

Consulting Structural Engineers

May 9, 2006

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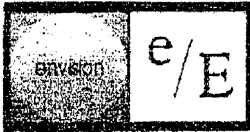
Building Condition Report – EE1346 – 4165 to 4173 1/2 Mississippi Street after conversion

Dear Paul,

Following my observations of 4165 to 4173 1/2 Mississippi Street, I can state the following critical building components and items to be in good condition:

1. Roof – Appears to be approximately 7-8 years old in good condition without any visible signs of water leaks
2. Building Plumbing
 - a. Drain and sewer lines flow well and are in good condition
 - b. Water pressure is strong at 60 + PSI
 - c. Unit water lines are copper, sound, without leaks and have new angle stops connecting new plumbing components and fixtures
3. Building Electric
 - a. Upgrade to 400 amp Service (new)
 - b. The units are grounded and each have 80 amp sub-panels (new)
 - c. GFCI'S are present in all kitchen and bathrooms per city code
4. Unit wall heaters and fireplaces are in good condition (new)
5. The concrete slab foundation is structurally stable and without visible flaws
6. Building stucco, siding (new) fascia and eaves are in good condition (also newly painted)
7. Building railings, stairways and landings are in good condition
8. Building guttering (new) directs water away from the building
9. Concrete in parking area, common area and walkways is in good condition (several areas already replaced per city Draft Conditions)
10. All new kitchens, bathrooms, interior/exterior lighting, doors, windows, hardware, flooring and paint of good quality
11. Common areas amenities are in good condition (fountain, cabana, fireplace)
12. landscape irrigation is in good condition (mostly new)





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Page 2

13. Wall framing consists of wood frame walls that are in visibly good condition
14. Floor framing consists of lightweight concrete over plywood over wood joists that are in good condition without significant deflections
15. Concrete footings show no visible sign of distress or settlement
16. Lateral resisting system consists of plywood shearwalls and holdowns that are in good condition. Exterior walls have small openings and offer good lateral resistance in both orthogonal directions

Numerous other improvements have been made as listed in the Project Improvements document provided. The building and its critical components are in good, serviceable condition with no apparent flaws or problems. The building and its critical components have an apparent useful life of at least ten years.

Respectfully Submitted,

Alejandro L. Barajas
Structural Engineer
License # S4773

