



OUTSTANDING COMMERCIAL SERVICES

July 26, 2013  
Two Circle Star Way

**To:** Debbie Kaiser  
C/O Orchard Commercial  
2055 Laurelwood Rd Suite 130  
Santa Clara, CA 95054

**Re:** Repair Verification Two Circle Star Way, Redwood City.

Hi Debbie,

Here is a summary of the repairs noted on Exhibit G with regards to the HVAC Repairs required at Two Circle Star Way in Redwood City. This report is based on the Roof inspection and walk that was completed today July 26, 2013 and verified by both Debbie Kaiser and Sean Johnson who completed the testing and inspections on site.

Based on our Roof Walk, all of the requested repairs have been completed or there is no indication of the problems noted at this time. Individual breakdowns of the requested repairs are noted below.

#### Roof Top Ductwork needs to be sealed

- All of the rooftop ductwork is sealed at this time, the sealing was completed as part of the Due Diligence repairs WO # 0306002 on March 29, 2013 (Copies of invoice provided) and this was verified during our site inspection.

#### Condenser Coil Cleaning

- All of the Rooftop Condensers and Evaporators were cleaned as part of the Due Diligence repairs WO # 0306002 on March 29, 2013 (Copies of invoice provided) and this was verified during our site inspection. These coils are cleaned one time per year.

#### Replacement of One Compressor

- All of the rooftop Boxcar compressor were individually run and tested during our roof inspection today July 26, 2013 and all of them are fully operational and running at this time. We did remove and replace a failed compressor on One Circle Star – Compressor 1A - AC# 6 this was completed as part of the Due Diligence repairs WO # 0306001 on March 29, 2013 (Copies of invoice provided)

#### Review of VFD Faults

- None of the Boxcar unit VFD's are currently in Fault at this time, we inspected and verified the operation of all of the VFD's and all are currently running normally. AC 4 on One Circle Star Way had a failed VFD and the VFD from AC 6 on Two Circle Star way was used to allow One Circle Star to be occupied, this was swapped on April 1, 2013 and at this time AC 4 was fully operational. A new VFD was ordered for AC 6 on Two Circle Star way which arrived and was installed on April 12, 2013 and is fully operational at this time.



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Repair Verification Two Circle Star Way, Redwood City Continued...

**Boiler Service Check out**

- The Boiler annual was completed for both boilers as part of the Due Diligence repairs WO # 0306002 on March 29, 2013 (Copies of invoice provided) and this was verified during our site inspection.

**Hot Water Pump Placement**

- We tested both hot water pumps for operation and leakage and all checks were normal. Both pumps are fully operational and working at this time with no leaks noted. We also verified all of the mounting hardware and brackets and all are tight and secure. The hot water pump on Building One was rebuilt due to a leaking seal this was completed as part of the Due Diligence repairs WO # 0306001 on March 29, 2013 (Copies of invoice provided)

Please let me know if you have any other questions or clarifications with regards to anything contained in this report or any other HVAC related issue and we will be happy to assist you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Johnson', with a long horizontal flourish extending to the right.

Sean Johnson  
Director  
OCS Mechanical