

***Advantage Environmental
Consultants, LLC***

PROPERTY CONDITION REPORT

SKATEWORLD
6905 – 6921 Linda Vista Drive
San Diego, CA 92111

AEC Project No. 08-047SD
September 26, 2008

Prepared for:

Redevelopment Agency of the City of San Diego
1200 Third Avenue, Suite 1400, MS 56D
San Diego, CA 92101

Prepared by:

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September 26, 2008

Ms. Eliana Barreiros
Project Manager
Redevelopment Agency of the City of San Diego
1200 Third Avenue, Suite 1400, MS 56D
San Diego, CA 92101

Subject: **Property Condition Report
SKATEWORLD
6905-6921 Linda Vista Road
San Diego, CA 92111
AEC Project No. 08-047-SD**

Dear Ms. Barreiros:

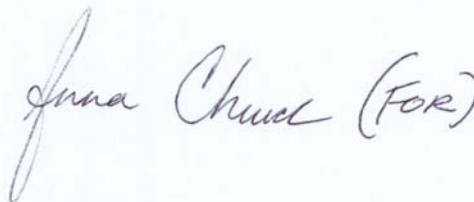
Advantage Environmental Consultants, LLC (AEC) has performed a Property Condition Report (PCR) in conformance with the scope and limitations of American Society for Testing and Materials Practice 2018-01, of the above-referenced Site. This report includes AEC's findings, conclusions, recommendations, and supporting documentation.

We appreciate the opportunity to be of service to the Redevelopment Agency of the City of San Diego. If you should have any questions regarding this report, or if we can be of further assistance, please contact us at (760) 744-3363.

Sincerely,
ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC



Christopher Powers
Project Manager



George Pallo
Project Manager

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Supporting Documentation
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SALIENT PROJECT SUMMARY

Property Name:	SKATEWORLD
Street Address:	6905-6921 Linda Vista Road
City, State Zip:	San Diego, CA 92111
Primary Use:	Commercial/Retail
Year Built & Age:	1941 (67 years old); 1983 (25 years old)
Reported Occupancy:	97% occupied (by percentage of square feet)
Number of Buildings:	1 Building (with modifications/improvements occurring in 1983)
Number of Stories:	One-story with a mezzanine
Total Building Area:	29,003 (Information received by from the City of San Diego through the County Assessor's office)
Net Rentable Area (NRA):	29,003 square feet- (All unit sizes vary)
Site Area:	1.21 Acres
No. of On-Site Parking Spaces:	30 Spaces
No. of On-Site ADA Parking Spaces:	2 Spaces
Parking Garage/ Carports:	None
Superstructure:	Concrete masonry units (CMU) & wood-frame
Cellar/Basement/Crawl Space:	None
Exterior Façade: :	Stucco/painted CMU
Roof:	Modified Bitumen over the flat roof and composition shingles over the barrel-vaulted skating rink.
Heating:	Heat pumps and split system heating units.
Air-conditioning:	Heat pumps and split system heating units.
Electrical Wiring:	Copper
Number of Elevators:	None
Fire Sprinkler:	Yes (at skating rink)

1.0 EXECUTIVE SUMMARY

1.1 General Description

The Subject Property, called SKATEWORLD, consists of a 1.21-acre, rectangular-shaped parcel originally developed in 1941 with one single-story plus a mezzanine commercial building with a total of approximately 19,795 square feet of gross building area. Subsequently, in 1983, the building underwent some improvements/modifications. Currently, the Building has approximately 29,003 square feet of gross area. The Subject Property is also improved with asphalt paved drive and parking areas. Concrete walkways have been installed at the entrances to the rental spaces as well as at the north and south ends of the building at the Property Lines. Landscaping with automatic sprinkler systems has been installed. On-site parking can accommodate 30 vehicles in open, individual striped spaces.

Typical construction elements for the original construction consist of wood frame elements with painted stucco exterior finish. This portion of the Building is formed by using custom-formed glue-laminated beams that are shaped into arches that span from the foundation on the east side of the Building to the foundation on the west side of the Building. Conventional purlins and joists are used to frame the roof which is finished in composition shingles.

The retail spaces located along the eastern and western sides of the building are constructed of a combination concrete masonry unit and wood frame. The exteriors are finished in painted concrete block and painted stucco. The roofs are flat and framed with wood joists with plywood sheathing. They are finished with multiple layers of mineral based material with a hot-mopped solution used between layers. Interior finishes were considered average to below-average quality for a typical commercial building.

Vehicles can enter the Subject Property from the west off Linda Vista Road through a curb cut onto asphalt-paved parking and drive areas. Additional vehicle entry locations are located on the south off Comstock Street and on the west off Linda Vista Road north of the Subject Property. The entry off Comstock is access through a parking area that is owned by the adjacent property.

Pursuant to the current lease agreement between the Redevelopment Agency and Skateworld, the operator of Skateworld assumes full responsibility and cost for the operation and maintenance of the premises throughout the lease term. The lessee will perform all such repairs and replacements necessary to maintain and preserve the premises in a decent, safe, healthy and sanitary condition satisfactory to the Agency and in compliance with all applicable laws. All of the units inspected during the site visit had electrical water heaters located either in closets or above the ceiling area. Roof-mounted split system heat pumps and evaporative coolers are used to heat and cool the individual spaces.

Electricity is provided to the Site by a utility-owned, pad-mounted electrical transformer located on the west side of the Property adjacent to Linda Vista Road. San Diego Gas and Electric provides 208/120 Volt, 3-phase, 4-wire service into a main panel that is rated at 6500 amps. A minimum of 200 amps is available to each of the tenant spaces.

San Diego Gas and Electric also supplies gas service to the Site. Tenants are individually metered for gas with the meters located adjacent to the chain-link trash enclosure on the north side of the Property adjacent to the westerly parking lot. The City of San Diego provides water and storm sewer service to the Site. AT&T provides the telephone trunk lines to the Subject Property. EDCO provides waste removal for the Site.

1.2 General Physical Condition

The Subject Property was observed to be fair to poor condition. Maintenance appeared to be minimal. Advantage Environmental Consultants, LLC (AEC) identified the following significant deficiencies that require immediate repairs:

- **Trip Hazards:** Trip hazard were observed at the concrete walkway at the north end of the Site and at the southwest corner of the Building. It appears that a newer layer of concrete has been poured over an existing layer of concrete. Trees adjacent to these areas (some appear to have been recently removed) have roots that are growing above the finish grade and forcing the concrete to crack and in some areas, raising areas of the concrete. AEC recommends the concrete be ground at the uplifted sections and re-poured in those areas that have cracked beyond the ability to repair. Since this is a safety item, AEC recommends that this be accomplished as an immediate need.
- **Flatwork:** Concrete steps have been installed from the finish grade of the Subject Property to the adjacent property to the north. The steps do not have a handrail. All steps with more than 3 risers are required to have a code-mandated handrail for safety reasons. AEC recommends that a metal handrail be installed and has allocated funds for this in the immediate needs section of this report.
- **Roof Replacement:** The roofs on the building were last replaced or originally installed 20 to 25 years ago. That exceeds the expected useful life for both types of roofs used on the Building. Evidence of leaks, confirmed by tenants during the site visit, is evident by the many water-damaged acoustical tile ceilings that were observed. Since replacement of the roofing material is necessary, AEC is listing this normally capitalized improvement as an immediate need. It should be noted that no evidence of mold in conjunction with the damaged ceiling tiles was observed or noted.
- **Exterior Painting:** Exterior paint was observed to be flaky and peeling. AEC recommends that the exterior of the Building be prepped, primed and painted as an immediate need to bring the building up to acceptable standards.
- **Asphalt Repair:** Much of the asphalt was observed to be in good and functional condition at the time of the site visit. However, AEC observed an area of asphalt, approximately 5,600 square feet in area located at the westerly and easterly parking lot, which was alligating, had potholes and requires immediate repair. In conjunction with this, AEC recommends that the surface be sealed and striped.
- **Rejuvenate Landscaping:**
- **Replace Damaged Ceiling Tiles:**

AEC has included funds in the Immediate Repairs Cost Estimate Table 1 to address these items.

In addition, AEC identified the following obvious areas of deferred routine maintenance that warrant mention:

- Work with the City of San Diego to standardize signage in conjunction with current City sign ordinances.
- Replace miscellaneous Building-mounted sconces.
- Repair and paint minor holes in the stucco. These were observed near the bottom of the stucco at the screed line on the west side of the Building.

Based on the nature and low cost of the repairs, these items should be addressed as part of normal routine maintenance.

The structural elements of the Building have performed adequately for the past 60 plus years. Assuming the recommendations in this report in reference to the Immediate and Physical Needs over the Term are made in an appropriate time frame; a preventive/remedial maintenance program is implemented continually; and all site systems and building components are replaced as necessary with an acceptable standard of care, this site's estimated remaining useful life (ERUL) should be at least an additional 30 years barring any natural disasters. This is based on the observation that the foundation, which has an expected useful life of 40 years plus, were observed to be functioning properly with no major deficiencies. Other site and building elements are replaceable. However, as the property ages, the maintenance program cost should be expected to increase.

1.3 Opinions of Probable Costs

The following is a summary of Probable Costs. Refer to Table 1 "Immediate Repair Cost Estimate" and Table 2 "Reserve Table":

- Immediate Repair/Replacement and Deferred Maintenance Expenditures
Cost Estimate: \$99,650
- Capital Replacement Reserves Expenditures- Long term costs (uninflated)
Cost Estimate (10 + 2 years): \$31,300 or \$0.09/sf/year
- Capital Replacement Reserves Expenditures- Long term costs (inflated)
Cost Estimate (10 + 2 years): \$36,562 or \$0.11/sf/year

1.4 Code Compliance

AEC did not note any obvious building or fire code violations for the Subject Property. According to representatives of the City of San Diego Building Department and the City of San Diego Fire Department, there are no records of outstanding building or fire code violations for the Property.

The Subject Property is designated Zone CC-2-3 (Commercial Community) for commercial development by the City of San Diego.

ITEM	CONTACT NAME & TELEPHONE #	COMMENTS
City of San Diego Fire Department	No Name Given; 828-492-5055	No outstanding violations on file
City of San Diego Building (Community) Services	Rosa Garcia; 619-236-5500	No outstanding violations on file
City of San Diego Redevelopment Agency	Received written information from Eliana Barreiros;	No outstanding violations on file

1.5 ADA Opinion

This facility was constructed in 1941 and remodeled in 1983, prior to the implementation of the Americans with Disabilities (ADA) Act. Our survey of the Subject did not constitute an American with Disabilities Act (ADA) audit; however, the Subject Property appears to be generally accessible or in accordance with minimum Americans with Disabilities Act Accessibility Guidelines (ADAAG). The entry doors have the width and hardware generally required by ADA. The threshold has been ramped to allow for access by wheelchair patrons. The public restrooms observed are accessible, have the required access at the urinals and toilets and have adequate turn-around space in the enclosed handicap stall and inside the restroom itself.

1.6 Flood Zone

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 06073 C1616 F dated December 19, 1997, the Subject Property is located in Flood Zone X. Flood Zone X regions consist of areas that are considered to be outside the 100- and 500-year floodplain.

1.7 Seismic Zone

According to the 1997 Uniform Building Code, the Subject Property is located in Zone 4, which is an area of high probability of damaging ground motion.

1.8 Site Visit Information

Date of Site Observation	May 30, 2008
Weather Conditions	Clear and sunny
AEC Professional Associate	George Pallo
AEC Reviewer	Chris Powers
Site Contact Name and Tel. #	Ms. Libby Day, (619) 236-6272

2.0 PURPOSE AND SCOPE

2.1 Introduction

At the request of Ms. Eliana Barreiros, Project Manager for the Redevelopment Agency of the City of San Diego, (“Client”), AEC prepared a Property Condition Report on SKATEWORLD, located at 6905 – 6921 Linda Vista Drive, in San Diego, CA 92111 (Subject Property). The work was performed in accordance with AEC’s Proposal P08-056SD dated May 9, 2008 and the Redevelopment Agency of the City of San Diego contract agreement dated May 30, 2008.

2.2 Purpose

The purpose of the Property Condition Report is to assess the general condition of the buildings, site, and other improvements at the referenced location. The Report will identify those areas that will require remedial repair work and will assign them an associated estimated remedial cost.

2.3 Reliance

This report was prepared for use solely and exclusively by The Redevelopment Agency of the City of San Diego and is not for the use or benefit of, nor may it be relied upon by, any other person or entity for any purpose without the advance written consent of AEC. AEC makes no representation to any third party except that it has used the degree of care and skill ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other use or disclosure is intended or authorized by AEC. In the preparation of this Property Condition Report, AEC has used the degree of care and skill ordinarily exercised by a reasonably prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other warranties are made to any third party, either express or implied.

2.4 Scope

This Report is based on a site visit in which AEC performed a visual, non-intrusive and non-destructive evaluation of various external and internal building components. These systems included the roof, foundations, structural frame, building envelope, HVAC, electrical, and plumbing. The inspection also includes ancillary items such as; site drainage, pavement, sidewalks and landscaping. The Property Condition Report is not a building code, safety, regulatory or environmental compliance inspection.

AEC observed the interior spaces to determine its general character and condition. During the site visit we interviewed the available site personnel and/or property managers to add or confirm information. Drawings and site documentation were not available to assist in confirming the general character of the construction.

Photographs were taken to provide a record of general conditions of the facility as well as the specific deficiencies observed.

This Report is based on the evaluator's judgment of the physical condition of the components, their ages and their expected useful life (EUL). It is understood that the conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation.

The Report does not identify minor, inexpensive repairs or maintenance items which are clearly part of the property owner's current operating budget so long as these items appear to be taken care of on a regular basis. The report does address infrequently occurring "big ticket" maintenance items, such as exterior painting, deferred maintenance and repairs and replacements that normally involve significant expense or outside contracting.

The following terms are used throughout the report and may be defined as follows:

- Excellent:** New or like new
- Good:** Satisfactory as is
- Fair:** Satisfactory as is in general, however, may require short term and/or immediate attention
- Poor:** Requires immediate repair, replacement or significant maintenance.

2.5 Cost Estimation

Based upon observations during our site visit and information received from our interviews with building management and service personnel, which for the purpose of this report was deemed reliable, AEC prepared general-scope, preliminary cost estimates complete with an appropriate remedy for the deficiency noted. Such remedies and their associated costs were considered commensurate with the Subject's position in the market and prudent expenditures. These estimates are for components of systems exhibiting significant deferred maintenance, and existing deficiencies requiring major repairs or replacement. Repairs or improvements that could be classified as (i) cosmetic, (ii) decorative, (iii) part or parcel of a buildings renovation program or to reposition the asset in the marketplace, (iv) routine or normal preventative maintenance, or (v) that are the responsibility of the tenants were not included.

Worthy of note, it is the intent of this report to reflect material physical deficiencies and the corresponding opinion of probable costs (i) be commensurate with the complexity of the Subject Property; (ii) not to minor or insignificant; and (iii) serve the purpose of our client in accordance with their risk tolerances. Opinion of probable costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items are to be omitted from our review. If there are more than four separate items that are separate items that are below this threshold amount, but collectively total over \$10,000, such items will be included. Threshold amounts were adopted from ASTM "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (ASTM E 2018-99).

Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the property management, if presented, is assumed by AEC to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

AEC's cost estimates were allocated to the following categories:

Immediate: Expenditures that require immediate action as a result of (i) existing or potentially material unsafe conditions, (ii) material adverse physical deficiencies impacting existing tenancy, (iii) material building code violations, (iv) poor or deteriorated condition of a critical element or system, (v) a condition that if left "as-is", with an extensive delay in element or system failure within one (1) year or a significant escalation in its remedial cost.

Deferred maintenance or deficiencies that fall into the category of chronic maintenance/replacement problem. Physical deficiencies that may not warrant immediate attention but require repairs or replacement that should be undertaken on a priority basis over routine preventative maintenance work. Components or systems that have realized their typical useful expected life and where continued performance should not be relied upon or anticipated.

Replacement Reserves: Replacement Reserves are recommended for recurring major capital expenditures that are reasonably predictable both in terms of frequency and cost. Typical examples of this are roofing, parking, appliances, etc., which have a predictable expected useful life and replacement cost. Replacement Reserves may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period.

Determining whether some expenditure should be categorized as an operational and maintenance expense, capital reserve expenditure, or excluded altogether as a result of such costs being a tenant responsibility is sometimes subjective. Since such cost classifications may have a major impact on the allocation of funds for replacement reserve and therefore on NOI, efforts were made to minimize such subjective determinations. Such efforts consisted of reviewing historical replacement cost data, if provided by the owner/management, and discussions with the property management pertaining to historical failure rates, replacement programs, tenant responsibilities and categorization of such items, etc.

Estimated costs presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data, as well as AEC's past experience with construction projects. When appropriate AEC solicited and obtained local sub contractual pricing, or utilized historical cost data provided by the property manager. Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the property management, if presented, is assumed by AEC to be reliable.

A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

2.6 Document Review and Interviews

AEC was provided with the following documents for review.

- Current Rent Roll
- Parcel Map
- Notes from a previous property appraisal

The following people or organizations were interviewed by AEC staff during the site visit or report preparation:

- Mr. Gary Stang; Owner/Operator of Skateworld, San Diego; 858-560-9913
- Ms. Libby Day; Project Manager for the Redevelopment Agency of the City of San Diego; 1200 Third Ave; 14th Floor MS 56D; San Diego, CA 92101
- Ms. Rosa Garcia: Community Services Representative: City of San Diego; 619-236-5500
- City of San Diego Fire Department; 858-492-5055 (No name given)
- Eliana Barreiros, Project Manager; Redevelopment Agency of the City of San Diego;

Sources of the following Property data:

- Gross Floor area (GFA): Tax appraiser records.
- Net Rentable Area (NRA): Tenant Rent Roll
- Number of parking spaces: Observation
- Acreage: Tax Assessor
- Date of Construction: City of San Diego records

3.0 SYSTEM DESCRIPTIONS AND OBSERVATION

3.1 Overall General Description

The Subject Property, called SKATEWORLD, consists of a 1.21-acre, rectangular-shaped parcel originally developed in 1941 with one single-story plus a mezzanine commercial building with a total of approximately 19,795 square feet of gross building area. Subsequently, in 1983, the building underwent some improvements/modifications. Currently, the Building has approximately 29,003 square feet of gross area. The Subject Property is also improved with asphalt paved drive and parking areas. Concrete walkways have been installed at the entrances to the rental spaces as well as at the north and south ends of the Building. Landscaping with automatic sprinkler systems has been installed. On-site parking can accommodate 30 vehicles in open, individual striped spaces.

Typical construction elements for the original construction consist of wood frame elements with painted stucco exterior finish. The older portion of the Building is formed by using custom-formed glue-laminated beams that are shaped into arches that span from the foundation on the east side of the Building to the foundation on the west side of the Building. Conventional purlins and joists are used to frame the roof which is finished in composition shingles.

The retail spaces located along the eastern and western sides of the building are constructed of a combination concrete masonry unit and wood frame. The exteriors are finished in painted concrete block and painted stucco. The roofs are flat and framed with wood joists with plywood sheathing. They are finished with multiple layers of mineral based material with a hot-mopped solution used between layers. Interior finishes were considered average to below-average quality for a typical commercial building. In some areas where windows or doors have been re-located, the tenant has installed T1-11 plywood to close in the existing openings.

Vehicles can enter the Subject Property from the west off Linda Vista Road through a curb cut onto asphalt-paved parking and drive areas. Additional vehicle entry locations are located on the south off Comstock Street and on the west off Linda Vista Road north of the Subject Property. The entry off Comstock is access through a parking area that is owned by the adjacent property.

Pursuant to the current lease agreement between the Redevelopment Agency and Skateworld, the operator of Skateworld assumes full responsibility and cost for the operation and maintenance of the premises throughout the lease term. The lessee will perform all such repairs and replacements necessary to maintain and preserve the premises in a decent, safe, healthy and sanitary condition satisfactory to the Agency and in compliance with all applicable laws. All of the units inspected during the site visit had electrical water heaters located in either closets or above the ceiling area. Roof-mounted split system heat pumps and evaporative coolers are used to heat and cool the individual spaces.

Electricity is provided to the Subject Property by a utility-owned, pad-mounted electrical transformer located on the west side of the Property adjacent to Linda Vista Road. San

Diego Gas and Electric provides 208/120 Volt, 3-phase, 4-wire service into a main panel that is rated at 6500 amps. A minimum of 200 amps is available to each of the tenant spaces. San Diego Gas and Electric also supplies gas service to the Site. Tenants are individually metered for gas with the meters located adjacent to the chain-link trash enclosure on the north side of the Property adjacent to the westerly parking lot. The City of San Diego provides water and storm sewer service to the Site. AT&T provides the telephone trunk lines to the Subject Property. EDCO provides waste removal for the Site.

3.2 Site/Site Improvements

3.2.1 Topography

Description:

The general vicinity is predominantly flat with a slight slope from the west towards Linda Vista Road.

Observations/Comments:

No observed or reported deficiencies were noted.

3.2.2 Storm Water Drainage

Description:

Storm water surface drainage is directed away from the Subject Property through scuppers and downspouts that capture roof water and direct it toward the adjacent streets. The flat roofs have roof drains and overflows that direct water to internal downspouts that direct the water to the parking area and then to the municipal drainage system.

Observations/Comments:

No observed or reported deficiencies were noted.

3.2.3 Paving Type/Age

Description:

The site provides asphalt paved drive and parking areas on the west and east sides of the Subject Property.

Observations/Comments:

AEC observed approximately 5,600 square feet of asphalt that has potholes and is alligating. It is recommended that this area be repaired. Funds for this have been allocated in the immediate needs section of this report. In conjunction with this, AEC has allocated a lump sum to reseal and re-stripe the affected area. AEC recommends that the asphalt surface be sealed periodically during the term and has allocated funding for this in the replacement reserve section of this report.

3.2.4 Curbing/Wheel Stops

Description:

Automobile wheel stops were located on the Subject Property.

Observations/Comments:

No observed or reported deficiencies were noted.

3.2.5 Pavement Striping

Description:

Pavement striping has been installed and delineates the parking areas and the handicap parking areas.

Observations/Comments:

No observed or reported deficiencies were noted. AEC recommends that the pavement be immediately re-striped in conjunction with the asphalt repairs recommended previously. AEC also recommends that the asphalt be re-striped periodically during the term to extend its useful life.

3.2.6 Traffic Pattern Signage

Description:

No traffic pattern signs were observed.

Observations/Comments:

Because of the small size of the parking area, AEC does not suggest that additional signage be installed. No observed or reported deficiencies were noted.

3.2.7 Parking

Description:

The Subject Property provides parking for up to 30 automobiles in white-striped parking stalls.

Observations/Comments:

No observed or reported deficiencies were noted.

3.2.8 ADA Parking Status

Description:

Two of the stalls are reserved for handicap parking and they are delineated in blue-paint with the appropriate signs. One of the handicap spaces is reserved for “Van Accessible” parking.

Observations/Comments:

No reported or observed deficiencies were noted.

3.2.9 ADA Curb Cuts and Ramps

Description:

The concrete sidewalk that fronts the entrances to the tenant spaces is at the same height as the parking lot. Concrete ramps have been installed at the thresholds at the entrances to each of the tenant spaces.

Observations/Comments:

No observed or reported deficiencies were noted.

3.2.10 Flatwork/Stairs/Railing

Description:

Flatwork consists of concrete walks at the west and east side of the Building in front of the entrances to each of the tenant spaces. Additional concrete walks have been installed at the north and south ends of the Building from the building foundation to the Property Line. Concrete steps have been installed from the finish grade of the Subject Property to the adjacent property to the north.

Observations/Comments:

The concrete walkway at the north side of the Subject Property was cracking and has numerous trip hazards. An additional trip hazard was observed at the southwest corner of the Building.

AEC believes that the existing concrete finish may have been installed over an existing layer of concrete. This new layer may not be as thick as a typical layer of concrete used in a similar application. While this in itself is not unusual, the proximity of the adjacent trees to the north, and trees that may have been removed south of the Property probably are causing the upheaval in the concrete to occur. AEC believes that a short-term solution might be to grind the concrete in those areas where uplifting is occurring. A longer term approach is to remove the damaged area and re-pour the concrete as appropriate. AEC has allocated funds for the replacement of approximately 300 square feet of the concrete that has been badly damaged on the north side and to grind the trip hazards on both

the north and south sides of the Building in the immediate needs section of this report.

The steps do not have a handrail. All steps with more than 3 risers are required to have a handrail for safety reasons. AEC recommends that a metal handrail be installed and has allocated funds for this in the immediate needs section of this report.

3.2.11 Landscaping and Appurtenances

Description:

Landscaped areas are provided along the west perimeter of the Subject Property, adjacent to the Building on the west side and along the north side of the Building. These areas consist of shrubs. Other areas have sparsely planted ground covers.

Observations/Comments:

The landscaping was observed to be sparse and unkempt at the time of the site visit. It did not appear that it was serviced by regular maintenance. AEC recommends that this can be rejuvenated as an immediate need after the exterior have been repainted. Funds for this have been allocated.

3.2.12 Utilities

Description:

All necessary utilities are installed and available to the site and appear to be adequate for the needs of the Subject Property.

UTILITY	PROVIDER	ISSUE/ADEQUACY
Electric	San Diego Gas & Electric	Adequate
Natural Gas	San Diego Gas & Electric	Adequate
Water	City of San Diego	Adequate
Sanitary Sewer	City of San Diego	Adequate
Storm Sewer	City of San Diego	Adequate
Telephone	AT&T	Adequate

Observations/Comments:

No observed or reported deficiencies were noted.

3.2.13 Site Lighting

Description:

Site lighting is limited to a haphazard combination of building-mounted halogen and sodium lights.

Observations/Comments:

Many of the lights were observed to be inoperable due to obvious damage to the lighting fixture or because bulbs were missing. Many of the lights have been installed by the tenants who have used different styles of lamps giving the center a hodgepodge look. AEC recommends that the lighting be standardized as part of the normal maintenance of the Building.

3.2.14 Waste Storage Area

Description:

Solid waste generated at the Subject Property is disposed of in solid waste dumpsters located at the side of the Property enclosed by a plastic slat-lined chain link fence. The solid waste dumpsters are the property of EDCO, the solid waste contractor.

Observations/Comments:

No observed or reported deficiencies were noted.

3.2.15 Site and Building Signage

Description:

Building signage is located above the entrance to each of the tenant spaces and consists of illuminated plastic in a multitude of colors.

Observations/Comments:

The design and color scheme of the signage is not consistent within the framework of the Complex from tenant space to tenant space and gives the Subject Property a non-cohesive appearance. AEC recommends that the center work with the City of San Diego to design a local standard and/or conform to city standards that may already be in place and seek the cooperation of the tenants in following the local ordinances. No other observed or reported deficiencies were noted.

3.2.16 Other Site Amenities/Recreational Facilities

Description:

No site amenities or recreational facilities were noted at the time of the assessment.

Observations/Comments:

No observed or reported deficiencies were noted.

3.3 Structural Frame and Building Envelope

3.3.1 Substructure

Description:

The skating rink has walls and a roof that are constructed and framed by a custom-built, continuous framed system of glue-laminated beams or girders that begin at the foundation on one side of the Building and continue up and around to the other side of the Building to the foundation. The building foundation approach for this type of building is to fasten the glue laminated beam to a concrete footing buried at an appropriate depth into the soil. While it was not possible to view, AEC believes this type of foundation construction was used. In addition, it is typical that these footings are interconnected to each other by means of a steel-reinforced concrete grade beam. The building floors are reportedly constructed as concrete slabs-on-grade.

The additions constructed on each side of the skating rink would typically have continuous steel-reinforced concrete footing at the perimeters and concrete spread footing supporting wood or steel columns. The spread footings are attached to the exterior footing by means of a continuous grade beam.

Observations/Comments:

Foundation and footing construction could not be verified while on-site due to concealed construction and conditions. Observations of the exterior walls revealed no apparent signs of cracking or movement that would indicate excessive settlement or an improperly installed foundation system. No observed or reported deficiencies.

3.3.2 Superstructure

Description:

The Subject buildings are constructed of a combination of masonry and wood frame exterior load-bearing walls with and wood joist roof framing. The roof deck is of plywood.

Observations/Comments:

While observation of the ground floor slabs and superstructure was limited to exposed elements, no signs of excessive deflection or movement were noted. All of the floors observed appeared level and stable, and walls and structural elements appeared to be plumb and/or level. No evidence of structural failure or deficiencies other than noted was noted.

3.3.3 Parking Garage

Description:

No parking garages were observed on-site.

Observations/Comments:

Not applicable.

3.3.4 Facades or Curtain Wall

3.3.4.1 Sidewall System (Building Envelope)

Description:

The building exteriors are finished with painted brick masonry and painted stucco along with minimal wood trim. In some areas where windows or doors have been re-located, T1-11 plywood has been installed to close in the existing openings.

Observations/Comments:

Exterior paint was observed to be flaky and peeling. AEC recommends that the exterior of the Building be prepped, primed and painted as an immediate need to bring the building up to acceptable standards. AEC also recommends that the exterior be repainted at regular intervals throughout the term. Funds for this have been allocated in the immediate needs section and replacement reserve section of this report.

3.3.4.2 Windows

Description:

The windows on the Subject Property are a combination of metal and wood-framed single-glazed store-front windows.

Observations/Comments:

Other than the need for normal on-going caulking and maintenance, no observed or reported deficiencies were noted.

3.3.4.3 Balconies, Elevated Walkways, and Exterior Stairs

Description:

There are no balconies, elevated walkways, or exterior stairs at the Subject Property.

Observations/Comments:

No observed or reported deficiencies were noted.

3.3.4.4 Doors/Frames

Description:

Entrance doors to tenant spaces are metal-framed glass doors.

Observations/Comments:

No observed or reported deficiencies were noted.

3.3.5 Roofing

3.3.5.1 Roof Type

Description:

Conventional purlins and joists are used to frame the spaces between the glue-laminated beams at the skating rink at the roof which is finished in composition shingles. At the two additions at the west and east sides of the skating rink, the roofs are flat and framed with wood joists with plywood sheathing. They are finished with multiple layers of mineral based material with a hot-mopped solution used between layers. A Plexiglas skylight has been installed on the roof over the flat area over the entrance to the skating rink.

There are parapets surrounding the perimeter of the Building. The coping is unpainted aluminum.

Management reported that the age of the roofs to be 25 years for both the composition shingles and the built-up section. Based on our observations and the observed conditions of the drop-down ceilings in the tenant spaces, the roofs appeared to be at the end of their expected useful life.

BUILDING/ ROOF	APPROX. SF	EFFECTIVE AGE	ROOF TYPE
Skating Rink	19,800	25	Composition Shingles
East and West Additions	9,200	25	Built-up mineral base material

3.3.5.2 Roof Drainage

Description:

The roofs are drained to exterior aluminum downspouts by means of scuppers and roof drains which discharge at grade.

Observations/Comments:

Roof drainage appeared to be adequate. No observed or reported deficiencies were noted.

3.3.5.3 Warranty

Comments:

There is no active warranty for the finish roof.

3.3.5.4 Ancillary roof(s)

Description:

Ancillary roof in the form of metal framed canvas awnings have been installed on the east side of the Subject property.

Observations/Comments:

Although the awnings appear to be in good to fair condition, the awnings lend a non-cohesive appearance to the Property. AEC recommends that the Complex adopt a standard for future installation of awnings such that a consistent appearance can be eventually achieved.

3.3.5.5 General Condition

Description:

Building/ Roof	Warranty	Condition	Action Required*	(ERUL) Estimated Remaining Useful Life
Skating rink (Barrel Roof) Composition Shingles	None	Fair	IR	0 years
East and West Retail Spaces (Built Up Roofing)	None	Poor	IR	0 years

Action*: NM=Normal Maintenance, IR=Immediate Repair /Replacement, RR=Replacement Reserves

Observations/Comments:

The roofs of the Subject Property appeared to be in poor (flat portion) to fair, shingle portion) at the time of the assessment. Based on the ex-

pected useful life of the roof, AEC suggests that the roof be replaced as an immediate need and has allocated funding for this.

Please be advised that the above 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 roof system be required, the services of a qualified roofing consultant should be considered.

3.4 Mechanical, Electrical & Plumbing

3.4.1 HVAC Systems

Description:

Roof-mounted split system heat pumps and evaporative coolers are used to heat and cool the individual spaces. AEC observed ten (10) roof-mounted heat pumps and four (4) roof-mounted evaporative coolers. Two of the heat pumps on the west side of the roof are newer having been installed 5 and 10 years ago. The remaining equipment appears to have been installed in 1983 and is original to the 1983 improvements.

Observations/Comments:

AEC anticipates a situation where the HVAC equipment may be inoperable with the building management obligated to make repairs in conjunction with and as a concession to new lease agreements. Therefore, AEC is allocating funds for the replacement of a percentage of the HVAC equipment during the term in the replacement reserve section of this report.

3.4.2 Electrical Systems

Description:

Electricity is provided to the Subject Property by a utility-owned, pad-mounted electrical transformer located on the west side of the Property adjacent to Linda Vista Road. San Diego Gas and Electric provides 208/120 Volt, 3-phase, 4-wire service into a main panel that is rated at 6500 amps. A minimum of 200 amps is available to each of the tenant spaces. Copper wiring was observed.

Observations/Comments:

No observed or reported deficiencies were noted.

3.4.3 Plumbing Systems

3.4.3.1 Piping Systems

Description:

“As-built” plans of the Subject Property were unavailable for review to determine the below ground components; thus, AEC was unable to physically identify all types of piping used throughout the Subject Property. However, according to available information and observations, supply piping is copper. The drain, waste and vent piping is cast iron.

Observations/Comments:

No observed or reported deficiencies were noted.

3.4.3.2 Domestic Hot Water

Description:

Typically, electric hot water heaters with capacity of 20 gallons are located in either a closet or above the ceiling over the restroom areas. All of the water heaters observed during the site visit appeared to be in working condition.

Observations/Comments:

AEC anticipates a situation where this equipment may be inoperable with the building management obligated to make repairs in conjunction with and as a concession to new lease agreements. Therefore, AEC is allocating funds for the replacement of a percentage of the water heaters during the term in the replacement reserve section of this report.

3.5 Vertical Transportation/Conveyor Systems

3.5.1 Elevators

Description:

AEC did not observe any elevators at the Subject Property at the time of the assessment.

Observations/Comments:

No observed or reported deficiencies were noted.

3.5.2 Escalators

Description:

AEC did not observe any escalators at the Subject Property at the time of the assessment.

Observations/Comments:

No observed or reported deficiencies were noted.

3.6 Fire/ Life Safety

3.6.1 Fire Suppression

Description:

Two (2) wet fire sprinkler systems protect the skating rink from fire. At the time of the site visit, no inspection tags were affixed to the fire sprinkler riser. However, subsequent to the site visit, the management of the skating rink provided documentation that the fire sprinkler system had been recently serviced and inspected. The servicing company is:

Schmidt Fire Protection Company
4760 Murphy Canyon Road
San Diego, CA 92123
858-279-6122

According to the documentation (supplied as an appendix in this report) the fire suppression system underwent repairs in January and February of 2008. These repairs included the replacement of some of the sprinkler heads as well as a full inspection of the system.

Observations/Comments:

No observed or reported deficiencies were noted.

3.6.2 Life Safety/Alarm Systems

Description:

Fire extinguishers were noted throughout the Subject Property. Each of the tenants is responsible for the purchase, maintenance and repair of their fire extinguishers.

Observations/Comments:

Although the dates of inspection varied, AEC observed that all of the fire extinguishers observed had current inspection dates. No observed or reported deficiencies were noted.

3.7 Interior Elements

3.7.1 Viewed Spaces

Description:

AEC observed all of the interior tenant space as well as the electrical room.

AEC observed the following tenant spaces:

TENANT SPACE OBSERVED	NOTES
Pho Hoa	Fair condition; water stained ceiling tiles and reports of roof leakage
Vien Tien Video	Fair condition; water stained ceiling tiles and reports of roof leakage
Check Cashing Place	Good Condition;
Pizza Hut	Good condition.
Linda Hair Salon	Fair condition; water stained ceiling tiles and reports of roof leakage
Binh Financial Services	Fair condition; water stained ceiling tiles and reports of roof leakage
Medical Offices	Vacant, but in good condition. Some stained ceiling tiles
Skating Rink	Fair condition; requires updating

3.7.2 Common Area

Description:

The only common areas on the Subject Property are the front entry walk on the west and east sides of the Building and the parking and drive areas.

Observations/Comments:

No observed or reported deficiencies were noted.

3.7.3 Site Tenants

Description:

The site tenants are responsible for their own tenant improvements.

3.7.4 Tenant Spaces

ITEM	CONDITION (E,G,F,P)	DESCRIPTION
Ceilings	F-P	Drop-down "T"-bar
Floor	G-F	Combination of floor tile, sheet vinyl, exposed wood finished floors.

ITEM	CONDITION (E,G,F,P)	DESCRIPTION
Walls	G-P	Painted drywall/wallboard
Doors	F	Doors are typically solid wood.
Toilet Facilities	G- P	Floors are of sheet vinyl, walls and ceilings are of painted drywall.

Observations/Comments:

Because of the nature of the lease agreements, no observed or reported deficiencies were noted.

4.0 “BARRIER-FREE” ACCESSIBILITY (ADA)

4.1 Background

Title III of the Americans with Disability Act (ADA) has a provision for “places of public accommodation.” In reference to this site, the provision requires the entrance, public areas and corridors to comply with the ADA requirements.

Any “place of public accommodation”, which is designed and constructed for first occupancy after January 26, 1992 is required to be compliant with ADA requirements.

Subpart C also requires an owner and/or tenant of a public accommodation, regardless of its age, to remove architectural barriers in existing facilities, including communication barriers that are structural in nature, where such removal is readily achievable, i.e. easily accomplishable and able to be carried out without much difficulty or expense. The lease or other contract may determine allocation of tenant/owner responsibility.

Steps to comply with these ADA requirements will vary depending on the situation.

“Readily achievable” is relative to the owner and/or tenant’s ability to accomplish it without undue burden. Factors to consider include the overall financial resources of the site or sites; the overall size of the parent organization; and the nature and cost of the remedial action.

The ADA requires that any alteration to the subject site after January 26, 1992 be made to the maximum extent feasible to ensure facility access and usability by a disabled person. “Alteration” includes remodeling renovation, rehabilitation, reconstruction, historic renovation, and changes in structural elements or walls. Normal maintenance, reroofing painting or wall papering, asbestos removal, or changes to mechanical or electrical systems are not alteration unless they change the usability of the facility.

4.2 Considerations

This facility was constructed in 1941 with improvements constructed in 1983. This was prior to the implementation of the ADA. Our survey of the Subject did not constitute an American with Disabilities Act (ADA) audit; however, the Subject Property appears generally accessible to the individual unit with respect to public facilities.

It is also important to note that the ADA was enacted as a guideline for designing new buildings and was not necessarily intended to serve as a regulation for existing buildings. Therefore, implementation of certain upgrades may not necessarily be mandated due to “grandfather clauses” and/or “undue hardships” involved in satisfying ADA standards. Upgrades and/or retrofits would most likely be required only in the event of significant property remodeling, reconstruction or use/occupancy reclassification. The extent of any upgrade requirements would be subject to interpretation by any number of city, state or federal agencies.

5.0 QUALIFICATIONS

5.1 Limiting Conditions

The recommendations submitted for the subject project are based on available information and details furnished by the Property Manager and interviews with the tenants. The observations and recommendations presented in this report are time dependent, and conditions will change. The findings in this Report are not based on a comprehensive engineering study. During the site visit, AEC did not perform any destructive tests, or operate any specific equipment.

AEC warrants that these findings have been promulgated after being prepared in accordance with generally accepted practice of the construction industry. No other warranties are expressed or implied. Our observations and resulting report are not intended to warrant or guarantee the performance of any building components or systems.

The representations regarding the status of ADA Title III compliance were based on visual observation and without any physical measurement and, thus are only intended to be a good faith effort to assist the client by noting non-conforming conditions along with estimates of costs to correct and are not to be considered to be based on an in-depth study.

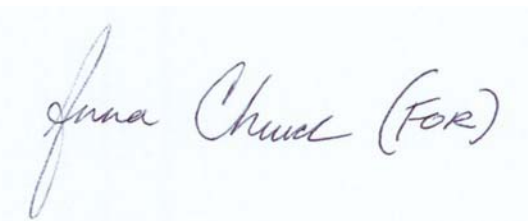
5.2 Consultant's Certification

On behalf of AEC, the undersigned hereby certifies that:

The report was prepared in a manner consistent with generally accepted industry practices and standards. AEC, or the individuals working on this assignment, are not affiliated with the property owners, its affiliates or representatives.

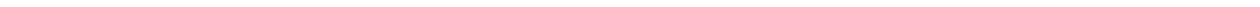
All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment.

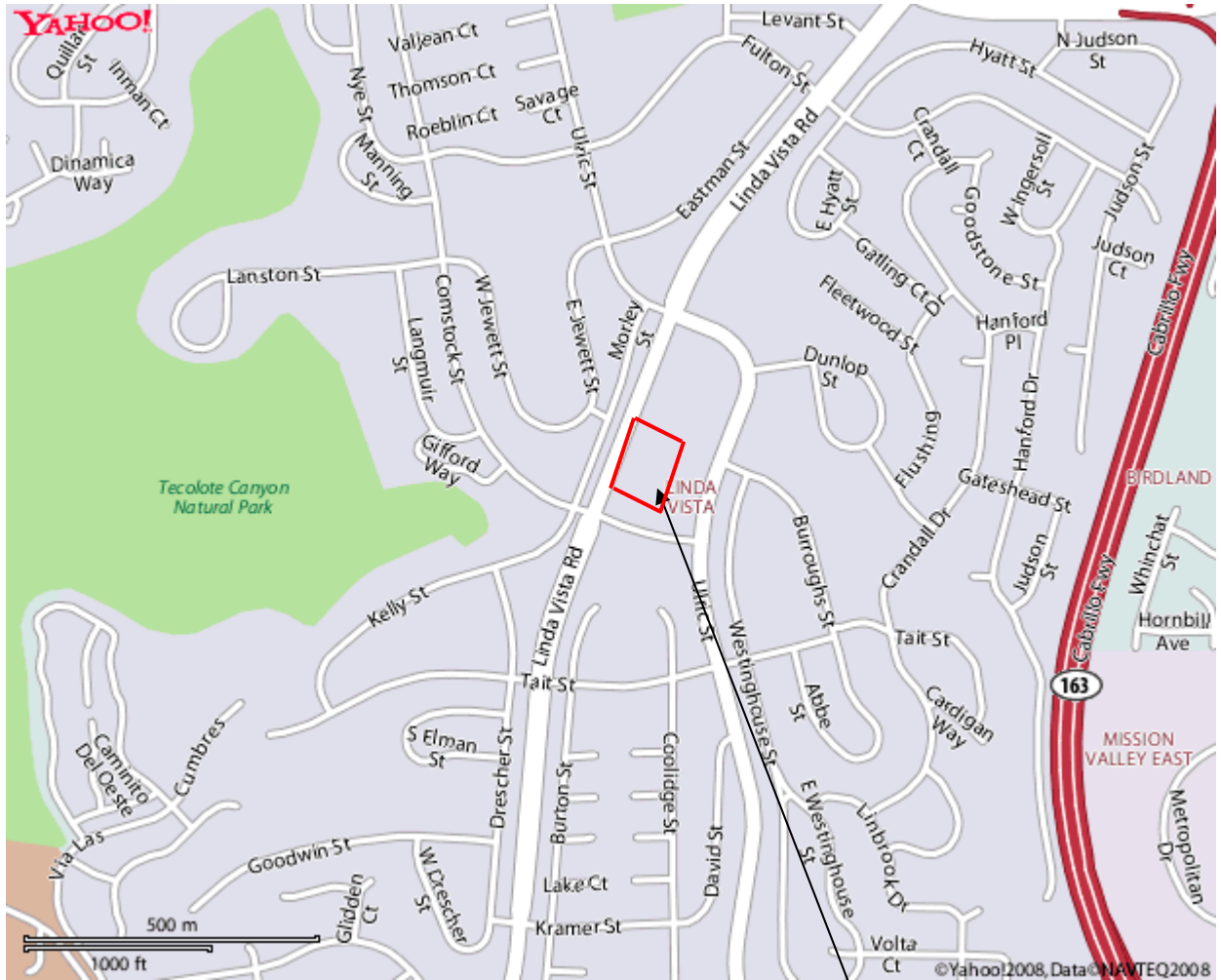
ADVANTAGE ENVIRONMENTAL CONSULTANTS, LLC

A handwritten signature in blue ink that reads "George J. Pallo (For)". The signature is written in a cursive style.

George J. Pallo
Project Manager

Site Location Map

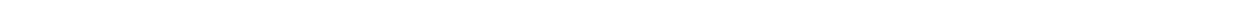


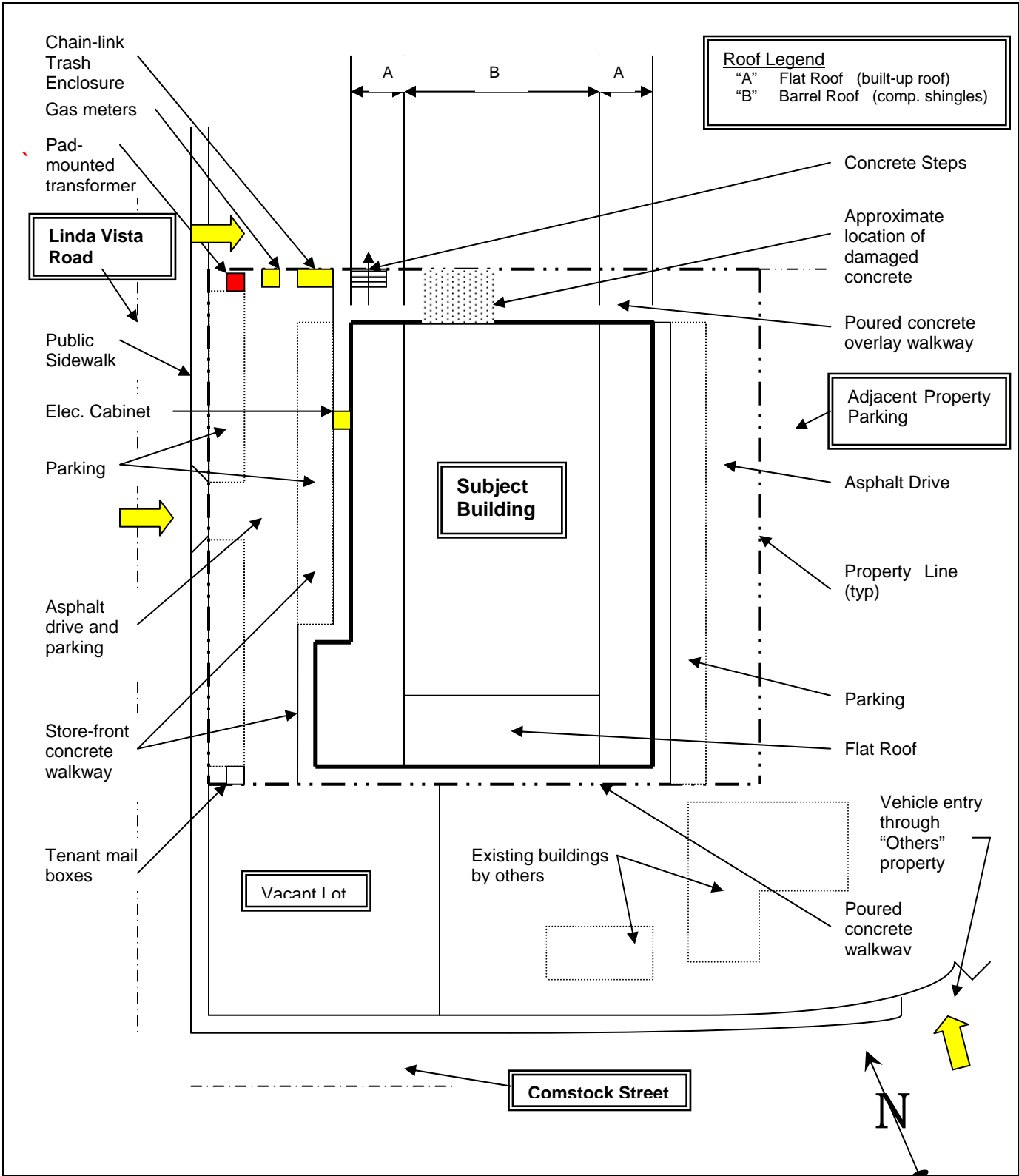


Subject Property

<p>SITE LOCATION MAP</p>	<p>DRAWING NOT TO SCALE</p>	<p>N ↑</p>
<p><i>Advantage Environmental Consultants, LLC</i></p>	<p>Site Name: SKATEWORLD SAN DIEGO 6905-6921 Linda Vista Road San Diego, CA 92111</p> <p>Project Number: 08-047SD</p>	

Site Plan





SITE PLAN

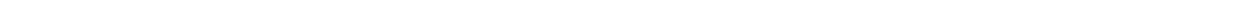
DRAWING NOT TO SCALE

**Advantage Environmental
 Consultants, LLC**

**Site Name: SKATEWORLD SAN DIEGO
 6905-6921 Linda Vista Road
 San Diego, CA 92111**

Project Number: 08-047SD

Photographs



SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



A metal electrical cabinet is located on the west side of the Subject Property



The trash enclosure is located on the north side of the Subject Property and is enclosed in slat-lined chain link.



View of a typical sign display. This is located on the west side of the Subject Property.



Landscaping is sparse.



Parts of the asphalt paving are in good condition.



View of the west side asphalt paving. Note pothole in foreground.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



The concrete block wall at the east side of the Building has different colors of paint.



Tenants have enclosed openings as windows and doors have been relocated.



Outside detail of the arched glue-lams on the north side of the Building.



Detail of the glue-lam. Note the need for paint.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



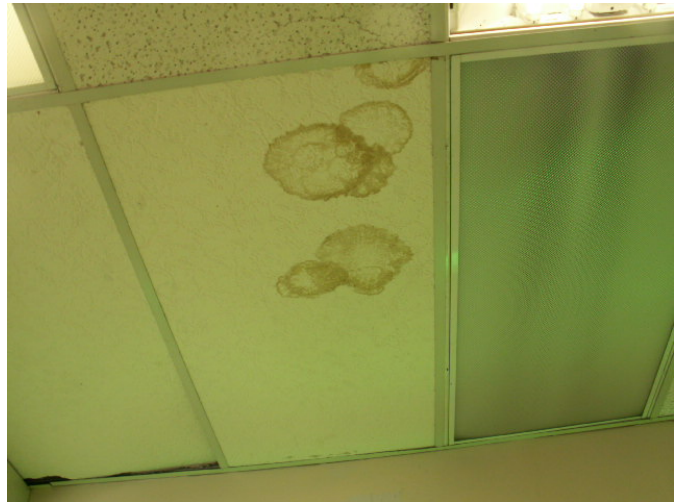
Concrete steps from the finish grade at the Subject Property connect to the property at the north. Note the lack of a handrail.



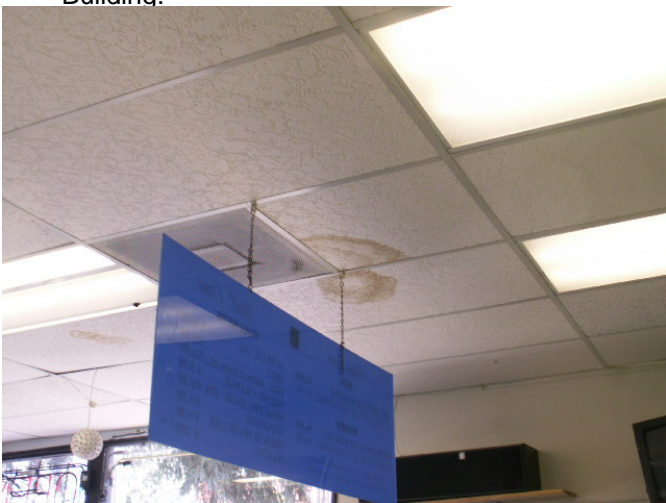
The asphalt is alligator at the west parking lot.



Uneven pavement at the southwest corner of the Building.



Typical staining caused by a leaky roof.



Typical staining caused by a leaky roof.



A typical scone lamp requires repair/replacement.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



Interior at the skating rink over the skating area.



View of the refreshment/vending area at the skating rink.



A hole was observed at the base of the stucco on the west side of the Building.



The paint around the windows is flaking.



The door to the electrical room requires paint.



Typical pothole.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



A pad-mounted utility-owned electrical transformer is located adjacent to Linda Vista Road on the west side of the Property.



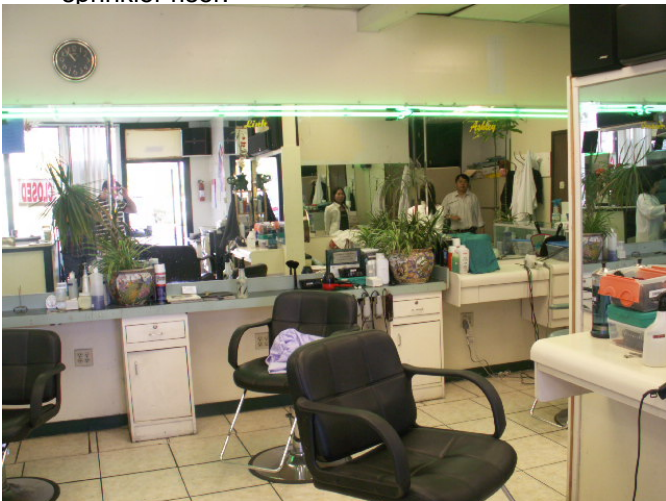
Typical view above the drop-down ceiling at the addition.



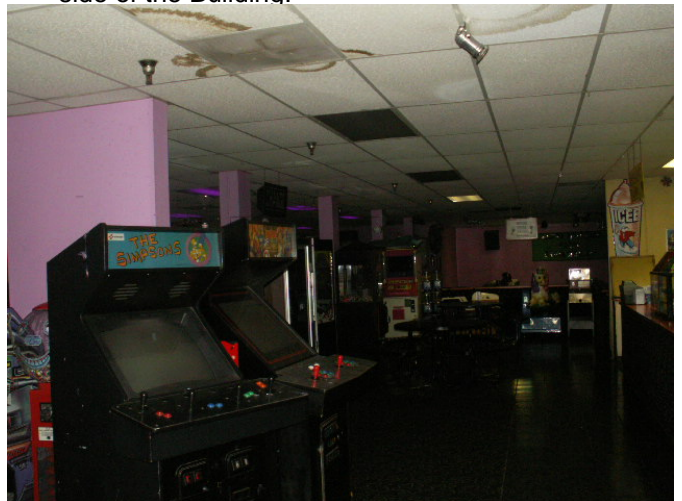
This is representative picture of a wet-system fire sprinkler riser.



View of the mechanical equipment over the east side of the Building.



Typical interior at the hair salon.



Interior at the skating rink. Not the soiled ceiling tile.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



Signage at the skating rink.



Signage and awning at the east side of the Building.



North side elevation at the skating rink. Note the top of the glue-laminated beam/girder arch.



East side elevation looking south.



Interior of vacant medical office.



Tenants are individually metered for gas service. Gas meters are located at the north side of the Subject Property.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



Typical restroom stall.



View of the public restroom lavatory at the skating rink.



View of the public restroom at the medical office.



West side of the Building looking south.



View of the south side of the Building looking east.



View of the south side of the Building looking west.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



View of a typical electric water heater in one of the tenant spaces.



View of a water heater in the medical office.



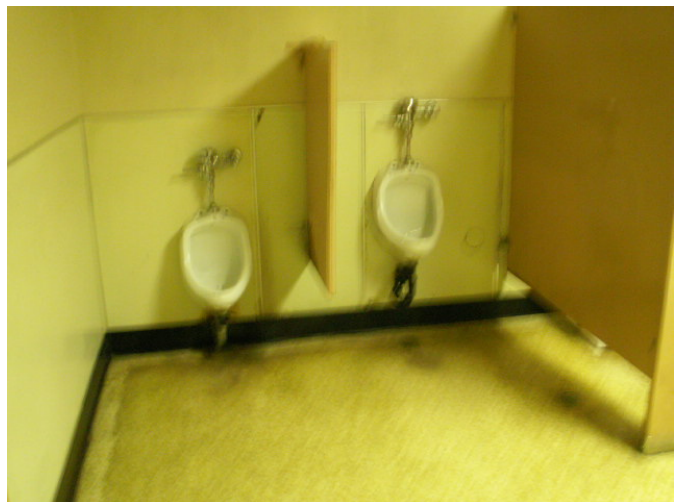
View under a typical sink.



Copper piping is used for the plumbing throughout.



Typical restroom in one of the tenant spaces.



Typical restroom in the skating rink.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



View of the flat roof at the west side of the Subject Property looking northwest.



View of the Plexiglas skylight from the roof.



The barrel roof at the skating rink has combination shingles.



In addition to scuppers and downspouts, there is a roof drain and overflow on the flat portions of the roof.



View of the glue-laminated beams or girders from inside the skating rink.



View of the ridge line at the north end of the skating rink.

SITE PHOTOGRAPHS
6905-6921 Linda Vista Road
San Diego, CA 92111



The Subject Property is protected from electrical overload by a circuit breaker.



The mezzanine over the skating rink has a fuse box that is connected to the main circuit breaker.



Tenants are individually metered for electricity.



A Plexiglas skylight illuminates the outside entry to the skating rink.



A mailbox for use by the tenants is located at the south side of the Subject Property.

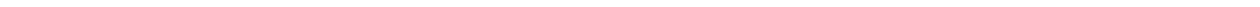


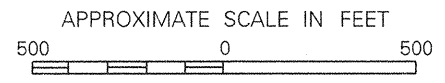
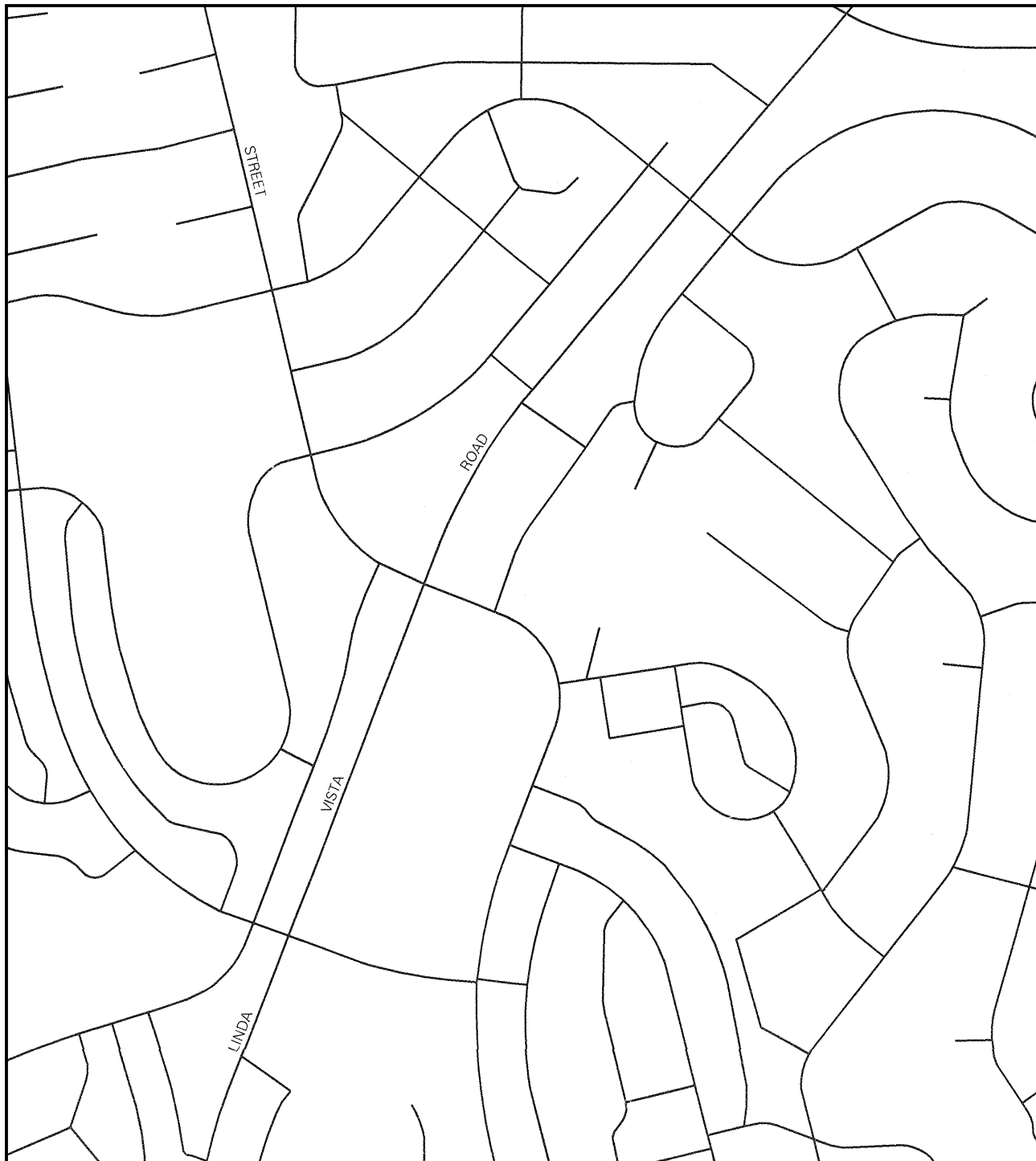
A concrete ramp has been installed from the concrete walkway at the north side of the Subject Property to a door at the skating rink.

ADA Compliance Checklist

ADA COMPLIANCE ITEMS Engineering Scope of Work Guidelines Supplement ADA "QUICK LOOK" BARRIERCHECKLIST					
Project Name: SKATEWORLD SAN DIEGO					
Project No. : 08-047-SD		City: San Diego		State: CA	Zip: 92111
NO.	BUILDING HISTORY	YES	NO	N/A	COMMENTS
1.	Has an ADA review previously been completed for the property?		X		
2.	Does an ADA compliance plan exist for the property?		X		
3.	Has the plan been reviewed/approved by outside agencies (architectural/engineering firms, building department, other agencies)?		X		
4.	Have any ADA related complaints been received in the past?		X		Management is unaware of any past complaints regarding the ADA on this Property
NO.	BUILDING ACCESS	YES	NO	N/A	COMMENTS/COST
1.	Are there an adequate number (per regulation) of wheelchair accessible parking spaces available (96" wide/60" aisle)?	X			There are a total of 30 parking spaces on site; 2 of which are handicap accessible.
2.	Is there at least one wheelchair accessible van parking space (96" wide/96" aisle) for every 8 accessible?	X			
3.	Are accessible parking spaces located on the shortest accessible route of travel from an accessible building entrance (see BOMA guidelines*)	X			
4.	Does signage exist directing traffic to wheelchair accessible parking and an accessible building entrance?		X		
5.	Is there a ramp from parking to an accessible building entry (1:12 slope or less)?			X	The sidewalks fronting the commercial building entrances are on the same level as the finish grade of the parking lot.
6.	Is the main entry accessible? If not, are there alternate accessible entries?	X			
7.	Is the accessible entry doorway at least 32" wide?	X			
8.	Is the entry door hardware easy to open (lever/push type with no twisting required, not higher than 48" above (floor)?	X			
9.	Are entry doors other than revolving doors available?	X			
NO.	BUILDING CORRIDORS	YES	NO	N/A	COMMENTS/COST
1.	Is the path of travel free of obstruction and wide enough for a wheel chair (at least 60" wide)?			X	There are no interior corridors on this Site
2.	Are floor surfaces firm, stable and slip resistant (carpets "wheelchair friendly")?	X			
3.	Do obstacles (phone, fountains, etc) protrude no more than 4" into walkways or corridors?		X		
4.	Are elevator control low enough to be reached from a wheelchair (48" from approach/54" side approach)?			X	There are no elevators on the Site.
5.	Are there raised elevator markings in Braille and Standard alphabet for the blind?			X	
	Are there audible/visual signals inside cars and at elevator landings indicating floor change?			X	
6.	Does strobe lighting exist in the corridors and restores?			X	

Supporting Documentation





NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**SAN DIEGO COUNTY,
 CALIFORNIA AND
 INCORPORATED AREAS**

PANEL 1616 OF 2375
 (SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SAN DIEGO, CITY OF	060285	1616	F

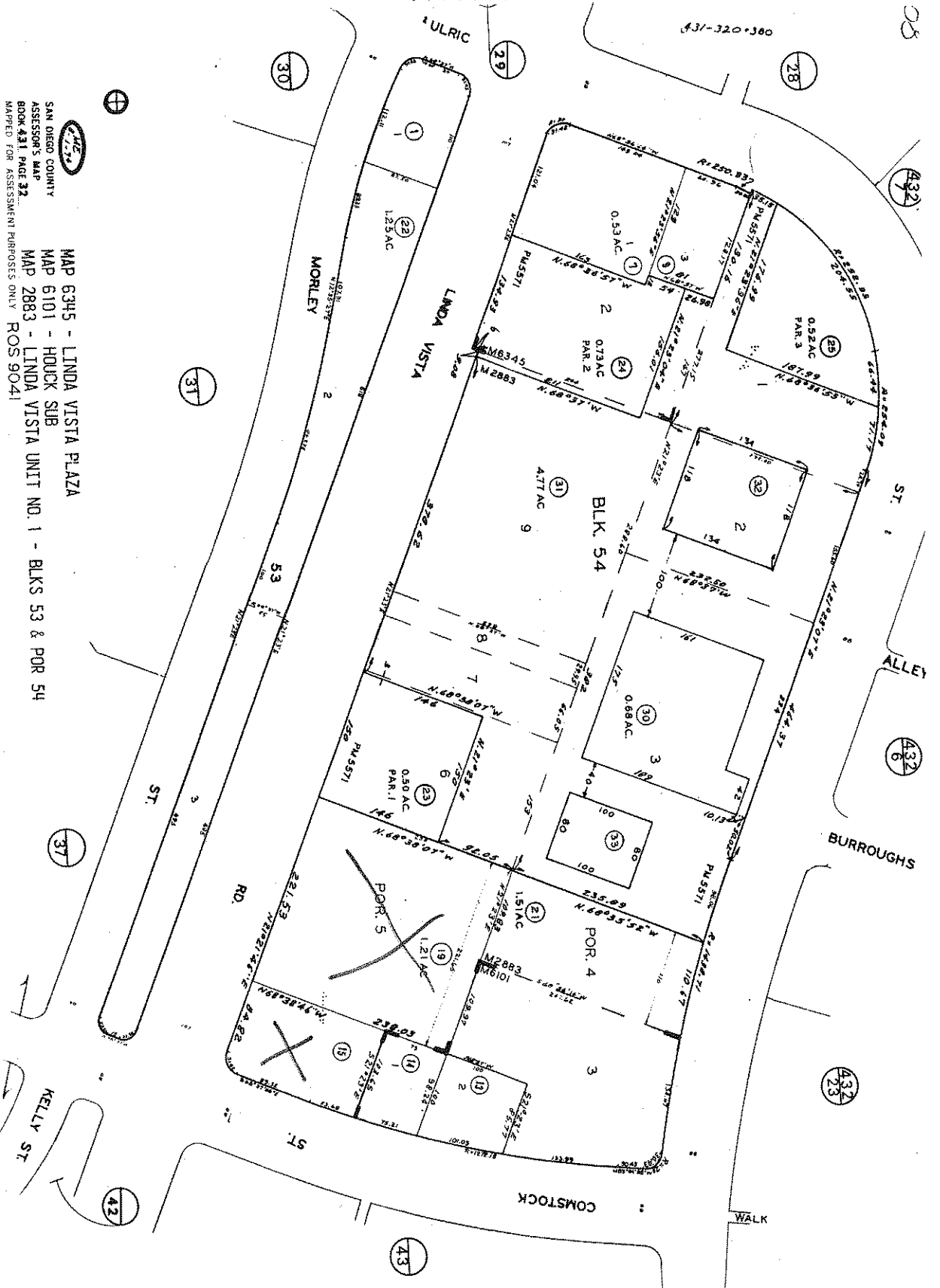
**MAP NUMBER
 06073C1616 F**


**EFFECTIVE DATE:
 JUNE 19, 1997**



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov




 SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 431 PAGE 32
 MAP 6345 - LINDA VISTA PLAZA
 MAP 6101 - HOUCK SUB
 MAP 2883 - LINDA VISTA UNIT NO. 1 - BLKS 53 & POR 54
 MAPPED FOR ASSESSMENT PURPOSES ONLY ROS 9041

CHANGES	
BLK OLD	NEW/CUT
380	10-18 76 1035
1/2	1980 263957 CAN
1/12	21 76 842
2 5/10	22 77 930
4 5/8	28-48 77 8891
18 20	288 78
22	2720 29 2276
27628	29830 78 3702
29	31-33 79 1827



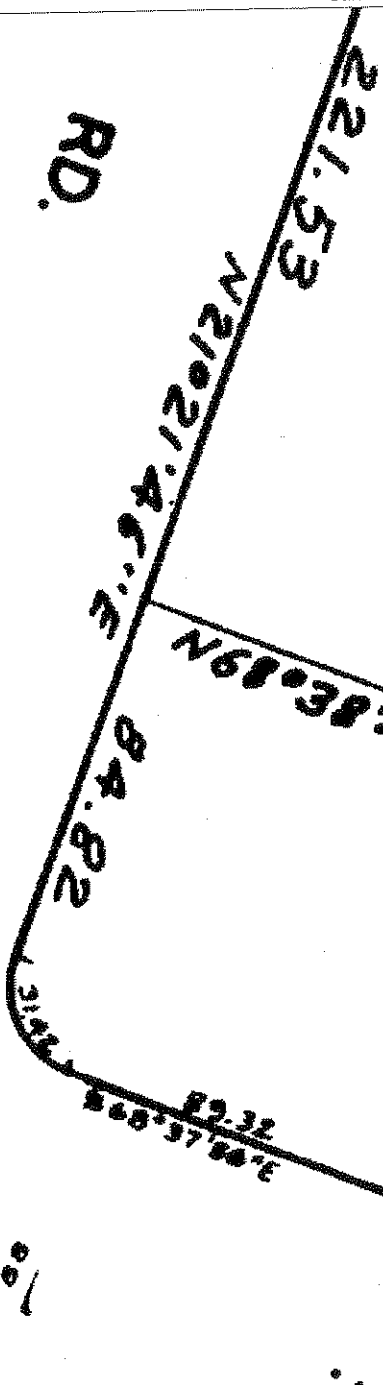
RD.

POR. 5

1.21 AC

19

221.45



15

14

ST.

4

107

108

101

100

98.24

75.21

103.65
S21°02'31\"/>

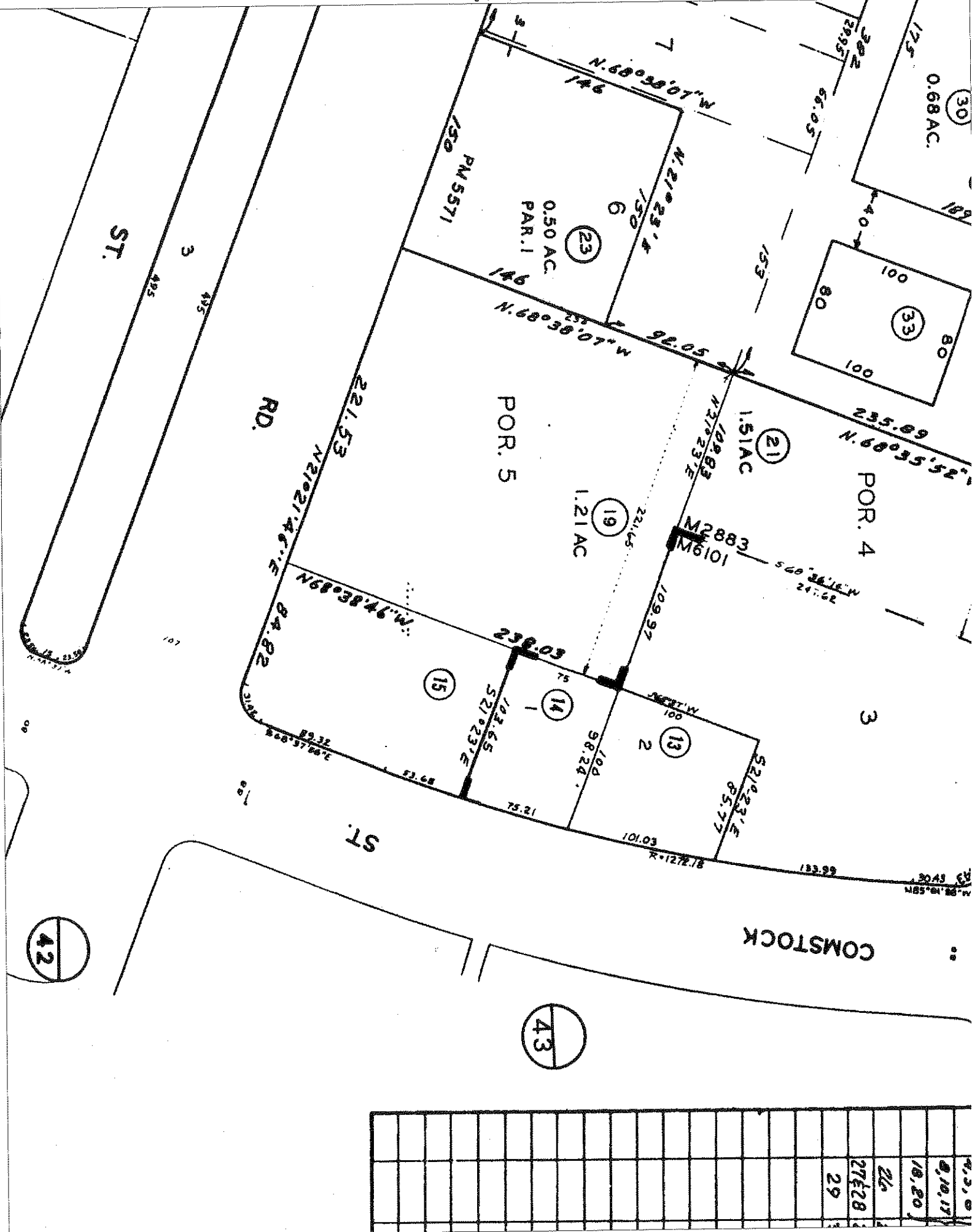
238.03

N79°48'09\"/>

84.82

89.32
S68°37'04\"/>

53.68



4,3,0	8,10,17	18,20	21	27,28	29
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Consolidated Rent Roll*

Business Name	Square Footages	Year Built	Percentage of total (sq. ft.)
Pho Hoa	2,948	1983	0.10
Vien Tien Video	1,406	1983	0.05
Check Cashing Place	816	1983	0.03
Pizza Hut	1,344	1983	0.05
Linda Hair Salon	756	1983	0.03
Binh Financial Services	1,136	1983	0.04
VACANT Medical Office	802	1983	0.03
Skating Rink	19,795	1941	0.68
TOTALS	29,003 square feet		

* The above information was received by George Pallo, Project Manager for AEC, in an email sent on Friday, May 30, 2008 from Eliana Barreiros, Project Manager Redevelopment Agency of the City of San Diego, with copies sent to Chris Powers, AEC Project Manger.



FAX FROM
SKATEWORLD
6907 LINDA VISTA ROAD
SAN DIEGO, CA 92111

Phone (858) 560-9278 or FAX (858) 560-1192

Date: 6-2-08

To: George Pallo

Comments: _____

_____ From George Stang

Number of Pages including this cover sheet: 5



Schmidt Fire Protection Co., Inc.

4760 MURPHY CANYON RD • SAN DIEGO, CA 92123 • (858) 279-6122 • FAX (858) 279-3583

January 19, 2007

Skateworld
6907 Linda Vista Road
San Diego, CA 92111

Attn: Gary Stang

RE: 5 Year Service Inspection: (2) Wet Pipe Fire Sprinkler Systems at, **Skateworld**, 6907
Linda Vista Road, San Diego, CA 92111

Dear Mr. Stang:

On January 18, 2007, an employee of Schmidt Fire Protection Co., Inc. made a system service inspection on the above referenced project. The systems were in good working order. However, the following deficiencies must be corrected before a service label can be issued:

A. Skateworld:

1. In the womens restroom there are (3) corroded sprinklers. These sprinklers will need to be replaced.
2. In the mens restroom there are (4) corroded sprinklers. These sprinklers will need to be replaced.
3. Outside of the womens restroom there is (1) corroded sprinkler. This sprinkler will need to be replaced.
4. In the birthday party area there are (3) corroded sprinklers. These sprinklers will need to be replaced.
5. In the main office there are (2) corroded sprinklers. These sprinklers will need to be replaced.
6. The outside bell in the front of the building:
 - a. When tested, the bell rang weakly, the bell will need to be disassembled and cleaned out in an attempt to repair it. **Price excludes new bell**
 - b. This bell is missing a sign. A new bell sign will need to be installed for proper identification.
7. The outside bell in the back of the building is missing a bell sign. A new bell sign will need to be installed for proper identification.
8. In the skating area there are (43) upright and pendent sprinklers that are all over 50 years of age. Code requires a random sampling of sprinklers be sent to Underwriters Laboratories for testing and analysis. Failure of any sprinkler during testing will require that all sprinklers be replaced. After this test random samples are required to be submitted every ten years. The cost to remove and submit the required samples to Underwriters Laboratories is \$320.00. We recommend all sprinklers over 50 years of age be replaced. This price would be \$723.00.

Design • Installation • Servicing of Fire Sprinkler Systems

Page Two (2)
Skateworld
6907 Linda Vista Road
San Diego, CA 92111

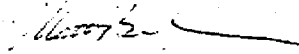
January 19, 2007
Skateworld
6907 Linda Vista Road
San Diego, CA 92111

We offer the price of \$747.00 (Seven Hundred Forty-Seven Dollars) to correct these items, during normal working hours. This proposal is valid for (30) days from the date at the top of this page.

If you have any questions, please give me a call.

Sincerely,

SCHMIDT FIRE PROTECTION CO., INC.


Matt Bowler
Project Manager

MB/mh
I-07036.5yr

If you wish to proceed with the above repairs please sign, date and return as soon as possible:

Signature: 

Print Name: GARY STANEK

Date: 1-23-07

INVOICE

Design • Installation • Servicing of Fire Sprinkler Systems



Schmidt Fire Protection Co., Inc.

4780 MURPHY CANYON RD. • SAN DIEGO, CA 92123 • (658) 279-6122 • FAX (658) 279-3583

INVOICE #: 57762
DATE: 01/25/07

SOLD TO: Attn: Accounts Payable
Skateworld
6907 Linda Vista Road
San Diego, CA 92111

PROJECT LOCATION:
Same

OUR ORDER #:	I-7036	CUSTOMER ORDER #:	G. Stang	TERMS:	Net 30 days
					AMOUNT

DESCRIPTION

5 year service inspection of (2) Wet Pipe Fire Sprinkler Systems at the above location.

8001516607

TOTAL AMOUNT DUE

\$530.00

Service charge of 1 1/2 per month (18% per annum) will be charged on all accounts that are past due in accordance with stipulated terms. WHITE-Customer Copy YELLOW-Rentance Copy PINK-Accounting Copy GOLD-File Copy

Design • Installation • Servicing of Fire Sprinkler Systems

INVOICE



Schmidt Fire Protection Co., Inc.

4760 MURPHY CANYON RD. • SAN DIEGO, CA 92123 • (658) 279-6122 • FAX (658) 279-3563

INVOICE #: 57994

DATE: 02/08/07

SOLD TO: Attn: Accounts Payable
Skateworld

6907 Linda Vista Road
San Diego, CA 92111

PROJECT LOCATION:
Same

OUR ORDER #: I-7066 CUSTOMER ORDER #: G. Stang TERMS: Net 30 days

AMOUNT

DESCRIPTION

Repairs to the fire sprinkler system per the 5 year service inspection at the above location.

*PAID
02/19/07*

TOTAL AMOUNT DUE

\$747.00

Service charge of 1 1/2 per month (18% per annum) will be charged on all accounts that are past due in accordance with stipulated terms. WHITE-Customer Copy YELLOW-Remittance Copy PINK-Accounting Copy GOLD-File Copy

Table 1 – Immediate Repairs Cost Estimate

**TABLE 1
IMMEDIATE REPAIR AND DEFERRED MAINTENANCE EXPENDITURES**

Project No. 08-047SD				September 26, 2008
Property: SKATEWORLD SAN DIEGO 6905-6921 Linda Vista Road San Diego, CA 92111				
ITEM	QUANTITY	UNIT COST	IMMEDIATE COST	
Remove Trip Hazards	1	LS	\$3,000.00	Trip hazards were observed at the concrete walkway at the north end of the Subject Property and at the southwest corner of the Building. AEC recommends the concrete be ground at the uplifted sections and re-poured in those areas that have cracked beyond the ability to repair. Since this is a safety item, AEC recommends that this be accomplished as an immediate need.
Install Handrail	1	LS	\$500.00	Concrete steps have been installed from the finish grade of the Subject Property to the adjacent property to the north. AEC recommends that a metal handrail be installed,
Replace the Roofs Flat	15,900	\$1.50	\$23,850.00	The roofs on the building were last replaced or originally installed 20 to 25 years ago.
Replace the Roofs Shingles	19,750	\$2.00	\$39,500.00	
Exterior Painting.	20,000	\$0.50	\$10,000.00	Prepare, prime and paint the exterior of the Building.
Asphalt Repair	5600	\$3.00	\$16,800.00	Repair and restripe approximately 5,600 square feet of asphalt on the west and east sides of the Property.
Rejuvenate Landscape	1	LS	\$2,000.00	
Replace Damaged Ceiling Tiles	1	LS	\$4,000.00	This is not intended to be a detailed estimate for the repair of the ceiling tiles. AEC is attempting to insure that this issue is discussed and notes that a sizeable amount of the tiles require replacement.
Replace Exterior Lighting Sconces				This should be completed as part of the normal maintenance of the Complex. Therefore, no immediate needs funds have been allocated.
Repair Holes in Stucco Prior to Painting.				This should be completed as part of the normal maintenance of the Complex. Therefore, no immediate needs funds have been allocated.
Standardize Signage				This should be completed as part of the normal maintenance of the Complex. Therefore, no immediate needs funds have been allocated.
TOTAL ESTIMATED COST			\$99,650	

Table 2 – Reserve Schedule

