFIC RISK FACTORS FOR PROPERTIES LOCATED IN ZONES 3 OR 4	OBSERVED ?
Reinforced masonry buildings and precast concrete or tilt-up buildings constructed prior to 1994	No
Reinforced concrete frame or reinforced concrete shear wall buildings constructed prior to 1976	No
Wood frame buildings on unbraced cripple walls (sometimes referred to as crawl space walls – short wood perimeter walls used to elevate a property above ground to allow access to the substructure and utility lines or to level a building built on a slope).	No
Wood frame buildings without anchorage to foundation	No
Any building with a weak (soft) story at the first level above grade	No
PROPERTIES IS SEISMIC ZONE 4 ONLY	
Buildings on sites with significant liquefaction potential (for example, areas along the coast or waterways) unless provided with deep foundations (piles or piers).	No
Tuck-under parking buildings constructed prior to 1988	No

A seismic risk assessment is not required based on the lack of risk factors. No additional detailed investigation has been made into the presence of these hazards; our conclusions are based solely on observations made during our site visit, review of available documents or interviews with others.

5.1.2 HAZARDS / GEOGRAPHIC CONDITIONS/CATASTROPHIC LOSS POTENTIAL

For this region, the Property does not appear to be particularly prone to the following hazards: landslides, floods (Special Flood Hazard Area) or excess noise. No detailed investigation has been made into the presence of these hazards; our conclusions are based solely on observations made during our site visit, review of available documents or interviews with others.

The following are geological or meteorological hazards, that if present could affect the Property causing a potentially significant loss.

<u>Hazard</u>	<u>Risk</u>
Hurricanes / Wind	Low
Expansive Soils	Not Likely
Floods	Low
Sinkholes	Low
Landslides	Low

No detailed investigation has been made into the presence of these hazards; our conclusions are based solely on observations made during our site visit, review of available documents or interviews with others.

5.1.3 FLOOD ZONE

FEMA map and panel 06001C0069H, dated 12/21/2018 indicates that the Property is located in Zone X which is located outside the 100 and 500-year flood zone.



5.2 ZONING AND BUILDING AND FIRE CODE COMPLIANCE

5.2.1 ZONING

The City of Alameda Planning Department website and zoning ordinance were reviewed to determine zoning. The Property is zoned C-C, Community Commercial District. The Property appears to be a conforming use.

5.2.2 BUILDING CODE

The City of Alameda Building Department was contacted to confirm the existence of violations against the Property. No current violations were reported.

5.2.3 FIRE CODE VIOLATIONS

The City of Alameda Fire Department was contacted to confirm the existence of violations against the Property. No violations were reported by the department.

5.3 REGULATORY COMPLIANCE

Accessibility screenings for compliance with the American with Disability Act (ADA), Fair Housing Act, and the Federal Uniform Accessibility Standards / Section 504 (UFAS) were performed. This preliminary screening is intended to identify basic compliance issues and is not a detailed analysis of compliance. Prior to implementation of any accessibility improvements, consult with a Certified Access Specialist (CASP) or Architect to determine feasibility and design requirements.

5.3.1 AMERICANS WITH DISABILITIES ACT (ADA)

Title III of the ADA prohibits discrimination on the basis of disability by private entities in places of public accommodation and requires that places of public accommodation and commercial facilities be designed, constructed and/or altered so as to be readily accessible to and usable to persons with disabilities.

Portions of the property may be subject to the ADA compliance in accordance with Appendix A to Part 36 - standards for accessible design included in the American Disabilities Act, Public Law 101-336, Title III Part Department of Justice, 28 CFR Part 36, nondiscrimination on the basis of disability by public accommodations and in commercial facilities; final rule, as published on the Federal Register, Dated July 26, 1991.

The ADA requires a place of public accommodation to remove architectural and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable. Readily achievable is defined as easily accomplishable and able to be carried out without much difficulty or expense. Readily achievable is determined on an individual basis. No numerical formula or threshold of any kind has been set by the Justice Department. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for ongoing assessment of their compliance with the barrier removal requirements.

Title III of ADA divides covered buildings and facilities into two categories;

- 1) public accommodation and
- 2) commercial facilities.



Building codes, both current and past, have included barrier free and handicapped access requirements. These requirements may or may not coincide with the precise ADA Accessibility Guidelines (ADAAG). In such cases where access features were provided according to standards other than ADAAG, barrier free access features can enable disabled access but do not necessarily provide compliance with the ADAAG.

Section 36.304 of the ADA requires a place of public accommodation to remove architectural and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable. The law defines readily achievable as meaning easily accomplishable and able to be carried out without much difficulty or expense. Readily achievable is determined on an individual basis. What the readily achievable standard will mean in any particular public accommodation will depend on the individual circumstances. No numerical formula or threshold of any kind has been set by the Justice Department.

In order to determine what is readily achievable, an entity should consult with a team consisting of a lawyer and an accountant and Architect or CAsp.

The obligation to engage in readily achievable barrier removal is a continuing responsibility of a public accommodation. Items that are currently not readily achievable may become so in the future. No periodic assessment or self-assessment is required by the ADA. However, the Justice Department urges public accommodations to establish procedures for an ongoing assessment of their compliance with the barrier removal requirements.

The Property's public accommodation areas consist of the lobby, parking areas, common areas and guest rooms. Upgrades were completed during the recent renovations.

A total of three guestrooms are reportedly designated as accessible. This exceeds the ADA requirements for two guestrooms.

A portable pool lift should be provided for the jacuzzi as a temporary fix for not having a permanent fixture. Since it was reported that this amenity may be removed from service, it is not considered readily achievable to install a permanent lift at this time.

The Owner of the is responsible for deciding what building modifications for compliance are "readily achievable" based on financial constraints through consultation with legal and financial advisors. Specific questions about compliance with ADA should be directed to an attorney.

5.3.2 FAIR HOUSING ACT AMENDED

The scope of this report is limited to a very general overview of the Property improvements based upon the requirements of the Fair Housing Act (FHA) Guidelines in an attempt to identify clear and unequivocal violations of the Act. It is not intended for use or reliance as an audit for purposes of determining strict compliance but is a tool to identify whether or not a full compliance audit may be appropriate.

Applicability

The Fair Housing Act Amended (FHAA) is a civil rights law that forbids discrimination on the Physical Property Analysis, LLC of race, color, religion, sex, national origin, familial status and disability. The Fair Housing Act does not require any renovations to existing buildings. The Fair Housing Act design and construction requirements apply to "covered multifamily dwellings" designed and constructed "for first occupancy" after March 13, 1991.



A building was not designed or constructed for first occupancy if:

- It was occupied by March 13, 1991
- If the last building permit or renewal of a building permit was issued on or before June 15, 1990
- Buildings where the last building permit was issued on or before June 15, 1990, are not covered by the design and construction requirements. Even if the last building permit was issued after June 15, 1990, if the property was occupied before March 13, 1991, it is not covered. HUD adopted these dates to allow time for the requirements to be considered during the design and construction phase of new properties.
- The "first occupancy" language in the statute has been defined in HUD's Fair Housing Act regulations as "a building that has never before been used for any purpose." This means buildings that are rehabilitated are not covered by the design and construction requirements even if the rehabilitation occurs after March 13, 1991, and even if it is substantial rehabilitation.

Observations

Based on the current use as a motel, FHAA does not apply to the Property.

5.3.3 UNIFORM FEDERAL ACCESSIBILITY STANDARD (UFAS)/SECTION 504

At some government funded or assisted properties, common, non-leased areas of the building(s), such as walkways, parking areas, bathrooms, and other common areas and facilities may be subject to accessibility requirements. Projects subject to this regulation constructed after August 10, 1982, are required to have 5% of the units are fully accessible. Common areas must be accessible. Projects constructed before that are "encouraged" to provide 5% fully accessible units during renovation/rehabilitation/repair.

The property is not currently subject to UFAS requirements.

5.3.4 ENERGY BENCHMARKING, AUDIT, RETRO-COMMISSIONING LAWS AND REQUIREMENTS

The following are prevailing local, state or federal laws or requirements to conduct energy audits or retro-commissioning studies:

The Energy Assembly Bill 802 (Williams, 2015) directed the California Energy Commission to create a statewide building energy use benchmarking and public disclosure program for buildings larger than 50,000 square feet. The Commission's regulations require building owners to report building characteristic information and energy use data to the Commission by June 1 annually, beginning in 2018 for buildings with no residential utility accounts, and in 2019 for buildings with 17 or more residential utility accounts. Building owners will complete their reporting using ENERGY STAR Portfolio Manager, a free online tool provided by the United States Environmental Protection Agency. Assembly Bill 802 also requires, effective January 1, 2017, that energy utilities provide building-level energy use data to building owners, owners' agents, and operators upon request for buildings with no residential utility accounts and for buildings with five or more utility accounts. The Energy Commission will publicly disclose some of the reported information beginning in 2019 for buildings with no residential utility accounts, and 2020 for buildings with residential utility accounts.

The Property will not be subject to energy benchmarking or reporting as it contains less than 50,000 gross square feet.



6.0 AREAS OF ADDITIONAL ASSESSMENT

6.1 PROBLEMATIC MATERIALS, HISTORICAL REPAIRS, WORK IN PROGRESS AND PLANNED CAPITAL IMPROVEMENTS

6.1.1 PROBLEMATIC MATERIALS

ABS waste lines were reported in and observed in under sink areas. Most of the piping is new and was replaced during renovations. Recalled ABS waste lines are not suspect based on date of original construction and renovation date.

6.1.2 SUMMARY OF HISTORICAL REPAIRS AND REPLACEMENTS

Based on reports by the owner, recent capital improvements completed in the last approximately 5-10 years include:

- Parking lot repairs and sealing
- Pole and building mounted
- Roofing repairs and maintenance
- Exterior painting
- New domestic water storage tanks and circulation pumps
- PTAC replacements at guest rooms
- Interior furnishings, finishes, fixtures and equipment in common areas and guestrooms including flooring and paint, soft and hard goods.

6.1.3 WORK IN PROGRESS

<u>Item</u>	<u>Quantity</u>	<u>Cost</u>	<u>% Complete</u>	<u>Comments</u>
None reported				

6.1.2 PLANNED CAPITAL IMPROVEMENTS

The owner has planned a roof, refurbishment. The total reported cost is approximately \$80,000.



7.0 REFERENCES AND LIMITATIONS

7.1 GUIDELINES

This report was prepared in general accordance with ASTM guidelines.

7.2 METHODOLOGY

This assessment is based on the evaluator's judgment of the physical condition of the improvements and the estimated expected remaining useful life of those improvements. The conclusions presented are based on the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and may be affected by circumstances that occur after the date of the evaluation.

Assessment Activities

- 1) Identify repairs, replacements and significant maintenance items that should be completed immediately;
- 2) Identify repairs, replacements and significant maintenance items that are likely to occur over the next approximately 20-year period;
- 3) Estimate the cost to repair the above deferred maintenance items; and
- 4) Estimate the lapsed and remaining life expectancies of the Property improvements.

7.3 LIMITATIONS

This report is prepared solely for the use and benefit of the Client in accordance with ASTM guidelines. Our recommendations have been prepared in accordance with customary principles and practices. This warranty is in lieu of all other warranties either expressed or implied. Physical Property Analysis, LLC is not responsible for the independent conclusions, opinions or recommendations made by others based on the field exploration presented in this report.

Physical Property Analysis, LLC, bears no control over the cost of labor, materials, equipment or services furnished by others, over contractors' methods of determining prices, or over competitive bidding and market conditions. Opinions of probable construction costs provided herein reflect adjusted industry averages and are made on the basis of Physical Property Analysis, LLC., experience and qualifications. Physical Property Analysis, LLC., cannot and does not guarantee that proposals, bids or construction costs will not vary from opinions of probable costs prepared by same. This PCA is based upon the Field Observer's judgment of the physical condition of the components, their ages, and their EUL. The actual performance of individual components may vary from a reasonable expected standard and will be affected by circumstances that occur after the date of our site visit.

This survey and report pertain only to the current physical conditions of the premises and existing improvements and relate only to those areas readily accessible and available for visual observation. No structural, seismic, invasive or destructive investigations were performed since it is beyond the scope of our Capital Needs Assessment. Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative rooms, mechanical and common areas. Areas behind walls, inside plenums, crawl spaces or in any other area generally inaccessible or deemed unsafe by the field observer were not surveyed. No representation is made as to the status of title, legality of lots or zoning of the Property, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the Property.



Conditions, codes, covenants and restrictions which may be part of the legal deed of title to the Property, and which may vary in description of Property boundaries, easements or dedications have not been disclosed or reviewed as part of this Assessment.

The roof observations and related comments are not to be interpreted as a full and comprehensive roof survey and should not be interpreted to mean the roof is free of leaks. Should a comprehensive report on the condition of the system be required, the services of a qualified roofing consultant should be considered.

Mechanical and electrical recommendations are subject to consultation of a licensed contractor prior to finalization of the work scopes. Physical Property Analysis, LLC assumes no responsibility for the accuracy or completeness of information provided by building management, tenants, service firms interviewed, or governmental agencies. Physical Property Analysis, LLC is not responsible for any patent or latent defects that an owner or his agents may have withheld from Physical Property Analysis, LLC whether by non-disclosure, passive concealment, or by fraud.

Physical Property Analysis, LLC has completed a Capital Needs Assessment of the referenced Property. The Report was prepared under contractual agreement with the Client. This report has been prepared by the staff of Physical Property Analysis, LLC for the Client under the professional supervision of the principal and/or senior staff, whose seal(s) and signatures appear hereon. Neither Physical Property Analysis, LLC nor any member of the management or staff, assigned to this investigation, has any interest or contemplated interest, financial or otherwise, in the Property or surrounding properties, or in any entity which owns, leases, or occupies the Property or surrounding properties or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care.

Physical Property Analysis, LLC understands that the Client may wish to transfer its interest in this site to others and hereby grants express permission for participating lenders, rating agencies and future holders of the secured interest to rely upon the results of this investigation to the full extent provided under its contractual agreement with the Client.

Physical Property Analysis, LLC conducted an on-site evaluation of the Property to determine the condition of the various components. During the site visit, Physical Property Analysis, LLC did not gain access to all areas, operate any specific equipment or perform any tests. The findings in this report are not based on a comprehensive engineering study as Physical Property Analysis, LLC did not remove any construction materials to inspect the underlying structure. The observations and resulting report are, therefore, not intended to warrant or guarantee the performance of any building components or systems.

The field observer has not conducted an asbestos survey or visibly identified there are ACMs within the building. It Physical Property Analysis, LLC understanding the nature of the proposed occupancy will require repairs and replacement of the building finishes, systems, etc. Physical Property Analysis, LLC has not budgeted for any future ACM surveys and testing, permitting, or abatement. It is possible that local municipalities and/or state agencies may include ACM testing as part of any alteration work and permit filing.

This report does not confirm the presence or absence of asbestos, lead paint, PCB'S, or toxic soils on this property.



Documents and data provided by the Client, designated representatives of the Client, or interested parties consulted in the preparation of this report have been reviewed with the understanding that consultant assumes no responsibility or liability for their accuracy.

This evaluation is based on the evaluator's judgment of the physical condition of the improvements and estimated expected remaining useful life of those improvements. The actual performance of individual components may vary from a reasonably expected standard and may be affected by circumstances which occur after the date of evaluation.

Repairs and improvement cost estimates are based on approximate quantities and costs or furnished information that is assumed to be accurate. A detailed survey of quantities for cost estimating is not included. Statements of the estimated costs to repair, replace, or upgrade the improvements are those which Physical Property Analysis, LLC considers to be probable for the current local market. Such statements do not constitute a warranty or a representation that all items which may need repair or attention are included, nor that the actual cost of performing repairs will not vary from the estimate. Overhead and profit for possible contractor installations are not included.

Physical Property Analysis, LLC bears no control over the cost of labor, material, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding and marketing condition.

Blueprints, geotechnical reports, construction documents or other related material were not available for review. No representation is made as to the status of title, legality of lots or zoning of the project, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the Property.

Although it is assumed that the noted improvements were constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the property remains adequate for present day use, the survey does not include a detailed review to determine compliance with local Building Department codes, Fire Department requirements, or Planning Department ordinances.

This report has been prepared by the staff of Physical Property Analysis, LLC for the Client under the professional supervision of the principal and/or senior staff whose seals and signatures appear hereon. Staff members assigned to this investigation have no interest or contemplated interest, financial or otherwise, in the Property or surrounding properties, or in any entity which owns, leases, or occupies the Property or surrounding properties or which may be responsible for issues identified during the course of this investigation, and has no personal bias with respect to the parties involved.

The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on experience and expertise according to the existing standard of care.

The investigation was prepared in accordance with the Client's scope of work for the use and benefit of the Client, its successors, and assignees. It is based, in part, upon documents, writings, and information owned, possessed, or secured by the Client. Neither this report, nor any information contained herein shall be used or relied upon for any purpose by any other person or entity without the express written permission of the Client.

Physical Property Analysis, LLC hereby acknowledges that this statement of limitations supersedes any other warranty or limitation, either expressed or implied.



This report does not constitute an informal or structural pest control inspection (“wood-destroying organism” means arthropod or plant life that damages and can re-infest seasoned wood in a structure, i.e., termites, carpenter ants, powder post beetles, old house borers, and wood-decaying fungi) and Physical Property Analysis, LLC cannot be held responsible for Condition such as pest activity that is concealed or in areas not readily accessible. This finding is made based on those areas surveyed that were visible and accessible at the time of the inspection and is not an opinion covering areas such as, but not necessarily limited to, those areas that are enclosed or inaccessible, areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles, or any portion of the structure which would necessitate removing or defacing any part of the structure. Additionally, the passage of time may result in a change of pest infestation at this site and therefore, should be monitored for by management or retained experts. This report should not be construed to constitute a guarantee of the absence of wood-destroying organisms or damage caused by wood destroying organisms. Based on the inspection and the scope of work as described above, if visible evidence of wood destroying organisms or damage caused by wood destroying organisms was observed, it has been noted in Section 2 of this report.

Fungi are a kingdom of organisms that include mushrooms, mildews, molds, and yeasts. It is estimated that there are between 50,000 and 250,000 species of fungi, and fewer than 200 have been described as human pathogens that can cause infections. Molds are ubiquitous in nature and grow almost anywhere indoors and outdoors, whereas more than 1,000 different kinds of indoor molds have been found in U.S. homes. Molds spread and reproduce by making spores, which are very small and lightweight, able to travel through air, capable of resisting dry, adverse environmental Condition, and hence capable of surviving a long time. Molds need moisture and food to grow, and their growth is stimulated by warm, damp, and humid Condition. Although the presence of mold and/or water damage can in some cases be observed visually on surfaces, mold and/or water damage can be present in areas not readily visible or accessible to field personnel during site survey activities. It should be noted this report does not constitute a microbial growth inspection. This assessment should in no way be considered a mold and/or water damage assessment and no representation regarding the presence or absence of mold and/or water damage at the Property has been made.

Additionally, the passage of time may result in a change of microbial growth at this site and therefore, should be routinely monitored for by management and/or retained experts (i.e., Certified Industrial Hygienist). However, if mold and/or water damage were observed, it has been noted in Section 2 of this report.

Based on limitations of the survey and investigation process, and the necessary use of unverified data furnished by others, users of this report are cautioned that Physical Property Analysis, LLC, cannot assume liability if actual conditions vary from the information contained herein.



APPENDIX A

PHOTOGRAPHS

Hawthorne Suites – Alameda, California



1. View towards Property from across the intersection of Pacific and Webster, view southeast.



2. Parking lot entrance from Pacific. Note the canopy signage.



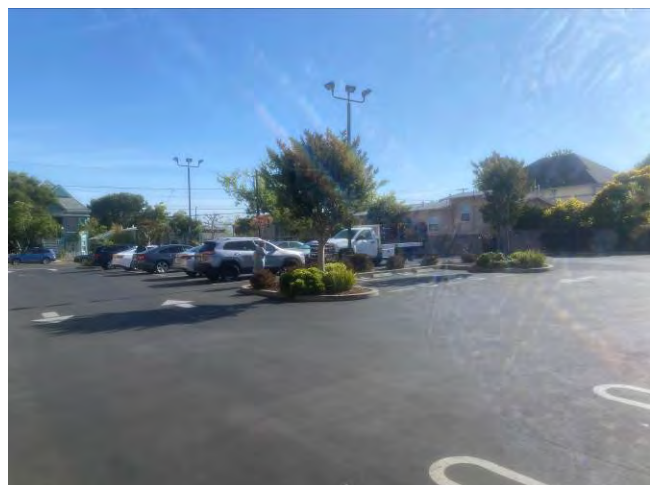
3. Landscaping and municipal walkway typical at the north and west perimeters.



4. Typical condition of asphalt paving.



5. Accessible parking stalls at the northeast entrance to the building.



6. Concrete curbed planter areas and newer LED pole mounted lighting. The asphalt was recently sealed.





7. Concrete pedestrian walkway at west perimeter entry.



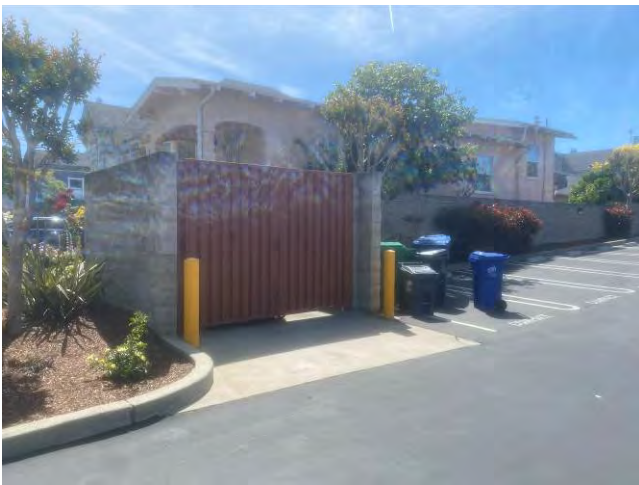
8. Typical storm-drain that connects to the municipal system.



9. Domestic water main with copper materials observed.



10. LED pole mounted site lighting.



11. Trash enclosure is CMU with metal gates.



12. Monument signage at north entry drive.





13. Wood roof framing at tower structure on roof.



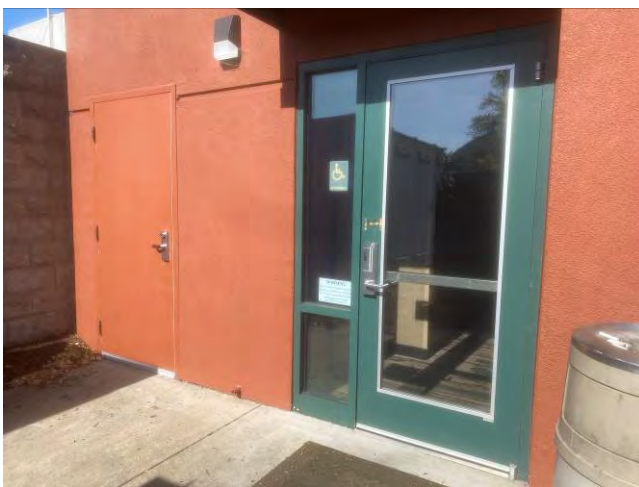
14. The building foundation is reinforced concrete slabs on grade.



15. Typical exterior stucco conditions, guest room entry and entry to lobby.



16. Typical condition of roofing. Note gutter guards.



17. The flat roof at the restaurant was not accessed due to lack of ladder.



18. A third storm window has been installed at the interior of the street facing windows for sound proofing.





19. Dual glazed aluminum framed sliding windows are installed at some guest rooms.



20. View across the roof surface showing ventilation fans, sanitary waste vents, air conditioners and overall condition of original roof membrane.



21. Recent roof patches were observed.



22. Decorative roof tower structure with concrete tile roof.



23. Recent roof repair.



24. Interior drain for roof drainage.





25. Pad mounted electrical transformer.



26. Main electrical service is 1600 amps.



27. Master electrical meter.



28. Subpanel with circuit breakers and labels.



29. GFCI outlets observed in "wet" areas.



30. 20 amp service to the guestrooms.





31. Copper water lines observed at two domestic water storage tanks.



32. Natural gas fired water boilers are original but pumps and fixtures have been replaced as needed.



33. Cast iron waste line noted at boiler room.



34. The common areas and retail suites are cooled by roof mounted air conditioners. Central exhaust fans are provided for restrooms, corridors, and guest room bathroom ventilation.



35. Fan coil unit for common area heating and air conditioning.



36. Mini split heat pump for the laundry room.





37. Fan for mini split heat pump system in laundry room.



38. Typical PTAC unit for the guestrooms.



39. Typical thermostat for HVAC control at guestroom.



40. Fire sprinkler standpipe with current certification.



41. Fire inspection tag.



42. Key FOB entry system.





43. Fire alarm control panel.



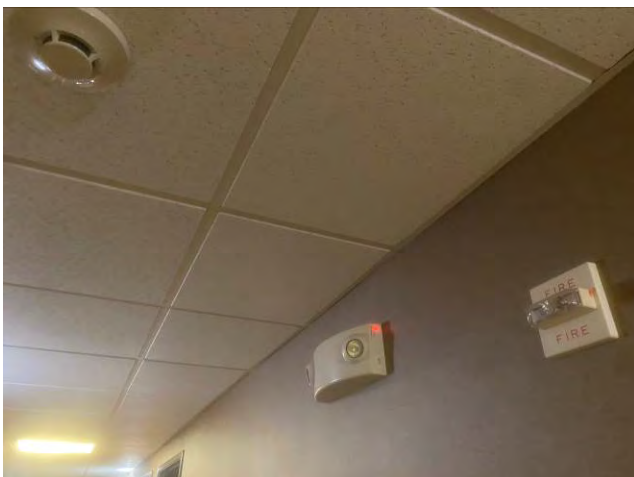
44. Common area life/safety systems include exit signs.



45. Fire extinguisher with current certification.



46. Combination smoke and carbon monoxide detector at guest room sleeping area.



47. Common area smoke detector, strobe alarm and back-up lighting.



48. Interior mounted fire sprinkler head.





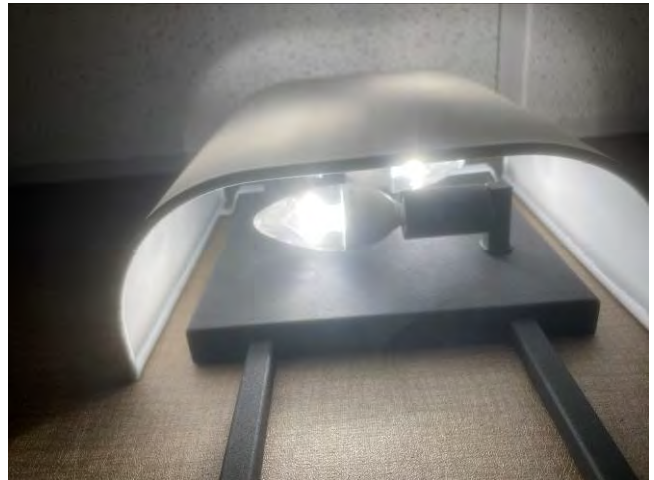
49. Flashing strobe (audible/visual) alarm and hearing impaired devices noted in guestroom 110.



50. Water saving shower heads, faucets and toilets were observed.



51. Lighting sensors are installed at common areas and guest rooms for energy efficiency.



52. LED interior corridor lighting is new.



53. Original elevator equipment is maintained under a full service contract.



54. Elevator cab finishes.





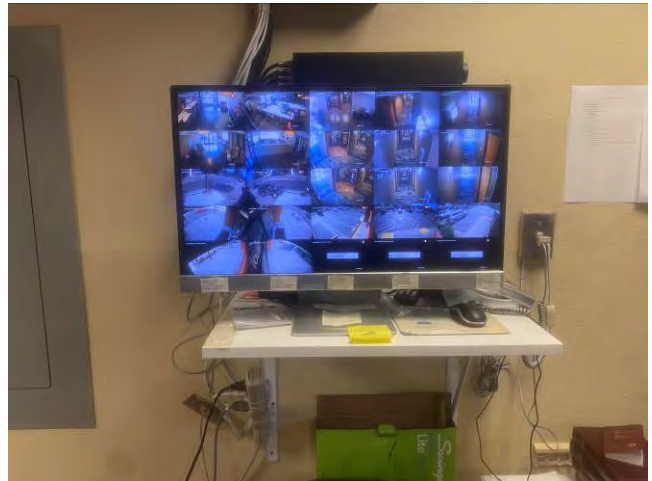
55. Elevator call button panel.



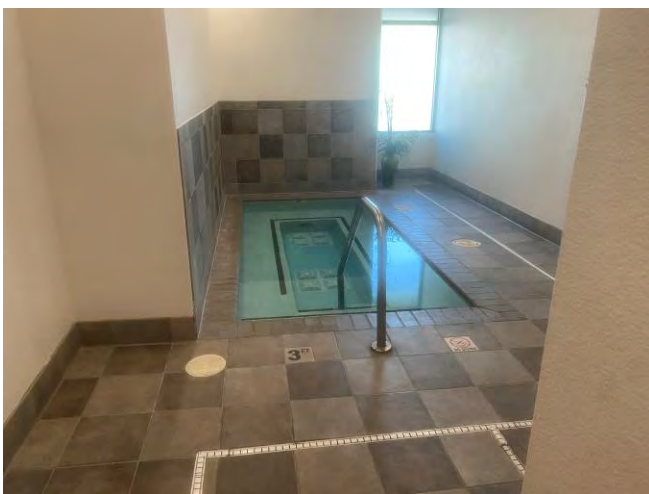
56. Housekeeping commercial grade washers and dryers.



57. Guest laundry room.



58. Security camera system.



59. Indoor jacuzzi.



60. Jacuzzi electric heater, pump and filtration equipment.



Hawthorne Suites – Alameda, California



61. Elevator lobby and vending area.



62. Warming kitchen for breakfast.



63. Breakfast room.



64. Fitness center.

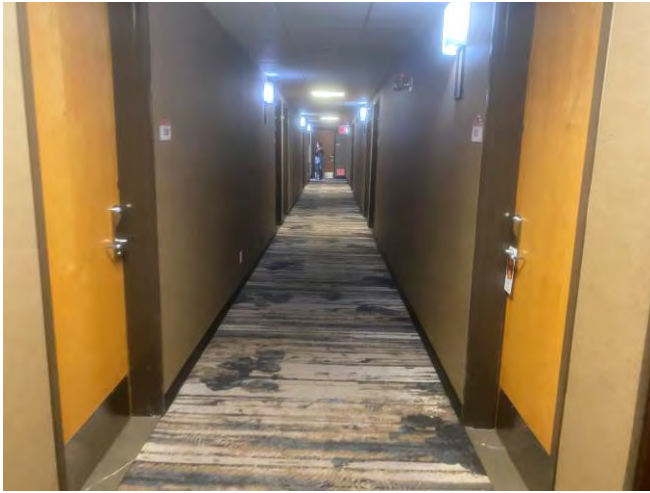


65. Entry lobby and check in desk.



66. Manager's office.





67. Typical interior corridor finishes and fixtures. All were recently replaced.



68. Interior stairs, landing and railings. Add contrasting nosings for safety concerns.



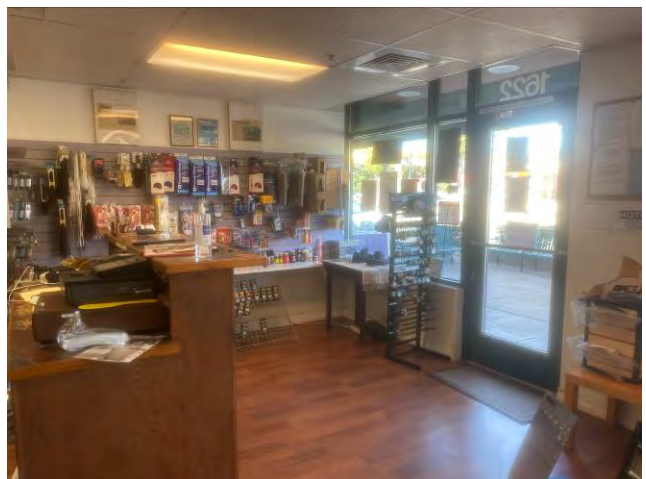
69. Public access restroom.



70. Kitchen in employee break room.



71. Retail suite finishes.



72. Retail space interior finishes.



Hawthorne Suites – Alameda, California



73. Guestroom entry, sitting area and workspace. All finishes and furnishings are newer.



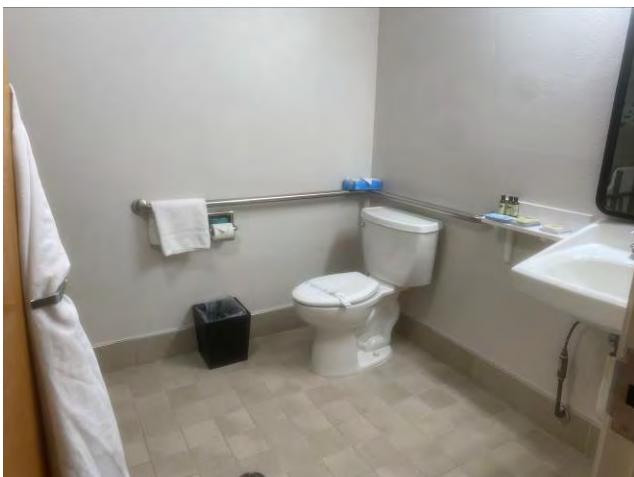
74. Typical kitchenette, room finishes and bathroom door.



75. Guest rooms have one king or two queen beds. All soft goods and interior furnishings and finishes were recently replaced.



76. One bedroom handicap accessible guest room.



77. Accessible guestroom bathroom with roll in shower, knee clearances, grab bars and what appears to be adequate access for a wheelchair.



78. Roll in shower at accessible guestroom bathroom.





79. Guestroom cabinets are laminated MDF with laminated fronts.



80. Typical vanity area and plumbing fixtures in the standard guestroom bathrooms.



81. Standard guestroom tub and surround.



82. Typical guestroom closet and doors.



83. Typical wall outlet height at accessible guestroom.



84. Typical thermostat height at guestroom.





85. Guestroom switch height.



86. Thermostat height in accessible guest room.



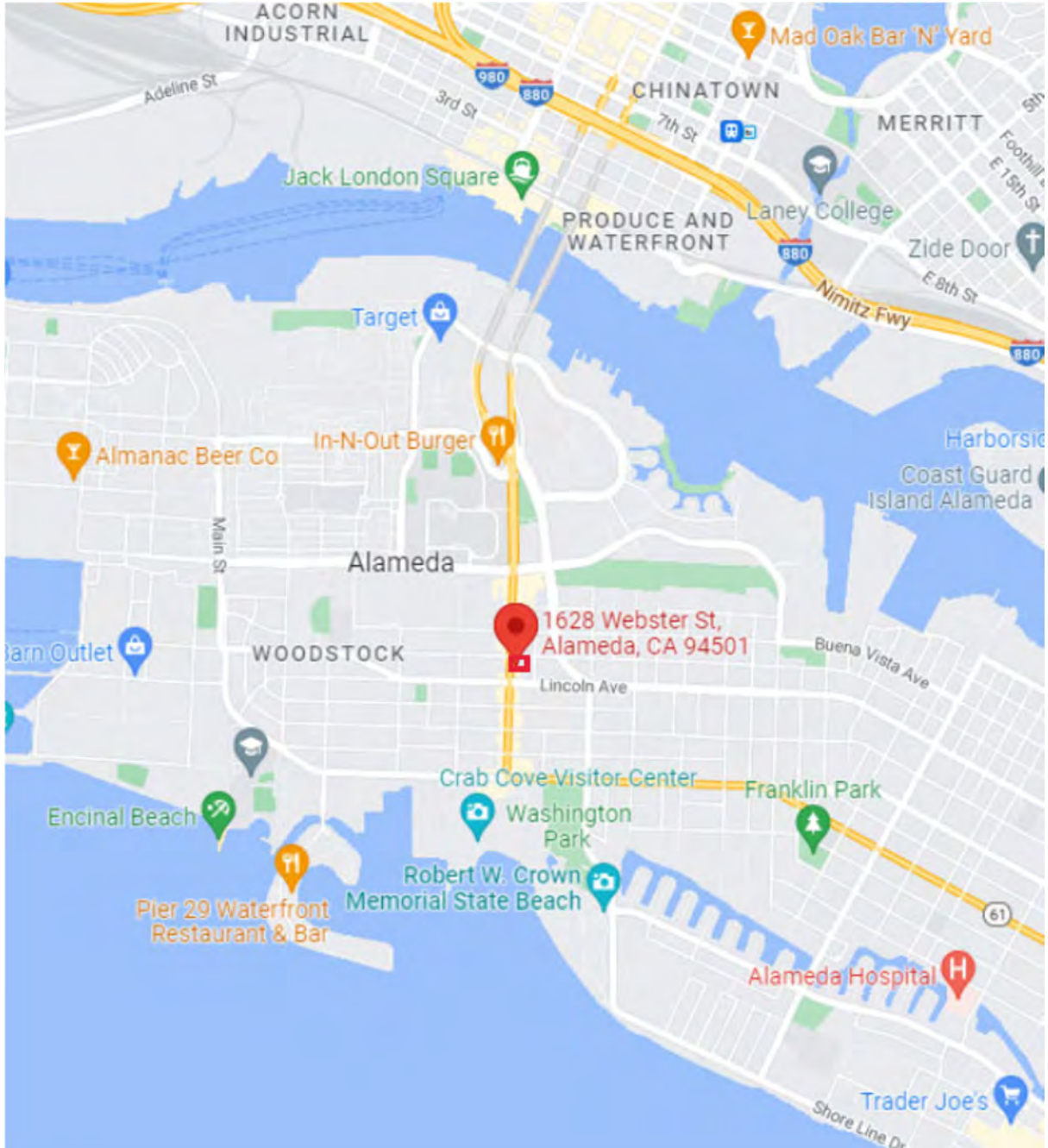


APPENDIX B

MAPS

VICINITY MAP
HAWTHORNE SUITES BY WYNDHAM
1628 Webster Street
Alameda, California 94501

NOT TO SCALE



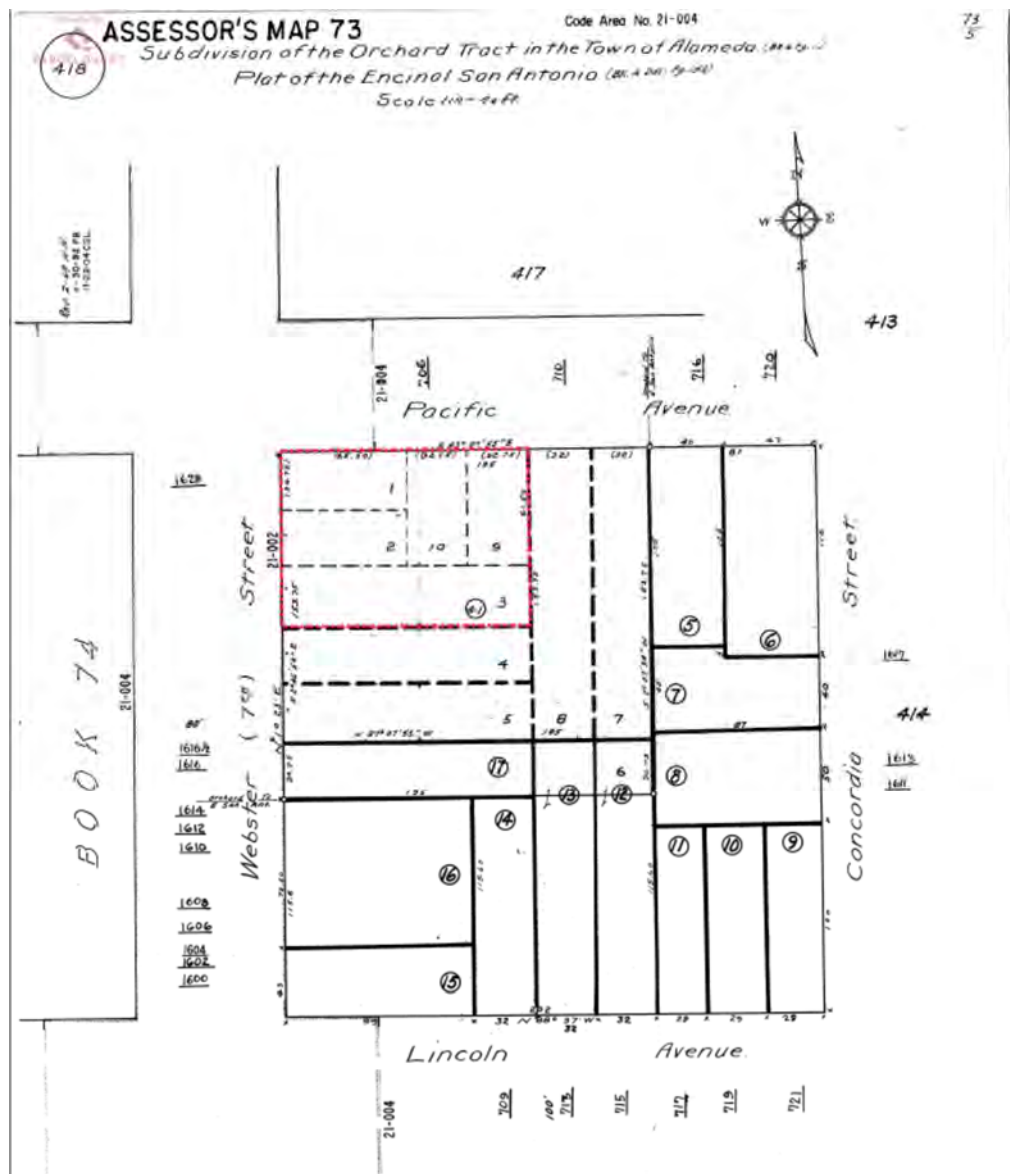
SITE PLAN
HAWTHORNE SUITES BY WYNDHAM
1628 Webster Street
Alameda, California 94501

NOT TO SCALE

NORTH



NORTH



FEMA MAP
HAWTHORNE SUITES BY WYNDHAM
1628 Webster Street
Alameda, California 94501

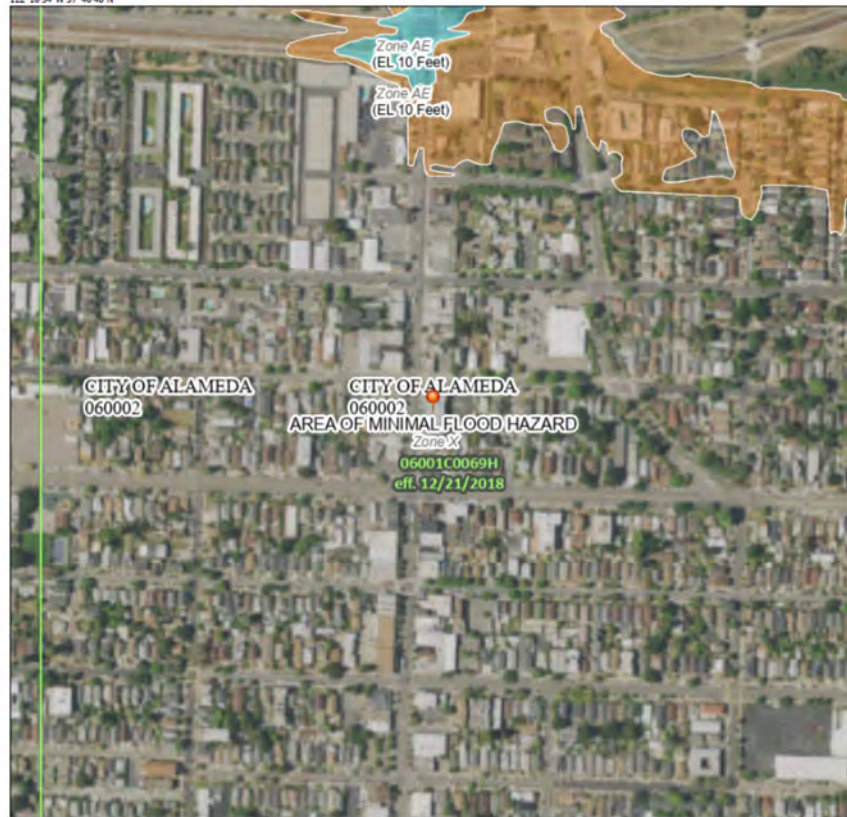
NOT TO SCALE



National Flood Hazard Layer FIRMette



122°16'54"W 37°46'48"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
Base map: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE
	With BFE or Depth Zone AE, AO, AH, VE, AR 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 Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
GENERAL STRUCTURES	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
OTHER FEATURES	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS	Coastal Transect
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary
OTHER FEATURES	Coastal Transect Baseline
	Profile Baseline
OTHER FEATURES	Hydrographic Feature
	Digital Data Available
MAP PANELS	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 5/19/2022 at 6:52 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

STRUCTURAL RISK EVALUATION QUESTIONNAIRE



What is the Peak Ground Acceleration for the Property?	0.5474
Is any building constructed of unreinforced masonry with no seismic retrofit?	NO
Is any building constructed on a hillside with a slope exceeding a 30-degree angle (50% slope)?	NO
Is any building located within 50-feet of a documented Earthquake Fault Zone (a.k.a. Alquist-Priolo Zone) as defined by the California Geological Survey and the Alquist-Priolo Earthquake Fault Zoning Act?	NO
Did any building with unreinforced masonry bearing walls have a subsequent seismic retrofit completed after the original construction date?	NO
Does any building have a weak or soft story (as defined by the International Building Code) at any floor level?	NO
Does any building constructed prior to January 1, 1950, have wood frame construction?	NO
Does any building constructed prior to January 1, 1994, have reinforced concrete construction?	NO
Does any building constructed prior to January 1, 1994, have reinforced concrete masonry (CMU) bearing walls?	NO
Does any building constructed prior to January 1, 1994, have wood frame construction over a reinforced concrete podium structure?	NO
Does any building constructed prior to January 1, 2000, with wood frame construction have residential units above ground floor or tuck under parking?	NO
Does any building have high-rise construction (8 stories or greater)?	NO
Was any building constructed with direct contact to an adjacent building, regardless of whether the adjacent building is part of the same Property or located on a separate property? (However, Properties with row-style buildings that have continuous roof and floor structures as well as fire separation walls, answer this question "No".)	NO



APPENDIX D

Questionnaire



PHYSICAL PROPERTY
ANALYSIS, LLC
Collaborative || Accurate || Realistic

Property Name: *Hawthorn Suites By Wyndham*

Property Address: *1628 Webster St.*

City, State Zip: *Alameda, CA 94501*

Property website: *www.oaklandhs.com*

On-Site Property Contact: *Sandip Jariwala*

Number of years with property: *20*

Maintenance Supervisor: *Sandip Jariwala*

Number of years with property: *20*

Management Company Name: *Alameda Hospitality LLC*

Telephone: *510 3817221*

Fax:

Email: *sj@oaklandhs.com*

Property Owner/Entity Name: *Alameda Hospitality LLC*

Property Owner Contact: *Sandip Jariwala*

Property Owner Contact Phone/Email: *5103817221 sj@oaklandhs.com*

Date of Purchase: *July 2000*

Date of construction: *10/2/2002* Date of first occupancy: *6/18/2003* Date of Rehabilitation: *—*

Assessor Parcel No: *73-418-4-1*

What Municipality (City/County) has jurisdiction over the property for building permits: *Alameda*

Size of the Property in acres?

Provide Assessor's Parcel Map or Recent Title Report if unknown

Parking Areas

of Open Stalls: *64*

of ADA Stalls (including Van Accessible): *3*

of Van Accessible ADA Stalls: *2*

of Carport Covered Stalls: *—*

of Garage Enclosed: *—*

STRUCTURES

Total Number of Buildings: *One*

Number of stories: *3*

(if various please identified which buildings have multiple stories):

Rentable Building Area: *30,000*

Gross Building Area: *30,000*

Residential Building Area:

Commercial Building Area: *30,000*

UNITS

Apartments

#Retail *2*

#Commercial

#Office

#Other *50 hotel guestrooms*

UNIT MIX

Unit Floor Plan	Quantity	Area (SF)

DEFICIENCIES / REPAIRS NEEDED (YES/NO)

Any deficiencies or problems with the site, parking area, amenities or utilities: **No**

Any problems with pest control, termites or other wood destroying pests: **No**

Structural, water infiltration, mold, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems: **No**

Major capital improvements made to the site or building(s)? If so, please explain, with the approximate cost: **None**

Moisture damage, water intrusion through walls, roofs, windows, slabs, or mold infestations at the Property? List locations and plan of action. Provide copies of estimates or contracts for repairs. **None**

Structural concerns (foundation settlement, wall cracks, uneven door jambs, windows not opening and closing properly)? **None**

SYSTEMS

Copies of most recent testing / certification are needed

Date of Inspection

Name of company

FIRE ALARM: **3/28/22**

A-Total Fire Protection

FIRE SPRINKLERS: (5-year and Annual) **3/28/22**

11

ELEVATOR SYSTEMS: **7/27/21**

Schindler Elevator

FIRE EXTINGUISHERS: **12/22/21**

24-Seven Fire Protection

OTHER:

UTILITIES - Provide name of utility company / provider

Electricity: **AMP**

Potable Water: **EBMUD**

Storm Drainage: **EBMUD**

Sanitary Sewer: **EBMUD**

Natural Gas or Oil: **PGE**

Trash Hauler: **ACT**

Internet: **AT&T**

Cable/TV: **DISH NETWORK**

Other:

List any special utility systems including (wells, septic, dry wells, sewage treatment).

Who owns and maintains? **NONE**

Details of system components, recent repairs or replacements?

If you are performing or planning any repairs or replacement work to the property that will exceed \$3,000 please explain, with the approximate cost: **Roof Rehab \$80,000 (2 bids attached)**

If the Property has a swimming pool or hydro spa, has the drain and pump system been upgraded to comply with the Virginia Graeme Baker Act? If not, when do you plan to complete this federally mandated upgrade?

YES

List any other concerns or problems you have recently experienced with the site, structures or other systems and finishes at the Property. **NONE**

Check any recalled or known problematic building products present at the Property:

- ☐ Galvanized site or building water lines
- ☐ Polybutylene water lines
- ☐ ABS waste lines (site or building waste lines) installed during any of the below periods or marked with this manufacturer name

Centaur: January 1985 through September 1985

Phoenix: November 1985 through September 1986

Gable: Periodically between November 1984 and December 1990

Polaris: Periodically between January 1984 and December 1990

Apache: Periodically between November 1984 and December 1990

- ☐ Aluminum electrical wiring (building branch wiring at outlets and switches)
- ☐ Recalled fire sprinklers (Omega, Star, Central brand installed 1960-2000)
- ☐ LP siding (composite wood siding)
- ☐ EIFS (Exterior Insulated Finish System)
- ☐ Defective / delaminated fire-retardant treated plywood (in attics)
- ☐ Cadet/Encore brand electric heaters installed 1982-1999
- ☐ GE or Hotpoint dishwashers installed 1983-1989
- ☐ Zinsco / Federal Pacific Electric (FPE) brand electrical panels

List problems with systems from above:

N/A

DOCUMENT AND INFORMATION CHECKLIST

Please provide the following information if available (in electronic format).

- ☒ As Built or original blueprints for the structures, ALTA surveys, reduced scale site plan
- ☒ Certificate of Occupancy
- ☒ Building permits for recent remodels or major repairs
- ☒ Original building permits
- ☒ Assessor's tax card
- Copies of recent annual inspections from Building, Code Enforcement, or Fire Department *None*
- ☒ Occupancy report or rent roll that lists unit, floor plan type, area and if occupied or vacant
- ☒ Capital expenditures for last five years *—*
- Warranties on major systems such as roofing or HVAC *None*
- List of floor plans and unit square footage *In Blueprints*
- Copies or prior reports (Physical Needs or Phase I environmental reports) *Given to AHA*
- Copy of recent appraisal *None*
- Current or recent title report *In process*
- List of Furnishings, Fixtures and Equipment (including quantities) that is owned by the Property (including commercial grade kitchen equipment), if applicable



APPENDIX E

Documents, Interviews, Supporting Information

2263 SANTA CLARA AVENUE, ROOM 190
ALAMEDA, CA 94501

CITY OF ALAMEDA

(510) 748-4530
FAX (510) 748-4548

Combination Building Permit: CB02-0339

Applicant Information

ALAMEDA HOSPITALITY LLC
1940 FRANCISCAN WY #110
ALAMEDA, CA 94501
510-814-9881

Contractor Information

Owner Information

ALAMEDA HOSPITALITY
LLC
1940 FRANCISCAN WY #110
ALAMEDA, CA 94501

Project Information

Status: **ISSUED**

Applied: **05/09/2002**

Issued: **08/02/2002**

Type: **Combination Building Permit**

Finalized:

Expires: **08/01/2003**

Category: **Tenant Improvement**

Sub-Type: **Commercial**

Parcel Number: **073-0418-001-02**

Valuation: **\$2,994,711.50**

Job Address: **1628 WEBSTER ST, ALAMEDA, CA 94501**

Work Description: **NEW 50 UNIT HOTEL (30552 SQ.FT.) AND RETAIL SPACE (1150 SQ.FT) (HAWTHORN SUITES)**

INSPECTIONS

Building:

(510) 748-4564 (7:30-9:30 AM)

Electrical:

(510) 748-4634 (7:30-9:30 AM)

Plumbing & Mechanical: (510) 748-4563 (7:30-9:30 AM)

Fire:

(510) 749-5885

Design Review: (510) 748-4554

ITEM #	FEE DESCRIPTION	ACCOUNT CODE	UNITS	FEE AMOUNT	PAID
10	10-Building Permit Fee (1)	4520-33400 (1200)	1		
20	20-Electrical Permit Fee - 20Percent of Bldg. Permit Fee (1)	4520-33500 (1080)	1	\$11,875.00	\$11,875.00
30	30-Mechanical Permit Fee - 15Percent of Bldg. Permit Fee (1)	4520-33600 (1205)	1	\$2,375.00	\$2,375.00
30	30-Plumbing Permit Fee - 20Percent of Bldg. Permit Fee (1) OR	4520-33600 (1205)	1	\$1,781.25	\$1,781.25
50	50-Bldg. Svcs. Plan Check Fee (1)	4520-37160 (1210)	1	\$2,375.00	\$2,375.00
250	250-FY01-Filing Fee (per activity)	4520-37450 (1050)	1	\$11,875.00	\$11,875.00
260	260-Concurrent Plan Check Fee (1)	4520-37520 (1085)	4	\$152.00	\$152.00
290	290-Sewer Connection Fee	602-37220 (1055)	1	\$11,875.00	\$11,875.00
400	400-CDF - WE Traffic Safety	340.11-33061 (3230)	6405	\$6,405.00	\$6,405.00
530	530-Fire Plan Check Fee	98512-37260 (6200)	65494	\$65,494.00	\$65,494.00
570	570-Traffic Mitigation - Traffic Mitigation (?)	99024-39900 (1461)	537.5	\$537.50	\$537.50
620	620-FY01 Records Management Fee	99024-39900 (1461)	20246	\$20,246.00	\$20,246.00
710	710-Design Review - Commercial	99409-37900 (1464)	276	\$897.00	\$897.00
780	780-PW ADMIN - OTHER REVENUE (free form)	4110-37090 (1410)	50	\$50.00	\$50.00
920	920-School Fee - Commercial (sq. ft.)	4205-37900 (1452)	20000	\$20,000.00	\$20,000.00
950	950-SMIP - Commercial (1)	001-22300 (1065)	31702	\$10,461.66	\$10,461.66
1100	1100-Police and Fire Fees	001-22390 (1040)	1	\$628.89	\$628.89
1110	1110-Improvement Tax (1)	161-33060 (1090)	31702	\$4,913.81	\$4,913.81
1140	1140-Parking In Lieu Fees	164-32250 (1060)	1	\$29,947.12	\$29,947.12
1170	1170-Affordable Housing Fees	223-37490 (1455)	15000	\$15,000.00	\$15,000.00
		266-39190 (1456)	44250	\$44,250.00	\$44,250.00
Total Fees:				\$261,139.23	

<u>RECEIPT #</u>	<u>PAYMENT METHOD</u>	<u>CHECK #</u>	<u>COMMENTS/PAYEE</u>	<u>RECEIPT DATE</u>	<u>RECEIPT AMT</u>
398416	Check	1040	ALAMEDA HOSPITALITY LLC	05/09/2002	\$22,792.00
400162	Check	1061	ALAMEDA HOSPITALITY LLC	08/02/2002	\$117,607.23
405953	Check	021822	HAWTHORN SUITES	06/11/2003	\$120,740.00
Total Payments:					\$261,139.23
Balance Due:					\$0.00

2263 SANTA CLARA AVENUE, ROOM 190
ALAMEDA, CA 94501

CITY OF ALAMEDA

(510) 748-4530
FAX (510) 748-4548

Combination Building Permit: CB02-0339

ED Summerbr
749.5845
Bon CLAIR
749.5854

Applicant Information

ALAMEDA HOSPITALITY LLC
1940 FRANCISCAN WY #110
ALAMEDA, CA 94501
510-814-9881

Contractor Information

Owner Information

ALAMEDA HOSPITALITY LLC
1940 FRANCISCAN WY #110
ALAMEDA, CA 94501

Project Information

Status: **ISSUED**

Type: **Combination Building Permit**

Category: **Tenant Improvement**

Sub-Type: **Commercial**

Parcel Number: **073-0418-001-02**

Job Address: **1628 WEBSTER ST, ALAMEDA, CA 94501**

Work Description: **NEW 50 UNIT HOTEL (30552 SQ.FT.) AND RETAIL SPACE (1150 SQ.FT)**

Applied: **05/09/2002**

Finalized:

Issued: **08/02/2002**

Expires: **08/01/2003**

Valuation: **\$2,994,711.50**

INSPECTIONS

Building: (510) 748-4564 (7:30-9:30 AM)
Plumbing & Mechanical: (510) 748-4563 (7:30-9:30 AM)

Electrical: (510) 748-4634 (7:30-9:30 AM)
Fire: (510) 749-5885
Design Review: (510) 748-4554

ITEM #	FEE DESCRIPTION	ACCOUNT CODE	UNITS	FEE AMOUNT	PAID
10	10-Building Permit Fee (1)	4520-33400 (1200)	1	\$11,875.00	\$11,875.00
20	20-Electrical Permit Fee - 20Percent of Bldg. Permit Fee (1)	4520-33500 (1080)	1	\$2,375.00	\$2,375.00
30	30-Mechanical Permit Fee - 15Percent of Bldg. Permit Fee (1)	4520-33600 (1205)	1	\$1,781.25	\$1,781.25
30	30-Plumbing Permit Fee - 20Percent of Bldg. Permit Fee (1) OR	4520-33600 (1205)	1	\$2,375.00	\$2,375.00
50	50-Bldg. Srvs. Plan Check Fee (1)	4520-37160 (1210)	1	\$11,875.00	\$11,875.00
250	250-FY01-Filing Fee (per activity)	4520-37450 (1050)	4	\$152.00	\$152.00
260	260-Concurrent Plan Check Fee (1)	4520-37520 (1085)	1	\$11,875.00	\$11,875.00
290	290-Sewer Connection Fee	602-37220 (1055)	6405	\$6,405.00	\$6,405.00
530	530-Fire Plan Check Fee	98512-37260 (6200)	537.5	\$537.50	\$537.50
620	620-FY01 Records Management Fee	99409-37900 (1464)	276	\$897.00	\$897.00
710	710-Design Review - Commercial	4110-37090 (1410)	50	\$50.00	\$50.00
920	920-School Fee - Commercial (sq. ft.)	001-22300 (1065)	31702	\$10,461.66	\$10,461.66
950	950-SMIP - Commercial (1)	001-22390 (1040)	1	\$628.89	\$628.89
1100	1100-Police and Fire Fees	161-33060 (1090)	31702	\$4,913.81	\$4,913.81
1110	1110-Improvement Tax (1)	164-32250 (1060)	1	\$29,947.12	\$29,947.12
1170	1170-Affordable Housing Fees	266-39190 (1456)	44250	\$44,250.00	\$44,250.00

Total Fees: \$140,399.23

RECEIPT #	PAYMENT METHOD	CHECK #	COMMENTS/PAYEE	RECEIPT DATE	RECEIPT AMT
398416	Check	1040	ALAMEDA HOSPITALITY LLC	05/09/2002	\$22,792.00
400162	Check	1061	ALAMEDA HOSPITALITY LLC	08/02/2002	\$117,607.23
Total Payments:					\$140,399.23
Balance Due:					\$0.00

2-7-03 Framing suites # 110-106-104-102 ok.

" " # 103-101-134 ok. See Jones

" " ~~at airport housekeeping storage # 134 negative~~
~~Roof drain ok. See Jones~~
~~Roof drain ok. See Jones~~

5/7/03 Spa Room floor drain not installed.

RElectrical Registration desk ok.
Joe Habick

5-8-03 ~~Registration~~ Rm 103-104-105-106
T Bar & elec. Mech. Plbg.

Sump in Spa Rm 117 & 119

See Jones

3/19/03 above T-bar 2 & 3 floors only OK to close
Meeting Room also ok to close OK King

12-0-03

FINAL PLUMBING - 1) COMPLETE THE CORRECTION LIST -
2) COMPLETE SPA INSTALLATION

FINAL ELECTRIC - 1) COMPLETE SPA INSTALLATION
2) PARKING LIGHTING

FINAL MECHANICAL 3) CORRECTION LIST (COMPLETE)
AEC

1) COMPLETE CORRECTION LIST
2) COMPLETE SPA INSTALLATION

FINAL BUILDING

- 1) HANDICAP PARKING (RAIHS)
- 2) REMOVE THE STORAGE FROM THE AREAS OF ELECTRICAL CLEARANCES (PANEL ROOMS)
- 3) ADJUST SELF CLOSURES ON THE FIRE DOORS - STAIRWAYS
- 4) COMPLETE SIGNALING FOR THE HEAR IMPARED.
- 5) COMPLETE EXTERIOR AWNINGS

Full Name



City of Alameda • California

TEMPORARY

CERTIFICATE OF OCCUPANCY

This certifies that the building or structure or portion thereof located at the following address has been inspected and found to substantially comply with the provisions of the building and zoning ordinances of the City of Alameda. The occupancy thereof as indicated is hereby authorized for the area specified:

Address 1628 WEBSTER ST Permit No. CB02-0339
Owner ALAMEDA HOSPITALITY LLC Address 1940 FRANCISCAN WY
ALAMEDA, CA 94501
Occupant/Business COMMERCIAL
Type of Construction NEW 50 UNIT HOTEL (30552 SQ. FT.) AND
RETAIL SPACE (1150 SQ. FT.)
Occupancy: New X Change CERT. STATUS: Expires 07/12/2003
BUILDING OFFICIAL: GREG MCFANN, BUILDING OFFICIAL
BY: *[Signature]* DATE: 6/12/03

Electrical Division	_____	Date	_____
Fire Department	_____	Date	_____
Plumbing/Mech. Div.	_____	Date	_____
Building Division	_____	Date	_____
Planning Department	_____	Date	_____

This Certificate of Occupancy shall be posted temporarily and maintained in a conspicuous place and be readily accessible on the premises for which it is issued.

Revocation: The Building Official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof or use is in violation of any ordinance or regulation or any provisions of this code.

INSPECTION REQUIRED BEFORE CHANGE IN OCCUPANCY IS AUTHORIZED
POST IN A CONSPICUOUS PLACE

Planning & Building Services Department

2263 Santa Clara Avenue, Room 190

Alameda, California 94501

510 748.4554 • Fax 510 748.4593 • TDD 510 522.7538

Printed on Recycled Paper

Permit #
F02-0060

CITY OF ALAMEDA
2263 SANTA CLARA AVENUE, ROOM 190
ALAMEDA, CA 94501

FIRE

SPRINKLER

Inspection Card

Address: 1628 WEBSTER ST, ALAMEDA, CA 94501

ISSUED: 10/28/2002

EXPIRES: 10/27/2003

Owner: ALAMEDA HOSPITALITY LLC, 1940 FRANCISCAN WY #110, ALAMEDA, CA 94501

Contractor: SOLECON INDUSTRIAL CONTRACTORS, INC, 1401 MC WILLIAMS WAY, MODESTO, CA 95351, 209-572-7390

Work Description: HAWTHORNE SUITE - SPRINKLER INSTALLATION

Foundations:

Sheetrock / Interior Lath:

Ground Plumbing:

(Required before taping or plastering)

Rough Electric:

Exterior Lath:

(Required before Stucco)

Rough Plumbing:

DESIGN REVIEW: (YES) (NO) BY
Final

Rough Heating & Ventilation:

Gas Test:

Kelly Test:

Sub Floor:

Sewer Repair / Replacement:

Frame:

Final - Electric:

Final - Fire Department:

7/24/03 Bill Gue

Insulation

Final Plumbing:

Certificate

Final Heating & Ventilation:

** Comments **

Final - Building:

Do not occupy structure until Certification of Occupancy has been issued. For Certificate of Occupancy to be issued, a copy of the hard card with all Finals needs to be filed with the Building Services Office, Room 190, City Hall, Alameda, CA

****SMOKE DETECTORS REQUIRED--U.B.C. Section 1210****

"When alterations, repairs or additions are made to an existing residence and the valuation of the improvements exceed \$1,000.00, the entire building shall be provided with smoke detectors as required for new residences."

INSPECTIONS (SAME DAY) - CALL 7:30-9:30 A.M. ONLY

INSPECTIONS (MUST BE SCHEDULED)

Building: (510) 748-4564

Fire: (510) 749-5885

Plumbing & Mechanical: (510) 748-4563

Design Review: (510) 748-4554

Electrical: (510) 748-4634

2263 SANTA CLARA AVENUE, ROOM 190
ALAMEDA, CA 94501

CITY OF ALAMEDA

(510) 748-4530
FAX (510) 748-4548

Fire Permit: F02-0060

Applicant Information

SOLECON INDUSTRIAL
CONTRACTORS
1401 MC WILLIAMS WAY
MODESTO, CA 95351
209-572-7390

Contractor Information

SOLECON INDUSTRIAL
CONTRACTORS, INC
1401 MC WILLIAMS WAY
MODESTO, CA 95351
209-572-7390

Owner Information

ALAMEDA HOSPITALITY
LLC
1940 FRANCISCAN WY
#110ALAMEDA, CA 94501

Project Information

Status: ISSUED

Type: Fire Permit

Category: NA

Sub-Type: NA

Parcel Number: 073-0418-001-02

Job Address: 1628 WEBSTER ST, ALAMEDA, CA 94501

Work Description: HAWTHORNE SUITE - SPRINKLER INSTALLATION

Applied: 10/21/2002

Finalized:

Issued: 10/28/2002

Expires: 10/27/2003

Valuation: \$45,000.00

INSPECTIONS

Building: (510) 748-4564 (7:30-9:30 AM) Electrical: (510) 748-4634 (7:30-9:30 AM)
Plumbing & Mechanical: (510) 748-4563 (7:30-9:30 AM) Fire: (510) 749-5885
Design Review: (510) 748-4554

ITEM #	FEE DESCRIPTION	ACCOUNT CODE	UNITS	FEE AMOUNT	PAID
250	250-PERMIT FILING FEE (per activity)	4520-37450 (1050)	1	\$38.50	\$38.50
530	530-Fire Sprinkle - New > 200 Heads (Per Head)	98512-37260 (6200)	305	\$557.00	\$557.00
620	620-Records Management Fee (each)	99409-37900 (1464)	5	\$16.50	\$16.50
2999	Permit Tracking Fee	4520-33063 (1051)	1	\$29.78	\$29.78
Total Fees:					\$641.78

RECEIPT #	PAYMENT METHOD	CHECK #	COMMENTS/PAYEE	RECEIPT DATE	RECEIPT AMT
401821	Check	74501	SOLECON INDUSTRIAL CONSTRUCTORS, INC	10/21/2002	\$641.78
Total Payments:					\$641.78
Balance Due:					\$0.00

Final Acceptance

Dear Sirs:

We have examined the
installed by you in the
1628 Webster St

Street

Hydraulic
Hawthorne Suites

Alameda

City

Date

Contract #

6/10/03
A4856

elevator(s) No 1

Building.

CA

94501

State ZIP

and find same satisfactory and in accordance with the contract and we accept the elevator under the terms and guarantee of said contract.

Huff Construction

Purchaser

ELEVATORS OR ESCALATORS ARE BEING TURNED OVER WITH THE FOLLOWING EXCEPTIONS:

(Damage to the equipment - other than noted below - will not be the responsibility of Schindler Elevator Corporation.)

Furthermore, in accepting this equipment, I agree that the architectural finishes on the cabs, entrances and fixtures are acceptable. Finally, please understand that we will accept no further "punch lists".

I acknowledge receipt of the following:

2 Car Station Keys 301H
___ Door Release Keys
___ Emergency Power Keys

___ Special Keys for Corridor & Car Station Fixtures
___ Side Exit Door K
4 Firemen's Return
AS-100
___ Set of Cab Protective Pads
___ Other


Superintendent/Sales Rep.

Purchaser

MAINTENANCE

Our Contract includes 3 months of Contract Maintenance. This service is effective 6/10/03 and will expire 8/10/03. Our Service Technician will make periodic examinations and will perform all necessary adjustments, greasing oiling and replacement of parts necessary to keep the elevator equipment in operation. Replacement of parts due to accident, misuse or negligence by parties other than Schindler is not included. All work will be performed during regular working hours of regular working days of the trade. In addition 8 hour Emergency Minor Adjustment Callback service is included

FOR SERVICE

Your building Identification number is 552084

DIAL 1-800-225-3123

Notice: Providing a reliable and trouble-free installation is important to us. However, as you complete the remaining building construction work, elevator misoperations or shutdowns may occur that are caused by job site conditions beyond our control. These conditions include construction dust or debris, vandalism or misuse, voltage fluctuations and equipment room temperature below 55 degrees F or above 90 degrees F. We will respond to your requests for service as quickly as possible. Thank you for your understanding and patience.

CRDT.APP. _____

4100035610

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
TEMPORARY PERMIT TO OPERATE AN ELEVATOR
(Sections 7300-7322 of the Labor Code)

Responsible Party:

Shirley E/ev

Elevator Number *129462* Date of Inspection *6-10-03* Void After
1628
Location *1420 Webster* City or Town *Alameda*
Load Permissible *2500* Pounds *12* Persons *6* Inspector *Hy* Machine Type
Passenger, Freight, etc.

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
THIS TEMPORARY PERMIT OR COPY MUST BE POSTED IN ELEVATOR CAR

CITY OF ALAMEDA
CENTRAL PERMITS OFFICE, RM 190
2263 SANTA CLARA AVENUE
ALAMEDA, CA 94501
(510) 748-4530
FAX (510) 748-4548

510-522-104

Actn:
SANDIP

**INSPECTION RESULTS BY
PERMIT # CB02-0339**

Applicant Name:

Work Description: NEW 50 UNIT HOTEL (30552 SQ.FT.) AND RETAIL SPACE (1150 SQ.FT) (HAWTHORN SUITES)

Address: 1628 WEBSTER ST

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
01/02/2003	100-Roof Sheathing	APPROVED - FLAT SECTION ONLY - THE JOB CARD WAS NOT AVAILABLE FOR THE INSPECTION - LEFT A SIGNED BUSINESS CARD WITH THE FRAMING FOREMAN	Fred Harms	Approved
Total Inspections:				1
01/08/2003	160-Exterior - Sheathing	PARAPETS	Ken Stevens	Approved
01/08/2003	510-Underground Electric	PANEL ROOM	Ken Stevens	Approved
01/08/2003	520-Rough Electric	PARAPETS	Ken Stevens	Approved
Total Inspections:				3
01/15/2003	070-Rough Framing	1-CEILINGS OF CORRIDORS 2-LAUNDRY CHUTES 3-PIPE CHASES FOR EXH. FANS AND FLBG 4-IN BACK AND ENDS OF TUBS	Lee Jones	Approved
Total Inspections:				1
01/16/2003	220-Insulation - Ceiling	FIRST FLOOR HALLWAY CEILING LID ONLY, AND PARTIAL LOBBIE CEILING.	Richard King	Approved
Total Inspections:				1
01/17/2003	220-Insulation - Ceiling	2CD. & 3RD FLOORS,	Lee Jones	Approved
Total Inspections:				1
01/21/2003	100-Roof Sheathing	TOWER AREA OK	JOSEPH HABICH	Approved
01/21/2003	240-Sheerock - Fire-rated	FIRST FLOOR CORRIDOR LID OK	JOSEPH HABICH	Approved
Total Inspections:				2

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
01/22/2003	450-Rough Plumbing	ROUGH PLBG. OK..RAIN WATER LEADERS ARE CONNECTED WITH A CONNECTION THAT IS NOT APPROVED METHOD	Lee Jones	Approved
				Total Inspections: 1
01/23/2003	090-Shear Nailing	APPROVED - EXTERIOR SHEAR - EAST SIDE ONLY	Fred Harms	Approved
01/23/2003	240-Sheerock - Fire-rated	APPROVED - THIRD FLOOR CORRIDOR - ONLY	Fred Harms	Approved
01/23/2003	160-Exterior - Sheathing	APPROVED - EAST SIDE ONLY LESS THE AREA AT LINE #G @ LINE #7 (AREA NEEDS TO BE INSULATED BEFORE THE INSTALLATION OF THE SHEATHING)	Fred Harms	Approved
				Total Inspections: 3
01/24/2003	090-Shear Nailing	WEST AND NORTH SIDE ONLY.	Hans Williams	Approved
01/24/2003	240-Sheerock - Fire-rated	NOT READY. FRAME FOR CHUTE IS OK.	Hans Williams	Denied
				Total Inspections: 2
01/27/2003	090-Shear Nailing	CONTRACTOR WANTED INFO REGARDING SCHEDULE FOR FRAME, HOLD DOWNS AND SHEAR INSPECTIONS.	JOSEPH HABICH	Informational Call
01/27/2003	070-Rough Framing	FIRST FLOOR "HAWTHORN ROOM" CEILING AREA NOT READY, MISSING FIRE ALARM WIRE	JOSEPH HABICH	Denied
				Total Inspections: 2
01/28/2003	070-Rough Framing	DENIED - ELEVATOR SHAFT PROJECT IS MISSING ANCHOR BOLTS - EXISTING BOLTS ARE MISSING THE NUTS/WASHERS	Fred Harms	Denied
				Total Inspections: 1
01/29/2003	090-Shear Nailing	EXTERIOR OF SOUTH PROPERTY LINE WALL OK	JOSEPH HABICH	Approved
				Total Inspections: 1
01/30/2003	390-Storm Water Drainage	APPROVED-ROOF DRAINS REQUIRED. ISSUED CORRECTION NOTICE, APPROVED ROOF DRAINS REQUIRED	Lee Jones	Denied
01/30/2003	010-Informational	REGARDING ROOF DRAINS AND TUB DRAINS	Lee Jones	Approved
01/30/2003	450-Rough Plumbing	STUD GUARDS. RISER CLAMPS, AND STRAPPING OF WATER PIPES OK	Lee Jones	Approved
				Total Inspections: 3

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
02/03/2003	520-Rough Electric	FIRST FLOOR-SIX SUITES AND ONE SMALL STORE FRONT OK PENDING APPROVAL OF NM CABLE AND BOX LOCATION.	JOSEPH HABICH	Approved
02/03/2003	070-Rough Framing	FRAMING FOR CLOSET LIDS NEEDS BLOCKING TO ACCOMODATE 1 HOUR ROCK.	JOSEPH HABICH	Denied
Total Inspections:				2
02/05/2003	090-Shear Nailing	INTERIOR SHEAR WALLS OK	JOSEPH HABICH	Approved
02/05/2003	050-Anchor Bolt/Seismic Anchor	FIRST FLOOR ANCHORS OK	JOSEPH HABICH	Approved
Total Inspections:				2
02/07/2003	390-Storm Water Drainage		Lee Jones	Approved
02/07/2003	070-Rough Framing	ALL GUEST ROOMS ON FIRST FLOOR AND ELEC. EQUIP. ROOM	Lee Jones	Approved
Total Inspections:				2
02/12/2003	210-Insulation - Wall	FIRST FLOOR 6 GUEST SUITES	JOSEPH HABICH	Approved
02/12/2003	030-Footings & Foundations	CANCELLED-NOT READY	JOSEPH HABICH	Denied
02/12/2003	520-Rough Electric	ELECTRICAL BOXES RELOCATED TO MITIGATE BACK TO BACK CONFIGURATION	JOSEPH HABICH	Approved
Total Inspections:				3
02/14/2003	240-Sheerock - Fire-rated	1st LAYER IN 6 GUEST SUITES	Ken Stevens	Approved
Total Inspections:				1
02/18/2003	030-Footings & Foundations	RETAINING WALL FOOTING AT ELECTRIC RM	Ken Stevens	Partial Approval
Total Inspections:				1
02/19/2003	070-Rough Framing	DENIED - SECOND FLOOR - PLUMBING, MECHANICAL AND ELECTRIC DID NOT PASS THEIR INSPECTIONS	Fred Harms	Denied
02/19/2003	450-Rough Plumbing	DENIED - SECOND FLOOR - 1. SECURE THE TUB FILLER/SHOWER ARM OUTLETS IN AN APPROVED MANNER 2. PROVIDE ACCESS FOR THE INSPECTION OF AN APPROVED CONNECTION BETWEEN THE BATH TUB AND WASTE LINE 3. CONTRACTOR CANCELLED THE INSPECTION AFTER ONE ROOM	Fred Harms	Denied

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
02/19/2003	520-Rough Electric	DENIED - SECOND FLOOR - 1. MAKE UP ALL BOXES LESS DEVICES FOR THE ROUGH INSPECTION 2. GROUND ALL METAL BOXES 3. CONTRACTOR CANCELLED THE INSPECTION AFTER ONE ROOM	Fred Harms	Denied
02/19/2003	070-Rough Framing	APPROVED - ELEVATOR SHAFT	Fred Harms	Approved
02/19/2003	240-Sheerock - Fire-rated	APPROVED - GUEST ROOMS #101, #102, #103 LESS SHAFTS/WET WALLS ONLY	Fred Harms	Approved
02/19/2003	440-Rough Heating and Ventilait	DENIED - SECOND FLOOR - COMPLETE THE INSTALLATION OF THE EXHAUST DUCTS - CONTRACTOR CANCELLED THE INSPECTION AFTER ONE ROOM	Fred Harms	Denied
Total Inspections:				6
02/20/2003	210-Insulation - Wall	APPROVED - 1. ROOMS #126, #128, #150 2. ELEVATOR SHAFT	Fred Harms	Approved
02/20/2003	070-Rough Framing	APPROVED - ROOMS #201, #203, #205, #207, #209, #211, #213, #215, #217, #219, #221, #223	Fred Harms	Approved
02/20/2003	230-Sheetrock - Nailing	APPROVED - ROOMS #104, #106, #110 LESS THE MECHANICAL SHAFTS	Fred Harms	Approved
02/20/2003	440-Rough Heating and Ventilait	APPROVED - ROOMS #201, #203, #205, #207, #209, #211, #213, #215, #217, #219, #221, #223	Fred Harms	Approved
02/20/2003	450-Rough Plumbing	APPROVED - 1. ROOMS #201, #203, #205, #207, #209, #211, #213, #215, #219, #221, #223 2. ROOM #217 - (A) VENT IS BELOW THE CENTER LINE OF THE BATH TUB WASTE LINE (B) REMOVE THE SANITARY TEE FROM THE VERTICAL TO HORIZONTAL DISCHARGE POSITION AT THE VENT FOR THE BATH TUB 3. APPROVED TUB TO WASTE CONNECTION AT ROOMS #201, #203, #205, #207, #209, #211, #213, #215, #217, #219, #221, #223, #301, #305, #307, #309, #311, #313, #315, #317, #319, #321, #323	Fred Harms	Approved
02/20/2003	520-Rough Electric	APPROVED - ROOMS #201, #203, #205, #207, #209, #211, #213, #215, #217, #219, #221, #223	Fred Harms	Approved
02/20/2003	240-Sheerock - Fire-rated	APPROVED - ROOMS #104, #106, #110 LESS THE MECHANICAL SHAFT	Fred Harms	Approved
02/20/2003	220-Insulation - Ceiling	APPROVED - ROOMS #126, #128, #150	Fred Harms	Approved
Total Inspections:				8

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
02/21/2003	070-Rough Framing	FIRST FLOOR A TO F LINE 1 TO 6. CEILING.	Hans Williams	Approved
02/21/2003	220-Insulation - Ceiling	ROOMS 221,219,217,215,213,211 ONLY.	Hans Williams	Approved
Total Inspections:				2
02/24/2003	210-Insulation - Wall	RMS. 209,207,205,203,201 INSULATION AND RC CHANNEL.	JOSEPH HABICH	Approved
02/24/2003	220-Insulation - Ceiling	RMS. 209,207,205,203,201 OK	JOSEPH HABICH	Approved
02/24/2003	240-Sheerock - Fire-rated	FIRST LAYER FOR LID AND ONE WALL IN ROOMS:221,219,217,215,211 ROOM 213 LID ONLY	JOSEPH HABICH	Approved
Total Inspections:				3
02/25/2003	170-Exterior - Lath	NOT READY	JOSEPH HABICH	Denied
02/25/2003	240-Sheerock - Fire-rated	CHANGED TO PM INSPECTION	JOSEPH HABICH	Denied
02/25/2003	240-Sheerock - Fire-rated	NO ONE ON SITE TO SHOW AREA TO BE INSPECTED.	JOSEPH HABICH	Denied
02/25/2003	170-Exterior - Lath	END WALL MOSTLY FINISHED, MISSING WEBSTER STREET CORNER(PAPER,WIRE,CORNER-ADG)	JOSEPH HABICH	Denied
02/25/2003	520-Rough Electric	EXTERIOR SOFFIT LIGHTS OK	JOSEPH HABICH	Approved
Total Inspections:				5
02/26/2003	170-Exterior - Lath	END PROPERTY LINE (SOUTH) WALL OK	JOSEPH HABICH	Approved
02/26/2003	440-Rough Heating and Ventilati	ROOMS: 218,220,222,214,212,210,208,206.	JOSEPH HABICH	Approved
02/26/2003	450-Rough Plumbing	ROOMS: 218,220,222,214,212,210,208,206.	JOSEPH HABICH	Approved
02/26/2003	070-Rough Framing	ROOMS: 218,220,222,214,212,210,208,206.	JOSEPH HABICH	Approved
02/26/2003	220-Insulation - Ceiling	AREAS IN SECTIONS A-F LINES 1-6 COMMON AREAS, LOBBY, COMMUNICATION ROOM.	JOSEPH HABICH	Approved
02/26/2003	431-Under Floor Plumbing	TUB CONNECTION CORRECTIONS OK RMS: 318,320,322,314,312,310,308,306.	JOSEPH HABICH	Approved
02/26/2003	170-Exterior - Lath	PARKING LOT WALL OK. WALL TRANSITION AT ROOF LINE/PARAPET NOT COMPLETED.	JOSEPH HABICH	Approved
02/26/2003	340-Misc.	RESILIENT CHANNEL IN AREAS A-F LINES 1-6 FIRST FLOOR	JOSEPH HABICH	Approved
02/26/2003	032-Wet Wall	RMS: 221,219,217,215,213,211.	JOSEPH HABICH	Approved
02/26/2003	520-Rough Electric	ROOMS: 218,220,222,214,212,210,208,206.	JOSEPH HABICH	Approved

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
02/26/2003	230-Sheetrock - Nailing	SECOND LAYER CEILINGS, WALLS IN RMS:221,219,217,215,213,211.	JOSEPH HABICH	Approved
02/26/2003	240-Sheerock - Fire-rated	FIRST LAYER CEILINGS RMS:223,209,207,205,201.	JOSEPH HABICH	Approved
Total Inspections:				12
02/27/2003	230-Sheetrock - Nailing	SECOND LAYER CEILING ROOMS:201,203,205,207,209,223.	JOSEPH HABICH	Approved
02/27/2003	070-Rough Framing	ROOMS:202,204	JOSEPH HABICH	Approved
02/27/2003	032-Wet Wall	ROOMS:201,203,205,207,209.	JOSEPH HABICH	Approved
02/27/2003	520-Rough Electric	ROOMS 202,204	JOSEPH HABICH	Approved
02/27/2003	431-Under Floor Plumbing	BATH TUB DRAIN FITTINGS ROOMS 302,304.	JOSEPH HABICH	Approved
02/27/2003	440-Rough Heating and Ventilati	ROOMS 202,204.	JOSEPH HABICH	Approved
02/27/2003	450-Rough Plumbing	ROOMS 202,204	JOSEPH HABICH	Approved
02/27/2003	240-Sheerock - Fire-rated	WALLS ROOMS:201,203,205,207,209. MECHANICAL SHAFTS ROOMS:201,203,205,207,209,211,213,215, 217,219,221,223.	JOSEPH HABICH	Approved
Total Inspections:				8
02/28/2003	520-Rough Electric	8 DOWN LITES ON EXTERIOR NORTH SIDE.	Hans Williams	Approved
Total Inspections:				1
03/03/2003	210-Insulation - Wall	APPROVED - ROOMS #202, #204, #206, #208, #210, #212, #214, #218, #220, #221	Fred Harms	Approved
03/03/2003	230-Sheetrock - Nailing	DENIED - INSTALLATION OF THE R/C CHANNEL - EXCEEDS 16" SPACING - ROOMS #202, #222	Fred Harms	Denied
03/03/2003	230-Sheetrock - Nailing	APPROVED - INSTALLATION OF THE R/C CHANNEL IN ROOMS #202, #204, #206, #208, #210, #212, #214, #218, #220, #222	Fred Harms	Approved
03/03/2003	220-Insulation - Ceiling	APPROVED - ROOMS #202, #204, #206, #208, #210, #212, #214, #218, #220, #222	Fred Harms	Approved
Total Inspections:				4
03/04/2003	520-Rough Electric	LIGHTS ON WEBSTER STREET SOFFIT OK.	JOSEPH HABICH	Approved
Total Inspections:				1

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
03/05/2003	240-Sheerock - Fire-rated	1st LAYER CEILING RMS 202--222 EVEN # 1st FLR COMMON AREAS	Ken Stevens	Approved
03/05/2003	520-Rough Electric	FRANE/ROUGH ELECT SOFFITS RMS 102,103,104,106,110	Ken Stevens	Approved
03/05/2003	070-Rough Framing	FRANE/ROUGH ELECT SOFFITS RMS 102,103,104,106,110	Ken Stevens	Approved
Total Inspections:				3
03/06/2003	230-Sheetrock - Nailing		Ken Stevens	Approved
03/06/2003	070-Rough Framing	SOFFITS RMS 201 -- 217 ODD #S	Ken Stevens	Approved
03/06/2003	170-Exterior - Lath	NORTH AND WEST	Ken Stevens	Approved
03/06/2003	520-Rough Electric	SOFFITS RMS 201--217 ODD #S	Ken Stevens	Approved
03/06/2003	240-Sheerock - Fire-rated	COMPLETE RMS 202--222 EVEN SOFFITS RMS 101,102,103,104,106,110	Ken Stevens	Approved
Total Inspections:				5
03/07/2003	520-Rough Electric	1. SOFFITS RMS 219,221,223 2. RM 318	Ken Stevens	Approved
03/07/2003	070-Rough Framing	1. SOFFITS RMS 219,221,223 2. RM 318 3. RC CHANNEL HALLS & COMMON AREAS 2nd FLR	Ken Stevens	Approved
Total Inspections:				2
03/10/2003	180-Exterior - Scratch Coat	APPROVED - NORTH/EAST WALLS LESS THE AREAS ON THE ROOF	Fred Harms	Approved
03/10/2003	520-Rough Electric	APPROVED - ELEVATOR EQUIPMENT ROOM ONLY	Fred Harms	Approved
03/10/2003	070-Rough Framing	APPROVED - ELEVATOR EQUIPMENT ROOM ONLY	Fred Harms	Approved
03/10/2003	440-Rough Heating and Ventilati	DENIED - FIRST FLOOR PUBLIC LAUNDRY - THE DRYER VENT EXCEEDS THE LIMITS OF FOURTEEN (14) FEET - CMC 504.3.2	Fred Harms	Denied
03/10/2003	240-Sheerock - Fire-rated	APPROVED - FIRST LAYER OF THE CEILING IN THE LOBBY AND THE HAWTHORNE SUITE	Fred Harms	Approved
Total Inspections:				5
03/11/2003	180-Exterior - Scratch Coat	WEST--SOUTH--AND ROOF AREA	Ken Stevens	Approved
03/11/2003	520-Rough Electric	1. SOFFITS 202,204,206,208,210,212. 2. ROUGH 301,303,305,307,309,311,313,315,319,3 20,321,322,323.	Ken Stevens	Approved

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
03/11/2003	070-Rough Framing	1. SOFFIT 202,204,206,208,210,212 2. FRAME 301,303,305,307,309,311,313,315,319,3 20,321,322,323.	Ken Stevens	Approved
Total Inspections:				3
03/12/2003	240-Sheerock - Fire-rated	DENIED - ELEVATOR EQUIPMENT ROOM (INTERIOR) NOT FASTEN TO AN APPROVED PATTERN	Fred Harms	Denied
03/12/2003	220-Insulation - Ceiling	APPROVED - ROOMS #318, #320, #321, #322, #323	Fred Harms	Approved
03/12/2003	440-Rough Heating and Ventilati	DENIED - COMPLETE THE INSTALLATION OF THE EXHAUST SYSTEM IN THE SOFFIT	Fred Harms	Denied
03/12/2003	440-Rough Heating and Ventilati	DENIED - COMPLETE THE INSTALLATION OF THE EXHAUST SYSTEM IN THE SOFFIT	Fred Harms	Denied
03/12/2003	070-Rough Framing	APPROVED - R/C CHANNEL IN ROOMS #318, #320, #321, #322, #323 CEILING ONLY. THE INSTALLATION OF THE R/C CHANNEL ON THE WALLS WAS NOT COMPLETED	Fred Harms	Approved
03/12/2003	210-Insulation - Wall	APPROVED - ROOMS #318, #320, #321, #322, #323	Fred Harms	Approved
03/12/2003	070-Rough Framing	APPROVED - SOFFIT FRAMING IN ROOMS #214, #218, #220, #222 ONLY - ROOM #212 WAS NOT COMPLETED	Fred Harms	Approved
03/12/2003	520-Rough Electric	APPROVED - SOFFITS IN ROOMS #212, #214, #218, #220, #222	Fred Harms	Approved
Total Inspections:				8
03/13/2003	240-Sheerock - Fire-rated	APPROVED - ELEVATOR EQUIPMENT ROOM - INTERIOR ONLY	Fred Harms	Approved
03/13/2003	440-Rough Heating and Ventilati	DENIED - ROOMS #308, #312, #302 COMPLETE THE SYSTEM	Fred Harms	Denied
03/13/2003	070-Rough Framing	PARTIAL APPROVAL - ROOM #302 LESS THE MECHANICAL CHASE	Fred Harms	Partial Approval
03/13/2003	070-Rough Framing	APPROVED - ROOMS #304, #310 - ONLY	Fred Harms	Approved
03/13/2003	070-Rough Framing	DENIED - SOFFIT IN ROOM #212 IS NOT COMPLETED FOR THE INSTALLATION OF THE EXHAUST SYSTEM	Fred Harms	Denied
03/13/2003	440-Rough Heating and Ventilati	APPROVED - ROOMS #304, #310 ONLY	Fred Harms	Approved
03/13/2003	520-Rough Electric	APPROVED - ROOMS #302, #304, #308, #310, #312 - ONLY	Fred Harms	Approved
Total Inspections:				7
03/14/2003	440-Rough Heating and Ventilati	ROOMS 212, 302, 308, 318	Ken Stevens	Approved

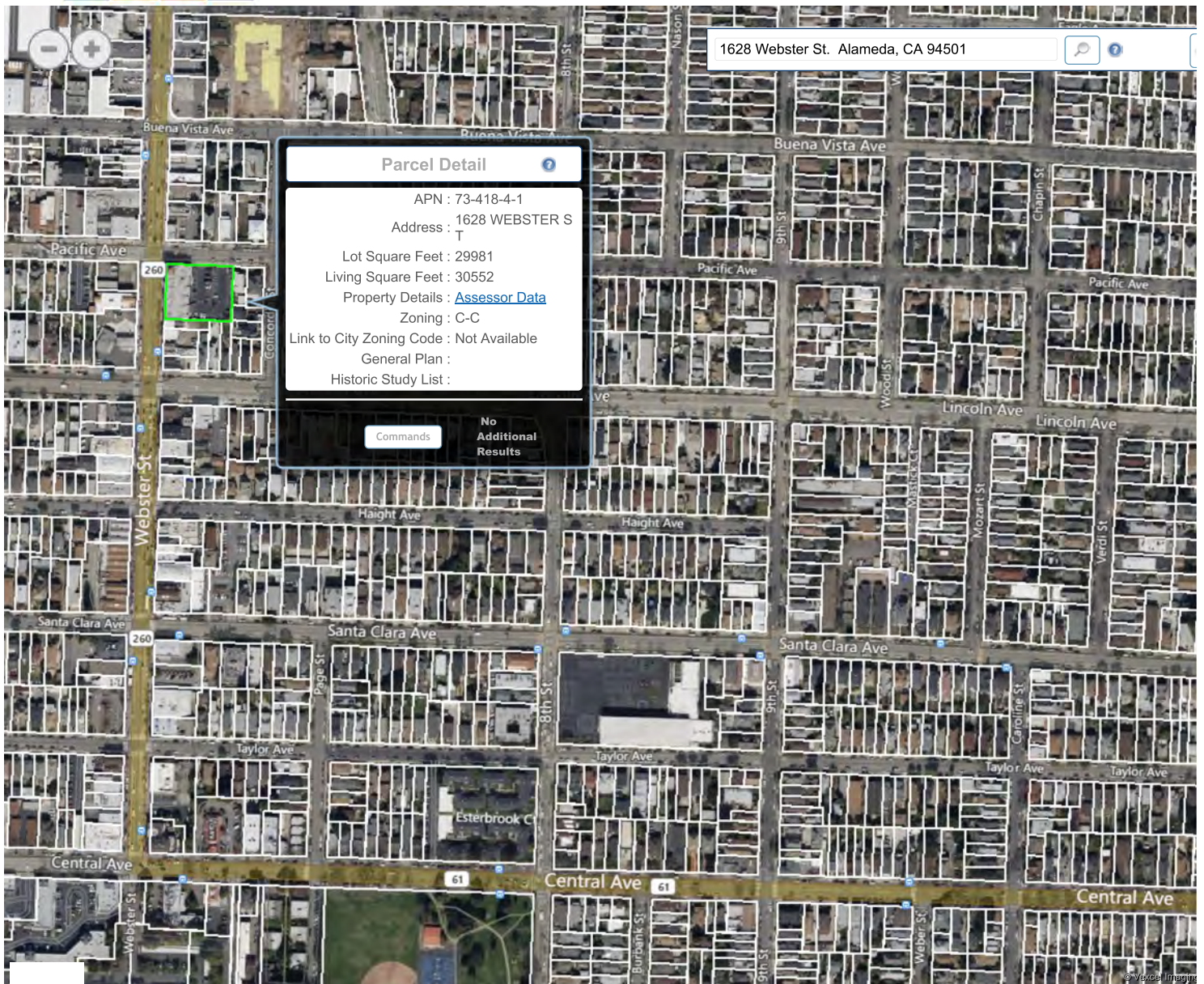
<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
03/14/2003	070-Rough Framing	RMS 212, 306, 314. 1ST FLR COMMON AREAS	Ken Stevens	Approved
03/14/2003	240-Sheerock - Fire-rated	1ST FLR CEILINGS COMMON AREAS 2ND LAYER	Ken Stevens	Approved
03/14/2003	520-Rough Electric	RMS 306, 314. 1ST FLR COMMON AREAS	Ken Stevens	Approved
Total Inspections:				4
03/17/2003	240-Sheerock - Fire-rated	2ND FLOOR CORRIDORE, SECOND LAYER RMS 303, 305, 307, 309, 311, 322 ONLY.	Richard King	Approved
03/17/2003	520-Rough Electric	IN SOFFIT AREAS IN RMS 318,320, 322, 323.	Richard King	Approved
03/17/2003	070-Rough Framing	AT SOFFITS IN ROOMS 318, 320, 322, 323	Richard King	Approved
Total Inspections:				3
03/18/2003	210-Insulation - Wall	ROOMS: 306,308,310,312,314,316,318,320,322.	JOSEPH HABICH	Approved
03/18/2003	240-Sheerock - Fire-rated	COMPLETE ROOMS: 318,320,322,323 LESS SOFFIT AREA: 301,303,305,307,309, 311,313,315,317,319,321.	JOSEPH HABICH	Approved
03/18/2003	070-Rough Framing	SOFFITS ROOMS: 301,303,305,307,309,311,313,315, 317,319,321	JOSEPH HABICH	Approved
03/18/2003	520-Rough Electric	LOWERED SOFFIT AREA ROOMS: 301,303,305, 307,309,311,313,315,317,319,321.	JOSEPH HABICH	Approved
03/18/2003	440-Rough Heating and Ventilati	MECHANICAL CHASE OK ROOM 304	JOSEPH HABICH	Approved
03/18/2003	220-Insulation - Ceiling	ROOMS: 306,308,310,312,314,316,318,320,322	JOSEPH HABICH	Approved
Total Inspections:				6
03/19/2003	240-Sheerock - Fire-rated	1st LAYER WALLS RMS 302, 306, 310	Ken Stevens	Approved
03/19/2003	520-Rough Electric	SOFFITS RMS 302, 304, 306, 308, 310, 312, 314.	Ken Stevens	Approved
03/19/2003	210-Insulation - Wall	1st FLR LOBBY	Ken Stevens	Approved
03/19/2003	070-Rough Framing	SOFFIT FRAMES RMS 302, 304, 306, 308, 310, 312, 314. 2 STAIRWELLS	Ken Stevens	Approved
Total Inspections:				4
03/20/2003	240-Sheerock - Fire-rated	SOFFITS AND 2nd LAYER WALLS ROOMS 302, 204, 306, 308, 310, 312, 314, 316.	Ken Stevens	Approved

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
				Total Inspections: 1
03/24/2003	210-Insulation - Wall	APPROVED - NORTH STAIRWELL ONLY	Fred Harms	Approved
03/24/2003	220-Insulation - Ceiling	APPROVED - NORTH STAIRWELL ONLY	Fred Harms	Approved
				Total Inspections: 2
03/25/2003	210-Insulation - Wall	SOUTH STAIRWELL	Ken Stevens	Approved
03/25/2003	030-Footings & Foundations	FOR BLOCK FENCE	Ken Stevens	Approved
03/25/2003	220-Insulation - Ceiling	SOUTH STAIRWELL	Ken Stevens	Approved
03/25/2003	240-Sheerock - Fire-rated	1st FLR COMMON AREAS-WALLS	Ken Stevens	Approved
				Total Inspections: 4
04/02/2003	240-Sheerock - Fire-rated	DENIED - STAIRWELLS - NOT READY FOR INSPECTION	Fred Harms	Denied
				Total Inspections: 1
04/04/2003	240-Sheerock - Fire-rated	STAIRWAYS ONLY.	Hans Williams	Approved
				Total Inspections: 1
04/08/2003	440-Rough Heating and Ventilati	ROOMS 150, 126, 112, 113, 115. CEILING SOFFETS.	Richard King	Approved
04/08/2003	070-Rough Framing	ROOMS 150, 126, 112, 113, 115. CEILING SOFFETS	Richard King	Approved
04/08/2003	450-Rough Plumbing	ROOMS 150, 126, 112, 113, 115. CEILING SOFFETS.	Richard King	Approved
04/08/2003	520-Rough Electric	ROOMS 150, 126, 112, 113, 115. CEILING SOFFETS.	Richard King	Approved
				Total Inspections: 4
04/11/2003	240-Sheerock - Fire-rated	ALLEN NOT ON SITE. SHEET ROCK FORMAN NOT ON SITE.	Hans Williams	Denied
				Total Inspections: 1
04/14/2003	240-Sheerock - Fire-rated	CEILINGS ROOMS 115,113,112,128,150	JOSEPH HABICH	Approved
				Total Inspections: 1
04/15/2003	521-Service	SWITCH GEAR OK. LOCKS IN PLACE	JOSEPH HABICH	Approved
04/15/2003	523-Pre-meter	APT SERVICE ORDER NUMBER 053655	JOSEPH HABICH	Approved
				Total Inspections: 2
04/18/2003	070-Rough Framing	HAWTHORN ROOM AND LOBBY.	Hans Williams	Approved

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
04/18/2003	520-Rough Electric	CEILING ON HAWTHORN AND LOBBY ROOMS ONLY.	Hans Williams	Approved
Total Inspections:				2
04/21/2003	250-Masonry - Steel/Pre Grout	EAST WALL OK TO GROUT ONLY.	Richard King	Partial Approval
04/21/2003	250-Masonry - Steel/Pre Grout	SOUTH WALL HAS VERT BARS SPACED AT 24" O.C. PLANS SHOW VERTS AT 16".	Richard King	Denied
Total Inspections:				2
04/22/2003	230-Sheetrock - Nailing	LOBBY AND HAWTHORN ROOM CEILINGS.	Hans Williams	Approved
04/22/2003	050-Anchor Bolt/Seismic Anchor	REBAR SOUTH SIDE PARKING LOT WALL.	Hans Williams	Approved
04/22/2003	520-Rough Electric	FIRST AND 2ND FLOOR HOUSE KEEPING ROOMS, WALLS AND CEILINGS.	Hans Williams	Approved
Total Inspections:				3
04/23/2003	510-Underground Electric	PARKING LOT LIGHTING.	Richard King	Approved
Total Inspections:				1
04/30/2003	520-Rough Electric	HOUSE KEEPING ROOM 3RD FLOOR.	Hans Williams	Approved
04/30/2003	070-Rough Framing	CEILING OF LOBBY FIRST FLOOR AT ELEVATOR.	Hans Williams	Approved
04/30/2003	130-T-Bar Ceiling	CEILING ON FIRST FLOOR AT ELEVATOR.	Hans Williams	Approved
Total Inspections:				3
05/01/2003	130-T-Bar Ceiling	NOT READY	JOSEPH HABICH	Denied
05/01/2003	500-UFER	GROUND FOR LIGHT STANDARDS OK	JOSEPH HABICH	Approved
05/01/2003	031-Piers	LIGHT STANDARD PIERS OK	JOSEPH HABICH	Approved
Total Inspections:				3
05/07/2003	430-Ground Plumbing	AREA FLOOR DRAIN FOR SPA ROOM MISSING FROM FORMED AREA. ASKED TO COME BACK LATER TO RE-INSPECT.	JOSEPH HABICH	Denied
05/07/2003	040-Floor Slab Preparation	NOT READY	JOSEPH HABICH	Denied
05/07/2003	040-Floor Slab Preparation	STEEL OK-MISSING GROUND PLUMBING.	JOSEPH HABICH	Denied
05/07/2003	430-Ground Plumbing	NOT READY	JOSEPH HABICH	Denied
05/07/2003	520-Rough Electric	RECEPTION COUNTER AREA OK TO COVER	JOSEPH HABICH	Approved
Total Inspections:				5

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
05/08/2003	520-Rough Electric	ABOVE GRID IN RMS. 103-104-105 & 106	Lee Jones	Approved
05/08/2003	440-Rough Heating and Ventilat	ABOVE GRID IN RMS. 103-104-105-& 106	Lee Jones	Approved
05/08/2003	430-Ground Plumbing	IN RMS. 117 & 119	Lee Jones	Approved
05/08/2003	340-Misc.	FIRE CAULKING ABOVE GRID IN RMS. 103-104-105- & 106	Lee Jones	Approved
05/08/2003	130-T-Bar Ceiling	ABOVE GRID IN RMS. 103-104-105- & 106	Lee Jones	Approved
Total Inspections:				5
05/14/2002	011-Plan Check	PLUMB/MECH PLAN CHECK OK	Terry Repstad	Approved
Total Inspections:				1
05/19/2003	130-T-Bar Ceiling	2 AND 3RD FLOOR CORRIDORS ONLY, OK TO CLOSE	Richard King	Approved
Total Inspections:				1
06/13/2002	011-Plan Check	ELEC.	Hans Williams	Approved
Total Inspections:				1
10/24/2002	510-Underground Electric	INCOMING PVC CONDUITS (12EA. 2") ARE RUN PARALLEL AND UNDER PROPOSED FOOTING. EITHER PROVIDE ENGINEERED FIX OR RELOCATE AS PER CPC 315.1	JOSEPH HABICH	Denied
Total Inspections:				1
10/29/2002	510-Underground Electric	PVC RE-LOCATED TO PASS UNDER FOOTING. OK TO SLURRY COVER FOR COMPACTION	JOSEPH HABICH	Approved
10/29/2002	030-Footings & Foundations	DENIED - 1. PROVIDE #4 BARS TOP/BOTTOM AS PER THE APPROVED PLANS 2. PROVIDE #4 VERTICAL BARS AT 12" ON CENTER AS PER THE APPROVED PLANS	Fred Harms	Denied
Total Inspections:				2
10/30/2002	030-Footings & Foundations	ELEVATOR PIT SLAB	Ken Stevens	Approved
10/30/2002	430-Ground Plumbing		Lee Jones	Approved
Total Inspections:				2
10/31/2002	500-UFER	APPROVED - UFER 3/0 COPPER - JOB CARD WAS LOCKED UP IN THE JOBSITE TRAILER(SIGNED BUSINESS CARD LEFT ON SITE)	Fred Harms	Approved

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Result Comment</u>	<u>Inspector Name</u>	<u>Inspection Status</u>
				Total Inspections: 1
11/01/2002	030-Footings & Foundations	ELEVATOR PIT WALLS	Ken Stevens	Approved
				Total Inspections: 1
11/05/2002	030-Footings & Foundations		JOSEPH HABICH	Approved
11/05/2002	050-Anchor Bolt/Seismic Anchor		JOSEPH HABICH	Approved
				Total Inspections: 2
11/12/2002	510-Underground Electric	UNDER-SLAB	Ken Stevens	Approved
				Total Inspections: 1
11/14/2002	040-Floor Slab Preparation	STEEL, FORMS, ANCHOR BOLTS OK. NO STEM WALLS ON PLANS.	JOSEPH HABICH	Approved
				Total Inspections: 1
12/03/2002	070-Rough Framing	3/4 COMPLETED 2ND STORY DECK NAILING AND DRAG STRAPS.	Richard King	Approved
				Total Inspections: 1
12/04/2002	060-Sub-Floor	BALANCE OF SECOND FLOOR DECK OK.	JOSEPH HABICH	Approved
12/04/2002	070-Rough Framing	SECOND FLOOR SOLE PLATES NAILED OFF OK.	JOSEPH HABICH	Partial Approval
				Total Inspections: 2
12/19/2002	060-Sub-Floor	3rd FLOOR	Ken Stevens	Approved
12/19/2002	070-Rough Framing	SOLE PLATES 3rd FLOOR	Ken Stevens	Approved
				Total Inspections: 2
				GRAND TOTAL: 193



Property Address: 1628 WEBSTER ST ALAMEDA CA 94501-2134

General Information

County: **ALAMEDA**

Parcel # (APN): **073 -0418-004-01** [Open Map](#)

Owner: See Full Detail

Mailing Address: **1628 WEBSTER ST ALAMEDA CA 94501-2134**

Legal Description:

Use Type: **RESID. HOTEL / MOTEL / RESORTS**

Tax Rate Area: **021-004**



Assessment

Total Value: **\$6,418,894**

Land: **\$854,301**

Structures: **\$5,217,966**

Other: **\$346,627**

% Improved: See Full Detail

Exempt Amt:

HO Exempt: **N**

Year Assd: **2021**

Zoning: See Full Detail

Use Code: See Full Detail

Census Tract: See Full Detail

Price/SqFt:

Full Detail \$14.95 [Add to Cart](#)

PLEASE NOTE: If a field is empty on this page, there is no data available, and the field will also be empty on the Full Detail property report.

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	12/19/2008			See Full Detail
Document Number:	2008355845			See Full Detail
Document Type:				
Transfer Amount:				
Seller (Grantor):	See Full Detail			

Property Characteristics

Bedrooms:	Fireplace:	Units:	See Full Detail
Baths (Full):	A/C:	Stories:	See Full Detail
Baths (Half):	Heating:	Quality:	See Full Detail
Total Rooms:	Pool:	Building Class:	See Full Detail
Bldg/Liv Area: 30,552	Park Type:	Condition:	See Full Detail
Lot Acres: 0.688	Spaces:	Site Influence:	
Lot SqFt: 29,981	Garage SqFt:	Timber Preserve:	
Year Built: 2003		Ag Preserve:	
Effective Year: See Full Detail			

**The information provided here is deemed reliable, but is not guaranteed.

[Additional reports on this property](#)

Hawthorn Suites By Wyndham-Alameda

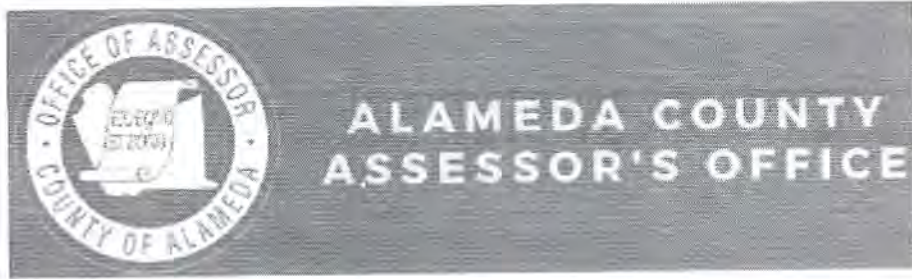
List of Kitchen Equipment on 5-18-22

#	Item Description	Quantity
1	Display Refrigerator	1
2	SS Chafing Dish	4
3	Dining tables	10
4	Dining Chairs	24
5	Jackson-Dishwasher High Temp	1
6	Beverage Aire 2 door freezer	1
7	Beverage Aire 2 door refrigerator	1
9	Turbofan Conventioinal Oven	1
10	Panasonic microwaves	3
11	SS storage racks	4
12	SS storage cart	1
13	Hand sink	1
14	3 Compartment sink	1
15	Utility Sink	1
16	SS Counter	1

HAWTHORN SUITES BY WYNDHAM-ALAMEDA
FURNITURE FROM KLEM INSTALLED IN 2019-2020

ROOM #	TYPE	ADA	BEDS	1Q HEAD	2Q HEAD	1K HEAD	DESK ON LEFT	DESK ONLY	DESK ON RIGHT	LVNG. DRESSER ONLY	LUGG. BENCH ON LEFT	LUGG. BENCH ON RIGHT	BED DRESSER ONLY	LOVE SEAT	SLEEPER SOFA	SINK ON RIGHT	SINK ON LEFT
Item #					CG-2	CG-1	CG-4		CG-4		CG-3	CG-3					
101	SNK		K			1			1			1			1	1	
102	SNQ		QQ		1				1			1			1	1	
103	SNK		K			1	1				1				1		1
104	SNQ		QQ		1		1				1				1		1
106	NK		K			1			1			1		1		1	
110	PNQ	ADA	QQ	2				1		1		1	1		1	ADA	ADA
301	NK		K			1			1			1		1		1	
302	NQQ		QQ		1				1			1		1		1	
303	NK		K			1			1		1			1			1
304	NQQ		QQ		1		1				1			1			1
305	NQQ		QQ		1				1			1		1		1	
306	NK		K			1			1			1		1		1	
307	NQQ		QQ		1		1				1			1			1
TOTAL				2	6	6	4	1	8	1	5	8	1	8	5	7	5
308	NK		K			1	1				1			1			1
309	NK		K			1			1			1		1		1	
310	NQQ		QQ		1				1			1		1	1	1	
311	NK		K			1	1				1			1			1
312	SPN1	ADA	K			1			1				1			ADA	ADA
313	SNQ		QQ		1				1			1				1	
314	NK		K			1		1		1			1	1		1	
315	NQQ		QQ		1		1				1			1			1
317	NK		K			1			1			1		1		1	
318	NK		K			1			1			1		1		1	
319	NK		K			1	1				1			1			1
320	SNK		K			1	1				1				1		1
321	SNK		K			1			1			1			1	1	
TOTAL				0	3	10	5	1	7	1	5	6	2	9	3	7	5
322	NK		K			1			1			1		1	1	1	
323	SNQ2		QQ		1			1		1	1				1		1
201	SNK		K			1			1			1			1	1	
202	NQQ		QQ		1				1			1		1		1	
203	NK		K			1			1		1			1			1
204	NQQ		QQ		1		1				1			1			1
205	NQQ		QQ		1				1			1		1		1	
206	NK		K			1			1			1		1		1	
207	NQQ		QQ		1		1				1			1			1
208	NK		K			1	1				1			1			1
209	NK		K			1			1			1		1		1	
210	SNQ		QQ		1				1			1			1	1	
TOTAL				0	6	6	3	1	8	1	5	7	0	9	4	7	5
211	NK		K			1	1				1			1			1
212	SPN2	ADA	QQ		1				1				1	1		ADA	ADA
213	SNQ		QQ		1				1			1			1	1	
214	NK		K			1		1		1			1	1		1	
215	SNQ		QQ		1		1				1				1		1
217	NK		K			1			1			1		1		1	
218	NK		K			1			1			1		1		1	
219	NK		K			1	1				1			1			1
220	SNK		K			1	1				1				1		1
221	SNK		K			1			1			1			1	1	
222	SNK		K			1			1			1			1	1	
223	SNQ		QQ		1			1		1	1				1		1
TOTAL				0	4	8	4	2	6	2	5	5	2	6	6	6	5
GRAND TOTAL				2	19	30	16	5	29	5	20	26	5	32	18	27	20

30 KING ROOMS
20 DOUBLE QUEEN ROOMS


[New Search](#)

Parcel Details for Parcel 73-418-4-1

Parcel Number: 73-418-4-1 Active: Yes
 Property Address: 1628 WEBSTER ST, ALAMEDA, CA 94501

Value Detail

X

Year 2021 Assessed Value Detail

Parcel Number: 73-418-4-1
 Roll Surrender Date: 07/01/2021

Land:	\$854,301
Improvements:	\$5,217,966
Total Land & Improvements:	\$6,072,267
Fixtures:	\$0
Total Real Property:	\$6,072,267
Personal Property:	\$346,627
Household Personal Property:	\$0
BPP Penalty Included:	No
Total Business Personal Property:	\$346,627
Total Taxable Value:	\$6,418,894
Homeowner Exemption:	\$0
Other Exemption:	\$0
Total Net Tax Value:	\$6,418,894

NOTES
Use Code Reference

Parent Parcels

Child Parcels

Economic Unit

73-418-1-2

No records available.

No records available.

73-418-2-1

73-418-3

STATE OF CALIFORNIA
Department of Industrial Relations
Division of Occupational Safety & Health

INSPECTION:

129462

Conveyance Number

07/27/2021

Date of Inspection

07/27/2022

Date Permit Expires

LOCATION:

1623 WEBSTER ST

Street Address

ALAMEDA

City or Town

LOAD

2,500

Pounds

PERMISSIBLE:

13

Persons

C3663

Inspector

DESCRIPTION:

Passenger

Type of conveyance

EV

Owner's ID

Hydroelectric

Power

Hydroelectric

Type of Machine



THIS PERMIT SHALL BE POSTED ON THE CONVEYANCE

EV02 SIMS



A-TOTAL FIRE PROTECTION COMPANY, INC.

FIRE PROTECTION EQUIPMENT PERFORMANCE CERTIFICATE

IN ACCORDANCE WITH TITLE 19,
SUBCHAPTER 5, CALIFORNIA ADMINISTRATIVE CODE

☒ 5 YR. CERTIFICATION

☐ ANNUAL

DATE: MARCH 28, 2022			<input checked="" type="checkbox"/> AUTO SPRINKLER SYSTEM <input type="checkbox"/> CLASS I – DRY STANDPIPE SYSTEM <input type="checkbox"/> CLASS II – WET STANDPIPE SYSTEM <input type="checkbox"/> CLASS III – COMBINATION STANDPIPE SYSTEM <input type="checkbox"/> CLASS IV – COMBINED (STANDPIPE SPRINKLER SYSTEM) <input type="checkbox"/> OTHER SPECIFY: _____
LOCATION: 1628 WEBSTER STREET, ALAMEDA, CALIFORNIA, 94501			
DBA: HAWTHORN SUITES	PHONE EXT		
RESPONSIBLE PERSON / AGENT: SANDIP JARIWALA			
MAILING ADDRESS: 1628 WEBSTER STREET			
CITY ALAMEDA	STATE CA	ZIP 94501	

DEFECTS FOUND

NONE



REPAIRS MADE

N/A

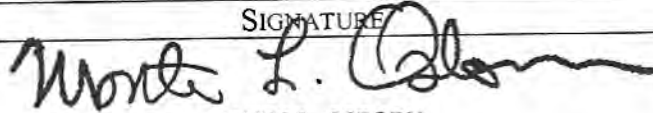

CERTIFICATION

I HEREBY CERTIFY THAT THE FIRE PROTECTION EQUIPMENT INDICATED ABOVE HAS BEEN TESTED IN ACCORDANCE WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 19 SUB-CHAPTER 5 AND THE MUNICIPAL FIRE CODE.

ALL NECESSARY MAINTENANCE AND REPAIRS HAVE BEEN MADE IN COMPLIANCE WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 19 SUBCHAPTER 5 AND THE MUNICIPAL FIRE CODE.

INITIAL TESTING DATE: **3/14/2022**

FINAL TESTING DATE: **3/14/2022**

SIGNATURE	TITLE	SIGNATURE	TITLE
 MONTE L. OSBORN	CEO	 MONTE L. OSBORN	CEO

TESTING AGENCY A-TOTAL FIRE PROTECTION COMPANY, INC.	LICENSE NO. C-16 530517	ADDRESS 3075 ALHAMBRA DRIVE, SUITE 205 CAMERON PARK, CA 95682	PHONE 800-660-6993
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FIRE DEPARTMENT USE ONLY

FIRE DEPT PHONE NUMBER	INSPECTOR	ASSIGNMENT
------------------------	-----------	------------

Central Bay

April 19, 2022

ROOFING & RESTORATION, INC.

Sandip Jariwala
1628 Webster St
Alameda, CA 94501

The following are the specifications for a modified bitumen membrane (overlay) roofing system:

All necessary labor, materials and equipment will be supplied in order to complete the work. All work will be done according to applicable manufacturer's specifications.

INSTALLATION OF MATERIALS:

- Install 28 LB fiberglass base sheet with 2" side laps and 4" end laps nailed using large head simplex nails or other approved fasteners. Fasteners will be placed approximately 12" on center on the side laps and two rows in the center of the sheet placed at approximately 18" on the center.
- **Install one layer of 2 mil smooth torched to the base sheet. This is a mid-ply and is not required. This will add extra thickness to help extend the life of the roof system. Additional price will be included below and indicated with ** below.
- Install Cool Star (bright white) APP modified bitumen torched to the base sheet. All seams will be heat fused to form a water tight system.
- All materials will be installed up the walls and under the wall caps.
- Clean out gutters using water. Note; we cannot access the outside gutters over the sidewalk without scaffolding or a

FLASHING :

- Remove ring clamps on drains. Cut out old roofing materials around drain. New roofing shall extend into the drain and ring clamp shall be reinstalled in the original manner.
- Replace all plumbing vents flashing with new galvanized sheetmetal flashings. New flashings will be primed with asphalt primer, set in flashings compound and nailed in place. Finished membrane will be set over the top of the flashing flange, and sealed with industrial flashing cement. The flashing will then be painted with aluminum paint.
- Seal around all pipe flashings, vent flashing and other roof projections with industrial flashing compound and paint with aluminum paint.
- Lift or remove existing wall cap. Install new roofing materials to the out side edge. Reinstall wall cap and seal between each joint and over nail heads with industrial flashing compound on elastomeric caulking.

SURFACING:

- Modified bitumen has a granulated surface. These granules act as a reflective surface to ultra violet rays. Cool Star is CA Title 24 compliant and is considered a bright white roof for a commercial building which is required in Alameda.

CLEAN UP:

- Broom clean exterior of the job site of debris generated by this work.

QUALITY ASSURANCE:

- All installations will be performed by roofers who have been through (or going through) a 3 ½ year roofing installation and safety course. Each job has a foreman who will be on the job

from start to finish and each job is inspected while in progress by Central Bay Roofing's field supervisory personnel.

- Your job will be covered by a 5-year workmanship warranty to keep the roof water tight.
- Manufacturer's Warranty: 10 (**12) years on the materials.

GENERAL NOTES:

- After removal of the roof, the existing sheathing will be inspected. Any dry rot repairs will be done on a time and material bases. If the repairs are extensive Central Bay Roofing will give the owner an estimate of the costs, or the owner has the option to have others do the work. Central Bay Roofing will not be responsible for delays caused by others.
- The price below does not include installing smoke detectors or chimney spark arrestors that some cities are now requiring.
- The price below does not include the permit price required for the city. This fee will be added onto the invoice.

The cost of the work as outlined will be: \$79,909.00

**The cost for the mid ply membrane will be and additional: \$29,974.00

NOTE: The above prices do NOT include fixing or alleviating ponding or pooling water on the roof surface.

NOTE: Because of price volatility in the asphalt market, the above prices are valid for 30 days from the date of this specification letter. Please ask about price increases before a contract. Material pricing has been volatile recently and pricing may change prior to 30 days from date of spec letter.

Thank you for allowing Central Bay Roofing to quote your project. For more information please visit our web site at www.centralbayroofing.com. If you have any questions please do not hesitate to call me.

Sincerely,



Justin Green
Central Bay Roofing



ROOFING / WATERPROOFING

BID AND SUBCONTRACT FORM

Date: March 29, 2022

WE PROPOSE TO FURNISH FOR:

Bill to:
Owner XX
Contractor PHONE: Sandip 510-522-1000

JOB NAME: Wyndham Hotel
LOCATION: _____
CITY: Alameda Ca. 94501
JOB PHONE: _____
PERMIT #: _____

Wyndham Hotel

Name

1628 Webster St

Address

Alameda Ca. 94501
City State Zip

SPECIFICATIONS:

Existing roof system is a base, 2 ply with cap sheet – BUR at approx. age of 20 years. We will power wash roof and install a 20 year

GE Silicone roof system, see attached product information.

Alcal will include cleaning and painting with DTM paint, coping caps

GE 20 year material warranty included, Alcal will give 5 years on labor

Pricing includes (1) Mobilization to job site, No retention under \$ 25,000.00

PRICING VALID 15 DAYS

FOR THE SUM OF: _____ SALES TAX INCLUDED **\$ 104,745.00**

ACCEPTED: _____ SUBMITTED BY: Gary Riggio, Alcal Service Manager

CALIF. CONTRACTOR'S LIC. NO. 815286

Date: _____

ALCAL SPECIALTY CONTRACTING, INC.

PLEASE READ CONDITIONS AND NOTICES ON REVERSE SIDE

"CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD." ANY QUESTIONS CONCERNING THE RESPONSIBILITIES OF A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR OF THE BOARD WHOSE ADDRESS IS CONTRACTORS' STATE LICENSE BOARD, 1020 "N" STREET, SACRAMENTO, CALIFORNIA 95814"

CONTRACT CONDITIONS

1. ALCAL'S work is to be done in accordance with the best developed industry techniques to complete job(s) in a good workmanlike manner described in specification on reverse side.
2. ALCAL warrants it carries workman's compensation, public liability, and damage insurance.
3. We reserve the right to modify our bid if not accepted within 10 days from the bid date.
4. Any contract issued as a result of this bid shall not supersede or nullify the terms and conditions stated herein.
5. The work performed shall be guaranteed against defects in material and workmanship for a period of two years from date of application.
6. Our terms are net on completion of work; 1 1/2% per month service charge will be added to all sums which become past due.
7. We shall have the right to stop work on any of the contractors/owners job(s) if any payment due has not been made under this or other agreements. We may keep all jobs unmanned until payments are received without being in violation of any contract arrangements.
8. Any alteration, modification, or deviation from proposal or specifications involving extra costs will be executed only upon written change orders or purchase orders and will become an extra charge over and above this bid and/or sub-contract.
9. Our ability to perform is contingent upon delays due to fires, industry strikes, extreme weather conditions, labor disputes, material availability, civil disturbances or other conditions which are beyond our control.
10. Any tax excise duty or levy hereafter enacted or imposed by any governmental authority shall be additional to the prices quoted.
11. Membrane work which is applied according to plans and specifications proceeding with overlayment or any other functions constitutes acceptance of work as applied and releases sub-contractor from all responsibility with regards to the membrane work performed.
12. If the services of any attorney are employed for the enforcement of any of the obligations of the purchase or the right of the seller either by suit or otherwise, purchaser agrees to pay reasonable attorney's fees.
13. In the event the job site is not freely and readily accessible to ALCAL's men and equipment because of obstruction, weather conditions, or other causes beyond our control, ALCAL may withdraw from this contract and be released from all further obligations unless a new quotation can be agreed upon in writing by both parties. If work has commenced and then is withdrawn because of such job conditions, ALCAL shall be entitled to payment for reasonable value of labor and of materials supplied to the date of withdrawal.

NOTICE TO OWNER

Under the California Mechanics Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his/her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractors, laborers or supplies remain unpaid.

To preserve their right to file a claim of lien against your property certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Original (or prime) contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid. (Generally, the maximum time allowed for filing a claim or lien against your property is ninety (90) days after completion of your project.)

TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY, YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:

- (1) Require that your contractor supply you with a payment and performance bond (not license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection.
- (2) Require that payments be made directly to subcontractors and material supplies through a joint control. Any joint control agreement should include the addendum approved by the Registrar of Contractors.
- (3) Issue joint checks for payment made out to both your contractor and subcontractors or material suppliers involved in the project. This will help to insure that all persons due payment are actually paid.
- (4) After making payment on any completed phase of the project, and before making any further payments require your contractor to provide you with unconditional lien releases signed by each material supplier, sub-contractor and laborer involved in that portion of the

work for which payment was made. On projects involving improvements to single family residence or a duplex owned by individuals, the persons signing these releases lose the right to file a claim against your property. In other types of construction this protection may still be important, but may not be as complete. TO PROTECT YOURSELF UNDER THIS OPTION YOU MUST BE CERTAIN THAT ALL MATERIAL, SUPPLIERS, SUBCONTRACTORS AND LABORERS HAVE SIGNED.

IMPORTANT NOTICE:

THE FOLLOWING INFORMATION MUST BE COMPLET TO PROCESS THIS CONTRACT WITHOUT DELAY. THIS INFORMATION IS REQUIRED BY ALCAL PRIOR TO COMMENCEMENT OF WORK

BUILDER/CONTRACTOR

NAME

ADDRESS

CITY

STATE

ZIP

LICENSE #

OWNER

NAME

ADDRESS

CITY

STATE

ZIP

LENDER

NAME

ADDRESS

CITY

STATE

ZIP

LOAN#

ALCAL SPECIALTY CONTRACTING, INC.
42950 Osgood Road, Fremont, CA 94539
Phone: 510-477-9380 Fax: 510-477-9786



APPENDIX F

Qualifications



PHYSICAL PROPERTY ANALYSIS, LLC
COLLABORATIVE || ACCURATE || REALISTIC

M. SAMANTHA SPEER

2126 Englewood Drive ■ Lemon Grove, CA 91945

Phone: 619-990-8392

speer@physicalpropertyanalysis.com

Since the early 1990's, I have completed more than 1,500 Property Condition Assessments, Phase I Environmental Site Assessments, and Seismic/Probable Maximum Loss surveys. My experience further includes construction costing analysis, construction monitoring, historical research, file reviews, report reviews, marketing and development, client services, and supervision. Types of projects I have completed include; cell phone sites, multi-family housing, retail malls, office buildings, hotels, golf courses, mini-storage facilities, mobile homes, warehouses, industrial facilities, medical facilities, gasoline service stations, and active leaking tank sites. Projects were completed in general conformance with ASTM, HUD, Fannie Mae, Freddie Mac, or USDA guidelines, as well as tax credit regulations.

Education

CALIFORNIA STATE UNIVERSITY, LONG BEACH

Construction Technology, Architecture, and Interior Design courses – San Diego Mesa College

B.A., Psychology - 1991

Certifications: AHERA Certified Asbestos Building Inspector Refresher, various LISC, ASTM and IBC/ICC training seminars

Professional Experience

PHYSICAL PROPERTY ANALYSIS, LLC – LEMON GROVE, CA

2018 to Present

Owner

Key Results:

- Manage phase I environmental and physical needs assessments, and construction progress monitoring.
- Interface directly with local health departments, local building departments, department of natural resources, and U.S. EPA during inspections across the United States.
- Develop rehabilitation scope of work / rehabilitation budgets for non-profits and affordable housing developers.
- Accessibility transition plan evaluations and cost estimating.
- Marketing and business development.

BASIS ARCHITECTURE AND CONSULTING – SAN RAFAEL, CA

2007 to 2018

Director of Due Diligence

Key Results:

- Complete phase I environmental site assessments, physical needs assessments, and construction progress monitoring.
- Rehab scope of work / budget development.
- Accessibility transition plans.
- Rehabilitation construction monitoring for draw requests.
- Supervision of project managers.
- Technical report reviews and editing.
- Marketing and business development.

EBI CONSULTING – SAN DIEGO CA

2005 to 2008

Project Manager

Key Results:

- On a part time basis, I completed phase I environmental site assessments, physical needs assessments, and construction progress monitoring projects. Frequent and nationwide travel was required.

DUE DILLIGENCE CONSULTANT (SELF EMPLOYED) – SAN DIEGO, CA

2002 to 2008

Senior Project Manager

Key Results:

- Completed phase I environmental site assessments, physical needs assessments, and construction progress monitoring for various consulting firms such as AEI Consultants, EBI Consulting and KTR Environmental Services.
- Rehabilitation construction monitoring for draw requests.
- Municipal research.

IMPERIAL BANK – SAN DIEGO, CA

2001 to 2002

Project Manager

Key Results:

- Construction Progress Monitoring including site inspections, attended draw meetings and draw approval report production.

KTR ENVIRONMENTAL SERVICES, INC. – LOS ANGELES, CA

1998 – 2001

Project Manager

Key Results:

- Manage projects for phase I environmental site assessments, physical needs assessments, and construction progress monitoring.
- Interface directly with local health departments, local building departments, department of natural resources, and U.S. EPA during inspections across the United States.
- Conduct residential and commercial building inspections for warranty purposes.

PROJECT RESOURCES INC. (PRI) – SAN DIEGO, CA

1994 to 1998

Senior Project Analyst

Key Results:

- Phase I environmental site assessment and physical needs assessment report production.
- Project Management.
- Deferred Maintenance Assessments.
- Report template development and maintenance.
- Training of project managers for assessment protocol.
- Technical report reviews and editing.
- Client services.