

PROPERTY CONDITION ASSESSMENT

Circle Star Plaza

1 & 2 Circle Star Way and 1709 Industrial Way
San Carlos, California 94070

Prepared For:

Gibson, Dunn & Crutcher, LLP

And

First American Title Company

Prepared By:

Blackstone Consulting LLC
Project No. XXXXCA016.02

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1.0 GENERAL INFORMATION

Blackstone Consulting LLC ("Blackstone") conducted a Property Condition Assessment (PCA) of the Circle Star Plaza located at 1 & 2 Circle Star Way and 1709 Industrial Way in San Carlos, California. Blackstone performed the visual observation of the subject buildings and site on March 5 & 6, 2014. A review of public records was performed in person, via telephone, mail, internet, and email. The following professionals performed this assessment:

Blackstone PCA Team	
Fewzi Fardeheb, R.A. ffardeheb@blackstoneconsulting.com	Project Manager
Fewzi Fardeheb, R.A.	Architectural Evaluator
Lynsey Willadsen, P.E. J.S. Dyer & Associates, Inc.	Structural Evaluator
Robert J. Knebel, P.E.	Mechanical, Electrical, Plumbing, and Fire and Life Safety Evaluator
Rich Adams RRK	Roofing Evaluator
Bob Fox CMH Consultants	Vertical Transportation Evaluator

Property management and maintenance personnel provided access to the team during the evaluation. The on-site personnel were knowledgeable, solicitous, cooperative, answered questions about the property to the best of their ability, and granted access to all areas of the property.

No destructive investigation was undertaken during the site assessment. At the time of the site visit, the weather was cloudy. Temperatures were in the range of 60° to 65°F.

This PCA Report documents the research methodology used by qualified professional staff and technologists of Blackstone Consulting LLC (Blackstone) and their Consultants to evaluate the general condition of the existing facilities and sites relative to a potential acquisition transaction in accordance with the terms and conditions of the agreement for physical due diligence services dated March 3, 2014.

Project Manager:



Fewzi Fardeheb, RA, NCARB
Senior Architect

Technical Review and Concurrence By:



Scott McPherson AIA
Senior Project Manager

Date: March 25, 2014

DD
QA/QC

2.0 EXECUTIVE SUMMARY

2.1 GENERAL DESCRIPTION

The subject property known as Circle Star Plaza consists two four-story office buildings comprising 214,200 square feet, which are served by an adjacent parking structure and located on two parcels. The structures are approximately 14 years old (built in 1999/2000). 1 & 2 Circle Star Way are located on Assessor's Parcel 046-240-180 within the City of San Carlos and a portion of the parking structure is located on Assessor's Parcel Number 052-103-170 in the City of Redwood City. The site contains 6.904 acres (gross) and is shared with an adjacent Extended Stay Hotel to the northwest, which is not-a-part (NAP).

Address	Site Area	Building Area
1 & 2 Circle Star Way and 1709 Industrial Way, San Carlos, California 94070	6.904 acres (gross), according to the ALTA/ACSM Land Title Survey by BKF and dated March 25, 2014)	Reported to be approximately 214,200 square feet as indicated in the Offering Memo. Square footage breakdown as indicated below.

Address	Use	Building Area (SF) per Offering Memo
1 Circle Star Way, San Carlos	Office	107,100 SF
2 Circle Star Way, San Carlos	Office	107,100 SF
Total Offices		214,200 SF
1709 Industrial Way	Parking	129,000 SF
Total Office + Parking		343,000 SF

The office buildings were originally constructed in 1999/2000. 1 Circle Star Way has recently undergone major tenant improvements and 2 Circle Star Way is starting major renovation.

Landscaping is extensive throughout the property and consists of mature trees, shrubs and raised planters along the property lines and around the buildings. A large grass area is provided along the east side of the site facing the 101 Freeway. All areas are irrigated by an automatic irrigation system. All landscaping appears to be in good condition.

Paving at the subject property includes asphaltic concrete throughout the driveways and parking areas with concrete paving at the main common driveway leading to both the office buildings and hotel. Paving in the adjacent parking structure consists of reinforced concrete. The asphaltic paving is in fair to good condition. Sealcoating and restriping are recommended at this time and costs are included in the Opinions of Probable Costs.

At the office buildings, the roof and elevated floors consist of composite slabs comprised of corrugated, 18-gage, 2-inch deep metal deck sheathing with 3 1/2-inch concrete topping supported by wide-flange steel beam sections and wide-flange columns. Per structural drawings for Building 2, the foundation elements are comprised of 47-feet deep, concrete piles and pile caps beneath columns with interlocking grade beams. The slabs-on-grade are illustrated as 6-inches thick, reinforced with #4 reinforcing bars spaced at 12-inches on center.

At the parking structure, the roof and elevated floor construction is comprised of 5- to 7-inch thick, lightweight, post-tensioned, concrete slabs supported by concrete beams and concrete columns. The foundations are constructed with continuous concrete footings below the tilt-up wall panels and with concrete pad footings at the interior columns. Per structural drawings, the lowest level is comprised of a 5-inch thick concrete slab on grade reinforced with #4 reinforcing bars spaced at 6-inches on center; continuous footings are beneath walls and interior pad footings beneath columns.

The office building exteriors consists of a combination of exterior precast concrete panels with a punched single-glazed window system and an aluminum and glass curtain wall system. The parking structure exterior walls consist of precast concrete panels.

The roof assemblies on the buildings are constructed of a built up roof assembly with a granule surfaced, fiberglass reinforced asphalt cap sheet installed over underlying fiberglass reinforcement plies. Each reinforcement ply is installed in a solid mopping of hot asphalt.

A single tenant, SoftBank occupies or will occupy both buildings. 1 Circle Star Way has undergone major tenant improvements. Interior finishes are typical of a Class A Office building. The main lobby is two-stories in height and the finishes include flamed granite tile and commercial grade carpeting. Walls are painted gypsum board and wood paneling and ceilings consist of painted gypsum board walls. Finishes at upper floors include carpeted flooring with topset vinyl base, gypsum board walls finished with paint covering, and an acoustical ceiling tile system in suspended ceiling grids. Interior entry doors are typically 3'-0" x 9'-0" wood doors set in metal frames.

2 Circle Star Way will be going through extensive tenant improvements and currently is exposed framing core and shell at this point with no interior finishes installed at this time.

Public restrooms have ceramic tile flooring, ceramic tile walls and painted gypsum board walls, factory finished, floor-mounted toilet partitions; counter-mounted lavatories with inset porcelain sinks and stainless steel accessories.

Interior finishes at 1 Circle Star Way were in very good condition as tenant improvements were recently completed.

Major tenant improvements are planned at 2 Circle Star Plaza and should start soon pending the approval of construction documents by the City and the issuance of the building permit for such improvements.

The office buildings were constructed in 1999/2000 after the implementation of current disabled-access regulations. ADA regulations are applicable retroactively to existing buildings and are generally more restrictive than the requirements of local codes; however, the more restrictive portions of either standard should be implemented. All future renovation work in the common areas will have to meet ADA requirements.

There are 9 accessible parking stalls including one van accessible stall at 1 Circle Star Way. The City of San Carlos has recently required the redesign of accessible stalls on the west side of 1 Circle Star and this work was completed. There are four accessible parking stalls serving 2 Circle Star Way, one of which is van accessible. There are nine accessible parking stalls inside the parking structure, including two accessible stalls on level 3, none of which are van accessible, two accessible stalls on level 2, none of which are van accessible and five accessible stalls on Level 1, two of which are van accessible.

There are four sets of public restrooms in each building. The restrooms at 1 Circle Star Way have recently been upgraded and comply with ADA. The restrooms at 2 Circle Star Way will be undergoing major tenant improvements and are expected to comply.

The HVAC system for both buildings is provided by four (4) 75-ton packaged air-conditioning units (RTUs) supplying a variable air-volume duct system with VAV boxes. Based on 107,100 square feet for each building, 357 square foot per ton of cooling is provided. This is average for a modern office building in this climate area. Space heat is from rooftop natural gas-fired boilers that circulate hot water to perimeter VAV boxes with heating coils. The RTUs are original with three (3) compressors in each unit. The boilers are also original and 14- to 15-years old in fair condition. The energy management system is an original pneumatic control system controlled by a central Trane Tracer controller and software.

Each building is provided with 3,000-ampere, 480/277-volt, 3-phase, 4-wire services served from PG&E pad-mounted utility transformers. The parking structure has its own 400-ampere, 480/277-volt, 3-phase, 4-wire service. A total of 23.3 watts per square feet of power is provided. This is well above average for a modern office building. Thermoscans are performed on an annual basis with ground-fault testing of the main circuit breaker on a five-year cycle. Lighting consists of recessed 2 x 4 fluorescent fixtures with parabolic louvers or indirect diffusers, T8 lamps, and electronic ballasts. A 600 kW Onan generator near the parking structure provides emergency power to the building's server rooms.

The incoming domestic water services include a 3" copper pipe with backflow device, shut off, and pressure regulator. Domestic water is from the main line under Industrial Boulevard. The sanitary sewer mains are 6-inch diameter pipe to the municipal collector under Industrial Boulevard. Storm water collected from the building roof via roof drains and leaders that discharge into the municipal system under Industrial Boulevard. Medium-pressure gas is provided for the rooftop boilers.

The two buildings are protected throughout each with an automatic wet-pipe fire sprinkler system. Each building also has a pre-action fire suppression system for the server rooms. (Building 2's system is shut down for tenant improvements). An 8" fire system water service line originates from the main line under Industrial Boulevard. The suppression systems utilize

city pressure. The buildings are provided with a fully addressable fire alarm system. Emergency power for the fire alarm system, emergency lighting, and exit signage is provided by battery back-up.

Vertical transportation is provided by a total of seven elevators. Three hydraulic passenger elevators that are configured to operate as a group serve each building. The cars operate at a speed of 180 feet per minute and have a rated capacity of 3500 pounds. The elevators were manufactured and installed by Golden Gate Elevator Company in 1999 -2000 when the buildings were constructed. The garage is served by one hydraulic passenger elevator, serving three landings, and operates at 140 feet per minute with a capacity of 3,500 pounds. All elevators are in good condition, operate well and have a remaining useful life of approximately 8 - 10 years. Annual tests and required inspections were completed in accordance with Code requirements in October 2013.

Copies of building permits and certificates of occupancy were obtained from the City of San Carlos Building Department. The building permit for the 2 Circle Star Way building was issued on December 19, 1997 and its certificate of occupancy was issued on July 1, 1999. Building permit for 1 Circle Star Way was issued on April 21, 1999 and finalized April 28, 2000.

Blackstone requested a zoning verification letter from the City of San Carlos Planning Department. Once this letter is received, it will be forwarded.

The building shells appear to be in substantial compliance with generally accepted building practices and code requirements of the Uniform Building Code in effect at the time of the original office building construction.

San Carlos Fire Department indicated that there are no fire code violations. The City of San Carlos Fire Department indicated that the properties have been vacant for some time.

Blackstone performed a Seismic Loss Evaluation on the subject buildings. An SEL/SUL was estimated based on available information that was gathered during the site visit on March 5, 2014. The full report is included in the Appendix D of this report. A summary of the loss estimates are provided in the following table:

Summary of Individual Building Damage Estimates

Year Built	Building	Primary Construction Type	Approximate Building Area (Sq. Ft.)	Structural Damage Estimate (As Percentage of Replacement Cost)	
				50% Value PML ₅₀ or SEL ₄₇₅	90% Value PML ₉₀ or SUL ₄₇₅
2000	Building 1	Steel Braced-Frames, Mid-Rise	103,948	9%	16%
1999	Building 2	Steel Braced-Frames, Mid-Rise	103,948	9%	16%

2000	Parking Structure	Reinforced Concrete Shear Walls, Low-Rise	107,100	7%	13%
Total =			314,996		

The following table provides a composite damage estimate for the buildings covered by this investigation, determined by weighting individual building damage estimates in proportion to their approximate building replacement values.

Composite Building Damage Estimate	
Median Structural Damage Estimate (As Percent of Replacement Cost)	
50% Value PML ₅₀ or SEL ₄₇₅	90% Value PML ₉₀ or SUL ₄₇₅
9%	13%

2.2 GENERAL PHYSICAL CONDITION

The civil, architectural, structural, mechanical, electrical, and fire/life safety systems are generally in good condition for an office property of this age located in San Carlos, California. No major deficiencies were identified at the property.

2.3 RECOMMENDATIONS

With the completion of the items contained in the attached "Opinions of Probable Costs" spreadsheet, in conjunction with a well-planned and executed program of annual maintenance, this property should continue to perform well throughout the assessment period.

2.4 DEVIATIONS FROM THE GUIDE

This Property Condition Assessment was performed in general accordance with the ASTM International Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (E2018-08) and with Blackstone's Proposal dated March 3, 2014. Additional limiting conditions are discussed in Section 2.7 and Section 5.0 of this report.

2.5 OPINIONS OF PROBABLE COSTS SUMMARY

Actual costs can only be determined after preparation of tender documents, understanding of site restrictions, effects of ongoing operations of the building and definition of a construction schedule. The total "Opinions of Probable Costs" identified by Blackstone throughout the 10-year evaluation period is as follows:

Category 1 – Code and Safety \$99,135
Category 2 – Repair and Maintenance \$464,123

Category 3 – Capital Expenditures.....	\$911,628
Category 4 – Modernizations/Improvements	\$85,000
TOTAL:	\$1,559,886

Category 5 – Other \$0

2.6 PURPOSE AND SCOPE

This PCA has been conducted in accordance with the March 3, 2014 proposal, and the Master Technical Services Agreement between “Client” and Blackstone, dated December 30, 2011 (Agreement). The purpose of this engagement is to evaluate the general condition of the existing facility and site relative to a potential acquisition/equity transaction.

The visual assessment documents the existing condition of the property, and identifies and quantifies major defects in materials or systems based upon our observations, which might significantly affect the value of the property or continued operation of the facility over the 10-year assessment period. The report is based upon those conditions observed on the days of the field assessment and from information obtained during review of available construction documents.

The scope of our work included review of available engineering studies and/or reports, construction documents and site plans by professional staff and technologists to understand the original design criteria and performance of the civil, structural, architectural, mechanical, electrical, and fire/life safety systems. Operational staff/maintenance personnel were interviewed and a visual assessment of the property was undertaken to adequately describe and evaluate the general condition of the facilities; the system adequacies relative to current use; remaining serviceable life expectancies; and the need for maintenance, repairs, replacements, and/or upgrades. Subject to access, specific elements to be assessed include the following:

- Site and Site Features
- Building Structures
- Exterior Walls and Cladding
- Roofing Systems
- Building Interiors (retail areas, common areas and approximately 50% of tenants as access allows based on availability at the time of the site visit)
- Accessibility Provisions (per ASTM 2018-08)
- Mechanical, Electrical, and Plumbing Systems
- Fire and Life-Safety Systems
- Vertical Transportation

Opinions are provided concerning general property compliance with fire and life-safety codes, local and national building codes, and review of local zoning regulations and bulk data. Professional opinions of the condition of the systems; their capacities and adequacy; estimated remaining serviceable life; recommended repairs, replacements and/or upgrades with opinions

of probable cost; and photographs of salient observations and other pertinent information obtained during the assessment are presented.

Reasonable effort was made to ensure the accuracy of the data forming the basis of the projection of the life expectancy and replacement costs that were developed for the report. Responsibility cannot be accepted for unknown factors that might adversely affect the accuracy of these projections.

The report does not identify routine maintenance items that are typically included in an annual maintenance budget. Capital improvements with a value of \$2,500 or more and extraordinary maintenance items are included in the “Opinions of Probable Costs” spreadsheet.

2.7 LIMITING CONDITIONS

All common areas, roofs and mechanical rooms/floors were made accessible to Blackstone during the site visit. We were able to access areas on all floors except for one large office space on the 4th floor at 1 Circle Star Way. Original, base building architectural, structural & MEP drawings were available for review. An ALTA/ACSM survey was provided for review. No photos were permitted inside 1 Circle Star Way.

Items that are not included in the proposed scope of work include the following:

- Confined spaces deemed in Blackstone’s opinion to be hazardous
- Vaults that are owned by the utility providers
- Concealed or inaccessible areas of the property that would require destructive measures beyond that identified in the scope of work to assess
- An environmental site assessment or subsurface investigation
- A comprehensive disabled-access assessment of the subject property
- Testing or starting equipment and systems
- Work requiring specialty consultants beyond that identified in the scope of work
- Development Feasibility and Entitlement analysis and reporting
- Furniture, fixtures and equipment not associated with the actual structure

2.8 REPRESENTATION AND RELIANCE

This PCA was prepared by Blackstone for the exclusive use of Gibson, Dunn & Crutcher, LLP, First American Title Company, their investors, lenders, assignees, designees, successors, and assigns.

The work performed is consistent with the standards of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in the report. Blackstone is not responsible or liable for any claims that are associated with the interpretation of the available information. This report was prepared in accordance with the terms and conditions of the Agreement for physical due diligence services.

3.0 SYSTEM ASSESSMENT

3.1 SITE DESCRIPTION

The subject property known as Circle Star Plaza consists of two parcels containing two, four-story office buildings served by surface and garage parking.

According to the provided ALTA/ACSM Land Title Survey prepared by BKF of Walnut Creek, California and dated March 25, 2014, the site contains 6.904 acres. 1 & 2 Circle Star Way are located on Assessor's Parcel 046-240-180 within the City of San Carlos and a portion of the parking structure is located on Assessor's Parcel Number 052-103-170 in the City of Redwood City. The site contains 6.904 acres (gross).

According to the building permits obtained at the City of San Carlos, 1 Circle Star Way was constructed in 1999 and finished in 2000. 2 Circle Star Way was constructed in 1998 and finished in 1999.

The subject property is located on the northeast corner of the intersection of Circle Star Way and Industrial Way in the City of San Carlos. The property is bordered by the US 101 Freeway to the northeast, single story industrial buildings to the south, single-family residential to the southwest across Industrial Way. There is an Extended Stay Hotel to the northwest that shares paving and parking. Beyond the hotel to the north are single-story industrial buildings.

The site is irregular in shape with the majority of the site occupied by the two office buildings sharing paved asphalt areas and landscaped planters.

There is a main entrance driveway leading to both the office buildings and the adjacent hotel. One secondary entrance driveway (no exit) is provided to the south of the property.

The discussion for each cost recommendation is presented in the proceeding sections. Refer to Section 6.0 Opinions of Probable Costs Spreadsheet for specific costs.

3.1.1 Grading and Drainage

The irregularly-shaped site is relatively flat with gentle slopes to the north toward the 101 Freeway. On site storm water sheet flows over paved and landscaped areas to catch basins that are centrally located throughout the property. These drainage devices are connected underground and discharge to the municipal storm sewer system located under the adjacent public streets. No problems with drainage were observed or reported.

3.1.2 Landscaping

Landscaping is provided around the two office buildings, along Industrial Way and in raised parking lot planters. It consists of in-ground trees, shrubs, bushes, flowering plants, and grass areas. All areas are irrigated by an automatic system. The site landscaping is mature and in good condition and no corrective actions are required.

3.1.3 Paving

Parking areas and drive lanes throughout the site that is shared with the hotel are paved primarily with asphaltic concrete. The middle driveway that is shared with the adjacent hotel is paved with concrete. Paving in the parking garage consists of concrete.

Asphaltic paving is in fair to good condition. Sealcoating and restriping are recommended at this time and costs are included in the Opinions of Probable Costs. Restriping the parking stalls is recommended later in the term as the parking structure is hardly used.

Recommendations:

- Sealcoat the entire asphalt paved areas and restripe of all parking stalls, including driveway directional arrows and handicapped markings. The asphalt pavement was observed to have minor cracks and have faded striping. It was reported by the property manager that sealcoating was planned for this year. The square footage does not include the paved area around the hotel which is the hotel's responsibility. Repeat every 3-5 years. (\$23,313 – Years 1, 5 and 9)
- Restripe the parking structure parking stalls in approximately 5 years. Repeat every 3-5 years. (\$7,980 – Years 5 and 9)

3.1.4 Parking and Loading

Parking at the subject property consists of a three-level parking garage on the south side of the property and surface parking around the office buildings.

The existing surface parking is shared with an adjacent hotel. The reviewed plans indicate a total of 714 parking stalls provided including 395 stalls in the garage, 298 surface stalls and 21 shared with the hotel. The ALTA Survey prepared by BKF of Walnut Creek and dated March 25, 2014 indicates 399 stalls in the parking garage, 279 on-site and 98 hotel parking. Blackstone confirmed 399 stalls in the garage. Surface parking count for the offices could not be field verified because it is shared with adjacent hotel.

3.1.5 Signage

The main property identification signage consists of a monument sign at the main driveway entrance at the intersection of Industrial Way and Circle Star Way. The sign is finished with stucco and has the name of the property “Circle Star Plaza” on both sides of the sign with no tenant name.

A parapet-mounted sign facing the 101 Freeway has the name of the existing tenant “Softbank”.

There is a large electronic rectangular billboard with two sides located on the northeast side of 2 Circle Star Way that faces the 101 Freeway.

Each building has its address number (One and Two) mounted on the building main elevation, hung just above the main entrance.

Directional and regulatory signage is provided at the parking entrance and within the parking garage. Signage is considered to be appropriate, attractive, and in good condition.

3.1.6 Site Amenities

Site amenities consist of small plaza between the two office buildings. This concrete paved plaza is provided with seating areas with metal chairs, tables and fences. A water feature is provided on the east end of this plaza. There is a metal canopy that links the two buildings. This canopy is showing signs of rust and should be treated and painted.

Chain link fencing is provided along the east property line separating the property from the 101 Freeway. This fence is in good condition.

Safety guardrails are provided at the elevated dock structure located on the southwest corner of 1 Circle Star Way. There is minor spalling at the guardrail and the guardrails are showing signs of rust. These should be treated and painted.

Recommendations:

- Treat the rust and paint the metal canopy between the two buildings. Signs of rust are evident. (\$2,500 – Year 1)
- Epoxy inject minor spalling at loading dock rail located on the southwest corner of 1 Circle Star Way. Treat the rust and paint guardrail at same location. (\$1,000 – Year 1)

3.1.7 Site Utilities

Water: California Water Service Department supplies water to the subject property. No problems were reported.

Electricity: Pacific Gas & Electric (PG&E) provides electricity to the subject property. No problems were reported.

Natural Gas: Pacific Gas and Electric (PG&E) supplies gas to the building. No problems were reported.

Sanitary Sewer The property is connected to the City of San Carlos sanitary sewer system. No problems were reported.

Storm Sewer: Catch basins appear to be connected to the City of San Carlos storm sewer system. No problems were reported.

Telephone: Telephone service is provided by Verizon. Existing tenant might be provided with other telephone service.

3.2 BUILDING STRUCTURE

3.2.1 General

Office Buildings

The two (2), four-story office structures are constructed similarly. The roof and elevated floors consist of composite slabs comprised of corrugated metal deck sheathing with 3 1/2-inch concrete topping supported by wide-flange steel beam sections and wide-flange columns. The foundation elements are comprised of 47-feet deep, concrete piles and pile caps beneath columns with interlocking grade beams. The slabs-on-grade are illustrated as 6-inches thick.

Parking Structure

Roof and elevated floor construction is comprised of 5- to 7-inch thick, lightweight, post-tensioned, one-way concrete slabs supported by concrete beams and concrete columns. The foundation systems are constructed with continuous concrete footings below walls, interior pad footings with interlocking grade beams beneath columns a 5-inch thick concrete slab on grade reinforced with #4 reinforcing bars spaced at 6-inches on center.

3.2.2 Structural Criteria

The structural construction documents illustrated the following loads:

Office Buildings' Typical Structural Design Criteria	
Roof live load	20 psf, reducible
Floor live load	80 psf, reducible
Public Areas, Stair and corridor live load	100 psf
Seismic Data	Zone 4
Parking Structure, Structural Design Criteria	
Roof live load	20 psf, reducible
Parking level live load	50 psf
Penthouse live load	150 psf
Planter live load	250 psf
Seismic Data	Zone 4

3.2.3 Soils and Geotechnical

Geotechnical reports were not available for review.

Based on observations of exposed superstructure and architectural elements, the supporting strata appear to be functioning properly and providing sufficient support for the imposed service loads.

Future occurrences of extreme weather conditions, poor maintenance of site drainage, and/or change in loading conditions may adversely affect these elements and/or the structures' foundations. Presently, there is no evidence of these issues and the supporting strata should continue to remain stable and perform well beyond the evaluation period for the structures at the site.

3.2.4 Foundations

The foundation systems are similar for the office buildings based upon reviewed documents. Structural drawings were available for the parking structure.

Office Buildings

The structural drawings from Building 2 indicated that the foundation elements are comprised of 14-inch square, 47-feet deep, concrete piles and 3-feet, 2-inch or 3-feet, 5-inch thick pile caps beneath columns with interlocking grade beams. The slabs-on-grade are illustrated as 6-inches thick, reinforced with #4 reinforcing bars spaced at 12-inches on center. The slab is cast over a 2-inch layer of sand, a vapor retarder membrane and 4-inches of crushed rock.

Parking Structure

The foundations are constructed with continuous concrete footings below the concrete shear walls and 6-feet or 7-feet square by 18-inches deep concrete pad footings beneath columns with interlocking concrete grade beams. Per structural drawings, the lowest level is comprised of a 5-inch thick concrete slab on grade reinforced with #4 reinforcing bars spaced at 16-inches on center. The slab is cast over 6-inches of specified clean, free-draining gravel or crushed rock over a minimum of 12-inch compacted non-expansive fill.

3.2.5 Structural Frame

Office Buildings

The roof and elevated floors consist of composite slabs comprised of 18-gage corrugated, 2-inch deep metal deck sheathing with 3 1/2-inch normal-weight concrete topping supported by wide-flange steel beam sections. Vertical loads are carried to the foundation elements by steel wide-flange columns, typically W14 shapes.

Parking Structure

Roof and elevated floor construction is comprised of 5- to 7-inch thick, lightweight, post-tensioned, one-way concrete slabs supported by concrete beams and concrete columns.

During the time of the site visit, precipitation had occurred within the last 24-hours. Ponding water was observed at the end of the roof drive ramp leading down from the roof level. Over time, standing water can lead to premature slab deterioration or rebar corrosion. An epoxy coat with a sealer should be applied to this area of the slab to prevent future damage.

Mild vertical shrinkage cracks were visible along the interior of the northwest concrete wall. To prevent rebar corrosion, if crack become larger than 1/16-inch they should be injected with epoxy. At the roof level, the CMU barricade with handrails appear to have large cracks forming at the railing to concrete connection down through the CMU blocks. These cracks should be epoxy injected to prevent spalling and/or rebar corrosion.

Recommendations:

- Parking Structure: Epoxy coat and seal the areas at the termination of the roof drive ramp at the second level to prevent future damage. (\$2000 – Year 1)
- Parking Structure: Epoxy inject concrete wall crack in the shear walls when larger than 1/16-inch. (\$2,500 – Year 1)
- Parking Structure: At the roof level between the top deck and level 2, the CMU barricade with handrails appear to have large cracks forming at the railing to concrete connection down through the CMU blocks. These cracks should be epoxy injected to prevent spalling and/or rebar corrosion. There are approximately 20 locations where this condition occurs on both sides of the ramp. (\$3,500)

3.2.6 Lateral Stability

The predominant lateral loads in this area are induced from seismic loads acting upon the mass of the structures. According to the 1997 UBC, San Carlos, California is located within Seismic Zone 4 where the estimated peak ground acceleration for design is 0.46g.

For the office building, lateral stability is typically provided by horizontal semi-rigid diaphragms at the roof and elevated floor levels working in conjunction with wide-flange section, steel braced-frames located at the perimeters and interiors of each building. The office building components and connections appear to be appropriately detailed to resist anticipated seismic loading.

The parking structure is comprised of the concrete slab, rigid diaphragms at all parking levels. These diaphragms transmit lateral loads based on individual rigidities to the reinforced concrete shear walls. The structural components and connections of the parking structure appear to be appropriately detailed to resist anticipated seismic loading.

The lateral load resisting systems at all of the buildings appears to be providing sufficient lateral stability. No adverse effects from lateral loads were observed.

3.2.7 Seismic Loss Evaluation

Blackstone performed a Seismic Loss Evaluation on the subject building. An SEL/SUL was estimated based on available information that was gathered during the site visit on March 5th, 2014. The full report is included in the Appendix D of this report. A summary of the loss estimates are provided in the following table:

Building damage estimates are given as a percentage of building replacement value. The average (50%) damage estimate is reported as a probable maximum loss (PML₅₀) or scenario

expected loss (SEL₄₇₅). The estimate that is the upper bounds for 90% of the probability distribution is reported as a probable maximum loss (PML₉₀) or scenario upper loss (SUL₄₇₅).

The following tables summarize our estimates of ground motion risk at this location, as determined through the probabilistic analysis.

Summary of Individual Building Damage Estimates

Year Built	Building	Primary Construction Type	Approximate Building Area (Sq. Ft.)	Structural Damage Estimate (As Percentage of Replacement Cost)	
				50% Value PML ₅₀ or SEL ₄₇₅	90% Value PML ₉₀ or SUL ₄₇₅
2000	Building 1	Steel Braced-Frames, Mid-Rise	103,948	9%	16%
1999	Building 2	Steel Braced-Frames, Mid-Rise	103,948	9%	16%
2000	Parking Structure	Reinforced Concrete Shear Walls, Low-Rise	107,100	7%	13%
Total =			314,996		

The following table provides a composite damage estimate for the buildings covered by this investigation, determined by weighting individual building damage estimates in proportion to their approximate building replacement values.

Composite Building Damage Estimate

Median Structural Damage Estimate (As Percent of Replacement Cost)	
50% Value PML ₅₀ or SEL ₄₇₅	90% Value PML ₉₀ or SUL ₄₇₅
9%	13%

The damage estimates given here are not intended to describe the damageability of contents exposures or the amount of business interruption such structural damage levels may cause. Certain contents and business interruption losses are related to the structural damage incurred; however, this relationship is indirect and is dependent on many factors. Instead these estimates are best applied to decisions regarding insurance purchase, retrofitting benefits, and property transfer. In some cases it may be important to quantify further the contribution of contents losses and business interruption losses into such a decision process.

3.3 EXTERIOR WALLS AND CLADDING

3.3.1 Exterior Walls

The office building exterior walls consist of a combination of precast concrete panels that are attached to the building steel frame structure and a curtain wall system with single-pane reflective glazing. The elevations facing the 101 Freeway consist of the curtain wall system and the other elevations consist of the precast panels with a fixed window system.

The curtain wall system consists of butt-glazed windows with horizontal mullions.

On the southeast corner of 1 Circle Star Way, there is a gap between two mullions located on the first floor. This should be caulked to prevent water intrusion.

The parking structure consists of painted precast concrete panels. The exterior walls are currently in good condition. Blackstone recommends repainting the parking structure in approximately 4 years. Ivy and grown vegetation was noted on the north side of the parking structure. We recommend removing this ivy to prevent rodents from living in this vegetation.

The office building exterior doors consist of typical storefront systems with double hinged doors with reflective glazing. The doors appear to be in good condition with no repairs required.

Recommendations:

- Power wash and paint the parking structure in approximately 4 years. (\$12,500 – Year 4)
- Remove the ivy that is growing along the north wall of the parking structure. Grown vegetation could attract rodents. (\$1,000 – Year 1)
- Caulk the gap between two mullions on the first floor on the southeast corner of 1 Circle Star Way (facing the 101 Freeway). This occurs at the triangular junction of two aluminum mullions. This is to prevent water intrusion. (\$1,500 – Year 1)

3.3.2 Exterior Doors

The main entry doors are identical at each building and consist of pairs of glass and anodized aluminum assemblies push/pull hardware. Secondary doors are similar glass with anodized aluminum assemblies with push/pull hardware.

All doors observed were in generally good condition and, with routine maintenance, should be expected to remain serviceable for the duration of the evaluation period.

3.3.3 Exterior Glazing

The exterior glazing consists of a curtain wall system that covers the entire elevations facing the 101 Freeway with vision and spandrel glass panels and punched windows over the other elevations. The construction documents indicate that the glazing system at the punched

window system consists of reflective butt-joined glass (Viracon VS-6-14 Blue Green: U = 09) in aluminum storefront system.

Both glazing systems consists of single-pane reflective glass set in factory finished aluminum frames. Glazing assemblies appear to be in generally good condition. No signs of moisture infiltration were observed or reported.

In some areas facing the surface parking, the window gaskets on the first floor are showing minor signs of deterioration due to the constant irrigation from the sprinkler heads. An allowance for the repair of these gaskets should be set aside and adjustment of the irrigation sprinkler heads should be made by the landscaping contractor at no cost.

Recommendations:

- Provide an allowance for the repair/wet seal of the window gaskets on the first floor facing the parking lot. Mineral deposit stains on the glazing system indicates that the irrigation sprinkler heads have caused some of the windows gaskets to start failing from the hard water. Adjust the flow of the irrigation sprinkler heads to prevent over-spraying the glazing system. (\$3,500 – Year 1)

3.3.4 Soffits

Soffits at the subject property are limited to overhangs over both building entrances. These consist of aluminum panels that are in good condition.

3.4 ROOFING

RRK Associates, Ltd. accessed the roof area on both buildings via a metal door on March 4th, 2014. The observations and recommendations are based on visual evaluations of the roof system. The buildings are constructed of precast concrete tilt up wall panels and a steel column and beam structure supporting the wide ribbed steel roof deck and a poured concrete topping.

3.4.1 Roof Construction

ROOF ASSEMBLY

Roof size:	Approximately 50,646 square feet of roof area for both buildings.
Surface:	Granule
Membrane:	4 ply built up roof with granule surfaced cap sheet
Underlying Membrane:	None
Flashings:	Granule surfaced modified bitumen
Insulation:	Below deck/ foil faced fiberglass batt insulation
Roof Deck:	Wide ribbed metal with poured concrete topping
Membrane Installation:	1999 (1 Circle Star Way) & 2000 (2 Circle Star Way)
Warranty:	None provided for review, reported as original 10-year warranty expired in 2009 / 2010.

3.4.2 Membrane Assemblies

The roof assembly is constructed of a 4 ply built up roof assembly with a granule surfaced, fiberglass reinforced asphalt cap sheet installed over underlying fiberglass reinforcement plies. Each ply is installed in a solid mopping of hot asphalt. Assumptions were made based on information provided by building owner, cores were not taken.

Roof penetrations were typical of commercial construction consisting of HVAC units, roof drains, power vent assemblies, a roof hatch, walk-out penthouse accesses, heater flue stacks, electrical conduit pipe, and plumbing vents stacks. Penetrations were flashed in several different methods, curbed units and support posts with roofing membrane to match the field membrane, some pipe penetrations with mastic only, and some penetrating through appropriate pitch pans or lead pipe sleeves.

The roof perimeter is constructed of a parapet wall detail, short sections were wrapped with roofing membrane and terminated beneath a prefinished metal coping cap detail and galvanized counter flashing, and sections taller than 8" were terminated beneath a surface mount counter flashing.

Drainage of the roof was positive, sloping to roof drains on the perimeter of the roof. Overflow drains with restrictors provide secondary drainage.

All roof assemblies observed were intact and in fair condition. All roof details and installations observed were intact and sealed. End laps and side laps exhibit a solid mopping of asphalt bleed out. A portion of the 1 Circle Star Way roof section was not photographed and difficult to assess true condition of membrane due to the tenant installing roof top deck and garden system.

The roof deck and garden system was reported to be designed and installed within proper load range of roof deck. It was difficult to inspect and assess the condition of the roof beneath. With this installation it is difficult to assess what problems or potential problems were hidden. The post system and drainage is most concerning. The posts in some cases were set on dense 2" polystyrene and some posts were not. Posts resting on roof surface may cause damage to the surface of cap sheet. Drainage at the time of inspection was not significant, however it appeared that the plant watering and overflow runs direct to the membrane, but should be diverted to an internal drain. No design plans were provided. The primary concern will be how leaks in the future will be addressed and repaired.

Curb and pipe penetrations were completed with roof details typical of this region. Single pipe penetrations were flashed through lead jack details, clamped and sealed at lead top, these require monitoring. Typically the lead encases the soil stacks. Single pipe penetrations are sealed. Pitch pan details appeared well maintained and filled appropriately.

Each roof has several blisters, moderately sized. The roof was inspected on a relatively cool and overcast day, these blisters typically grow during sunny and warmer days. The blisters are not affecting any side laps but should be repaired.

The granular surfacing is releasing from the sheet due to rooftop traffic and aging slightly faster than normal, there are several areas that are starting to show significant erosion in the cap sheet. This condition should be monitored as the UV protection of the cap sheet is greatly decreased and the aging process accelerates. This problem can be mitigated by reflective coatings.

Several small occurrences of exposed felt in the cap sheet were noticed at various laps, the exposed felts at laps, these can be repaired with simple 3 course mastic and mesh.

Minimal alligatoring in the asphalt bleeds and base flashings indicated satisfactory asphalt application and aging. One flashing lap was found to be open and should be repaired. One curb with a roof hatch had retrofitted flashing that should be adhered to the curb.

On 2 Circle Star Way, the southwest perimeter cap sheet is presenting uniform ridging mirroring the drainage saddle. This condition should be monitored and repaired if the membrane is creased more and felts are exposed. The north east perimeter was sealed with a reflective elastomeric coating, likely an area of significant granule erosion.

At the time of inspection, the building owner representative stated that there were no active leaks and had been none that she was aware of in the past year. She stated that the only leak she could recall was a result of leaving the elevator hatch open. It was noteworthy to find several past repairs done with mastic and reflective coating. There were several repairs made in the field of the membrane and flashing at 1 Circle Star Way. Also, the wall-mounted plants and the raised planters are irrigated with no means of drainage and irrigation water is flowing directly onto the membrane. Constant irrigation water will cause premature failure of the roofing membrane. Install a permanent irrigation water gutter/collection system for the wall garden and the raised planters installed on the roof.

The roof assembly shall provide a useful service life of 7-8 years with application of a reflective roof coating, performing the immediate maintenance and implementation of an inspection and preventative maintenance program.

The following defects have been noted at the time of inspection and should be addressed accordingly:

- Repair blisters as noted the field of the roof.
- Sweep clear debris from drain valleys.
- Repair several areas where cap sheet granules and asphalt has been comprised and fiberglass is visible.
- Seal/adhere curb flashing at roof hatch on 1 Circle Star Way.
- Properly flash and terminate soil stack penetration on 1 Circle Star Way.
- Seal open base flashing lap on 2 Circle Star Way
- Monitor south west perimeter saddle that appears to be heaving the cap sheet
- Ensure proper water diversion of 1 Circle Way roof top garden.
- Apply reflective aluminum roof coating over exposed field membrane and flashing areas.

Recommendations:

- Budget for immediate roof maintenance and coating application. (\$80,000 – Year 1)
- Budget for annual roof maintenance including inspection and repair of flashing and sealants, debris removal, and repair of roof assemblies. (\$4,000.00 - \$8,000.00 – Years 2 - 7)
- Budget for replacement of roof. (\$911,628 – Year 8)
- Install a permanent irrigation water gutter/collection system for the 1 Circle Way wall garden and the raised planters installed on the roof. (\$3,500 – Year 1)

3.4.3 Insulation

Unknown

3.4.4 Drainage Systems

Roof drainage components appear serviceable and complete consisting of primary cast iron roof drains with adjacent overflows providing secondary drainage. Roof slope is adequate. Minimal debris found in and around drains requires removal.

3.4.5 Skylights

No skylights are provided.

3.4.6 Exterior Terraces and Balconies

No exterior terraces or balconies are provided. The roof deck is for private use only.

3.4.7 Expansion Joints

No roofing expansion joints were noted.

3.4.8 Ventilation

Roof assembly ventilation is not provided or required.

3.4.9 Interior Finishes

The metal roof deck is exposed above an acoustical ceiling tile system in the majority of the interior. No damage from roof leaks was noted.

3.4.10 Warranties

A roof warranty was not provided for review. Warranties were reported to have expired in 2009 & 2010.

3.5 BUILDING INTERIORS

3.5.1 General

1 Circle Star Way has just completed major tenant improvements and 2 Circle Star Way will start tenant improvement soon in a core and shell condition with no interior finishes installed.

Both buildings will be occupied by a single tenant "SoftBank". Each building has 107,100 square feet of space as indicated by the construction documents.

3.5.2 Common Areas

Common areas include the main lobby, upper floor elevator lobbies, a pair of restrooms on each floor, electrical and mechanical equipment rooms. 1 Circle Star Way entrance lobby is finished with flamed granite tile and carpeted flooring, painted gypsum board walls and wood paneling and painted drywall ceilings. Where it occurs, the interior corridor finishes generally consist of carpet, painted gypsum walls, and suspended acoustical ceilings with fluorescent lighting.

Restroom finishes include ceramic tile floors, walls finished with ceramic tile and painted gypsum board, and painted gypsum board ceilings; counter-mounted lavatories; floor-mounted toilet compartments; and stainless steel accessories.

Finishes in common corridors were observed to be in generally good condition.

3.5.3 Tenant Areas

Most of the tenant areas at the finished 1 Circle Star Way are configured with an open floor space. Except for the 4th floor which is a corporate floor with top executive offices. No access was granted to these spaces. It was reported that a private stair links the 4th floor to the roof garden.

On the other floors, finishes typically include commercial grade carpeting; painted gypsum board walls, and 2' x 4' suspended acoustical tile ceiling systems. Other specialty materials and ceiling construction were also observed.

Tenant finishes at 1 Circle Star Way are considered to be in good to very good condition as they just completed tenant improvements. No repairs or refurbishment of the finishes are expected within the next few years.

3.5.4 Code Compliance

According to construction drawings reviewed, the office buildings are construction Type II-FR and were constructed according to the 1994 Uniform Building Code. The parking structure was constructed according to the 1997 Uniform Building Code.

Components of egress are typical for this class of building and include stairs, handrails, corridors, and doorways. No excessive travel distances were found. Blackstone has found no

problems that would indicate that the designers failed to provide adequate means of egress systems at the time of the original construction.

3.6 LIMITED DISABLED ACCESSIBILITY REVIEW

3.6.1 General

The ADA accessibility evaluation provided within the scope of services of this report is considered a “limited survey” and should not be considered as a comprehensive investigation of all existing conditions, quantities and measurements.

The Americans with Disabilities Act (ADA) was written into law in 1990 and became effective on January 26, 1992. ADA regulations are applicable retroactively to existing buildings and are generally more restrictive than the requirements of local codes; however, the more restrictive portions of either standard should be implemented. All future renovation work will have to meet the requirements of the more restrictive standard.

Under Title I of the ADA, it is the responsibility of the employer to make the disabled employee’s workplace accessible. Title III of the ADA requires that public facilities provide access to the disabled.

The United States Access Board issued a revised ADAAG in July 2004. These guidelines (36 CFR part 1191, appendices B and D) together with the Title III regulations (28CFR Part 36, Subpart D) form the 2010 ADA Standards for Accessible Design (2010 Standards). Public accommodation and commercial facilities must follow the requirements of the 2010 Standards. Construction or alterations performed after January 1993 and before September 15, 2010 should be in accordance with the 1991 Standards, Construction or alterations performed after September 15, 2010 and before March 15, 2012 should be in accordance with the 1991 or 2010 Standards, Construction or alterations performed after March 15, 2012 should be in accordance with the 2010 Standards, The scope of this survey was based on the 2010 Standards.

The ADA requires that non-compliant building spaces or components should be modified and barriers should be removed when they are “readily achievable.” This is interpreted to mean that the work is accomplished without much difficulty or expense. “Readily achievable” is subjective and plans should be prepared and submitted for review to the local enforcing agency to determine what will be acceptable prior to starting modifications.

The office buildings were constructed in 1999 and 2000 after the implementation of ADA.

A new path of travel was recently added from the public sidewalk along Industrial Way to the 1 Circle Star Plaza.

Accessible parking stalls are provided within the parking structure.

3.6.2 Interior Access

Double hinged doors with push/pull hardware are provided at each entrance. There is no symbol of accessibility at either door.

Office occupancy uses are clearly classified as a public accommodation. At 1 Circle Star Way, the tenant improvements appear to afford adequate ADA compliance with respect to interior access.

Elevators provide access to each floor. Interior access through tenant entrances generally appears to be in compliance.

Public restrooms in the newly improved 1 Circle Star Way comply with current ADA design standards.

The ADA report completed by Endelman Associates is provided in Appendix D.

3.7 MECHANICAL SYSTEMS

3.7.1 Heating and Cooling

The two buildings are cooled and heated by rooftop packaged VAV air conditioning units (RTUs) on each of the two four-story office buildings. There are four 75-ton RTUs by Trane Intellipak installed in 1999 and 2000. A supply duct loops around the core with VAV boxes supplying zones. The perimeter zones have VAV boxes with hot water coils served from the rooftop central boilers. The HVAC system has an energy management system by Trane Tracer with pneumatic system for all floors.

All the supply and return fans have variable speed drives in the RTUs. Outside air is provided by louvers that provide for the minimum 15% required fresh air and have the option to bring in 100% outside air on day when conditions are met.

The HVAC system for the building consists of the following major equipment:

1 Circle Star Way

Equipment	Brand	Qty.	Size	Age	RUL*
Rooftop Packaged Air-Conditioning Unit	Trane Intellipak, model SXHFC7540 Serial Numbers C99G12747 C99G12748 C99G12749 C99G12750	4	75-tons each	15	15+
Boilers, Space Heat	Raypak, H3-1571	2	1,571,000 BTUH	15	15+

Equipment	Brand	Qty.	Size	Age	RUL*
	Serial Number 9908161981				
Split Condensing Units-Tenant Server Rooms	Trane	9	(1) 3-ton, (1) 7.5-ton, (7) 5-ton	15	1-3
Hot Water Circulating Pumps	Paco, 16-20959	2	5-HP, 86 GPM	15	15+
Variable Air-Volume Boxes	Titus	Varies	0-1200 CFM. Perimeter units have hot water coils	Varies	15+
Toilet Exhaust Fan	Cook	1	3,910 CFM	15	10+
Packaged Air-Conditioning Unit-Kitchen	Trane, YCC330A4HE	1	30-tons	15	3-5
Pneumatic Compressor	ACP, C558-512D	1	120 gallon tank	15	1
Energy Management System EMS	Trane Tracer	1	Lot	15	Variable

2 Circle Star Way

Equipment	Brand	Qty.	Size	Age	RUL*
Rooftop Packaged Air-Conditioning Unit	Trane Intellipak, model SXHFC7540 Serial Numbers J97L73775 J97L73776 J97L73777 J97L73778	4	75-tons each	17	12+
Boilers, Space Heat	Teledyne Laars Mighty Therm HH1670EN09K	2	1,670,000 BTUH	17	10+
Split Condensing Units-Tenant Server Rooms	Trane	13	(1) 3-ton, (2) 6-ton, (10) 5-ton	15	1-3
Hot Water Circulating Pump	Bell & Gossett, 2x2x9 1/28	2	5-HP, 86 GPM	16	10+
Variable Air-Volume Boxes	Trane	Varies	0-1200 CFM. Perimeter units have hot water coils	Varies	15+

Equipment	Brand	Qty.	Size	Age	RUL*
Toilet Exhaust Fan	Cook	1	3,910 CFM	15	10+
Pneumatic Air Compressor	ACP, C558-512D	1	120 gallon tank	16	1
Energy Management System EMS	Trane Tracer	1	Lot	16	Variable

*RUL is Remaining Useful Life. This is the time when the equipment is expected to be refurbished or replaced. The life expectancies are based on ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) data, condition at the time of the site visit and anticipated preventive and prescriptive maintenance.

The package rooftop HVAC units use R-22 as the refrigerant. R-22 is also known as a hydro chlorofluorocarbon (HCFC). HCFCs are less damaging to the ozone layer than chlorofluorocarbons (CFCs), but still contain ozone-depleting chlorine. A 1992 amendment to the Montreal Protocol established a schedule for the phase-out of HCFCs such as R-22. According to the Montreal Protocol, refrigerant R-22 should be readily available until approximately 2020. Current plans are to completely phase out the production of R-22 by 2030. Production of new R-22 refrigerant has stopped as have production of new units using R-22. Replacement components as well as replacement refrigerant will be available for a period of time. We do not anticipate any refrigerant related issues during the evaluation period. The units at 400 and 460 utilize R410A, an HCFC refrigerant.

1 Circle Star Way has a separate 30-ton packaged air-conditioning unit supplying cool air only to the cafeteria on the first floor.

Building heat is provided by hot water coils part of the perimeter VAV boxes. Hot water is produced by the rooftop mounted Raypak boilers. The boilers are original and in fair condition. Overhauling is recommended during the term for efficiency.

Replacing the existing VAV boxes over the term is recommended.

Recommendations:

- Budget for replacing failed RTU compressors over the term. Each RTU has three (3) 25-ton compressors for a total of 24. (\$12,000 – Years 1 thru 10)
- Schedule a major overhaul of the four (4) rooftop natural gas-fired boilers for space heat. (\$15,000 – Years 3 and 4)
- Budget for replacing failed hot water circulating pumps and motors as they fail. (\$9,000 – Years 3 and 4)
- Allowance for replacing the roof-mounted pneumatic compressors when they fail. (\$6,500 – Years 2 and 3)
- Budget for replacing VAV boxes over the term. (\$5,000 – Years 1 thru 10)

3.7.2 Ventilation

Outside air is introduced to the building by motorized dampers in the RTUs. The Supply fans have air-side economizers which allows for 100% outside air.

The restrooms are ventilated by one rooftop exhaust fans per building, i.e., one each for the stacked restrooms.

The cafeteria has hood exhaust fans located on the roof of 1 Circle Star Way.

Smoke control for the individual floors is from smoke detectors installed in each of the RTUs return air ducts. Under fire mode, the supply fan dampers shut down the RTU.

3.7.3 Automatic Temperature Control

The buildings are equipped with a Trane Tracer energy management system (EMS). All controls are pneumatic supplied by a pneumatic compressor at each building.

3.7.4 Energy Conservation

Energy features at the site include a number of variable frequency drives for fans and compressors in the RTUs. The RTUs each have three (3) compressors for stacked loading. The VFD controls are linked into the EMS so that energy use can be coordinated as needed. Outside of 100% can be obtained.

3.8 ELECTRICAL SYSTEMS

3.8.1 Power

The buildings are served by Pacific Gas & Electric (PG&E) from pad-mounted utility transformers at each of the two (2) office buildings and one at the Parking Structure. Power is rated 3,000-amperes at 480/277-volts, 3-phase, 4-wire for the office buildings and 400-amperes for the parking structure. Thermoscans are accomplished on an annual basis. The last test was by Pro-Line Infrared on February 2014. Tests of the ground-fault interrupter device on the two 3,000-ampere main circuit breakers are reportedly accomplished on a five-year cycle as recommended by code. All of the base building equipment is manufactured by Siemens.

Emergency power is provided for back up of tenant server equipment and split DX condensing units with interior fan coil units. The 600 kW Onan diesel generator is located west of the drive entry to the parking structure. A 4,000-gallon above grade fuel tank located adjacent to the generator provided approximately 10 days' worth of fuel in the event of a power loss.

Emergency for base building is from battery units and battery operated exit fixtures located throughout each floor for coverage. All lighting throughout utilizes T8 lamps and compact fluorescent lamps. Lighting is controlled by dual switches or occupancy sensors.

Each floor has a 480/277-volt, 3-phase and 208/120-volt, 3-phase panel boards located at the dedicated stacked electrical rooms. Conduit and conductors are served to the floor panels from the main switchboards.

Based on the gross square footage of 107,100 per building, the capacity of the electrical system is 23.4 watts per square feet. This is considered well above average for a modern office building with gas space heat.

Main feeders and branch circuits are reported and were observed to be copper in metallic conduit.

The main switchgear, distribution boards, motor control centers, and branch panelboards are by Siemens. Available replacement parts are readily available.

Recommendations:

- Repair the improperly mounted ground-fault interrupter receptacle located in the men's restroom at 2 Circle Star on the 4th floor. No faceplate is provided and the device was plastered in. (\$50 – Immediate)

3.8.2 Exterior Lighting and Site Lighting

Exterior lighting is provided in the parking lots from cutoff high-pressure sodium fixtures on 25' poles. The courtyard between the two buildings has ground lights and 3' high HID bollard lights. Planters around the buildings utilize ground-mounted compact fluorescent fixtures.

Recommendations:

- Repair one of the high-pressure sodium cutoff parking lot pole fixtures directly opposite the main building entry to 1 Circle Star. Fixture is missing the clear lens. (\$225 – Immediate)

3.8.3 Interior Lighting

Base building lighting systems include high efficiency 2' x 4' T-8 fluorescent lighting fixtures in common corridors, restrooms, and tenant spaces. Lenses for the recessed fluorescent lighting fixtures include two- and three-lamp parabolic type, indirect two-lamp fixtures, and prismatic acrylic lenses. Corridors typically have recessed fluorescent fixtures or downlights. Lighting at the parking levels is surface high-pressure sodium fixtures. The top deck of the parking has pole-mounted HPS cutoff fixtures.

A Watt-Stopper lighting control system monitors and controls interior and exterior lighting and is controlled by the Trane Tracer energy management system.

3.8.4 Emergency Power

The buildings are not supplied with emergency power for base building egress. Emergency lighting is provided for egress lighting and exit fixtures from battery units and internal battery backup.

3.8.5 Telecommunications and Security Systems

Telecommunication service is provided underground conduit to the building. Main telephone service for this building is a hard-wired system and is centrally located in a utility room within the building that also houses other communication systems. Fiber optic cabling is brought into and between each building.

There are digital color security cameras in the building, elevators, exterior, and the garage levels. The main color monitors are located at the main security station in Building One. An access system is provided for entry into each building and throughout the common and tenant spaces.

3.9 PLUMBING SYSTEMS

3.9.1 Domestic Water

Domestic water is provided by the City of San Carlos utilizing city pressure from the mains under Industrial Road. The backflow devices are inspected annually, but evidence on the last inspection is needed. Distribution piping includes a 3-inch copper riser to a second floor-mounted booster pump rated at 2-horsepower at 70 gallons per minute. It was reported that a bypass valve allows city pressure to serve the systems while maintenance is being performed. Copper laterals are then routed to plumbing fixtures on each floor. An 80-gallon electric water heater is provided on the ground floor of each building with a fractional Grundfos circulating pump to maintain pressure.

Domestic water is provided up the building in a copper riser with copper laterals. The incoming piping is copper from the city meter through the pressure reducing valve and the lateral section leading to the riser with copper laterals to plumbing fixtures on each floor. Where tenants require additional hot water for kitchenettes and lunch rooms, under-counter electric type are provided.

Recommendations:

- Show evidence the backflow devices are inspected on an annual basis. This includes domestic water, irrigation water, and the main fire water service. (\$0)

3.9.2 Plumbing Fixtures

Plumbing fixtures are high-quality, vitreous clay equipment and are generally original to the building. The water closets are rated 1.6 gallons per flush while the urinals are rated 1.0 gallon

per flush. Lavatories are counter mounted. Water closets are wall mounted. Faucets and other fixtures are chrome finish steel. Existing plumbing systems appeared to be adequately sized for the intended service. The ground floor is provided with a shower room at each building. Shower is roll in type. See Disabled Access section for more information.

3.9.3 Sanitary System

Sanitary piping utilizes hubless ductile iron. All sanitary waste flow is gravity fed to municipal sewer connections under Industrial Boulevard. 1 Circle Star Way has a cafeteria that discharges their kitchens into a 3,000-gallon three-stage clarifier on the west side. The main waste line then runs westerly to Circle Star Way. No problems with pipe leakage or frequent blockages were reported. In addition to this clarifier, the parking garage storm collection piping is routed to an oil separator west of the parking structure.

The construction drawings indicated a forced main at the southwest corner of the hotel site that collects sanitary waste from the hotel and discharge it towards Industrial Boulevard. The pump station has a separate electrical service and meter.

3.9.4 Storm Drain System

Storm water generally flows by gravity from building roof areas the underground to a storm collection system that perimeters the site. Storm water is then directed to the municipal system under Circle Star Way. Storm water in the parking flows by gravity to the collection piping on site. No sump pumps are provided at this property.

3.9.5 Automatic Irrigation System

An automatic irrigation system is provided at each building from a stainless steel controller box located along the parkway at Circle Star Way. Irrigation piping is PVC with pop-up areas heads.

There is a water feature situated between the two building that has an underground pump and cartridge filter. The feature has automatic water fill, wind sensors, and a 340 GPM 5-horsepower circulating pump.

3.9.6 Natural Gas

Gas service is brought into each building for the rooftop Raypak and Teledyne Laars gas-fired boilers. The gas service is provided by Pacific Gas & Electric from medium pressure regulators. The piping was observed to be welded iron in good condition. These original services are fitted with a seismic shut off valve.

3.10 FIRE AND LIFE SAFETY SYSTEMS

3.10.1 Fire Suppression

Both office buildings and the lowest level of the parking structure are completely protected by an automatic wet type fire protection sprinkler system. A 6"-diameter fire protection service with double check detector backflow preventer enters each building on the west side to the risers equipped with pressure gauges, flow and tamper switches and an exterior alarm bell. Density information is posted on the risers which is rated 0.10 gallons per minute over 1,500 square feet. This is considered Light Hazard per NFPA 13.

Pre-action systems are provided in each building to dedicated server rooms. An Ansul chemical suppression system is provided for these rooms and monitored by a fire alarm panel that reported to the main fire alarm panels.

TNT Fire Protection, Inc. of Pleasanton, CA completed five-year inspection of the wet fire protection systems dated December 2013. A post indicator valve (PIV) for each building, the site, and the parking structure is located in the parkway along Industrial Boulevard.

Fire-department connections are located at each of the buildings.

3.10.2 Fire Alarm System

Manual fire extinguishers are provided throughout each building and the parking structure. The main fire alarm panels are by Notifier AFP*200 addressable type. The fire alarm panels monitor the fire sprinkler flow and tamper switches, smoke detectors and door releases, manual pull stations and fire alarm horns and strobe lights. A Fire-Lite MS-9200 fire alarm panel monitors the sprinkler flow and tamper switches in the parking structure. Premier Security Solutions monitors each of the fire alarm panels.

Fire alarm horns and strobe lights are located in common corridors, the main lobby, and all the parking levels. Strobe lights are installed in the restrooms.

3.10.3 Fire Extinguishers and Fire Hydrants

There are ABC-type, dry-chemical, portable fire extinguishers located throughout the buildings. The annual inspections were current and last performed in July 29, 2013 by Gerboth Fire Ext. Service of Redwood City, CA. Fire hydrants are situated around the site at 300' intervals and along Industrial Blvd.

3.11 VERTICAL TRANSPORTATION

General

Vertical transportation for The Circle Star Plaza project, Buildings I & II, located at, 1 Circle Star Way, in San Carlos, CA is provided by a total of seven (7) elevators. Each building is served by

three (3) low-rise Hydraulic Passenger elevators that serve 4 floors; the Parking Garage is served by one (1) low-rise hydraulic elevator that serves 3 floors.

Our survey of the elevators found the existing systems to be comprised of quality components in good condition. Overall, the existing equipment in place is considered to be of good quality and well suited for low-rise office buildings, by comparison to current industry standards.

The elevator equipment is clean, well-adjusted and is in good condition. All of the required code and safety inspections are current, and there were some minor outstanding contractual maintenance, repair and service items that were noticed during our inspection. These should be corrected by the current maintenance provider at no additional cost to the owner. The elevator pits are dry. The pit and hoistway equipment in Building I, was some-what dusty and dirty, and is due for a routine cleaning. Based on the current level of preventative maintenance, we estimate the remaining useful life of the major control and operating components to be approximately 8 to 10 years.

The vertical transportation equipment for both buildings was installed by Golden Gate Elevator Company in 1998-99. These are standard in-ground, direct action type hydraulic elevators. The hydraulic pump units and controllers are located in an adjacent machine room. The microprocessor based controller equipment was manufactured by Elevator Controls Corp. The Door equipment was manufactured by GAL Equipment Company. The elevators comply with the Americans with Disabilities Act with some minor deficiencies, and are equipped with Fire Service recall operation. KONE Elevator Company is the current maintenance provider.

Maintenance Issues

Industry standard reviews of the four general areas: (a) Housekeeping; (b) Lubrication; (c) Renewal or repair of worn or defective components; and (d) Adjustments; were conducted during our site visit. CMH noted the overall level of housekeeping as "Fair", the machine room components are clean, the car tops and pit areas are due for a routine cleaning in the Building I. Lubrication and repairs appeared to be "good" and the level of adjustment to be acceptable. The door open and close times were within the industry standards with some minor adjustments required. We identified a few minor elevator equipment deficiencies which KONE Elevator should be expected to resolve as a part of their maintenance service agreement.

- Repair the inoperable car emergency phone for Elevator No. 1 in Bldg. I, and Elevator Nos. 1, 2 & 3 in Bldg. II.
- Repair the inoperable car emergency phone for Elevator No. 1 in Garage.
- Adjust the "door close" time to a range of 2.9 to 3.4 seconds on Elevator No. 1 in Bldg. I, and elevator Nos. 2 & 3 in Bldg. II, and Elevator No. 1 in the Garage.

- Adjust the door nudging time out to a range of 20 -25 seconds on all cars.
- Clean the pits and car tops and door equipment for the Passenger Elevators in Bldg. I.
- Provide up to date maintenance records and Fire Service test logs for all units.

The monthly fire service test logs and maintenance records were present in each machine room, as required by code but were not up to date. Several of the door open/close and hold open

times were in in need of adjustment. The individual car performance measurements are detailed on the attached "Performance Charts".

With the exception of the items listed above, no other maintenance issues or deferred repair items were noted during our site visit. These items should be repaired as part of the service contract.

Building Issues

In Building II, the pit access ladder for Passenger Car No. 3, in Bldg. II is not code compliant. The pit light switch and stop switch should be adjacent to the access ladder.

The machine rooms are equipped with a standard "light switch" for the 110v supply for the elevator lights. We recommend this be changed to a fused lockable switch or circuit breaker as per the current NEC requirements.

No other deficiencies were noted.

Elevator Operation

Hydraulic type elevator systems, as compared to traction type elevator systems, are popular because of their lower initial equipment costs, reduced maintenance costs and more efficient space utilization. Hoistway size requirements are smaller, overhead runby requirements are decreased, and overhead machine rooms are not required, leaving rooflines uncluttered. Hydraulic elevators are best suited for low-rise buildings which have limited use and limited elevation, with travel limitations of approximately 60 feet.

Emergency Features

The elevators are provided with Elevator Recall, Fireman's Service Operation Phase I and II. Smoke detectors are provided for use with elevator recall in the elevator lobbies, and in the machine rooms. Sprinkler heads are present in the machine rooms and in the hoistways. Shunt-trip type main line breakers are not provided.

The Fire Recall operation was not tested during the site survey. The Fire recall key switch signage was missing for Bldg. I, at the lobby key switch. Proper signage was present for each car operating panel. Battery operated emergency lowering devices are installed to automatically lower the car and open the doors in the event of a power failure to avoid entrapments.

Code Compliance

The elevators and associated systems comply with applicable safety code requirements in effect at the time of installation. All of the elevator inspections are current and were last performed in October of 2013. The equipment test tags were current. The current certificates are current and properly posted.

Accessibility

The elevators generally comply with ADA accessibility requirements. We did note a few minor ADA violations. The car alarm bell buttons should illuminate when pressed. Some of the door hold open times are in need of adjustment to suit the current ADA standards.

Useful Life Projections

If the level of maintenance (as specified by the maintenance contract) continues, future modernization of the existing passenger elevator controls and door operating equipment should not be required for 8 to 10 years. All elevator control systems are modern microprocessor based systems with replacement parts readily available through normal sources.

The elevator door systems could be improved by adding "close-loop" control to smoother and quieter door operation.

The parking garage elevator has a mechanical safe-edge type door protection on the car doors. We recommend the installation on a new electronic detector similar to the office building passenger elevators for greater passenger safety and performance.

Equipment Summary

Circle Star Plaza, Bldg. I

Elevator numbers:	Car Nos. 1, 2 & 3
Equipment Type:	Passenger
Manufacturer:	Golden Gate Elevator Company
Installation Date:	1999-2000
Floors Served:	4
Entrances:	Front
Capacity:	3,500 pounds
Contract Speed:	180 feet per minute
Type:	In-ground Hydraulic
Controller:	Microprocessor
Door type:	Center opening
Door Operator:	GAL Equipment Company
Door Protection:	Electronic Entrance Detector
Car Station:	One
Position Indicator:	Yes
Hall Direction Arrows:	Yes
Emergency Power:	Battery Operated, Emergency lowering
Fire Service:	Yes
Communication:	Yes
Diagrams on Site:	Yes

Circle Star Plaza, Bldg. II

Elevator numbers:	Car Nos. 1, 2 & 3
Equipment Type:	Passenger

Manufacturer: Golden Gate Elevator Company
Installation Date: 1998-99
Floors Served: 4
Entrances: Front
Capacity: 3,500 pounds
Contract Speed: 180 feet per minute
Type: In-ground Hydraulic
Controller: Microprocessor
Door type: Center opening
Door Operator: GAL Equipment Company
Door Protection: Electronic Entrance Detector
Car Station: One
Position Indicator: Yes
Hall Direction Arrows: Yes
Emergency Power: Battery Operated, Emergency lowering
Fire Service: Yes
Communication: Yes
Diagrams on Site: Yes

Parking Garage

Elevator numbers: Car No. 1
Equipment Type: Passenger
Manufacturer: Golden Gate Elevator Company
Installation Date: 1999
Floors Served: 3
Entrances: Front
Capacity: 3,500 pounds
Contract Speed: 140 feet per minute
Type: In-ground Hydraulic
Controller: Microprocessor
Door type: Center opening
Door Operator: GAL Equipment Company
Door Protection: Mechanical safe edge and light ray
Car Station: One
Position Indicator: Yes
Hall Direction Arrows: Yes
Emergency Power: Battery operated emergency lowering
Fire Service: Yes
Communication: Yes
Diagrams on Site: Yes

Maintenance Contract Review

The current maintenance contractor is KONE Elevator Company. A copy of the elevator "Maintenance Agreement" was not provided for review and evaluation. Based on information obtained from Bldg. personnel, KONE Elevator Company is responsible for performing full maintenance services on all elevators. The basic scope of work requires KONE to provide all

equipment, materials, parts and labor for “Full Elevator Maintenance”. All repairs and code required safety tests are included in the contract fee.

3.12 PUBLIC RECORDS REVIEW

3.12.1 General Information

A review of public records was performed in person, via phone conversation, letter requests, and internet access. Information was obtained by independent review of documents obtained online and from certain individuals and agencies.

Although Blackstone believes that the information contained herein is reliable, completeness and accuracy of information provided by others cannot be guaranteed. The following individuals and agencies provided public records information:

City of San Carlos Offices	
City of San Carlos Planning Dept.	Lisa Porras, Principal Planner, (650) 802-4264
City of San Carlos building Department	Christopher Valley, Building Official, (650) 802-4262
City of San Carlos City Clerk Office	Crystal Mui, (650) 802-4219
City of El Segundo Fire Dept.	Lisa Guerrero, Fire Prevention Officer (650) 780-5798

The building shells appear to be in substantial compliance with generally accepted building practices and code requirements of the building code and amendments believed to be in effect at the times of the original construction.

The City of San Carlos currently issues building permits and evaluates building permit applications based on the 2013 California Building Code (CBC) Parts 1 & 2 Title 24, CCR 2009 IBC with CA Amendments. The City of San Carlos is responsible for compliance with fire protection.

A Zoning Verification Letter was requested from the City of San Carlos Planning Department. The property has the following two parcels: 046-240-180-3 AND 052-103-170-8.

3.12.2 Building Permits and Certificates of Occupancy

Blackstone visited the City of San Carlos on March 7, 2014 and reviewed current permits that were available at the counter. Other older permits are stored off-site but can reviewed on the City’s website: www.scpermits.net/etrakit3

Copies of the most important original building permits provided by the City include the following:

Address	Permit #	Permit Date	Description of Work
2 Circle Star Way	11528	12/19/97	New Office building. Valuation: \$6,872,141. Finaled date: 6-29-99
2 Circle Star Way	11846	12/30/97	Plumbing for new office building.
2 Circle Star Way	12429	10/23/97	Foundation only - 4-story office building. Valuation: \$2,950,000
1 Circle Star Way	Bldg1999-00528	4/21/1999	Construct 4-story steel framed office building.

A Certificate of Occupancy for 2 Circle Star Way shell was issued on July 1, 1999.

Copies of the most recent building permits for both 1 Circle Star Way and 2 Circle Star Way tenant improvements were obtained at the counter and are described below. See copies of permits in appendices. The City of San Carlos indicated that a new Certificates of Occupancy will be issued for 2 Circle Star Way once the Tenant Improvements are completed.

Address	Permit #	Permit Date	Description of Work
1 Circle Star Way	Bld2013-00441	05/22/13	T.I to 1 st floor, 4 th floor and roof. Restroom upgrade on 1 st , 2 nd and 4 th floor. Additional private restrooms/ showers and chef's kitchen on 4 th floor. Roof improvements include a private deck. Valuation: \$9,975,000
2 Circle Star Way	Bld2014-0011	02/18/14	T.I to partial 1 st , 2 nd , and 3 rd floors. Improvements for 1 st floor include conference suite, restroom upgrade and installation of UP and sewer rooms. Second and 3 rd floor improvements include relocated break rooms and upgraded restrooms. Also new exterior door and walk from 1 st floor conference suite to accessible path. 4 th floor scope consists of partition, door, casework and floor finish demolition. Valuation: \$8,900,000.
1 Circle Star Way	Bldg2013-00872	No date on permit	Site improvements for ADA Compliance. \$70,000

Copies of the building permits and certificate of occupancy noted above are included as appendices of this report.

3.12.3 Zoning

Blackstone requested a zoning verification letter from the City of San Carlos Planning Department. Once this letter is received, it will be forwarded.

Circle Star Plaza is currently zoned PD (Planned Development) with Ordinance 1230 dated May 12, 1997. A copy of this ordinance is attached in the appendices but the most important conditions of this ordinance are as follows:

- Setbacks shall be a minimum of 25' from the top of the creek bank and 10' from the south side property line, 10' from the rear property line and 100' from Industrial Road for the office buildings, and 50' from the front property line for the hotel. Height shall be limited to no more than 70' (four stories plus penthouse), lot coverage (building footprint) not to exceed 35% for buildings.
- The signage for both tenants shall not exceed 2,519 square feet with configuration as discussed in the staff report. The project shall have a monument sign on Industrial Road of uniform design shared by all tenants.

3.12.4 Parking Requirements

Ordinance 1230 dated May 12, 1997 indicates the following parking requirements for the property:

A minimum of one parking space for each 300 square feet of building area shall be maintained for the office development, and one parking space shall be maintained for each hotel unit. Up to 15% of the required parking for hotel use of the office parking and 5% of the office parking using the hotel parking can be shared between the two users since the peak periods for parking use to not overlap.

Based on 214,200 square feet of building area and one parking space feet for each 3 square feet of building area, there should be 714 parking stalls on site. The March 25, 2014 ALTA Survey indicates a parking count of 776 parking stalls which conforms to the City's requirements.

3.12.5 Easements/Covenants

The March 25, 2014 ALTA/ACSM Land Title Survey prepared by BKF of Walnut Creek, CA indicates various easements, covenants and restrictions. Refer to the ALTA Survey attached in the appendices for a complete list of easements, covenants, restrictions, assessments, liens, charges, terms and provisions.

3.12.6 Flood Zone

According to FEMA (www.fema.gov), the property is located in Flood Zone "X", which represents areas to be outside the 0.2% annual chance floodplain. Per FEMA flood insurance Rate Map community panel number 06081C0301E, effective date: October 16, 2012.

3.12.7 Fire Department

According to Lisa Guerrero, Fire Prevention Officer with the City of San Carlos, there are no fire code violations at this time. Ms. Guerrero indicated that the properties have been vacant for some time and that 1 Circle Star Way just completed renovations and is now occupied. 2 Circle is undergoing renovations and is not occupied. She indicated that no inspections are scheduled at this time.

4.0 DOCUMENTS REVIEWED

4.1.1 Plans

Original Architectural Plans for 2 Circle Star Way, prepared by Blauel Architects of London, dated 01-27-1999.

Original Architectural Plans for 1 Circle Star, prepared by Kenneth Rodriguez, Architect of San Jose, CA; dated 06-15-1998.

Original Architectural Plans for the Parking Structure prepared by the Watry Design Group of San Mateo, CA; dated 02-1-1999.

4.1.2 Soils Report

None available for review

4.1.3 ALTA Survey

An ALTA/ACSM Land Title Survey, prepared by BKF of Walnut Creek, CA, dated March 25, 2014.

4.1.4 Other Documents

Selected sections of the 2013 California Building Code
FEMA flood map (www.FEMA.gov)

5.0 OPINIONS OF PROBABLE COSTS SPREADSHEET

The following pages reflect Blackstone's cost recommendations for the subject project. Actual costs can only be determined after preparation of tender documents, understanding of site restrictions, effects of ongoing operations of the building and definition of a construction schedule. The costs are presented for a 10-year evaluation period with costs placed in appropriate years based on our professional opinion of the current condition, previous maintenance practices, future use/demand on the system(s), and the remaining useful life of the system(s). The costs are categorized per the following Ratings:

Rating 1 – Code and Life Safety:

These work items were identified as material code violations or deficiencies where the existing conditions present a non-conformance with the applicable Construction Codes enforced at the time of design and construction. Or, the issue presents a potential life safety risk to the occupants. Typically, the costs are shown as an Immediate recommendation and should be addressed as soon as ownership is established.

Rating 2 – Repair and Maintenance

These work items are associated with the normal repair and maintenance practices specific to the building type that are considered extraordinary to items included in a routine maintenance or preventive maintenance program. The cost recommendations are typically higher than a minimal threshold amount established for the assessment, but may fall below the threshold if the issue is considered significant that deferring the recommendation may lead to additional costs.

Rating 3 – Capital Expenditure

These work items are considered a significant expense and are typically included in a Capital Expenditure Plan.

Rating 4 – Modernization / Improvement

These work items are presented as recommendations that can have a positive material or operational effect on the facility or facilities. An example is installing energy efficiency measures on existing systems to realize cost savings directly to the ownership. We typically do not include recommendations that benefit tenants as these often have conflicting purposes, e.g. a small benefit to the tenant at an excessive cost (either or initial or long-term) to the ownership.

Rating 5 – Other Cost

These work items are presented in the far-right column labeled "Other" as the impact on the operation of the facility or facilities is not materially affected over the 10-year evaluation period if the cost recommendation is not completed. The recommendation is for the ownership's consideration as it may relate to the operation, ownership, or disposition of the facility or facilities.

SUMMARY DATA

CLIENT:	"Client"
SUBJECT PROPERTY ADDRESS:	1 & 2 Circle Star Way and 1709 Industrial Way (Parking garage), San Carlos, CA 94070
PROJECT MANAGER:	Fewzi Fardeheb, R.A., Associate
PROJECT TEAM:	Fewzi Fardeheb, R.A., Associate Lynsey Willadsen, P.E., Structural Evaluator Robert Knebel, P.E., Mechanical, Electrical, Plumbing, and Fire and Life Safety Evaluator Rich Adams (RRK Associates, LTD), Roofing Evaluator Bob Fox (CMH Consultants), Vertical Transportation Evaluator
DATES OF SITE VISIT:	March 5 & 6, 2014

SITE DATA:

Topography:	The irregularly-shaped site is relatively flat with minor slope to the east toward the 101 Freeway
Land Area:	Approximately 6.904 acres (Gross) and 6.383 acres (Net), according to ALTA Survey prepared by BKF of Walnut Creek and dated March 25, 2014
Zoning:	Planned Development Per Ordinance No. 1230. A zoning verification letter has been requested from the City of San Carlos.
Flood Plain:	The property is located in Flood Zone "X", which represents areas to be outside the 0.2% annual chance floodplain. Per FEMA flood insurance Rate Map community panel number 06081C0301E, effective date: October 16, 2012.

IMPROVEMENT DATA:

Number of Buildings:	Two identical buildings plus one adjacent parking structure
Building Type:	Office Use
Year Built:	1999/2000
Number of Stories/Mezz:	Four stories for the office buildings and three levels for the parking structure
Approximate Floor Height:	Offices: Typical ceiling height: approximately 9 feet from floor to ceiling. 13.5 feet floor to floor height.
Overall Building Height:	Offices: 60 feet to top of parapet. Parking garage: 22'-8" to top floor level.
Type of Construction:	Type II F.R., fully fire sprinklered
Building Use:	Office use for both buildings
Building Area:	Identical building area: 1 Circle Plaza = 107,100 square feet. 2 Circle Plaza - 107,100 square feet. Total = 214,200 square feet. Parking structure = 129,000 square feet
Type of Parking:	One parking structure plus surface parking.
Number of Parking Spaces:	The existing parking is shared with an adjacent hotel. The reviewed plans indicate a total of 714 parking stalls provided including 395 stalls in the garage, 298 surface stalls and 21 shared with the hotel. The ALTA Survey indicates 399 stalls in the parking garage, 279 on-site and 98 hotel parking. Blackstone confirmed 399 stalls in the garage. Surface parking count for the offices could not be field verified because it is shared with adjacent hotel.
Required Parking Spaces:	Per Ordinance 1230, Section 2, a minimum of one parking space for each 300 square feet of building area shall be maintained for the office development, and one parking space shall be maintained for each hotel unit. Up to 15% of the required parking for the hotel use of the office parking and 5% of the office parking for the hotel parking can be shared between the two uses.
Utilities:	Electric: Pacific Gas & Electric Gas: Pacific Gas & Electric Water: California Water Service Department Storm Water: City of San Carlos Public Works Sewer: City of San Carlos Public Works Telephone: Verizon
Structure:	Office Buildings: The roof and elevated floors consist of composite slabs comprised of corrugated, 18-gauge, 2-inch deep metal deck sheathing with 3 1/2-inch concrete topping supported by wide-flange steel beam sections and wide-flange columns. Per structural drawings for Building 2, the foundation elements are comprised of 47 feet deep, concrete piles and pile caps beneath columns with interlocking grade beams. The slabs-on-grade are illustrated as 6-inches thick, reinforced with #4 reinforcing bars spaced at 12 inches on center. Parking Structure: Roof and elevated floor construction is comprised of 5- to 7-inch thick, lightweight, post-tensioned, one-way concrete slabs supported by concrete beams and concrete columns. The foundations are constructed with continuous concrete footings below the tilt-up wall panels and with concrete pad footings at the interior columns. Per structural drawings, the lowest level is comprised of a 5-inch thick concrete slab on grade reinforced with #4 reinforcing bars spaced at 6-inches on center; continuous footings are beneath walls and interior pad footings beneath columns.

OPINIONS OF PROBABLE COSTS

Circle Star Plaza

1 & 2 Circle Star Way, San Carlos, CA 94070

Seismic

Office Buildings: The horizontal lateral load-resisting elements of the buildings consist of the composite slabs at the roof and elevated floor levels that behave as semi-rigid diaphragms. These diaphragms distribute lateral loads generated by earthquakes acting upon the mass of the structures to the vertical lateral load-resisting elements based on their individual rigidities. The vertical lateral load-resisting elements consist of the multiple lines of steel braced-frames.

Parking Structure: The horizontal lateral load-resisting elements of the parking structure consists of the post-tensioned concrete slabs at the roof and elevated floor levels that behave as rigid diaphragms. These diaphragms distribute lateral loads generated by earthquakes acting upon the mass of the structure to the vertical lateral load-resisting elements based on their individual rigidities. The vertical lateral load-resisting elements consist of the reinforced concrete shear walls.

Floor Loading:

Office Buildings: Roof live load is 20 psf, reducible. Typical Floor design live load is 80 psf, reducible. Public Areas, Stairs and Corridor Live loading is 100 psf.

Parking Structure: Roof live load is 20 psf. Parking levels live loading is 50 psf. Penthouse live load is 150 psf and planter live load is designated as 250 psf. All live loading for the parking structure is reducible if applicable per Section 1607 of the 1997 UBC.

OPINIONS OF PROBABLE COSTS

Circle Star Plaza

1 & 2 Circle Star Way, San Carlos, CA 94070

	<p>Exterior Wall Construction: The exterior wall construction consists of a combination of a curtain wall system along the west elevations and precast concrete panels along the east, north and south elevations.</p> <p>Roofing: The roof assembly is constructed of a built up roof assembly with a granule surfaced, fiberglass reinforced asphalt cap sheet installed over underlying fiberglass reinforcement plies. Each ply is installed in a solid mopping of hot asphalt.</p> <p>Interior Finishes: 1 Circle Star Plaza has undergone major Tenant Improvements. Interior finishes are typical of a Class A Office building and includes carpeted flooring, painted gypsum board walls and an acoustical ceiling tile system. 2 Circle Star Plaza will be going through extensive tenant improvements and is core and shell at present with no interior finishes installed at this time.</p> <p>Number of Stairs: Two interior exit stairs are provided as means of egress. Separate private stairway is provided at 1 Circle Star Plaza to reach the private roof deck from the 4th floor.</p> <p>HVAC Systems: The HVAC system for the buildings is provided by four (4) 75-ton packaged air-conditioning units (RTUs) supplying a variable air-volume duct system with VAV boxes. Based on 107,100 square feet for each building, 357 square foot per ton of cooling is provided. This is average for a modern office building in this climatic area. Space heat is from rooftop natural gas-fired boilers that circulate hot water to perimeter VAV boxes with heating coils. The RTUs are original with three (3) compressors in each unit. The boilers are also original and 14 to 15 years old in fair condition. The energy management system is an original pneumatic control system controlled by a central Trane Tracer controller and software.</p> <p>Electrical Systems: The buildings are provided with 3,000-ampere, 480/277-volt, 3-phase, 4-wire services served from PG&E pad-mounted utility transformers. The parking structure has its own 400-ampere, 480/277-volt, 3-phase, 4-wire service. A total of 23.3 watts per square feet of power is provided. This is well above average for a modern office building. Thermoscans are performed on an annual basis with ground-fault testing of the many circuit breaker on a five-year cycle. Lighting consists of recessed 2 x 4 fluorescent fixtures with parabolic louvers or indirect diffusers, T8 lamps, and electronic ballasts.</p> <p>Plumbing Systems: The incoming domestic water services includes a 3" copper pipe with backflow device, shut off, and pressure regulator. Domestic water is from the main line in Circle Star Way. The sanitary sewer mains are 6-inch diameter pipe to the municipal collector in Circle Star Way. Storm water collected from the building roof via roof drains and leaders that discharges into the municipal system in Circle Star Way. Medium-pressure gas is provided for the rooftop boilers.</p> <p>Fire/Life Safety Systems: The two (2) 4-story buildings are protected throughout with an automatic wet-pipe fire sprinkler system. Each building also has a pre-action fire suppression system for the server rooms. (Building 2's system is shut down for tenant improvements). An 8" service originates from the main line in Circle Star Way. The suppression systems utilize city pressure. The buildings are provided with a fully addressable fire alarm system. Emergency power for the fire alarm system, emergency lighting, and exit signage is provided by battery back-up. A 600 kW Onan generator near the parking structure provides emergency power to the building's server rooms.</p> <p>Vertical Transportation: Vertical transportation is provided by a total of seven elevators. Three hydraulic passenger elevators that are configured to operate as a group serve each building. The cars operate at a speed of 180 feet per minute and have a rated capacity of 3500 pounds. The elevators were manufactured and installed by Golden Gate Elevator Company in 1999 -2000 when the buildings were erected. The garage is served by one hydraulic passenger elevator, serving three landings, and operates at 140 feet per minute with a capacity of 3,500 pounds. All elevators are in good condition, operate well and have a remaining useful life of approximately 8 - 10 years. Annual tests and required inspections were completed in accordance with Code requirements in October 2013.</p>
<p>INFORMATION SOURCE:</p>	<p>Original Design Team</p> <p>Architect: Blauel Architects of London for 2 Circle Star and Kenneth Rodriguez of San Jose for 1 Circle Star. The Watry Design Group of San Mateo for the parking structure.</p> <p>Civil Engineer: Brian Kangas Foulk of San Jose</p> <p>Structural Engineer: EQE International of San Francisco</p> <p>Mechanical Engineer: ACCO Air-Conditioning Co., of San Carlos, CA</p> <p>Plumbing Engineer: Ramcon Co. Inc., of San Carlos, CA</p> <p>Electrical Engineer: Fank Electric of Milpitas, CA</p> <p>Fire Protection: Unknown</p> <p>Developer: Mozart Development Company, Palo Alto, CA</p> <p>Occupancy Class: B, Office and S-4 for Parking Structure</p> <p>Current Code: 2013 CA Building Code (CBC) Parts 1 & 2 Title 24, CCR 2009 IBC with CA Amendments</p> <p>Applicable Code: 1994 Uniform Building Code for office buildings and 1997 Uniform Building Code for parking structure</p> <p>Property Manager: Debbie Kaiser, Property Manager with Orchard Commercial, Inc.</p>
<p>STATEMENT OF CONDITION:</p>	<p>1 Circle Star Way has just completed major tenant improvements and its interiors are in very good condition. 2 Circle Star Way will be undergoing major tenant improvements soon. The overall condition of site improvements are considered to be good. Building development and improvements appear to generally comply with accepted practices for the area. With the completion of the limited items contained in this "Opinions of Probable Costs" spreadsheet in conjunction with a well-planned and executed program of annual maintenance, this property should continue to perform well throughout the assessment period.</p>

OPINIONS OF PROBABLE COSTS

Circle Star Plaza

1 & 2 Circle Star Way, San Carlos, CA 94070

4.1 SITE

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
1	Sealcoat the entire asphalt paved areas and restripe of all parking stalls, including driveway directional arrows and handicapped markings. The asphalt pavement was observed to have minor cracks and have faded striping. It was reported by the property manager that sealcoating was planned for this year. The square footage does not include the paved area around the hotel which is the hotel's responsibility. Repeat every 3-5 years	5	5	0	2	93,250	SF	\$0.25		\$23,313				\$23,313				\$23,313		\$69,938	
2	Restripe the parking structure parking stalls in approximately 5 years. Repeat every 3-5 years.	5	1	4	2	399	EA	\$20						\$7,980				\$7,980		\$15,960	
3	Epoxy inject minor spalling at loading dock rail located on the southwest corner of 1 Circle Star Way. Treat the rust and paint guardrail at same location.	-	-	-	2	1	LS	\$1,000		\$1,000										\$1,000	
4	Treat the rust and paint the metal canopy between the two buildings. Signs of rust are evident.	-	-	-	2	1	LS	\$2,500		\$2,500										\$2,500	
	Subtotal								\$0	\$26,813	\$0	\$0	\$0	\$31,293	\$0	\$0	\$0	\$31,293	\$0	\$89,398	\$0

4.2 BUILDING STRUCTURE

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
5	Parking Structure: During the time of the site visit, precipitation had occurred within the last 24-hours. Puddling at the end of the ramp leading down from the roof level was observed. Over time, standing water can lead to premature slab deterioration or rebar corrosion. An epoxy coat with a sealer should be applied to this area of the slab to prevent future damage.	-	-	-	2	1	LS	\$2,000		\$2,000										\$2,000	
6	Parking Structure: Mild vertical shrinkage cracks were visible along the interior of the northwest concrete wall. To prevent rebar corrosion, if cracks become larger than 1/16-inch they should be injected with epoxy.	-	-	-	2	1	LS	\$2,500		\$2,500										\$2,500	
7	Parking Structure: At the roof level between the top deck and level 2, the CMU barricade with handrails appear to have large cracks forming at the railing to concrete connection down through the CMU blocks. These cracks should be epoxy injected to prevent spalling and/or rebar corrosion. There are approximately 20 locations where this condition occurs on both sides of the ramp.	-	-	-	2	1	LS	\$3,500.00		\$3,500										\$3,500	
	Subtotal								\$0	\$8,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$0

Rating:
 1 - Code and Safety
 2 - Repair and Maintenance
 3 - Capital Expenditure
 4 - Modernization / Improvements
 5 - Other

OPINIONS OF PROBABLE COSTS

Circle Star Plaza

1 & 2 Circle Star Way, San Carlos, CA 94070

4.3 EXTERIOR WALLS & CLADDING

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
8	Provide an allowance for the repair/wet seal of the window gaskets on the first floor facing the parking lot. Mineral deposit stains on the glazing system indicates that the irrigation sprinkler heads have caused some of the windows gaskets to start failing from the hard water. Adjust the flow of the irrigation sprinkler heads to prevent over-spraying the glazing system.	-	-	-	2	1	LS	\$3,500		\$3,500										\$3,500	
9	Powerwash and paint the parking structure in approximately 4 years.	-	-	-	2	10,000	SF	\$1.25					\$12,500.00							\$12,500	
10	Remove the ivy and vegetation that is growing along the north wall of the parking structure. Grown vegetation could attract rodents.	-	-	-	4	1	LS	\$1,000		\$1,000										\$1,000	
11	Caulk the gap between two mullions on the first floor on the southeast corner of 1 Circle Star Way (facing the 101 Freeway). This occurs at the triangular junction of two aluminum mullions. This is to prevent water intrusion.	-	-	-	2	1	LS	\$1,500		\$1,500										\$1,500	
Subtotal									\$0	\$6,000	\$0	\$0	\$12,500	\$0	\$0	\$0	\$0	\$0	\$0	\$18,500	\$0

4.4 ROOFING

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
12	Budget for immediate roof maintenance and coating application.	-	-	-	2	1	LS	\$80,000		\$80,000										\$80,000	
13	Budget for annual roof maintenance including inspection and repair of flashing and sealants, debris removal, and repair of roof assemblies.	-	-	-	2	1	LS	Varies			\$4,000	\$4,000	\$4,000	\$6,000	\$6,000	\$8,000				\$32,000	
14	Budget for roof replacement in approximately 8 years.	22	15	7	3	50,646	SF	\$18									\$911,628			\$911,628	
15	1 Circle Star: Install a permanent irrigation water gutter/collection system for the wall garden and the raised planters installed on the roof. The wall-mounted plants and the raised planters are irrigated with no means of drainage and irrigation water is flowing directly onto the membrane. Constant irrigation water will cause premature failure of the roofing membrane.	-	-	-	2	1	LS	\$3,500		\$3,500										\$3,500	
Subtotal									\$0	\$83,500	\$4,000	\$4,000	\$4,000	\$6,000	\$6,000	\$8,000	\$911,628	\$0	\$0	\$1,027,128	\$0

OPINIONS OF PROBABLE COSTS

Circle Star Plaza

1 & 2 Circle Star Way, San Carlos, CA 94070

4.5 BUILDING INTERIORS

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
16	No corrective actions required. 1 Circle Star Way has just completed major tenant improvements. 2 Circle Star Way will be undergoing major tenant improvements soon.	-	-	-				N/A													
	Subtotal								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4.6 LIMITED DISABLED-ACCESSIBILITY REVIEW

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
17	Provide recommended work items as indicated in the attached ADA Survey.	-	-	-	1	1	LS	\$89,085	\$89,085											\$89,085	
	Subtotal								\$89,085	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,085	\$0

4.7 MECHANICAL SYSTEMS

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
18	Budget for replacing failed RTU compressors over the term. Each RTU has three (3) 25-ton compressors for a total of 24.	-	-	-	2	10	EA	\$12,000		\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$120,000	
19	Schedule a major overhaul of the four (4) rooftop natural gas-fired boilers for space heat.	-	-	-	2	4	EA	\$7,500				\$15,000	\$15,000							\$30,000	
20	Budget for replacing failed hot water circulating pumps and motors as they fail.	-	-	-	2	4	EA	\$4,500				\$9,000	\$9,000							\$18,000	
20	Allowance for replacing the roof-mounted pneumatic compressors when they fail.	-	-	-	2	2	EA	\$6,500			\$6,500	\$6,500								\$13,000	
21	Budget for replacing VAV boxes over the term	-	-	-	2	20	EA	\$2,500		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$50,000	
	Subtotal								\$0	\$17,000	\$23,500	\$47,500	\$41,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$231,000	\$0

4.8 ELECTRICAL SYSTEMS

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
22	Repair one of the high-pressure sodium cutoff parking lot pole fixtures directly opposite the main building entry to One Circle Star. Fixture is missing the clear lens.	-	-	-	2	1	EA	\$225	\$225											\$225	
23	Repair the improperly mounted ground-fault interrupter receptacle located in the men's restroom at Two Circle Star on the 4th floor. No faceplate is provided and the device was plastered in.	-	-	-	1	1	EA	\$50	\$50											\$50	
	Subtotal								\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275	\$0

OPINIONS OF PROBABLE COSTS

Circle Star Plaza

1 & 2 Circle Star Way, San Carlos, CA 94070

4.9 PLUMBING SYSTEMS

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
24	Provide evidence that the backflow devices are inspected on an annual basis. This includes domestic water, irrigation water, and the main fire water service.	-	-	-	1	5	EA	\$0	\$0											\$0	
	Subtotal								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4.10 FIRE & LIFE SAFETY SYSTEMS

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
25	No corrective actions are required																		\$0	\$0	
	Subtotal								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

4.11 VERTICAL TRANSPORTATION

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
26	Renovate Bldg. I, door operator system with closed loop control equipment.	-	-	-	4	3	EA	\$12,000		\$36,000										\$36,000	
27	Renovate Bldg. II, door operator system with closed loop control equipment.	-	-	-	4	3	EA	\$12,000		\$36,000										\$36,000	
28	Install illuminated feature for car alarm bell buttons for ADA compliance.	-	-	-	1	7	EA	\$1,000	\$7,000											\$7,000	
29	Contractor deferred maintenance repairs that should be performed as part of the service agreement.	-	-	-	2	7	EA	\$0												\$0	
30	Building Maintenance repair items	-	-	-	2	1	EA	\$2,500	\$2,500											\$2,500	
31	Code and Safety, install electronic door detector for Garage elevator	-	-	-	1	1	EA	\$3,000	\$3,000											\$3,000	
32	Renovate Garage door operator system with closed loop control equipment.	-	-	-	4	1	EA	\$12,000			\$12,000									\$12,000	
	Subtotal								\$12,500	\$72,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,500	\$0

4.12 PUBLIC RECORDS REVIEW

Item No.	Recommendation	EUL	Age	RUL	Rating	Quantity	Unit	Unit Cost	Immediate	Year 1 2014	Year 2 2015	Year 3 2016	Year 4 2017	Year 5 2018	Year 6 2019	Year 7 2020	Year 8 2021	Year 9 2022	Year 10 2023	Totals	Other
33	No building of fire department violations. Zoning verification letter pending from the City of San Carlos.																			\$0	
	Subtotal								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS:									\$101,860	\$213,313	\$39,500	\$51,500	\$57,500	\$54,293	\$23,000	\$25,000	\$928,628	\$48,293	\$17,000	\$1,559,886	\$0

TOTALS BY RATING:

1	\$99,135	Code and Safety
2	\$464,123	Repair and Maintenance
3	\$911,628	Capital Expenditure
4	\$85,000	Modernization / Improvements
5	\$0	Other

Appendices

Appendix A:	Reference Photographs
Appendix B:	Vicinity Map
Appendix C:	Site Plan
Appendix D:	Supplemental Reports and Supporting Documents
Appendix E:	Public Records



PHOTOGRAPH 1
Overall view of 2 Circle Star Way



PHOTOGRAPH 2
Construction trailer in front of 2 Circle Star that is undergoing T.I.



PHOTOGRAPH 3
Overall view of 1 Circle Star Way



PHOTOGRAPH 4
Overall view of the parking structure top deck from the roof of 1 Circle Star Way



PHOTOGRAPH 5

Overall view of the Extended Stay Hotel on the northwest corner of the property and that is no part of this evaluation



PHOTOGRAPH 6

View of the asphalt paved area that is shared with the hotel



PHOTOGRAPH 7

Asphalt paved area on the west side of 1 Circle Star Way



PHOTOGRAPH 8

Asphalt paved area on the west side of 1 Circle Star Way



PHOTOGRAPH 9
The asphalt is in fair to good condition



PHOTOGRAPH 10
Catch basins on site for storm water drainage



PHOTOGRAPH 11
The central driveway is paved with concrete



PHOTOGRAPH 12
Plaza between the two buildings is paved with concrete



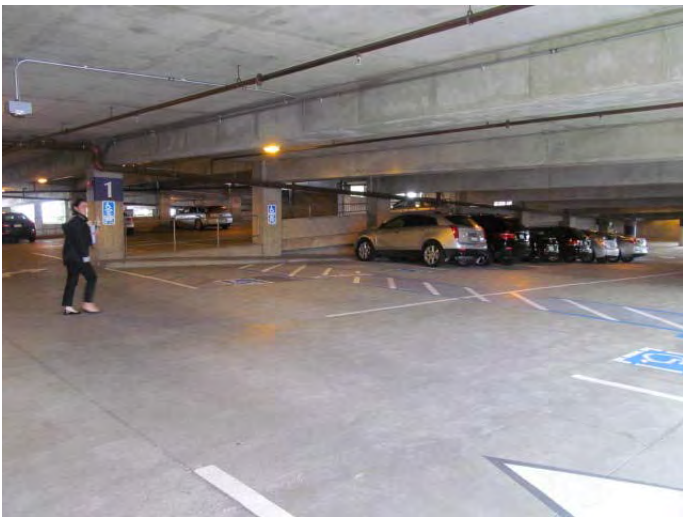
PHOTOGRAPH 13

New ADA accessible stalls have been striped in front of 1 Circle Star Way



PHOTOGRAPH 14

Billboard sign on the east side of the property



PHOTOGRAPH 15

View of the paving inside the parking structure



PHOTOGRAPH 16

View of the main entrance of the parking structure



PHOTOGRAPH 17
Metal canopy between the two buildings



PHOTOGRAPH 18
Minor rust on the metal canopy structure between the two buildings



PHOTOGRAPH 19
Water feature on the east side



PHOTOGRAPH 20
Minor spalling at the loading dock. Note rusted guardrails.



PHOTOGRAPH 21

View of the interior of the building. I Beams and open web bar joists support wide ribbed metal decking



PHOTOGRAPH 22

Overview of the granule surfaced built up roof assembly



PHOTOGRAPH 23

Raised parapet walls with flashings terminate behind a galvanized counter flashing detail at perimeters



PHOTOGRAPH 24

Portions of the parapet walls are capped with a prefinished coping cap detail



PHOTOGRAPH 25

Primary roof drains and adjacent overflow drains are present on both roofs



PHOTOGRAPH 26

Both roofs HVAC units drain to dedicated drains central roof area



PHOTOGRAPH 27

Roof drains and overflow scuppers pictured here is building Two



PHOTOGRAPH 28

Roof hatch curb with flashing not properly adhered. Surrounding field membrane surface exhibits wear.



PHOTOGRAPH 29

Debris and granules are noted at the drainage sump. These areas should be swept clear.



PHOTOGRAPH 30

Isolated open base flashing side lap should be sealed with roofing mastic



PHOTOGRAPH 31

At the north east parapet wall a section of perimeter has been coated to possibly mitigate a granule loss problem and is in good condition



PHOTOGRAPH 32

Single pipe penetrations are completed with lead jack details



PHOTOGRAPH 33

HVAC curbs are sealed however the size and amount of water susceptible to pond indicate these should be monitored.



PHOTOGRAPH 34

Soil Stack flashing with lead not completed, the stack should be terminated and wrapped lead, all stacks and sealant should be monitored



PHOTOGRAPH 35

Typical retrofit soil stack with inferior flashing method, these should be monitored level



PHOTOGRAPH 36

Overview of granule loss in field of membrane, this condition leads to accelerated aging



PHOTOGRAPH 37

Insulation saddle transferring ridging through the cap sheet. This condition needs to be monitored.



PHOTOGRAPH 38

Interior HVAC area has significant amounts of construction materials that should be removed



PHOTOGRAPH 39

Tenant private deck and garden support system.
Most posts positioned on rigid polystyrene



PHOTOGRAPH 40

View of some posts not placed on rigid insulation.
Construction difficult to inspect roof membrane condition



PHOTOGRAPH 41

Lateral Braced-Frame Elevation Observed at
Perimeter of Office Building



PHOTOGRAPH 42

Typical Brace Gusset Plate Connection



PHOTOGRAPH 43

Typical Steel Beams and Corrugated Metal Deck
Sheathing Elevated Floor Framing at Office
Building



PHOTOGRAPH 44

Typical Column to Beam Connection at Roof
Level

Circle Star Plaza
San Carlos, California

Project No. XXXXCA016.02



PHOTOGRAPH 45

Typical Concrete Framing of Parking Structure



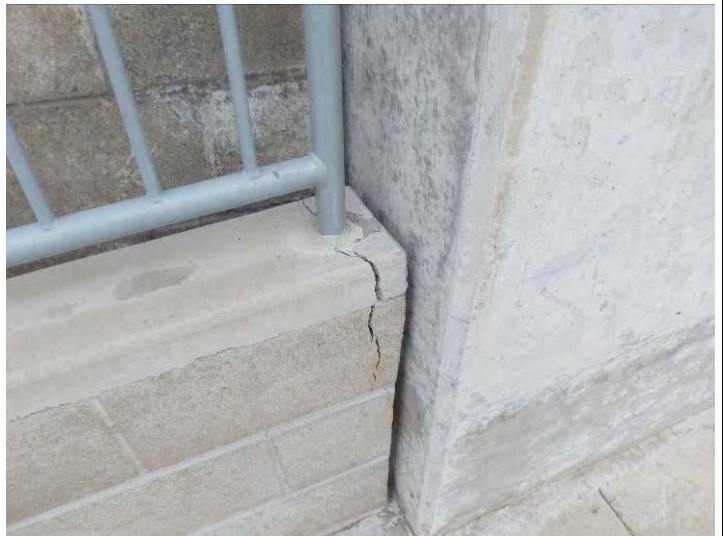
PHOTOGRAPH 46

Water Noted During Site Visit and Ponding a
Roof Drive Ramp Termination



PHOTOGRAPH 47

Hair Line Cracks Noted in Concrete Wall



PHOTOGRAPH 48

Spalling Connection of Concrete and CMU
Handrail Supports



PHOTOGRAPH 49

Raypak space heating boiler at One Circle Star is original.



PHOTOGRAPH 50

One of the hot water circulating pumps at One Circle Star has a new motor.



PHOTOGRAPH 51

Each building has four (4) Trane Intellipak RTUs, one 75-ton per floor.



PHOTOGRAPH 52

Pneumatic compressor on roof for HVAC controls.



PHOTOGRAPH 53

Welded ductwork for the Cafeteria hood exhaust fan.



PHOTOGRAPH 54

Typical VAV cooling box by Titus.



PHOTOGRAPH 55

Typical Titus VAV box with hot water coils for perimeter space heat.



PHOTOGRAPH 56

Thermostats are pneumatic by Honeywell controlled by the Trane Tracer EMS.



PHOTOGRAPH 57

Boilers for space heat at Two Circle Star are by Teledyne Laars.



PHOTOGRAPH 58

Urinals at One Circle Star have automatic Sloan flush valves.



PHOTOGRAPH 59

Water closets used automatic flush valves.



PHOTOGRAPH 60

Three-stage, 3,000-gallon clarifier for Building One cafeteria kitchen.



PHOTOGRAPH 61

Pump and filter for the water feature located in an underground vault.



PHOTOGRAPH 62

Irrigation controller in the parkway at Building One.



PHOTOGRAPH 63

One of the parking lot pole fixtures is missing a lens.



PHOTOGRAPH 64

Upper deck of the parking structure has cutoff high-pressure sodium pole fixtures.



PHOTOGRAPH 65

Main overcurrent devices at each of the building main switchboards is tested every 5 yrs.



PHOTOGRAPH 66

Watt Stopper lighting controls are tied into the building EMS.



PHOTOGRAPH 67

The electrical systems are thermoscanned annually.



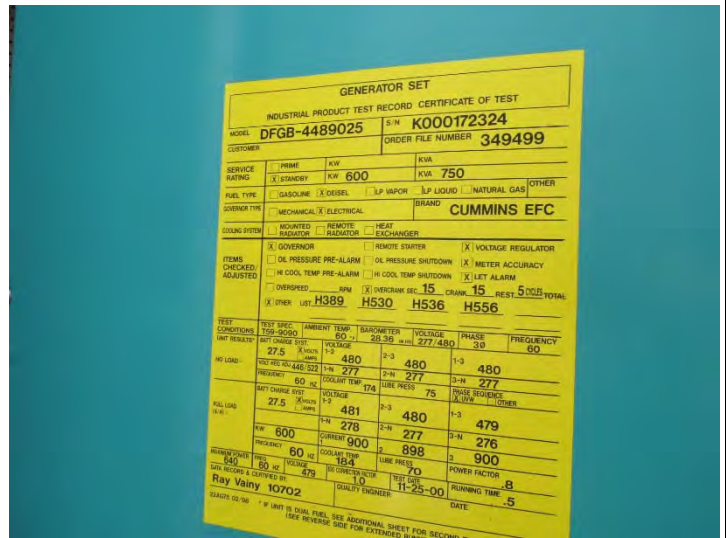
PHOTOGRAPH 68

Location of the pad-mounted utility transformers adjacent to the 101 Fwy.



PHOTOGRAPH 69

Circle Star Two has a ground-fault receptacle in the 4th floor men's installed improperly.



PHOTOGRAPH 70

Nameplate for the Onan emergency generator at the Parking Structure.



PHOTOGRAPH 71

Main building lobbies have a remote fire alarm panel for use by the Fire Department.



PHOTOGRAPH 72

Fire alarm strobe lights are located in all restrooms.



PHOTOGRAPH 73

Fire sprinkler riser for the parking structure.



PHOTOGRAPH 74

Fire alarm panel at the parking structure.



PHOTOGRAPH 75

Typical fire extinguishers provided throughout



PHOTOGRAPH 76

Typical telephone room



PHOTOGRAPH 77

Bldg. I, Car No. 1 - 3, Mainline disconnect switches



PHOTOGRAPH 78

Smoke sensor and HVAC vent in machine room



PHOTOGRAPH 79

Sprinkler head in machine room



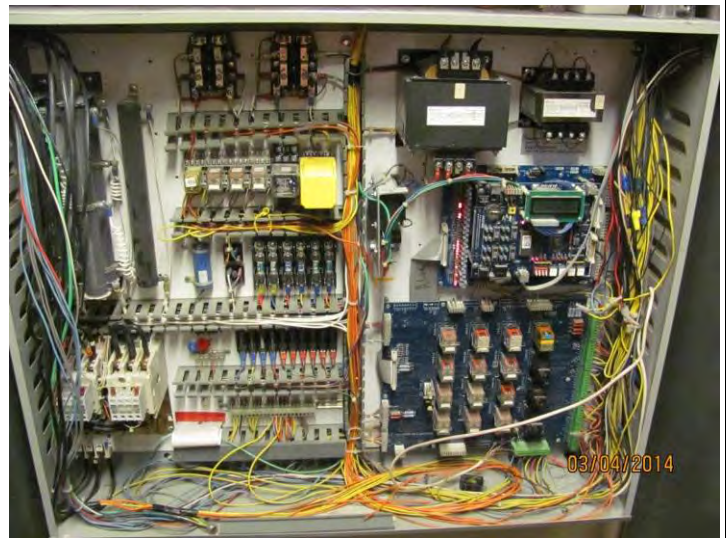
PHOTOGRAPH 80

110V disconnect switch for car lights



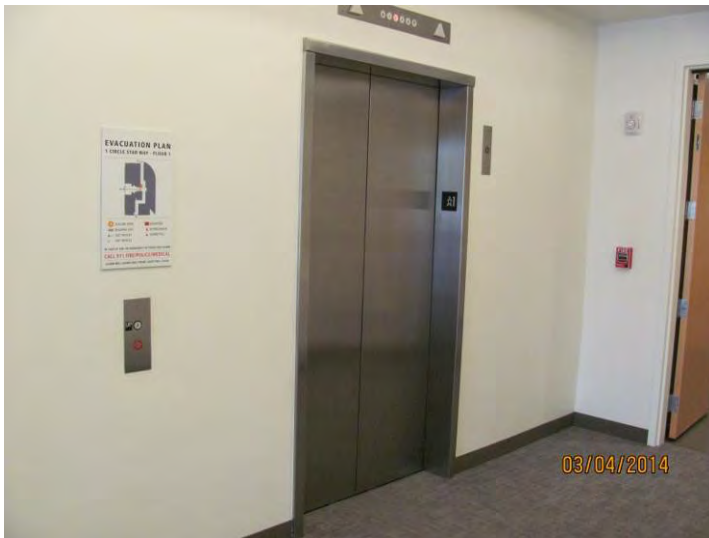
PHOTOGRAPH 81

Typical EECO hydraulic pump unit, submersible type



PHOTOGRAPH 82

Typical microprocessor based controller by Elevator Controls Corp.



PHOTOGRAPH 83

Ground floor Lobby entrance with Fire Recall switch



PHOTOGRAPH 84

Top of car conditions
(Dusty, due for routine cleaning)



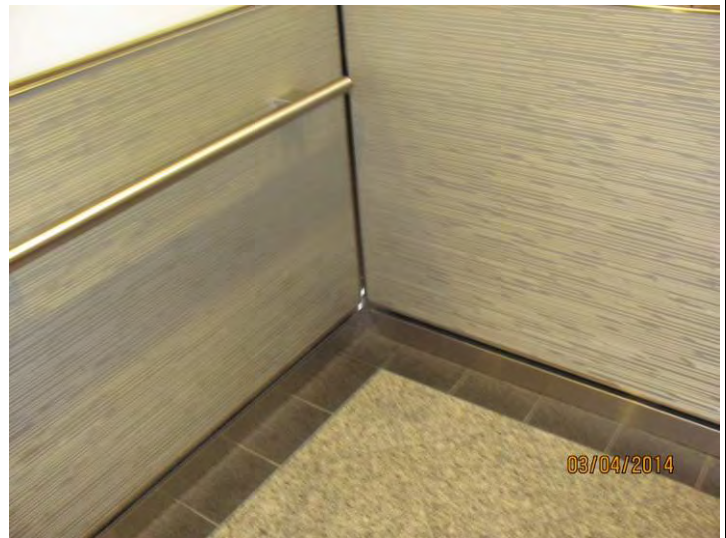
PHOTOGRAPH 85
Car operating panel, ADA Compliant



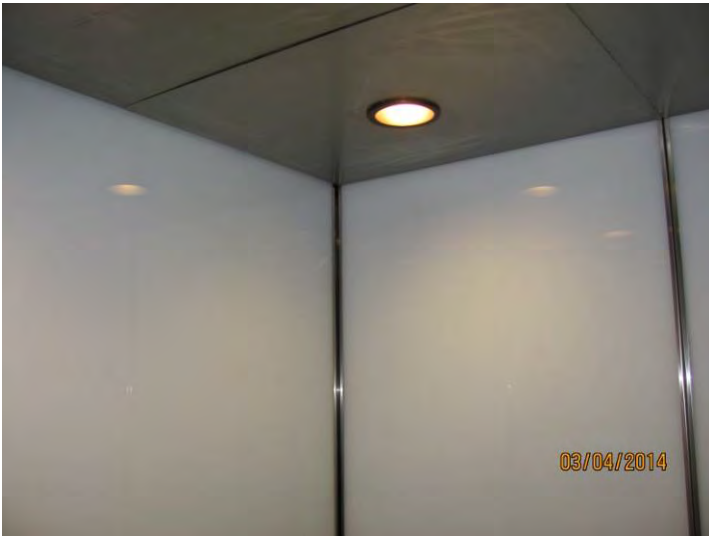
PHOTOGRAPH 86
Car position readout and fire service controls



PHOTOGRAPH 87
Proper pit access ladder and sump pump



PHOTOGRAPH 88
Cab interior, wall and floor finishes, Passenger
Bldg. 1



PHOTOGRAPH 89

Cab interior, wall and ceiling finishes. Bldg. 1.



PHOTOGRAPH 90

Door operator equipment, by GAL



PHOTOGRAPH 91

Pit conditions (clean)

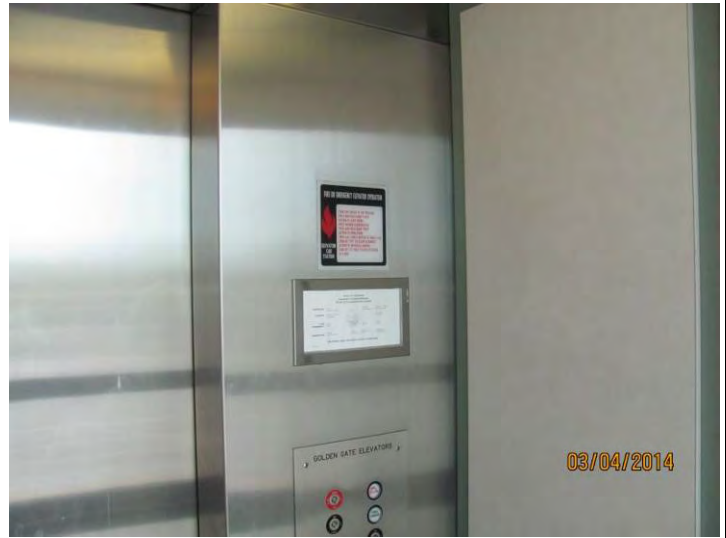


PHOTOGRAPH 92

Sprinkler head in hoistway overhead



PHOTOGRAPH 93
Garage Car operating panel



PHOTOGRAPH 94
Garage Car with certificate properly displayed.



PHOTOGRAPH 95
Garage Car, Cab interior finishes



PHOTOGRAPH 96
Garage Car, wall and ceiling finishes.



PHOTOGRAPH 97
Door restrictor device, Garage Car



PHOTOGRAPH 98
Top of car conditions, Garage Car



PHOTOGRAPH 99
Mainline disconnect switch, Garage Car



PHOTOGRAPH 100
EECO hydraulic pump unit, Garage Car



PHOTOGRAPH 101
Mainline disconnect switches, Bldg. II



PHOTOGRAPH 102
Typical EECO hydraulic pump unit, Bldg. II



PHOTOGRAPH 103
Car operating panel, Bldg. II



PHOTOGRAPH 104
Door operator equipment
Passenger Cars, Bldg. II



PHOTOGRAPH 105

Roller guides and Top of car conditions (clean)
Passenger Cars, Bldg. II



PHOTOGRAPH 106

Sprinkler head at top of shaft,
Passenger Cars, Bldg. II



PHOTOGRAPH 107

Pit conditions, (clean) Passenger Cars, Bldg. II



PHOTOGRAPH 108

Stop switch and light switch not adjacent
to pit ladder, Bldg. II



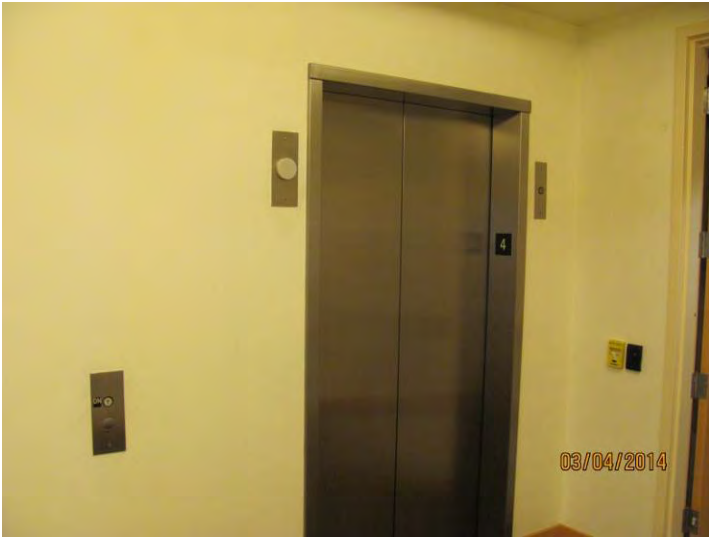
PHOTOGRAPH 109

Cab interior, wall and floor finishes, Bldg. II



PHOTOGRAPH 110

Cab interior, wall and ceiling finishes, Bldg. II



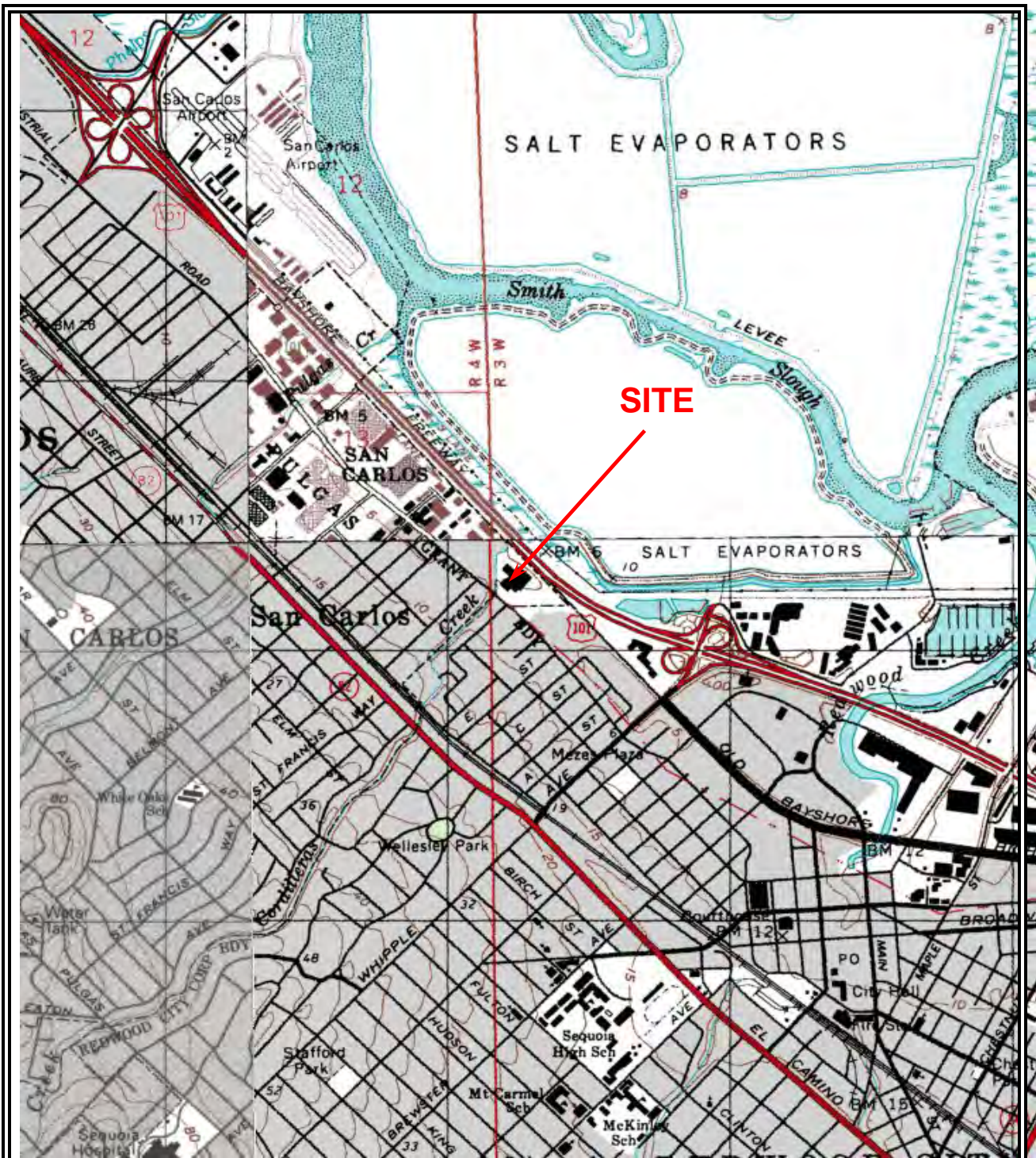
PHOTOGRAPH 111

Typical Floor hoistway entrance,
Passenger Cars, Bldg. II



PHOTOGRAPH 112

Car position indicator at Lobby floor



Circle Star Plaza
San Carlos, San Mateo County, California

Project No. XXXXCA016.02

Site Location Map

(USGS Pala Alto, CA, Topographic Map, 1997)



miles 0 0.5 1.0

BLACKSTONE
CONSULTING LLC

MAP REFERENCE NOTES:

TITLE COMPANY: FIRST AMERICAN TITLE COMPANY
100 SPEARS STREET, SUITE 1600
SAN FRANCISCO, CA 94105
PHONE: (415) 837-2200

TITLE REPORT ORDER NO.: NCS-657821-SF

TITLE REPORT DATE: FEBRUARY 11, 2014

ESCROW OFFICER: SANJAY CHOCHAN

NATURE OF TITLE: FEE SIMPLE AS TO PARCEL 1, AN EASEMENT AS TO PARCELS 2 AND 3

TITLE VESTED IN: COUNTY OF SAN MATEO,
A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA

PROPERTY ADDRESS: 1 AND 2 CIRCLE STAR WAY AND 1709 INDUSTRIAL WAY
SAN CARLOS, CA

ASSESSOR'S PARCEL NO.: 046-240-180-3 AND 052-103-170-8

FLOOD ZONE RATING: FLOOD ZONE "AE", BASE FLOOD ELEVATIONS DETERMINED AND FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 06081C0301E, EFFECTIVE DATE: OCTOBER 16, 2012

ZONING: PLANNED DEVELOPMENT PER ORDINANCE NO. 1230
SETBACKS: 25' FROM TOP OF CREEK
10' FROM SOUTH SIDE PROPERTY
10' FROM REAR
100' FROM INDUSTRIAL ROAD [WAY]

AREA: PARCEL 1
8.904 ACRES, MORE OR LESS (GROSS)
6.383 ACRES, MORE OR LESS (NET)

PROPERTY DESCRIPTION (PRELIMINARY TITLE REPORT NUMBER NCS-657821-SF):

REAL PROPERTY IN THE CITY OF SAN CARLOS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT REAL PROPERTY SITUATE IN PARTLY IN THE CITY OF SAN CARLOS AND PARTLY IN THE CITY OF REDWOOD CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL I AND PARCEL II AND BEING ALL OF PARCEL III, PARCEL IV AND PARCEL V, AS DESCRIBED IN THE TRUSTEE'S DEED FROM SEASIDE FINANCIAL CORPORATION TO CALIFORNIA COMMERCE BANK, RECORDED JUNE 09, 1995, AS SERIES NUMBER 95059343, OFFICIAL RECORDS OF SAN MATEO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL II AT THE CENTERLINE OF INDUSTRIAL WAY (80 FEET WIDE); THENCE ALONG THE WESTERLY LINE OF SAID PARCEL II NORTH (THE BEARING NORTH BEING USED FOR THE PURPOSE OF THIS DESCRIPTION) 53.02 FEET TO A POINT DISTANT 40.00 FEET NORTHEASTERLY, MEASURED AT A RIGHT ANGLE, FROM SAID CENTERLINE OF INDUSTRIAL WAY; THENCE LEAVING SAID WESTERLY LINE OF PARCEL II PARALLEL WITH AND DISTANT 40.00 FEET NORTHEASTERLY, MEASURED AT A RIGHT ANGLE, FROM SAID CENTERLINE OF INDUSTRIAL WAY SOUTH 48°58'53" EAST 220.17 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 48°01'00" EAST 133.64 FEET; THENCE NORTH 41°59'00" WEST 220.81 FEET; THENCE NORTH 78.95 FEET; THENCE NORTH 48°01'00" EAST 132.19 FEET; THENCE NORTH 41°59'00" WEST 170.00 FEET; THENCE NORTH 48°01'00" EAST 41.50 FEET; THENCE NORTH 41°59'00" WEST 49.07 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF A CURVE HAVING A RADIUS OF 60.00 FEET BEARS NORTH 39°21'02" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°41'29", AN ARC DISTANCE OF 22.72 FEET; THENCE SOUTH 72°20'27" WEST 33.28 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°20'20", AN ARC DISTANCE OF 88.38 FEET TO THE WESTERLY LINE OF SAID PARCEL I; THENCE ALONG THE PERIMETER OF SAID PARCEL I THE FOLLOWING FOUR (4) COURSES: 1) NORTH 114.94 FEET; 2) NORTH 46°30'48" EAST 126.81 FEET; 3) SOUTH 41°59'00" EAST 1187.08 FEET; 4) SOUTH 89°08'07" WEST 254.81 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL V; THENCE ALONG THE PERIMETER OF SAID PARCEL V THE FOLLOWING TWO (2) COURSES: 1) SOUTH 46°38'37" WEST 42.11 FEET; 2) NORTH 43°21'23" WEST 38.58 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL I AND PARCEL III, SOUTH 89°08'07" WEST 117.62 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL IV; THENCE ALONG THE PERIMETER OF SAID PARCEL IV THE FOLLOWING TWO (2) COURSES: 1) SOUTH 46°38'37" WEST 74.14 FEET TO A POINT FROM WHICH THE RADIAL CENTER OF A CURVE HAVING A RADIUS OF 3674.71 FEET BEARS SOUTH 44°16'34" WEST; 2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°06'45", AN ARC DISTANCE OF 71.35 FEET TO THE SOUTHERLY LINE OF SAID PARCEL III; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89°08'07" WEST 56.06 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL III; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL III, PARCEL I AND PARCEL II, NORTH 48°58'53" WEST 391.05 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM PARCEL I THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF THE LANDS CONVEYED IN THAT CERTAIN GRANT DEED FROM SAUL WITSCHNER, ET AL., TO METAL MACHINE MANUFACTURING, INC., RECORDED OCTOBER 3, 1958, IN BOOK 3468 AT PAGE 89 (80537-Q), OFFICIAL RECORDS OF SAN MATEO COUNTY, DISTANT THEREON, NORTH 89°08'07" EAST (CALLED NORTH 89°08' EAST IN SAID TRUSTEE'S DEED RECORDED AS SERIES NUMBER 95059343) 105.49 FEET FROM THE MOST WESTERLY CORNER OF SAID LANDS; THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERLY BOUNDARY LINE, NORTH 46°38'37" EAST 86.73 FEET; THENCE SOUTH 43°21'23" EAST 79.45 FEET TO SAID NORTHERLY BOUNDARY LINE; THENCE ALONG SAID LAST MENTIONED LINE, SOUTH 89°08'07" WEST 117.62 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE MOST EASTERLY CORNER OF PARCEL I AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED FROM ROBINWOOD LANE CORPORATION TO RUSSELL A. MARGIOTTA AND DEBORAH B. MARGIOTTA, AS TRUSTEES UNDER DECLARATION OF TRUST DATED MAY 6, 1981, RECORDED AUGUST 17, 1984 AS SERIES NUMBER 84091556, OFFICIAL RECORDS OF SAN MATEO COUNTY; THENCE SOUTHWESTERLY ALONG THE LINE COMMON TO SAID PARCEL I (SERIES NUMBER 84091556), AND AFORESAID PARCEL I (SERIES NUMBER 95059343), SOUTH 46°30'48" WEST 15.04 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID COMMON LINE, SOUTH 15°03'08" EAST 44.86 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°16'48", AN ARC DISTANCE OF 66.19 FEET; THENCE SOUTH 69°13'42" WEST 40.72 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°51'48", AN ARC DISTANCE OF 29.55 FEET; THENCE SOUTH 35°21'54" WEST 7.01 FEET TO THE WESTERLY LINE OF SAID PARCEL I (SERIES NUMBER 95059343); THENCE ALONG SAID WESTERLY LINE NORTH 57.84 FEET TO SAID LINE COMMON TO SAID PARCEL I (SERIES NUMBER 84091556), AND AFORESAID PARCEL I (SERIES NUMBER 95059343); THENCE NORTHEASTERLY ALONG SAID COMMON LINE, NORTH 46°30'48" EAST 111.77 FEET TO THE POINT OF BEGINNING.

THE BEARING "NORTH" OF THE WESTERLY LINE OF SAID PARCEL I AS DESCRIBED IN THE TRUSTEE'S DEED FROM SEASIDE FINANCIAL CORPORATION TO CALIFORNIA COMMERCE BANK, RECORDED JUNE 09, 1995, AS SERIES NUMBER 95059343, OFFICIAL RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS DESCRIPTION.

THE ABOVE REAL PROPERTY IS FURTHER DESCRIBED AS PARCEL I AS SHOWN ON THAT CERTAIN APPROVAL OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 1997, UNDER RECORDER'S INSTRUMENT NO. 97076673 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA.

PARCEL TWO:

EASEMENTS AS SET FORTH IN SECTION 4.1 AND 4.2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 24, 1997, BY AND BETWEEN MOZAD, LP., A CALIFORNIA LIMITED PARTNERSHIP AND HOMESTEAD VILLAGE INCORPORATED, A MARYLAND CORPORATION, RECORDED JUNE 25, 1997, INSTRUMENT NO. 97076680, SAN MATEO COUNTY RECORDS, AS AMENDED BY AMENDMENT NO. 1 TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, DATED APRIL 20, 2000, RECORDED APRIL 20, 2000, INSTRUMENT NO. 2000-045598, SAN MATEO COUNTY RECORDS.

PARCEL TWO IS A BLANKET EASEMENT THAT INCLUDES NON-EXCLUSIVE EASEMENTS FOR ACCESS ROAD AND DRIVE AISLES, INCLUDING VEHICLE AND PEDESTRIAN INGRESS AND EGRESS, WALKWAYS, CROSS-DRAINAGE, UTILITIES, COMMUNICATION, STORM DRAINAGE, PARKING SPACES, HOMESTEAD SIGN, ENTRYWAY SIGN AND THE CIRCLE STAR SIGN. SAID EASEMENTS ARE NOT DEFINED OF RECORD AND ARE NOT PLOTTABLE.

PARCEL THREE:

LANDSCAPING AND MAINTENANCE APPURTENANT TO PARCEL I ABOVE AS CREATED IN THAT CERTAIN "DECLARATION ESTABLISHING EASEMENTS, COVENANTS & RESTRICTIONS RUNNING WITH THE LAND" RECORDED JUNE 25, 1997 AS INSTRUMENT NO. 97-076684 OF OFFICIAL RECORDS.

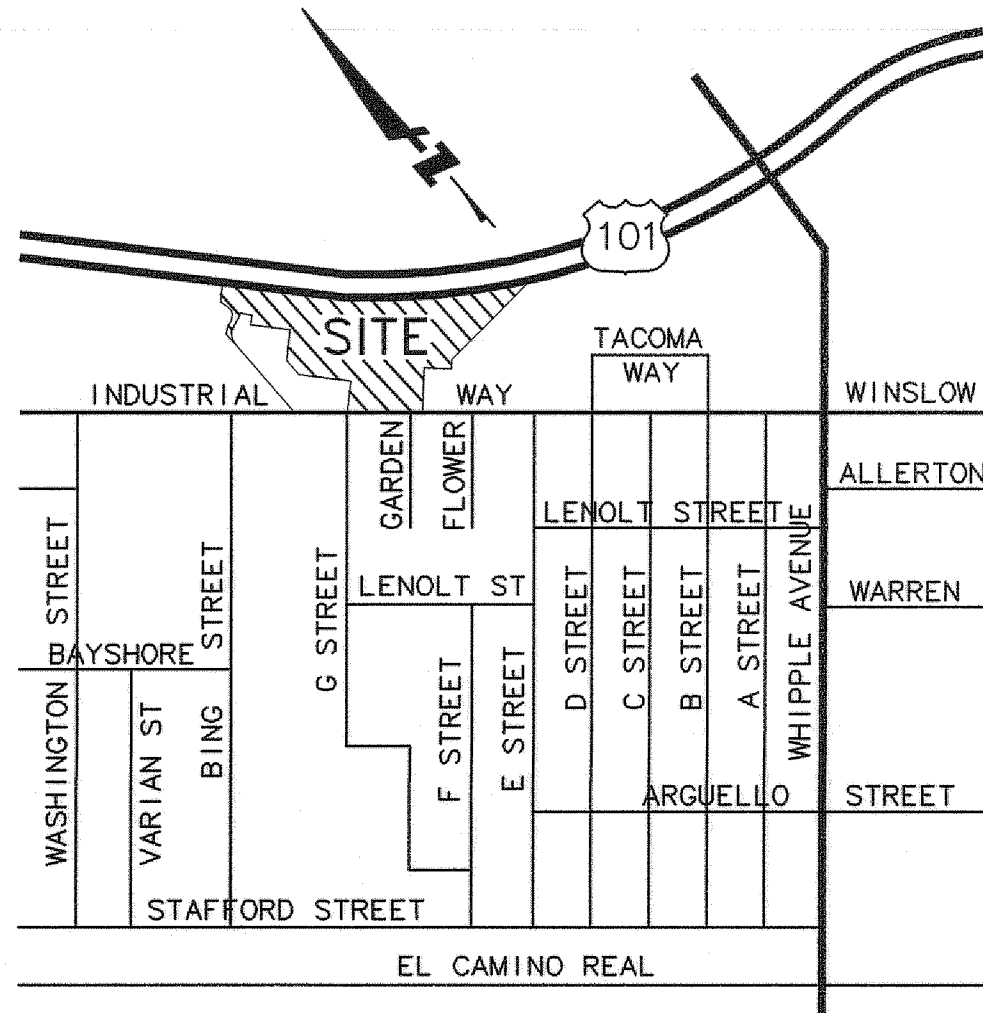
PARCEL THREE THE GRANT OF EASEMENT APPURTENANT TO PARCEL I EXPIRED JUNE 25, 2001, PER SAID INSTRUMENT. LANDSCAPING COVENANTS AND RESTRICTIONS REQUIRE THAT THE CREEK PARCEL BE LANDSCAPED AND FOREVER MAINTAINED AS DEFINED IN SAID INSTRUMENT.

PARKING COUNT:

ONSITE:	GARAGE:	OFFSITE:
EXISTING: 259 REGULAR 7 COMPACT 13 HANDICAP	EXISTING: 388 REGULAR 9 HANDICAP 2 ELECTRIC VEHICLE	EXISTING: 85 REGULAR 9 COMPACT 4 HANDICAP
TOTAL: 279	TOTAL: 399	TOTAL: 98

PARKING REQUIREMENTS: (PER CITY OF SAN CARLOS ORDINANCE 1230 GUIDELINES AND LETTER DATED FEBRUARY 29, 2000 FROM BRIAN KANGAS FOULK)

PARKING	SURFACE PARKING ON SITE	GARAGE PARKING ON SITE	SHARED PARKING ALLOWANCE	ALLOWANCE FOR SHARED PARKING	TOTAL AVAILABLE PARKING	REQUIRED SPACES PER CODE	NET SPACES PER CODE
HOTEL	98	0	15% OF CODE AMOUNT	17 ON OFFICE PARCEL	115	116	-1
OFFICE	279	399	5% OF CODE AMOUNT	35 ON HOTEL PARCEL	713	714	-1
TOTALS	377	399		52	828	830	-2



VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS:

THE BEARING "NORTH 46° 36' 00" EAST" OF THE CENTERLINE LINE OF "G" STREET AS SHOWN ON "CORDILLERAS ADDITION", FILED OCTOBER 20, 1950, IN BOOK 32 OF MAPS AT PAGE 27, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

TITLE NOTES:

- THE **BOLD TYPE** FOR THE NOTES REGARDING TITLE EXCEPTIONS ARE COMMENTS MADE BY THE PROFESSIONAL LAND SURVEYOR PREPARING THIS ALTA/ACSM LAND TITLE SURVEY FOR CLARITY AND EMPHASIS OF THEIR EFFECT.
- REFER TO RECORD DOCUMENTS AND MAPS FOR FULL REFERENCE OF TITLE EXCEPTIONS WHICH MAY HAVE BEEN OMITTED IN THE INTEREST OF CLARITY AND WHICH ARE BEING MADE A PART OF THIS ALTA/ACSM LAND TITLE SURVEY BY REFERENCE THERE TO.
- ENCROACHMENTS SHOWN ON THIS SURVEY ARE MARKED TO THE NEAREST ONE-TENTH (0.1) OF A FOOT AND LABELED IN OR OUT, INDICATING THE ENCROACHMENT LIMIT INSIDE OR OUTSIDE OF SUBJECT BOUNDARY.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DATE OF FIELD SURVEY IS FEBRUARY 23, 2000. REINSPECTED APRIL 25, 2000, AUGUST 18, 2006, OCTOBER 19, 2010, AND MARCH 14, 2014.
- ACCESS TO THE SUBJECT PROPERTY IS TO AND FROM INDUSTRIAL WAY, WHICH IS A PAVED, PUBLIC RIGHT OF WAY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEYOR'S CERTIFICATION:

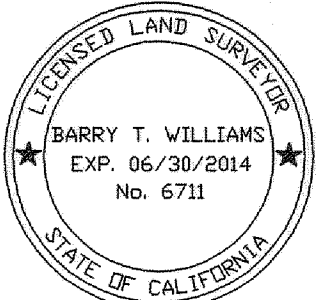
TO GIBSON, DUNN & CRUTCHER, LLP, AND FIRST AMERICAN TITLE COMPANY:

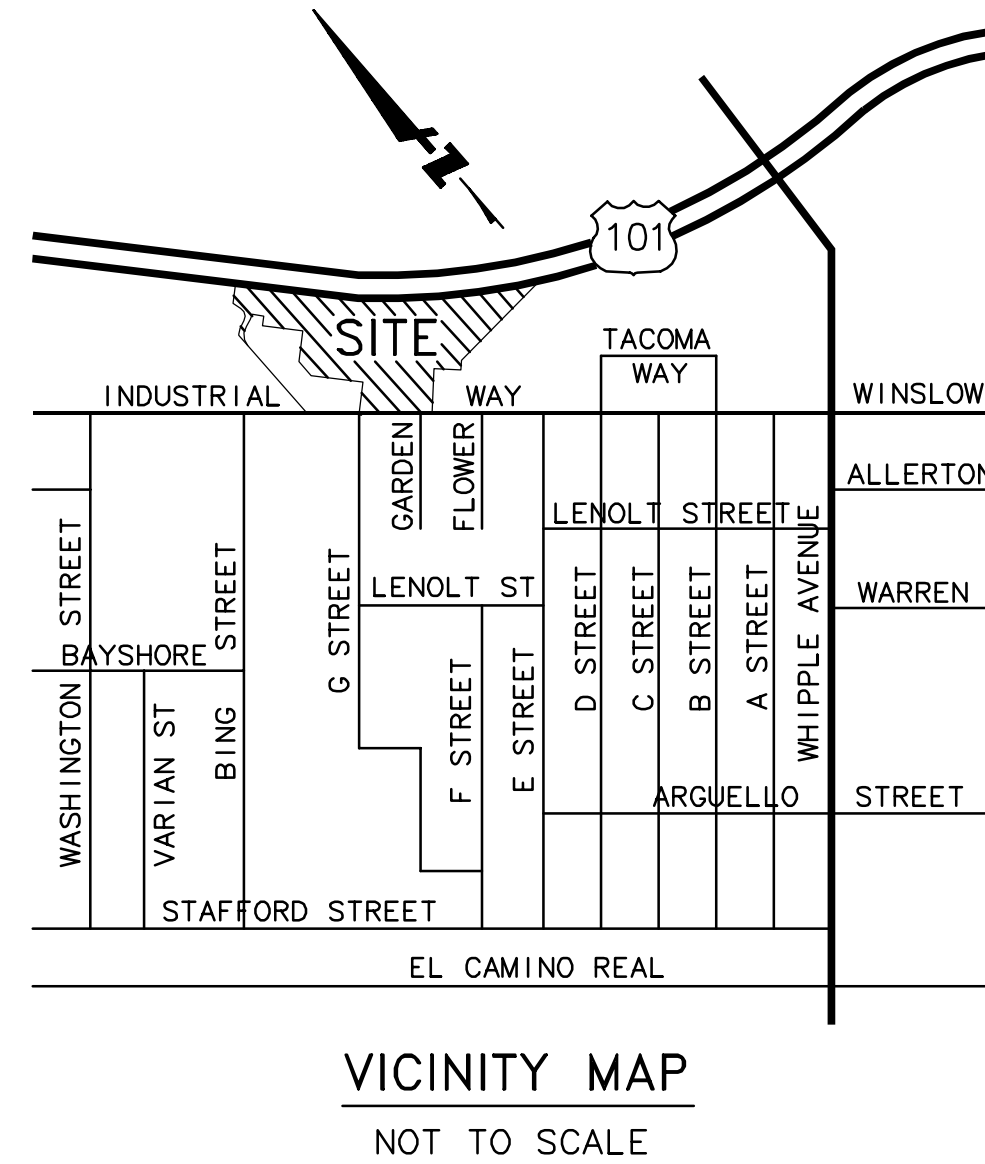
THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 15, 16 AND 18 IN TABLE A CONTAINED THEREIN. THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2000, WITH AN INSPECTION ON APRIL 25, 2000, AND REINSPECTED ON AUGUST 18, 2006, OCTOBER 19, 2010, AND MARCH 14, 2014.

FOR BKF ENGINEERS:

BARRY T. WILLIAMS, P.L.S. NO. 6711
LICENSE EXPIRES ON: 06/30/14

DATE: 3/26/14





VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:

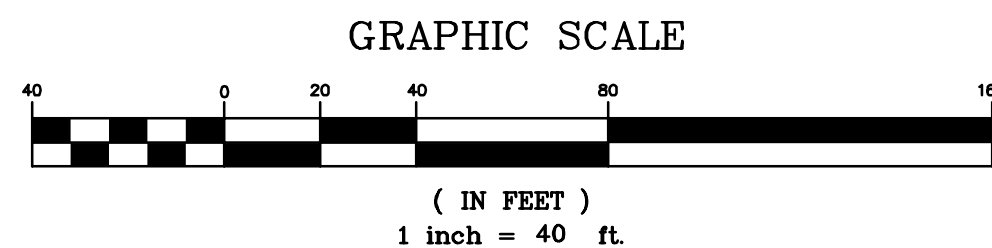
THE BEARING "NORTH 46° 36' 00" EAST" OF THE CENTERLINE LINE OF "G" STREET AS SHOWN ON "CORDILLERAS ADDITION", FILED OCTOBER 20, 1950, IN BOOK 32 OF MAPS AT PAGE 27, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

UTILITY NOTE:

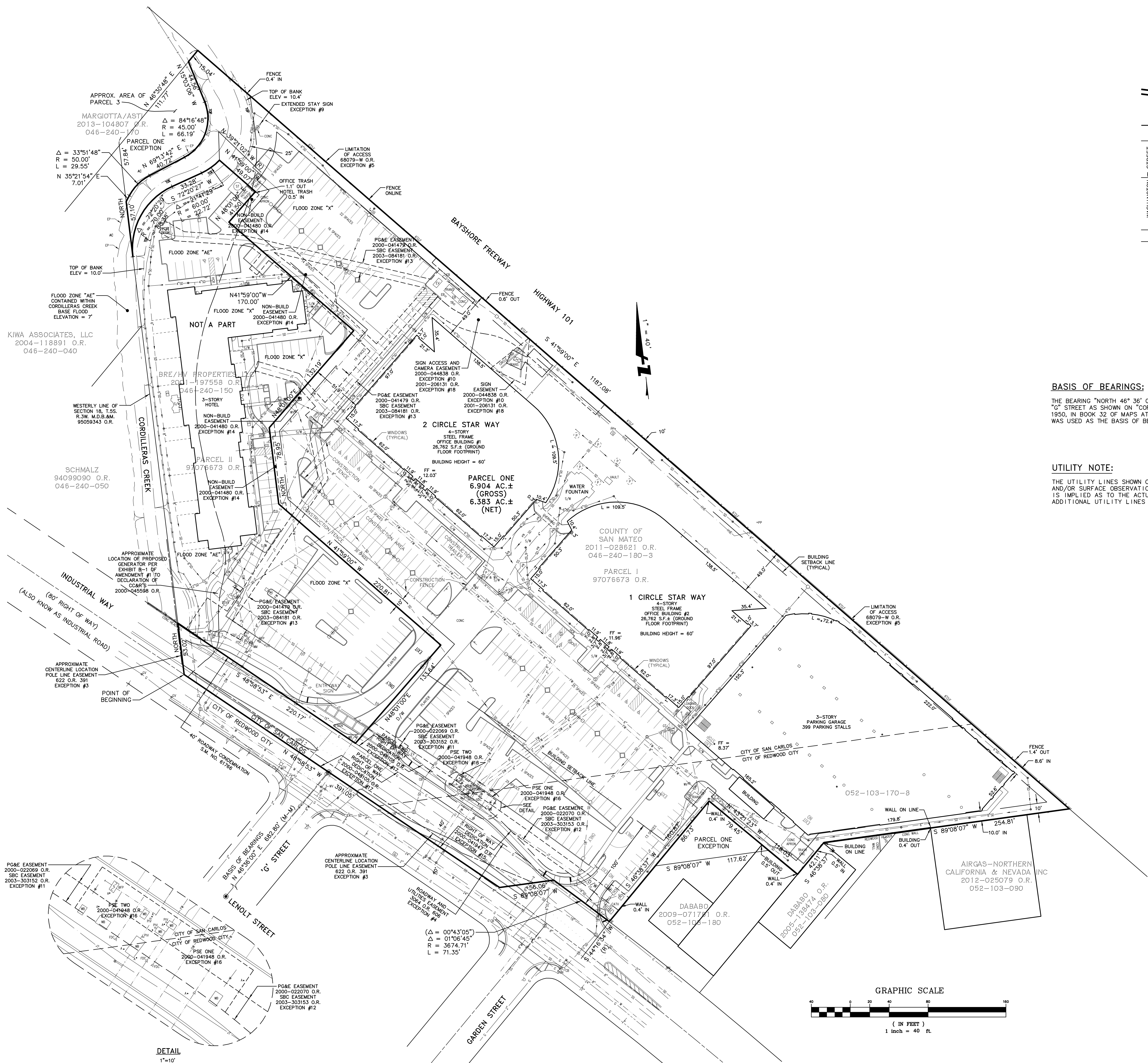
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

LEGEND:

- DISTINCTIVE LINE OF SUBJECT PROPERTY
- EASEMENT LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- DOMESTIC WATER LINE
- FIRE WATER LINE
- GAS LINE
- HIGH VOLTAGE ELECTRIC LINE
- JOINT TRENCH LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- WATER LINE
- FENCE LINE
- AREA DRAIN
- ELECTRICITY
- UTILITY WIRE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MANHOLE
- WATER VALVE
- STANDARD CITY STREET MONUMENT
- A
- ANODE
- BTP BACKFLOW PREVENTOR
- CATV CABLE TELEVISION BOX
- CB CATCH BASIN
- CLF CHAINLINK FENCE
- CO CLEANOUT
- CONC CONCRETE
- DC DETECTOR CHECK
- DI DROP INLET
- DS DOWNSPOUT
- D/W DRIVEWAY ENTRANCE
- E/EB ELECTRICAL BOX
- ENC ENCLOSURE
- EV ELECTRICAL VAULT
- FDC FIRE DEPARTMENT CONNECTION AND CHECK VALVE
- GM GAS METER
- GT GRADE TRAP
- FF FINISH FLOOR
- FR FIRE HYDRANT
- HR HANDICAP RAMP
- IN INSIDE SUBJECT PROPERTY
- JOINT JOINT
- JTE JOINT TRENCH EASEMENT
- LIC LANDSCAPE IRRIGATION CONNECTION
- (M-M) MONUMENT TO MONUMENT
- OUT OUTSIDE SUBJECT PROPERTY
- P PALM TREE
- PIV POST INDICATOR VALVE
- PP POWER POLE
- PSE PUBLIC SERVICE EASEMENT (UTILITIES AND SIDEWALKS)
- SSPS SANITARY SEWER PUMP STATION
- SSV SANITARY SEWER PUMP STATION VALVE VAULT
- ST SATELLITE DISH
- S/W CONCRETE SIDEWALK
- TB TELEPHONE BOX
- TELE TELEPHONE VAULT
- TRANS TRANSFORMER
- U UTILITY BOX
- WB WATER BOX
- WM WATER METER
- WV WATER VALVE



DETAIL
1"=10'



14 March 2014

Mr. Fewzi Fardeheb
Blackstone Consulting, LLC
1015 Gayley Avenue, Suite 1242
Los Angeles, California 90024

Probabilistic Seismic Risk Assessment Report
Circle Star Plaza
1 & 2 Circle Star Way
San Carlos, California 94070

1.0 INTRODUCTION

This report comprises our investigation for three (3) buildings located at 1 and 2 Circle Star Way in San Carlos, California. Ms. Lynsey Willadsen, Professional Engineer, performed the site visit of the structures on the 4th of March 2014; field information and photos were obtained.

This probabilistic seismic risk assessment (PSRA) is consistent with ASTM E2026-07¹ and ASTM E2557-07². Building damageability is expressed as a result of earthquake ground shaking. Collateral local hazards of earthquake induced soil liquefaction, landslide, and fault rupture are described, although they are not included in the PSRA.

Earthquakes are randomly distributed in time and are usually defined on a probabilistic basis. ASTM E2026-07 defines the Design Basis Earthquake as the site ground motion with a 10% probability of exceedance in 50 years, equivalent to a 475-year return period. This earthquake has an equal chance of occurrence in any year, and the probability of occurrence in any given year is 1/475 or approximately 0.2%. This is a standardized hazard level, often used by property owners in gauging the severity of earthquake ground motions at appropriately conservative damage risk levels. (Other stakeholders in an investment, for instance a mortgage lender or insurer, may require different levels of conservatism in their decision making process.) The 475-year return period ground motion is basis for the damage estimates for the subject property.

8891 Research Drive

Irvine, CA 92618

Tel. (949) 296-8858

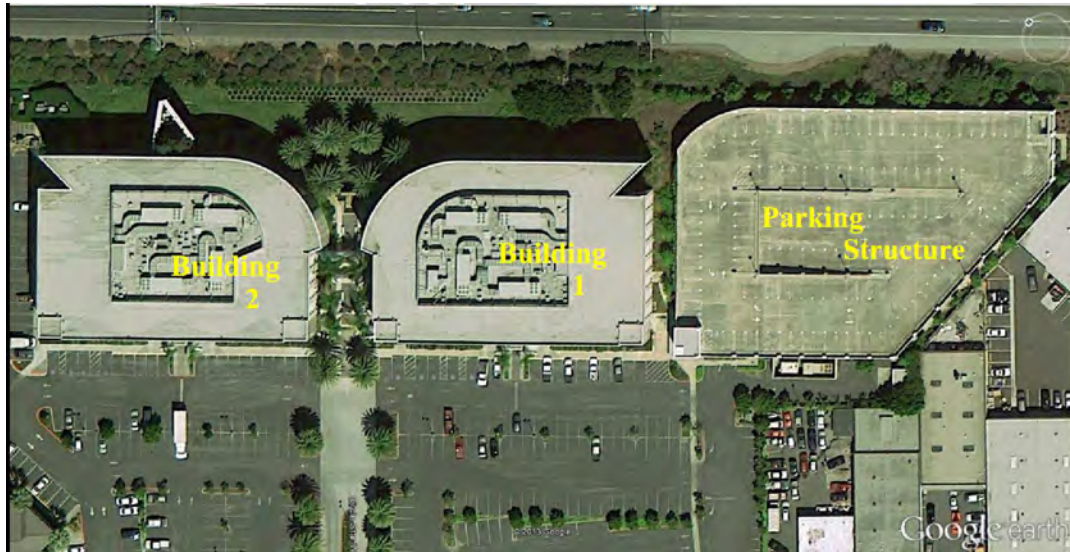
Fax. (949) 296-0766

www.jsdyer.com

¹ ASTM E2026-07, Standard Guide for Seismic Risk Assessment of Buildings, Approved May 1, 2007.

² ASTM E2557-07, Standard Practice for Probable Maximum Loss (PML) Evaluations for Earthquake Due-Diligence Assessments, Approved May 1, 2007.

In this PSRA, building damage is estimated based on probability distributions for standard building types which consider the general architectural and structural characteristics of a building and its seismic force-resisting systems. The appropriate probability distribution is selected for each building and is adjusted based on the selected ground motion hazard level for the property location and deviations of each building from the standard building types.



Aerial Photo of the Site Buildings

2.0 SEISMIC GROUND MOTION HAZARD ASSESSMENT

Over any given period of time, a wide range of ground motions is possible for the location covered by this investigation. A probabilistic analysis exercising seismic models for California seismicity is employed to estimate the severity of ground motions at standard recurrence rates. In this analysis we report peak ground accelerations to describe the ground shaking. The analysis uses published United States Geologic Survey (USGS) seismotectonic models in conjunction with appropriate regional energy attenuation algorithms to estimate the peak ground acceleration. We estimate ground motions at a single hazard level, a return interval of 475 years, which has a probability of 10% that the estimate of ground motion will be exceeded in the next 50-years.

The estimate of peak ground acceleration (pga) for the location covered by this investigation is 0.46g based on the United State Geology Survey, 2008 Hazard Models. Using the Trifunac and Brady relationship, the corresponding MMI estimate for this acceleration level is 8.8.

Modified Mercalli Intensity Scale (Excerpt, Abridged)

Scale	Description
I to V	Not significant to structures.
VI	Felt by all; many are frightened and run outdoors. Some heavy furniture moved; a few instances of fallen plaster or damaged chimneys. Damage slight.
VII	Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable in poorly built or badly designed structures; some chimneys broken. Noticed by persons driving motorcars.
VIII	Damage slight in specially designed structures; considerable in ordinary substantial buildings, with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Chimneys, factory stacks, columns, monuments, and walls fall. Heavy furniture overturned. Disturbs persons driving motorcars.
IX	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb; damage great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked conspicuously. Underground pipes broken.
X	Some well-built wooden structures destroyed; most masonry and frame structures destroyed, along with foundations; ground badly cracked. Rails bent. Landslides considerable from riverbanks and steep slopes. Shifted sand and mud. Water splashed (slopped) over banks.

3.0 SITE STABILITY ASSESSMENT

This section describes the seismic hazards that are considered for the probabilistic seismic risk assessment covered by this investigation.

3.1 Regional Geology and Seismology

California is situated on an active tectonic interface largely defined by the San Andreas Fault System. This system, which includes, but is not limited to, the San Andreas Fault, comprises a complex fracture zone that influences much of the State. Other major faults influencing seismic risk in California include the Hayward, Calaveras, Macaama, and Concord faults in northern California, and the Newport-Inglewood, San Jacinto, Santa Monica, and Elsinore faults in southern California. Southern California is especially influenced by the contributing effect of deep thrust (or reverse) faults. These faults, which are difficult to identify, are now recognized as important risk contributors because of their ability to emanate moderate magnitude earthquakes at very close proximity to the urbanized areas of southern California.

Compared to other areas of the world, California experiences frequent occurrences of moderate earthquakes and has a history of very severe earthquakes occurring on major faults. Significant historical seismicity includes the 1857 magnitude 8.3 Fort Tejon Earthquake and the 1906 magnitude 8.3 San Francisco Earthquake. Recent seismicity has included the 1971 magnitude 6.5 San Fernando Earthquake, the 1987 magnitude 5.9 Whittier Earthquake, the 1989 magnitude 7.1 Loma Prieta Earthquake, the 1992 magnitude 7.5 Landers Earthquake, the 1994 magnitude 6.7 Northridge Earthquake, 1999 magnitude 7.1 Hector Mines Earthquake, and the 2005 magnitude 7.2 Crescent City Earthquake.

Based on the aforementioned seismic activity and other lesser significant events, it is clear that California is a region of high seismic risk. Through a cataloging of historical seismicity, seismotectonic models for sources in the regions and instrumental ground motion recordings from very recent earthquakes, risk scientists can estimate the likelihood of ground motions arriving at individual sites for many areas.

Major faults that influence the location of interest are listed in the following table. Approximate distances from the fault to the site are also shown. This list is by no means exhaustive. Instead it is intended to indicate the potential for earthquakes in close proximity to the site.

Approximate Distances to Major Faults

Monte Vista Shannon Fault	7 km
San Andreas Fault	7 km
San Gregorio Fault	21 km
Hayward – Rodgers Creek Fault	23 km
Calaveras Fault	34 km

Note that these faults are distinguished by how recently they are understood to have displaced (ruptured). Geologists and seismologists that study materials displaced by the fault to determine the approximate date of different movements develop this information. Unfortunately, seismic events are not restricted to these planes of displacement, but also emanate from deeper sources that have little or no expression at the earth's surface. The 1994 Northridge earthquake was produced by such a source.

Industry standards utilize the 1997 Uniform Building Code Seismic Zone Map to estimate a broad level of seismicity for subject sites. By these standards, the property covered by this investigation is located in Seismic Zone 4.

3.2 Soil Liquefaction

Soil liquefaction is a condition where the ground loses its bearing capacity. It is often likened to a "quick sand" effect, where the soils temporarily behave as a fluid material. Loose, poorly graded sands, usually within 30 or 40 feet below the surface, are the major factors in liquefaction incidences. However, these soils alone are not enough to initiate liquefaction. The coincidence of a large magnitude earthquake, significant accelerations arriving at the location, and a water table that is high enough to saturate the poor soils is usually necessary for liquefaction occurrence. This may result in temporary loss of soil bearing capacity.

Many areas that have high liquefaction susceptibility are mapped throughout California, but there are significant variations in liquefaction susceptibility within these map zones. Examination of regional maps indicates that the location covered by this investigation is located in an area with high liquefaction susceptibility. Liquefaction incidence at this location will be likely in some large earthquake scenarios, possibly resulting in temporary loss of soil bearing capacity.

3.3 Landslide

Slopes that are susceptible to landslides are often destabilized during severe earthquake shaking. Slope gradient, surficial geology, bedding plane geometry, water content, and intensity of shaking are all key factors in evaluating seismic slope failure potential. Sites susceptible to landslide warrant specialized geotechnical investigations to better describe the hazard.

Examination of regional maps indicates that the flat location covered by this investigation is not situated on or in close proximity to any significant slopes or hillsides.

3.4 Fault Rupture

Surface faulting is an obvious hazard to buildings built across active faults. Displacements associated with surface faulting have ranged from a few millimeters to more than 10-meters. These displacements can cause damage to the building structure and underground utilities.

In the State of California, where shallow faults are commonplace, earthquake fault special studies zones have been mapped since 1972. These areas are called Alquist-Priolo (AP) Earthquake Fault Zones. These zones, while not exhaustive, delineate areas that have shown fault displacements within the last 11,000 years. Properties within these zones are at risk from additional damage due to surface displacements. The State of California requires that all new construction within these zones undergo geologic investigation to provide adequate setback distance from rupturing faults. Surface faulting is a potential in many areas of California, and so, there is always a potential (although remote) that undiscovered or deep thrusting faults may cause surface displacements that would affect this property. Furthermore, state law has imposed certain development and use restrictions upon properties that are located within a special studies zone. Examination of AP maps indicates that the location covered by this investigation is not situated on or in close proximity to surface faulting.

3.5 Soil Amplification

Seismic energy is transmitted by the earth's brittle crust and then upward through the soil layers on top of the earth's crust until it reaches the surface. According to the stratigraphy of the soils beneath the location of interest, arriving energy waves may be amplified thereby increasing the intensity of shaking at the surface. In general, deep alluvial soil, thick muddy deposits, and areas of un-engineered fills tend to significantly amplify earthquake energy. Firmer soils or shallow alluvial soils tend to only moderately amplify earthquake energy. Hard soil or rocky outcroppings tend to produce little or no amplification of earthquake energy.

Examination of regional soils maps indicates that the location covered by this investigation is situated on bay mud comprised of clay and silty clay which is judged to be Site Class S_D . Soil amplification effects for this Site Class are directly incorporated in the algorithms used to determine peak ground accelerations at the location covered by this investigation.

3.6 Tsunamis

Tsunamis are large, rapidly moving sea waves that are produced by major displacement of the ocean floor, usually caused by earthquakes, and sometimes by submarine landslides and volcanic eruptions. Tsunamis are virtually undetectable in the open ocean where the depth is great. However, as a tsunami reaches shallow waters, typically near a coast, the wave speed decreases and the wave height increases. Tsunami waves may crest to nearly 100-feet above the sea level and travel at speeds of 30 miles per hour inland at low lying areas. Although historically, damaging tsunamis have occurred infrequently in the coastal areas in California, they are a possibility that must still be considered. Sites located within coastal low-lying areas are typically subject to tsunami inundation. Structures subjected to tsunami waves can potentially be obliterated.

Our review of regional maps indicates that the location covered by this investigation is not within a tsunamis inundation zone.

4.0 BUILDING DAMAGEABILITY ASSESSMENT

4.1 Building Description

The site buildings consists two (2), four-story office buildings and a three-level parking structure, with a total approximate floor area of 314,996 square feet. The buildings are referred to a Building 1 which resides at 1 Circle Star Way, Building 2 located at 2 Circle Star Way and the Parking Structure. Buildings 1 and the parking structure were constructed in 2000 and designed to the 1997 Uniform Building Code (UBC). Building 2 is reported to have been constructed in 1999 and designed to the 1994 UBC.



Building 1, Street Elevation



Building 2, Entrance Elevation



Typical Rear Elevation of Office Buildings



Parking Structural Elevation

4.1.1 Construction Documents Reviewed

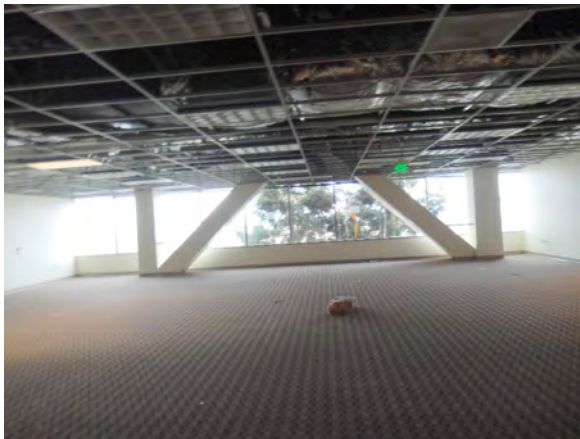
- Building 2, Structural Drawings: EQE International, San Francisco, California. Sheets S0.1, S2.6 to S2.9 to S2.12, S3.1 to S3.4, S5.1 to S5.7 and S9.2 to S9.3; dated the 29th of May 1998.
- Parking Structure, Structural Drawings: Watry Design Group, Redwood City, California. Sheets S1.1 to S1.2, S2.1 to S2.3, S3.1, S4.1 to S4.3 and S5.1 to S5.3; dated the 1st of February 1999.

4.1.2 Building Structural Systems

Office Buildings 1 & 2

The roof and elevated floors consist of composite slabs comprised of corrugated metal deck sheathing with 3 1/2-inch normal weight concrete topping supported by wide-flange steel beam sections. Wide-flange steel columns, typically W14s, carry the roof and elevated floor vertical down to the foundation systems.

The horizontal lateral load resisting elements consist of the composite slabs at the roof and elevated floor levels that behave as semi-rigid diaphragms. These diaphragms distribute lateral loads generated by earthquakes acting upon the mass of the structures to the vertical lateral load resisting elements. The vertical lateral load resisting elements consist of the wide-flange section, steel braced-frames.



Steel Framed Frame Observed



Typical Elevated Floor Framing with Corrugated Metal Deck and Steel Beams

The structural drawings from Building 2 indicated that the foundation elements are comprised of 14-inch square, 47-foot deep, concrete piles and 3-feet, 2-inch or 3-feet, 5-inch thick pile caps beneath columns with interlocking grade beams. The slabs-on-grade are illustrated as 6-inches thick, reinforced with #4 reinforcing bars spaced at 12-inches on center. The slabs are cast over a 2-inch layer of sand, a vapor retarder membrane and 4-inches of crushed rock.

Parking Structure

Roof and two (2) elevated floors are comprised of 5- to 7-inch thick, lightweight, post-tensioned, one-way concrete slabs supported by concrete beams. Reinforced concrete walls and concrete columns carry the roof and elevated floor loads down to the foundation systems.

The horizontal lateral load resisting elements consist of the post-tensioned concrete slabs at the roof and elevated floor levels that behave as rigid diaphragms. These diaphragms distribute lateral loads generated by earthquakes acting upon the mass of the structure to the vertical lateral load resisting elements. The vertical lateral load resisting elements consist of the reinforced concrete, shear walls.



**Typical Concrete Beams and Slabs in
Parking Structure**



Concrete Shear Walls in Parking Structure

The foundation systems are constructed with continuous concrete footings below the concrete shear walls and 6-foot or 7-foot square by 18-inches deep concrete pad footings beneath columns with interlocking concrete grade beams. Per structural drawings, the lowest level is comprised of a 5-inch thick concrete slab on grade reinforced with #4 reinforcing bars spaced at 16-inches on center. The slab is cast over 6-inches of specified clean, free-draining gravel or crushed rock over a minimum of 12-inch compacted non-expansive fill.

4.2 Building Evaluation

There are several factors specific to the building design and construction that might make the building slightly more or slightly less susceptible to excess damage levels than a structure considered to be of average vulnerability with expected average levels of damage. "Average" may be defined as a structure classified by the Applied Technology Council (ATC 13³ and ATC 13-1⁴) as one that would exhibit average behavior and damage levels when compared with structures of similar age and construction type. The subject structures' designs are categorized as follows:

- Office Buildings: Braced-Steel Frames, Mid-Rise
- Parking Structure: Reinforced Concrete Shear Walls, Without Moment-Resisting Frames, Low-Rise

The following factors have been considered in reducing the average estimated building damage:

- All Buildings: The age of construction warrants a reduction to the estimated damage since the buildings were designed and constructed in accordance with more current seismic design standards and regulations.

The following factors have been considered in increasing the average estimated building damage:

- All Buildings: irregular shapes in the plan views serve to amplify the response to ground motion in parts of the structures, which can be expected to increase damage.
- Parking Structure: The access ramps create diaphragm discontinuities, resulting in a structure with an irregular shape in the elevation view, which serves to amplify the response to ground motion in parts of the structure, which can be expected to increase damage.

4.3 Building Damage Risk

Damage estimates as a percentage of replacement cost are derived from empirical algorithms of building performance and expert opinion. Estimates are mainly derived from ATC 13 and ATC 13-1 and are summarized in the following table.

³ ATC 13, Earthquake Damage Evaluation Data for California, 1985.

⁴ ATC 13-1, Commentary on the Use of ATC 13 Earthquake Damage Evaluation Data for Probable Maximum Loss Studies of California Buildings, 2002.

Interpretation of Earthquake Damage Estimates (From ATC 13 and ATC 13-1)

Damage Estimate (As Percent of Replacement Cost)	Damage State	General Damage Description
0	None	No damage.
0-1	Slight	Limited localized minor damage not requiring repair.
1-10	Light	Significant localized damage of some components generally not requiring repair.
10-30	Moderate	Significant localized damage of many components warranting repair.
30-60	Heavy	Extensive damage requiring major repairs.
60-100	Major	Major widespread damage that may result in the facility being razed, demolished or repaired.
100	Destroyed	Total destruction of the majority of the facility.

ATC 13 and ATC 13-1 provide probabilistic damage estimates (mean, median, and standard deviation) for each Model Building Types of Standard Construction as a function of MMI. ATC-13 and ATC 13-1 also provide guidelines on how to modify these damage estimates for Special and Nonstandard Construction. We interpret the ATC 13 and ATC 13-1 damage estimates and guidelines, based on more recent published documents regarding structural performance estimates, and supplemented by our field observations of damaged buildings after significant earthquakes.

4.4 Building Damage Estimates

Building damage estimates are given as a percentage of building replacement value. The average (50%) damage estimate is reported as a probable maximum loss (PML₅₀) or scenario expected loss (SEL₄₇₅). The estimate that is the upper bounds for 90% of the probability distribution is reported as a probable maximum loss (PML₉₀) or scenario upper loss (SUL₄₇₅).

The following tables summarize our estimates of ground motion risk at this location, as determined through the probabilistic analysis.

Summary of Ground Motion Risk

Probability of Exceedance	Estimate of Peak Ground Acceleration (pga)	Modified Mercalli Intensity (MMI) Range
10% probability of exceedance in 50 years	0.46 g	8.8

The following tables summarize our damage estimates for the individual structures at this location, as determined through the probabilistic analysis.

Summary of Individual Building Damage Estimates

Year Built	Building	Primary Construction Type	Approximate Building Area (Sq. Ft.)	Structural Damage Estimate (As Percentage of Replacement Cost)	
				50% Value PML ₅₀ or SEL ₄₇₅	90% Value PML ₉₀ or SUL ₄₇₅
2000	Building 1	Steel Braced-Frames, Mid-Rise	103,948	9%	16%
1999	Building 2	Steel Braced-Frames, Mid-Rise	103,948	9%	16%
2000	Parking Structure	Reinforced Concrete Shear Walls, Low-Rise	107,100	7%	13%
Total =			314,996		

The following table provides a composite damage estimate for the buildings covered by this investigation, determined by weighting individual building damage estimates in proportion to their approximate building replacement values.

Composite Building Damage Estimate

Median Structural Damage Estimate (As Percent of Replacement Cost)	
50% Value PML ₅₀ or SEL ₄₇₅	90% Value PML ₉₀ or SUL ₄₇₅
9%	13%

The damage estimates correspond to the Light to Moderate Damage State, as previously described. The buildings are not expected to lose the ability to safely support gravity loads.

The damage estimates given here are not intended to describe the damageability of contents exposures or the amount of business interruption such structural damage levels may cause. Certain contents and business interruption losses are related to the structural damage incurred; however, this relationship is indirect and is dependent on many factors. Instead these estimates are best applied to decisions regarding insurance purchase, retrofitting benefits, and property transfer. In some cases it may be important to quantify further the contribution of contents losses and business interruption losses into such a decision process.

4.5 Nonstructural Evaluation

Our analysis of this property is primarily focused on building damage, which would occur as a result of strong earthquake ground motions affecting the location covered by this investigation. For the purposes of this report, the damage estimates should be considered for building damage only. Nonstructural items which could exhibit losses or damage as a result of strong ground motion at the site might include: rooftop mounted mechanical equipment, suspended ceilings, light fixtures, sprinkler systems, storage racks, filing cabinets, and computer equipment.

5.0 CONCLUSIONS

A probabilistic seismic risk assessment was performed for three (3) buildings located at 1 and 2 Circle Star Way in San Carlos, California. Field information and photos in support of this assessment have been obtained by JSDA personnel. As described in detail previously, the analysis exercised models for regional earthquake seismicity to determine the severity and frequency of strong ground shaking at the location covered by this investigation. These shaking estimates were derived by individually simulating hundreds of potential earthquake scenarios, attenuating their respective ground motions to this location, and adjusting those ground motion arrivals for soil conditions at the site. The study also included some qualitative assessment and screening for the existence of local hazards including, soil liquefaction and fault rupture. Structural damage was estimated for one (1) level of ground motion.

At the hazard level corresponding to the 475-year return period ground motion (10% probability of exceedance in 50 years):

- The composite loss estimate associated with a 50 percent probability of non-exceedance can be regarded as a probable maximum loss (PML_{50}) or scenario expected loss (SEL_{475}), and is equal to 9% of the building replacement cost.
- The composite loss estimate associated with a 90 percent probability of non-exceedance can be regarded as a probable maximum loss (PML_{90}) or scenario upper loss (SUL_{475}), and is equal to 13% of the building replacement cost.

The statements and conclusions expressed in this report represent our findings based on an analysis utilizing limited information provided by client personnel. Please do not hesitate to contact J.S. Dyer & Associates Inc. if there are any questions regarding this report.

Respectfully Submitted,



Lynsey Willadsen, P.E.
J. S. Dyer & Associates Inc.



Reviewed By:
Jeffrey S. Dyer, S.E.
J. S. Dyer & Associates Inc.

Appendix

**ASTM E2026 - Standard Guide for the Seismic Risk Assessment of Buildings
And
ASTM E2557 - Probable Maximum Loss (PML) Evaluations for Earthquake Due-Diligence
Assessments**

[This page is to be completed and attached to all reports conducted under the above guidelines and serves to specify the scope of services, qualifications of reviewer, and engineers' liability for conducting a seismic review of a property.]

Property Name: Circle Star Plaza

Property Address: 1 & 2 Circle Star Way, San Carlos, California

Report Title and Date: Probabilistic Seismic Risk Assessment Report dated 03.14.14

Site Visit Performed By/Date: Ms. Lynsey Willadsen, PE# 76430, J.S. Dyer and Associates

Assessment Performed By: Same as above

Report Reviewed By: Mr. Jeffrey S. Dyer, SE #2774, J.S. Dyer and Associates

Specific Design Documents Reviewed: Original Structural Drawings for Building 2 by EQE International, San Francisco dated 5.29.98. Original Structural Drawings by Watry Design Group, Redwood City dated 02.01.99.

Methods to Determine Site Ground Motions and Site Stability: USGS 1998 Ground Motion Data –No site specific geotechnical report was provided or performed.

PML Defined As: Structural damage expressed as a percentage of replacement cost for one (1) hazard levels and two (2) degrees of confidence. The first hazard level is for the design basis earthquake (DBE) or that which a ground motion with a 10% probability of exceedance in 50-years (a 475-year return period). A scenario expected loss (SEL) or median damage estimate and a scenario upper loss (SUL) or 90% confidence loss estimate were produced for the hazard level for each structure at the site.

Analysis Methods/Procedures Used to Determine PML: ATC 13-1, Commentary On The Use Of ATC 13 Earthquake Damage Evaluation Data For Probable Maximum Loss Studies Of California Buildings, 2002.

Analysis Methods/Procedures Used to Determine Building Stability: ASCE 31-03, Seismic Evaluation of Existing Buildings.

ASTM E2026 & E2557 Level of Review: Building Damageability Level 1 (BD1), Building Stability Level 1(BS1), Site Stability Level 1 (SS1), and Seismic Ground Motion Hazard Assessment Level 1 (G1)

The Report Includes the Following Exceptions to ASTM Requirements: N/A

ASTM Required Statement:

J.S. Dyer and Associates have performed a probable maximum loss (PML) evaluation for earthquake due diligence assessment in conformance with the scope and limitations of ASTM Guide E2026 and Practice E2557 for a Level 1 assessment of Circle Star Plaza. Any exceptions to, or deletions from, ASTM requirements are described in N/A of this report and are listed above. This PML evaluation for earthquake due diligence assessment has determined the PML to be as cited in section 5.0 in the report, where PML is defined in the section above.

J.S. DYER & ASSOCIATES INC.

The undersigned hereby acknowledges that the above referenced report is considered an engineering work product, and as such confirms that he/she is qualified by licensing and experience to conduct such review. Furthermore, the report was prepared by or under the direct supervision of the undersigned as specified by state laws or codes, including but not limited to the site visit, determination of building stability, and estimation of probable maximum loss. The information and opinions in the report are subject to the limitations and qualifications contained therein.

Name: Jeffrey S. Dyer
License No. & State: CA2774
Registration Title: CA-Structural Engineer



Affix Seal Here

Jeffrey S. Dyer, S.E.

President/Principal

Registrations

Structural Engineer – California, SE2774

Civil Engineer – California, C32975

(Other States – Arizona, Colorado, Hawaii, Idaho, Maryland, Missouri, Nevada, New Mexico, Oregon, Texas, Utah, Washington)

Education

B.S. Architectural Engineering – California Polytechnic State, San Luis Obispo, California 1978

Professional Affiliations

Mr. Dyer is currently a member of the following professional organizations:

- American Concrete Institute (ACI)
- American Forest & Paper Association (AF&PA)
- American Society of Civil Engineers (ASCE)
- American Welding Society (AWS)
- Earthquake Engineering Research Institute (EERI)
- International Code Council (ICC)
- Seismological Society of America (SSA)
- Structural Engineers Association of Southern California (SEAOSC)
- Tau Beta Pi National Engineering Honor Society

Summary of Qualifications

Mr. Dyer has over 35 years of experience in multiple areas of structural engineering, including construction management, due diligence, new/remodel structural design, real estate transactions/insurance, seismic risk and retrofit, and structural design and code compliance review. He is experienced with all phases of design from preliminary conceptual and schematic design through construction documents, specifications, and administration.

Mr. Dyer is the principal of the firm and oversees the development of and provides engineering technical input on all projects. He is experienced with the structural engineering and design for many facility types including automobile dealerships, business parks, churches, industrial facilities, institutional facilities, manufacturing facilities, office buildings, parking structures, recreational facilities, research & technological facilities, residential structures, retail shopping centers/malls, schools, warehouses, and water/wastewater facilities.

Mr. Dyer has also offered Earthquake Disaster Preparedness consulting services to several of our clients in preparation of future, inevitable seismic events. Services include a presentation, information booklet with example photographs of instances of damage to specific construction types and a post-earthquake inspection checklist, and a checklist containing the items which should be on hand prior to any seismic event.

Lynsey Willadsen, P.E., LEED AP

Director of Real Estate Services
Project Engineer

Registrations

Professional Engineer – #76430
LEED Accredited Professional- BD+C

Education

B.S. Civil Engineering – California
Polytechnic State University, San Luis
Obispo

Graduate Research, in Civil Engineering –
California Polytechnic State University,
San Luis Obispo

Project Experience

- Probabilistic Seismic Risk Assessment reports for structures within the Pacific coastal states and the New Madrid seismic zone.
- ASCE 31-03 Structural Assessments of Existing Structures
- ASCE 41-06 Seismic Rehabilitation of Existing Buildings
- Retrofit design of warehouse and low-rise office facilities.
- Due Diligence Surveys Project Manager of low-rise, MOB and high-rise office buildings
- Freddie Mac, Fannie Mae and HUD compliant seismic risk assessments
- Construction monitoring on behalf of owners' interests
- Design of wood framed construction, foundations and steel structures
- Various structural design exercises in tenant improvement endeavors

Professional Affiliations

- American Society of Civil Engineers
- American Society for Testing and Materials International (ASTM)
- United States Green Building Council (USGBC), Orange County Chapter
- Junior League of Orange County (JLOCC) Member

Summary of Qualifications

Ms. Willadsen is a detail-oriented, team player with over eight (8) years of professional experience in various areas of the structural engineering and structural seismic risk fields.

She has performed hundreds of structural and seismic risk assessments (SRA) of numerous building construction and occupancy types. She has experience in deterministic studies and various SRA methodologies including the Applied Technology Council (ATC)-13-1, Thiel-Zsutty and ST-Risk software.

Ms. Willadsen additionally has experience in seismic retrofit design, new design and various tenant improvements utilizing the International Building Code, the California Building Code and the ASCE Standard 41-06.

Her philosophy is characterized by being detail-oriented and responsive to clients' needs while handling changing priorities.



Circle Star Plaza

One & Two Circle Star Way
San Carlos, CA 94070

ADA Facility Survey Report



Prepared for
Blackstone Consulting LLC

1015 Gayley Avenue, Suite 1242
Los Angeles, CA 90024

Attn. Mr. Fewzi Fardeheb, RA, NCARB

Submitted on March 19, 2014

Endelman & Associates PLLC

Accessibility Consulting ■ ADA – FHA Compliance

William E. Endelman, AIA, Principal

Endelman & Associates PLLC

Accessibility Consulting ■ ADA – FHA Compliance

William E. Endelman, AIA, Principal

March 19, 2014

Mr. Fewzi Fardeheb, RA, NCARB
Senior Architect
Blackstone Consulting LLC
1015 Gayley Avenue, Suite 1242
Los Angeles, California 90024

Via Email: ffardeheb@blackstoneconsulting.com

Re: Proj02 – Accessibility Consulting Services
ADA Survey for Due Diligence
Circle Star Plaza – One & Two / Garage
One & Two Circle Star Way, San Carlos, CA
E&A Project #14.571.2

Dear Fewzi:


Endelman & Associates PLLC is pleased to present three copies of the ADA Facility Survey Report for the above property. This report is an assessment of compliance of the public areas of the Circle Star Plaza property with the Americans with Disabilities Act (ADA) using the 2010 ADA Standards for Accessible Design, as discussed more fully in the Overview Section. We have also provided recommended solutions and budget costs for each item in the report. We trust you will find the report thorough and useful.

The report has four separate sections: an Executive Summary / Overview, Appendix including a Survey Legend, captioned Photo Pages of representative conditions, and the ADA Survey Results Matrix.

The Overview / Executive Summary explains the survey context and how to use the report. This leads to an important recommendation – E&A recommends that anyone receiving a copy of any portion of the report data be provided the Overview / Executive Summary Section and Survey Legend. This section answers many questions, and helps ensure that the data is used properly.

It has been our pleasure working with you, and we will be glad to provide you with any clarifications you require regarding the contents in our report.

Sincerely,



William E. Endelman, AIA
Principal



Soo Hyun Park, AIA
Consultant

Enc. 3 reports

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Circle Star Plaza – One & Two / Garage

ADA FACILITY SURVEY REPORT

Prepared by: Endelman & Associates PLLC – March 19, 2014

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Circle Star Plaza – One & Two / Garage

ADA FACILITY SURVEY REPORT

Prepared by: Endelman & Associates PLLC – March 19, 2014

I. OVERVIEW / SCOPE OF SERVICES

Blackstone Consulting LLC contracted with Endelman & Associates PLLC (E&A herein), to perform an Americans with Disabilities Act (ADA) Survey of the Circle Star Plaza – One & Two / Garage as part of due diligence. This ADA Facility Survey is an effort to identify observed barriers to facility accessibility in the public areas of the building for compliance with the “facility accessibility” requirements of Title III of the ADA, that are applicable to places of public accommodations.

The Circle Star Plaza includes two 4-story office buildings of 207,896 sq. ft. constructed in 1999 – 2000, with surface parking, and an adjacent 3-story garage. Building One is fully built out, with offices on three upper floors, and common use amenities on the first floor, including cafeteria space, conference center, and shower rooms. Building Two is currently shell and core space, and appears to be in the preparation phase of renovation work. These buildings were built after January 23, 1992, the date after which all new construction was supposed to be done in full ADA compliance. It appears that Two Circle Star Plaza is undergoing some demolition and renovations, with bathrooms not 100% complete.

The survey is limited to public areas not encapsulated within whole floor tenant space suites, except for building core, such as restrooms. This ADA Facility Survey was performed to assess observed barriers to public areas under the ADA per the new 2010 ADA Standards as detailed in the ADA Standards section below. The focus of recommendations in this report is on removing physical barriers at each facility in order to provide enduring facility access.

Also, specifically excluded are assessments of staff-only (employee) areas and tenant spaces, assumed to be the responsibility of the tenants under typical lease agreements. Under Title I of the ADA, the Owner or commercial user must make “reasonable accommodation” to employees with disabilities. However, staff-only areas are beyond E&A’s scope of work.

E&A is also providing preliminary “Recommended Solutions” to remove each barrier, along with itemized budget costs. Title III of the ADA requires that places of Public Accommodation are required to be made accessible where it is “readily achievable”. In this report, the “Owner” refers to the owner / operator of the Circle Star Plaza.

This Report does not evaluate whether the facility was constructed in full compliance with the applicable Building Code accessibility provisions in force at the time of the original permit, or during any subsequent renovations. Note that Building Code accessibility compliance is not enforced retroactively. However, ADA compliance is retroactive and is a Civil Rights Law that presents the biggest exposure from a risk management perspective.

Any renovations to the Circle Star Plaza would be subject to the current California Building Code for any renovations of existing buildings. There may be some more stringent

dimensional aspects under the Building Code. E&A has not included any specific budget estimates for renovations in these areas, beyond requirements under the ADA.

This survey does not address “auxiliary aids”, operational issues assuring that people with disabilities are not denied equivalent services, such as provision of interpreters or Braille printed material.

The field ADA Facility Survey for the property was conducted using proven ADA Survey instruments and calibrated measurement tools. Collected data was reviewed and analyzed, and recommended preliminary solutions were developed to result in the ADA Facility Survey Report. We used E&A’s custom Survey Solutions™ Software database to generate the ADA Survey Results section. The field ADA Survey of the property was performed on March 10 & 11, 2014.

Each item in the ADA Survey Results for each building, that follows this Overview & Executive Summary, includes the *2010 ADA Standards (ADAS) Citation*, the *Observed Barrier*, *Location*, *General Priority (PR)*, a *“Sufficiency” Code*, and a *Comments* field per item.

The Report includes captioned photographs of typical or unique conditions.

ADA Survey Standard

This survey is an assessment to determine compliance with the ADA using a “safe harbor” technical standard. The 2010 ADA Standards for Accessible Design (ADAS), and Regulations under 28 CFR Part 36, were adopted 9/15/10 to replace the original 1991 ADA Accessibility Guidelines (with its ADA Accessibility Guidelines [ADAAG] Appendix section revision dated July 1, 1994).

All facilities built after January 23, 1993 should have been constructed in full compliance with the ADA per the 1991 Standards. Older facilities should have their facilities made accessible to the extent “readily achievable”.

The new regulations offer a “safe harbor” for elements that were built or altered between 1992 and 2012 and that conform to the original 1991 ADA Standards. Any such elements that meet the 1991 Standards can remain in place indefinitely until such time as they are physically altered.

In some instances, the 2010 ADAS are more stringent. Also, in some instances, the 2010 ADAS are less stringent than the original ADAAG, and in these cases accessibility can be reduced to the level of the 2010 ADAS.

There are also 14 new scoping elements that must comply now with the 2010 ADAS that did not appear at all in the original ADAAG. The 14 new scoping areas include items that do not apply to this facility:

- (A) Residential facilities and dwelling units
- (B) Amusement rides,
- (C) Recreational boating facilities,
- (D) Exercise machines and equipment,
- (E) Fishing piers and platforms,
- (F) Golf facilities,
- (G) Miniature golf facilities,
- (H) Play areas,
- (I) Saunas and Steam

rooms, (J) Swimming pools, wading pools, and spas, (K) Shooting facilities with firing positions (L) Miscellaneous - (1) Team or player seating, (2) Accessible route to bowling lanes, (3) Accessible route in court sports facilities

Per Title III of the ADA, existing “public accommodation” facilities are subject to the continuing obligation to make facilities accessible to the extent “readily achievable”.

Therefore, as stated we used the 2010 ADA Standards for Accessible Design for this survey.

II. OVERVIEW OF ADA REQUIREMENTS

A. BACKGROUND

The ADA is civil rights legislation designed to extend civil rights protection to persons with disabilities, by, among other things, making places of public accommodation accessible to them. It is not a building code; although many of the technical requirements in the ADAAG and 2010 ADAS resemble technical standards of a building code. It is primarily administered by the US Department of Justice (USDOJ). A complaint can be filed by any person, and fines and other penalties may be assessed as determined by the USDOJ. In addition, the ADA includes a mechanism for the USDOJ’s approval of local codes to be consistent with the requirements of the ADA.

There are four Titles to the Americans with Disabilities Act:

Title I Employment - Prohibits discrimination in hiring and requires employers to provide "reasonable accommodation" to disabled individuals with respect to job description and the work place. Employment accessibility is/was not included in the E&A scope of work and is not part of this report.

Title II Public Services and Transportation - Prohibits state and local governments from discrimination by requiring "program accessibility". Program accessibility can be attained by rescheduling and/or relocating programs to accessible locations or by making physical facility changes, called "structural changes" in the ADA. Program accessibility must be achieved to the extent that it does not cause "an undue burden", a significantly higher standard than "readily achievable", applicable under Title III, which applies to privately owned “public accommodations”.

Title III Public Accommodations - Places of public accommodations are required to be made accessible where "it is readily achievable", with a deadline for existing facilities of January 26, 1992. Title III is applicable to the private sector. The Circle Star Plaza fall under Title III.

Title IV Telecommunications - Applies to companies providing telephone service to the public. They must offer telecommunications devices for the deaf (TDD'S), or other equipment.

Under Title III, the ADA requires owner’s public accommodations to remove barriers in their existing facilities to the extent that it is “readily achievable”. In preparing this

report, E&A was not provided confidential information on the details of the Owner's finances and/or annual budgeting. The financial wherewithal of the entire entity, not just the facility must be taken into account. Therefore, it is the responsibility of the Owner to make the final determination of what constitutes an "undue burden" for the entity in a given year. In addition, the ADA is a continuing obligation, and is designed so that accessibility can be achieved over the long term. This means that what is not achievable in year one (based on what is not "readily achievable), may be achievable at a future point in time.

E&A is not addressing any potential Title I Employee issues that may be required by "reasonable accommodation" to any disabled employee who may request it.

B. TECHNICAL REQUIREMENTS / STANDARDS

The ADAS, as adopted and enforceable by the USDOJ on 9/15/10 is the current technical accessibility standard applicable when constructing new public accommodation facilities or altering existing facilities. These standards apply retroactively in requiring owners to remove barriers to existing facilities.

When implementing solutions to barrier removal, as an alternative to literally complying with a technical standard cited in the 2010 ADAS, the ADA allows for an "equivalent facilitation" to accomplish barrier removal. This is acceptable to the extent that such action provides greater or equal access. For example, a pharmacy may provide a free prescription drug delivery service *in lieu of* renovating the entry to the pharmacy. However, the Owner should be aware that providing "operational solutions", rather than physical facility solutions, is a less enduring approach to barrier removal and may require continued training, monitoring and enforcement of staff operations.

State and local code requirements apply to buildings constructed or renovated under a building permit. These may also apply when renovations are made to remove barriers. As previously stated, E&A assessed for compliance with the currently enforced 2010 ADAS only. Building Code compliance is not applied retroactively, unlike the ADA. In addition, it is important to note that ADAS is amended periodically to meet newly adopted standards, such as the future Public Right of Way Standards.

C. GENERAL PRIORITIES UNDER THE ADA

The ADA provides general priorities 1 through 4 in 28 CFR Part 36.304(c) as guidance only for barrier removal in public accommodations. These would be reasonable to apply to public entity facilities as well to help prioritize program access. These are not mandatory priorities, but rather, general guidance as to relative importance. As the Owner makes a determination of phasing and implementation priorities for barrier removal, we recommend taking the ADA general priorities into account, along with other factors including budget, operational issues, and public usage data. In this report E&A has assigned these ADA general priorities (PR) to each noted barrier for guidance only. As part of a Transition Plan or strategic plan, it is the Owner's responsibility to further prioritize removal of barriers to programs based upon finances and program priorities to the extent that it does not cause an "undue financial burden".

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<i>ADA Priorities per 28 CFR Part 36.304(c)</i>	
1	Provision of access to a place of public accommodation from public sidewalks, <u>parking</u> , or public transportation. These measures include installing <u>entrance</u> ramps, widening entrances, and providing accessible parking spaces/ signage.
2	Provision of <u>access to those places where goods and services</u> are made available. These measures include revising interior routes, adjusting the layout of tables, providing Braille and raised character building signage, widening interior doors, and installing ramps.
3	Provision of <u>accessible restrooms</u> , such as removal of obstructing items on the route to the restroom, widening of restroom doors, widening of toilet stalls, provision of accessible plumbing fixtures, and installation of grab bars.
4	Making <u>other modifications</u> to provide access to the goods, services, facilities, privileges, advantages, or accommodations; such as accessible public <u>phones</u> and <u>water fountains</u> .

III. FACILITY SURVEY REPORT OVERVIEW

A. REPORT CONTENTS AND FORMAT

This report is based upon field observations of barriers, as defined by the currently enforceable 2010 ADAS (28 CFR Part 35). The complete report includes the following:

1. The *Overview/ Executive Summary*, with the essential *Assumptions Sections* accompanying the report.
2. The *Appendix* includes an *ADA Survey Results Legend* and *Abbreviation List* in this section.
3. The *ADA Survey Results* is the detailed report of the barriers observed at each public location, citations, and comments on ADA compliance. Please reference the *ADA Survey Results Legend* for more information on reading the report. Also included are *Captioned Photo Pages* provided for illustrative purposes. Photos are not intended as comprehensive documentation. Where provided and useful, we have included reference key plans.

All Report Data can be made available in electronic format on our customer accessed web based version of Survey Solutions database for the Owner to use in managing a barrier removal program.

B. ASSUMPTIONS & CONSIDERATIONS

This report divides Assumptions and Considerations into three categories: *Facility*, *General*, and *Technical*.

Facility Assumptions

1. *Public Use Area* – E&A treated the term “public” to mean facilities used by “other than the Owner’s or tenant’s employees only”.

2. *Operations and Program Information* – We were provided with limited program information concerning facility operations from Blackstone Consulting LLC and property management staff. Solutions for barrier removal were developed based upon our observations of existing conditions and the program information provided.
3. *Excluded Tenant Spaces and Accessible Routes* – Specifically excluded from this survey are assessments of staff-only (employee) areas and tenant spaces.
4. *Excluded Public Rights of Way* – The public right of way, such as public sidewalks, were not surveyed as it was beyond our scope of work to survey accessible routes to the Public Way. Accessible route from the corner (of Garden Street) where public right of way appears to end and transitions to private walkway starts have been surveyed.
5. *Owner Policies for Equivalent Facilitation* – We are not aware of any formal or informal policies that are currently used in facilities to provide an equivalent facilitation.
6. *E&A Recommended Solutions* – The solutions proposed in our survey are recommendations based upon survey observations and our experience, and do not reflect any design study. There may be alternative compliant solutions. For some items we indicated “further design study required” where the solution requires detailed study, or where there is no obvious solution. In retrofits, accessibility must be provided to the maximum extent technically feasible. Solutions also may not take into account notable aesthetic considerations which could modify or increase the cost of implementing the solution in an acceptable way.

General Assumptions:

1. *“Readily Achievable” and Barrier Removal* – The Owner is solely responsible for determining when facility accessibility is not “readily achievable” based upon the Owner’s current finances. Generally, where the Consultant has made a recommendation to not remove a barrier at the present time, it is only if the cost appeared extremely high *and* only if minor increased accessibility would be achieved as a result of this removal. Such recommendations should be re-reviewed by the Owner over periods of time, as finances may change.
2. *Reasonable Accommodation to Employees* – Under the ADA Title I, staff areas of existing facilities need not be changed unless an employee (or potential employee) with a disability requests a reasonable accommodation be provided. Note that actual accommodations required by an individual with a disability will depend upon that person’s specific needs. Also note that if currently designated “staff” areas were changed into designated “public” areas in the future, it may require removing additional barriers to satisfy ADA requirements for public use.
3. *Building Code* – The 2013 California Building Code (effective January 1, 2014) may be applicable when securing a building permit for renovations requiring such a permit. There may be some deviations from ADAS in dimensional requirements for accessibility, which should be verified prior to construction.

4. *Code Required Accessibility Expenditures* – Renovation projects completely distinct from an ADA project may trigger the Building Code “percentage of cost for path of travel compliance” rules. These regulations require that a portion of the total money spent on renovation be spent to improve the accessibility of the building. Therefore, it would be prudent to evaluate the long-term facility uses and renovation plans prior to implementing ADA barrier removal in order to perform work most cost effectively.
5. *No Testing of Hidden Conditions or Alarms* – Barrier removal solutions were based upon field observations of existing conditions. No testing, review of construction documents, or review of building codes was undertaken as part of this ADA Survey
6. *Risk Management* – The ADA is a complex law. It contains many concepts and terms which have not been tested by actual experience or defined in the courts with respect to particular factual situations. Accordingly, E&A makes no claim, expressed or implied, that, in preparing this limited verification ADA Facility Survey, all barriers (to all individuals with disabilities) have been identified whose removal might be required by the ADA.

E&A performed a visual ADA Facility Survey only and, in accordance with the contract, did not test any building/site systems or components for adequacy. The Owner is solely responsible for non-discrimination under the ADA and other applicable laws, and civil lawsuits under the ADA (frivolous or otherwise) remain possible regardless of the number or types of barriers, if any, that are removed.

E&A’s recommendations should be reviewed by the Owner’s legal counsel, risk management personnel and compliance personnel. The modification work required to comply with the ADA varies according to many factors among which are the financial resources of the Owner and significance/ severity of the barriers. The Owner’s decisions regarding the scope of work to perform should be based upon the professional advice of the noted parties, along with input from the disabled community or representatives, whenever possible.

7. *Preliminary Solutions* – Some recommended solutions are very preliminary in nature and require more detailed design study and code verification to confirm feasibility and costs. The solutions are intended to provide scoping for a designer to provide construction documents for implementation. These are generally noted in the Survey data as “further design study required”.
8. *Renovation* – Some Recommendations indicate “Assume part of renovation cost” and carry no cost for removal or revision. E&A observed Two Circle Star Plaza in some stage of renovation, and assumed the cost of some items that are either partially installed or ready to be installed to already be accounted for.

Technical Assumptions:

1. *Slip Resistance* – While some descriptions below may not be applicable to this scope, the requirement can be applied to all surfaces along an accessible route to include parking access aisles and curb ramps.

In the 2010 ADAS Section 302.1 it states that “A slip-resistant surface provides

sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.” (For reference the old ADAAG stated in Section 4.5 and Appendix Section A4.5.1 that both floors on accessible routes and floors within accessible room areas are to be "slip-resistant".) While OSHA has considered a Static Coefficient of Friction of 0.5 to be "slip-resistant", the Access Board *recommends* a coefficient of 0.6. Ramps require a higher "slip- resistance" of 0.8.

There is more than one testing methodology, and the results of the different tests are not interchangeable. Tests are for dry surfaces, and do not take into account wet surfaces.

The Owner should be aware that some VCT (vinyl composition tile) and sheet vinyl floors commonly used may not have Coefficients of 0.6; therefore, would not be considered slip-resistant under the new standard. Generally, stone, tile, wood and vinyl floors with specified “polished” finishes are likely to not meet the “slip-resistant” coefficient. Polishes and contaminants further exacerbate the situation, suggesting a maintenance program. Floors in wet areas, such as hotel guestroom bathrooms are made more slippery by water and soaps. E&A recommends that detailed product information be reviewed for new installations to ensure compliance. More discussion is available from the Access Board in “Technical Bulletin: Ground and Floor Surfaces” (available online at www.access-board.gov).

The Owner’s cleaning and maintenance program should be reviewed in the context of slip resistance.

Floor and ground surfaces were neither tested nor specifically cited in the ADA Facility Survey Reports as this testing is not included in the E&A’s scope of work, nor is it our technical expertise.

2. *Dimensional Tolerances* – Section 104.1.1 of the 2010 ADAS states that all dimensions are subject to conventional building industry tolerances for field conditions, “except where the requirement is stated as a range with specific minimum and maximum end points”. That means only items that have an absolute value can have tolerances of more or less than that value.

Although many studies have been performed to determine what the acceptable dimensional tolerances are, there are relatively few widely accepted tolerances. It should be noted that during construction, design documents specifying the maximum or minimum allowable dimension can often lead to deviations that exceed ADAS maximums and minimums, such as a ramp that is designed with a 1:12 slope. We recommend the best practice of allowing for construction tolerance for common issues, such as ramp slopes, by specifying less (e.g. 8%) rather than maximum 8.33% slope.

USDOJ’s position and as specified in Section 104.1.1 of the 2010 ADAS that where a range of dimensions is cited as allowable, *there is no tolerance above or below that range, because the range is the tolerance*. An example of a range is a ramp may have a slope greater than 5% and less than 8.33% - therefore, 8.5% would not be considered a construction tolerance to be permitted.

3. *Ramp Landings* – In our report we may use the term “level” for ramps, and landings. In this context “level” means having a slope in all directions no more than 2% (1:48) per ADAS requirements, which is a slope of 1/4” per foot.

C. BUDGET COST ASSUMPTIONS

The Budget Costs included in the ADA Survey Results Matrix are concept level cost estimates that are provided only to assist the Owner with establishing budgets to remove physical barriers in public accommodation areas, subject to the assumptions in this Executive Summary.

*The costs in the Survey Report are **budget** costs, **not** an estimate of probable cost, subject to the following conditions:*

Budget Costs INCLUDE:

- Costs for direct material, labor and equipment; without general contractor mark-ups for overhead and profit, General Conditions, or sales tax.
- Costs are based upon costs typically general for California Bay Area at the time of survey. Please refer to indexes such as the Means Construction Index to reflect changing costs over time.
- Costs based upon typical costs for labor and materials for each item, given moderate quantities for typical construction types.

The following are some specific budget items (NOT INCLUDED in the Budget Costs) the Owner should consider in project budgeting, in addition to the costs summarized in this report.

Budget Costs DO NOT INCLUDE the following:

- General Contractor overhead, profit and General Conditions.
- Construction Management, if used.
- Design and project management fees.
- Inflation factors when phasing construction over time.
- Contingency for unforeseen existing conditions.
- Premiums due to construction in occupied and heavily used spaces.
- Premium for any potential overactive bid climate and potential high volatility and unpredictability reported for certain materials such as lumber and steel.
- Potential asbestos abatement, lead paint abatement, or other environmental impact costs that may arise during accessibility renovation work.
- Alternate costs that may be included in comment field, not in budget cost field.
- High levels of fit, finish, and detail that may be desired on an aesthetic basis.
- Contingency due to future changes in the accessibility laws / codes.
- Permit fees.
- Sales tax.
- Any in-house costs allocated to projects.

D. Removing Barriers in Facilities - Using This ADA Survey Report

It is important to understand that the ADA Facility Survey Report represents preliminary solutions and costs for physical facility modifications to remove barriers, as if the building were to be constructed to new compliant standards, and that it is NOT automatically necessary to remove barriers to facilities by making all these expenditures. There may also be some limitations due to structural or technical infeasibility (as specifically defined in the law).

To implement the survey information in this report, there are some important concepts.

- This report provides physical facility solutions to remove barriers, and such solutions are enduring solutions.
- Some items will require further design study to even develop a detailed scoped solution, and these are so noted.
- There may be other methods to remove barriers in a compliant fashion which may be found as a result of further design study. Our recommendations are preliminary, based upon observed conditions and our experience, and were NOT based upon any design work.
- Equivalent facilitation, such as providing the service in a different way under the ADA is permitted. However, operationally dependent solutions require clear written policies, ongoing monitoring, training of staff, and usually cannot be depended upon to work on a long term basis.

Alterations

Per Section 202.3 and 202.4 in the ADAS, there are some aspects worth highlighting.

- **202.3.1 Prohibited Reduction in Access.** An *alteration* that decreases or has the effect of decreasing the *accessibility* of a *building* or *facility* below the requirements for new construction at the time of the *alteration* is prohibited.
- **202.3.2 Extent of Application.** An *alteration* of an existing *element*, *space*, or area of a *building* or *facility* shall not impose a requirement for *accessibility* greater than required for new construction.
- **202.4 Alterations Affecting Primary Function Areas.** In addition to the requirements of 202.3, an *alteration* that affects or could affect the usability of or access to an area containing a primary function shall be made so as to ensure that, to the maximum extent feasible, the path of travel to the *altered* area, including the rest rooms, telephones, and drinking fountains serving the *altered* area, are readily *accessible* to and usable by individuals with disabilities, unless such *alterations* are disproportionate to the overall *alterations* in terms of cost and scope as determined under criteria established by the Attorney General. In existing transportation *facilities*, an area of primary function shall be as defined under regulations published by the Secretary of the Department of Transportation or the Attorney General.

IV. EXECUTIVE ACCESSIBILITY SUMMARY

Circle Star Plaza

E&A was contracted to perform an ADA Facility Accessibility Survey of Circle Star Plaza in San Carlos, CA to assess observed deficiencies as part of due diligence, under Title III of the ADA, as detailed above. A review of accessibility issues per applicable original or current Building Code was not part of our scope of work. Review of accessibility to, into, and within tenant spaces, or staff-only areas was not part of our scope of work.

Under the ADA, the Owner of a public accommodation in existing building needs to remove barriers to facilities to the extent that it is “readily achievable”. All new construction after January 26, 1993 should have been constructed in compliance with the ADA.

The ADA Master Survey Report represents preliminary solutions and costs for physical facility modifications to remove barriers. It is not automatically necessary to remove barriers to facilities all at once. However, the law is over 20 years old and expenditures to remove barriers, to the extent readily achievable, should be an ongoing process.

The Total budget cost to remove all observed facility barriers to the subject property using facility modifications per the detailed report is \$89,085.00

Endelman & Associates PLLC has been pleased to work with Blackstone Consulting LLC and we remain available to work with you as your future needs may require.

Brief Facility Description

The Circle Star Plaza includes two 4-story office buildings of 207,896 sq. ft. constructed in 1999 – 2000, with surface parking, and an adjacent 3-story garage. Building One is fully built out, with offices on three upper floors, with common use amenities on the first floor, including cafeteria space, conference center, and shower rooms. Building Two is currently shell and core space, and appears to be in the preparation phase of renovation work.

Overview of ADA Survey Findings of this Property

At Two Circle Star Plaza first floor Men’s and Women’s Toilets, shower stalls were substantially non-compliant (e.g. size, location of seat, control). Further design study is required as the room appears too small to accommodate accessible shower per both ADAS and CBC. The shower issue is the most significant renovation and costs issue.

At Two Circle Star Plaza Men’s and Women’s Toilets, vanity countertop measured at heights that would result in a higher lavatory rim than 34” maximum once the finished floor is installed. Lower the countertop to ensure accessible lavatory is provided as required.

Some of the toilet centerlines are located beyond 18” from the side wall. ADAS requires toilet centerline to be 16” to 18” from the side wall.

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Most of the interior doors required forces greater than 5 lb. to operate, though the rated fire doors along the corridor may meet minimum allowable Code (usually 15 lb. force). Verify the door forces for other non-fire doors, and adjust closer as necessary.

Most of the surface slopes at exterior accessible routes have cross slope at less than 1:48 (2%) and running slope at less than 1:20 (5%), and are in compliance. Even the few areas where the slope exceeds the maximum, it is generally an isolated condition on one or two pavers. At open plaza area between the One & Two Circle Star Plaza, surface slopes exceeding 1:48 were few and far between, and may be addressed by the placement of outdoor furniture.

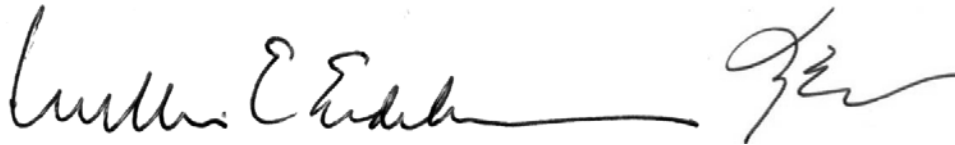
Garage accessible parking spaces where floor drains are located consistently exceeded 1:48 slope. Depending on the total number of (covered) parking spaces in the garage, these spaces intended to be accessible spaces would need to either be relocated to where there are no floor drains or apply the topping coat on concrete slab.

Surface accessible parking spaces were mostly compliant, except for the surface slopes at three of the accessible parking spaces and shared access aisles between the One Circle Star Plaza and the open plaza to the north.

Please see the ADA Master Survey Report for details of these and other items not discussed above. Total budget cost to address all the issues as defined, subject to assumptions herein, is included at the end of the ADA Survey Report.

Please contact us if you require any clarifications on our report. We thank you for the coordination and cooperation in helping us perform our services.

Respectfully submitted,

The image shows two handwritten signatures in black ink. The signature on the left is 'William E. Endelman' and the signature on the right is 'Soo Hyun Park'.

William E. Endelman, AIA
Principal

Soo Hyun Park, AIA
Consultant

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APPENDIX

Included in the Appendix are the following items:

A. Abbreviations

B. Legend for the ADA Survey Results Report

APPENDIX A - ABBREVIATIONS

General: These are common abbreviations that may be used in the Report.

@	At	LF	Lineal Feet
AC	Asphalt Paving	LL	Lower Level
ACCESS	Accessible	LBS	Pounds Force
ADA	Americans with Disabilities Act	LS (or LSum)	Lump Sum
ADAAG	ADA Accessibility Guidelines	MAX	Maximum
ADAS	The ADA Standards for Accessible Design - 2010	MIN	Minimum
AFF	Above Finished Floor	MEZZ	Mezzanine
AMBU	Ambulatory Stall	N	North
ANSI	American National Standards Institute, Inc.	PH	Phone
APPROX	Approximately	P	Public
BBQ	Barbecue	POS	Point of Sale
BLDG	Building	PR	Priority
BSMT	Basement	PUB	Public
COMM'L	Commercial	RM	Room
CONC	Concrete	RR	Restroom
CONF	Conference	S	South
CORR	Corridor	S	Staff
CT	Court (Tennis, etc.)	SF	Square Feet
E	East	SAN NAPKIN	Sanitary Napkin
EA	Each	STR	Stair
ELEV	Elevator	T	Toilet
EXT	Exterior	TYP	Typical
FLR or FL	Floor	W	West
INT	Interior	WAC (51-50)	Washington Administrative Code Amendments to 2003 IBC
LEV	Level	WF	Water Fountain

Appendix B - LEGEND for the ADA Survey Results Report (Matrix)

This Legend is essential to assist in properly interpreting the recommendations for facility accessibility solutions to program barriers in the report.

Building ID (Client): The facility location may be followed by an ID# using any Client provided numbers.

Barrier (#xx): This item describes the observed barrier (or potential barrier) to the disabled. (Numbers are used for report cross referencing use only.)

ADA Citation: This item identifies the section of the 2010 ADA Standards for Accessible Design (ADAS) referenced for each Barrier.

Location: This is the area where the barrier was observed. Where appropriate, items may be grouped and shown with multiple quantities.

Recommendation (Proposed Solution): This column describes the solution proposed to remove or reduce the potential barrier identified, compliant with the ADA standards current at the time of survey. Often there may be alternate solutions. Some solutions may require further design study.

Comments: This column is used to clarify the ADA requirement or further clarify the Recommendation shown.

Type (S/P): This column provides an indication of the area in which the barrier was observed. E&A's scope of work is solely public accommodation areas (excluding tenant spaces), and excludes Staff areas. **S** indicates that it is in a **Staff** area; **P** indicates a **Public** Accommodation area, and therefore subject to Title II. Under Title I, work in a staff area would not technically be required to be performed until a person with a disability employed in this area requires reasonable accommodation, except for provision of an accessible route to staff areas.

Responsibility (Resp.): This column indicates whether the issue is the responsibility of the Owner ("O"). "P" indicates it is for a public entity, such as for public sidewalks. "T" indicates it is a tenant responsibility.

Code: Each recommended solution is given a compliance sufficiency code, numbered from 1 to 5. The Sufficiency Code is to further qualify the level of compliance achieved by, or other major aspect of the recommended solution. The meanings are as follows:

- 1 When the proposed solution is implemented this barrier will be removed and will be, in our opinion, in compliance with the requirements of the Americans with Disabilities Act's current ADA Standards.
- 2 Complete compliance with the requirements of the ADA will not be provided. It is either "technically infeasible", or (for the Public Sector), the solution would appear to be "an undue burden" per ADA standards for Public entities. Therefore, the Consultants have recommended that no changes be made at this time. Strict adherence with the ADA would in our opinion carry an unreasonable cost (to be

solely determined by the Owner) or be technically infeasible. In enforcement, the USDOJ would take into account the Owner's financial capability among other ADA criteria.

- 3 The solution appears to be the responsibility of another entity such as a Tenant, who we recommend be notified of the barrier.
- 4 The condition identified technically does not meet the requirements of the ADA. However, in our professional opinion, the deviation is minor enough or within construction tolerances that correction of it would not likely significantly increase the degree of accessibility of the condition. For that reason, no modification beyond what is described in the *Recommendation* column is proposed, but sufficiency is not indicated as fully compliant.
- 5 Because complete compliance appears to be technically infeasible or extremely difficult due to the existing building configuration, the proposed alternative means (or policy implementation) has been proposed. While this recommended solution provides less than complete physical compliance, it may constitute a reasonable course of action for this situation that improves the condition.
- 6 Delay implementation of solution pending final approval by law.
- 7 The subject item is not accessible, but it is not required to be based upon an exemption in the law. It may, however, be a program issue that requires some action.
- 8 The subject item meets the 1991 ADA standards, so is therefore "Grandfathered" and need not meet the 2010 ADAS until such time as it is physically altered.

PRI (ADA Guidance Priority): For general guidance only, the recommended solution is given an ADA General Priority Coding of 1, 2, 3, or 4. These codes correspond to the barrier removal categories provided for general guidance for public accommodations in the *Regulation on Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities* (reference 28 CFR Part 36.304(c)). Upon completion of the Survey, the Owner may establish implementation priorities in detail based upon criteria such as the law, operational needs, funding and long range planning.

- 1 Provision of access to a place of public accommodation from public sidewalks, parking, or public transportation. These measures include installing entrance ramps, widening entrances, and providing accessible parking spaces/ signage.
- 2 Provision of access to those places where goods and services are made available. These measures include revising interior routes, adjusting the layout of tables, providing Braille and raised character building signage, widening interior doors, and installing ramps.
- 3 Provision of accessible restrooms, such as removal of obstructing items on the route to the restroom, widening of restroom doors, widening of toilet stalls, provision of accessible plumbing fixtures, and installation of grab bars.

- 4 Making other modifications to provide access to the goods, services, facilities, privileges, advantages, or accommodations, such as accessible public phones and water fountains.

Qty / Units: The quantity includes the unit of measure applicable to the Recommended Solution, and to the Budget Cost immediately following.

Budget (Budget Cost): This column provides a budgetary opinion of approximate construction cost per item, based only upon descriptive scope, not a completed design. This is not a cost estimate. Design fees, management costs, sales tax, internal costs, General Contractor overhead and profit, escalation, and other items are not included in these figures. Allowances are shown when further design study is required. *All costs for implementation are not included in these costs. Therefore, please see Budget Cost Assumptions section and Facility Assumptions section in the Report for details.*



- Upper Left: Garage L3—Surface slope at accessible parking spaces with floor drain exceeded 1:48 max. and measured 2.5% - 5%. Also note that accessible parking sign is not mounted at 60" min. AFF to bottom of sign.
- Upper Right: Garage L2—Emergency call button lacks the clear floor space in front of it, due to the step. Relocate.
- Lower Left: One Circle Star Plaza—Dining Services—Coffee/Tea Bar lacks accessible countertop at 34" max. AFF. Lower a portion of counter 30" in length, unless same service is provided elsewhere in the dining area.

Circle Star Plaza, San Carlos, CA

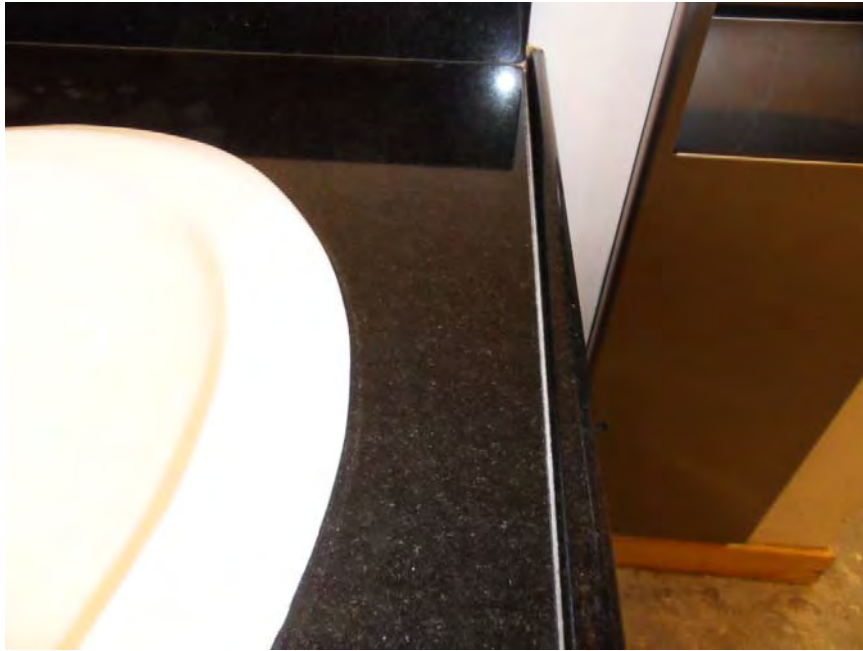


Upper Left: One Circle Star Plaza—L1 Shower—Lavatory base cabinet is shown with door/integrated base to allow for a forward approach, but pipe is not insulated. If this room is to be for use by public, base cabinet door would need to be removed.

Upper Right: One Circle Star Plaza—Typical Toilet Lavatory Area—Reflective surface of mirror exceeds 40" max. AFF at all toilet rooms in this building. Lower the mirrors.

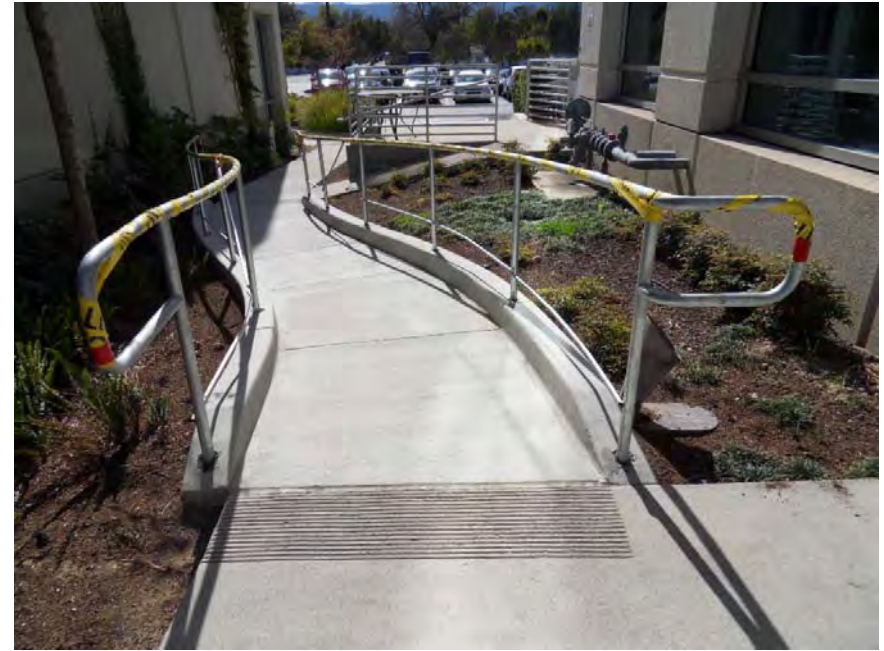
Lower Left: Two Circle Star Plaza—Typical Toilet Lavatory Area—Shelf and hooks are protruding objects. Either remove, relocate, or provide cane detectable barrier.

Circle Star Plaza, San Carlos, CA



- Upper Left: Two Circle Star Plaza—Typical Lavatory—Front edge of lavatory exceeds 34" max. AFF, even with the finished floor considered. Lower the lavatory.
- Upper Right: Two Circle Star Plaza—Accessible Stall—Several issues, including locations of toilet centerline, rear grab bar, toilet paper dispenser, and the shelf above the side grab bar.
- Lower Left: Two Circle Star Plaza—Toilet Stall Area—This area lacks 60" min. diameter turning space. Further design study required.

Circle Star Plaza, San Carlos, CA



- Upper Left: Two Circle Star Plaza—L1 Toilet—Accessible Shower is substantially non-compliant, from size to locations of seat, grab bars, and the control.
- Upper Right: Site—Ramp between South Restricted Door & Main Walkway at One Circle Star Plaza—Ramp at spots exceeds 1:12 max. slope, lacks level landing at top and bottom, and handrail extensions are non-compliant. Also door maneuvering clearance is not level.
- Lower Left: Site—Main Walkway near One Circle Star Plaza Entry Door—Cross slope at few spots exceed 1:48 max., including on either side of the entryway plaza.

Circle Star Plaza, San Carlos, CA

ADA SURVEY RESULTS

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Circle Star Plaza For Blackstone Consulting LLC

Garage

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Accessible Parking									
Barrier	540	The accessible stall lacks compliant accessible parking signage, or existing signage is not a minimum of 60" high measured to bottom of the sign.	Citation	2010 ADA Stds. 502.6, 703.7.2.1, 216.5					
ITEM 1: L1 - ACCESSIBLE PARKING - SIGNAGE, NEAR ENTRY ALONG EAST (DIVIDER) WALL	Remount / raise existing stall signage. E&A measured 41" and 44" AFF to bottom of the signs.	Signs shall be 60" minimum above finish floor or ground surface, measured to bottom of the sign. Note: Where a total of four or fewer parking spaces, including accessible parking are provided on site, signs not required.	P	O	1	1	2	EA	\$100
ITEM 2: L1 - ACCESSIBLE PARKING - SIGNAGE, NEAR ENTRY ALONG WEST WALL	Remove wall-mounted sign, and remount with pole mounting located at head of stall. E&A measured 24" AFF to bottom of the signs.	Signs shall be 60" minimum above finish floor or ground surface, measured to bottom of the sign. Note: Where a total of four or fewer parking spaces, including accessible parking are provided on site, signs not required.	P	O	1	1	2	EA	\$370
ITEM 3: L2 - ACCESSIBLE PARKING - SIGNAGE, NEAR ELEVATOR ALONG WEST WALL	Remove wall-mounted sign, and remount with pole mounting located at head of stall. E&A measured 24-1/2" AFF to bottom of the sign.	Signs shall be 60" minimum above finish floor or ground surface, measured to bottom of the sign. Note: Where a total of four or fewer parking spaces, including accessible parking are provided on site, signs not required.	P	O	1	1	1	EA	\$185
ITEM 4: L3 - ACCESSIBLE PARKING - SIGNAGE, NEAR ELEVATOR ALONG NORTH WALL	Remove wall-mounted sign, and remount with pole mounting located at head of stall. E&A measured 24-1/2" AFF to bottom of the sign.	Signs shall be 60" minimum above finish floor or ground surface, measured to bottom of the sign. Note: Where a total of four or fewer parking spaces, including accessible parking are provided on site, signs not required.	P	O	1	1	1	EA	\$185
ITEM 5: L3 - ACCESSIBLE PARKING - SIGNAGE, NEAR ELEVATOR ALONG WEST WALL	Remove wall-mounted sign, and remount with pole mounting located at head of stall. E&A measured 23" AFF to bottom of the sign.	Signs shall be 60" minimum above finish floor or ground surface, measured to bottom of the sign. Note: Where a total of four or fewer parking spaces, including accessible parking are provided on site, signs not required.	P	O	1	1	1	EA	\$185

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Accessible Parking									
Barrier	541	The accessible stall / access aisle has slopes that exceed maximum 2% (1:48).	Citation	2010 ADA Stds. 502.4, 302					
ITEM 6: L1 - ACCESSIBLE PARKING - ACCESS AISLE, NEAR ENTRY ALONG NORTH WALL	E&A measured 2.3% - 3.0% along the center of access aisle (north-south). Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	75	SF	\$188
ITEM 7: L1 - ACCESSIBLE PARKING - SHARED ACCESS AISLE, NEAR ENTRY ALONG EAST (DIVIDER) WALL	E&A measured 2.6% at the SW corner of shared access aisle. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	10	EA	\$25
ITEM 8: L1 - ACCESSIBLE PARKING STALL - SOUTH STALL, NEAR ENTRY ALONG EAST (DIVIDER) WALL	E&A measured 2.5% - 3.5% along the south edge of south stall. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	32	EA	\$80
ITEM 9: L1 - ACCESSIBLE PARKING STALL - SOUTH STALL, NEAR ENTRY ALONG WEST WALL	E&A measured 2.2% -2.3% (2.6% at one spot) at the SE corner of stall. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	10	SF	\$25
ITEM 10: L2 - ACCESSIBLE PARKING STALL, ALONG WEST WALL	E&A measured 2.6% - 5.0% slope toward drain in the middle of designated accessible parking stall. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	60	EA	\$150

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Accessible Parking									
ITEM 11: L3 - ACCESSIBLE PARKING - ACCESS AISLE, ALONG NORTH WALL	E&A measured 3.0% at the south end of access aisle. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	15	SF	\$38
ITEM 12: L3 - ACCESSIBLE PARKING - ACCESS AISLE, ALONG WEST WALL	E&A observed access aisles on both sides of accessible stall, and as it is not clear which one is intended to be the compliant one, E&A surveyed both. E&A measured 2.5% - 3.1% slope toward drain in the middle of access aisle to east of accessible stall. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	60	EA	\$150
ITEM 13: L3 - ACCESSIBLE PARKING - ACCESS AISLE, ALONG WEST WALL	E&A measured 2.6% at the east end of access aisle. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	18	SF	\$45
ITEM 14: L3 - ACCESSIBLE PARKING STALL, ALONG WEST WALL	E&A measured 3.7% - 4.3% slope toward drain in the middle of designated accessible parking stall. Apply a topping coat on the concrete slab to level it.	Area must have less than 1:48 slope in all directions.	P	O	1	1	90	EA	\$225

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
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Alarms

Barrier	562	The fire alarm pull station is mounted too high (48" maximum), lacks clear floor space, or the model type requires twisting or gripping to operate.	Citation	2010 ADA Stds. 308.3					
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ITEM 15: L2 - EMERGENCY CALL BOX - NEAR ELEVATOR	Relocate the emergency call box (on column next to elevator) to a location with 30"x48" min. clear floor space in front of it. Current location is not accessible as there is a step in front of emergency call box.	Mounting height: Max. 48" AFF for a side approach.	P	O	1	2	1	EA	\$100
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ITEM 16: L3 - EMERGENCY CALL BOX - NEAR ELEVATOR	Relocate the emergency call box (on column next to elevator) to a location with 30"x48" min. clear floor space in front of it. Current location is not accessible as there is a step in front of emergency call box.	Mounting height: Max. 48" AFF for a side approach.	P	O	1	2	1	EA	\$100
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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Interior Accessible Routes									
Barrier	646	The accessible route has cross slopes that exceed maximum 2% (1:48).	Citation	2010 ADA Stds. 403.3					
ITEM 17: L1 - ACCESSIBLE PARKING - ROUTE BETWEEN ACCESSIBLE PARKING & MAN-GATE, NEAR ENTRY	E&A measured 2.3% cross slope along the intended accessible route between the accessible parking along north wall of garage and man-gate, at the bottom landing of stairs. Apply a topping coat on the concrete slab to level it.	Slope must be no more than 1:48 (2%)	P	O	1	2	6	SF	\$15
ITEM 18: L1 - ACCESSIBLE PARKING - ROUTE BETWEEN WEST & EAST ACCESSIBLE PARKING SPACES, NEAR ENTRY	E&A measured 2.5% cross slope along the intended accessible route between the accessible parking along north wall of garage and man-gate, at the bottom landing of stairs. Apply a topping coat on the concrete slab to level it.	Slope must be no more than 1:48 (2%)	P	O	1	2	4	SF	\$10
Total for Building: Garage									\$2,175

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Built In Elements									
Barrier	482	The dining or work surface lacks 5% seating and standing spaces that are accessible, or existing tables exceed maximum 34" high or lack knee clearance 27" high, 30" wide and 17" deep, or are not on an accessible route, or lack dispersion throughout seating and standing spaces.	Citation	2010 ADA Stds. 902.1, 226, 226.2					
ITEM 1: DINING SERVICE AREA - DINING	Provide min. 5% of the total number of tables with tops max. 34" AFF, with 27" high, 30" wide, 8" deep knee space, and 17" deep toe space.	Cost is allowance.	P	O	1	2	2	EA	\$1,800
Barrier	483	The bar counter lacks a minimum 30" long portion of counter between 28" and 34" high with compliant 27" high knee clearance.	Citation	2010 ADA Stds. 902					
ITEM 2: L1 - DINING SERVICE AREA - COFFEE/TEA BAR	E&A measured 42" high counter across the area where coffee/tea are ordered/served, and condiments for these drinks are provided. Lower a section of existing counter to 34" AFF (with min. 30" length).		P	O	1	2	3	LF	\$1,260
Barrier	487	The controls at the tableware / condiment / self-service shelf or counter / beverage dispenser exceed maximum 48" high for a front or side approach for items less than 20" depth OR 44" for items that are 20" - 25" depth.	Citation	2010 ADA Stds. 308.3, 904.5.1					
ITEM 3: L1 - DINING SERVICE AREA	E&A measured 50" AFF to operable part of beverage dispenser set back 16" from the front edge of countertop. Recommend no change. The item is not being altered and measures less than 54" AFF for a side approach which meets the 1991 standards.	If altered, per 2010 Standards, the item should be below 48" AFF. Many Building Codes are more stringent and have a max. 48" reach for any approach, which should be applied.	P	O	8	2	1	EA	\$0

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
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Built In Elements

ITEM 4: L1 - DINING SERVICE AREA

E&A measured 66" AFF reach to grab a beverage off of the top shelf of beverage cooler/display case. Either rearrange items such that all variations are available on shelves below 48" AFF or provide an additional beverage cooler/display case with shelves below 48" AFF for items currently on upper shelves.

If altered, per 2010 Standards, the item should be below 48" AFF. Many Building Codes are more stringent and have a max. 48" reach for any approach, which should be applied.

P O 1 2 1 EA \$0

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Doors									
Barrier	619	The door requires excessive force to operate, or the door closes too quickly.	Citation	2010 ADA Stds. 404.2.8, 404.2.9					
ITEM 5: ALL TOILETS, W/ EXCEPTION TO L1 - TOILETS & L1 - SHOWERS	E&A was unable to measure the force required to open doors (outer doors between corridor and lavatory area of toilet, and inner doors between lavatory area and toilet stall area), but gauging from opening the doors for a quick peek inside it was obvious that many of these doors required force exceeding 5 lbs. for interior doors. Verify and adjust the interior door closers as needed.	Interior doors require max. 5 lb. force, and must take min. of 5 sec. to move to a position 12 degrees from latch. Fire doors may meet min. allowable Code, usually 15 lb. force. Verify with local building codes for min. allowable force for fire doors. A Fire Door Assemble is defined as "Any combination of a fire door, frame hardware, and other accessories that together provide a specific degree of fire protection within the opening.	P	O	1	3	12	EA	\$1,080
ITEM 6: L1 - MEN'S SHOWER	Adjust the interior door closers. E&A measured 15 lb. force for the door at what appears to be a 2-hour rated corridor.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90
ITEM 7: L1 - MEN'S SHOWER	Adjust the interior door closers. E&A measured 17 lb. force for the door at what appears to be a 2-hour rated corridor.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90
ITEM 8: L1 - MEN'S TOILET	Adjust the interior door closers. E&A measured 14 lb. force for the door at what appears to be a 2-hour rated corridor.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90
ITEM 9: L1 - MEN'S TOILET	Adjust the interior door closers. E&A measured 20 lb. force for the door between lavatory area and toilet stall area.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Doors									
ITEM 10: L1 - MOTHERS	Adjust the interior door closers. E&A measured 15 lb. force for the door at what appears to be a 2-hour rated corridor.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90
ITEM 11: L1 - WOMEN'S SHOWER	Adjust the interior door closers. E&A measured 15 lb. force for the door at what appears to be a 2-hour rated corridor.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90
ITEM 12: L1 - WOMEN'S TOILET	Adjust the interior door closers. E&A measured 15 lb. force for the door at what appears to be a 2-hour rated corridor.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90
ITEM 13: L1 - WOMEN'S TOILET	Adjust the interior door closers. E&A measured 20 lb. force for the door between lavatory area and toilet stall area.	See One Circle Star Plaza - Item 5 for requirements.	P	O	1	3	1	EA	\$90

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
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Interior Accessible Routes

Barrier	648	The indicated object exceeds 48" high for side approach or front approach, or is lower than 15".	Citation	2010 ADA Stds. 308					
ITEM 14: L1 - CONFERENCE CENTER - COFFEE		E&A measured 53" AFF to the highest operable parts on Keurig coffee machine. Provide another same features at an accessible level with 48" max.							
		The item should be below 48" AFF.		P	O	1	2	1	EA
									\$100
ITEM 15: L1 - LOBBY - DEFIBRILLATOR		E&A measured 53-1/2" to defibrillator door handle. Recommend no change. The item is not being altered and measures less than 54" AFF for a side approach, which meets the 1991 standards.							
		If altered, per 2010 Standards, the item should be below 48" AFF. Many Building Codes are more stringent and have a maximum 48" reach for any approach, which should be applied.		P	O	8	2	1	EA
									\$0
Barrier	655	Less than one of each type of vending machine, change machine, depository, and fuel dispenser lacks clear floor space, controls exceed maximum reach ranges, or controls require twisting or gripping to operate.	Citation	2010 ADA Stds. 228, 309, 308					
ITEM 16: L1 - CONFERENCE CENTER - COFFEE		Request that the vending machine supplier provide accessible equipment. E&A measured 58" AFF to credit card slot, highest operable part.							
		Controls required to be 48" maximum AFF.		P	O	1	4	1	EA
									\$0

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Interior Accessible Routes									
Barrier	657	The room required to have turning space lacks the required 60" diameter (or T-shaped) turning space.	Citation	2010 ADA Stds. 143					
ITEM 17: L2 - WOMEN'S TOILET	At the portion of Women's Toilet where toilet stalls are located, E&A measured 53" clear in width (measurement from L2, and assumes similar conditions at L3 & L4) between standard toilet stall door/partition and opposite (outside stall) wall.	Turning space is required in toilet and bathing rooms, sauna and steam rooms, dressing, fitting and locker rooms, etc. Further design study required as expanding space by relocating toilet partition would make standard toilet stalls too shallow to be functional.	P	O	2	3	8	LF	\$440
ITEM 18: L3 - WOMEN'S TOILET	At the portion of Women's Toilet where toilet stalls are located, E&A measured 53" clear in width (measurement from L2, and assumes similar conditions at L3 & L4) between standard toilet stall door/partition and opposite (outside stall) wall.	Turning space is required in toilet and bathing rooms, sauna and steam rooms, dressing, fitting and locker rooms, etc. Further design study required as expanding space by relocating toilet partition would make standard toilet stalls too shallow to be functional.	P	O	2	3	8	LF	\$440
ITEM 19: L4 - WOMEN'S TOILET	At the portion of Women's Toilet where toilet stalls are located, E&A measured 53" clear in width (measurement from L2, and assumes similar conditions at L3 & L4) between standard toilet stall door/partition and opposite (outside stall) wall.	Turning space is required in toilet and bathing rooms, sauna and steam rooms, dressing, fitting and locker rooms, etc. Further design study required as expanding space by relocating toilet partition would make standard toilet stalls too shallow to be functional.	P	O	2	3	8	LF	\$440

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Restrooms / Bathrooms									
Barrier	678	The toilet is not 16" to 18" dimension from centerline of toilet to side wall.	Citation	2010 ADA Stds. 604.2					
ITEM 20: L1 - MEN'S TOILET	E&A measured 18-1/4" from toilet centerline to side wall. Relocate the wall-hung toilet to be 16" - 18" from centerline to side wall by revising plumbing. Repair wall finish.		P	O	1	3	1	EA	\$650
ITEM 21: L2 - MEN'S TOILET	E&A measured 18-1/4" from toilet centerline to side wall. Relocate the wall-hung toilet to be 16" - 18" from centerline to side wall by revising plumbing. Repair wall finish.		P	O	1	3	1	EA	\$650
ITEM 22: L2 - WOMEN'S TOILET	E&A measured 18-1/2" from toilet centerline to side wall. Relocate the wall-hung toilet to be 16" - 18" from centerline to side wall by revising plumbing. Repair wall finish.		P	O	1	3	1	EA	\$650
ITEM 23: L4 - MEN'S TOILET	E&A measured 18-1/2" from toilet centerline to side wall. Relocate the wall-hung toilet to be 16" - 18" from centerline to side wall by revising plumbing. Repair wall finish.		P	O	1	3	1	EA	\$650

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Restrooms / Bathrooms									
ITEM 24: L4 - WOMEN'S TOILET	E&A measured 18-1/2" from toilet centerline to side wall. Relocate the wall-hung toilet to be 16" - 18" from centerline to side wall by revising plumbing. Repair wall finish.		P	O	1	3	1	EA	\$650
Barrier	688	The lavatory lacks minimum 27" high knee space at front edge, extending 8" deep under the lavatory, and/or 30"x48" clear floor space.	Citation 2010 ADA Stds. 606.2						
ITEM 25: L1 - MEN'S SHOWER	Lavatory base cabinet is equipped with knee clearance when cabinet door (with integrated base) is open. Cabinet door needs to be removed to comply with the requirement.		S	O	1	3	1	EA	\$50
ITEM 26: L1 - WOMEN'S SHOWER	Lavatory base cabinet is equipped with knee clearance when cabinet door (with integrated base) is open. Cabinet door needs to be removed to comply with the requirement.		S	O	1	3	1	EA	\$50
Barrier	689	The lavatory lacks insulation at water supply and drain pipes.	Citation 2010 ADA Stds. 606.5						
ITEM 27: L1 - MEN'S SHOWER	Insulate pipes.	Where lavatories are provided at least 1 shall be accessible and not be located in a toilet compartment. Also, lavatories in single occupant bathrooms accessed through a private office are not required to comply.	S	O	1	3	1	EA	\$110

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
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Restrooms / Bathrooms

ITEM 28: L1 - WOMEN'S SHOWER	Insulate pipes.	Where lavatories are provided at least 1 shall be accessible and not be located in a toilet compartment. Also, lavatories in single occupant bathrooms accessed through a private office are not required to comply.	S	O	1	3	1	EA	\$110
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Barrier	692	The mirror exceeds maximum 40" high measured from the bottom of the reflecting surface, or mirrors not located above countertops exceed 35" high.	Citation	2010 ADA Stds. 603.3					
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ITEM 29: L1 - MEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 43" AFF to reflective surface. Rather than lowering mirror above countertop and fixing the wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480
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ITEM 30: L1 - WOMEN'S SHOWER	E&A measured the reflective surface of mirror above countertop at 40-1/2" AFF, and the wall mounted tall mirror at 23-3/4" AFF (not reaching 74" min. at top). Either lower the mirror above countertop to be 40" AFF or raise the wall mounted tall mirror to be 35" AFF for coverage between 35" and 74" AFF.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	S	O	1	3	1	EA	\$90
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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Restrooms / Bathrooms									
ITEM 31: L1 - WOMEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 42-3/4" AFF to reflective surface. Rather than lowering the mirror above countertop and fixing wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480
ITEM 32: L2 - MEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 42-3/4" AFF to reflective surface. Rather than lowering mirror above countertop and fixing the wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480
ITEM 33: L2 - WOMEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 43" AFF to reflective surface. Rather than lowering mirror above countertop and fixing the wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Restrooms / Bathrooms									
ITEM 34: L3 - MEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 42-1/2" AFF to reflective surface. Rather than lowering mirror above countertop and fixing the wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480
ITEM 35: L3 - WOMEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 42-3/4" AFF to reflective surface. Rather than lowering mirror above countertop and fixing the wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480
ITEM 36: L4 - MEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 42-3/4" AFF to reflective surface. Rather than lowering mirror above countertop and fixing the wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480

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Restrooms / Bathrooms

ITEM 37: L4 - WOMEN'S TOILET	Provide a "tall" mirror mounted from 35" to 74". E&A measured the mirror above countertop at 42-1/2" AFF to reflective surface. Rather than lowering mirror above countertop and fixing the wall behind it, providing a full-length mirror may add to the benefit of accommodating a greater number of people at heights.	Mirrors above countertops are required to be 40" max. to the reflective surface. Wall mounted mirrors are required to be 35" max. and 74" min. to reflected surface (tall mirrors).	P	O	1	3	1	EA	\$480
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Barrier	693	The indicated object at the restroom is a protruding object, which projects more than 4" into accessible route with its leading edge between 27" and 80" high.	Citation	2010 ADA Stds. 307.2					
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ITEM 38: L1 - MEN'S TOILET - ACCESSIBLE STALL	E&A observed stainless steel shelf 5" deep at 48" AFF inside the accessible stall, on the side wall at open side of toilet. Remove or relocate the shelf to toilet rear wall.	An object may not protrude more than 4" into an accessible path if its leading edge is between 27" and 80" AFF. If the object can only be approached from the front, it may protrude 12". Maximum vertical clearance at 80".	P	O	1	3	1	EA	\$50
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ITEM 39: L1 - WOMEN'S TOILET - ACCESSIBLE STALL	E&A observed stainless steel shelf 5" deep at 48" AFF inside the accessible stall, on the side wall at open side of toilet. Remove or relocate the shelf to toilet rear wall.	An object may not protrude more than 4" into an accessible path if its leading edge is between 27" and 80" AFF. If the object can only be approached from the front, it may protrude 12". Maximum vertical clearance at 80".	P	O	1	3	1	EA	\$50
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Shower Stalls / Bathtubs									
Barrier	703	Where showers and bathtubs are provided at least 1 shower stall or bathtub is not accessible.	Citation	2010 ADA Stds. 213.3.6, 608					
ITEM 40: 1ST FLOOR - MEN'S TOILET	The only shower inside the Men's Toilet is not designed to comply with accessibility requirements (e.g. size). Provide directional signage to accessible Men's Shower on the same floor, on the other side of elevator lobby.	NOTE: When showers are provided at least one (1) shall be accessible.	P	O	7	4	1	EA	\$130
ITEM 41: 1ST FLOOR - WOMEN'S TOILET	The only shower inside the Women's Toilet is not designed to comply with accessibility requirements (e.g. size). Provide directional signage to accessible Women's Shower on the same floor, on the other side of elevator lobby.	NOTE: When showers are provided at least one (1) shall be accessible.	P	O	7	4	1	EA	\$130
Barrier	704	The shower stall is not the 36" x 36" transfer size, or the 30" min. x 60" min. roll-in size, or alternate 36" x 60" min. roll-in shower configuration.	Citation	2010 ADA Stds. 608.2.1, 608.2.2, 608.2.3					
ITEM 42: L1 - MEN'S SHOWER	Stall measured 59-3/4" wide, only 1/4" narrower than 60" min. required. It is not a significant deviation. Keeping this is a risk management decision.	Shower stalls must be a 36"x36" (exact) transfer shower, 30" mini. x 60" min. configuration, or 36" (exact) x 60" min. alternate shower with 36" min. opening.	S	O	4	3	1	EA	\$0
ITEM 43: L1 - WOMEN'S SHOWER	Stall measured 59-3/4" wide, only 1/4" narrower than 60" min. required. It is not a significant deviation. Keeping this is a risk management decision.	Shower stalls must be a 36"x36" (exact) transfer shower, 30" mini. x 60" min. configuration, or 36" (exact) x 60" min. alternate shower with 36" min. opening.	S	O	4	3	1	EA	\$0

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Sinks									
Barrier	724	The sink lacks insulation at water supply and drain pipes.	Citation	2010 ADA Stds. 606.5					
ITEM 44: L1 - MOTHERS	Insulate the pipes, and remove cabinet door to comply with requirement. E&A observed that the sink base cabinet is already equipped with knee clearance when cabinet door (with integrated base) is open.		P	O	1	2	1	EA	\$110
Total for Building: One Circle Star Plaza									\$14,250

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Accessible Parking

Barrier	541	The accessible stall / access aisle has slopes that exceed maximum 2% (1:48).	Citation	2010 ADA Stds. 502.4, 302					
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ITEM 1: ACCESSIBLE PARKING - NORTH OF 1 CIRCLE PLAZA MAIN ENTRANCE, SURFACE LOT

E&A measured 2.3% - 3.5% at various spots for the van accessible parking stall, shared access aisle, standard access parking (adjacent), and shared access aisle (total of 2 accessible parking stalls and 2 access aisles). Add an asphalt lift to level the existing parking location. Restripe accessible stalls and access aisles.

Area must have less than 1:48 (2%) slope in all directions.

P	O	1	1	1	LS	\$1,360
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Exterior Accessible Routes / Entries									
Barrier	498	The accessible route has cross slopes that exceed maximum 2% (1:50).	Citation	2010 ADA Stds. 403.3					
ITEM 2: 1 CIRCLE STAR PLAZA, INTERSECTION BETWEEN BUILDING ENTRY PLAZA & MAIN WALKWAY	E&A measured 2.5% - 2.9% cross slope at the first paver on either side of entry plaza area. Remove section of concrete paving, regrade, and pave with concrete with 2% (1:50) max. cross slope.		P	O	1	2	20	LF	\$1,000
ITEM 3: 2 CIRCLE STAR PLAZA, INTERSECTION BETWEEN BUILDING ENTRY PLAZA & MAIN WALKWAY	E&A measured 2.4% - 3.1% cross slope at 4 of the pavers south of the entry plaza area (2 triangular pavers & 2 additional pavers south of them). Remove section of concrete paving, regrade, and pave with concrete with 2% (1:50) max. cross slope.		P	O	1	2	16	LF	\$800
ITEM 4: FOUNTAIN PLAZA - BETWEEN 1 & 2 CIRCLE STAR PLAZA	E&A measured 2.4% - 2.9% at a few spots between pavers. Even though the requirement at open plazas is for surface slope to be 1:48 max., as portions of open plaza area is covered by placements of outdoor furniture, create intended path is a potentially easier solution until further work is required. Most of the plaza surface measured well below the 1:48 max.		P	O	4	2	1	EA	\$0

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Exterior Accessible Routes / Entries

ITEM 5: FOUNTAIN PLAZA - BETWEEN 1 & 2 CIRCLE STAR PLAZA, INTERSECTION WEST OF FOUNTAIN PLAZA	E&A measured 2.4% - 2.6% cross slope around the sculptural rock in the center of walkway, to the west of open seating area at Fountain Plaza, and at the first rectangular paver south of open area to the east of tree planter separating walkway from driveway. Remove section of concrete paving, regrade, and pave with concrete with 2% (1:50) max. cross slope.		P	O	1	2	6	LF	\$300
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Signage

Barrier	718	The building where not all entrances are accessible lacks directional signage that indicates the nearest accessible entry.	Citation	2010 ADA Std. 216.6, 703.5					
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ITEM 6: INTERSECTION - AT SW OF 1 CIRCLE STAR PLAZA, WEST OF RAMP LEADING TO SOUTH BUILDING ENTRANCE	E&A observed that the restricted entrance at the southwest corner of 1 Circle Star Plaza, heavily utilized by employees as the designated smoking area, appeared to be to the south of the garage driveway entrance. Unfortunately, the ramp connecting this restricted entrance and the main walkway in front of 1 & 2 Circle Star Plaza and the garage is non-compliant (running slope 7.0% - 8.9%, lacks level landings/door maneuvering clearances, incorrect handrail extensions, etc.). Provide new pole mounted directional sign to an accessible entrance (main entrance).	P	O	1	2	1	EA	\$480
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Total for Building: Site									\$3,940
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Built In Elements

Barrier	481	The sales or service counter lacks a 36" long lowered portion of counter that is maximum 36" high for a parallel approach or is not 30" long minimum with knee space for a forward approach or does not extend the same depth as the sales or service countertop.	Citation	2010 ADA Stds. 227.3, 904.4.2, 902.3					
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ITEM 1: L1 - LOBBY - RECEPTION DESK	Lower a section of existing counter to 26" - 30" AFF (with min. 36" length). E&A measured 41-1/2" high transaction counter all around the reception desk without any lowered section.	P	O	1	2	1	EA	\$2,070
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Doors

Barrier	619	The door requires excessive force to operate, or the door closes too quickly.	Citation	2010 ADA Stds. 404.2.8, 404.2.9					
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ITEM 2: ALL TOILETS

E&A was unable to measure the force required to open the doors (outer doors between the corridor & lavatory area of toilet, and inner doors between the lavatory area & toilet stall area), but assumes that many of these doors would require force exceeding 5 lbs. for interior doors from seeing the doors at 1 Circle Star Plaza. Verify and adjust interior door closers as needed.

Interior doors require max. 5 lb. force, and must take min. of 5 sec. to move to a position 12 degrees from latch. Fire doors may meet min. allowable Code, usually 15 lb. force. Verify with local building codes for min. allowable force for fire doors. A Fire Door Assemble is defined as "Any combination of a fire door, frame hardware, and other accessories that together provide a specific degree of fire protection within the opening.

P	O	1	3	16	EA	\$1,440
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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Interior Accessible Routes									
Barrier	657	The room required to have turning space lacks the required 60" diameter (or T-shaped) turning space.	Citation	2010 ADA Stds. 143					
ITEM 3: L2 - WOMEN'S TOILET	At the portion of Women's Toilet where toilet stalls are located, E&A measured 48-1/4" clear in width between standard toilet stall door/partition and opposite (outside stall) wall.	Turning space is required in toilet and bathing rooms, sauna and steam rooms, dressing, fitting and locker rooms, etc. Further design study required as expanding space by relocating toilet partition would make standard toilet stalls too shallow to be functional.	P	O	2	3	8	LF	\$440
ITEM 4: L3 - WOMEN'S TOILET	At the portion of Women's Toilet where toilet stalls are located, E&A measured 47-3/4" clear in width between standard toilet stall door/partition and opposite (outside stall) wall.	Turning space is required in toilet and bathing rooms, sauna and steam rooms, dressing, fitting and locker rooms, etc. Further design study required as expanding space by relocating toilet partition would make standard toilet stalls too shallow to be functional.	P	O	2	3	8	LF	\$440
ITEM 5: L4 - WOMEN'S TOILET	At the portion of Women's Toilet where toilet stalls are located, E&A measured 48" clear in width between standard toilet stall door/partition and opposite (outside stall) wall.	Turning space is required in toilet and bathing rooms, sauna and steam rooms, dressing, fitting and locker rooms, etc. Further design study required as expanding space by relocating toilet partition would make standard toilet stalls too shallow to be functional.	P	O	2	3	8	LF	\$440

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LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
Restrooms / Bathrooms									
Barrier	671	The accessible toilet stall lacks the minimum required dimensions, or the accessible water closet lacks the minimum required 60" wide clear floor space.	Citation	2010 ADA Stds. 604, 213					
ITEM 6: L2 - MEN'S TOILET	E&A measured 59" wide at the intended accessible toilet stall. Relocate side toilet partition to provide 1 compliant accessible stall that meets standard stall size requirements. Budget cost includes removing metal partition with accessories, and replacing with new portion of partition.	2010 Standards Requirements for standard stalls: Min. 60" wide x 56" long (at wall-mounted toilet), or min. 60" wide x 59" long (at floor-mounted toilet). Also, min. 9" high toe clearance is required at all accessible stalls, unless stall depth exceeds 62" for wall hung and 65" for floor mounted toilets. Note: In alterations where technically infeasible, it is not required to be accessible IF accessible unisex toilet is provided nearby.	P	O	1	3	1	EA	\$1,500
ITEM 7: L3 - WOMEN'S TOILET	E&A measured 59-1/2" wide at the intended accessible toilet stall. Relocate side toilet partition to provide 1 compliant accessible stall that meets standard stall size requirements. Budget cost includes removing metal partition with accessories, and replacing with new portion of partition.	See Two Circle Star Plaza- Item 6 for requirements.	P	O	1	3	1	EA	\$1,500
ITEM 8: L4 - MEN'S TOILET	E&A measured 58-1/4" wide at the intended accessible toilet stall. Relocate side toilet partition to provide 1 compliant accessible stall that meets standard stall size requirements. Budget cost includes removing metal partition with accessories, and replacing with new portion of partition.	See Two Circle Star Plaza- Item 6 for requirements.	P	O	1	3	1	EA	\$1,500

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Restrooms / Bathrooms

ITEM 9: L4 - WOMEN'S TOILET	E&A measured 57-1/4" wide at the intended accessible toilet stall. Relocate side toilet partition to provide 1 compliant accessible stall that meets standard stall size requirements. Budget cost includes removing metal partition with accessories, and replacing with new portion of partition.	See Two Circle Star Plaza- Item 6 for requirements.	P	O	1	3	1	EA	\$1,500
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Barrier	678	The toilet is not 16" to 18" dimension from centerline of toilet to side wall.	Citation	2010 ADA Stds. 604.2					
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ITEM 10: L4 - MEN'S TOILET - ACCESSIBLE STALL	E&A measured 18-1/2" from toilet centerline to side wall. Relocate the wall-hung toilet to be 16" - 18" from centerline to side wall by revising plumbing. Repair wall finish.		P	O	1	3	1	EA	\$650
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Barrier	681	The existing grab bars are non-compliant in size, configuration, or mounting height.	Citation	2010 ADA Stds. Fig. 604.5.2, 609.2, 604.9					
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ITEM 11: ALL TOILETS - ACCESSIBLE STALL, W/ EXCEPTION OF L1 - WOMEN'S TOILET	Recommend no change. The building is not being altered and it meets 1991 Standards for mounting location.	1991 ADAAG allows the side wall bar to be 52" from rear wall in a toilet stall. On the rear wall 1991 ADAAG requires a 36" grab but it is not required to be centered and offset as does 2010 Standards. (2010 ADAS requires the rear grab bar to be mounted so that it extends from centerline of toilet 12" min. on wall side and 24" min. on open side, and the side grab bar to be mounted at 12" max. from rear wall.)	P	O	8	3	7	EA	\$0
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Restrooms / Bathrooms									
ITEM 12: L1 - WOMEN'S TOILET - ACCESSIBLE STALL	E&A measured the front edge of toilet side wall grab bar to be located at 51-1/2" from rear wall. 1991 ADAAG required 52" min. from rear wall, and 2010 ADAS requires 54" min. Remount the existing side wall grab bar.	2010 ADAS requires the rear grab bar to be mounted so that it extends from centerline of toilet 12" min. on wall side and 24" min. on open side, and the side grab bar to be mounted at 12" max. from rear wall.	P	O	1	3	1	EA	\$230
ITEM 13: L2 - MEN'S TOILET - ACCESSIBLE STALL	E&A observed 6" deep shelf next to toilet, with only 6" between bottom of shelf bracket to top of gripping surface of side wall grab bar. Per 2010 ADAS, the space between the grab bar and protruding objects above is required to be 12" min. Either remove or relocate shelf.		P	O	1	3	1	EA	\$50
ITEM 14: L2 - WOMEN'S TOILET - ACCESSIBLE STALL	E&A observed 6" deep shelf next to toilet, with only 6" between bottom of shelf bracket to top of gripping surface of side wall grab bar. Per 2010 ADAS, the space between the grab bar and protruding objects above is required to be 12" min. Either remove or relocate shelf.		P	O	1	3	1	EA	\$50
Barrier	682	The flush controls are not located at open side of toilet, or controls require gripping, twisting or pinching to operate.	Citation 2010 ADA Stds. 604.6						
ITEM 15: L1 - MEN'S TOILET - ACCESSIBLE STALL	Toilet flush control is not installed. Ensure flush control is installed on the open side of the toilet.	Flush controls shall comply with reach ranges specified in Section 309. Assume part of renovation cost.	P	O	1	3	1	EA	\$0

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Restrooms / Bathrooms									
ITEM 16: L1 - MEN'S TOILET - URINAL	Urinal flush control is not installed.	Flush controls shall comply with reach ranges specified in Section 309. Assume part of renovation cost.	P	O	1	3	1	EA	\$0
ITEM 17: L1 - WOMEN'S TOILET - ACCESSIBLE STALL	Toilet flush control is not installed. Ensure flush control is installed on the open side of the toilet.	Flush controls shall comply with reach ranges specified in Section 309. Assume part of renovation cost.	P	O	1	3	1	EA	\$0
ITEM 18: L2 - MEN'S TOILET - ACCESSIBLE STALL	Toilet flush control is not installed. Ensure flush control is installed on the open side of the toilet.	Flush controls shall comply with reach ranges specified in Section 309. Assume part of renovation cost.	P	O	1	3	1	EA	\$0
ITEM 19: L3 - MEN'S TOILET - ACCESSIBLE STALL	Toilet flush control is not installed. Ensure flush control is installed on the open side of the toilet.	Flush controls shall comply with reach ranges specified in Section 309. Assume part of renovation cost.	P	O	1	3	1	EA	\$0
ITEM 20: L3 - MEN'S TOILET - URINAL	Urinal flush control is not installed.	Flush controls shall comply with reach ranges specified in Section 309. Assume part of renovation cost.	P	O	1	3	1	EA	\$0
ITEM 21: L3 - WOMEN'S TOILET - ACCESSIBLE STALL	Toilet flush control is not installed. Ensure flush control is installed on the open side of the toilet.	Flush controls shall comply with reach ranges specified in Section 309. Assume part of renovation cost.	P	O	1	3	1	EA	\$0

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Restrooms / Bathrooms

Barrier	683	The toilet paper dispenser is not mounted 7" to 9" in front of the toilet edge measured to the center of the fixture, or a minimum 15" to maximum 48" high OR is located less than 12" above the grab bar or less than 1-1/2" below the grab bar.	Citation	2010 ADA Stds.	604.7				
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ITEM 22: ALL TOILETS - ACCESSIBLE STALLS	E&A measured 12-1/2" to 13" between the front edge of toilet bowl to the centerline of toilet paper dispenser, which is also beyond the 36" from rear wall to far side of dispenser per 1991 ADAAG. Add an additional toilet paper dispenser at each of the accessible stalls.		P	O	1	3	8	EA	\$1,200
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Barrier	687	The lavatory rim exceeds 34" high measured to the rim or countertop, whichever is higher.	Citation	2010 ADA Stds.	606.3				
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ITEM 23: ALL TOILETS	Reduce height of existing lavatory. E&A measured 34-1/2" to 35" from the unfinished floor (add 1/4" for tile finish) to the top of the front lip of the lavatory/vanity countertop, where the rim is likely to be between 34-1/4" to 34-3/4".	Where lavatories are provided at least 1 shall be accessible and not be located in a toilet compartment. Also, lavatories in single occupant bathrooms accessed through a private office are not required to comply.	P	O	1	3	8	EA	\$5,200
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Restrooms / Bathrooms

Barrier	693	The indicated object at the restroom is a protruding object, which projects more than 4" into accessible route with its leading edge between 27" and 80" high.	Citation	2010 ADA Stds. 307.2					
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ITEM 24: ALL TOILETS - SHELF & HOOKS	E&A observed 8" deep x 24" wide shelf mounted at heights varying between 48-1/4" to 49-3/4" above the unfinished floor (E&A assumes tile finish to add approx. 1/4") with hooks mounted below shelf. (Only the lavatory area of toilet rooms had unfinished floors at the time of E&A's site visit.) Either remove the shelf/hooks or provide cane detectable barrier at 27" max. AFF.	An object may not protrude more than 4" into an accessible path if its leading edge is between 27" & 80" AFF. If the object can only be approached from the front, it may protrude 12". Max. vertical clearance at 80".	P	O	1	3	8	EA	\$400
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Shower Stalls / Bathtubs

Barrier	704	The shower stall is not the 36" x 36" transfer size, or the 30" min. x 60" min. roll-in size, or alternate 36" x 60" min. roll-in shower configuration.	Citation	2010 ADA Stds. 608.2.1, 608.2.2, 608.2.3					
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ITEM 25: L1 - MEN'S TOILET	E&A measured 53" wide, with both the shower seat and control at the back wall, and grab bar mounted at the end wall closest to shower seat and along half of the back wall on the other side of shower seat (with some overlap). Replace/reconfigure with a 30"x60" accessible roll-in shower, and provide 36"x48" clear floor space aligned with control wall. Also ensure shower seat, control, and grab bars are located per requirement.	Shower stalls must be a 36"x36" (exact) transfer shower (which does not meet CBC), 30" min. x 60" min. configuration, or 36" (exact) x 60" min. alternate shower with 36" min. opening. Further design study required as room appears too small. Cost is allowance.	P	O	1	3	1	EA	\$25,000
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ITEM 26: L1 - WOMEN'S TOILET	E&A measured 52-3/4" wide, with both the shower seat and control at the back wall, and grab bar mounted at the end wall closest to shower seat and along half of the back wall on the other side of shower seat (with some overlap). Replace/reconfigure with a 30"x60" accessible roll-in shower, and provide 36"x48" clear floor space aligned with control wall. Also ensure shower seat, control, and grab bars are located per requirement.	Shower stalls must be a 36"x36" (exact) transfer shower (which does not meet CBC), 30" min. x 60" min. configuration, or 36" (exact) x 60" min. alternate shower with 36" min. opening. Further design study required as room appears too small. Cost is allowance.	P	O	1	3	1	EA	\$25,000
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ADA SURVEY RESULTS

Survey Results - by Building / Element

Circle Star Plaza For Blackstone Consulting LLC

Two Circle Star Plaza

Date: 03/19/2014

Page: 34

LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET		
Signage											
Barrier	716	The accessible building entry OR the restroom sign lacks signage displaying the "International Symbol of Accessibility", OR the Pictogram is not 6" high minimum.	Citation	2010 ADA Stds. 703.7.2.1, 216.6, 216.8							
ITEM 27: L4 - WOMEN'S TOILET - SIGNAGE	No permanent signage was provided on latch side of the door. Provide a sign with the tactile character, and International Symbol of Accessibility.		Sign to be mounted 48" high min. measured from finished floor to bottom of the visual characters to 60" max. to the bottom of visual characters.		P	O	1	2	1	EA	\$110
Total for Building: Two Circle Star Plaza											\$68,720

ADA SURVEY RESULTS

Survey Results - by Building / Element

Circle Star Plaza For Blackstone Consulting LLC

Date: 03/19/2014

Page: 35

LOCATION	RECOMMENDATION	COMMENTS	TYPE	RESP	CODE	PRI	QTY	UNITS	BUDGET
TOTAL (ALL BUILDINGS)									\$89,085

AMERICANS WITH DISABILITIES ACT (A.D.A.) SURVEY RESULTS

BUILDING: Circle Star Plaza, Bldg. I & II	
LOCATION: San Carlos, CA	SURVEY DATE: March 4, 2014
ELEVATOR NOS. Pass. # 1 - 3 & Garage	CMH PROJECT NO.:
A.D.A. rules may be interpreted in various ways. The following survey represents the CMH interpretation of the applicable regulations as of the date of the on-site review.	

RULE	REQUIREMENT	COMPLIES
4.10.1 General	Accessible elevator on accessible route	Yes
4.10.2 Automatic Operation	Self leveling - stopping accuracy 1/2" with or without rated load.	Yes
4.10.3 Hall Call	Centered 42" above floor	Yes
	Illuminating {minimum 3/4"}	Yes
	Up button above down button	Yes
	Raised or flush buttons (raised)	Yes
	Projections over 4" above or below fixtures between 27" and 80" above floor	N/A
4.10.4 Lanterns (In-Car lantern similarly visible is acceptable)	Hall Lanterns &/or In-Car Lanterns	Yes
	Visible from Vicinity of Hall Pushbutton	Yes
	Visual & Audible (sound once for up, twice for down)	Yes
	Automatic Verbal Announcement	Yes
	Centered at least 72" above floor	Yes
	Minimum 2" dimension	Yes
4.10.5 Raised & Braille Characters Hoistway Entrances	All hoistway entrances on both jambs	Yes
	Center 60" above floor	Yes
	Maximum 2" high characters	Yes
	Raised Characters	Yes
	Contrasting Background	Yes
	Permanently Applied	Yes

RULE	REQUIREMENT	COMPLIES
4.10.6 Door Protective & Reopening Device	Doors Open & Close Automatically	Yes
	Device to stop and reopen doors when obstructed	Yes
	Light rays 5' and 29" above floor or detector	Yes
	Contact not required to initiate door reopen	Yes
	Doors reopen fully when obstructed	Yes
	Device shall not allow door close for 20 seconds when device is continuously obstructed	Yes
4.10.7 Door and Signal Timing for Hall Calls	Notification time (T) HALL Lantern = initial illumination / sound until doors start to close	OK
	Notification time (T) CAR Lantern = lantern visible from hall call until doors start to close	N/A
	Minimum acceptable notification time is 5 seconds	OK
4.10.8 Car Call Door Delay	Minimum door hold open time = 3.0 seconds in response to car call	OK
4.10.9 Floor Plan of Elevator Cars 4.10.10 Floor Surfaces	Minimum clear inside dimensions: Existing Elevators = 48" x 48" Minimum New Elevators: Center opening doors = 80" x 51" Side opening door = 68" x 51"	Yes
	Minimum door opening width = 36"	Yes
	Maximum car sill to hoistway sill clearance = 1 1/4"	Yes
	Comply with 4.5: Firm, Stable and slip resistant	Yes
	Maximum vertical change in car sill to car floor = 1/4"	Yes
4.10.11 Illumination Levels	At car controls, platform, car and landing sill = 5 foot-candle	Yes
4.10.12 Car Controls	Buttons - Raised or Flush "Raised"	Yes
	Minimum Button Dimension = 3/4"	Yes
	Raised, Tactile, Braille / Arabic Characters	Yes
	Floor buttons illuminate	Yes
	Alarm button illuminates when actuated	No
	Floor buttons extinguish when call answered	Yes
	Floor buttons maximum off floor - side approach = 54" Floor buttons maximum off floor - front approach = 48"	Yes
	Emergency controls group at bottom & < 35" off floor	Yes

RULE	REQUIREMENT	COMPLIES
	Controls located on front wall for center opening doors Controls located on side or front wall for side opening doors	Yes
4.10.13 Car Position Indicators (NOTE: button to actuate tone may be provided)	Above car control panel or door	Yes
	Numerals at least 1/2" in height	Yes
	Floor passing tone at least 20 decibels with a maximum frequency of 1500 HZ	Yes
	OR Automatic verbal floor announcement	
4.10.14 Emergency Communications	2 - way per ASME A17.1 – 1990	Yes
	Maximum operable component from finished floor = 48"	Yes
	Minimum compartment bottom from finished floor = 15"	Yes
	Compartment cover easily opened, not requiring tight grasping, pinching or twisting	Yes
	Identified by raised symbol and lettering	Yes
	Instruction for use provided; essential information shall be presented in both tactile and visual form.	Yes

Additional Comments: _____

CMH ELEVATOR CONSULTANTS, LLC

ELEVATOR PERFORMANCE CHART

Building	Circle Star Plaza, San Carlos, CA	Capacity: 3500 lbs.	Survey Date: March 4, 2014
Elevator No.	Bldg. I, Passenger No. 1	Speed: 180 F.P.M.	Openings: 4
Manufacturer	Golden Gate Elevator Company	Typical Floor Rise: 13'-0"	Stops: 4
Entrance Type & Size	Center Opening: Size: 3'-6" Wide x 7'-0" High		Floors Served: 1, 2, 3, 4

Below floor to floor times are timed from doors start to close until 3/4 open at next floor, recorded in seconds

PERFORMANCE ITEM	UP	DOWN	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Speed (F.P.M.)					
Floor to Floor Times	14.4	17.2	17.0 – 17.5		

Below door times are timed from: Start to Open to Fully Open and Start to Close to Fully Closed, recorded in seconds

DOOR ITEM	FRONT	REAR	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Door Open	2.4		1.9 – 2.4		
Door Close	4.5		2.9 – 3.4	Yes	
Stall Force (lbs.)	23#		< 30 lbs.		Code Maximum: 30 lbs.
Long Door Hold Open	8.2		5 – 8		Minimum A.D.A.: 5 Seconds
Short Door Hold Open	3.7		3 – 5		Minimum A.D.A.: 3 Seconds
W/Interrupted Beam	2.9		1 – 3		
Nudging Time Out	+60		20 – 25	Yes	
Mechanical Operation	OK				
Door Restrictor	OK				

CAR ITEM	OPERATION	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Stop Switch	OK			Key operated
Car Emergency Signal	OK	Alarm Bell		Not Illuminated
Acceleration	OK			
Deceleration	OK			
Final Stop	OK			
Stopping Accuracy	OK	± 1/4"		
Ride Quality	OK			

LIFE SAFETY FEATURES PRESENT

SAFETY ITEM	YES	NO	SAFETY ITEM	YES	NO
Car Emergency Lighting	X		Fireman's Service: Phase I	X	
Telephone / Intercom	M/R		Fireman's Service: Phase II	X	
A.D.A. Features	X		Emergency Power Operation	X	

M/R = Requires Modification/Repair

CMH ELEVATOR CONSULTANTS, LLC

ELEVATOR PERFORMANCE CHART

Building	Circle Star Plaza, San Carlos, CA	Capacity: 3500 lbs.	Survey Date: March 4, 2014
Elevator No.	Bldg. I, Passenger No. 2	Speed: 180 F.P.M.	Openings: 4
Manufacturer	Golden Gate Elevator Company	Typical Floor Rise: 13'-0"	Stops: 4
Entrance Type & Size	Center Opening: Size: 3'-6" Wide x 7'-0" High		Floors Served: 1, 2, 3, 4

Below floor to floor times are timed from doors start to close until 3/4 open at next floor, recorded in seconds

PERFORMANCE ITEM	UP	DOWN	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Speed (F.P.M.)					
Floor to Floor Times	16.4	14.7	17.0 – 17.5		

Below door times are timed from: Start to Open to Fully Open and Start to Close to Fully Closed, recorded in seconds

DOOR ITEM	FRONT	REAR	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Door Open	2.3		1.9 – 2.4		
Door Close	3.4		2.9 – 3.4		
Stall Force (lbs.)	22#		< 30 lbs.		Code Maximum: 30 lbs.
Long Door Hold Open	6.7		5 – 8		Minimum A.D.A.: 5 Seconds
Short Door Hold Open	4.7		3 – 5		Minimum A.D.A.: 3 Seconds
W/Interrupted Beam	2.0		1 – 3		
Nudging Time Out	+60		20 – 25	Yes	
Mechanical Operation	OK				
Door Restrictor	OK				

CAR ITEM	OPERATION	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Stop Switch	OK			Key operated
Car Emergency Signal	OK	Alarm Bell		Not Illuminated
Acceleration	OK			
Deceleration	OK			
Final Stop	OK			
Stopping Accuracy	OK	± 1/4"		
Ride Quality	OK			

LIFE SAFETY FEATURES PRESENT

SAFETY ITEM	YES	NO	SAFETY ITEM	YES	NO
Car Emergency Lighting	X		Fireman's Service: Phase I	X	
Telephone / Intercom	X		Fireman's Service: Phase II	X	
A.D.A. Features	X		Emergency Power Operation	X	

M/R = Requires Modification/Repair

CMH ELEVATOR CONSULTANTS, LLC

ELEVATOR PERFORMANCE CHART

Building	Circle Star Plaza, San Carlos, CA	Capacity: 3500 lbs.	Survey Date: March 4, 2014
Elevator No.	Bldg. I, Passenger No. 3	Speed: 180 F.P.M.	Openings: 4
Manufacturer	Golden Gate Elevator Company	Typical Floor Rise: 13'-0"	Stops: 4
Entrance Type & Size	Center Opening: Size: 3'-6" Wide x 7'-0" High	Floors Served: 1, 2, 3, 4	

Below floor to floor times are timed from doors start to close until 3/4 open at next floor, recorded in seconds

PERFORMANCE ITEM	UP	DOWN	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Speed (F.P.M.)					
Floor to Floor Times	15.8	14.7	17.0 – 17.5		

Below door times are timed from: Start to Open to Fully Open and Start to Close to Fully Closed, recorded in seconds

DOOR ITEM	FRONT	REAR	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Door Open	2.3		1.9 – 2.4		
Door Close	3.3		2.9 – 3.4		
Stall Force (lbs.)	20#		< 30 lbs.		Code Maximum: 30 lbs.
Long Door Hold Open	6.7		5 – 8		Minimum A.D.A.: 5 Seconds
Short Door Hold Open	3.4		3 – 5		Minimum A.D.A.: 3 Seconds
W/Interrupted Beam	2.0		1 – 3		
Nudging Time Out	+60		20 – 25	Yes	
Mechanical Operation	OK				
Door Restrictor	OK				

CAR ITEM	OPERATION	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Stop Switch	OK			Key operated
Car Emergency Signal	OK	Alarm Bell		Not Illuminated
Acceleration	OK			
Deceleration	OK			
Final Stop	OK			
Stopping Accuracy	OK	± 1/4"		
Ride Quality	OK			

LIFE SAFETY FEATURES PRESENT

SAFETY ITEM	YES	NO	SAFETY ITEM	YES	NO
Car Emergency Lighting	X		Fireman's Service: Phase I	X	
Telephone / Intercom, needs programing	M/R		Fireman's Service: Phase II	X	
A.D.A. Features	X		Emergency Power Operation	X	

M/R = Requires Modification/Repair

CMH ELEVATOR CONSULTANTS, LLC

ELEVATOR PERFORMANCE CHART

Building	Circle Star Plaza, San Carlos, CA	Capacity: 3500 lbs.	Survey Date: March 4, 2014
Elevator No.	Bldg. II, Passenger No. 1	Speed: 180 F.P.M.	Openings: 4
Manufacturer	Golden Gate Elevator Company	Typical Floor Rise: 13'-0"	Stops: 4
Entrance Type & Size	Center Opening: Size: 3'-6" Wide x 7'-0" High	Floors Served: 1, 2, 3, 4	

Below floor to floor times are timed from doors start to close until 3/4 open at next floor, recorded in seconds

PERFORMANCE ITEM	UP	DOWN	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Speed (F.P.M.)					
Floor to Floor Times	13.7	16.8	17.0 – 17.5		

Below door times are timed from: Start to Open to Fully Open and Start to Close to Fully Closed, recorded in seconds

DOOR ITEM	FRONT	REAR	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Door Open	2.3		1.9 – 2.4		
Door Close	3.2		2.9 – 3.4		
Stall Force (lbs.)	22#		< 30 lbs.		Code Maximum: 30 lbs.
Long Door Hold Open	8.3		5 – 8		Minimum A.D.A.: 5 Seconds
Short Door Hold Open	4.0		3 – 5		Minimum A.D.A.: 3 Seconds
W/Interrupted Beam	2.2		1 – 3		
Nudging Time Out	+60		20 – 25	Yes	
Mechanical Operation	OK				
Door Restrictor	OK				

CAR ITEM	OPERATION	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Stop Switch	OK			Push/Pull with bell
Car Emergency Signal	OK	Alarm Bell		Not Illuminated
Acceleration	OK			
Deceleration	OK			
Final Stop	OK			
Stopping Accuracy	OK	± 1/4"		
Ride Quality	OK			

LIFE SAFETY FEATURES PRESENT

SAFETY ITEM	YES	NO	SAFETY ITEM	YES	NO
Car Emergency Lighting	X		Fireman's Service: Phase I	X	
Telephone / Intercom	M/R		Fireman's Service: Phase II	X	
A.D.A. Features	X		Emergency Power Operation	X	

M/R = Requires Modification/Repair

CMH ELEVATOR CONSULTANTS, LLC

ELEVATOR PERFORMANCE CHART

Building	Circle Star Plaza, San Carlos, CA	Capacity: 3500 lbs.	Survey Date: March 4, 2014
Elevator No.	Bldg. II, Passenger No. 2	Speed: 180 F.P.M.	Openings: 4
Manufacturer	Golden Gate Elevator Company	Typical Floor Rise: 13'-0"	Stops: 4
Entrance Type & Size	Center Opening: Size: 3'-6" Wide x 7'-0" High	Floors Served: 1, 2, 3, 4	

Below floor to floor times are timed from doors start to close until 3/4 open at next floor, recorded in seconds

PERFORMANCE ITEM	UP	DOWN	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Speed (F.P.M.)					
Floor to Floor Times	21.3	16.4	17.0 – 17.5	YES	

Below door times are timed from: Start to Open to Fully Open and Start to Close to Fully Closed, recorded in seconds

DOOR ITEM	FRONT	REAR	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Door Open	2.4		1.9 – 2.4		
Door Close	4.2		2.9 – 3.4	Yes	
Stall Force (lbs.)	23#		< 30 lbs.		Code Maximum: 30 lbs.
Long Door Hold Open	8.3		5 – 8		Minimum A.D.A.: 5 Seconds
Short Door Hold Open	3.9		3 – 5		Minimum A.D.A.: 3 Seconds
W/Interrupted Beam	2.3		1 – 3		
Nudging Time Out	+60		20 – 25	Yes	
Mechanical Operation	OK				
Door Restrictor	OK				

CAR ITEM	OPERATION	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Stop Switch	OK			Push/Pull with bell
Car Emergency Signal	OK	Alarm Bell		Not Illuminated
Acceleration	OK			
Deceleration	OK			
Final Stop	OK			
Stopping Accuracy	OK	± 1/4"		
Ride Quality	OK			

LIFE SAFETY FEATURES PRESENT

SAFETY ITEM	YES	NO	SAFETY ITEM	YES	NO
Car Emergency Lighting	X		Fireman's Service: Phase I	X	
Telephone / Intercom	M/R		Fireman's Service: Phase II	X	
A.D.A. Features	X		Emergency Power Operation	X	

M/R = Requires Modification/Repair

CMH ELEVATOR CONSULTANTS, LLC

ELEVATOR PERFORMANCE CHART

Building	Circle Star Plaza, San Carlos, CA	Capacity: 3500 lbs.	Survey Date: March 4, 2014
Elevator No.	Bldg. II, Passenger No. 3	Speed: 180 F.P.M.	Openings: 4
Manufacturer	Golden Gate Elevator Company	Typical Floor Rise: 13'-0"	Stops: 4
Entrance Type & Size	Center Opening: Size: 3'-6" Wide x 7'-0" High	Floors Served: 1, 2, 3, 4	

Below floor to floor times are timed from doors start to close until 3/4 open at next floor, recorded in seconds

PERFORMANCE ITEM	UP	DOWN	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Speed (F.P.M.)					
Floor to Floor Times	17.2	16.2	17.0 – 17.5		

Below door times are timed from: Start to Open to Fully Open and Start to Close to Fully Closed, recorded in seconds

DOOR ITEM	FRONT	REAR	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Door Open	2.4		1.9 – 2.4		
Door Close	5.9		2.9 – 3.4	Yes	
Stall Force (lbs.)	20#		< 30 lbs.		Code Maximum: 30 lbs.
Long Door Hold Open	7.8		5 – 8		Minimum A.D.A.: 5 Seconds
Short Door Hold Open	3.8		3 – 5		Minimum A.D.A.: 3 Seconds
W/Interrupted Beam	2.4		1 – 3		
Nudging Time Out	+60		20 – 25	Yes	
Mechanical Operation	OK				
Door Restrictor	OK				

CAR ITEM	OPERATION	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Stop Switch	OK			Push/Pull with bell
Car Emergency Signal	OK	Alarm Bell		Not Illuminated
Acceleration	OK			
Deceleration	OK			
Final Stop	OK			
Stopping Accuracy	OK	± 1/4"		
Ride Quality	OK			

LIFE SAFETY FEATURES PRESENT

SAFETY ITEM	YES	NO	SAFETY ITEM	YES	NO
Car Emergency Lighting	X		Fireman's Service: Phase I	X	
Telephone / Intercom	M/R		Fireman's Service: Phase II	X	
A.D.A. Features	X		Emergency Power Operation	X	

M/R = Requires Modification/Repair

CMH ELEVATOR CONSULTANTS, LLC

ELEVATOR PERFORMANCE CHART

Building	Circle Star Plaza, San Carlos, CA	Capacity: 3500 lbs.	Survey Date: March 4, 2014
Elevator No.	Garage, Passenger No. 1	Speed: 140 F.P.M.	Openings: 3
Manufacturer	Golden Gate Elevator Company	Typical Floor Rise: 10'-0"	Stops: 3
Entrance Type & Size	Center Opening: Size: 3'-6" Wide x 7'-0" High	Floors Served: 1, 2, 3	

Below floor to floor times are timed from doors start to close until 3/4 open at next floor, recorded in seconds

PERFORMANCE ITEM	UP	DOWN	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Speed (F.P.M.)					
Floor to Floor Times	18.1	17.4	17.0 – 17.5		

Below door times are timed from: Start to Open to Fully Open and Start to Close to Fully Closed, recorded in seconds

DOOR ITEM	FRONT	REAR	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Door Open	2.5		1.9 – 2.4		
Door Close	4.6		2.9 – 3.4	Yes	
Stall Force (lbs.)	20#		< 30 lbs.		Code Maximum: 30 lbs.
Long Door Hold Open	8.1		5 – 8		Minimum A.D.A.: 5 Seconds
Short Door Hold Open	3.4		3 – 5		Minimum A.D.A.: 3 Seconds
W/Interrupted Beam	1.8		1 – 3		
Nudging Time Out	+60		20 – 25	Yes	
Mechanical Operation	OK				
Door Restrictor	OK				

CAR ITEM	OPERATION	INDUSTRY STANDARD	ADJUSTMENT REQUIRED	COMMENTS
Car Stop Switch	OK			Key operated
Car Emergency Signal	OK	Alarm Bell		Not Illuminated
Acceleration	OK			
Deceleration	OK			
Final Stop	OK			
Stopping Accuracy	OK	± 1/4"		
Ride Quality	OK			

LIFE SAFETY FEATURES PRESENT

SAFETY ITEM	YES	NO	SAFETY ITEM	YES	NO
Car Emergency Lighting	X		Fireman's Service: Phase I	X	
Telephone / Intercom	M/R		Fireman's Service: Phase II	X	
A.D.A. Features	X		Emergency Power Operation	X	

M/R = Requires Modification/Repair

2 CIRCLE STAR WAY
PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: New Office Building
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto, CA 94303

VALUATION: \$6,872,141
HOME PHONE: 493-9000
WORK PHONE: _____

	<u>CONTRACTOR</u>	<u>PHONE</u>	<u>PERMIT #</u>	<u>DATE</u>
GENERAL:	<u>Devcon Const.</u>	<u>408-942-8200</u>	<u>11528</u>	<u>12-19-97</u>
ELECTRICAL:	_____	_____	_____	_____
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

<u>FINALS</u>	<u>BY</u>	<u>DATE</u>	<u>FINALS</u>	<u>BY</u>	<u>DATE</u>
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	<u>J</u>	<u>6-29-99</u>
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____			

2 CIRCLE STAR WAY
PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Plumbing for new office bldg.
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto 94303

VALUATION: _____
HOME PHONE: 493-9000
WORK PHONE: _____

	<u>CONTRACTOR</u>	<u>PHONE</u>	<u>PERMIT #</u>	<u>DATE</u>
GENERAL:	_____	_____	_____	_____
ELECTRICAL:	_____	_____	_____	_____
PLUMBING:	<u>Ramcon, Inc.</u>	<u>592-3031</u>	<u>11846</u>	<u>12-30-97</u>
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

<u>FINALS</u>	<u>BY</u>	<u>DATE</u>	<u>FINALS</u>	<u>BY</u>	<u>DATE</u>
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	<u>J</u>	<u>6-29-99</u>
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____			



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Permit Number

BLD1999-00528

BLD1999-00604

BLD1999-00807

BLD1999-00942

BLD1999-01019

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Permit #BLD1999-00528

Permit Info

Site Info

Contacts (3)

Fees \$44,970.21

Inspections (15)

C

Type: COMMERCIAL BUILDING**Subtype:** MISC COMMERCIAL**Description:** CONSTRUCT 4 STORY STEEL FRAMED OFFICE BUILDING**Status:** FINALED**Applied Date:** 4/21/1999**Issued Date:** 4/22/1999 8:41:41 AM**Approved Date:****Finaled Date:** 4/28/2000**Expiration Date:** 3/26/2000

The City of San Carlos, CA makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein. Its use, or its interpretation, utilization of this website indicates understanding and acceptance of this statement.

2 CIRCLE STAR WAY
PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Foundation only-4 story office bldg.
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto, CA 94303

VALUATION \$2,950,000.00
HOME PHONE: 493-9000
WORK PHONE: _____

	CONTRACTOR	PHONE	PERMIT #	DATE
GENERAL:	<u>Devcon Construction</u>	<u>408-942-8200</u>	<u>12429</u>	<u>10-23-97</u>
ELECTRICAL:	_____	<u>850-565-0851</u>	_____	_____
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

FINALS	BY	DATE	FINALS	BY	DATE
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	<u>J</u>	<u>6-29-99</u>
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____			

2 CIRCLE STAR WAY
PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Underground electrical for entire site
OWNER: Mozart Development
ADDRESS: 1068 East Meadow Circle, Palo Alto

VALUATION: _____
HOME PHONE: 493-9000
WORK PHONE: _____

	CONTRACTOR	PHONE	PERMIT #	DATE
GENERAL:	_____	_____	_____	_____
ELECTRICAL:	<u>Frank Electric</u>	<u>408-946-0123</u>	<u>12472</u>	<u>11-4-97</u>
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

FINALS	BY	DATE	FINALS	BY	DATE
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	<u>J</u>	<u>6-29-99</u>
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____			

2 CIRCLE STAR WAY

PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: New HVAC Units & ductwork - office bldg.
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Ct., Palo Alto

VALUATION: _____
HOME PHONE: 493-9000
WORK PHONE: _____

GENERAL:	CONTRACTOR	PHONE	PERMIT #	DATE
ELECTRICAL:	_____	_____	_____	_____
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	<u>ACCO</u>	<u>631-3900</u>	<u>12733</u>	<u>4-23-98</u>
SOIL ENGR.:	_____	_____	_____	_____

FINALS	BY	DATE	FINALS	BY	DATE
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	_____	_____
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____		_____	_____

2 CIRCLE STAR WAY

PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Electrical - Circle Star
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto 94303

VALUATION: _____
HOME PHONE: 493-9000
WORK PHONE: _____

GENERAL:	CONTRACTOR	PHONE	PERMIT #	DATE
ELECTRICAL:	<u>Frank Electric</u>	<u>408-946-5661</u>	<u>11842</u>	<u>12-24-97</u>
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

FINALS	BY	DATE	FINALS	BY	DATE
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	_____	_____
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____		_____	_____

1 CIRCLE STAR WAY
PROJECT ADDRESS

**CITY OF SAN CARLOS
PERMIT SUMMARY**

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Foundation Only for office building
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto

VALUATION: \$566,760.00
HOME PHONE: 493-9000
WORK PHONE: _____

	<u>CONTRACTOR</u>	<u>PHONE</u>	<u>PERMIT #</u>	<u>DATE</u>
GENERAL:	<u>Devcon Construction</u>	<u>408-942-8200</u>	<u>14371</u>	<u>2-12-99</u>
ELECTRICAL:	_____	_____	_____	_____
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

<u>FINALS</u>	<u>BY</u>	<u>DATE</u>	<u>FINALS</u>	<u>BY</u>	<u>DATE</u>
PLANNING DEPARTMENT	_____	_____	MISC.	<u>m.D.</u>	<u>4-27-00</u>
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	_____	_____
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____			

CIRCLE STAR WAY-BLDG. #1
PROJECT ADDRESS

UNABLE TO FINAL

for the following reason

☐ sent letter, no response
☐ no inspection called for
☒ other Building official requested
CITY OF SAN CARLOS
PERMIT SUMMARY
4/29/99

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Temporary Pole
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto

VALUATION: _____
HOME PHONE: 493-9000
WORK PHONE: _____

	<u>CONTRACTOR</u>	<u>PHONE</u>	<u>PERMIT #</u>	<u>DATE</u>
GENERAL:	_____	_____	_____	_____
ELECTRICAL:	<u>Devon Const.</u>	<u>408-942-8200</u>	<u>13311</u>	<u>8-10-98</u>
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

<u>FINALS</u>	<u>BY</u>	<u>DATE</u>	<u>FINALS</u>	<u>BY</u>	<u>DATE</u>
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	_____	_____
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____			

CIRCLE STAR WAY
PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: On-site sewer & water only
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto, CA 94303

VALUATION: _____
HOME PHONE: 493-9000
WORK PHONE: _____

GENERAL:	CONTRACTOR	PHONE	PERMIT #	DATE
ELECTRICAL:				
PLUMBING:	<u>Devcon Construction</u>	<u>408-942-8200</u>	<u>12249</u>	<u>9-17-97</u>
MECHANICAL:				
ARCH./ENGR.:				
SOIL ENGR.:				

FINALS	BY	DATE	FINALS	BY	DATE
PLANNING DEPARTMENT			MISC.		
SPECIAL INSPECTIONS			BLDG. DEPT.	<u>J</u>	<u>1-28-99</u>
FIRE DEPARTMENT			GAS TAG ISS.		
CITY ENGR'S GRADING			ELEC. TAG ISS.		
CITY ENGR'S DRAINAGE			CERT. OCC. ISS.		
LANDSCAPE					

CIRCLE STAR WAY
PROJECT ADDRESS

CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Construct new bldg.-Sanitary Sewer Pump Station for Circle Star Office/Hotel Proj.
OWNER: Mozart Development
ADDRESS: Meadow Circle, Palo Alto, CA 94303

VALUATION: \$50,000.00
HOME PHONE: 493-942-8200
WORK PHONE: _____

GENERAL:	CONTRACTOR	PHONE	PERMIT #	DATE
ELECTRICAL:	<u>Devcon Construction</u>	<u>408-942-8200</u>	<u>12888</u>	<u>5-26-98</u>
PLUMBING:				
MECHANICAL:				
ARCH./ENGR.:				
SOIL ENGR.:				

FINALS	BY	DATE	FINALS	BY	DATE
PLANNING DEPARTMENT			MISC. <u>FORGOTTEN</u>	<u>J</u>	<u>9-22-98</u>
SPECIAL INSPECTIONS			BLDG. DEPT.		<u>8-9-99</u>
FIRE DEPARTMENT			GAS TAG ISS.		
CITY ENGR'S GRADING			ELEC. TAG ISS.		
CITY ENGR'S DRAINAGE			CERT. OCC. ISS.		
LANDSCAPE					

CIRCLE STAR WAY
PROJECT ADDRESS

**CITY OF SAN CARLOS
PERMIT SUMMARY**

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

TYPE OF PROJECT: Grading, Dirt Haul, Pads for Bldg. 1 & 2
OWNER: Mozart Development
ADDRESS: 1068 F. Meadow Circle, Palo Alto, CA 94303

VALUATION: \$300,000.00
HOME PHONE: 493-9000
WORK PHONE: _____

	<u>CONTRACTOR</u>	<u>PHONE</u>	<u>PERMIT #</u>	<u>DATE</u>
GENERAL:	<u>Devcon Construction</u>	<u>408-942-8260</u>	<u>12137</u>	<u>8-11-97</u>
ELECTRICAL:	_____	_____	_____	_____
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

<u>FINALS</u>	<u>BY</u>	<u>DATE</u>	<u>FINALS</u>	<u>BY</u>	<u>DATE</u>
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	_____	_____
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	<u>J</u>	<u>6-14-99</u>
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____		_____	_____

UNABLE TO FINAL

CIRCLE STAR WAY
PROJECT ADDRESS

for the following reason
☒ sent letter, no response
☐ no inspections called for
☐ by 3/30/99
CITY OF SAN CARLOS
PERMIT SUMMARY

ARCHIVE BOX #: _____
LOCATION #: _____
DESTROY RECORDS:
[] 90 DAYS
[] 2 YEARS
[] NEVER

Install new sign at Circle Star Site. One V-shaped
TYPE OF PROJECT: free standing display:Note:Trivision not allowed.
OWNER: Mozart Development
ADDRESS: 1068 E. Meadow Circle, Palo Alto 94303
VALUATION: \$18,000.00
HOME PHONE: 800-350-1513
WORK PHONE: _____

	<u>CONTRACTOR</u>	<u>PHONE</u>	<u>PERMIT #</u>	<u>DATE</u>
GENERAL:	<u>AdArt Elect. Sign</u>	<u>415-468-7025</u>	<u>13086</u>	<u>7-1-98</u>
ELECTRICAL:	<u>" " "</u>	<u>" " "</u>	<u>"</u>	<u>" " "</u>
PLUMBING:	_____	_____	_____	_____
MECHANICAL:	_____	_____	_____	_____
ARCH./ENGR.:	_____	_____	_____	_____
SOIL ENGR.:	_____	_____	_____	_____

<u>FINALS</u>	<u>BY</u>	<u>DATE</u>	<u>FINALS</u>	<u>BY</u>	<u>DATE</u>
PLANNING DEPARTMENT	_____	_____	MISC.	_____	_____
SPECIAL INSPECTIONS	_____	_____	BLDG. DEPT.	_____	_____
FIRE DEPARTMENT	_____	_____	GAS TAG ISS.	_____	_____
CITY ENGR'S GRADING	_____	_____	ELEC. TAG ISS.	_____	_____
CITY ENGR'S DRAINAGE	_____	_____	CERT. OCC. ISS.	_____	_____
LANDSCAPE	_____	_____		_____	_____

CITY OF SAN CARLOS

CITY HALL

600 ELM STREET

SAN CARLOS, CA 94070-3085



BUILDING AND SAFETY
DIVISION

TELEPHONE (650) 802-4261

FAX (650) 802-4340

BUILDING DIVISION

CERTIFICATE OF OCCUPANCY

This Certificate issued pursuant to the requirements of Section 304 of the 1994 Uniform Building Code certifying that at the time of issuance, the building described below has been inspected for compliance with the various ordinances of the City of San Carlos regulating building construction or use.

Location of Building: 2 Circle Star Way, San Carlos

Building Permit Number: 97-11528

Occupant: Shell

Owner: Mozart Development

Occupancy Group: B

Address: 1068 E. Meadow Circle
Palo Alto, CA 94303

Type of Construction: 2-FR-Sprinklered

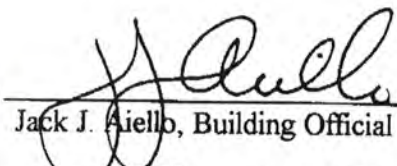
Date Issued: July 1, 1999

POSTING

This Certificate shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

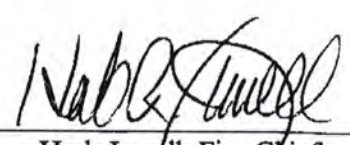
NOTICE

No change shall be made in the character of occupancy without the permission of the Building Official.


Jack J. Aiello, Building Official

Date:

9-10-99


Herb Jewell, Fire Chief

Date:

09/10/99

BUILDING PERMIT APPLICATION

Date: 05/22/13

Permit No: 61d2013-00441

Project Address: 1 Circle Star Way, San Carlos, CA 94070

Contact Name: Brent Takahashi

Contact Number: 650-364-6453

☐ Property Owner ☒ Tenant

Name: Aquarium

Address: 850 Oak Grove Avenue, Suite D

City, State, Zip: Menlo Park, CA 94325

Phone Number: 650-490-0868

Email: karen@kleewang.com

☐ Designer ☒ Architect ☐ Engineer

Name: DES Architects + Engineers

Address: 399 Bradford St

City, State, Zip: Redwood City, CA 94070

Phone Number: 650-364-6453

Email: btakahashi@des-ae.com

☒ Contractor: License Class: B

Company Name: Novo Construction

Address: 1460 O'Brien Drive

City, State, Zip: Menlo Park, CA 94025

State License Number: 791022

Phone Number: 415-568-7276

Email: rvolpentest@novoconstruction.com

City Business License Number:

LICENSED CONTRACTORS DECLARATION:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: 5/22/13 Contractor Signature: Sarah Arrin

WORKERS' COMPENSATION DECLARATION:

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: REPUBLIC INDEMNITY CO. OF CA Policy #: 152049-11
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: Applicant:

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

OWNER-BUILDER DECLARATION:

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
- ☐ I am exempt under Sec. _____, B.&P.C. for this reason: _____

Date: Owner:

CONSTRUCTION LENDING AGENCY:

- ☐ I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name: Lender's Address:

- ☐ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent:

Print Name: Sarah Arrin

Date: 5/22/13

City of San Carlos
Building Division

5

Construction Valuation: \$ 9,975,000.00

☐ Residential

☒ Non Residential

Description of Work:

THE SCOPE OF THIS PROJECT CONSISTS OF TENANT IMPROVEMENTS TO THE FIRST FLOOR, FOURTH FLOOR AND ROOF. PROJECT INCLUDES RESTROOM UPGRADE ON FIRST, SECOND AND FOURTH FLOOR. FOURTH FLOOR SCOPE INCLUDES ADDITIONAL PRIVATE RESTROOMS/SHOWERS AND A CHEF'S KITCHEN. ROOF IMPROVEMENTS INCLUDE A PRIVATE DECK.

NOTE: PER DIALOGUE BETWEEN SDG AND THE COUNTY OF SAN MATEO HEALTH DEPARTMENT, THE COUNTY OF SAN MATEO HEALTH DEPARTMENT CONSIDERS THE FOURTH FLOOR KITCHEN AS A 'CHEF FOR HIRE' AND WOULD BE EXEMPTED UNDER CURRENT REGULATIONS (ONLY IF IT IS A FULL EMPLOYEE CAFETERIA, DO ALL HEALTH CODE REGULATIONS WOULD APPLY). REFERENCE EMAIL FROM BERNARDO PATINO (REHS) EMAIL DATED MAY 21, 2013

You have the right to appeal any adverse decision made by the Building Department pursuant to California Administrative Code Section 112. Should you elect to do so, you must file a written appeal with the City's Building Official within 15 days of the date set forth on the Notice of Violation. If you provide timely notice of an appeal, you will be entitled to the remedies set forth in California Administrative Code Section 112.

FAX PERMITS ONLY

☐ Visa ☐ Master Card

Card Number: _____ Expiration Date: _____

Name as it appears on the card: _____

Signature: _____
(Authorizes Credit Card Payment of Fee)

City of San Carlos**Building Division**

600 Elm St, San Carlos CA 94070

650-802-4261 Phone / 650-595-6761 Fax

BUILDING PERMIT APPLICATION

Date: 02/18/14

Permit No: B122014-0011

Project Address: 1 Circle Star Way, San Carlos, CA 94070

Contact Name: Adrian Hurin

Contact Number: 650-364-6453

☐ Property Owner ☒ Tenant

Name: Softbank

Address: 850 Oak Grove Avenue, Suite D

City, State, Zip: Menlo Park, CA 94325

Phone Number: 650-490-0868

Email: karen@kleewang.com

☐ Designer ☒ Architect ☐ Engineer

Name: DES Architects + Engineers

Address: 399 Bradford St

City, State, Zip: Redwood City, CA 94070

Phone Number: 650-364-6453

Email: btakahashi@des-ae.com

☒ Contractor: License Class: B

Company Name: Novo Construction

Address: 1460 O'Brien Drive

City, State, Zip: Menlo Park, CA 94025

State License Number: 791022

Phone Number: 650-388-8483

Email: tlee@novoconstruction.com

City Business License Number:

LICENSED CONTRACTORS DECLARATION:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: 2/18/14

Contractor Signature:

WORKERS' COMPENSATION DECLARATION:

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier: REPUBLIC INDEMNITY CO. OF CA Policy #: 152049-14
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.**OWNER-BUILDER DECLARATION:**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
- ☐ I am exempt under Sec. _____, B.&P.C. for this reason: _____

Date: _____ Owner: _____

CONSTRUCTION LENDING AGENCY:

- ☐ I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name: _____ Lender's Address: _____

- ☒ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent:

Date:

Print Name:

TRAVIS LEE

City of San Carlos
Building Division

Construction Valuation: \$ 8,900,000

2



Residential



Non Residential

Description of Work:

THE SCOPE OF THIS PROJECT CONSISTS OF TENANT IMPROVEMENTS TO PARTIAL FIRST, SECOND AND THIRD FLOORS. IMPROVEMENTS TO FIRST FLOOR INCLUDE CONFERENCE SUITE, RESTROOM UPGRADE AND INSTALLATION OF UPS AND SEWER ROOMS. SECOND AND THIRD FLOOR IMPROVEMENTS INCLUDE RELOCATED BREAK ROOMS AND UPGRADED RESTROOMS. ALSO, NEW EXTERIOR DOOR AND WALK FROM FIRST FLOOR CONFERENCE SUITE ROOM TO ACCESSIBLE PATH. FOURTH FLOOR SCOPE CONSISTS OF PARTITION, DOOR, CASEWORK AND FLOOR FINISH DEMOLITION.

You have the right to appeal any adverse decision made by the Building Department pursuant to California Administrative Code Section 112. Should you elect to do so, you must file a written appeal with the City's Building Official within 15 days of the date set forth on the Notice of Violation. If you provide timely notice of an appeal, you will be entitled to the remedies set forth in California Administrative Code Section 112.

FAX PERMITS ONLY



Visa



Master Card

Card Number: _____

Expiration Date: _____

Name as it appears on the card: _____

Signature: _____

(Authorizes Credit Card Payment of Fee)

**City of San Carlos****Building Division**

600 Elm St, San Carlos CA 94070

650-802-4261 Phone / 650-595-6761 Fax

BUILDING PERMIT APPLICATION

Date: _____

Permit No: 012013-00872Project Address: 1 CIRCLE STAR WAYContact Name: GRANT TAKAMOTOContact Number: 408 922-0400☒ Property Owner ☐ Tenant☐ Designer ☐ Architect ☐ EngineerName: GRANT TAKAMOTOName: BRETT TAKAHASHIAddress: 1955 LAURELWOOD ROADAddress: 391 BRADFORD STREETCity, State, Zip: SANTA CLARA CA 95054City, State, Zip: REDWOOD CITY 94063Phone Number: 408-922-0400Phone Number: 650-364-6453Email: GTAKAMOTO@DELTAERCOMMERCIAL.COMEmail: BTAKAHASHI@DES-AR.COM☐ Contractor: License Class: _____

State License Number: _____

Company Name: _____

Phone Number: _____

Address: _____

Email: _____

City, State, Zip: _____

City Business License Number: _____

LICENSED CONTRACTORS DECLARATION:

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Date: _____ Contractor Signature: _____

WORKERS' COMPENSATION DECLARATION:

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: _____ Policy #: _____
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.**OWNER-BUILDER DECLARATION:**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
- ☐ I am exempt under Sec. _____, B.&P.C. for this reason: _____

Date: _____ Owner: _____

CONSTRUCTION LENDING AGENCY:

- ☐ I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.). Lender's Name: _____ Lender's Address: _____

- ☐ I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent: _____

Date: _____

Print Name: GRANT TAKAMOTO

City of San Carlos
Building Division

Construction Valuation: \$ 70,000

☐ Residential

☒ Non Residential

Description of Work:

SHR IMPROVEMENTS FOR ADA COMPLIANCE.

You have the right to appeal any adverse decision made by the Building Department pursuant to California Administrative Code Section 112. Should you elect to do so, you must file a written appeal with the City's Building Official within 15 days of the date set forth on the Notice of Violation. If you provide timely notice of an appeal, you will be entitled to the remedies set forth in California Administrative Code Section 112.

FAX PERMITS ONLY

☐ Visa

☐ Master Card

Card Number: _____

Expiration Date: _____

Name as it appears on the card: _____

Signature: _____

(Authorizes Credit Card Payment of Fee)

PLANNING COMMISSION
STEVE DIVNEY, CHAIR
KAREN CLAPPER, VICE CHAIR
STEVE SAN FILIPPO
SCOT MARSTERS
VACANCY



PLANNING DEVELOPMENT
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070
TELEPHONE (650) 802-4263
FAX (650) 595-6763

STAFF REPORT

Date: February 16, 2011
Meeting Date: February 22, 2011

TO: Planning Commission
FROM: Community Development Department
PREPARED BY: Deborah Nelson, Planning Manager
(650) 802-4264/ dnelson@cityofsancarlos.org

SUBJECT: **Consideration of a request from San Mateo County for a General Plan Conformity Determination for the Acquisition of One and Two Circle Star Way, APN #046-240-080 and #052-103-170 Pursuant to California Government Code 65402.**

BACKGROUND

The County of San Mateo has requested that the City of San Carlos make a determination of General Plan conformity regarding County acquisition of One and Two Circle Star Way. The City received a letter dated January 6, 2011 (Attachment 1) requesting a determination pursuant to California Government Code Section 65402 relative to the City General Plan.

The City replied to the letter on January 21, 2011 (Attachment 2), requesting additional information pursuant to California Government Code Section 65402 (a) and (b) regarding "location, purpose and extent" of the acquisition. Specifically, the Government Code requires County acquisition of real property shall not occur until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.

The City requested the additional information such that an analysis could be performed within a 40 day time period stated in the Government Code. On February 3, 2011 (Attachment 3), the County Counsel replied in writing requesting removal of the item from February 7, 2011 Planning Commission Agenda and requesting the item be placed on the February 22, 2011 Planning Commission Agenda. The additional information requested by the City was received on February 10, 2011 and February 14, 2011 (Attachment 4).

ISSUES

Planning Commission Authority

Pursuant to California Government Code Section 65402 when the County seeks to acquire property within the jurisdictional boundaries of a City, the County also must request a determination regarding consistency with the General Plan. The County must also provide information regarding the intended use of the property. Specifically, the Government Code requires County acquisition of real property shall not occur until "the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof."

The San Carlos Planning Commission is the body responsible for making General Plan Conformity determinations. The County has requested that the City make an affirmative determination regarding consistency with the General Plan. In order to make an affirmative determination as requested by the County, the City requested that the County provide detail concerning "the location, purpose and extent" of the acquisition.

Use of the Buildings and Site

Upon receipt of the original letter from the County (Attachment 1), staff called Mr. Alms, Manager, Real Property Services to discuss the County's intended use of the building. This is germane, as the County has requested "that the City issue a finding that the acquisition by the County of the property conforms with the City's General Plan." The use has been verbally reported to staff as 80% for back office uses, some sharing with non-profit agencies and the major tenant as County Health and Human Service, with some potential for client support services. Another anticipated use is for other displaced County offices as capital project construction occurs over the next 5 years. Intended use of the combined 208,000 square feet of the buildings was further described in a letter and follow-up e-mail from the County Counsel's office (Attachment 4). The letter indicates that there are no current plans for retail or service use of the buildings.

On January 18, 2011, the County Board of Supervisors considered the item in closed session. According to Mr. Alms, the County staff is currently performing due diligence through February 25, 2011.

History of the Property

The property is commonly referred to as the Circle Star site, once occupied by an entertainment venue featuring headliner performers. It was redeveloped in 1997 under a General Plan Amendment, Planned Community Zoning designation and a Development Agreement. The City envisioned and through the various approvals, received a Class A Office complex and Hotel on the site. The Planned Community Zoning and the companion Conditional Use Permit and Architectural Review required with a Planned Community zone helped assure that the office facility remained Class A by requiring a minimum net rentable square footage per tenant and a limitation on retail and service uses. This P-C Zoning designation, Conditional Use Permit and Architectural Review are still applicable to the property. The Development Agreement sunsetted in 2007. However, "obligations under the agreement (Development Agreement, City of San Carlos Ordinance 1231, Section 2, Exhibit A Section 17, Term of the Agreement) for payment of fees, transient occupancy taxes or other obligation of a continuing nature" do not cease to be required.

Redevelopment Area

One and Two Circle Star Way is also within the Redevelopment Agency's Project Area. Acquisition of this property by the County would remove the property from tax rolls and result in an annual loss of approximately \$18,000 to the General Fund and \$327,000 in revenue to the Redevelopment Agency. This loss of revenue is approximately equivalent to a 6% loss of Agency revenue per year and will impact the Redevelopment Agency's ability to implement programs. There is no required conformity determination to a Redevelopment Agency Plan.

County Exemption from City Regulation

The County, like the State and School Districts, is exempt from City Zoning regulations. The County is required to seek a General Plan Conformity determination from the City. Although the County is not bound by the City determination. The County is however obliged to implement any of the on-going mitigation measures adopted for the project. In this case, a Mitigated Negative Declaration was prepared for the project after a long period of planning and analysis. The One and Two Circle Star Way development involved a General Plan Amendment and a Planned Community Zoning. The Planned Community zoning includes a very specific Plan of Development, a Conditional Use Permit and Architectural Review. Thus, environmental issues identified through analysis when the development was proposed, are mitigated by inclusion of conditions or site and development alterations into the site plan, operational plan, off-site improvements, building permit requirements, etc. Further, these changes are codified in the Planned Community Zoning through maps, graphics and narrative. Additionally, they are codified by virtue of the Conditional Use Permit requirement embedded in the Planned Community Ordinance. The formal environmental analysis conducted pursuant to the California Environmental Quality Act (CEQA) was based on the detailed project description, map and narrative, which is the "Plan of Development." An Initial Study was prepared on this plan and a Mitigated Negative Declaration was adopted. Most mitigation was implemented through the construction process.

There are several on-going requirements of the Planned Community Zoning adopted by Ordinance 1230 (See Attachment 2). It is the City position that all these requirements be met, as they were mitigation measures built into the project. Excerpts from these are as follows:

Ordinance 1230, Section 2:

9. A minimum of one parking space for each 300 square feet of building area shall be maintained for the office development, and one parking space shall be maintained for each hotel unit. Up to 15% of the required parking for the hotel use of the office parking and 5% of the office parking for the hotel parking can be shared between the two users (with appropriate language added to the title documents to the property, with a copy furnished to the City) since the peak periods for parking use do not overlap.

10. The following conditions shall apply to the frontage improvements and traffic mitigation.

b) A traffic signal shall be installed at the developer's expense prior to occupancy of the first building on the project site to safely accommodate turning movements into and out of the site. The developer shall pay for the signal maintenance, without time limitation, estimated to be \$3,000 per year indexed to the Consumer Price Index.

13. The main entrance/exit shall have no interior parking lot access points at least 120' from Industrial Road (as shown on the Plan of Development) for the life of the development.

The February 10, 2011 letter from the County Counsel indicates the County's intention to pay for annual signal maintenance described in 10) above. The County has also indicated verbally that the County will comply with CC&Rs adopted for the project in 1997. The CC&Rs establish the shared parking for the office buildings and the hotel. Regarding Condition 13), the County has indicated there are no plans to alter the internal parking lot entrance points.

The County is not exempt from Building Permit requirements. Should changes be made to the interior or exterior of the buildings, as suggested in the February 10, 2011 letter from the County Counsel, building permits will be required. Additionally, the degree to which any of the changes trigger re-evaluation of Conditions imposed as a result of the original environmental review of the development, the City will have authority to assure County compliance.

The General Plan

When the redevelopment of the Circle Star site was approved, the General Plan and Eastside Specific Plan Land Use Designations were changed from Circle Star Center Landmark Hotel to Landmark Hotel and Landmark Office. In the 2009 General Plan, the property was excluded from the Planning Area 7 analysis, as it was considered redeveloped. Unlike the previous General Plan, where the property was subject to a Landmark overlay, the new General Plan Designation is General Commercial/Industrial. The definition is as follows:

General Commercial/Industrial allows all retail, service, office, research and development and industrial uses. The designation offers the maximum flexibility to allow the market to determine the mixture of non-residential uses.

The County's intended use of the site falls within the list of uses permitted in the General Plan Land Use designation.

ENVIRONMENTAL COMPLIANCE

A Mitigated Negative Declaration was prepared for the General Plan Amendment, Planned Community Zone Designation, Conditional Use Permit, Plan of Development, Architectural Review and Grading and Dirt Haul Permit associated with the original project and its subsequent uses. The environmental analysis and conditions established still apply to the site. Any substantial change to the site or request to be relieved of conditions will require new environmental analysis.

RECOMMENDATION

It is recommended that the Planning Commission determine that the County of San Mateo acquisition of One and Two Circle Star Way, APN #046-240-080 and #052-103-170 conforms with the City of San Carlos General Plan based on the information on the County's purpose and extent of the proposed acquisition provided by the County Counsel in a letter dated February 10, 2011 and as amended by e-mail February 14, 2011.

MOTION

I move that the Planning Commission determine that the County of San Mateo acquisition of APN #046-240-080 and #052-103-170, One and Two Circle Star Way conforms with the City of San Carlos General Plan, based on the information detailed in a letter dated February 10, 2011 and e-mail dated February 14, 2011 to the City of San Carlos as to "location, purpose and extent of such acquisition" as required by Californian Government Code Section 65402 and for the reasons and based on the findings in the staff report and attachments thereto.

Attachments:

1. Letter dated January 6, 2011 from San Mateo County
2. Letter dated January 21, 2001 and attachments from the City of San Carlos to San Mateo County
3. Letter dated February 3, 2001 from San Mateo County to the City of San Carlos
4. Letter dated February 10, 2011, e-mail dated February 14, 2011 and attachments from San Mateo County to the City of San Carlos

County Manager's Office
Real Property



COUNTY OF SAN MATEO

COUNTY GOVERNMENT CENTER • 455 COUNTY CENTER, 4TH FLOOR • REDWOOD CITY • CALIFORNIA 94063-1663
WEB PAGE ADDRESS: <http://www.co.sanmateo.ca.us> (650) 599-1388 • FAX: (650) 363-4832

BOARD OF SUPERVISORS
MARK CHURCH
CAROLE GROOM
RICHARD S. GORDON
ROSE JACOBS GIBSON
ADRIENNE J. TISSIER

DAVID S. BOESCH
COUNTY MANAGER
CLERK OF THE BOARD

January 6, 2011

RE: General Plan Conformity
Acquisition by County of San Mateo
One and Two Circle Star Way, San Carlos; APNs: 046-240-180 and 052-103-170

Deborah Nelson
Planning Manager
Planning Division
City of San Carlos
600 Elm Street
San Carlos, CA 94070

Dear Ms. Nelson:

The County of San Mateo is negotiating for the purchase of One and Two Circle Star Way in San Carlos. Improvements on the property include two four-story office buildings, located on Assessor's Parcel 046-240-180 within the City of San Carlos and a three-story garage, a portion of which is located on Assessor's Parcel 052-103-170 in the City of Redwood City. Consistent with Government Code §65402(a), this letter requests that the City issue a finding that the acquisition by the County of the property conforms with the City's General Plan.

The County proposes to acquire the property as part of an office space consolidation project.

We look forward to receiving a finding of the City within the 40 days set forth in §65402. If you have any questions regarding this matter, please contact me directly by telephone at (650) 363-4047 or via email at salms@co.sanmateo.ca.us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steve Alms".

Steve Alms, Manager
Real Property Services

ATTACHMENT 1

CITY HALL
600 ELM STREET
SAN CARLOS, CA 94070-1309



PLANNING DEPARTMENT

TELEPHONE (650) 802-4263

FAX (650) 595-6763

WEB: <http://www.cityofsancarlos.org>

January 21, 2011

Steve Alms, Manager
Real Property Services
San Mateo County
455 County Center, 4th Floor
Redwood City, CA 94063

Via email: salms@co.sanmateo.ca.us

Subject: January 6, 2011 request for General Plan Conformity determination regarding San Mateo County acquisition of APN #046-240-080 and 052-103-170 in the City of San Carlos

Dear Mr. Alms;

This letter is in response to your January 6, 2011 request for a City of San Carlos determination pursuant to Government Code Section 65402 regarding County of San Mateo acquisition of APN #s 046-240-080 and 052-103-170, One and Two Circle Star Way. As detailed in CGC ss 65402(a) and (b) County acquisition of real property shall not occur until the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof.

Although we spoke by phone on January 13, 2001 regarding the County's intended use of the property and buildings, at this juncture, a more formal description as to "location, purpose and extent" is required for the City's evaluation.

The San Carlos Planning Commission is the body responsible for making General Plan Conformity determinations. Their meetings are the first and third Monday of the month. In order for the City to meet the 40 day reporting requirement specified in the California Government Code, this item will need to be scheduled for the February 7, 2001 Planning Commission meeting. Specifically, the Government Code specifies that the 40 day reporting must occur "within 40 days after the matter has been submitted...."

However, we formally request that your office agree, in a letter response, that the City of San Carlos can determine the 40 day period to begin at such time that the City receives written information from the County regarding "location, purpose and extent....have been submitted to....the reporting agency." If you agree and once we receive the information, we will be diligent to schedule the item on a Planning Commission agenda.

The properties in question are governed by a Planned Community (PC) Zoning District adopted by Ordinance No.1230. SECTION 2, Subsection 2 of the Ordinance requires a Conditional Use Permit and Architectural Review, the specifics of which by reference, become part of the PC Zoning. Proposed use of the buildings and parking area must be in compliance with the provisions of the Ordinance and the permits which implement the Ordinance. Please note the ongoing financial obligation in Ordinance No. 1230 SECTION 2, Subsection 10 b) regarding traffic signal maintenance which was an environmental mitigation measure. Additionally, there is an agreement between the City of Redwood City and the City of San Carlos regarding these properties. The documents referenced are attached for your use.

Regarding additional information to illustrate "location, purpose and extent" the City will want specifics regarding how the County occupancy of site will comport with the Ordinance, the permits and the Agreement between the City of San Carlos and the City of Redwood City. Particular detailed information shall be provided regarding Conditional Use Permit provisions # 29, #31 and #32. A Map of the location and description of the shared use of the parcel occupied by the parking garage shall also be submitted. It will also be helpful for the City to have a copy of the CC&Rs for the property that you mentioned to me in our conversation of January 13, 2011.

I have also enclosed an application form for the General Plan Conformity Determination request. Please submit this form along with a fee of \$1946 in addition to the information requested above.

May we hear from you no later than January 27, 2011 regarding the 40 day time period and your timing for submittal of the additional information?

If you have questions please feel free to contact me. Thank you.

Respectfully,



Deborah Nelson, Planning Manager
650 802-4264
dnelson@cityofsancarlos.org

Attachments:

Application
Ordinance No 1230
Conditional Use Permit
Architectural Permit (Letter dated July 9, 1997)
Agreement between the Cities of San Carlos and Redwood City
Property Description

cc.

Greg Rubens, City Attorney

ORDINANCE NO. 1230

PASSED AND ADOPTED AT THE
COUNCIL MEETING OF

May 12, 1997.
Margaret R. Hawley
CITY CLERK

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
ADOPTING A PLAN OF DEVELOPMENT FOR PROPERTY LOCATED AT 1717 INDUSTRIAL ROAD
FOR CONSTRUCTION OF TWO FOUR STORY OFFICE BUILDINGS AND 116 ROOM HOTEL

The City Council of the City of San Carlos does ordain as follows:

SECTION 1: That Section 18.16.020 of the San Carlos Ordinance Code and being the Zoning Map of said City, is hereby amended by the adoption of a Plan of Development in accordance with the Planned Community Zoning Regulations for 1717 Industrial Road. Said Plans of Development consist of: Master Plan by Kenneth Rodrigues Partners and David gates Associates (submitted March 28, 1997, with revisions and updates to implement conditions of approval) and plans for Homestead Village by Togawa and Smith, Inc. (submitted February 11, 1997, with revisions and updates to implement conditions of approval) and the development shall be substantially in compliance with those plans.

SECTION 2: That the City Council hereby adopts the Development Standards applicable to said property which consist of:

1. Setbacks shall be a minimum of 25' from the top of the creek bank and 10' from the south side property line, 10' from the rear property line and 100' from Industrial Road for the office buildings, and 50' from the front property line for the hotel. Height shall be limited to no more than 70' (four stories plus penthouse), lot coverage (building footprint) not to exceed 35% for buildings.
2. Compliance shall be maintained with the Planned Community Zoning Regulations specified in the San Carlos Municipal Code. A Conditional Use Permit and Architectural Review shall be completed prior to submittal of building permits.
3. The proposed development shall secure and keep active the first building permit for one of the three proposed structures no later than two (2) years from the effective adoption date of this Plan of Development. If the building permit is not secured and kept active, this Ordinance shall expire, but shall be subject to the provisions and requirements of the Development Agreement.
4. Due to the shared driveway and access for the project, frontage improvements and street improvements shall be completed by Mozart Development (pursuant to purchase agreement with Homestead Village) and full access and parking shall be provided for whichever building is completed first, prior to issuance of an occupancy permit for that building.
5. The project construction, frontage improvements and site improvements shall comply with all requirements of the Building Department, Public Works Department, Fire Department, and Police Department. Fire Department access to the site and building shall be maintained at all times.
6. The signage for both tenants shall not exceed 2,519 square feet (total allowed by Circle Star under their variance), with configuration as discussed in the staff report. The project shall have a monument sign on Industrial Road of uniform design shared by all tenants. Signage on the U.S. 101 sign only shall be permitted to advertise products or services made by the company or companies occupying offices on the site or hotel services. In addition, off-site products or services can be advertised to include community postings as negotiated by the applicant at no charge to the City. Further, such approval is subject to Cal Trans approval and their regulations as well as applicable State Law.

7. Compliance shall be maintained with National Pollution Discharge Elimination System (NPDES) requirements both for construction and ongoing operations of the project.
8. A lot line adjustment shall be filed to consolidate the lots prior to issuance. Cross easements shall be recorded (with a copy provided to the City) to assure that full access is provided to the hotel site.
9. A minimum of one parking space for each 300 square feet of building area shall be maintained for the office development, and one parking space shall be maintained for each hotel unit. Up to 15% of the required parking for hotel use of the office parking and 5% of the office parking using the hotel parking can be shared between the two users (with appropriate language added to the title documents to the property, with a copy furnished to the City) since the peak periods for parking use do not overlap.
10. Improvements and dedications on Industrial Road shall occur in accordance with specifications approved by the City Council. Final plans of the street improvement design take into account design concerns of the Centennial neighborhood and final plans shall be reviewed by the Planning Commission. The following conditions shall apply to the frontage improvements and traffic mitigation:
 - a) Project traffic is precluded from crossing Industrial Road and entering G Street.
 - b) A traffic signal shall be installed at the developer's expense prior to occupancy of the first building on the project site to safely accommodate turning movements into and out of the site. The developer shall pay for the signal maintenance, without time limitation, estimated to be \$3000 per year indexed to the Consumer Price Index.
 - c) Right turn only exits shall be provided from the site to Industrial Road.
 - d) Adequate stacking shall be provided to accommodate projected traffic volumes turning left into the site from south bound Industrial Road.
 - e) A landscaped median shall be installed on Industrial Road in front of the project to the satisfaction of the Planning Director.
 - f) Right and left turns into and out of Garden and Flower Streets shall not be precluded by the Industrial Road improvements.
 - g) The applicant shall contribute \$5,000.00 to a traffic mitigation fund to be used only in the Centennial Neighborhood for traffic "calming" devices to improve neighborhood traffic.
11. The southern access driveway on Industrial Road shall be designed to permit ingress only, no egress shall be permitted.
12. Construction of all frontage improvements, including curb, gutter and sidewalk and driveway approaches shall be constructed or reconstructed to the satisfaction of the City of San Carlos Public Works Director.
13. The main entrance/exit shall have no interior parking lot access points at least 120' from Industrial Road (as shown on the Plan of Development) for the life of the development.
14. The applicant shall comply with the recommendations of the Airport Land Use Committee (ALUC) and of the FAA for construction and maintenance of all structures on the property.
15. The applicant and contractor shall comply with all mitigation measures identified in the environmental review documents and mitigation monitoring program.

16. The project may be constructed in up to three phases including one main building per phase.

17. Rental contracts at the hotel shall be restricted to a thirty (30) day limitation, subject to review by the City Attorney.

SECTION 3: Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of San Carlos hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion may be declared invalid or unconstitutional.

SECTION 4: Pursuant to Section 36937 of the Government Code of the State of California, this Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage.

SECTION 5: The City Clerk shall cause this Ordinance to be published and posted in accordance with the requirements of Section 36933 of the Government Code of the State of California.

Introduced this 28th day of April 1997.

Passed and adopted as an Ordinance of the City Council of the City of San Carlos at a regular meeting thereof held on the 12th day of May 1997, by the following vote:

AYES, COUNCIL MEMBERS: KING, BUCKMASTER, EATON, NELSON, MITCHELL

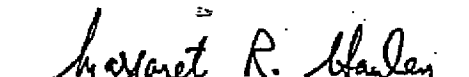
NOES, COUNCIL MEMBERS: NONE

ABSENT, COUNCIL MEMBERS: NONE



MAYOR of the City of San Carlos

ATTEST:


CITY CLERK of the City of San Carlos

AN AGREEMENT BETWEEN THE CITIES OF SAN CARLOS AND REDWOOD CITY PROVIDING FOR
ADMINISTRATION OF PLANNING, ZONING, AND BUILDING REGULATIONS, EMERGENCY
SERVICES AND OTHER ISSUES RELATED TO THE CIRCLE STAR CENTER PROPERTY

This Agreement made and entered into this 20th day of June, 1997, by and between
the City of San Carlos ("SAN CARLOS") and the City of Redwood City ("REDWOOD CITY").

RECITALS

WHEREAS, the Circle Star Center property ("PROPERTY"), a 8.3 acre parcel of land, commonly
known as 1717 Industrial Road, San Carlos, California, consisting of Assessor's Parcel Numbers
046-240-120 and 052-103-170 is subject to sale and redevelopment, and

WHEREAS, the city limits line separating the Cities of San Carlos and Redwood City traverse
the PROPERTY, as depicted on the map attached as Exhibit A, and

WHEREAS, the two cities: have described the entire Circle Star parcel as containing three
pieces—the "Motel" parcel, the "Offices/San Carlos" parcel, and the "Offices/Redwood City" parcel; have
agreed that the value of the two "Offices" parcels are enhanced by the fact that the two can be
developed jointly; have agreed that the development proposed for the "Motel" parcel is not affected by
the surplus property; and, have focused on sharing the PROPERTY tax revenue for the two "Offices"
parcels. This revenue sharing is done to reflect the value added to the office buildings development
because of the increased land area made available through the coordinated use of parcels in both
jurisdictions, and

WHEREAS, a DEVELOPER is planning to construct a twin office building complex on the two
"Office" parcels described above. Parking improvements will straddle the SAN CARLOS and
REDWOOD CITY city limit line, and

WHEREAS, the DEVELOPER has applied to amend the San Carlos General Plan, East Side
Specific Plan, and zoning to accommodate the proposed use, and

WHEREAS, the cities agree that the environmental documentation prepared thus far is
sufficient. Also, the siting of the buildings and the final approved plan meet all concerns; and

WHEREAS, the DEVELOPER will seek the necessary approvals and permits from both cities to
accommodate the proposed development, and

WHEREAS, it is the desire of the two cities to provide for the common administration of
Planning, Zoning and Building regulations to accommodate development of the PROPERTY.

NOW THEREFORE, in consideration of its mutual covenants and agreements hereinafter
specified and subject to the terms and provisions hereof, the parties hereto agree as follows:

I. Administration of Planning, Zoning and Building Regulations

SAN CARLOS is designated as the Lead Agency as defined in California Public Resources Code
Section 21067 for purposes of environmental evaluation and documentation and approving the
project. REDWOOD CITY is designated as a Responsible Agency as defined in CPRC Section
21069. SAN CARLOS has prepared all necessary environmental documents and studies and
transmitted drafts of those documents and studies to REDWOOD CITY for comment, which SAN
CARLOS Incorporated, where appropriate. Applications for a General Plan amendment, East
Side Specific Plan amendment, rezoning, conditional use permit, architectural and landscaping

approval, signage program and subdivision of the PROPERTY have been approved by SAN CARLOS. Applications for planning permits, rezoning, architectural and site plan approval, signage, and subdivision were referred to REDWOOD CITY for review and comment by the appropriate City Department or Review Board. SAN CARLOS Incorporated, where appropriate, comments or conditions recommended by REDWOOD CITY concerning the development. Copies of all proposed plans were submitted in a timely manner to REDWOOD CITY for their comments.

II. Revenue Allocation

- A. The tax sharing shall be computed as follows: the parcel in Redwood City comprises 19.4% of the area of the two "Offices" parcels. Accordingly, the cities will review the actual PROPERTY tax generated based upon the assessment produced by the County offices and agree that Redwood City shall be guaranteed 19.4% of that amount every year. Specifically, should the PROPERTY tax generated in the parcel in Redwood City not equal 19.4% of the total PROPERTY tax generated by the two parcels, San Carlos will pay Redwood City an amount of money sufficient to bring Redwood City's share of the total revenue to 19.4%. Should the PROPERTY tax generated in the parcel in Redwood City exceed 19.4% of the total PROPERTY tax generated by the two parcels, Redwood City will pay San Carlos an amount of money sufficient to bring Redwood City's share of the total revenue to 19.4%.
- B. In addition, Redwood City hereby agrees that the Redwood City Fire Department and Redwood City Police Department will be the second responders for all fire and police calls for the Circle Star PROPERTY. Therefore, San Carlos shall pay to Redwood City from its general fund monies an amount equal to 19.4% of any sales tax generated from the two "Offices" parcels for these services.

III. Building Permit Plan Check, Issuance and Inspection

REDWOOD CITY agrees that SAN CARLOS shall provide all Building Permit plan check services and shall be the agency responsible for issuing a Building Permit for all buildings and structures on the PROPERTY whether within SAN CARLOS or within REDWOOD CITY. SAN CARLOS also shall be responsible for Building Inspection services on all buildings and structures on the PROPERTY. No building plan check, permit issuance or inspection fees shall be charged to the DEVELOPER by REDWOOD CITY.

IV. Provision of Municipal Services

A. Fire Protection

Primary fire service for incidents occurring on the PROPERTY shall be the responsibility of the South County Fire Authority. The Redwood City Fire Department shall respond as required based on current mutual aid agreements. Both cities agree to cooperate in coordinating fire response.

B. Police Protection

Primary police service for incidents occurring on the PROPERTY shall be the responsibility of the San Carlos Police Department. The Redwood City Police Department shall respond as required based on current mutual aid agreements. Both cities agree to cooperate in coordinating police response.

C. Sewer Service

The DEVELOPER shall disconnect current sewer service from the REDWOOD CITY sewer system. The DEVELOPER shall extend the existing SAN CARLOS sewer trunk line south to service the property. This shall be done at no cost to REDWOOD CITY.

D. Water Service

The CITY OF SAN CARLOS, at its option, may seek amendment of the water service boundaries in order that the California Water Service Company may provide water service to the PROPERTY. At such time as the boundaries are modified and facilities are installed, the PROPERTY shall connect to the California Water Service Company system and disconnect from the REDWOOD CITY water facility. REDWOOD CITY will cooperate with such an amendment but will not be obligated to incur any expense related to this amendment.

E. Traffic Signal

The cities agree that the traffic issues that have been raised have been resolved. The light will be installed at the beginning of the project. The developer will pay for the light and future maintenance costs.

F. Landscaping

The cities agree that there will be sufficient landscaping along Industrial Way so as to provide a visual buffer to the residents of the Centennial Neighborhood.

G. Neighborhood Enhancement

DEVELOPER is to grant REDWOOD CITY \$5,000 with the funds to be used, as REDWOOD CITY chooses, to deal with issues in the Centennial Neighborhood that are exacerbated by this project.

V. Non-Assignment

This Agreement is not assignable either in whole or in part.

VI. Amendments

This Agreement may be amended or modified only by written agreement signed by both parties.

VII. Validity

The invalidity, in whole or in part, of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

VIII. Governing Law

The laws of the State of California shall govern this Agreement, and any suit or action initiated by either party shall be brought in the County of San Mateo, California.

IX. Mediation

Should any dispute arise out of this Agreement, the parties shall meet in mediation and attempt to reach a resolution with the assistance of a mutually acceptable mediator. The costs of the mediator, if any, shall be paid equally by the parties. If a mediated settlement is reached, neither

party shall be deemed the prevailing party for purposes of the settlement, and each party shall bear its own legal costs. Neither party shall be permitted to file legal action without first meeting in mediation and making a good faith attempt to reach a mediated resolution.

X. Term of Agreement.

This Agreement shall commence upon execution and shall continue until terminated in writing by both parties or until a major rezoning or rebuilding of buildings and structures on the "Offices" parcels, whichever occurs first.

XI. Attorneys' Fees

In the event of litigation between the parties hereto to enforce any provisions of the Agreement, the unsuccessful party will pay the reasonable expenses of litigation of the successful party. Any action brought to enforce any part of this Agreement shall be filed in San Mateo County.

XII. Entire Agreement

This Agreement comprises the entire Agreement.

XIII. Notices

All notices required by this Agreement shall be given to San Carlos and REDWOOD CITY in writing, by first class mail, postage prepaid, addressed as follows:

SAN CARLOS:

City of San Carlos
Attention: City Manager
600 Elm Street
San Carlos, CA 94070

REDWOOD CITY:

City of Redwood City
Attention: City Manager
1017 Middlefield Road
Redwood City, CA 94063

CITY OF SAN CARLOS

CITY HALL
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070



PLANNING
DEPARTMENT
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070
TELEPHONE (415) 802-4263
FAX (415) 802-4386

APPROVED CONDITIONAL USE PERMIT - OFFICE COMPLEX

THIS IS TO CERTIFY THAT the San Carlos Planning Commission at a regular meeting thereof, held on March 17, 1997 did grant a Conditional Use Permit to Mozart Development pursuant to Section 18.104.070 of the San Carlos Municipal Code to allow construction of an office complex of 4 stories and 214,200 square feet at 1717 Industrial Road (Assessor's Parcel Numbers 046-240-120 and 52-103-170). The application was approved with the following conditions:

1. The following items shall be reviewed and approved by the Architectural Review Committee prior to issuance of a Building Permit:
 - a) Final site plan within the range of options approved under the Plan of Development.
 - b) Building elevations, actual paint samples, and materials. Pursuant to the recommendation of the Airport Land Use Commission (ALUC), the use of highly reflective glass shall be limited due to its potential to cause severe glare impacts to motorists on Highway 101 and to aircraft. The actual glass material specifications shall be reviewed by the ALUC.
 - c) A final sign package consistent with the recommendation of the City Council in the Plan of Development.
 - d) Trash and recycling enclosure (with roof covering per NPDES requirements) - Shall be provided as part of initial construction.
 - e) Comprehensive Landscape and irrigation plan to cover the entire Industrial Road frontage, with berming. The plan shall be coordinated in design and plant materials to the plan submitted by Homestead Village.
 - f) Lighting Plan - Lighting should include the entire parking lot and lights at the driveways. Lighting shall be the lowest practical amount to light the parking lot without spillover effects.
 - g) All pavement markings and requested directional signage.
 - h) The applicant shall design and construct the Industrial Rd./Project Entry/"G" St. intersection in accordance with the following criteria and to the satisfaction of the City Engineer:
 1. Project traffic is precluded from crossing Industrial Road and entering G Street.
 2. A traffic signal may be installed to safely accommodate turning movements into and out of the site.
 3. Right turn only exits shall be provided from the site to Industrial Road.
 4. Adequate stacking shall be provided to accommodate projected traffic volumes turning left into the site from south bound Industrial Road.

CONDITIONAL USE PERMIT - Office Complex, 1717 Industrial Rd.

5. If a traffic signal is installed, pursuant to item 1. h)2 above, the developer shall pay for the signal maintenance, without time limitation, estimated to be \$3000 per year indexed to the Consumer Price Index.
2. Prior to the issuance of any Occupancy Permit, the project Landscape Designer shall certify, in writing, that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan to the satisfaction of the Director of Planning.
3. The approved landscape and irrigation plan shall be installed prior to a final inspection by the Building Department. Landscaping shall be maintained for the life of the project. The applicant shall comply with the standards of the City's water efficient landscape ordinance. The developer shall maintain all landscaping within the public right of way and the median along the Industrial Road frontage of the project to a high quality standard and to the requirements of the Director of Public Works. At the City's option, City may maintain the median and developer shall reimburse the City for its full cost of such maintenance.
4. All requirements of San Carlos Municipal Code Section 18.150, regulating signs shall be met at all times. Specifically no A-frame or I-frame signs shall be displayed at any time. Use of flag strings are prohibited, as well as inflatables after the grand opening. All temporary banners shall receive temporary banner permits.
5. Architectural Review shall be required for all subsequent additions or modifications to signage or the building, (including changes to exterior colors and materials) consistent with the limitations of the development standards in the ordinance.
6. That all conditions of the Building, City Engineer and Fire Departments must be met prior to the issuance of any occupancy permit.
7. Arrows and a center line shall be painted on the asphalt in thermoplastic at all driveways on the site to clearly delineate direction.
8. The applicant shall comply with all recommendations of the City Geologist, including but not limited to the following requirements:
 - a) After finalization of the plans, and prior to issuance of permits, the geotechnical engineer should review the plans to ensure that the designs for foundations, site grading, and site drainage are in accordance with his/her recommendations, and provide a plan review letter to the City.
 - b) During construction, all excavations and grading should be inspected by the geotechnical engineer prior to placement of concrete so that he/she can verify that conditions are as anticipated and recommend appropriate changes, if necessary. The results of the construction inspection should be submitted to the City before final approval is granted.
9. Review of on site circulation shall occur six months after opening. At that time, the Planning Department, the Police Chief and Public Works Director shall make recommendations to the Architectural Review Committee concerning possible changes in directional signage, markings, loading, customer use of the site and turning movements in and out of the site.
10. The Applicant will comply with the following requirements of South County Fire:
 - a) A condition of approval for this project is that all plan checking fees be paid in full to South County Fire prior to final inspection. A Certificate of Occupancy will not be issued if fees are not paid.
 - b) A lock box shall be installed on commercial and industrial buildings to assist the Fire Department access to, or within a structure if it is unduly difficult or where immediate access is

CONDITIONAL USE PERMIT - Office Complex, 1717 Industrial Rd.

necessary for lifesaving or fire fighting purposes. Applications for the lock box can be obtained from South County Fire. South County Fire Ordinance section 902.4.

- c) Address numbers shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, shall be a minimum of one-half inch stroke by two and one-half inches high, and shall be either internally or externally illuminated. South County Fire Ordinance section 901.4.4.
- d) An automatic and manual fire alarm system shall be installed which conforms to the California Electrical Code, California Building Code, NFPA 72 and the South County Fire Ordinances. Four (4) sets of fire alarm plans and original "cut" sheets for the equipment being used shall be submitted to South County Fire prior to the installation of the fire alarm system.
- e) An automatic fire sprinkler system shall be installed. The design and installation shall meet the requirements of NFPA 13, NFPA 24 and South County Fire. Four (4) sets of sprinkler plans which meet the requirements of section 1-9.2 of NFPA 13, shall be submitted and reviewed by South County Fire prior to any work being completed to the fire sprinkler system. All fire sprinkler work shall be completed by a licensed C-16 Fire Protection Contractor. South County Fire Ordinance, section 1001.4.
- f) A standpipe system shall be installed for use by the fire department in the event of a fire. The standpipe system shall be connected to the automatic fire sprinkler system.
- g) Automatic fire sprinkler system shall be monitored by an approved, central, property or remote station service or local alarm which will give an audible signal at a constantly attended location. All valves controlling the water supply for automatic sprinklers systems and flow switches on all sprinklers shall be electrically supervised. Shutoff valves and water-flow devices shall be provide on each floor. South County Fire Ordinance, section 1003.3.1.
- h) Fire access roads shall be provided for every facility, building or portion of a building. Access roads shall have an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13 feet 6 inches, and meet the vehicle dimensions of South County Fire. South County Fire Ordinance section 902.2.
- i) Fire hydrants shall be located within 300 feet of the project site. The fire hydrants shall provide the minimum fire flow as required by South County Fire. The hydrant shall be a Rich Corona, Jones, or one of comparable quality with two 2 1/2 inch and one 4 1/2 inch outlets with national standard threads. The hydrant shall be on site and operational prior to the beginning of construction.
- j) Facilities handling, storing, selling, and using hazardous, combustible or flammable materials shall comply with the applicable sections of the California Fire Code.
- k) Every building or portion thereof shall be provided with exits as specified in Chapter 10 - Means of Egress, California Building Code.
- l) Any room having an occupant load of 50 or more where fixed seats are not installed, and is used for assembly purposes, shall have the capacity of the room posted in a conspicuous place on an approved sign near the main exit from the room. Such sign shall be made of a durable material and shall be maintained legible at all times. South County Fire Ordinance section 2501.16.1.
- m) At least one fire extinguisher with a minimum rating of 2A:10B:C shall be installed in commercial or industrial facilities for every 3,000 square feet of floor area or 75 feet of travel. The extinguishers shall be mounted to a wall so that the top does not exceed five (5) feet above the finished floor. A sign indicating the location of the extinguisher shall be installed

CONDITIONAL USE PERMIT - Office Complex, 1717 Industrial Rd.

above the extinguisher so that the location can be identified. South County Fire Ordinance section 1002.1.

n) For kitchen facilities the following will apply:

- I. A ventilating hood and duct system shall be installed in accordance with the Mechanical Code for commercial food heat-processing equipment that produces grease laden vapors. South County Fire Ordinance section 1006.1.
- II. An approved fire suppression system shall be installed for the protection of commercial type food heat processing equipment. The fire suppression system shall protect the ventilation hood and ducts and all cooking appliances. Submit four (4) sets of plans and supporting documentation of the fire suppression system to South County Fire for review. The system shall be tested prior to opening of the business. South County Fire Ordinance, section 1006.2.2.
- III. At least one fire extinguisher with a minimum rating of 40B:C shall be installed in the kitchen area. The extinguisher shall be only of the sodium bicarbonate or potassium bicarbonate dry chemical type. The extinguisher shall be mounted so that the top does not exceed five feet above the finished floor. South County Fire Ordinance section 1002.1.

11. The applicant shall comply with the following requirements of the Public Works Department:

- a) The existing sewer lateral shall be capped and sealed at the property line during demolition.
- b) The existing 8" Sanitary Sewer main in Industrial Road shall be extended southerly to the Northerly edge of the Cordilleras Creek culvert. The on-site and off-site sewer system for the subject property shall be designed to tie and connect into this extended main.
- c) All site drainage from roof drains and paved surfaces shall be collected in a closed system and discharged to the approved drainage system according to the recommendations of the Soils Engineer and to the complete satisfaction of the City Engineer.
- d) A detailed grading plan with cross sections and all proposed retention structures, along with detailed calculations of cuts and fills shall be submitted for review and assessment of fees and bonds.
- e) All off-site improvements required shall be installed to the satisfaction of the City Engineer.
- f) A sewer connection fee of \$3,200.00 per floor per building shall be paid prior to issuance of an occupancy permit. A partial refund may be permitted after a review of water bills for a two year period.
- g) Public Works plan check and review fees shall be paid prior to the issuance of a building permit.

12. The applicant shall comply with all requirements of the San Carlos Building Department, including but not limited to the following:

- a) The Applicant will need to submit three sets of complete plans to the Building Department for plan checking after approval by the Planning Department. Plans should include, but not be limited to:
 1. Plot Plan
 2. Foundation plan
 3. Floor plans
 4. Roof plan -- including framing
 5. Elevations

CONDITIONAL USE PERMIT - Office Complex, 1717 Industrial Rd.

6. Sections and details -- including framing
 7. Title 24 energy compliance forms and calculations.
 8. Structural calculations.
- b) The 1994 Uniform Codes are now in effect along with the 1993 National Electrical Code. The submittal date of plans will be the Codes the plans will be checked under.
 - c) The project shall meet Title 24 Accessibility requirements. A percentage of the handicapped parking spaces will need to be van accessible. Path of travel requirements begin outside of the site property line. The design professional needs to provide path of travel from public transportation sites.
 - d) Separate permits will be required for demolition of the existing site improvements. Prior to the demolition permits being issued, applicant would need to obtain a "J number" for Bay Area Air Quality Management District. Applicant should contact them directly for their submittal requirements at 415-771-6000.
 - e) A minimum Class "B" roofing assembly will be required.
 - f) A fire sprinkler system will be required.
 - g) Applicant should be aware that emergency regulations have been implemented by the State of California for "steel moment frame buildings" since the Northridge earthquake.
 - h) A four hour firewall is required at the property line with no openings for any structures at the property line.
 - i) An acoustical report shall be submitted with the building permit plans to demonstrate how the plans submitted will limit the interior noise level of the office to no more than 55dBA.
13. The applicant shall not be permitted to discharge anything other than rain water into the streets, creek and storm drains.
 14. The applicant shall implement Storm Water Pollution Prevention Management practices, including but not limited to:
 - a) The applicant shall seal all floor drains or piping that carry wastewater to storm drains.
 - b) The business owner shall recycle cleaners and other hazardous materials or dispose of them as hazardous materials.
 - c) The applicant shall sweep versus hose off parking lots and outdoor storage areas as needed. Debris shall not be swept into the gutter, storm drain inlets or creek.
 - d) Trash enclosures and dumpster areas must be covered and protected from roof and surface drainage. If water cannot be diverted from the areas, a self-contained drainage system that discharges to the sanitary sewer (with approval from the local sanitary agency if necessary) or to the storm drain through a sand filter must be installed. Sand filters must be inspected and cleaned by a contractor at appropriate intervals.
 - e) Drainage from all paved surfaces, including streets, parking lots, driveways, and roofs should be routed through swales, buffer strips or sand filters prior to discharge to the storm drain system. Roof downspout systems can alternatively be used to treat roof drainage. For large parking lots, sand filters or equivalent BMPs shall be installed, inspected and cleaned by a contractor at appropriate intervals. The property owner, association or facility operator is

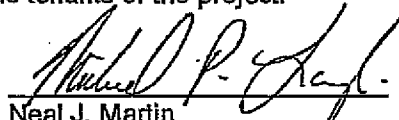
CONDITIONAL USE PERMIT - Office Complex, 1717 Industrial Rd.

responsible for hiring the contractor depending on agreements established during the development process.

- f) The applicant shall follow all San Mateo County Wide STOPPP Recommended construction Materials Handling and Disposal Practices and prohibit the discharge of the following waste products into the storm drain system:
- ♦ oil and water based paint
 - ♦ paint scrapings from sand blasting or cleaning of buildings
 - ♦ soil from excavations and other sediments
 - ♦ cement, grout and mortar
 - ♦ washwater from concrete/mortar, etc.
 - ♦ aggregate wash from driveway/patio construction
 - ♦ rinsewater from concrete mixing trucks
 - ♦ hazardous demolition and construction debris
 - ♦ portable toilet waste
 - ♦ leaks from garbage dumpsters
 - ♦ potable water/line flushing and hydrant testing
 - ♦ Water from cleaning streets, driveways, and paved areas in construction areas.
 - ♦ saw-cut slurry
15. A responsible construction manager shall be present on the job site at all times when construction is taking place. If problems at the job site result, the City may hire an on site inspector to assure appropriate construction practices. The cost of the inspector would be paid for by the applicant.
16. All conditions of approval shall be posted at the job site in full public view. Conditions shall be placed in a weatherproof cover, and should include the phone number of the developer and staff.
17. Construction activities shall be limited to the job site and to the extended side property lines to the public right of way. No material or equipment storage shall be permitted in the public right of way before, during or after working hours without the permission of the Public Works Director.
18. The job site shall be fenced or guarded during non working hours, and the street and sidewalk shall be kept free of debris and clean for pedestrian and auto passage at all times.
19. Due to the potential for traffic conflicts and disturbance to the neighborhood across the street, deliveries to the site are not to be scheduled before 7:30 a.m. Monday through Friday or before 9:00 a.m. on weekends and holidays or after 10:00 p.m. 7 days a week.
20. Lighting shall be reviewed by the Architectural Review Committee 6 months after opening. The applicant shall pay a deposit for Staff review time.
21. The applicant shall be notified of any complaints received by the Planning Department and shall be given an opportunity to resolve any problems before being presented to the Planning Commission.
22. The applicant shall maintain the property free from weeds and trash.
23. All roof equipment and communications equipment shall be subject to approval by the Architectural Review Committee, and shall be maintained under the overall height limit established under the zoning.
24. The applicant shall encourage employees to use alternate means of transportation, to reduce single occupant vehicle trips to the site.

CONDITIONAL USE PERMIT - Office Complex, 1717 Industrial Rd.

25. The applicants shall apply for a new address from the Planning Department prior to occupancy of the building.
26. Pursuant to Municipal Code requirements, unless used within one year (i.e. Building permit obtained and kept active for the first building) this Use Permit shall expire subject to the provisions of the development agreement. This Use Permit shall not be effective until the ordinance rezoning the property becomes effective, and a signed agreement between the City of San Carlos and the City of Redwood City has been executed.
27. Frontage improvements and street improvements shall be in place prior to issuance of an occupancy permit, to the satisfaction of the Director of Public Works.
28. Due to the potential for localized noise impacts, any pile driving associated with the construction shall be limited to 7:30 a.m. to 5:00 p.m. Monday through Friday only.
29. The tenant of the proposed building is encourages to formulate a Transportation System Management Plan for reducing vehicle trips to and from the site.
30. Security measures and systems shall be incorporated into the building and site plans, to the satisfaction of the Police Chief.
31. During the initial leasing of the office buildings the developer shall lease at least one full floor in each of the office buildings to a single tenant/user; or at least 2 full floors in one of the office buildings to a single tenant user; after the initial leasing of these suites this condition shall terminate. During the life of the project the developer shall not lease any space containing less than 3000 sq. ft. (net rentable) to a single tenant. This portion of the condition is subject to reconsideration by the Planning Commission 5 years subsequent to the effective date of the ordinance, upon application by the project owner.
32. Limited retail and service uses (e.g. deli, barber/beauty shop, package delivery) may be permitted on the ground floor of one of the office buildings solely to support the tenants of the project.

for 
Neal J. Martin
Director of Planning

Effective date: June 12, 1997

Exempt from the payment of fees pursuant to Government Code Section 27383

Recording Request By:
City of San Carlos
And When Recorded Mail To:

Michael Laughlin
City of San Carlos
Planning Department
600 Elm Street
San Carlos, CA 94070

THIS SPACE FOR RECORDER'S USE ONLY

Approved Conditional Use Permit – Office Complex
1717 Industrial Road, San Carlos, CA 94070

TITLE OF DOCUMENT

CITY OF SAN CARLOS

CITY HALL
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070



PLANNING
DEPARTMENT
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070
TELEPHONE (415) 802-4263
FAX (415) 802-4386

APPROVED CONDITIONAL USE PERMIT - HOMESTEAD VILLAGE

THIS IS TO CERTIFY THAT the San Carlos Planning Commission at a special meeting thereof, held on April 9, 1997 did grant a Conditional Use Permit to Homestead Village Hotels pursuant to Section 18.72.035 of the San Carlos Municipal Code to allow construction of a 116 room hotel at 1717 Industrial Road (Assessor's Parcel Numbers 046-240-120 and 52-103-170). The application was approved with the following conditions:

1. The following items shall be reviewed and approved by the Architectural Review Committee prior to issuance of a Building Permit:
 - a) Final site plan, with existing creek bank shown.
 - b) Building elevations, actual paint samples, and materials.
 - c) A final sign package consistent with the recommendation of the City Council in the Plan of Development.
 - d) Trash and recycling enclosure (with roof covering per NPDES requirements) - Shall be provided as part of initial construction.
 - e) Comprehensive Landscape and irrigation plan to cover the entire Industrial Road frontage, with berming. The plan shall be coordinated in design and plant materials to the plan submitted by Mozart Development for the office component.
 - f) Lighting Plan - Lighting should include the entire parking lot and lights at the driveways. Lighting shall be the lowest practical amount to light the parking lot without spillover effects.
 - g) All pavement markings and requested directional signage.
 - h) Pursuant to the recommendation of the City Council Incentives Committee, the following items shall be included in the final permit plans (to be checked by Planning Staff) for assurance of quality standards found appropriate by the City:
 1. Door jams shall be inset where possible in interior hallways. Carpeting accent colors shall also be provided in the interior hallways.
 2. Closet doors shall be provided in all units as well as security peep holes in all unit front doors.
 3. As many deluxe units as possible shall be provided at this location.
 4. The same bath fixtures as those found at the Sunnyvale property shall be used.
 5. Desks with chairs shall be provided in as many suites as possible.

6. A sitting area shall be included in the lobby area adjacent to the entry.
2. Prior to the Issuance of any Occupancy Permit, the project Landscape Designer shall certify, in writing, that the landscaping and irrigation systems are installed in accordance with the approved landscape and irrigation plan to the satisfaction of the Director of Planning.
3. The approved landscape and irrigation plan shall be installed prior to a final inspection by the Building Department. Landscaping shall be maintained for the life of the project. The applicant shall comply with the standards of the City's water efficient landscape ordinance. The developer shall maintain all landscaping within the public right of way and the median along the Industrial Road frontage of the project to a high quality standard and to the requirements of the Director of Public Works. At the City's option, City may maintain the median and developer shall reimburse the City for its full cost of such maintenance.
4. All requirements of San Carlos Municipal Code Section 18.150, regulating signs shall be met at all times. Specifically no A-frame or I-frame signs shall be displayed at any time. Use of flag strings are prohibited, as well as inflatables after the grand opening. All temporary banners shall receive temporary banner permits.
5. Architectural Review shall be required for all subsequent additions or modifications to signage or the building, (including changes to exterior colors and materials) consistent with the limitations of the development standards in the ordinance.
6. That all conditions of the Building, City Engineer and Fire Departments must be met prior to the issuance of any occupancy permit.
7. Arrows and a center line shall be painted on the asphalt in thermoplastic at all driveways on the site to clearly delineate direction.
8. The applicant shall comply with all recommendations of the City Geologist, including but not limited to the following requirements:
 - a) After finalization of the plans, and prior to issuance of permits, the geotechnical engineer should review the plans to ensure that the designs for foundations, site grading, and site drainage are in accordance with his/her recommendations, and provide a plan review letter to the City.
 - b) During construction, all excavations and grading should be inspected by the geotechnical engineer prior to placement of concrete so that he/she can verify that conditions are as anticipated and recommend appropriate changes, if necessary. The results of the construction inspection should be submitted to the City before final approval is granted.
9. Review of on site circulation shall occur six months after opening. At that time, the Planning Department, the Police Chief and Public Works Director shall make recommendations to the Architectural Review Committee concerning possible changes in directional signage, markings, loading, customer use of the site and turning movements in and out of the site.
10. The Applicant will comply with the following requirements of South County Fire:
 - a) A condition of approval for this project is that the plan checking fees be paid to South County Fire. Failure to pay this fee will result in the project not being finalized.
 - b) A lock box shall be installed on all new buildings and on existing buildings in order to assist the Fire Department access to, or within a structure if it is unduly difficult or where immediate access is necessary for lifesaving or fire fighting purposes. Application for

CONDITIONAL USE PERMIT - 1717 Industrial Road

the lock box can be obtained from South County Fire. South County Fire Ordinance section 902.4 .

- c) Chimneys used in conjunction with fireplaces and/or heating appliances shall be equipped and maintained with a spark arrestor as required for incinerators in the Mechanical Code. South County Fire Ordinance section 1109.7.
- d) Address numbers shall be placed on all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background, shall be a minimum of one-half inch stroke by two and one-half inches high, and shall be either internally or externally illuminated. South County Fire Ordinance section 901.4.4.
- e) An automatic and manual fire alarm system shall be installed which conforms to the California Electrical Code, California Building Code, NFPA 72 and the South County Fire Ordinances. Four (4) sets of fire alarm plans and original "cut" sheets for the equipment being used shall be submitted to South County Fire prior to the installation of the fire alarm system.
- f) At least one fire extinguisher with a minimum rating of 2A:10B:C shall be installed in commercial or industrial facilities for every 3,000 square feet of floor area or 75 feet of travel. The extinguishers shall be mounted to a wall so that the top does not exceed five (5) feet above the finished floor. A sign indicating the location of the extinguisher shall be installed above the extinguisher so that the location can be identified. South County Fire Ordinance section 1002.1.
- g) Fire hydrants shall be located within 300 feet of the project site. The hydrant shall be a Rich Corona, Jones, or one of comparable quality with two 2 1/2 inch and one 4 1/2 inch outlets with national standard threads. The hydrant shall be on site and operational prior to the beginning of construction.
- h) An automatic fire sprinkler system shall be installed. The automatic fire sprinkler system shall be installed to meet the requirements of NFPA 13, NFPA 24 and South County Fire. Four (4) sets of sprinkler plans which meet the requirements of section 1-9.2 of NFPA 13, shall be submitted and reviewed by South County Fire prior to any work being completed to the fire sprinkler system. All fire sprinkler work shall be completed by a licensed C-16 Fire Protection Contractor. South County Fire Ordinance, section 1001.4.
- i) The Automatic fire sprinkler system shall be monitored by an approved, central, property or remote station service or local alarm which will give an audible signal at a constantly attended location. All valves controlling the water supply for automatic sprinklers systems and flow switches on all sprinklers shall be electrically supervised. South County Fire Ordinance, section 1003.3.1.
- j) Elevators shall have emergency operation controls and an approved emergency communications system installed. Elevators shall also have an approved automatic return system activated by smoke.
- k) Approved and listed smoke detectors shall be installed. Detectors shall be installed in accordance with the approved manufacturer's instructions. Primary power for the smoke detector shall come from a commercial power source and shall be equipped with a battery backup. Detectors shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Detectors shall sound an audible alarm in all sleeping areas of the dwelling unit in which they are located. A detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping

CONDITIONAL USE PERMIT - 1717 Industrial Road

area. When the dwelling unit has more than one story and in dwellings with basements, a detectors shall be installed on each story and in the basement. California Fire Code, California Building Code and NFPA 72.

- l) Facilities handling, storing, selling, and using hazardous, combustible or flammable materials shall comply with the applicable sections of the California Fire Code:
- m) Every building or portion thereof shall be provided with exits as specified in Chapter 10 - Means of Egress, California Building Code.
- n) Fire access roads shall be provided for every facility, building or portion of a building. Access roads shall have an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13 feet 6 inches, and meet the vehicle dimensions of South County Fire. South County Fire Ordinance section 902.2.

11. The applicant shall comply with the following requirements of the Public Works Department:

- a) A sewer connection fee of \$1,600.00 per unit shall be paid prior to issuance of a building permit. A partial refund may be permitted after a review of water bills for a two year period.
- b) Sewer service to the satisfaction of the City Engineer shall be provided to the site. It is the understanding of the City that the infrastructure is to be provided by Mozart Development.
- c) All site drainage from roof drains and paved surfaces shall be collected in a closed system and discharged to the approved drainage system according to the recommendations of the Soils Engineer and to the complete satisfaction of the City Engineer.
- d) A detailed grading plan with cross sections and all proposed retention structures, along with detailed calculations of cuts and fills shall be submitted for review and assessment of fees and bonds.
- e) All off-site improvements required shall be installed to the satisfaction of the City Engineer.
- f) Public Works plan check and review fees shall be paid prior to the issuance of a building permit.

12. The applicant shall comply with all requirements of the San Carlos Building Department, including but not limited to the following:

- a) The Applicant will need to submit three sets of complete plans to the Building Department for plan checking after approval by the Planning Department. Plans should include, but not be limited to:
 - 1. Plot Plan
 - 2. Foundation plan
 - 3. Floor plans
 - 4. Roof plan -- including framing
 - 5. Elevations
 - 6. Sections and details -- including framing
 - 7. Title 24 energy compliance forms and calculations.
 - 8. Structural calculations.

CONDITIONAL USE PERMIT - 1717 Industrial Road

- b) The 1994 Uniform Codes are now in effect along with the 1993 National Electrical Code. The submittal date of plans will be the Codes the plans will be checked under.
 - c) The project shall meet Title 24 Accessibility requirements. A percentage of the handicapped parking spaces will need to be van accessible. Path of travel requirements begin outside of the site property line. The design professional needs to provide path of travel from public transportation sites.
 - d) Separate permits will be required for demolition of the existing site improvements. Prior to the demolition permits being issued, applicant would need to obtain a "J number" for Bay Area Air Quality Management District. Applicant should contact them directly for their submittal requirements at 415-771-6000. It is the City's understanding that the demolition will be carried out by Mozart Development pursuant to the sales agreement.
 - e) A minimum Class "B" roofing assembly will be required.
 - f) A fire sprinkler system will be required.
 - g) Applicant should be aware that emergency regulations have been implemented by the State of California for "steel moment frame buildings" since the Northridge earthquake.
 - h) An acoustical report shall be submitted with the building permit plans to demonstrate how the plans submitted will limit the interior noise level of the hotel to no more than 45dBA.
13. The applicant shall not be permitted to discharge anything other than rain water into the streets, creek and storm drains.
14. The applicant shall implement Storm Water Pollution Prevention Management practices, including but not limited to:
- a) The applicant shall seal all floor drains or piping that carry wastewater to storm drains.
 - b) The business owner shall recycle cleaners and other hazardous materials or dispose of them as hazardous materials.
 - c) The applicant shall sweep versus hose off parking lots and outdoor storage areas as needed. Debris shall not be swept into the gutter, storm drain inlets or creek.
 - d) Trash enclosures and dumpster areas must be covered and protected from roof and surface drainage. If water cannot be diverted from the areas, a self-contained drainage system that discharges to the sanitary sewer (with approval from the local sanitary agency if necessary) or to the storm drain through a sand filter must be installed. Sand filters must be inspected and cleaned by a contractor at appropriate intervals.
 - e) Drainage from all paved surfaces, including streets, parking lots, driveways, commercial drive-through areas, and roofs should be routed through swales, buffer strips or sand filters prior to discharge to the storm drain system. Roof downspout systems can alternatively be used to treat roof drainage. For large parking lots, sand filters or equivalent BMPs shall be installed, inspected and cleaned by a contractor at appropriate intervals. The property owner, association or facility operator is responsible for hiring the contractor depending on agreements established during the development process.

CONDITIONAL USE PERMIT - 1717 Industrial Road

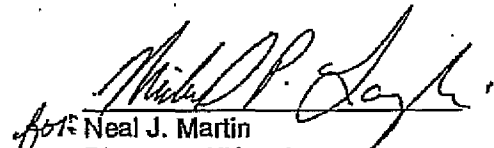
- f) The applicant shall follow all San Mateo County Wide STOPPP Recommended construction Materials Handling and Disposal Practices and prohibit the discharge of the following waste products into the storm drain system:

- ♦ oil and water based paint
- ♦ paint scrapings from sand blasting or cleaning of buildings
- ♦ soil from excavations and other sediments
- ♦ cement, grout and mortar
- ♦ washwater from concrete/mortar, etc.
- ♦ aggregate wash from driveway/patio construction
- ♦ rinsewater from concrete mixing trucks
- ♦ hazardous demolition and construction debris
- ♦ portable toilet waste
- ♦ leaks from garbage dumpsters
- ♦ potable water/line flushing and hydrant testing
- ♦ Water from cleaning streets, driveways, and paved areas in construction areas.
- ♦ saw-cut slurry

15. A responsible construction manager shall be present on the job site at all times when construction is taking place. If problems at the job site result, the City may hire an on site inspector to assure appropriate construction practices. The cost of the inspector would be paid for by the applicant.
16. All conditions of approval shall be posted at the job site in full public view. Conditions shall be placed in a weatherproof cover, and should include the phone number of the developer and staff.
17. Construction activities shall be limited to the job site and to the extended side property lines to the public right of way. No material or equipment storage shall be permitted in the public right of way before, during or after working hours without the permission of the Public Works Director.
18. The job site shall be fenced or guarded during non working hours, and the street and sidewalk shall be kept free of debris and clean for pedestrian and auto passage at all times.
19. Due to the potential for traffic conflicts and disturbance to the neighborhood across the street, deliveries to the site are not to be scheduled before 7:30 a.m. Monday through Friday or before 9:00 a.m. on weekends and holidays or after 10:00 p.m. 7 days a week.
20. Lighting shall be reviewed by the Architectural Review Committee 6 months after opening. The applicant shall pay a deposit for Staff review time.
21. The applicant shall be notified of any complaints received by the Planning Department and shall be given an opportunity to resolve any problems before being presented to the Planning Commission.
22. The applicant shall maintain the property free from weeds and trash.
23. All roof equipment and communications equipment shall be subject to approval by the Architectural Review Committee.
24. The applicant shall encourage employees to use alternate means of transportation, to reduce single occupant vehicle trips to the site.
25. The applicants shall apply for a new address from the Planning Department prior to occupancy of the building.

CONDITIONAL USE PERMIT - 1717 Industrial Road

26. Pursuant to Municipal Code requirements, unless used within one year (i.e. Building permit obtained and kept active) this Use Permit shall expire subject to the provisions of the development agreement. This Use Permit shall not be effective until the ordinance rezoning the property becomes effective, and a signed agreement between the City of San Carlos and the City of Redwood City has been executed.
27. Frontage improvements and street improvements shall be in place prior to issuance of an occupancy permit, to the satisfaction of the Director of Public Works.
28. Due to the potential for localized noise impacts, any pile driving associated with the construction shall be limited to 7:30 a.m. to 5:00 p.m. Monday through Friday only.
29. The tenant of the proposed building is encourages to formulate a Transportation System Management Plan for reducing vehicle trips to and from the site.
30. Security measures and systems shall be incorporated into the building and site plans, to the satisfaction of the Police Chief. The following specific items should be included in the plans:
 - a) At a minimum, hotel room doors should be metal or solid core construction with 1" deadbolt locks and panic hardware.
 - b) Peepholes shall be installed on all exterior doors without glass.
 - c) Positive locks shall be provided on all ground level windows and sliding doors.
 - d) Appropriate security alarms shall be installed. A panic alarm to the Police Department is recommended.
 - e) It is recommended (not required) that hotel rooms should have small, wall mounted, individually keyed safes.


for Neal J. Martin
Director of Planning

Effective date: June 12, 1997

<p>Recording Request By: City of San Carlos And When Recorded Mail To:</p> <p>Michael Laughlin City of San Carlos Planning Department 600 Elm Street San Carlos, CA 94070</p>	<p>THIS SPACE FOR RECORDER'S USE ONLY</p>
---	---

TITLE OF DOCUMENT

CITY OF SAN CARLOS

CITY HALL
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070



PLANNING DEPARTMENT
TELEPHONE (415) 802-4263
FAX (415) 802-4386
WEB: <http://www.ci.san-carlos.ca.us/>

July 9, 1997

Michael Wilson
Mozart Development Company
1068 E. Meadow
Palo Alto, CA 94303

Re: 1717 Industrial Road - Review of proposed office buildings, signage, parking structure and landscaping

Dear Mr. Wilson:

The Architectural Review Committee (ARC) has reviewed your application for a new office complex (as shown on the plans titled "Circle Star Office/Hotel Complex - Master Site Plan Scenario 3" received 6/6/97, with additional drawings submitted at the meeting) at 1717 Industrial Road.

On June 16, 1997 the Committee voted 3-0, (Getz, Smith and Doherty), to approve the project. The meeting was attended by the City of Redwood City Design Review Committee (acting in an advisory capacity), the Developer, Architect, Landscape Architect, Engineer, and interested citizens. The approval was based on the following finding, and subject to the following conditions:

Finding:

The improvements are in keeping with the neighborhood, and will not impair the desirability of investment in the neighborhood.

Conditions:

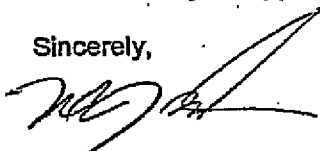
1. *Signage on the monument sign on Industrial Road shall be subject to staff review prior to installation. Future signage proposals utilizing the remaining 787 square feet of signage shall be subject to review and approval by the San Carlos Architectural Review Committee.*
2. *A roof equipment plan, with elevations, shall be submitted for review and approval by staff only for any items which are not contained within the penthouse.*
3. *The exterior lighting fixture schedule shall be subject to review and approval by staff.*
4. *The glass material is approved, pending formal notification of ALUC approval.*
5. *An irrigation plan shall be approved by staff.*
6. *The pre-cast concrete material originally proposed for the garage structure is modified to a drivit material which should be consistent with the exterior wall material used on the hotel.*

7. *The applicant has indicated that the garage structure will be closed to normal parking during the evening and night, therefore limited lighting on the interior of the garage structure should be designed. The applicant shall avoid using light colored concrete on the upper deck of the parking structure.*
8. *The applicant should consider constructing an access path to the lawn area for maintenance personnel to avoid equipment and personnel utilizing the plaza area.*
9. *The special paving texture of the plaza should continue along the primary access drive to Industrial Road.*
10. *It is recognized that the plaza would be constructed during the second phase of the office development. The applicant shall install temporary landscaping in the plaza area prior to construction of the phase two office building.*
11. *The fountain design shall be resubmitted to the Architectural Review Committee prior to final approval.*

The decision of the ARC is appealable by any aggrieved person affected by the decision to the Planning Commission within ten calendar days. If the last calendar day falls on a Saturday, Sunday or Holiday, the last day to file an appeal is the next business day. Start of work on a project before the appeal period ends is strictly at the applicant's own risk.

If you have any questions regarding the Committee's determination, the comments listed above, and/or the status of your application, do not hesitate to call the Planning Department at (415) 802-4267.

Sincerely,



Neal J. Martin
Planning Director

NJM/mpi

cc: Building Department
Planning Commission
Architectural Review Committee
City of Redwood City Planning Dept. - Via Fax
Kenneth Rodrigues, Kenneth Rodrigues Partners - Via Fax
Steve Tangney, Homestead Village Hotels - Via Fax
Linda Gates, Gates and Associates - Via Fax
Gary Wincott, Brian Kangas Foulk Engineers - Via Fax

Brian Kangas Foulk

Engineers • Surveyors • Planners

June 13, 1997

BKF Project No. 975001-50

PROPERTY DESCRIPTION OF APPROVED PARCEL 1 CONFIGURATION

ALL that real property situate in the City of San Carlos and the City of Redwood City, County of San Mateo, State of California, being a portion of Parcel I and Parcel II and being all of Parcel III, Parcel IV and Parcel V, as described in the Trustee's Deed from Seaside Financial Corporation to California Commerce Bank, recorded June 9, 1995, as Series Number 95059343, Official Records of San Mateo County, described as follows:

BEGINNING at the southwesterly corner of said Parcel II at the centerline of Industrial Way (80 feet wide); thence along the westerly line of said Parcel II North (the bearing North being used for the purpose of this description) 53.02 feet to a point distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way; thence leaving said westerly line of Parcel II parallel with and distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way South 48°58'53" East 220.17 feet; thence leaving said parallel line North 48°01'00" East 133.64 feet; thence North 41°59'00" West 220.81 feet; thence North 78.95 feet; thence North 48°01'00" East 132.19 feet; thence North 41°59'00" West 170.00 feet; thence North 48°01'00" East 41.50 feet; thence North 41°59'00" West 49.07 feet to a point from which the radial center of a curve having a radius of 60.00 feet bears North 39°21'02" West; thence southwesterly along said curve through a central angle of 21°41'29", an arc distance of 22.72 feet; thence South 72°20'27" West 33.28 feet to a tangent curve to the left having a radius of 70.00 feet; thence along said curve through a central angle of 72°20'20", an arc distance of 88.38 feet to the westerly line of said Parcel I; thence along the perimeter of said Parcel I the following four (4) courses: 1) North 114.94 feet; 2) North 46°30'48" East 126.81 feet; 3) South 41°59'00" East 1187.08 feet; 4) South 89°08'07" West 254.81 feet to the most easterly corner of said Parcel V; thence along the perimeter of said Parcel V the following two (2) courses: 1) South 46°38'37" West 42.11 feet; 2) North 43°21'23" West 38.58 feet to the most westerly corner thereof; thence along the southerly line of said Parcel I and Parcel III, South 89°08'07" West 117.62 feet to the most easterly corner of said Parcel IV; thence along the perimeter of said Parcel IV the following two (2) courses: 1) South 46°38'37" West 74.14 feet to a point from which the radial center of a curve having a radius of 3674.71 feet bears South 44°16'34" West; 2) southwesterly along said curve through a central angle of 01°06'45", an arc distance of 71.35 feet to the southerly line of

Exhibit "A"

Page 1 of 3

June 13, 1997
BKF Project No. 975001-50

said Parcel III; thence along said southerly line South 89°08'07" West 56.06 feet to the most southwesterly corner of said Parcel III; thence along the southwesterly line of said Parcel III, Parcel I and Parcel II, North 48°58'53" West 391.05 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING at a point in the northerly boundary line of the lands conveyed in that certain Grant Deed from Saul Witschner, et al., to Metal Machine Manufacturing, Inc., recorded October 3, 1958, in Book 3468 at Page 89 (80537-Q), Official Records of San Mateo County, distant thereon, North 89°08'07" East (called North 89°08' East in said Trustee's Deed recorded as Series Number 95059343) 105.49 feet from the most westerly corner of said lands; thence from said POINT OF BEGINNING, leaving said northerly boundary line, North 46°38'37" East 86.73 feet; thence South 43°21'23" East 79.45 feet to said northerly boundary line; thence along said last mentioned line, South 89°08'07" West 117.62 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING at the most easterly corner of aforesaid Parcel 1 as said parcel is described in that certain Grant Deed from Robinwood Lane Corporation to Russell A. Margiotta and Deborah B. Margiotta, as Trustees under Declaration of Trust dated May 6, 1981, recorded August 17, 1984 as Series Number 84091556, Official Records of San Mateo County; thence southwesterly along the line common to said Parcel 1 (Series Number 84091556), and aforesaid Parcel I (Series Number 95059343), South 46° 30' 48" West 15.04 feet to the POINT OF BEGINNING; thence leaving said common line, South 15°03'06" East 44.56 feet to a tangent curve to the right having a radius of 45.00 feet; thence along said curve through a central angle of 84°16'48", an arc distance of 66.19 feet; thence South 69°13'42" West 40.72 feet to a tangent curve to the left having a radius of 50.00 feet; thence along said curve through a central angle of 33°51'48", an arc distance of 29.55 feet; thence South 35°21'54" West 7.01 feet to the westerly line of said Parcel I (Series Number 95059343); thence along said westerly line North 57.84 feet to said line common to said Parcel 1 (Series Number 84091556), and aforesaid Parcel I (Series Number 95059343); thence northeasterly along said common line, North 46° 30' 48" East 111.77 feet to the POINT OF BEGINNING.

Brian Kangas Foulk

Engineers • Surveyors • Planners

June 12, 1997

BKF Project No. 975001-50.

PROPERTY DESCRIPTION APPROVED PARCEL II CONFIGURATION

All that real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of Parcel I and Parcel II as described in the Trustee's Deed from Seaside Financial Corporation to California Commerce Bank, recorded June 9, 1995, as Series Number 95059343, San Mateo County Records, described as follows:

COMMENCING at the southwesterly corner of said Parcel II at the centerline of Industrial Way (80 feet wide); thence along the westerly line of said Parcel II North (the bearing North being used for the purpose of this description) 53.02 feet to a point distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way, said point also being the POINT OF BEGINNING of this description; thence leaving said westerly line of Parcel II parallel with and distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way South $48^{\circ}58'53''$ East 220.17 feet; thence leaving said parallel line North $48^{\circ}01'00''$ East 133.64 feet; thence North $41^{\circ}59'00''$ West 220.81 feet; thence North 78.95 feet; thence North $48^{\circ}01'00''$ East 132.19 feet; thence North $41^{\circ}59'00''$ West 170.00 feet; thence North $48^{\circ}01'00''$ East 41.50 feet; thence North $41^{\circ}59'00''$ West 49.07 feet to a point from which the radial center of a curve having a radius of 60.00 feet bears North $39^{\circ}21'02''$ West; thence southwesterly along said curve through a central angle of $21^{\circ}41'29''$, an arc distance of 22.72 feet; thence South $72^{\circ}20'27''$ West 33.28 feet to a tangent curve to the left having a radius of 70.00 feet; thence along said curve through a central angle of $72^{\circ}20'20''$, an arc distance of 88.38 feet to the westerly line of said Parcel I; thence along said westerly line of Parcel I and the westerly line of said Parcel II South 379.45 feet to the POINT OF BEGINNING. Containing a gross area of 2.018 acres, more or less.

A plat showing the above described parcel is attached hereto and made a part hereof as Exhibit "C".

For BRIAN KANGAS FOULK:

Paul Kittredge

Paul Kittredge, P.E.S. No. 5790
License Expires June 30, 2000

Dated: 6/12/97



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S 46°38'37" W	42.11'
L2	N 43°21'23" W	38.58'
L3	S 89°08'07" W	117.62'
L4	S 46°38'37" W	74.14'
L5	S 89°08'07" W	56.06'
L6	S 46°38'37" W	86.73'
L7	N 43°21'23" W	79.45'

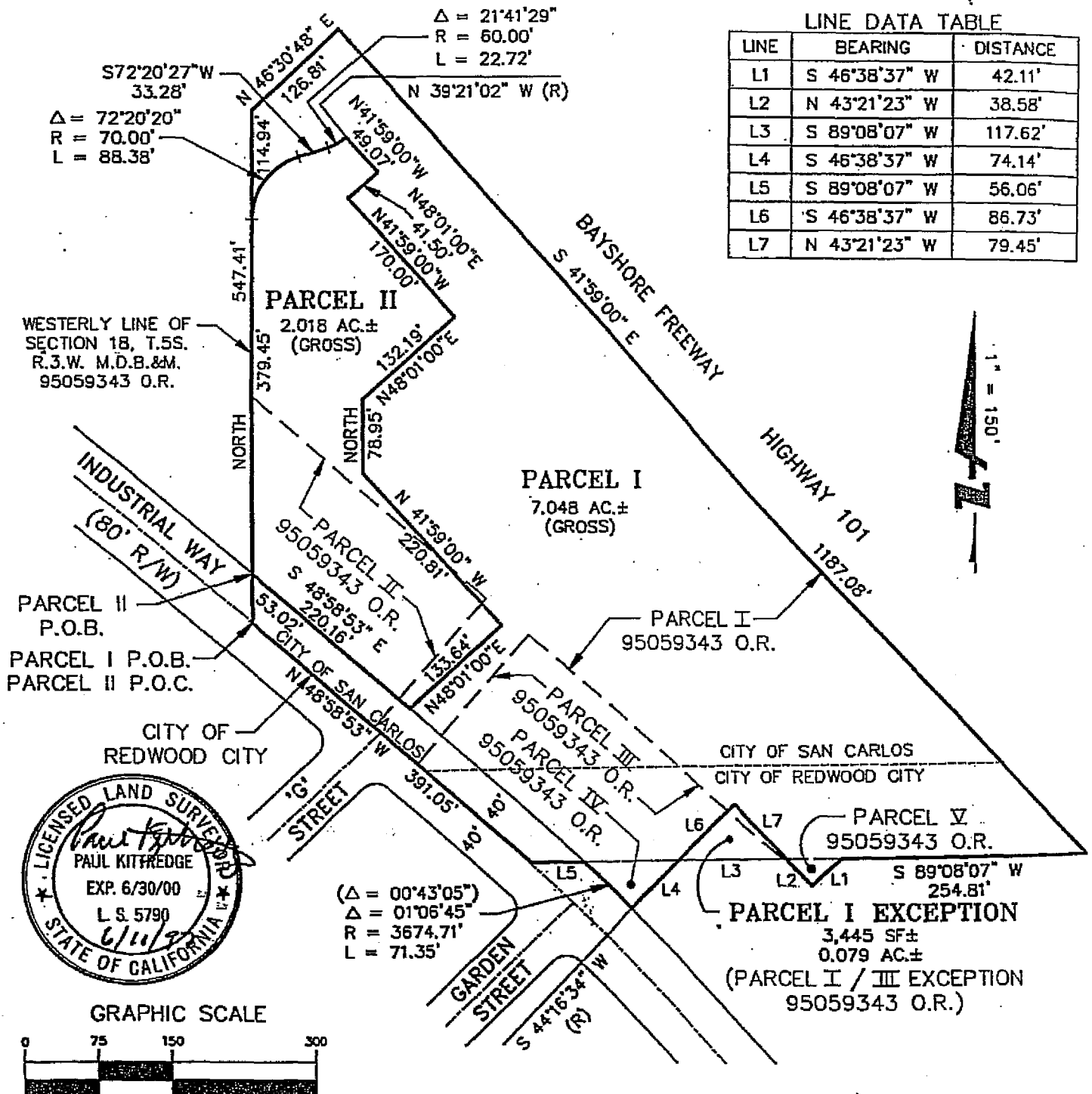


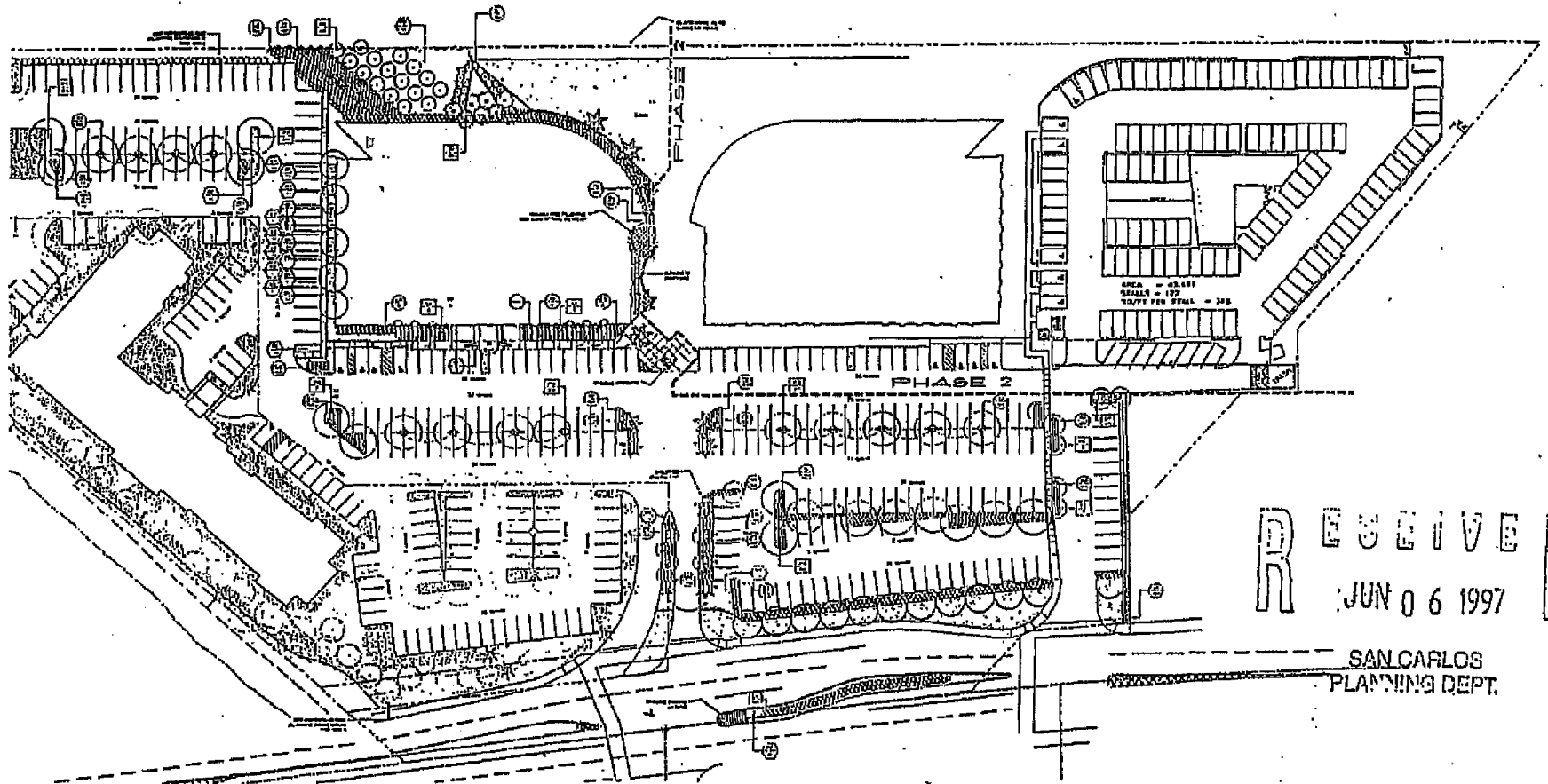
EXHIBIT "C"

Brian Kangas Foulk
Engineers • Surveyors • Planners

2737 North Main Street
Suite 200
Walnut Creek, CA 94596
(510)940-2200
(510)940-2299 (FAX)

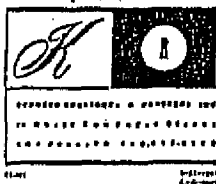
Subject PLAT TO ACCOMPANY APPROVAL
OF LOT LINE ADJUSTMENT
Job No. 975001-50
By MLM Date 06/11/97 Chkd. PAK
SHEET 1 OF 1

ATTACHMENT TO EXHIBIT D



RECEIVED
JUN 06 1997

SAN CARLOS
PLANNING DEPT.

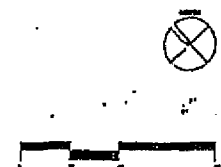


CIRCLE STAR OFFICE / HOTEL COMPLEX

PHASE 1 PLANTING PLAN

SAN CARLOS, CALIFORNIA

THE MOZART DEVELOPMENT COMPANY



3

12



CITY OF SAN CARLOS

PLANNING DEPARTMENT APPLICATION

FEE*	APPLICATION TYPE	FEE	APPLICATION TYPE
<input type="checkbox"/> 243*	ABC Zoning Affidavit Review	<input type="checkbox"/> Actual	Mitigated Negative Declaration
<input type="checkbox"/> 243*	Arborist Investigative Report	<input type="checkbox"/> Actual	Negative Declaration
<input type="checkbox"/> 974*	ARC Review (Façade changes)	<input type="checkbox"/> 243*	NPDES Compliance
<input type="checkbox"/> 7303*	ARC (New Building-PC Review)	<input type="checkbox"/> 486*	Parking Requirement Calculation
<input type="checkbox"/> 1946*	ARC (Major – Addition)	<input type="checkbox"/> 486*	Planning Final Inspection
<input type="checkbox"/> 974*	ARC (Minor – Admin)	<input type="checkbox"/> Actual	Planning Staff Time/Research Consultant
<input type="checkbox"/> 205*/hour	Attorney's fees	<input type="checkbox"/> Actual	Police Plan Check
<input type="checkbox"/> 65	CEQA Notice of Determination (if not exempt, DFG fee will apply – fee set by State)	<input type="checkbox"/> 1946*	Pre-Application Review
<input type="checkbox"/> 243*	Categorical Exception	<input type="checkbox"/> Actual	Prezoning (Major, 10 or more lots)
<input type="checkbox"/> 486*	Code Enforcement/Code Compliance	<input type="checkbox"/> 243*	Public Notice Fee (PC or CC, double for both)
<input type="checkbox"/> 1946*	Creek Exception	<input type="checkbox"/> Actual	Public Works Fee
<input type="checkbox"/> 1946*	CUP Amendment	<input type="checkbox"/> 730*	Records Search and Determination
<input type="checkbox"/> 122*/½ hr	Document Imaging Fee (1/2 hour minimum)	<input type="checkbox"/> 486*	Restrictive Covenants
<input type="checkbox"/> Actual	EIR Staff Review	<input type="checkbox"/> Actual	Soils & Geotechnical/Geological Review
<input type="checkbox"/> 243*	Environmental Document Filing Fee	<input type="checkbox"/> 243*	Street Name Change
<input type="checkbox"/> Actual	Environmental Review	<input type="checkbox"/> 9736*	Subdivision (Minor) – 1 st 40 hours
<input type="checkbox"/> 730*	Special Fence Except.	<input type="checkbox"/> 19,471*	Subdivision (Major) – 1 st 80 hours
<input type="checkbox"/> 268.00	Fire Department Review	<input type="checkbox"/> 19,471*	Subdivision (over 10 lots) – 1 st 80 hours
<input type="checkbox"/> 5840*	General Plan Amendment/Specific Plan	<input type="checkbox"/> 3289*	Traffic Commission Review
<input type="checkbox"/> 1946*	Grading Approv/Dirt Haul Cert. (resid. ≥ 4 lots)	<input type="checkbox"/> 2434*	Use Permit – Zoning Administrator
<input type="checkbox"/> 5840*	Grading Approv/Dirt Haul (non-resid., resid. ≤ 4 lots)	<input type="checkbox"/> 4867*	Use Permit – Planning Commission
<input type="checkbox"/> 243*	Graphics Preparation (req. for complex projects)	<input type="checkbox"/> 5840*	Variance
<input type="checkbox"/> 974*	Historic Assessment (+ cost of consultant study)	<input type="checkbox"/> 974*	Zoning Administrator Determination
<input type="checkbox"/> 2434*	Historic Assessment (non-residential/residential, major + cost of consultant)	<input type="checkbox"/> 122*	Zoning Clearance
<input type="checkbox"/> 1946*	Home Occupation Revocation Hearing	<input type="checkbox"/> 80*	Zoning Clearance (Home Occupation)
<input type="checkbox"/> 1217*	Lot Line Adjustment (minor)	<input type="checkbox"/> 19,471	Zoning Ordinance Amendment – 1 st 80 hours
<input type="checkbox"/> 974*	Mitigation Monitoring	<input checked="" type="checkbox"/> 1946	Other <u>General Plan</u>
<input type="checkbox"/> Other			<u>Conformity Determination</u>

*Amounts referenced include the application fee, technology fee & the General Plan surcharge fee

PLEASE PRINT (USE INK)

Address or Description: _____ Parcel/APN # _____

Describe Request: _____

PROPERTY OWNER: (SIGNATURE IS REQUIRED)

APPLICANT: (SIGNATURE IS REQUIRED)

Name: _____

Name: _____

Address: _____

Business Name: _____

Address: _____

Phone (H): _____ Fax: _____

Phone (H): _____ Fax: _____

Phone (W): _____ E-mail: _____

Phone (W): _____ E-mail: _____

Signature: _____

Signature: _____

----- For Department Use Only -----

Total Fees Paid: _____ Check #: _____ Notice Date: _____ Meeting Date: _____

Receipt #: _____ Action Taken: _____ ZoningInfo/Other Comments: _____

Information on this document is deemed public information and any file maintained for this project is subject to public review.

COUNTY COUNSEL

MICHAEL P. MURPHY

CHIEF DEPUTIESJOHN C. BEIERS
BRENDA B. CARLSON
LEE A. THOMPSON**COUNTY COUNSEL****COUNTY OF SAN MATEO**HALL OF JUSTICE AND RECORDS - 6TH FLOOR
400 COUNTY CENTER - REDWOOD CITY, CA 94063-1662
TELEPHONE: (650) 363-4250 - FACSIMILE: (650) 363-4034**DEPUTIES**REBECCA M. ARCHER
AIMEE B. ARMSTRONG
CLAIRE A. CUNNINGHAM
JAN E. ELLARD
PETER K. FINCK
TIMOTHY J. FOX
JUDITH A. HOLIBER
DAVID A. LEVY
GLENN M. LEVY
KIMBERLY A. MARLOW
KATHRYN E. MEOGA
JOHN D. NIBBELIN
PAUL A. OKADA
DAVID A. SILBERMAN
WILLIAM E. SMITH
DANIEL J. VALIM
EUGENE WHITLOCK
BRIAN J. WONG
CEDE ZAPPARONE*Please respond to: (650) 363-4747*

February 3, 2011

Via Facsimile ((650) 637-1401) and U.S. Mail

Gregory Rubens
Aaronson Dickerson et al
939 Laurel St #D
PO Box 1065
San Carlos, CA 94070*Re: Circle Star*

Mr. Rubens,

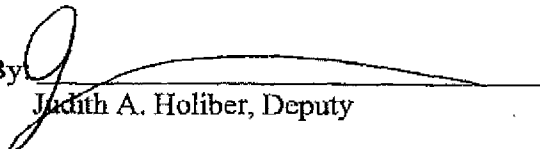
In response to Deborah Nelson's letter of January 21, 2011 and in follow-up to our telephone conversations yesterday, I am writing on behalf of the County to waive the forty day review period contained in Government Code section 65402 for the City of San Carlos Planning Commission's review of General Plan Conformity for the County's purchase of One and Two Circle Star Way. Accordingly, please remove the consideration of this item from the Commission's agenda for February 7, 2011 and place it on the Commission's agenda for the February 22nd meeting. I will follow-up with more information regarding the County's plans for the property.

Thank you for your cooperation.

Sincerely,

MICHAEL P. MURPHY, COUNTY COUNSEL

By


Judith A. Holiber, Deputy

MPM:JAH/kl

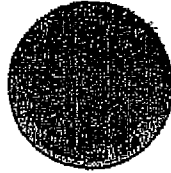
cc: Steve Alms, Real Property Services Manager

L:\CLIENTS\DEPTSR\Real Property\2011\Letter To Rubens Re Resph Ltr Circle Star 2-3-11.Doc

ATTACHMENT 3

COUNTY COUNSEL

MICHAEL P. MURPHY

CHIEF DEPUTIESJOHN C. BEIERS
BRENDA B. CARLSON
LEE A. THOMPSON**COUNTY COUNSEL****COUNTY OF SAN MATEO**HALL OF JUSTICE AND RECORDS - 6TH FLOOR
400 COUNTY CENTER - REDWOOD CITY, CA 94063-1662
TELEPHONE: (650) 363-4250 - FACSIMILE: (650) 363-4034**DEPUTIES**REBECCA M. ARCHER
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JUDITH A. HOLLER
DAVID A. LEVY
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KATHRYN E. MEOLA
JOHN D. NIBBELIN
PAUL A. OKADA
DAVID A. SILBERMAN
WILLIAM E. SMITH
DANIEL J. VALIN
EUGENE WHITLOCK
BRIAN J. WONG
CEIDE ZAPPALONI*Please respond to: (650) 363-4747*

February 10, 2011

*Via Facsimile ([650] 595-6763) and U.S. Mail)*Deborah Nelson, Planning Manager
City of San Carlos
600 Elm Street
San Carlos, CA 94070-1309**Re: Circle Star**

Ms. Nelson,

I am writing on behalf of the San Mateo County Real Property Division to respond to your January 21, 2011 letter and in follow-up to my telephone conversations with City Attorney, Greg Rubens. I understand that the San Carlos Planning Department is seeking more information regarding the County's plans for the property at One and Two Circle Star Way.

The County intends to use the properties as administrative offices for various County departments. Currently, there has been no final determination as to which departments might utilize the space, but the County intends to utilize all 2800 sq. ft. as office space. The County does not intend to demolish the buildings or alter the exterior structures. Depending on which and how many County departments occupy the space, there will likely be interior remodeling to accommodate the needs of any particular department. The County does not have any current plans for retail and service usage on the ground floor or to lease any of the subject property. As for Conditional Use Permit item #29, the County already has commuter policies and incentive programs in place to reduce County employee vehicle commutes to and from County work sites.

With regard to the traffic signal maintenance requirement contained in subsection 10(b) of Section 2 of Ordinance No. 1230, the County intends to abide by this condition and pay for the signal maintenance. The other standards contained in Section 2 of the Ordinance generally apply to construction and permitting activities which are not pertinent to the County's purchase or occupation of the property. Likewise, the Agreement reached between the City of San Carlos

Deborah Nelson, Planning Manager
February 10, 2011
Page 2

and the City of Redwood City with regard to construction, permitting, and city services, does not appear to pertain to the conformance determination on the County's use of the property.

As you requested, we have enclosed a copy of the CC&Rs for the property. We hope that we have responded to your inquiries and provided enough information for the Planning Commission to make its determination as to conformity with the City's General Plan. Please feel free to contact me if you have any further questions.

Sincerely,

MICHAEL P. MURPHY, COUNTY COUNSEL

By: 

JUDITH A. HOLIBER, DEPUTY

MPM:JAH/ag

cc: Steve Alms, Real Property Services Manager (via e-mail)
Greg Rubens, City Attorney (via facsimile)

encl: CC&Rs for One and Two Circle Star Way

L:\CLIENTAR_DEPTS\Real Property\2011\Letter to Nelson re Circle Star 2-9-11.doc

Deborah Nelson

From: Steve Alms [SAlms@co.sanmateo.ca.us]
Sent: Monday, February 14, 2011 9:19 AM
To: Deborah Nelson; Judith Holiber
Cc: Greg Rubens (City Attorney Ofc)
Subject: Re: Square footage for Circle Star Way One and Two

The office buildings are a total of approximately 208,000 square feet.

>>> "Deborah Nelson" <DNelson@cityofsancarlos.org> 2/14/2011 9:05 AM >>>

Thank you for your letter dated February 10, 2011 regarding the County's intended use of One and Two Circle Star Way.

That letter reports that the square footage of the facility to be utilized by the County as 2,800 square feet. City records indicate that this facility was approved by the City Council for 214,200 square feet.

We are researching building permit files to determine as built dimensions.

Can you please advise us if the February 10, 2011 letter is in error.

Thank you,

Deborah Nelson

Save Paper.

Think before you print.

MAYER, BROWN & PLATT 6-23-1997 13:48

PAGE 4/12

MBP-Chicago

First American Title Guaranty Co.
Escrow No. 512154
First American Title Insurance Co.
Order No. 422437-TD



OFFICIAL RECORDS OF SAN MATEO COUNTY
ASSESSOR-COUNTY CLERK-RECORDER
WARREN SLOCUM

Recorded at Request of
FIRST AMERICAN TITLE COMPANY

97-076680 06/25/97 04:23

Recording Fee: 113 - BDUANE

UPON RECORDING, RETURN TO:

Thomas S. Reif
Mayer, Brown & Platt
190 South La Salle Street
Chicago, IL 60603

9

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

370

This Declaration of Covenants, Conditions and Restrictions (the "Declaration") is made as of the 24th day of June, 1997, by and between MOZART, L.P., a California limited partnership ("Mozart"), and HOMESTEAD VILLAGE INCORPORATED, a Maryland corporation (the "Homestead" and, collectively with Mozart, the "Declarant").

RECITALS:

- A. Mozart is the owner of certain real property located in San Mateo County, California, consisting of 6.43 acres of useable land, and legally described in Exhibit A attached hereto ("Mozart Land").
- B. Homestead is the owner of certain real property located in San Mateo County, California, consisting of 1.91 acres of useable land, and legally described in Exhibit B attached hereto (the "Homestead Land" and, together with the Mozart Land, the "Property").
- C. The parties hereto wish to grant to each various easements for the mutual benefit of the parties and the development of the Property on the terms and conditions set forth herein.
- D. Mozart intends to develop the Mozart Land as a first-class office complex. Mozart may then subdivide the Mozart Land. Homestead intends to develop the Homestead Land as a first-class, extended-stay hotel.

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the covenants, conditions, restrictions and limitations hereinafter set forth, all of which are declared to be in furtherance of a plan for the development of the Property as a first-class office and extended-stay hotel complex and the subsequent lease or sale of the Property, or any part thereof, and are established for the purpose of enhancing and protecting the value, desirability

and attractiveness of the Property. All covenants, conditions, restrictions and limitations shall run with the land and every part thereof and interest therein shall be for the benefit of and bind all parties having or acquiring any right, title, interest or estate in the Property or any part thereof, and shall inure to the benefit of and bind each and every successor in interest of the Owners thereof.

ARTICLE 1: DEFINITIONS

1.1 Agents. "Agents" means the officers, directors, employees, agents and partners of an Owner or Occupant.

1.2 Building. "Building" or "Buildings" means one or more of the buildings indicated on the Site Plan, including the covered parking structure depicted generally on the Site Plan.

1.3 Circle Star Sign. "Circle Star Sign" means the Circle Star sign located on the Mozart Land and visible from Highway 101, and "Circle Star Operator" means a third party to whom Mozart assigns its rights with respect to the Circle Star Sign.

1.4 Entryway Sign. "Entryway Sign" means the sign located at the entryway to the complex as depicted generally on the Site Plan.

1.5 Homestead Sign. "Homestead Sign" means the freeway-oriented sign located on the Mozart Land as depicted generally on the Site Plan.

1.6 Homestead. "Homestead" means Homestead Village Incorporated and its successors, transferees and assigns.

1.7 Improvements. "Improvements" means all building, outbuildings, structures and anything erected, built, placed, installed or constructed on, over or under the Property, including, but not limited to, all Outdoor Area Improvements.

1.8 Invitees. "Invitees" means the contractors, customers, visitors, invitees, licenses and concessionaires of an Owner or Occupant.

1.9 Maintenance Charges. "Maintenance Charges" means the total of all direct, out-of-pocket costs and expenses incurred by the Owners (or the Manager under the Management Agreement) in connection with the management, maintenance, operation and repair of the Outdoor Area and Outdoor Area Improvements, as outlined in Exhibit D, and any management fee due the Manager under the Management Agreement.

1.10 Management Agreement. "Management Agreement" means any Property Management Agreement entered into between the Owners and the Manager. The Owners may

delegate certain of their rights and obligations under this Declaration to the Manager under the Management Agreement.

1.11 Manager. "Manager" means Mozart Development Company or any other Person assuming the duties and obligations of the Manager pursuant to Article 7. Any Manager other than Mozart Development Company shall be selected as provided in Article 7.

1.12 Mozart. "Mozart" means Mozad, L.P., and its successors, transferees and assigns.

1.13 Mortgage and Mortgagee. "Mortgage" means any mortgage, deed of trust or other security instrument given in good faith and of value which constitutes a first mortgage lien on all or any portion of the Property. "Mortgagee" means the holder from time to time of a Mortgage.

1.14 Occupant. "Occupant" means any Person which is in possession of or otherwise occupying all or part of the Property, whether as an Owner, lessee, sublessee, licensee or other occupancy agreement entered into with the Owner or a lessee of such portion of the Property.

1.15 Outdoor Area. "Outdoor Area" means all areas of the Property except for the interior of the Buildings, the exterior surfaces of the Buildings, the space occupied by the Buildings, the plaza area located between the two buildings located, or to be located, on the Mozart Land, and the enclosed parking structure located, or to be located, on the Mozart Land..

1.16 Outdoor Area Improvements. "Outdoor Area Improvements" means all improvements heretofore constructed as a part of the Outdoor Area and such other improvements as the Owners may from time to time construct or install and designate as Outdoor Area Improvements, including, without limitation, all parking areas, walkways, roadways, drive aisles, fountains and landscaping.

1.17 Owner. "Owner" means any Person which is (a) the record owner of fee simple title to all or part of a Parcel, (b) a lessee or manager designated by a fee owner, or (c) any Mortgagee in possession of all or part of a Parcel.

1.18 Parcel. "Parcel" means each parcel of real property that is a portion of the Property and which has resulted from a division of the Property as contemplated by the Subdivision Map Act, Government Code Section 66410 et seq. and as shown by the Official Records of San Mateo County, California. Each Parcel shall be a separate tax lot.

1.19 Permittees. "Permittees" means the Agents and Invitees of an Owner or Occupant.

1.20 Person. "Person" or "Persons" means one or more individuals, partnerships, associations, corporations or other entities.

1.21 Share. "Share" means share of certain items of expense or liability to be allocated between or among the Owners as set forth on Exhibit D attached hereto. If the Mozart Land is subdivided, the Owners of the subdivided Mozart Land Parcels shall each be responsible for an equal part of the Share allocated to the Mozart Land as set forth on Exhibit D. The Share allocated to the Homestead Land shall remain unaffected by any subdivision of the Mozart Land.

1.22 Site Plan. "Site Plan" means the site plan attached hereto as Exhibit C.

ARTICLE 2: USE AND OPERATING RESTRICTIONS

2.1 Uses of Property. The Property shall be used for a first-class extended-stay hotel and office complex. No other uses of the Property shall be allowed without the prior unanimous written consent of all of the Owners.

2.2 Prohibited Uses. No use or operation shall be made, conducted or permitted on any part of the Property that constitutes, results in or requires:

- (a) Any public or private nuisance;
- (b) Any noise or sound that is objectionable due to intermittence, beep, frequency, shrillness or loudness, except for security devices that have been approved by the Owner of the Parcel within which such security devices will be located, or soundmaking devices that are required by governmental authorities having jurisdiction over the affected portion of the Property;
- (c) Any ground vibration that is perceptible, without instruments, at any point along any exterior lot line, or any disruptive radio, television, microwave or electronic above-ground transmission beyond the boundaries of the Parcel;
- (d) Any fumes, obnoxious odors, smoke, radiation, gases or vapors;
- (e) Any dust, dirt or ash in excessive quantities;
- (f) Any fire, explosion or other damaging or dangerous hazards (except that normal cooking operations may be conducted in any food preparation facility located on the Property);
- (g) Any drilling for removal of subsurface substances;
- (h) Any distillation, refining, smelting, industrial, agricultural, drilling or mining operation; or

(i) Any dumping, disposal, incineration or reduction of garbage or refuse, other than handling or reducing such waste if produced on the Property from authorized uses and if handled in a reasonably clean and sanitary manner.

2.3 Signage.

(a) The Circle Star Sign. Mozart shall have the exclusive right to use the Circle Star Sign, which shall be located or relocated on the Mozart Land. Mozart may assign or transfer its rights in the Circle Star Sign to a third party who will construct and operate a signage structure that may include video and other forms of electronic advertising. Such assignee or transferee shall not become an Owner of any Parcel, but shall have the exclusive right to use the Circle Star Sign in accordance with the requirements of this Declaration. Mozart, or the party to whom it transfers or assigns its rights to the Circle Star Sign, shall be solely responsible for the operation, maintenance and repair of the Circle Star Sign.

(b) The Homestead Sign. Homestead shall have the exclusive right to install and use the Homestead Sign. The cost of maintenance, operation and repair of the Homestead Sign shall be the sole responsibility of Homestead. Homestead shall maintain the Homestead Sign in a manner that is consistent with the operation of a first-class extended-stay hotel and office complex.

(c) Shared Entryway Sign. Mozart and Homestead shall have the shared right to use the Entryway Sign to be erected at the entryway to the Property in accordance with the Site Plan. The Entryway Sign shall be used solely to designate Occupants, Permittees, and other users of the Property. The Entryway Sign shall be used in a manner that is consistent with a first-class office and extended-stay hotel complex and in harmony with the design and location of the Entryway Sign. Mozart shall be entitled to use 67% of the useable area of the Entryway Sign, and Homestead shall be entitled to use 33% of the useable area the Entryway Sign. If the Mozart Land is subdivided, the Owners of the subdivided Mozart Land shall divide equally the use of the useable area of the Entryway Sign allocated to Mozart.

(d) Signs and Banners on Buildings. All signs, symbols, advertisements or billboards installed or used on any portion of a Building on the Property shall conform to applicable signage criteria of the sign program approved by the City of San Carlos, and, where applicable, the City of Redwood City. In no event shall any banners, balloons, inflated figures or other lighter-than-air devices be tethered, tied to or otherwise affixed or flown from or in any portion of the Property so as to be visible from the exterior of any Building without the prior written consent of all of the Owners; provided, however, that an Owner may use such items on a temporary basis in junction with a grand opening or on occasion in connection with special, one-day events (such as company picnics) without such prior written approval, so long as such Owner (i) gives the other Owners written notice of such special event at least ten (10) business days in advance of such special event, (ii) uses its best efforts to minimize any interference which the use of such items may cause to activities of the Owners, Occupants and/or Permittees

of the other Parcel, and (iii) removes all such items promptly following the conclusion of such special event at its sole cost and expense.

2.4 Exterior Sound Systems. No loud-speakers or other devices for the production or projection of sound or noise on the outside of any Building shall be permitted without the written approval of all Owners.

2.5 Waste and Refuse. All Occupants shall regularly remove all waste and refuse from their premises. No Owner or Occupant shall permit or cause any waste or refuse to be kept on any portion of the Outdoor Area except in the disposal areas or containers designated for such purpose. Each Parcel shall have its own exclusive waste and refuse enclosure area.

2.6 Outside Storage and Equipment. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the Outdoor Area without the prior written approval of the Owners. Such storage shall be permitted only where screened from view by a permanent wall or other appropriate screen compatible with such Building's design. Approval shall not be required for storage of materials, equipment and supplies in relation to and as a part of the construction of Improvements on the Property, provided that such materials, equipment and supplies are removed immediately upon completion of construction.

2.7 Temporary Structures. No temporary buildings or other temporary structures shall be permitted on the Property, except for construction purposes during the construction of Improvements.

2.8 Barriers. No fence, wall, structure or other barrier of any kind (except as specifically permitted herein) shall be placed, kept, permitted or maintained upon the Outdoor Area without the prior written consent of the Owners.

2.9 Drainage. There shall be no interference that significantly alters the established drainage pattern over any portion of the Property.

2.10 Selling Activities. There shall be no goods or services sold or offered for sale or displayed in the Outdoor Area other than outdoor selling or promotion in connection with irregular or special events, which shall require the prior written consent of the Owners and shall not unreasonably interfere with the flow of traffic or parking.

ARTICLE 3: IMPROVEMENTS

3.1 General. Each Building on the Property has been designed to be of first quality construction performed in a first-class manner and to be architecturally and aesthetically compatible and harmonious with the other Buildings on the Property. Any work done pursuant to this Article 3 shall be performed in a first-class manner in compliance with all applicable governmental rules and regulations and all provisions of this Declaration. No modifications to

any existing Building shall be approved under this Article that will adversely affect the fire resistivity of such Building.

3.2 Development of Property. Each Owner shall comply with all conditions of approval imposed by the City of San Carlos in connection with the development of such Owner's Parcel. Mozart shall have the right to subdivide the Mozart Land into two or more parcels, and to develop each such subdivided Parcel independently.

3.3 Maintenance of Buildings. Each Owner shall maintain or cause to be maintained at its expense any Building located on such Owner's Parcel, in good order, condition and repair, commensurate with the operation of a first-class extended-stay hotel and office complex. Building maintenance shall include periodic washing of exterior surfaces of the windows and painting of any painted surfaces on the exterior of the Building. If an Owner fails to repair or maintain the exterior of a Building as required by the terms of this Section 3.3, the other Owner(s) shall provide written notice thereof to the Owner in accordance with the notice provisions hereof. If the Owner does not commence such maintenance or repair work within thirty (30) days after its receipt of such notice and does not thereafter prosecute such work diligently to completion, then the other Owner(s) shall have the right, but not the obligation, to clean the exterior surfaces of the Building, repair and replace broken glass on the exterior of the Building, paint any customarily painted surfaces of the exterior of the Building and undertake other similar maintenance or repairs reasonably necessary to maintain the aesthetic appearance of the exterior of the Building. Within ten (10) days after demand therefor, the Owner shall reimburse the other Owner(s) for the cost of all such maintenance and repair, together with an amount equal to ten percent (10%) of the cost thereof to compensate the other Owner(s) for the administrative burden incurred. In the event that such cost is not paid within the ten-day period, the other Owner(s) may enforce collection thereof in accordance with Article 7 below.

3.4 New Construction, Additions and Alterations. After the initial construction of the Improvements on a Parcel, all new construction thereafter and any material exterior change, addition, alteration or modification of any existing Improvement (collectively, "modifications") shall be consistent with the standard set forth in Section 3.1 above. Prior to making any material exterior modifications, the Owner who desires to make such modifications shall submit to the other Owners whatever portion of its plans, specifications, drawings and other pertinent information is necessary for the other Owners to adequately review the exterior design, color and elevations that are proposed for such Improvement, and to either approve or disapprove of the same. The prior written consent of the other Owners shall be required and shall be obtained prior to any such modification, provided that nothing herein shall preclude an Owner or other interested Person from reconstructing a damaged or destroyed Improvement to its condition existing immediately prior to such damage or destruction (subject to any modifications required by law) or require the approval of the other Owners as a condition to such reconstruction. No Owner may arbitrarily or unreasonably withhold or delay its approval of such plans and specifications if they are consistent with the plans and specifications of the existing Improvement.

3.5 Repair or Restoration. In the event that an Owner's Improvements are damaged or destroyed, within one hundred eighty (180) days after such damage or destruction, such Owner, subject to the rights of any Mortgagee, shall determine in its sole discretion whether or not to restore the affected property and shall notify the other Owners of its decision. If such Owner elects to restore the affected property, then it shall be obligated, subject to the rights of any Mortgagee, to diligently rebuild, replace and repair, within a reasonable period of time, any damaged or destroyed Improvements located on its Parcel, substantially to the same general appearance as existed immediately prior to such damage or destruction and in compliance immediately prior to such damage or destruction and in compliance with all applicable federal, state or local laws, ordinances and regulations. If such Owner elects not to restore the affected property, then it shall be obligated, subject to the rights of any Mortgagee, to diligently raze and remove, within a reasonable period of time, all damaged or destroyed Improvements located on its Parcel and undertake whatever action is reasonably necessary to return the Parcel to a safe, sightly and landscaped condition. In either event, such Owner shall diligently rebuild, replace and repair, within a reasonable period of time, any damaged or destroyed Outdoor Area Improvements located on its Parcel, substantially to the same design, construction and general appearance as existed immediately prior to such damage or destruction, including, if other Improvements remain or are to be reconstructed, an obligation to landscape the affected Parcel in a manner consistent with the landscaping on Property in general prior to such damage or destruction.

3.6 Palm Trees. The landscaping for the Outdoor Area includes palm trees with a minimum height of twenty (20) feet cleared trunk, not including fronds, head and root ball. In the event of loss or destruction, such palm trees shall be replaced with palm trees of equal minimum height.

3.7 Security. Each Owner shall be responsible for security on its Parcel, including the Outdoor Area and Outdoor Area Improvements located on the Parcel.

ARTICLE 4: GRANT OF EASEMENTS

4.1 Grant of General Easements. Any conveyance of any portion of the Property shall include the following appurtenant easements on, over, across and under the Outdoor Areas of all other portions of the Property for the benefit of the conveyed portion, and any portion of the Outdoor Area included in such conveyance shall be subject to the following appurtenant easements for the benefit of all other portions of the Property not included in such conveyance:

(a) Access Road and Drive Aisles. Nonexclusive easements for the purpose of vehicular and pedestrian ingress and egress by Owners, Occupants and Permittees on, over and across the access road into the Property and all drive aisles and parking areas now or hereafter constructed on the Property.

(b) Walkways. Nonexclusive easements, within the Outdoor Area only, for the purpose of pedestrian passage of Owners, Occupants and Permittees on, over and across all walkways now or hereafter constructed on the Property, except those within fifteen feet (15') of the main entrance to any Building.

(c) Cross Drainage Easement. Nonexclusive easements on, over, across and under all paved or unpaved surfaces of the Property at locations where storm water drainage from other portions of the Property crosses on, over, across or under such portion of the Property for the benefit of all other portions of the Property, for purposes of conveying such drainage to public drainage systems, as generally depicted on the Site Plan.

(d) Utilities. Nonexclusive easements, which easements shall be located five feet (5') on either side of the centerline of any utilities installed, and 5' surrounding all vaults and boxes relating thereto, on, over, across and under the utility easement areas on the Property, as generally depicted on the Site Plan, for the purpose of operation, maintenance, inspection, removal, replacement and repair from time to time of the electric, gas, telephone, cable, water, sanitary sewer, and storm water sewer lines located, or to be located, therein.

(e) Communication Easements. Nonexclusive easements, which easements shall be located five feet (5') on either side of the centerline of any communications lines installed, within the communication easement areas on the Property, as generally depicted on the Site Plan, for the purpose of the installation, repair, operation, maintenance, replacement and repair from time to time of underground communication facilities located within such easement areas, including without limitation, all necessary and proper conduits, lines, protective devices and other communication apparatus and equipment.

(f) Storm Drainage Easements. Nonexclusive easements, which easements shall be located five feet (5') on either side of the centerline of any storm drainage lines installed, within the storm drainage easement areas on the Property, as generally depicted on the Site Plan, for the purpose of the installation, repair, operation, maintenance, replacement and repair from time to time of underground storm drainage facilities located within such easement areas, including without limitation, all necessary and proper lines, pipes, pumps, protective devices and other storm drainage apparatus and equipment.

4.2 Grant of Specific Easements. Homestead and Mozart hereby grant the following specific appurtenant easements:

(a) Parking Spaces. Homestead grants to Mozart, for the benefit of the Mozart Land, a nonexclusive easement to use 36 parking spaces located on the Homestead Land between the hours of 8:00 a.m. and 5:30 p.m., Monday through Friday. During the period beginning when a Building Permit is issued for the second office building and parking structure planned for construction on the Mozart Land under the Site Plan, and ending upon the earlier to occur of (i) the issuance of a Certificate of Occupancy for the covered parking structure planned for construction on the Mozart Land, and (ii) the date twelve (12) months after the date the building

permit for such covered parking structure is issued, Homestead further grants to Mozart, for the benefit of Mozart Land, a nonexclusive easement to use an additional twenty-three (23) parking spaces ("Additional Spaces") located on the Homestead Land, for a total of fifty-nine (59) spaces, during the hours of 8:00 a.m. and 5:30 p.m., Monday through Friday. If Homestead determines that the additional spaces unreasonably interfere with Homestead's business, Homestead may give written notice to Mozart and Mozart shall then have 10 days in which to mitigate the interference, at Mozart's expense. Such mitigation shall be offsite or on the south end of the Mozart Land, or as otherwise reasonably agreeably to Homestead.

(b) Parking Spaces. Mozart grants to Homestead, for the benefit of the Homestead Land, a nonexclusive easement to use 36 parking spaces located on the Mozart Land, but not including any parking spaces in the covered parking structure planned for the Mozart Land, between the hours of 5:30 p.m. and 8:00 a.m., Monday through Friday and all day on Saturday and Sunday.

(c) Homestead Sign. Mozart grants to Homestead, for the benefit of the Homestead Land, an easement for access, use, operation, maintenance, repair and restoration of the Homestead Sign and an easement for the installation, maintenance, and repair of a conduit for utilities from the Homestead Property to the Homestead Sign.

(d) Entryway Sign. Homestead grants to Mozart, for the benefit of the Mozart Land, an easement for access, maintenance, repair and use of the Entryway Sign.

(e) Circle Star Sign. Mozart may assign and transfer its rights in the Circle Star Sign to the Circle Star Sign Operator. Mozart and Homestead each grant to the Circle Star Sign Operator, for the benefit of the Circle Star Operator, and its successors, transferees and assigns, an easement on and across the Mozart Land and across the Homestead Land for access, use, maintenance, operation, repair and restoration of the Circle Star Sign. The Circle Star Sign Operator may assign or transfer this easement to a third party, and this easement shall inure to the benefit of the successors, transferees or assigns of the Circle Star Sign Operator; provided, however, the terms of this easement as set forth herein shall be binding on any such successors, transferors, and assigns.

(f) Interference with Signs. Neither Owner may erect any Sign or other structure on its Parcel that obstructs or blocks the view corridor between the Circle Star Sign or the Homestead Sign and Highway 101.

4.3 Relocation of Easements. The Owner of a Parcel burdened by any of the easements created under this Article 4 shall have the right to relocate on its Parcel any such easements, provided that such relocation is performed only after the Owner has given thirty (30) days' prior written notice of its intention to do so to the Owner of the other Parcel, and such relocation (a) will not unreasonably interfere with or diminish the enjoyment of the easement by the Owner of the other Parcel; (b) will not reduce or unreasonably impair the usefulness or

function of any such easements; and (c) is performed without cost or expense to the Owner of the other Parcel.

4.4 Duration of Easements. Except as expressly specified herein to the contrary, the easements created under this Article 4 are perpetual; provided, however, that if any single Owner becomes the sole owner of both Parcels, such single Owner shall have the right, but not the obligation, to terminate such easements upon the recordation of a notice of such termination in the Official Records of San Mateo County, California.

4.5 Easements to Run with the Land. The easements granted herein shall run with the land and shall inure to the benefit of, and shall be binding upon, the Owners, their respective heirs, successors and assigns.

4.6 Due Care. Each Owner shall use due care in the exercise of the rights granted in this Article 4 so as to cause the least practicable interference with the operation of the remainder of the Property. Each Owner, at its expense, shall promptly repair, replace or restore any and all Improvements or other property which have been damaged or destroyed in the exercise of the easements granted to such Owner hereunder. To the extent permitted by law, each Owner shall indemnify, defend and hold harmless all other Owners against all claims, costs, expenses (including attorneys' fees), and liabilities arising from the use of the easements granted to such Owner.

ARTICLE 5: OPERATION AND MAINTENANCE OF OUTDOOR AREA

5.1 Possession. Each Owner may, at any time, remove, exclude and restrain any Person from the use or occupancy of the portion of the Outdoor Area on its Parcel, except for Owners, Occupants and Permittees who make use of such area in accordance with the provisions of Article 4. In addition, each Owner shall have the right to close off the Outdoor Area on its Parcel for such reasonable periods of time as may be legally necessary to prevent the acquisition of prescriptive rights by anyone. Before closing off any part of the Outdoor Area as provided above, such Owner shall give notice to the other Owners of its intention to do so and must coordinate its closing with the activities of the other Owners so that no material interference with the operation of the Property occurs.

5.2 Changes in Outdoor Area. Unless required by a governmental entity having authority over the matter, the location, size and design of the Outdoor Area and Outdoor Area Improvements, including, without limitation, all parking areas, walkways, drive aisles, and landscaping shall not be materially altered from the design thereof depicted on the Site Plan, without the unanimous written consent of the Owners.

5.3 Management of Outdoor Area. The Outdoor Area shall be managed, controlled, maintained and operated in a first-class manner by the Owners; provided, however, that the Owners may delegate such responsibilities to the Manager pursuant to the terms of the

Management Agreement; and provided further, however, that neither the Owners nor the Manager shall be responsible for the operation, maintenance or repair of the Circle Star Sign or the Homestead Sign, which shall remain the sole responsibility of the Circle Star Sign Operator and Homestead, respectively.

5.4 Rules and Regulations. In the management and operation of the Outdoor Area, the Owners may from time to time adopt and thereafter enforce reasonable rules and regulations pertaining to the use of the Outdoor Area by Owners, Occupants and Permittees. All such rules and regulations and other matters affecting the use of the Outdoor Area shall apply equally and be enforced without discrimination with respect to the Owners, Occupants and Permittees.

5.5 Cost of Maintenance and Operation. Each Owner shall be obligated to pay its Share of the Maintenance Charges.

5.6 Cost of Utilities. Each Owner shall be responsible for the full cost of any utilities used in connection with the maintenance and operation of that portion of the Outdoor Area situated within the boundaries of such Owner's Parcel and that portion of the public right-of-way for Industrial Road immediately adjacent to such Owner's Parcel, said utilities delivered to each such Owner's Parcel being separately metered.

5.7 Parking. The Owners may adopt parking rules and regulations to ensure that only the Owners, Occupants and Permittees of a Parcel use the parking areas located in that Parcel or in easements granted herein for the benefit of that Parcel.

5.8 Adopt A Highway Program. Homestead and Mozart intend to enter into an agreement with the California Department of Transportation whereby Homestead and Mozart would agree to maintain the right-of-way for Highway 101 immediately adjacent to the Property under the California "Adopt A Highway" program. If such an agreement is executed, the costs of removing existing shrubs and weeds, reseeding the right-of-way and maintaining the right-of-way shall be included as a Maintenance Charge under this Declaration and shall be shared by the Owners based on the relative acreage of each Parcel compared to the acreage of the Property. Nothing under this Section, however, shall obligate any Owner to be responsible for landscaping the Highway 101 right-of-way, and if the California Department of Transportation installs landscaping within such right-of-way, then the Owners shall use the best efforts to terminate the Adopt A Highway agreement.

ARTICLE 6: INSURANCE

6.1 Insurance Program. The Owners shall adopt by unanimous written consent an insurance program (the "Insurance Program") setting forth certain requirements with respect to the insurance coverage of the Property. The Insurance Program shall address for each Parcel such issues as the amount of coverage of each type of insurance required to be carried and the required minimum rating standards of insurers. The Owners shall review the Insurance Program

at least every five (5) years during the term of this Declaration and shall update the Insurance Program as and when it is commercially reasonable to do so, upon the written consent of the Owners. Each Owner's insurer shall have a Best Insurance Guide Rating of not less than AX.

6.2. Duty to Carry Casualty Insurance. The Insurance Program shall require each Owner to carry or cause to be carried during such Owner's ownership of a Parcel, at such Owner's sole cost and expense, an "Special Form" insurance policy, but excluding flood and earth movement, covering 100% of the replacement value of all Improvements situated on its Parcel, including all Buildings and Outdoor Area Improvements. Such policy shall provide for loss or damage settlement on a current replacement cost basis, without deduction for depreciation or coinsurance.

6.3. Policy Proceeds. The payment of casualty insurance proceeds to an Owner by reason of damage to or destruction of any Improvements shall be subject to the rights of any Mortgagee to such proceeds.

6.4. Duty to Carry Liability Insurance. The Insurance Program shall require each Owner to carry or cause to be carried during such Owner's ownership of a Parcel, at such Owner's sole cost and expense, a policy or policies of commercial general liability and property damage insurance covering its portion of the Outdoor Area and all Improvements situated thereon. Such policy shall insure against claims for personal injury or death or property damage occurring in, on or about each Owner's Parcel or any Improvements on such Parcel. The minimum coverage for such policy shall be \$10,000,000 for claims arising out of a single occurrence, and \$20,000,000 in the aggregate. Such insurance shall afford protection in the amount set forth in the Insurance Program, and may be subject to such deduction as is set forth therein.

6.5. Certificate of Insurance. On an annual basis, beginning on the effective date of this Declaration, each Owner shall deliver, or cause to be delivered, to the other Owners a certificate of insurance issued by or on behalf of its insurer certifying that the coverages required hereunder are in fact in place.

6.6. Release and Waiver of Subrogation—Parties. Each Owner hereby waive all rights of recovery and causes of action and release every other such party from any liability for losses and damages sustained by reason of risks covered under the types of policies required by this Article, to the extent of any amounts reimbursed by an independent insurer. To the extent commercially reasonable, the required policies shall provide waivers of any right of subrogation that the insurer of one such party may acquire against all other such parties hereto with respect to any such releases.

6.7. Release and Waiver of Subrogation—Tenants. Each person who becomes an Occupant (excluding transient guests of the extended-stay hotel located on the Homestead Land) of any Improvements on the Property shall be deemed to have waived and released all rights to recover from each Owner all losses and damages sustained by reason of risks covered under the

types of policies required by this Article, to the extent of any amounts reimbursed to such Occupant by an independent insurer. Each Owner hereby waives and releases all rights to recover from each Occupant (who is deemed to have made the above-described waiver and release) all losses and damages sustained by reason of risks covered under the types of policies required by this Article, to the extent of any amounts reimbursed to the Owner by an independent insurer.

ARTICLE 7: MANAGEMENT OF PROPERTY

7.1 Manager. Mozart Development Company shall be the initial Manager of the Property and shall have all rights and obligations delegated to the Manager by the Owners under this Declaration or as outlined in the Management Agreement.

7.2 Collection of Maintenance Charges.

(a) Election of Remedies. The Manager, on behalf of the Owners, shall diligently pursue the collection and enforcement of each Owner's Share of the Maintenance Charges and may enforce the obligations of any Owner to pay its Share of Maintenance Charges by commencement and maintenance of a suit at law or in equity, or may foreclose by judicial proceedings pursuant to this Section 7.2 to enforce the lien rights created. The nondefaulting Owner or Owners, by written consent, may direct the Manager in the election and enforcement of remedies hereunder, and if the Manager is unable or unwilling to carry out such directions, then the nondefaulting Owner or Owners may elect, by written consent, to carry out such enforcement themselves, or may substitute another authorized representative to do so, who need not meet the qualifications for Manager under this Declaration.

(b) Creation of Liens. If an Owner fails to make the payment of its Share of any Maintenance Charge within thirty (30) days after receipt of an invoice therefor, the Manager, as the authorized representative of the Owners, shall deliver to such Owner a written notice of such delinquency and if such delinquency has not been cured within ten (10) days after delivery of such notice, the Manager (or any nondefaulting Owner if the Manager fails or refuses to act) shall record a notice of assessment in the office of the County Recorder of San Mateo County. Upon the recordation of such notice any Maintenance Charges that are delinquent, together with interest thereon from the due date thereof until the date of payment in full at the rate of four percent (4%) per annum over the then-existing prime rate of interest announced from time to time by the Bank of America (but in no event exceeding the maximum lawful annual rate allowed by law), and all costs that are reasonably incurred by the non-defaulting Owners, or the Manager as their authorized representative, in the collection of such Maintenance Charges, including reasonable attorneys' fees, shall be a lien against such Owner's Parcel. Unless the non-defaulting Owners, or the Manager as their authorized representative, institutes judicial foreclosure within 180 days after the date of recordation of the notice of assessment, the lien resulting from such notice of assessment shall expire and shall be void and of no further force or effect.

7.3 Selection of Successor Management.

(a) Manner of Selection. If and when the Owners select a successor to Mozart Development Company to serve as the Manager, the Owners shall do so in the manner provided in this Section 7.3. Every Manager shall have at least five (5) years of experience in managing first-class office and hotel complexes and shall be retained under a Management Agreement on customary terms and conditions, including a term not exceeding one year. The terms of such Management Agreement shall be subject to the unanimous written consent of the Owners, which shall not be unreasonably delayed or withheld.

(b) Selecting Party. When selecting a replacement for the Manager, one of the Owners shall be designated as the "Selecting Party" in accordance with the procedures set forth below. The Selecting Party shall have a period of one month within which to make its selections, and shall act reasonably and in good faith in making such selections. The other Owners shall then have one week within which to eliminate a candidate or cast their votes with respect thereto, all in accordance with the following:

(i) Single Owner of Property. If the entire Property is owned by a single Owner, that Owner shall be the Selecting Party and shall select the successor Manager.

(ii) Two or More Owners of Property. If the Property is owned by two (2) or more Owners, the Owner of the smallest Parcel shall be the Selecting Party and shall select three (3) qualified candidates. The other Owners shall have the right by majority vote to select one of the three candidates to become the successor Manager. In the event of a tie vote, the Owner of the smallest Parcel shall cast a tie-breaking vote.

ARTICLE 8: ENFORCEMENT

8.1 Injunctive Relief. In the event of any violation or threatened violation by any Owner or Occupant of any of the provisions of this Declaration, each of the Owners shall have the right to enjoin such violation or threatened violation in a court of proper jurisdiction. Nothing in this Section shall be deemed to affect whether or not injunctive relief is available with respect to such violation or threatened violation.

8.2 Limitation on Liability. Except for the obligation to pay the Maintenance Charges as provided herein and the administrative costs of arbitration pursuant to Section 13.13 and any award of attorneys' fees pursuant to Section 13.14, no Owner shall be entitled to recover damages from another Owner for breach of the provisions of this Declaration as a contract. However, this provision shall not affect, limit, or otherwise restrict (i) the right of an Owner to obtain injunctive or other equitable relief hereunder, or (ii) any other right or remedy an Owner has at law, including any right or remedy resulting from the easements created pursuant to Article 4.

8.3 Excuse For Non-Performance. If performance by an Owner of any act or obligation hereunder is prevented or delayed by war, national emergency, labor disputes or strikes, acts of God, governmental restrictions or moratoria, or any other causes beyond the reasonable control of such party, then the time for performance of the act or obligation will be extended for the period that such act or obligation is delayed or prevented by any of the above causes. Any party claiming inability to perform pursuant to this Section 8.3 shall give prompt notice thereof to all Owners.

8.4 Notice as Prerequisite for Default. An Owner shall not be in default under this Declaration except under such provisions as required the performance of an act on or before a specific date or within a specific period of time, unless the Owner has been given a written notice specify the default and (a) fails to cure it within thirty (30) days, or (b) if such default cannot be cured within thirty (30) days, fails to commence within thirty (30) days and diligently proceed to cure the default, but in no event shall an Owner have more than forty (40) days within which to cure such default.

8.5 Default Shall Not Permit Termination. No default under this Declaration shall entitle any party to cancel or otherwise rescind this Declaration, provided, however, that this limitation shall not affect any other rights or remedies that a party may have by reason of any default hereunder.

8.6 Waiver of Default. A waiver of any default by an Owner must be in writing and no such waiver shall be implied from any omission by a party to take any action in respect of such default. No express written waiver or any default shall affect any default or cover any period of time other than the default and the period of time specified in such express waiver. One or more written waivers of any default in the performance of any provision of this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other term or provision contained herein. The consent or approval by any Person to or of any act or request by another Person requiring consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar acts or requests. The rights and remedies given to a Person by this Declaration shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity that a party might otherwise have by virtue of a default under this Declaration, and the exercise of one such right or remedy by a party shall not impair such party's standing to exercise any other right or remedy.

ARTICLE 9: TERM AND TERMINATION

9.1 Term. This Declaration shall remain in full force and effect for a term of fifty (50) years from the date first set forth above, unless extended or earlier terminated by an agreement in accordance with the provisions of Section 9.2. Notwithstanding the foregoing, the easements granted in Article 4 shall be perpetual, except as otherwise provided in Section 4.4.

9.2 Amendment; Termination. This Declaration may not be amended, terminated or otherwise modified (including the amendment or termination of any easements granted pursuant hereto) except by a writing signed and acknowledged by each Owner and recorded in the office of the Recorder of San Mateo County.

ARTICLE 10: MORTGAGEE PROTECTION

10.1 Mortgagee's Opportunity to Cure. During the continuance of any Mortgage and until such time as the lien of any Mortgage has been extinguished:

(a) Any Mortgagee shall have the right, but not the obligation, at any time prior to the termination of this Declaration, to pay all amounts due hereunder, to obtain any insurance, to pay any taxes and assessments, to make any repairs and improvements, to do any other act or thing required of any Owner hereunder and to do any act or thing that may be necessary and proper in the performance and observance of the agreements, covenants and conditions hereof to remedy or to prevent a violation of this Declaration. All payments so made and all things so done and performed by a Mortgagee shall be as effective to prevent or to cure a default under this Declaration as if made, done and performed by the defaulting Owner instead of by the Mortgagee.

(b) Upon the occurrence of any event of default under this Declaration, the Mortgagee of the defaulting Owner shall have sixty (60) days after receipt of notice from the other Owners setting forth the nature of such event of default and, if the default is such that possession of the property of the defaulting Owner may be reasonably necessary to remedy the default, a reasonable time after the expiration of such sixty (60) day period, within which to remedy the default; provided that (i) the Mortgagee has fully cured any default in the payment of any monetary obligations of the defaulting Owner under this Declaration within such sixty (60) day period and shall continue to pay currently such monetary obligations as and when the same are due, and (ii) the Mortgagee has acquired the defaulting Owner's property or commenced foreclosure or other appropriate proceedings in the nature thereof within such period, or prior thereto, and is diligently prosecuting any such proceedings.

(c) Any event of default under this Declaration that in the nature thereof cannot be remedied by the Mortgagee of the defaulting Owner shall be deemed to be remedied if (i) within sixty (60) days after receiving written notice from the other Owners setting forth the nature of such event of default, or prior thereto, the Mortgagee of the defaulting Owner acquires the defaulting Owner's property, or commences foreclosure or other appropriate proceedings in the nature thereof and diligently prosecutes any such proceedings to completion, and (ii) the Mortgagee fully cures any default in the payment of any monetary obligations of the defaulting Owner hereunder that do not require possession of the defaulting Owner's property within such sixty (60) day period and thereafter continues to faithfully perform all such monetary obligations that do not require possession of such property, and (iii) after gaining possession of such

property, the Mortgagee performs all other obligations of the defaulting Owner hereunder as and when the same are due.

(d) If the Mortgagee of the defaulting Owner is prohibited by any process or injunction issued by any court or by reason of any action by any court having jurisdiction of any bankruptcy or insolvency proceeding involving the defaulting Owner from commencing or prosecuting foreclosure or other appropriate proceedings in the nature thereof, the times specified in Subsection 10.3(b) and (c) above the commencing or prosecuting such foreclosure or other proceedings shall be extended for the period of such prohibition; provided that the Mortgagee has cured any default in the payment of any monetary obligations of the defaulting Owner under this Declaration and continues to pay currently such monetary obligations as and when the same fall due.

10.2 Application of Charges to Mortgagee. Although authorized to make such payments pursuant to this Article, no Mortgagee shall be personally liable for the payment of Maintenance Charges or other charges against that portion of the Property to which its lien applies, except those accruing after the Mortgagee obtains title to such property pursuant to its remedies under the Mortgage. All liens for unpaid Maintenance Charges and other charges shall be subordinate to the lien of any Mortgage against the applicable portion of the Property, and each Mortgagee who obtains title pursuant to its remedies under the Mortgage, and any purchaser at a foreclosure sale, shall take title to such property free and clear of any claims for unpaid Maintenance Charges and other charges, and liens therefore, that accrued prior to such acquisition of title. Any such sale shall extinguish such liens, but the purchaser or Mortgagee who so acquires title shall be liable for charges and impositions accruing after the date of such sale.

10.3 Limitation of Enforcement Against Mortgagee. No violation of this Declaration by, or enforcement of this Declaration against, an Owner, including an action of foreclosure of any lien for unpaid Maintenance Charges, shall impair, defeat, eliminate or render invalid the lien of any Mortgage, but this Declaration shall, subject to Section 10.2, be enforceable against any Owner who has acquired its title by foreclosure, trustee's sale, voluntary conveyance of otherwise.

ARTICLE 11: CONSENT OF OWNERS

11.1 General. In furtherance of the long-term goal of harmonious management and operation of the Property, the procedure for obtaining the consent, approval or concurrence of one or more Persons under this Declaration shall be as set forth below. All requests or notices specified shall be sent in accordance with the notice provisions set forth in Section 13.1. Whenever the expiration of a specified time period falls on a Saturday, Sunday or holiday, the time period shall be deemed to expire on the first business day thereafter.

11.2 Consent of Owners.

(a) Whenever the consent, approval or concurrence (collectively, "consent") of one or more Owners (the "reviewing party") is required under this Declaration, the Person seeking such consent, approval or concurrence (the "requesting party") shall send a written request therefor to each reviewing party, setting forth all particulars of the matter to be considered, including copies of any and all pertinent documents and items, such as, for example, plans and specifications to be reviewed. Each reviewing party shall then have twenty (20) calendar days within which to provide the requesting party written notice that the reviewing party has either approved or disapproved of such matter, which approval shall not be unreasonably withheld or delayed. Any such disapproval shall include a written explanation in reasonable detail of the reviewing party's reasons for such disapproval. If a reviewing party who disapproves a matter fails to provide such written explanation within the twenty-day period, such party shall be deemed to have approved the matter. If approval or disapproval of any matter is not given within twenty (20) calendar days after receipt of a request for such consent, approval or concurrence, and all pertinent information with respect thereto, then the reviewing party failing to act within such time period shall be deemed to have approved or consented to such matter.

(b) Whenever the consent, approval or concurrence of the Owners is required under this Declaration, the unanimous consent, approval or concurrence of the Owners shall be required, unless otherwise expressly provided herein.

11.3 Voting of Owners. In the event that any Owner transfers or conveys all or any portion of its interest in its Parcel, or any portion of its Parcel, in such manner as to vest ownership of the Parcel or interest therein in more than one Person, then all Persons owning interests in such Parcel shall be jointly considered a single Owner and such Persons shall designate one of their number to act on behalf of all such Persons in the performance of the provisions of this Agreement. Any such designation shall be in writing, duly executed, verified and acknowledged by each such Person, shall be served upon the Manager and all other Owners in accordance with the notice provisions of this Agreement, shall contain a certificate that a copy thereof has been so served and shall be recorded in the office of the Recorder of Santa Clara County. In the absence of such written designation, the acts of the Owner whose interest is so divided with respect to the performance of the provisions of this Agreement shall be binding upon all Persons owning any interest in such Parcel, until such time as the written designation is properly served and recorded as provided by this Section 11.3, and whether or not such Owner retains any interest in the Parcel or Parcels in question.

ARTICLE 12: CONDEMNATION

12.1 Definitions.

(a) "Condemnation" means the taking or possession of all or any part of the Property under the power of eminent domain, or the voluntary sale (with the consent of any Owner and

any other Persons having an interest therein) of all or any part of the Property to any Person having the power Of eminent domain, provided that the Property or such part thereof is then under the threat of condemnation evidenced by notice of the same from a governmental agency having the power to do so.

(b) "Condemnation Date" means the earlier of the date when possession of the condemned property or any part thereof is taken by the condemning authority, or the date when title to the condemned property or any part thereof vests in the condemning authority.

12.2. Restoration Upon Condemnation. If any part of the Improvements on any Owner's Parcel is taken by condemnation, such Owner shall, subject to the rights of any Mortgagee, reconstruct such Improvements as nearly as possible to the condition as existed immediately prior to such taking, to the extent that proceeds available to the Owner from the condemnation award are adequate and the reconstruction is economically feasible in such Owner's reasonable judgment. Notwithstanding anything to the contrary contained in this Article, in no event shall any Owner be required to rebuild, replace or restore any Improvements beyond the extent it would be required to do so pursuant to Section 3.5.

12.3 No Termination of Easements and Licenses. Nothing contained in this Article shall affect the existence of the easements described under Article 4, except to the extent such easements burden the portion of land taken by condemnation.

12.4 Mortgagee Participation. Nothing contained in this Article shall be deemed to prohibit any Mortgagee or Occupant from participating in any eminent domain proceedings on behalf of or in conjunction with any Owner.

ARTICLE 13: MISCELLANEOUS

13.1 Notices. Any notice, request, demand, instruction or other document to be given hereunder or pursuant hereto to any Person shall be in writing and shall either be (a) personally delivered, delivered by facsimile transmission or delivered by reputable overnight courier service (in which event such notice shall be deemed given on the date of delivery), or (b) delivered by registered or certified mail, postage prepaid, return receipt requested (in which event such notice shall be deemed given three (3) days after the date of mailing), to such party at the last address listed with the other Owners. Notice of any change in address must be given to the other Owners in the manner provided above.

13.2 Exhibits. Each reference herein to an Exhibit refers to the applicable Exhibit attached to this Declaration. All such Exhibits constitute a part of this Declaration and by this Section are expressly made a part hereof.

13.3 Table of Contents and Captions. The captions of this Declaration are inserted only as a matter of convenience and for reference. They do not define, limit or describe the scope or intent of this Declaration and shall not affect the interpretation hereof.

13.4 Declaration for Exclusive Benefit of the Owners. Except for provisions expressly stated to be for the benefit of a Mortgagee or other Person, the provisions of this Declaration are for the exclusive benefit of the Owners and their successors and assigns, and not for the benefit of any third person, and this Declaration shall not be deemed to have conferred any rights upon any third person, including any Occupant or Permittee, except as otherwise expressly provided herein.

13.5 No Partnership, Joint Venture or Principal Agent Relationship. Neither anything in this Declaration nor any acts of the Owners shall be deemed by the Owners or by any third person to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between the Owners.

13.6 Rights, Privileges and Easements with Respect to Liens. Except as specifically provided to the contrary herein, the rights, privileges and easements of the Owners with respect to the other Owners and the Property shall in all events be superior and senior to any lien placed upon any portion of the Property and the Improvements, including the lien of any Mortgage. Any amendments or modifications of this Declaration, whenever made, shall be deemed superior and senior to any and all liens, including the lien of any Mortgage, the same as if such amendments or modifications had been executed concurrently herewith.

13.7 Successors. This Declaration shall be binding upon and shall inure to the benefit of the respective successors and assigns of the Owners.

13.8 Severability. If any provision of this Declaration is held to any extent to be invalid or unenforceable, the remainder of this Declaration (or the application of such provision to Persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this Declaration, unless specifically conditioned upon such invalid or unenforceable provision, shall be valid and enforceable to the fullest extent permitted by law.

13.9 Consent or Approval. Whenever the consent or approval of one or more of the Owners and/or the Manager is required pursuant to any provision of this Declaration, the Owner or Manager whose consent or approval is required shall not be entitled to unreasonably withhold or delay the giving of such consent or approval unless such provision states that such Owner or the Manager can give or withhold consent or approval in its discretion.

13.10 Governing Law. This Declaration shall be construed and governed in accordance with the laws of the State of California.

13.11 Release. If any Owner or other Person obligated to comply with any provision of this Declaration sells, transfers or otherwise conveys its portion of the Property, or any part thereof, such Owner or Person shall, as respects the property conveyed, be released from all liabilities and obligations arising hereunder from and after the date of transfer, and the obligations of this Declaration from and after the date of transfer shall be binding on such transferee. The transferring party shall remain liable for any obligation arising hereunder prior to the date of transfer to the extent of the value of such transferring party's interest in the property conveyed as of the time immediately preceding such transfer.

13.12 Dedication. Nothing contained herein shall be deemed to be a gift or dedication of any part of the Property to or for the general public or for any public purpose whatsoever, it being the intention of the parties that this Declaration shall be strictly limited to and for the purposes expressed herein. No Owner shall dedicate its portion of the Property or any part thereof for public purposes without the consent of the other Owners.

13.13 Arbitration. Upon the written request of the Manager or any Owner, any dispute, controversy or claim between or among such parties arising out of or in connection with this Declaration shall be submitted to mandatory binding arbitration in accordance with the commercial arbitration rules of the American Arbitration Association, which rules are deemed to be incorporated by reference herein, except where inconsistent with this Declaration. The place of arbitration shall be San Carlos, California. Unless the parties to such dispute agree to submit the matter to a single arbitrator, the arbitration panel (the "Arbitration Panel") shall consist of (3) arbitrators. The Arbitration Panel shall be appointed by the American Arbitration Association in accordance with its rules and procedures then in effect. Except as hereafter provided, each person selected to be a member of the Arbitration panel shall have at least five years' experience in the operation and management of first-class office or hotel complexes in the San Mateo County area. Any required initial deposit or other payments to the American Arbitration Association or to the Arbitration Panel shall be advanced in equal shares by all parties to the arbitration, with the final allocation thereof to be determined by the Arbitration Panel. Each party shall make available to the Arbitration Panel in a timely fashion all books, records and other information requested by the Arbitration Panel. The Arbitration Panel shall have the right to consult experts to assist it in making its determination, but any such consultation shall be made in the presence of both parties with full right on their part to cross-examine. The Arbitration Panel shall, prior to rendering its determination, afford each of the parties an opportunity, orally or in writing, as the Arbitration Panel may deem appropriate, to express its point of view as to the proper determination of such matters. The Arbitration Panel shall diligently pursue the determination of any dispute under consideration and shall render its decision within thirty (30) days after submission of the dispute to it. The parties agree that the decision of the Arbitration Panel shall be final and binding, shall not be subject to de novo judicial review, and may be enforced by any court of proper jurisdiction.

13.14 Attorneys Fees. In the event of any litigation or arbitration to interpret or enforce any provision of this Declaration or to protect or establish any right or remedy of a party hereunder, the prevailing party shall be entitled to an award of all legal fees and costs of

proceedings, including, without limitation, reasonable attorneys' fees, fees paid to arbitrators, witness fees and expenses and accounting fees incurred by such prevailing party in connection with such dispute.

13.15 Estoppel Certificate. Within ten (10) days after receipt of a written request from any other Owner, an Owner shall issue to the requesting Owner or to any Mortgagee or to any prospective purchaser or prospective Mortgagee specified by such requesting Owner, an estoppel certificate stating (a) whether the Owner to whom the request has been directed has actual knowledge of any default under this Declaration, and if there are known defaults, specifying the nature thereof; (b) whether the Owner has actual knowledge that the Declaration has been modified or amended in any way, and if it has, stating the nature thereof; and (c) whether to the Owner's actual knowledge this Declaration as of that date is in full force and effect.

13.16 Local Ordinances. All Owners and Occupants shall comply with all local ordinances, laws, rules and regulation.

13.17 Incorporation of Declaration. Any deed or other instrument evidencing conveyance of all or any portion of the Property, whether by fee, easement, leasehold interest or otherwise, shall be subject to the provisions of this Declaration. Any such instrument of conveyance shall be deemed to incorporate the provisions of this Declaration, regardless of whether such instrument makes reference hereto.

13.18 Taxes. Each Owner shall pay or cause to be paid directly when due all real and personal property taxes and other special taxes, assessments, fees, impositions and governmental charges of any kind or nature whatsoever that may be imposed, levied or assessed against or with respect to such Owner's Parcel, including, without limitation, any amounts levied or imposed with respect to that portion of the Outdoor Area located on such Owner's Parcel.

13.19 Nondisturbance. Notwithstanding anything to the contrary contained in this Declaration, no tenant occupying any portion of the Property pursuant to a lease shall be evicted from the premises by the Owners (in the Owners' capacity as parties or successors to this Declaration) in connection with the foreclosure of a lien for nonpayment of Maintenance Charges, so long as the tenant does not violate any of the terms and conditions of this Declaration and the Owner of such portion of the Property entered into the lease in good faith and prior to the recordation of any notice of assessment pursuant to Section 7.2. An Owner shall be deemed to have entered into a lease in good faith if the lease does not provide for more than one month's prepaid rent and is with a party that is not affiliated with such Owner. In the event of the foreclosure of a lien pursuant to Section 7.2, the successor to the Owner whose property is subject to the tenant's lease shall be obligated to permit the tenant to continue to occupy the premises on the terms and conditions of such lease, so long as the tenant performs all its obligations thereunder, including the payment of rent to the successor Owner. Notwithstanding anything to the contrary in this Declaration, any Owner shall be permitted to grant to any tenant of the Owner the right to enforce this Declaration against the other Owners;

provided, however, that by doing so the Owner shall be relieved of such right to the extent such tenant is permitted to act on behalf of the Owner.

MAYER, BROWN & PLATT 6-23-1997 13:46

PAGE 6/12

MBP-Chicago

IN WITNESS WHEREOF, the parties hereto have caused this Declaration to be executed as of the date set forth above.

MOZAD, L.P., a California limited partnership

By: [Signature]
Name: John Mozart
Title: Managing General Partner

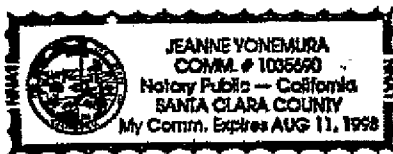
STATE OF CALIFORNIA)

COUNTY OF Santa Clara)

SS.

On June 23, 1997, before me, Jeanne Vonemura, a Notary Public, personally appeared John Mozart, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Jeanne Vonemura
Notary Public

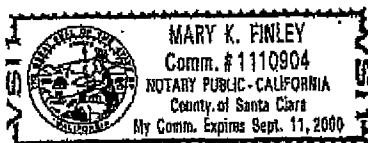
HOMESTEAD VILLAGE INCORPORATED

By: [Signature]
Name: STEVE TANCNEY
Title: VICE PRESIDENT

STATE OF CALIFORNIA)
) SS.
COUNTY OF ALAMEDA)

On JUNE 20, 1997, before me, MARY K. FINLEY, a Notary Public, personally appeared STEVE TANCNEY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
Notary Public

EXHIBITS

- A - Mozart Land
- B - Homestead Land
- C - Site Plan
- D - Maintenance Charges Allocation

Brian Kangas Foulk

Engineers • Surveyors • Planners

June 13, 1997

BKF Project No. 975001-50

Exhibit "A"
Mozad Parcel

PROPERTY DESCRIPTION OF APPROVED PARCEL 1 CONFIGURATION

ALL that real property situate in the City of San Carlos and the City of Redwood City, County of San Mateo, State of California, being a portion of Parcel I and Parcel II and being all of Parcel III, Parcel IV and Parcel V, as described in the Trustee's Deed from Seaside Financial Corporation to California Commerce Bank, recorded June 9, 1995, as Series Number 95059343, Official Records of San Mateo County, described as follows:

BEGINNING at the southwesterly corner of said Parcel II at the centerline of Industrial Way (80 feet wide); thence along the westerly line of said Parcel II North (the bearing North being used for the purpose of this description) 53.02 feet to a point distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way; thence leaving said westerly line of Parcel II parallel with and distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way South $48^{\circ}58'53''$ East 220.17 feet; thence leaving said parallel line North $48^{\circ}01'00''$ East 133.64 feet; thence North $41^{\circ}59'00''$ West 220.81 feet; thence North 78.95 feet; thence North $48^{\circ}01'00''$ East 132.19 feet; thence North $41^{\circ}59'00''$ West 170.00 feet; thence North $48^{\circ}01'00''$ East 41.50 feet; thence North $41^{\circ}59'00''$ West 49.07 feet to a point from which the radial center of a curve having a radius of 60.00 feet bears North $39^{\circ}21'02''$ West; thence southwesterly along said curve through a central angle of $21^{\circ}41'29''$, an arc distance of 22.72 feet; thence South $72^{\circ}20'27''$ West 33.28 feet to a tangent curve to the left having a radius of 70.00 feet; thence along said curve through a central angle of $72^{\circ}20'20''$, an arc distance of 88.38 feet to the westerly line of said Parcel I; thence along the perimeter of said Parcel I the following four (4) courses: 1) North 114.94 feet; 2) North $46^{\circ}30'48''$ East 126.81 feet; 3) South $41^{\circ}59'00''$ East 1187.08 feet; 4) South $89^{\circ}08'07''$ West 254.81 feet to the most easterly corner of said Parcel V; thence along the perimeter of said Parcel V the following two (2) courses: 1) South $46^{\circ}38'37''$ West 42.11 feet; 2) North $43^{\circ}21'23''$ West 38.58 feet to the most westerly corner thereof; thence along the southerly line of said Parcel I and Parcel III, South $89^{\circ}08'07''$ West 117.62 feet to the most easterly corner of said Parcel IV; thence along the perimeter of said Parcel IV the following two (2) courses: 1) South $46^{\circ}38'37''$ West 74.14 feet to a point from which the radial center of a curve having a radius of 3674.71 feet bears South $44^{\circ}16'34''$ West; 2) southwesterly along said curve through a central angle of $01^{\circ}06'45''$, an arc distance of 71.35 feet to the southerly line of

Exhibit "A"

Page 1 of 3

June 13, 1997

BKF Project No. 975001-50

said Parcel III; thence along said southerly line South $89^{\circ}08'07''$ West 56.06 feet to the most southwesterly corner of said Parcel III; thence along the southwesterly line of said Parcel III, Parcel I and Parcel II, North $48^{\circ}58'53''$ West 391.05 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING at a point in the northerly boundary line of the lands conveyed in that certain Grant Deed from Saul Witschner, et al., to Metal Machine Manufacturing, Inc., recorded October 3, 1958, in Book 3468 at Page 89 (80537-Q), Official Records of San Mateo County, distant thereon, North $89^{\circ}08'07''$ East (called North $89^{\circ}08'$ East in said Trustee's Deed recorded as Series Number 95059343) 105.49 feet from the most westerly corner of said lands; thence from said POINT OF BEGINNING, leaving said northerly boundary line, North $46^{\circ}38'37''$ East 86.73 feet; thence South $43^{\circ}21'23''$ East 79.45 feet to said northerly boundary line; thence along said last mentioned line, South $89^{\circ}08'07''$ West 117.62 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING at the most easterly corner of aforesaid Parcel 1 as said parcel is described in that certain Grant Deed from Robinwood Lane Corporation to Russell A. Margiotta and Deborah B. Margiotta, as Trustees under Declaration of Trust dated May 6, 1981, recorded August 17, 1984 as Series Number 84091556, Official Records of San Mateo County; thence southwesterly along the line common to said Parcel 1 (Series Number 84091556), and aforesaid Parcel I (Series Number 95059343), South $46^{\circ}30'48''$ West 15.04 feet to the POINT OF BEGINNING; thence leaving said common line, South $15^{\circ}03'06''$ East 44.56 feet to a tangent curve to the right having a radius of 45.00 feet; thence along said curve through a central angle of $84^{\circ}16'48''$, an arc distance of 66.19 feet; thence South $69^{\circ}13'42''$ West 40.72 feet to a tangent curve to the left having a radius of 50.00 feet; thence along said curve through a central angle of $33^{\circ}51'48''$, an arc distance of 29.55 feet; thence South $35^{\circ}21'54''$ West 7.01 feet to the westerly line of said Parcel I (Series Number 95059343); thence along said westerly line North 57.84 feet to said line common to said Parcel 1 (Series Number 84091556), and aforesaid Parcel I (Series Number 95059343); thence northeasterly along said common line, North $46^{\circ}30'48''$ East 111.77 feet to the POINT OF BEGINNING.

Exhibit "A"

Page 2 of 3

June 13, 1997
BKF Project No. 975001-50

The bearing "North" of the westerly line of said Parcel I as described in the Trustee's Deed from Seaside Financial Corporation to California Commerce Bank, recorded June 9, 1995, as Series Number 95059343, Official Records of San Mateo County, was taken as the Basis of Bearings for this description.

Containing a gross area of 6.983 acres, more or less, excluding the above described exceptions.

A plat showing the above described parcel is attached hereto and made a part hereof as Exhibit "C".

For BRIAN KANGAS FOULK:

Paul Kittredge
Paul Kittredge, P.L.S. No. 5790
License Expires June 30, 2000

Dated: 6/13/97



06/24/97 TUE 07:15 FAX 1 415 495 7587

EB&J

003

06/18/97 15:18

003/010

Brian Kangas Foulk

Engineers • Surveyors • Planners

June 18, 1997

BKF Project No. 975001-10

Exhibit "B"

Homestead Parcel

**PROPERTY DESCRIPTION
HOMESTEAD VILLAGE HOTEL
(NET AREA)**

All that real property situate in the City of San Carlos, County of San Mateo, State of California, being a portion of Parcel I and Parcel II as described in the Trustee's Deed from Seaside Financial Corporation to California Commerce Bank, recorded June 9, 1995, as Series Number 95059343, San Mateo County Records, described as follows:

COMMENCING at the southwesterly corner of said Parcel II at the centerline of Industrial Way (80 feet wide); thence along the westerly line of said Parcel II North (the bearing North being used for the purpose of this description) 53.02 feet to a point distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way, said point also being the POINT OF BEGINNING of this description; thence leaving said westerly line of Parcel II parallel with and distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way South 48°58'53" East 220.17 feet; thence leaving said parallel line North 48°01'00" East 133.64 feet; thence North 41°59'00" West 220.81 feet; thence North 78.95 feet; thence North 48°01'00" East 132.19 feet; thence North 41°59'00" West 170.00 feet; thence North 48°01'00" East 41.50 feet; thence North 41°59'00" West 49.07 feet to a point from which the radial center of a curve having a radius of 60.80 feet bears North 39°21'02" West; thence southwesterly along said curve through a central angle of 21°41'29", an arc distance of 22.72 feet; thence South 72°20'27" West 33.28 feet to a tangent curve to the left having a radius of 70.00 feet; thence along said curve through a central angle of 72°20'20", an arc distance of 88.38 feet to the westerly line of said Parcel I; thence along said westerly line of Parcel I and the westerly line of said Parcel II South 379.45 feet to the POINT OF BEGINNING. Containing a gross area of 2.018 acres, more or less.

EXCEPTING THEREFROM the following proposed road dedication to the City of San Carlos described as follows:

COMMENCING at the southwesterly corner of said Parcel I at the centerline of Industrial Way (80 feet wide); thence along the westerly line of said Parcel I North (the bearing North being used for the purpose of this description) 53.02 feet to a point distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way, said point also being the POINT OF BEGINNING of this description; thence leaving said westerly line of Parcel I parallel with and distant 40.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way South 48°58'53" East 220.17 feet; thence leaving said parallel line North

06/24/97 TUE 07:15 FAX 1 415 495 7587

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06/18/97 15:18

004/010

June 18, 1997
BKF Project No. 975001-10

48°01'00" East 49.14 feet; thence North 48°58'53" West 31.21 feet to a point from which the radial center of a curve having a radius of 98.00 feet bears North 18°44'08" West; thence southwesterly along said curve through a central angle of 23°36'42", an arc distance of 40.39 feet to a point distant 59.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way; thence leaving said curve along a non-tangent line parallel with and distant 59.00 feet northeasterly, measured at a right angle, from said centerline of Industrial Way North 48°58'53" West 184.61 feet to the westerly line of said Parcel II; thence along said westerly line of Parcel II South 25.18 feet to the POINT OF BEGINNING. Containing an area of 5,582. square feet, more or less.

Containing a gross area of 1.890 acres, more or less, excluding the above described exception.

The bearing "North" of the westerly line of said Parcel I as described in the Trustee's Deed from Seaside Financial Corporation to California Commerce Bank, recorded June 9, 1995, as Series Number 95059343, Official Records of San Mateo County, was taken as the Basis of Bearings for this description.

This property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act, and shall not be utilized in any conveyance which may violate the Subdivision Map Act of the State of California or local ordinances.

For BRIAN KANGAS FOULK:

Paul Kittredge
Paul Kittredge, P.L.S. No. 5790
License Expires June 30, 2000

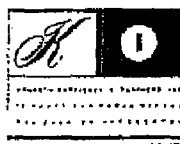
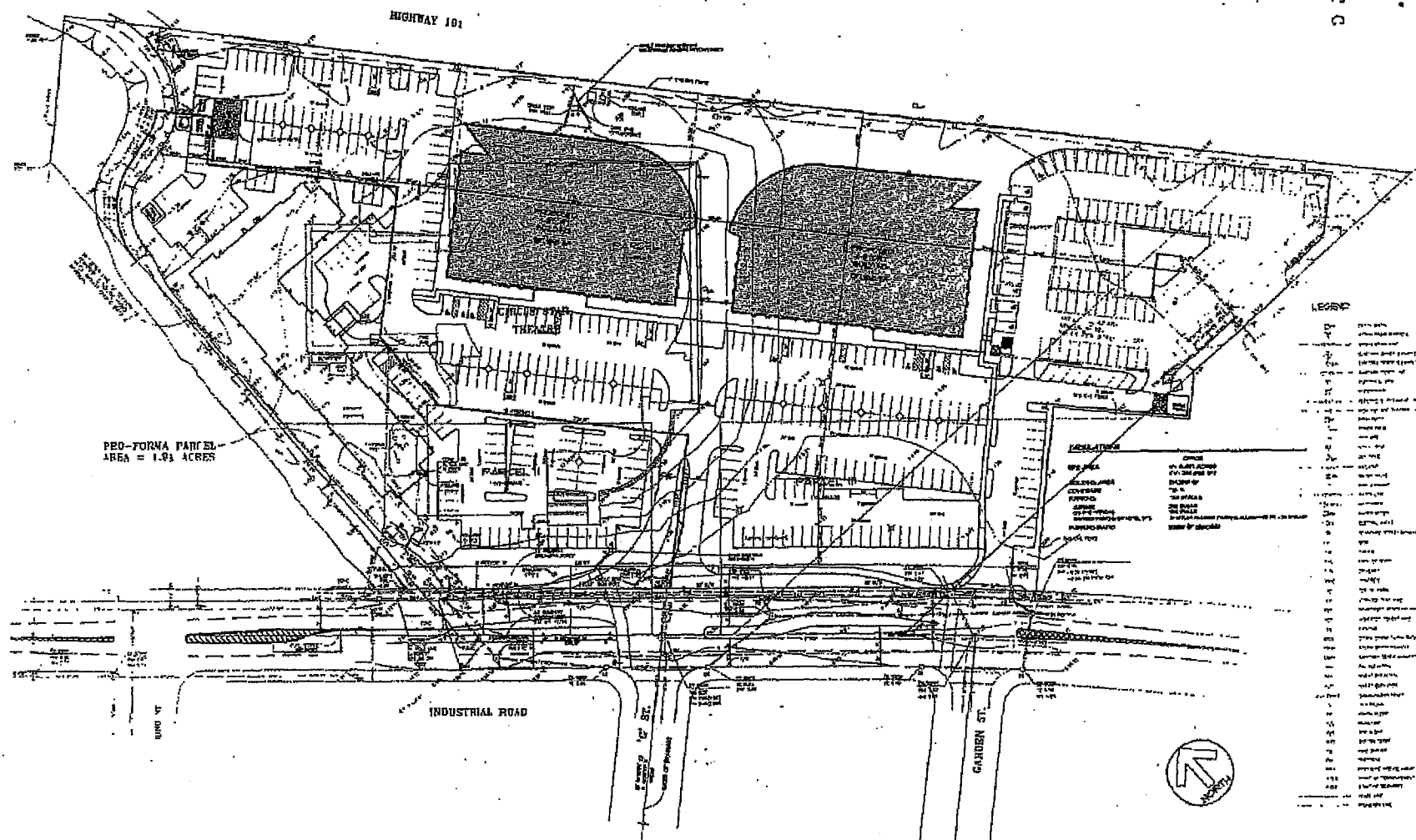


Dated: 6/18/97

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Exhibit "A"
Page 2 of 2

EXHIBIT C



CIRCLE STAR OFFICE / HOTEL COMPLEX

MASTER SITE PLAN — SCENARIO 3
 SAN CARLOS, CALIFORNIA
 THE MOZART DEVELOPMENT COMPANY



Exhibit D
Maintenance Charges Allocation

Landscaping

Cost allocated based on the landscaped area on each parcel including the offsite area adjacent to each Parcel.

Paved Area/Electroler Maintenance

Cost allocated based on paved area and electrolers on each Parcel.

Traffic Signal Maintenance Cost

Cost allocated based on parking spaces located on each Parcel.

Sanitary Sewer Pump Maintenance

Cost allocated based on fixture unit counts.

Management Fee

Cost allocated based on each Owner's actual reimbursement of manager.

Adopt-A-Highway Program

Cost allocated based on each Parcel's acreage.

Miscellaneous

Cost allocated based on each Parcel's acreage.

Office Plaza and Fountain

Cost allocated exclusively to office owners.

Entryway Sign

Per acreage for structure; each Owner is responsible for the signage on its portion of the sign.

Parking/Traffic Signage

Each Owner is responsible for the cost of signage on its Parcel.

ACKNOWLEDGEMENT AND ACCEPTANCE

2500 W.L.B., Inc. hereby acknowledges and accepts the rights and obligations of the Circle Star Sign Operator with respect to the Circle Star sign as set forth in the Declaration of Covenants, Conditions and Restrictions dated as of June 24, 1997 by and between Mozart-Wilson Ventures, Inc. and Homestead Village Incorporated.

Executed as of June 24, 1997

2500 W.L.B., Inc.

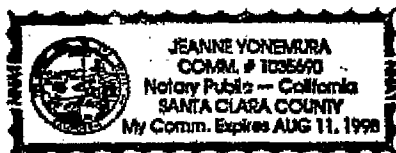
By: _____

John Mozart
Its: President

STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss.

On June 23, 1997, before me, Jeanne Yonemura, Notary Public
(here insert name and title of the officer), personally
appeared Jaba Mozart, personally known to me
~~(or proved to me on the basis of satisfactory evidence)~~
to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.



Jeanne Yonemura
Notary Public

CERTIFIED TO BE A TRUE AND CORRECT

COPY OF THE ORIGINAL *First Amendment*
~~CERTIFICATE OF TITLE~~ TITLE CO.

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

This Declaration of Covenants, Conditions and Restriction (the "Declaration") is made as of the 24th day of June, 1997, by and between MOZAD, L.P., a California limited partnership ("Mozart"), and HOMESTEAD VILLAGE INCORPORATED, a Maryland corporation (the "Homestead" and, collectively with Mozart, the "Declarant").

RECITALS:

- A. Mozart is the owner of certain real property located in San Mateo County, California, consisting of 6.43 acres of useable land, and legally described in Exhibit A attached hereto ("Mozart Land").
- B. Homestead is the owner of certain real property located in San Mateo County, California, consisting of 1.91 acres of useable land, and legally described in Exhibit B attached hereto (the "Homestead Land") and, together with the Mozart Land, the "Property").
- C. The parties hereto wish to grant to each various easements for the mutual benefit of the parties and the development of the Property on the terms and conditions set forth herein.
- D. Mozart intends to develop the Mozart Land as a first-class office complex. Mozart may then subdivide the Mozart Land. Homestead intends to develop the Homestead Land as a first-class, extended-stay hotel.

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied and improved subject to the covenants, conditions, restrictions and limitations hereinafter set forth, all of which are declared to be in furtherance of a plan for the development of the Property as a first-class office and extended-stay hotel complex and the subsequent lease or sale of the Property, or any part thereof, and are established for the purpose of enhancing and protecting the value, desirability

Deborah Nelson

From: Steve Alms [SAlms@co.sanmateo.ca.us]
Sent: Monday, February 14, 2011 9:19 AM
To: Deborah Nelson; Judith Holiber
Cc: Greg Rubens (City Attorney Ofc)
Subject: Re: Square footage for Circle Star Way One and Two

The office buildings are a total of approximately 208,000 square feet.

>>> "Deborah Nelson" <DNelson@cityofsancarlos.org> 2/14/2011 9:05 AM >>>

Thank you for your letter dated February 10, 2011 regarding the County's intended use of One and Two Circle Star Way.

That letter reports that the square footage of the facility to be utilized by the County as 2,800 square feet. City records indicate that this facility was approved by the City Council for 214,200 square feet.

We are researching building permit files to determine as built dimensions.

Can you please advise us if the February 10, 2011 letter is in error.

Thank you,

Deborah Nelson

Save Paper.

Think before you print.



CITY OF SAN CARLOS

AGENDA CATEGORY:

BUSINESS SESSION: _____

CONSENT CALENDAR: _____

PUBLIC HEARING: _____

STUDY SESSION: _____

COUNCIL MEETING DATE: February 11, 2013

ITEM TITLE: Waive Government Code Section 25351 60-Day Notice Requirement to Allow the County of San Mateo to Proceed with a Lease of Real Property at One Circle Star Plaza (APN 046-240-180).

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution to waiving the 60-day notice requirement as outlined in Government Code Section 25351 to allow the County of San Mateo to proceed with a lease agreement for the property otherwise known as Building One, and located at One Circle Star Plaza (APN: 046-240-180) in the City of San Carlos.

FISCAL IMPLICATIONS:

Preliminary estimates from the Building Division conclude that upon execution of a lease agreement and subsequent investment of an estimated \$15 million in tenant improvements, the City would receive an estimated \$100,000 in revenues from building fees.

ANALYSIS:

Request

The County of San Mateo is requesting the City of San Carlos to waive the required 60-day notice as set forth in Government Code Section 25351 which states that when a county decides to enter in a lease of an existing building within incorporated territory of a city, they must notify the city clerk in writing at least 60 days prior to entering in a lease. Government Code Section 25351 further specifies that the 60-day notice requirement may be waived if the city council agrees, by resolution.

The County of San Mateo is processing a lease agreement with an undisclosed tenant to occupy Building One located at Circle Star Plaza in the City of San Carlos. The undisclosed tenant will occupy the entire 104,000 sq. ft. building with office and research oriented uses and would invest approximately \$15 million in tenant improvements. The County is set to present the lease to the Board of Supervisors on March 12, 2013.

General Plan Land Use Consistency

The General Plan Land Use designation is General Commercial Industrial, which allows all retail, service, office, research and development and industrial uses and is intended to offer maximum flexibility to allow the market to determine the mix of non-residential uses. The proposed use would conform to the General Plan.

ALTERNATIVES:

1. Adopt a Resolution waiving the 60-day notice requirement as outlined in Government Code Section 25351 to allow the County of San Mateo to proceed with a lease agreement for the property otherwise known as Building One, and located at One Circle Star Plaza (APN: 046-240-180) in the City of San Carlos; or
2. Do not adopt a Resolution waiving the 60-day notice requirement as outlined in Government Code Section 25351 to allow the County of San Mateo to proceed with a lease agreement for the property otherwise known as Building One, and located at One Circle Star Plaza (APN: 046-240-180) in the City of San Carlos; or
3. Provide staff with alternative direction.

Respectfully submitted,

Lisa Porras, AICP
Principal Planner

Al Savay, AICP
Community Development Director

Approved for submission by:

Jeff Maltbie, City Manager

Attachments:

1. Resolution of the City Council Waiving the Notice of the County of San Mateo's Lease of Real Property at One Circle Star Plaza in the City of San Carlos
2. County of San Mateo Letter, dated January 30, 2013

RESOLUTION NO. 2013-

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
WAIVING THE 60-DAY GOVERNMENT CODE NOTIFICATION REQUIREMENT
REQUESTED BY COUNTY OF SAN MATEO FOR LEASE OF EXISTING BUILDING AT ONE
CIRCLE STAR PLAZA, SAN CARLOS**

WHEREAS, California Government Code Section 25351, subd. (b) provides that whenever the board of supervisors of a county decides to enter into a lease of an existing building within the incorporated territory of a city, the board shall notify in writing, at least 60 days prior to going to bid or entering into the lease, the city clerk of the city where the building is to be constructed, expanded, or leased, and

WHEREAS, California Government Code Section 25351, subd. (d) provides that the 60-day notification requirements imposed by subdivisions (b) and (c) may be waived if the City Council consents, by resolution, thereto.

RESOLVED, by the City Council of the City of San Carlos that the City Council hereby waives the County of San Mateo's 60-day notification requirement for entering into a lease at One Circle Star Plaza, San Carlos, CA.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Carlos at a regular meeting thereof held on the 11th day of February 2013 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

City Clerk of the City of San Carlos

APPROVED:

MAYOR of the City of San Carlos

County Manager's Office



COUNTY OF SAN MATEO

COUNTY GOVERNMENT CENTER • REDWOOD CITY • CALIFORNIA 94063-1655
WEB PAGE ADDRESS: <http://www.co.sanmateo.ca.us>

BOARD OF SUPERVISORS
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ADRIENNE TISSIER

JOHN L. MALTBIE
ACTING COUNTY MANAGER/
CLERK OF THE BOARD

(650) 363-4123
(650) 363-1916 FAX

January 30, 2013

RE: County Lease
Circle Star Plaza

Christine Boland
City Clerk
City of San Carlos
600 Elm Street
San Carlos CA 94070

Dear Ms. Boland:

Pursuant to California Government Code §25351, please be advised that the County of San Mateo is planning to enter into a lease for office space at One Circle Star Plaza in San Carlos. The premises will be used for office space and we expect the lease to be presented to the Board of Supervisors March 12, 2013.

Section 25351 provides that the 60-day notification requirements may be waived if the city council consents, by resolution, thereto. The County hereby requests that the City Council adopt a resolution waiving the 60-day notification requirement. The City's cooperation in granting this request will enable the tenant to occupy the above location. We have enclosed for your convenience a form of resolution waiving notice that you may wish to present to your City Council. If and when your City Council adopts the enclosed resolution, please return a signed and dated copy for our records.

Thank you for your cooperation in this matter. If you have any questions, please contact me at (650) 363-7814 or amoulton@smcgov.org

Very truly yours,

A handwritten signature in black ink, appearing to read "Alycia Moulton".

Alycia Moulton

Real Property Services

cc: Deborah Nelson, Planning Manager, City of San Carlos

Eugene Whitlock, Deputy County Counsel



CITY OF SAN CARLOS

AGENDA CATEGORY:

BUSINESS SESSION: _____

CONSENT CALENDAR: _____

PUBLIC HEARING: _____

STUDY SESSION: _____

COUNCIL MEETING DATE: July 8, 2013

ITEM TITLE: Adopt a Resolution to Waive Government Code Section 25351 60-Day Notice Requirement to Allow the County of San Mateo to Proceed with a Lease of Real Property at Two Circle Star Plaza (APN 046-240-180).

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution to waiving the 60-day notice requirement as outlined in Government Code Section 25351 to allow the County of San Mateo to proceed with a lease agreement for the property otherwise known as Building Two, and located at Two Circle Star Plaza (APN: 046-240-180) in the City of San Carlos.

FISCAL IMPLICATIONS:

There is no direct fiscal impact associated with this request. However, the County of San Mateo has stated the lessee will require substantial tenant improvements that would be up to and may exceed 1.5 million dollars.

ANALYSIS:

Request

The County of San Mateo is requesting the City of San Carlos to waive the required 60-day notice as set forth in Government Code Section 25351 which states that when a county decides to enter in a lease of an existing building within incorporated territory of a city, they must notify the city clerk in writing at least 60 days prior to entering in a lease. Government Code Section 25351 further specifies that the 60-day notice requirement may be waived if the city council agrees, by resolution.

The County of San Mateo is processing a lease agreement with an undisclosed tenant to occupy Building Two located at Circle Star Plaza in the City of San Carlos. The undisclosed tenant will occupy 78,089 square feet in Building Two for commercial office uses and would invest in tenant improvements. The County is set to present the lease to the Board of Supervisors on July 23, 2013.

General Plan Land Use Consistency

The General Plan Land Use designation is General Commercial Industrial, which allows all retail, service, office, research and development and industrial uses and is intended to offer maximum flexibility to allow the market to determine the mix of non-residential uses. Complete details of the use and tenant will be known at the initial time of Building Permit requests.

ALTERNATIVES:

1. Adopt a Resolution waiving the 60-day notice requirement as outlined in Government Code Section 25351 to allow the County of San Mateo to proceed with a lease agreement for the property otherwise known as Building Two, and located at Two Circle Star Plaza (APN: 046-240-180) in the City of San Carlos; or
2. Do not adopt a Resolution waiving the 60-day notice requirement as outlined in Government Code Section 25351 to allow the County of San Mateo to proceed with a lease agreement for the property otherwise known as Building Two, and located at Two Circle Star Plaza (APN: 046-240-180) in the City of San Carlos; or
3. Provide staff with alternative direction.

Respectfully submitted,

Lisa Porras, AICP
Principal Planner

Al Savay, AICP
Community Development Director

Approved for submission by:

Jeff Maltbie, City Manager

Attachments:

1. County of San Mateo Letter, dated June 20, 2013

RESOLUTION NO. 2013-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
WAIVING THE 60-DAY GOVERNMENT CODE NOTIFICATION REQUIREMENT
REQUESTED BY COUNTY OF SAN MATEO FOR LEASE OF EXISTING BUILDING AT TWO
CIRCLE STAR PLAZA, SAN CARLOS**

WHEREAS, California Government Code Section 25351, subd. (b) provides that whenever the board of supervisors of a county decides to enter into a lease of an existing building within the incorporated territory of a city, the board shall notify in writing, at least 60 days prior to going to bid or entering into the lease, the city clerk of the city where the building is to be constructed, expanded, or leased, and

WHEREAS, California Government Code Section 25351, subd. (d) provides that the 60-day notification requirements imposed by subdivisions (b) and (c) may be waived if the City Council consents, by resolution, thereto.

RESOLVED, by the City Council of the City of San Carlos that the City Council hereby waives the County of San Mateo's 60-day notification requirement for entering into a lease at Two Circle Star Plaza, San Carlos, CA.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Carlos at a regular meeting thereof held on the 9th day of July 2013 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

Acting City Clerk of the City of San Carlos

APPROVED:

MAYOR of the City of San Carlos

County Manager's Office
Real Property



COUNTY OF SAN MATEO

COUNTY GOVERNMENT CENTER • 455 COUNTY CENTER, 4TH FLOOR • REDWOOD CITY • CALIFORNIA 94063-1663
WEB PAGE ADDRESS: www.smcgov.org (650) 599-1388 • FAX: (650) 363-4832

BOARD OF SUPERVISORS
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ADRIENNE J. TISSIER

JOHN C. MALTBIE
COUNTY MANAGER
CLERK OF THE BOARD

June 20, 2013

RE: County Lease
Circle Star Plaza

Crystal Mui
City Clerk
City of San Carlos
600 Elm Street
San Carlos CA 94070

Dear Ms. Mui:

Pursuant to California Government Code §25351, please be advised that the County of San Mateo is planning to enter into a lease for office space at Two Circle Star Plaza in San Carlos with the parking garage being located within the incorporated territory of Redwood City. The premises will be used for office space and we expect the lease to be presented to the Board of Supervisors July 9, 2013.

Section 25351 provides that the 60-day notification requirements may be waived if the city council consents, by resolution, thereto. The County hereby requests that the City Council adopt a resolution waiving the 60-day notification requirement. The City's cooperation in granting this request will enable the tenant to occupy the above location. We have enclosed for your convenience a form of resolution waiving notice that you may wish to present to your City Council. If and when your City Council adopts the enclosed resolution, please return a signed and dated copy for our records.

Thank you for your cooperation in this matter. If you have any questions, please contact me at (650) 363-7814 or amoulton@smcgov.org

Very truly yours,

A handwritten signature in cursive script, appearing to read "Alycia Moulton".

Alycia Moulton

Real Property Services

cc: Deborah Nelson, Planning Manager, City of San Carlos

Lee Thompson, Chief Deputy County Counsel

**RESOLUTION WAIVING NOTICE OF THE COUNTY OF SAN MATEO'S
LEASE OF REAL PROPERTY**

WHEREAS, California Government Code § 25351, subd. (b), provides that whenever the board of supervisors of a county decides to enter into a lease of an existing building within the incorporated territory of a city, the board shall notify in writing, at least 60 days prior to going to bid or entering into a lease, the city clerk of the city where the building is to be constructed, expanded, or leased, and

WHEREAS, California Government Code § 25351, subd. (d), provides that the 60-day notification requirements imposed by subdivisions (b) and (c) may be waived if the city council consents, by resolution, thereto, and

WHEREAS, the County of San Mateo has notified the city clerk that the County plans to enter into a lease for the premises located at Two Circle Star Plaza, which lease would provide that the premises are to be used as office space, and

WHEREAS, the County of San Mateo has requested that the City waive the 60-day notification requirement, and this City Council has considered said request and wishes to comply and to waive the 60-day notice.

NOW THEREFORE IT IS RESOLVED AND DETERMINED THAT pursuant to Government Code § 25351, subd. (d), Redwood City hereby waives the 60-day notice requirement for the County of San Mateo's proposed lease of the premises located at Two Circle Star Plaza, San Carlos, inclusive of the parking garage located in Redwood City.

PLANNING COMMISSION
ANGELA HARPER-PEDERSEN, CHAIR
DAVID SILBERMAN, VICE-CHAIR
JESSE GUTIERREZ
SCOT MARSTERS
SHANNON BERGMAN



PLANNING DIVISION
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070
TELEPHONE (650) 802-4263
FAX (650) 595-6763

STAFF REPORT

Date: January 30, 2014
Meeting Date: February 3, 2014

TO: Planning Commission

FROM: Planning Division

PREPARED BY: Gavin Moynahan, Assistant Planner *GM*
(650) 802-4267, gmoynahan@cityofsancarlos.org

REVIEWED BY: Lisa Porras, AICP, Principal Planner *LP*

SUBJECT: 1 Circle Star Way (APN: 046-240-180) – Consideration of Design Review approval of two freeway-oriented signs (wall mounted, internally illuminated) for Sprint and SoftBank.

SUMMARY

The applicant, Terry Long of Ad Art Incorporated, requests Design Review approval per San Carlos Municipal Code (SCMC) Sections 18.22.050(C)(2) and 18.22.050(D) of wall signs for Sprint and SoftBank.

BACKGROUND

Site Description

The property at 1 Circle Star Way is located at the south end of San Carlos, immediately west of Highway 101. The zoning of the property is PD, Planned Development, subject to the provisions contained within Ordinance 1230. The General Plan land use designation is General Commercial/Industrial.

Project Description

The applicant proposes to install two internally illuminated signs composed of individually lit channel letters featuring the SoftBank logo on the



southern building site and the Sprint logo on the northern building site. Both signs are proposed for the east facing sides of the buildings (oriented toward US 101). The signs will be composed of approximately 151.35 square-feet of area, including the logos and the lettering.

The proposed Sprint sign is approximately 5' 7.62" in height and 13' 5" in width, including both the logo (4' 7" by 5' 7.62") and the lettering (2' 7" by 8' 10") for a total of 48.7 square-feet. The letters will be white acrylic; the logo will be constructed of yellow acrylic—both with face-lit LEDs. The wall sign will be placed about 40' feet from grade to the top of the sign and it will be flush with the wall.

The proposed SoftBank sign is approximately 6' 1.75" in height and 27' 4.5" in width, including both the logo (5' 5.25" by 4') and the lettering (20' 3.5" by 4') for a total of 102.65 square-feet. The letters and logo will be white acrylic—both featuring face-lit LEDs. The wall sign will be placed about 40' feet from grade to the top of the sign and it will be flush with the building wall.

ANALYSIS

Design Review

As required by SCMC Section 18.22.050(C)(2), Design Review is required for all signs visible from Highway 101, signs exceeding 25 feet as measured from grade to the top of the sign, and signage for planned communities. As the proposed wall sign fits these three criteria, Design Review by the Planning Commission is required.

The project site at 1 Circle Star Way is located within a Planned Development zoning district, governed by the provisions within Ordinance 1230. This Ordinance states that the total signage for the site shall not exceed 2,519 square-feet in area. Calculations for the existing and proposed signage are illustrated below.

Sign area permitted according to Ordinance #1230	Existing Signage	Proposed Signage for Softbank	Proposed Signage for Sprint	Total request for signage
2,519 s.f. total for development	0	102.65 s.f.	48.7 s.f.	151.35 s.f.

The cumulative amount of signage is below the maximum permitted in accordance with Ordinance 1230.

Purpose & Intent

Staff finds the proposed signage to be consistent with the relevant purposes of the Sign Ordinance as described below per SCMC Sec. 18.22.010(C):

2. To implement the sign-related goals, strategies and policies of the General Plan;
4. To preserve and enhance the aesthetic and environmental values of the community, while at the same time providing adequate channels of communication to the public;
6. To preserve and improve the appearance of the City as a place in which to live and to work and as an attraction to nonresidents who come to visit or trade; and

12. To promote the public health, safety and general welfare.

General Plan Consistency

Additionally, the General Plan contains Land Use Policies to ensure excellence in all development design. Specifically, Police LU-8.16 states:

“Require high quality signage through design, use of materials and colors compatible with and complementary to the architectural character of the building(s) and surrounding.”

Findings for Approval

In order to grant Design Review Approval of a wall sign, the Planning Commission must make the following four findings when considering the application, pursuant to Section 18.22.050(D) of the Sign Ordinance:

1. *That the proposal is consistent with the San Carlos General Plan and Title 18, Zoning, of the San Carlos Municipal Code.*

Basis for Finding: The proposal is consistent with the General Plan policy (LU-8.16) that requires high quality signage through design, use of materials, and colors compatible with and complementary to the architectural character of the building. The wall sign is consistent with the requirements of Chapter 18.22 of the SCMC pertaining to placement and design guidelines, and is also compliant with the requirements of Ordinance 1230.

2. *That the design of the proposal is appropriate to the City, the neighborhood and the lot in which it is proposed.*

Basis for Finding: The design of the proposal is proportionate for a building of this size, scale and exhibits a design appropriate to the architecture.

3. *That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities.*

Basis for Finding: The proposal is compatible with the similar buildings located along the freeway corridor and also with the proportions and architectural style of the buildings.

4. *That the design of the proposal is consistent with the design guidelines, where the property is located within the design guidelines study area.*

Basis for Finding: Staff finds the details of the proposed signage, including materials, square footage, and placement of the signage is consistent with the design guidelines of Chapter 18.22 of the SCMC and of Ordinance 1230, which regulates overall signage square footage permitted for the development.

ENVIRONMENTAL DETERMINATION

This project has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 (minor exterior alterations).

RECOMMENDATION

It is recommended that the Planning Commission approve the request for Design Review approval of two internally illuminated wall signs of approximately 48.7 square-feet for Sprint and 102.65 square-feet for SoftBank for a total of 151.35 square-feet of sign area.

MOTION

I move that the Planning Commission approve the request for Design Review approval of approximately 48.7 square-feet for Sprint and 102.65 square-feet for SoftBank for a total of 151.35 square-feet of sign area at 1 Circle Star, based on the required findings and for the reasons as outlined in the Staff Report.

Attachments:

1. Draft Code Compliance Certificate
2. Public Notice
3. Ordinance 1230
4. Sign Plans

CODE COMPLIANCE CERTIFICATE

THIS IS TO CERTIFY THAT the application for Terry Long of Ad Art Incorporated for Design Review approval to allow the installation of two wall signs of approximately 151.35 square-feet of sign area for the building at 1 Circle Star Way (Assessor's Parcel Number 046-240-180) in the City of San Carlos has been approved by the Planning Commission, serving as the Design Review Committee, on February 3, 2014, subject to the following conditions:

1. The signage shall maintain the colors, materials, and dimensions as submitted to the Planning Division on January 13, 2014 within the four plan sheets prepared by GNU Group.
2. The signage shall be maintained in proper repair by the owner and/or possessor of such signs and the owner of the property on which the signs are located.
3. Changing or altering the signs from the original design shall require minor review from the Planning Division.
4. The City may stop work on this project or any of its construction-related activities if any of these activities violate project conditions of approval, or any part of the San Carlos Municipal Code.
5. The proposed signage shall demonstrate compliance with all applicable portions of Chapter 18.22 of the San Carlos Municipal Code.
6. A building permit shall be obtained prior to installation of the signs from the Building Division.
7. Any construction and electrical conduit connections shall be screened such that they are not visible from public view.
8. Any additional signage other than that referenced herewith shall require review and approval by the Planning Division.
9. No light, or combination of lights, or activity shall cast light exceeding one foot-candle onto a public street, with the illumination level measured at the centerline of the street pursuant to Sec. 18.15.070 of the San Carlos Municipal Code.

Lisa Porras, AICP
City of San Carlos
Principal Planner

Effective Date: _____

CITY HALL
600 ELM STREET
SAN CARLOS CA 94070-3085



PLANNING DIVISION
TELEPHONE (650) 802-4263
FAX (650) 595-6763
WEB: <http://www.cityofsancarlos.org>

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT the San Carlos Planning Commission will hold a public hearing in City Council Chambers, City Hall, 600 Elm St., San Carlos, on **Monday, February 3, 2014** at 7:00 p.m. for the purpose of hearing and considering all comments of all persons interested in or concerned with the application of Ad Art Inc. for consideration of **DESIGN REVIEW APPROVAL** for wall signs visible from Highway 101, exceeding 25 feet as measured from grade to the top of the sign, and signage for planned communities at 1 Circle Star Way (APN: 046-240-180) pursuant to Chapters 18.22 and 18.27 of the San Carlos Municipal Code and the provisions within Ordinance 1230.

This project has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311, Class 11 (on premise signs).

The applicant's submittal materials are available for public review at the San Carlos Planning Division. The Staff Report will be available for viewing and/or for purchase at \$1.00 per page at the San Carlos Planning Division's temporary location: 610 Elm Street, Suite 206 (second floor of the Library building), San Carlos, California beginning January 30, 2014, up to the day of the meeting. The project planner is Gavin Moynahan, (650) 802-4267, E-mail at gmoynahan@cityofsancarlos.org.

All persons interested in the above are hereby invited to attend this Public Hearing and be heard. If you challenge this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Lisa Porras, AICP
Principal Planner

Mailing date: January 23, 2013
Publication date: January 24, 2013

046230070
1700 Industrial Llc
865 Laurel St
San Carlos, CA 94070-

052124010
1800 Rc Partners Llc
311 South Ellsworth Ave
San Mateo, CA 94401-

052102120
Abdelshahid Zaher Z & Gehan H
4 Garden St
Redwood City, CA 94063--1050

052103090
Airgas-Northern Ca & Nevada Inc
3737 Worsham Ave
Long Beach, CA 90808-

052101100
Alberts Llc
1710 Industrial Rd
San Carlos, CA 94070--4115

046240150
Bre/Hv Properties Llc
Po Box 49550
Charlotte, NC 28277--9550

052103170
County Of San Mateo
455 County Center 4th Fl
Redwood City, CA 94063-

052102110
Dababo Abul Aziz
358 G St
Redwood City, CA 94063--1048

052103180
Dababo Ahmad Tr
1850 Industrial Way
Redwood City, CA 94063--1105

052103080
Dababo Isam
1850 Industrial Way
Redwood City, CA 94063--1105

052103040
Dematteis Properties Llc
840 Cambell Ave
Los Altos, CA 94024-

052102290
Dempsey Kimberly
9 Garden Street
Redwood City, CA 94063-

046240140
Eci Two San Carlos Llc
1301 Shoreway Rd Suite 250
Belmont, CA 94002-

052101090
Francesconi Marc
351 G St
Redwood City, CA 94063--1047

052101110
Karas Katie Stormyann Tr
359 G St
Redwood City, CA 94063--1047

046240040
Kiwa Associates Llc
260 Medio Ave
Half Moon Bay, CA 94019-

052102130
Luna Marcelene
10 Garden St
Redwood City, CA 94063--1050

046240020
Margiotta Russell A & D B Trs
220 Laning Dr
Woodside, CA 94062--3556

052102280
Moniz Carol J Tr
15 Garden St
Redwood City, CA 94063--1049

052102090
Mora Socorro
344 G St
Redwood City, CA 94063--1048

052101080
Nelson Lucretia M
345 G St
Redwood City, CA 94063--1047

052102150
Pereur Charles M & Edith
20 Garden St
Redwood City, CA 94063--1050

052102300
Sandoval Altagracia
3 Garden St
Redwood City, CA 94063--1049

052102310
Santamaria Gladys M
4 Flower St
Redwood City, CA 94063--1042

046240050
Schmalz Stephen L & Tamela L
1701 Industrial Rd
San Carlos, CA 94070--4114

052102140
Smith James E Iv
16 Garden St
Redwood City, CA 94063--1050

052101070
Takla Antoine M
339 G St
Redwood City, CA 94063--1047

052102100
Volkman Teryn Rose
350 G St
Redwood City, CA 94063--1048

046240030
Volpe M Susan Tr Et Al
100 Harbor Blvd
Belmont, CA 94002-

052102080
Werter Deborah E Tr
338 G St
Redwood City, CA 94063--1048

ORDINANCE NO 1230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
ADOPTING A PLAN OF DEVELOPMENT FOR PROPERTY LOCATED AT 1717 INDUSTRIAL ROAD
FOR CONSTRUCTION OF TWO FOUR STORY OFFICE BUILDINGS AND 116 ROOM HOTEL

The City Council of the City of San Carlos does order as follows

SECTION 1 That Section 18 16 020 of the San Carlos Ordinance Code and being the Zoning Map of said City is hereby amended by the adoption of a Plan of Development in accordance with the Planned Community Zoning Regulations for 1717 Industrial Road Said Plans of Development consist of Master Plan by Kenneth Rodrigues Partners and David gates Associates (submitted March 28 1997 with revisions and updates to implement conditions of approval) and plans for Homestead Village by Togawa and Smith Inc (submitted February 11 1997 with revisions and updates to implement conditions of approval) and the development shall be substantially in compliance with those plans

SECTION 2 That the City Council hereby adopts the Development Standards applicable to said property which consist of

- 1 Setbacks shall be a minimum of 25 from the top of the creek bank and 10 from the south side property line 10 from the rear property line and 100 from Industrial Road for the office buildings and 50 from the front property line for the hotel Height shall be limited to no more than 70 (four stories plus penthouse) lot coverage (building footprint) not to exceed 35% for buildings
- 2 Compliance shall be maintained with the Planned Community Zoning Regulations specified in the San Carlos Municipal Code A Conditional Use Permit and Architectural Review shall be completed prior to submittal of building permits
- 3 The proposed development shall secure and keep active the first building permit for one of the three proposed structures no later than two (2) years from the effective adoption date of this Plan of Development If the building permit is not secured and kept active this Ordinance shall expire but shall be subject to the provisions and requirements of the Development Agreement
- 4 Due to the shared driveway and access for the project frontage improvements and street improvements shall be completed by Mozart Development (pursuant to purchase agreement with Homestead Village) and full access and parking shall be provided for whichever building is completed first prior to issuance of an occupancy permit for that building
- 5 The project construction frontage improvements and site improvements shall comply with all requirements of the Building Department Public Works Department Fire Department and Police Department Fire Department access to the site and building shall be maintained at all times
- 6 The signage for both tenants shall not exceed 2 519 square feet (total allowed by Circle Star under their variance) with configuration as discussed in the staff report The project shall have a monument sign on Industrial Road of uniform design shared by all tenants Signage on the U S 101 sign only shall be permitted to advertise products or services made by the company or companies occupying offices on the site or hotel services in addition off-site products or services can be advertised to include community postings as negotiated by the applicant at no charge to the City Further such approval is subject to Cal Trans approval and their regulations as well as applicable State Law

- 7 Compliance shall be maintained with National Pollution Discharge Elimination System (NPDES) requirements both for construction and ongoing operations of the project
- 8 A lot line adjustment shall be filed to consolidate the lots prior to issuance. Cross easements shall be recorded (with a copy provided to the City) to assure that full access is provided to the hotel site
- 9 A minimum of one parking space for each 300 square feet of building area shall be maintained for the office development and one parking space shall be maintained for each hotel unit. Up to 15% of the required parking for hotel use of the office parking and 5% of the office parking using the hotel parking can be shared between the two users (with appropriate language added to the title documents to the property with a copy furnished to the City) since the peak periods for parking use do not overlap
- 10 Improvements and dedications on Industrial Road shall occur in accordance with specifications approved by the City Council. Final plans of the street improvement design take into account design concerns of the Centennial neighborhood and final plans shall be reviewed by the Planning Commission. The following conditions shall apply to the frontage improvements and traffic mitigation:
 - a) Project traffic is precluded from crossing Industrial Road and entering G Street
 - b) A traffic signal shall be installed at the developer's expense prior to occupancy of the first building on the project site to safely accommodate turning movements into and out of the site. The developer shall pay for the signal maintenance without time limitation estimated to be \$3000 per year indexed to the Consumer Price Index
 - c) Right turn only exits shall be provided from the site to Industrial Road
 - d) Adequate stacking shall be provided to accommodate projected traffic volumes turning left into the site from south bound Industrial Road
 - e) A landscaped median shall be installed on Industrial Road in front of the project to the satisfaction of the Planning Director
 - f) Right and left turns into and out of Garden and Flower Streets shall not be precluded by the Industrial Road improvements
 - g) The applicant shall contribute \$5,000.00 to a traffic mitigation fund to be used only in the Centennial Neighborhood for traffic calming devices to improve neighborhood traffic
- 11 The southern access driveway on Industrial Road shall be designed to permit ingress only; no egress shall be permitted
- 12 Construction of all frontage improvements including curb, gutter and sidewalk and driveway approaches shall be constructed or reconstructed to the satisfaction of the City of San Carlos Public Works Director
- 13 The main entrance/exit shall have no interior parking lot access points at least 120' from Industrial Road (as shown on the Plan of Development) for the life of the development
- 14 The applicant shall comply with the recommendations of the Airport Land Use Committee (ALUC) and of the FAA for construction and maintenance of all structures on the property
- 15 The applicant and contractor shall comply with all mitigation measures identified in the environmental review documents and mitigation monitoring program

16 The project may be constructed in up to three phases including one main building per phase

17 Rental contracts at the hotel shall be restricted to a thirty (30) day limitation subject to review by the City Attorney

SECTION 3 **Severability** If any section subsection sentence clause phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this Ordinance The City Council of the City of San Carlos hereby declares that it would have adopted this Ordinance and each section subsection sentence clause phrase or portion may be declared invalid or unconstitutional

SECTION 4 Pursuant to Section 36837 of the Government Code of the State of California this Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage

SECTION 5 The City Clerk shall cause this Ordinance to be published and posted in accordance with the requirements of Section 36833 of the Government Code of the State of California

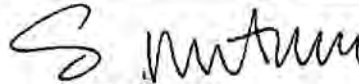
Introduced this 28th day of April 1997

Passed and adopted as an Ordinance of the City Council of the City of San Carlos at a regular meeting thereof held on the 12th day of May 1997 by the following vote

AYES COUNCIL MEMBERS KING, BUCKMASTER, EATON, NELSON, MITCHELL

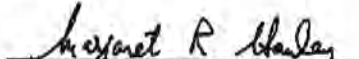
NOES COUNCIL MEMBERS NONE

ABSENT COUNCIL MEMBERS NONE



MAYOR of the City of San Carlos

ATTEST


CITY CLERK of the City of San Carlos

Square Footage Calculations:

Sign 1



Logo = 21.75 sf
Letters = 81.2 sf
Total = **102.65 sf**

Sign 2



Logo = 25.9 sf
Letters = 22.8 sf
Total = **48.7 sf**



Skyline Signage - Planning Submittal

January 13, 2014

Program: ZZ.3569.01

DRAWINGS CHECKED BY:

☐ PROGRAM MANAGEMENT

☐ DESIGN

☐ PRELIMINARY

☐ FINALIZATION

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GRU
GROUP

2445 Mt. Diablo Blvd.
Lafayette, California 94509
925-444-2000 Telephone
925-444-2008 Facsimile
www.grugroup.com

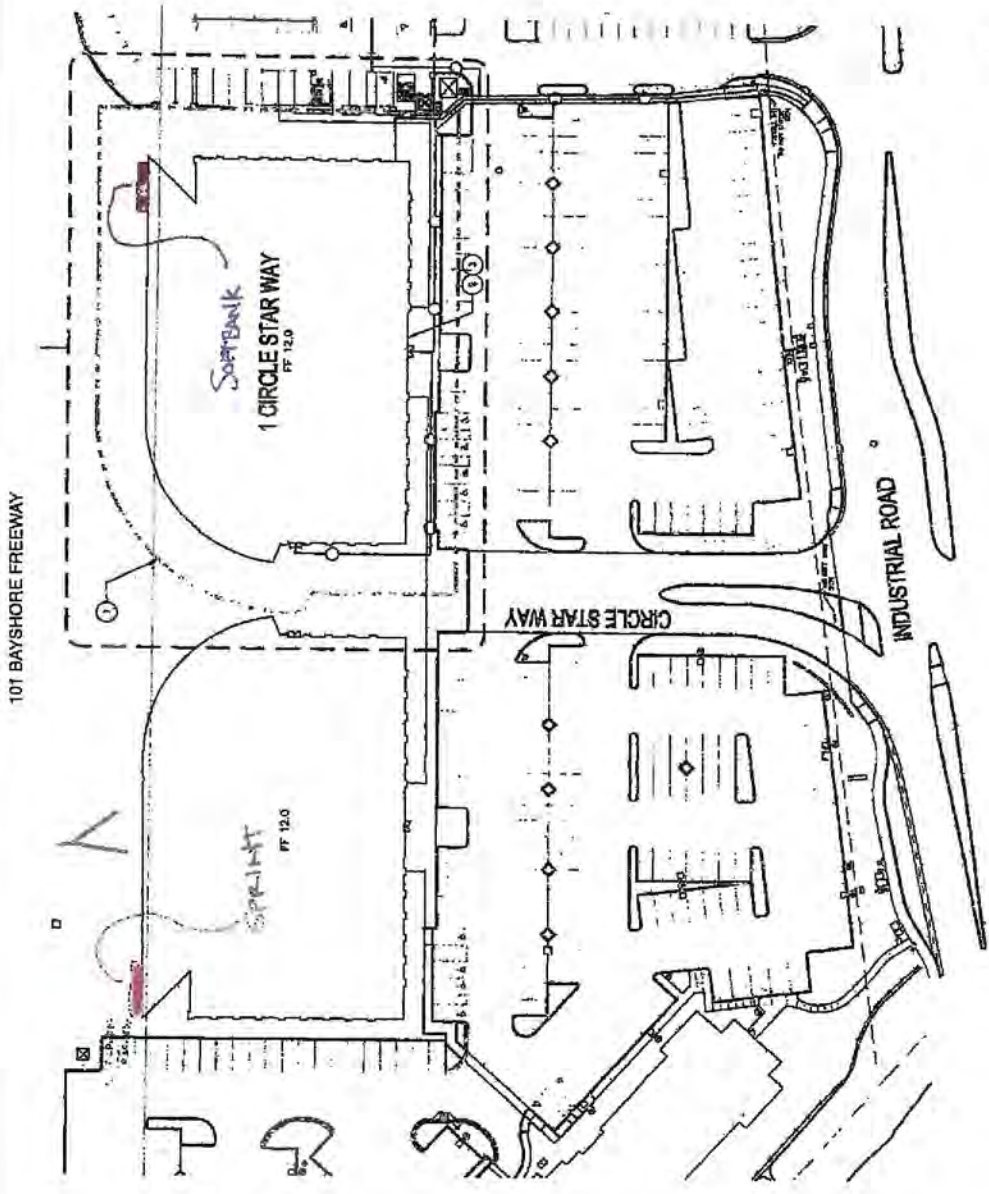
4150 MacArthur Blvd., Ste. 200
Newport Beach, California 92660
949-471-8070 Telephone
949-444-5033 Facsimile

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JAN 13 2014

SAN CARLOS
PLANNING DEPT

101 BAYSHORE FREEWAY



GNU GROUP

1400 MC CORMICK BLVD, SUITE 100, SAN CARLOS, CA 95050
925-444-0000
www.gnu.com

1 CIRCLE STAR WAY
SAN CARLOS, CA



1 Circle Star Way
San Carlos, CA

DESIGN DEVELOPMENT
Do Not Use At Fabrication Shop

Exhibition / Display
1. 01.12.14 DL

Circle Star Way

Agreement

Program Number:
ZZ-5559.01

Drawn By:
DL

Original Issue:
08.17.2013

Scale:
As Noted

Rev:
Sign Location Plan

Sheet:
A

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RECEIVED
JAN 18 2014
SAN CARLOS
PLANNING DEPT

THE UNIVERSITY OF CHICAGO PRESS

Final Mounting Technique TBD by Fabricator



Technical drawing of a SoftBank sign. The main sign is a vertical rectangle with a curved top. It features the SoftBank logo (two horizontal bars) and the text "SoftBank" in a serif font. Dimensions are provided for the sign's overall size and the placement of the logo and text. A detail view at the top shows a cross-section of the sign's mounting structure, labeled with dimensions 4" and 4" (Locus).

Dimensions:

- Overall height: 27'-4 1/2"
- Height of the top section: 20'-3 1/2"
- Height of the bottom section: 5'-5 1/4"
- Width of the sign: 4'-0"
- Width of the mounting structure: 4" (Locus)

Logo
Face-Lit LED Illuminated Channel Letters

1 **FRONT VIEW**
Scale: 1/4"=1'-0"

2 **SIDE VIEW**

[illegible]

DESIGN DEVELOPMENT

01.13.14

01.13.14 02

continued here

group.

Account Number	Account Bg.
40 0956 2	00

	A-2
Actual Results:	

1000

[illegible]

Keyline ID
Sprint)

1

2.0

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RECEIVED

JAN 18 2014

SAN CARLOS
"ANNING DEST"

DRAWING NOTES:

Dental Molar:

Install location from edge of building to be FIELD VERIFIED

Fixed Mounting Technique TBD by
Fabricator

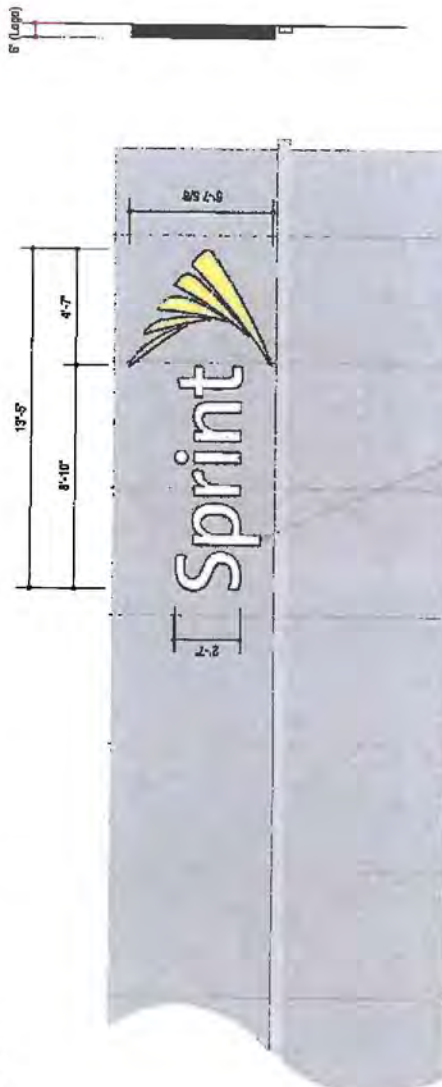


DAY

3 PHOTO MOCK UP
No Scale



RIGHT



0329

Face-Lit LED Illuminated Channel Letters
Faces & Return Colors to match Corporate Standards)

1 FRONT VIEW
Scale: 1/4" = 1'-0"

2 **SIDE VIEW**
Scale: 1/4"=1'-0"

[illegible]



Fewzi Fardeheb
1015 Gayley Avenue, Suite 1242
Los Angeles, California 90024
Tel: (818) 425-5717

Email: ffardeheb@blackstoneconsulting.com

<p style="text-align: center;">FIRE DEPARTMENT FREEDOM OF INFORMATION ACT REQUEST</p>
--

February 28, 2014

Project No. XXXXCA016-02

Jim Palisi
Fire Marshal
City of San Carlos Fire Department
755 Marshal Street
Redwood City, CA 94063
Tel: (650) 780-7400

Dear Mr. Palisi,

Under The Freedom of Information Act, Blackstone Consulting LLC respectfully requests the following information for the following address: **1 and 2 Circle Star Way, San Carlos, CA 94070**. The property consists of two 4-story office buildings totaling 207,896 square feet and built in 1999/2000.

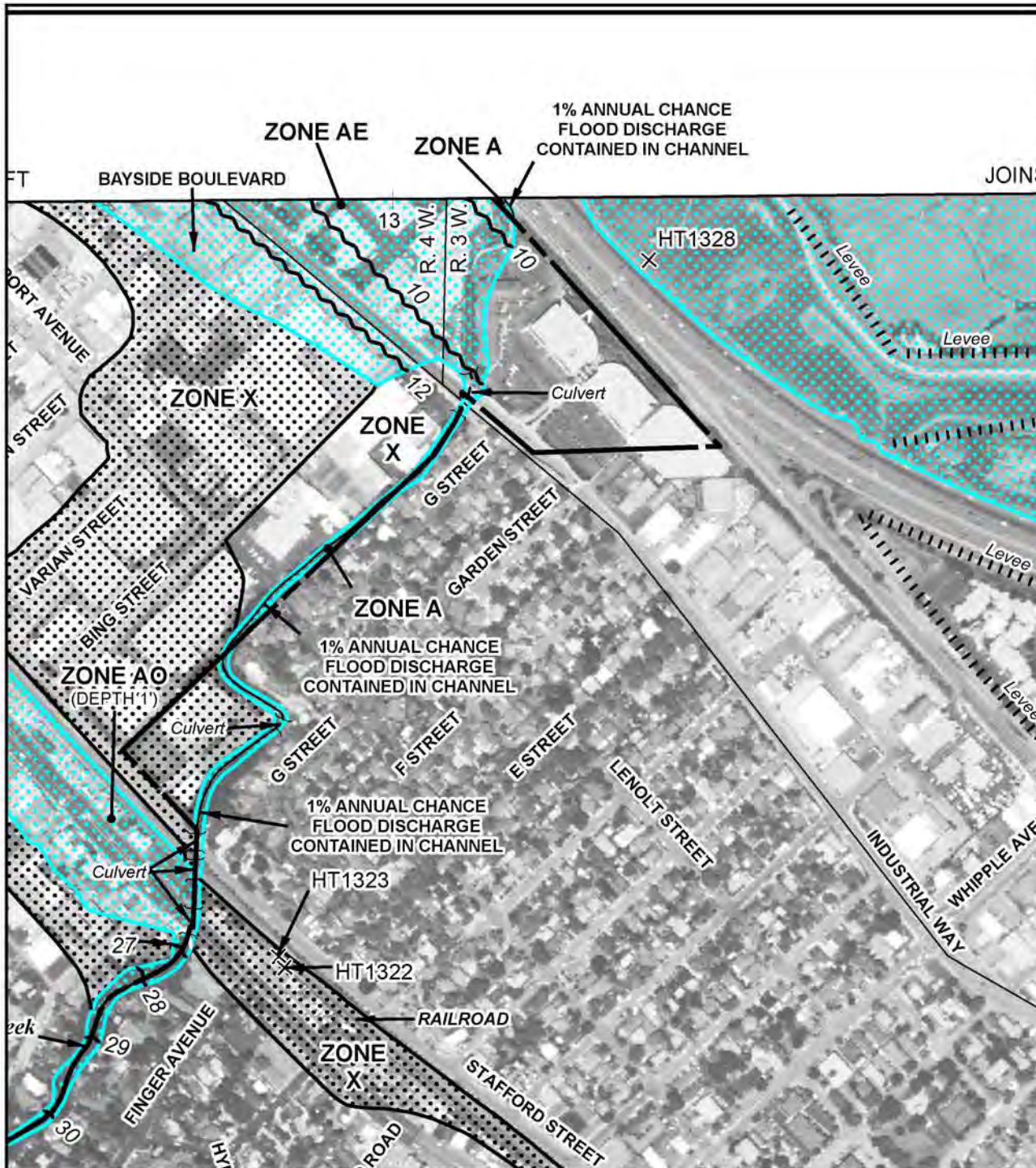
1. Does the Subject Property have any outstanding fire code violations within its file? Yes ☐ No ☒
If "Yes", please fax copies of same.
2. When was the last Fire Department Inspection? These properties have been vacant for some time. 1 Circle Star just completed renovations and is now occupied. 2 Circle is undergoing renovations and is not occupied.
3. How often does the Fire Department inspect this property? No set schedule at this time.

Should you have any questions or should there be any fees associated with providing the requested information, please call Fewzi Fardeheb at (818) 425-5717. Thank you for your assistance.

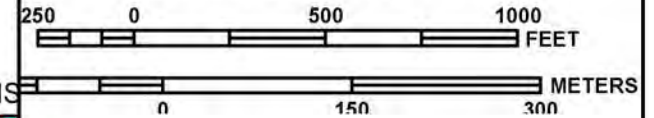
Please email this information to ffardeheb@blackstoneconsulting.com

Submitted By: Lisa Guerrero, Fire Prevention Officer

Date: 2/28/14



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0301E

FIRM

FLOOD INSURANCE RATE MAP
SAN MATEO COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 301 OF 510

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
REDWOOD CITY, CITY OF	060325	0301	E
SAN CARLOS, CITY OF	060327	0301	E
SAN MATEO COUNTY	060311	0301	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
06081C0301E

EFFECTIVE DATE
OCTOBER 16, 2012

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

LEGEND



SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.



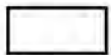
FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.



OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

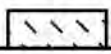


OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

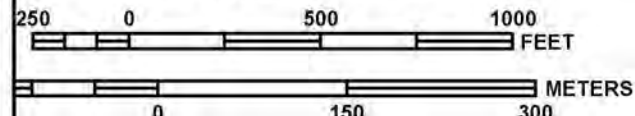


COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS



OTHERWISE PROTECTED AREAS (OPAs)

MAP SCALE 1" = 500'



PANEL 0301E

FIRM

FLOOD INSURANCE RATE MAP
SAN MATEO COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 301 OF 510

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

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