



PROPERTY CONDITION REPORT

Marin Valley Mobile Country Club

100 Marin Valley Drive
Novato, California 94949

Report Date

June 10, 2025

Partner Project Number:

25-481687.2

Prepared for:

Mary Currie Communications and Park
Acquisition Corporation of Marin Valley Mobile
Country Club
Novato, CA 94949



Building
Science



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Construction &
Development



Energy &
Sustainability



June 10, 2025

John Hansen
Mary Currie Communications and Park Acquisition Corporation of Marin Valley Mobile Country Club
100 Marin Valley Drive
Novato, CA 94949

Subject: Property Condition Report
Marin Valley Mobile Country Club
100 Marin Valley Drive
Novato, California 94949
Partner Project No. 25-481687.2

Dear John Hansen:

Partner Engineering and Science is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the engagement agreement that initiated this work.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Jay Grenfell at 415-992-3755 or jgrenfell@partneresi.com.

Sincerely,

Partner Engineering and Science, Inc.

Lynn Lohr, AIA
Project Manager

Jay Grenfell
National Client Manager, Principal



John Hansen <johnhansen.emt@gmail.com>

Fwd: Reports - Marin Valley Mobile Country Club (Partner 25-481687 - On behalf of Jay Grenfell)

de Luna, Rick <RDeLuna@partneresi.com>

Tue, Jun 10, 2025 at 9:58 AM

To: John Hansen <johnhansen.emt@gmail.com>

Cc: Mary Currie <marycurriecommunications@gmail.com>, "Grenfell, Jay" <JGrenfell@partneresi.com>, "Loisel, Kelly" <kloisel@partneresi.com>, "Rivera, Jessica" <JRivera@partneresi.com>, "Macias, Julia" <jmacias@partneresi.com>, "McCall, Doug" <dmccall@partneresi.com>

Hello John and Mary,

I wanted to give you a little bit of narrative regarding this revision.

1. Our PCR cost spreadsheet has standardized calculation formulas. So, I did not duplicate all the entries exactly as shown in your CIP budget, especially where some had a 4% cost escalation over time, and other entries had "escalation built-in" to the repeating annual cost shown. What you see in the Partner costs that are spread over a period of years, is a dollar number in the individual cost lines WITHOUT escalation. Our escalation figure is only shown at the very last bottom line Total (row) for any given year, not per line item. The second to last Total (row) is the Total without escalation. So, I approximated some of the line-item costs in the Partner PCR, without spending a great deal of time trying to find the right 2025 cost that produced the exact same cost as shown in your CIP Budget, since your displayed number is WITH escalation, and our displayed number is WITHOUT escalation.
2. The CIP Budget line items that include "ADA" in the description (Items 5-9) are not included in the Partner PCR, since they are considered alterations, and are not strictly required. As such, property alterations are outside the scope of the ASTM PCA Standard. Because Clubhouse construction pre-dates the ADA, bringing things up to current ADA compliance is only required in so far as the landlord's budget can afford the otherwise required barrier removal work, and/or when a substantial remodel/renovation project is undertaken that requires new building permits. These are all contingent scenarios, and considered alterations. Also, your budget presumably (based on some of the descriptions) includes substantial remodel/renovation that is not strictly for ADA barrier removal work. So, feel free to have your own determined CIP Budget for these, although they aren't represented in the Partner PCR. I left the modest cost amount we already previously included for general ADA barrier removal costs at the Clubhouse.
3. I just noticed that I missed including your intended budget item of spending \$100,000 for Sewer Alt #3 Main/Laterals Replacement Design & Construction Docs. Since we just generated this newest version through our production process, I'd rather let you take a look at what's in your hands now, and I will get this line item picked up in the one more future version. You may have more revision requests.
4. I have removed all the Utility costs from Table 1 – Immediate Costs, and have left those, intact the way I presented them in the prior version, into a separate Table 3.2.11 (which is the number of the report Section where they are discussed). Then, since you have certain items in your CIP Budget, I have also included those lines in Table 2.

Best regards,

Richard R. de Luna, Associate AIA, MSRE

Project Manager / Senior Assessor - Building Science Division

Roseville, California

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EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the “subject property”). The assessment was performed in accordance with ASTM E2018-24 “Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process”. The purpose of this PCA was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Property Data	
Name	Marin Valley Mobile Country Club
Address	100 Marin Valley Drive
City, State and Zip Code	Novato, California 94949
Property use	Mobile Home
Land acreage (acres)	62.88 (per the Marin County Tax Assessor) The property is located on two parcels. Parcel 155-400-03 contains 45.88 acres. Parcel 155-400-05 contains 17.00 acres.
Number of buildings	Two Clubhouse and laundry building
Number of floors	One and two
Year built	Circa 1970 (per information provided by the client)
Gross building area (SF)	~15,600 (based on aerial imagery) Clubhouse ~ 15, 000 sf and Laundry building ~600 sf
Net rentable area (SF)	Not applicable, the buildings consist of common areas. Two manufactured homes are owned by the property
Number of pads	315
Foundation / Substructure	The foundation system the clubhouse and laundry buildings consists of continuous concrete footings with short foundation walls creating crawlspaces.
Superstructure	Wood frame with wood frame roofs.
Façade	Painted stucco, T-111 wood siding, and fiber cement board siding.
Roof type	Low-slope, built-up roofing with asphalt flood coat-embedded aggregate and pitched, asphalt shingles at the clubhouse building. Pitched, asphalt shingles at the laundry building.
Parking area	Surface lots
Parking space count	102
ADA parking count	Five designated spaces of which one was designated for van parking
EV charging station count	None provided
HVAC system	Clubhouse: mini-splits and split systems
Water supply piping	Copper
Electrical branch wiring	Copper
Number of elevators	Not provided
Fire suppression	Fire extinguishers, chemical fire suppression system
Fire alarm	Not provided

Overall Condition

Based on the systems and components observed during the site visit, the subject property appeared to be in fair condition. The overall level of preventative maintenance appeared to be fair. The detailed

observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the tables below.

The information provided in the completed pre-survey questionnaire appeared to be accurate with the following exceptions:

- Termite infestation was reported and observed on the east wall of the clubhouse building.
- In the clubhouse building, the east wall leaks and the lower floor floods during hard rain events.

Reported Capital Expenditures

No recent or planned capital improvements were reported by property management. However, a staff report from the City of Novato dated March 28, 2023, includes a table of infrastructure systems with expected useful life (EUL) dates and estimated costs for replacement. Systems that are expected to reach their EUL during the term and estimated costs include:

1. The water distribution system, 2027- \$6,034,000
2. Sewer Collection System, 2037- \$15,079,000
3. Slope Stabilization Phase 2, 2026- \$1,200,000
4. Slope Stabilization Phase 3, 2029 - \$1,814,000
5. Clubhouse roof and solar panels, 2024 - \$676,000
6. Resurface swimming pool and replace heater/pump, 2030 - \$838,000

Immediate and Short-Term Repair Items

This report presents immediate costs, defined as opinions of costs to address physical deficiencies that are considered to be an imminent life-safety issue, physical deficiencies that, if left uncorrected, would be expected to result in or contribute to the failure of a building system or component, and/or reported or recorded violations of building or fire codes. These items should be addressed at the first opportunity. In addition, this report presents short-term costs, defined as opinions of cost to address physical deficiencies that may not warrant immediate attention but should be undertaken on a priority basis. Immediate and short-term costs are identified in Table 1- Immediate Repair and Deferred Maintenance Cost Opinion.

Replacement Reserve Items

In accordance with the terms under which this assessment was performed, this report includes opinions of costs for capital replacement reserve items that are anticipated to occur during a specified evaluation period. These items are identified in Table 2 – Long-Term Cost Opinion. Systems or components that are present at the subject property, but not listed in Table 2, are expected to realize a useful life that exceeds the evaluation period.

Cost Exclusions

This report excludes costs for systems or components that are reported to be a tenant responsibility to maintain and replace, that are generally associated with the normal operation of the subject property, that are part and parcel of a building renovation program, for enhancements to reposition the subject property within the marketplace, for work that is cosmetic or decorative, for work that is being conducted for warranty transfer purposes, and routine maintenance activities. This report also excludes costs that are below the reporting threshold established by the engagement agreement.

Deviation from ASTM E2018

The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- This report includes seismic zone information that ASTM E2018 does not require.
- This report includes an opinion of costs for anticipated capital expenditures for an evaluation period defined by the Addressee. The costs are presented in Table 2.
- This report includes an evaluation of the condition of the observed components and systems.
- The contracted scope of work specifically excluded evaluation of the manufactured homes not owned by the property.

Recommendations for Additional Investigations

During the observations at the subject property, the following suspect conditions were determined to warrant further investigation. Further detail of the issues observed is provided in the following sections of the report.

- An isolated area of termite infestation was observed on the east wall of the clubhouse building. Remediation work was in progress at the time of our review. Review of the finished work is recommended.
- On the east side of the clubhouse building the floor is beginning to deteriorate over the exterior wall of the level below where some structural work was recently done.
- California State Bill 721 requires the inspection of all balconies, elevated decks, or elevated walkways every six years. The balconies at the clubhouse building should be inspected if it has been six years or more since their last review.

Table 1 - Immediate Repairs & Deferred Maintenance Cost Opinion

Marin Valley Mobile Country Club

100 Marin Valley Drive

Novato, California 94949

Project No. 25-481687.2

June 10, 2025

Sect No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
2.0	REGULATORY COMPLIANCE						
	None Noted						
3.0	SITE IMPROVEMENTS						
	None Noted						
4.0	STRUCTURAL FRAME AND BUILDING ENVELOPE						
4.1	Water infiltration and lower floor flooding was reported in the lower floor on the east side of the clubhouse building. Management reported that soils and rocks had accumulated at the base of the footing bordering the lower level. The removal of the loose debris and the installation of a sump and pumps are required to eliminate the possibility of future water issues.	1	ALLOW	\$40,000	\$40,000		\$40,000
4.2	Management reported there was termite infestation in the east wall of the card room on the lower floor under the ballroom area of the clubhouse building. A portion of the gypsum wallboard (GWB) sheathing had been removed on the left, west, side of the sliding glass door exposing some of the damaged framing. Additional, possibly destructive, investigation to determine the extent of the termite infestation is recommended at this time. Remediation of the infestation is recommended to prevent additional structural damage to the clubhouse structure.	1	ALLOW	\$47,950	\$47,950		\$47,950
4.4.1	The removal and replacement of the BUR roofing system at the clubhouse buildings is recommended at this time.	4,000	SF	\$12	\$48,000		\$48,000
4.4.1	The removal and replacement of the ACS roofing system at the clubhouse buildings is recommended at this time.	9,000	SF	\$9.00	\$81,000		\$81,000
4.4.2	Evidence of ponding was observed at the flat roof areas of the clubhouse. The flat roof areas at the clubhouse had no positive slope for proper roof drainage. The installation of positive slope to roof drain/overflow assemblies in the flat roof areas should be conducted during the roof replacement activities..	1	ALLOW	\$50,000	\$50,000		\$50,000
4.5	The elastomeric coating on the surface of the balconies were observed to be in poor condition. Prepping and re-applying elastomeric coatings on the balconies is required at this time.	5,000	SF	\$1.25	\$6,250		\$6,250
5.0	MECHANICAL AND ELECTRICAL SYSTEMS						
5.2	HVAC split system units serving the Clubhouse, Replace	38	TON	\$4,500	\$171,000		\$171,000
6.0	INTERIOR ELEMENTS						
	None Noted						
7.0	ACCESSIBILITY						
7.0	Conduct as-needed ADA improvement to the community building restrooms.	1	ALLOW	\$35,750	\$35,750		\$35,750
8.0	WATER INTRUSION AND MICROBIAL GROWTH						
	None Noted						
TOTALS					\$479,950	\$0	\$479,950

Table 2 - Long-Term Cost Opinion

Marin Valley Mobile Country Club

100 Marin Valley Drive

Novato, California 94949

Project No. 25-481687.2

June 10, 2025

Number of Pad Sites 315

Site effective age (years): 60

Inflation rate: 4.00%

Evaluation period (years): 10

Sect No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
3.0	SITE IMPROVEMENTS																		
3.2.1	Annual maintenance and clearing of site drainage and v-ditches	1	0	1	1	10	ALLOW	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$550,000
3.2.2	Annual driveway and cul-de-sac pavement, Asphalt overlay	1	0	1	1	10	ALLOW	\$43,709	\$43,709	\$43,709	\$43,709	\$43,709	\$43,709	\$43,709	\$43,709	\$43,709	\$43,709	\$43,709	\$437,090
3.2.2	Annual street pavement maintenance allowance, Asphalt overlay	1	0	1	1	10	ALLOW	\$19,032	\$19,032	\$19,032	\$19,032	\$19,032	\$19,032	\$19,032	\$19,032	\$19,032	\$19,032	\$19,032	\$190,320
3.2.5	Annual allowance for the maintenance of the retaining walls belonging to MVMCC.	1	0	1	1	10	ALLOW	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$650,000
3.2.8	A new street lighting system is required.	35	34	1	1	1	ALLOW	\$700,000	\$175,000	\$175,000	\$175,000	\$175,000							\$700,000
3.2.9	Spa liner, Resurface	12	10	2	1	1	EA	\$10,000		\$10,000									\$10,000
3.2.9	Pool/spa heater replacement	15	10	5	2	2	EA	\$15,000					\$30,000						\$30,000
3.2.9	Pool/spa filtration/circulation equipment replacement	15	10	5	2	2	EA	\$9,000					\$18,000						\$18,000
3.2.9	Swimming pool liner, Resurface	12	5	7	1	1	EA	\$15,000							\$15,000				\$15,000
3.2.11	Water Alt #3 Main/Laterals Replacement Construction - Phase 2	45	39	6	1	1	ALLOW	\$1,845,000							\$615,000	\$615,000	\$615,000		\$1,845,000
3.2.11	Water Alt #3 Main/Laterals Replacement Construction - Phase 1	45	42	3	1	1	ALLOW	\$1,845,000			\$615,000	\$615,000	\$615,000						\$1,845,000
3.2.11	Water Alt #3 Main/Laterals Replacement Design & Construction Docs	45	43	2	1	1	ALLOW	\$100,000		\$100,000									\$100,000
4.0	STRUCTURAL FRAME AND BUILDING ENVELOPE																		
4.3.1	Exterior cleaning, painting, sealing	8	2	6	16,500	16,500	SF	\$2.50						\$41,250					\$41,250
4.3.2	Replacement of the windows with failing seals is recommended during the term.	30	25	5	1	1	ALLOW	\$25,000					\$25,000						\$25,000
4.5	Reapplication of the elastomeric coating	7	0	7	5,000	5,000	SF	\$1.25							\$6,250				\$6,250
5.0	MECHANICAL AND ELECTRICAL SYSTEMS																		
5.1	Central water heater, Replace	15	12	3	2	2	EA	\$4,500			\$4,500	\$4,500							\$9,000
5.3	Budgeting for the replacement of the Generac generator at the clubhouse is recommended.	25	15	10	1	1	EA	\$9,500										\$9,500	\$9,500
6.0	INTERIOR ELEMENTS																		
6.2	Ballroom flooring asbestos abatement (demo/removal), and installation of new flooring material	15	9	6	3,000	3,000	SF	\$45						\$135,000					\$135,000
UNINFLATED TOTALS:									\$357,741	\$467,741	\$977,241	\$977,241	\$870,741	\$358,991	\$818,991	\$797,741	\$797,741	\$192,241	\$6,616,410

Sect No.	Description	Avg EUL (YR)	Eff Age (YR)	RUL (YR)	On Site Qty	Qty in Eval Period	Unit	Unit Cost	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
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INFLATED TOTALS:									\$357,741	\$486,451	\$1,056,984	\$1,099,263	\$1,018,644	\$436,767	\$1,036,285	\$1,049,773	\$1,091,764	\$273,619	\$7,907,290
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UNINFLATED COST PER PAD PER YEAR: \$2,100

INFLATED COST PER PAD PER YEAR: \$2,510

Table 3.2.11 - Utility Systems Replacement - Cost Opinion

Marin Valley Mobile Country Club
 100 Marin Valley Drive
 Navato, California 94949

Project No. 25-481687.2
 June 10, 2025

Sect No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Total Cost
3.0	Site Improvements				
3.2.11	Alt #3 - Potable Water - 12" DIP Water Main	2,325	LF	\$285	\$662,625
3.2.11	Alt #3 - Potable Water - 8" DIP Water Main	6,730	LF	\$185	\$1,245,050
3.2.11	Alt #3 - Potable Water - 6" DIP Water Main	600	LF	\$160	\$96,000
3.2.11	Alt #3 - Potable Water - Estimated Cost of Lateral Connections - 10%	1	LS	\$196,600	\$196,600
3.2.11	Alt #3 - Potable Water - Contingencies & Incidentals - 30%	1	LS	\$648,800	\$648,800
3.2.11	Alt #3 - Potable Water - Engineering & Construction Management - 25%	1	LS	\$702,900	\$702,900
3.2.11	Alt #3 - Potable Water - NMWD Acceptance Process Compliance - 5%	1	LS	\$140,600	\$140,600
	SUBTOTAL - Potable Water				\$3,692,575
3.2.11	Alt #3 - Gravity Sewer - 8" PVC Sewer Main	11,500	LF	\$125	\$1,437,500
3.2.11	Alt #3 - Gravity Sewer - 4" Sewer Lateral	316	EA	\$2,500	\$790,000
3.2.11	Alt #3 - Gravity Sewer - Contingencies & Incidentals - 25%	1	LS	\$545,500	\$545,500
3.2.11	Alt #3 - Gravity Sewer - Engineering & Construction Management - 25%	1	LS	\$682,000	\$682,000
	SUBTOTAL - Gravity Sewer				\$3,455,000
3.2.11	Alt #2 - Storm Sewer - 12" RCP Storm Pipe	4,100	EA	\$140	\$574,000
3.2.11	Alt #2 - Storm Sewer - 18" RCP Storm Pipe	3,075	LF	\$155	\$476,625
3.2.11	Alt #2 - Storm Sewer - 24" RCP Storm Pipe	945	LF	\$225	\$212,625
3.2.11	Alt #2 - Storm Sewer - 36" RCP Storm Pipe	265	LF	\$420	\$111,300
3.2.11	Alt #2 - Storm Sewer - Estimated Cost of Structures - 10%	1	LS	\$13,300	\$13,300
3.2.11	Alt #2 - Storm Sewer - Contingencies & Incidentals - 30%	1	LS	\$435,000	\$435,000
3.2.11	Alt #2 - Storm Sewer - Engineering & Construction Management - 25%	1	LS	\$466,000	\$466,000
	SUBTOTAL - Storm Sewer				\$2,288,850

TOTALS

\$9,436,425

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Purpose.....	1
1.2	Scope of Work.....	1
1.3	Cost Evaluation Methodology.....	1
1.4	Descriptive Qualifiers.....	1
1.5	User Reliance.....	2
2.0	RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW.....	3
2.1	Site Reconnaissance.....	3
2.2	Property Personnel Interviewed/Contacted.....	3
2.3	Regulatory Compliance Inquiry.....	3
2.4	Document Review.....	4
3.0	PROPERTY CHARACTERISTICS.....	5
3.1	Parcel Configuration.....	5
3.2	Site Improvements.....	5
3.2.1	Topography and Storm Water Drainage.....	5
3.2.2	Vehicular Access, Paving.....	5
3.2.3	Walkways, Grade-Level Steps and Ramps.....	6
3.2.4	Landscaping and Irrigation.....	6
3.2.5	Retaining Walls.....	7
3.2.6	Site and Building Signage.....	7
3.2.7	Perimeter Walls, Gates, and Fences.....	7
3.2.8	Exterior Lights.....	7
3.2.9	Site Amenities.....	8
3.2.10	Special Utility Systems.....	8
3.2.11	Utility Service Providers.....	9
4.0	STRUCTURAL FRAME AND BUILDING ENVELOPE.....	11
4.1	Foundation/Substructure.....	11
4.2	Building Frame.....	11
4.3	Facades or Curtain Walls.....	12
4.3.1	Exterior Walls.....	12
4.3.2	Windows.....	12
4.3.3	Doors.....	12
4.4	Roof.....	12
4.4.1	Roofing Materials.....	12
4.4.2	Roof Drainage.....	13
4.4.3	Roof-Mounted Building Systems and Equipment.....	13
4.5	Interior Stairs, Exterior Stairs, Balconies, Upper Level Walkways, Breezeways, Fire Escapes.....	13
5.0	MECHANICAL AND ELECTRICAL SYSTEMS.....	15
5.1	Plumbing, Domestic Hot Water, and Sewer Systems.....	15
5.2	Heating, Ventilation, and Air Conditioning (HVAC).....	15
5.3	Electrical.....	16
5.4	Vertical Transportation.....	17
5.5	Life Safety and Fire Protection.....	17
5.5.1	Fire Suppression Systems.....	17
5.5.2	Alarm Systems.....	17
5.5.3	Other Systems.....	17
6.0	INTERIOR ELEMENTS.....	18
6.1	Common Areas.....	18
6.2	Amenities and Special Features.....	18
6.3	Support Areas.....	18
6.4	Commercial Tenant Spaces.....	18
6.5	Residential Spaces.....	18
6.5.1	Types and Quantities.....	18
6.5.2	Finishes.....	19

6.5.3	Cabinetry and Fixtures.....	19
6.5.4	Soft Goods.....	19
6.5.5	Hard Goods and Appliances.....	19
7.0	ACCESSIBILITY.....	20
8.0	SUSPECT WATER INTRUSION AND MICROBIAL GROWTH.....	21
9.0	NATURAL HAZARD INFORMATION.....	22
9.1	Flood Zone.....	22
9.2	Seismic Zone.....	22
9.3	Wind Zone.....	22
10.0	OUT OF SCOPE CONSIDERATIONS.....	23
11.0	LIMITATIONS.....	25

The following report Figures and Appendices are attached at the end of this report.

Figures

- Figure 1:** Site Location Map
- Figure 2:** Site Plan

Appendices

- Appendix A:** Site Photographs
- Appendix B:** Supporting Documentation
- Appendix C:** Qualifications

1.0 INTRODUCTION

1.1 Purpose

The purpose of this assessment is to provide information to evaluate the subject property's condition to facilitate the addressee's completion of due diligence. The purpose is accomplished by describing the primary systems and components of the subject property, identifying conspicuous defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

1.2 Scope of Work

This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-24 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the engagement agreement that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, Partner's experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.4 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair: In working condition but may require immediate or short-term repairs above an agreed threshold.

Poor: Not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.

The agreed threshold is presumed to be the de minimis reporting threshold, unless otherwise specified in this report.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory.

1.5 User Reliance

Partner was engaged by the Addressee, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Addressee. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Addressee and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date: February 28, 2025
Weather: Sunny, approximately 60° Fahrenheit
Field Assessor: Doug McCall
Escort: John Hansen, Park Acquisition, Inc. (PAC Inc.) HOA President, 415-847-7155

Limiting Conditions

The performance of this assessment was limited by the following conditions: Access was not available to the two manufactured homes owned by the property, access to the utility room in the laundry building was not available, access to the electrical switchgear in the clubhouse was not available.

- Access was not available to the two manufactured homes owned by the property.
- Access to the utility room in the laundry building was not available.
- Access to the electrical switchgear in the clubhouse was not available.

2.2 Property Personnel Interviewed/Contacted

John Hansen, the site escort, was interviewed during the course of the survey. The site escort has been associated with the subject property for approximately 16 years. The site escort was cooperative during the property observations and appeared to be knowledgeable about the subject property and maintenance practices.

In addition to the above-referenced escort, the following personnel associated with the subject property were interviewed as part of the preparation of this report. Information obtained from the interviews is incorporated into the appropriate Sections of this report.

<i>Additional Personnel Interviewed</i>		
<i>Individual</i>	<i>Position or Title</i>	<i>Contact Number / Email</i>
Matt Greenberg	General Manager, Marin Valley Mobile Country Club (MVMCC)	415-883-5911

The persons interviewed were cooperative and appeared to be knowledgeable about the subject property history and maintenance practices.

2.3 Regulatory Compliance Inquiry

<i>Building Codes</i>		City of Novato Building Division	
Contact:	Mark Setterland, Interim Chief Building Official	Contact Info:	msetterland@navato.org
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response

Awaiting response. A written request for information was submitted on March 3, 2025; no response was received prior to the preparation of this report.

Fire or Life Safety		Novato Fire District	
Contact:	Bill Tyler, Fire Chief	Contact Info:	415-878-2690
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response

Awaiting response. A written request for information was submitted on March 3, 2025; no response was received prior to the preparation of this report.

Zoning		City of Novato Planning Division	
Contact:	Steve Marshall, Planning Manager	Contact Info:	smarshall@novato.org
Designation:	PD - Planned District		
Findings:	<input type="checkbox"/> No Violations	<input type="checkbox"/> Violations	<input checked="" type="checkbox"/> Awaiting response

Awaiting response. A written request for information was submitted on March 3, 2025; no response was received prior to the preparation of this report.

This information does not constitute a detailed regulatory-compliance investigation and any code compliance issues noted in this report are based on information provided by the regulatory agencies noted above. If possible, the provided information was confirmed with on-site observations. Additional information that is received within 30 days of the site visit will be forwarded upon receipt.

2.4 Document Review

The following documents were readily available or provided for reference as part of this assessment.

- Marin County Tax Assessor property information
- City of Novato Zoning Map
- Federal Emergency Management Agency (FEMA) flood hazard layer map
- Marin Valley Mobile Country Club- Utility Master Plan, prepared by BKF Engineers and CB Engineers, dated May 18, 2021 (2021 BKF Report)
- City of Novato Staff Report regarding the City's ownership and management of the Marin Valley Mobile Country Club, prepared by the City of Novato, dated March 28, 2023 (2023 Novato Report)
- Updated Geological and Geotechnical Evaluation Report prepared by Miller Pacific Engineering Group for the Marin Mobile Valley Country Club, dated January 31, 2012.
- Phase 1 Environmental Site Assessment prepared by Harris & Lee Environmental Sciences for Marin Valley Senior Community, dated June 5, 2007.

3.0 PROPERTY CHARACTERISTICS

3.1 Parcel Configuration

The subject property improvements were placed upon two parcels. The parcels were irregularly shaped and comprised a total of approximately 62.88 acres.

3.2 Site Improvements

3.2.1 Topography and Storm Water Drainage

The general vicinity was severely sloped. The subject property sloped generally to the east. The subject property was located on hilly terrain on the west side of the San Pablo Bay. The hills throughout the site slope in various directions, but the bulk of the site drains to the San Pablo Bay. The entry road climbs over a ridge from the west and a portion of the road slopes to the west.

Storm water runoff from the roofs of the subject buildings, landscaped areas, and paved areas appeared to be removed primarily by sheet flow action across paved surfaces that drain to the public right of way and to on-site storm water drains. Storm water sheet flow appeared to discharge at grade toward the San Pablo Bay to the east.

Survey Condition and Analysis

The topography appeared to be in good to fair condition. An Updated Geologic and Geotechnical Evaluation of the property conducted by Miller Pacific Engineering Group, dated January 31, 2012, was provided. This report identified issues with various steep slopes and drainage channels throughout the site, and estimated costs to mitigate the issues. Property management reports that the critical elements of this infrastructure work have been completed.

No precipitation was present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible.

Annual work is anticipated to keep site drainage and v-ditches clear and properly maintained during the evaluation period, including clearing of debris from inlets, channels, piping, and outlets. An opinion of cost for this work is included in Table 2, based on the reported historical cost for this work.

3.2.2 Vehicular Access, Paving

Vehicular access was provided by Marin Valley Drive, a two lane road leading into the property from near Highway 101 on the west side of the site. Management reported Marin Valley Drive and all the paved roads within the property are owned by the City of Novato; however, the Marin Valley Mobile Country Club (MVMCC) is responsible for their maintenance. Signalization was not provided at the entrance point(s).

<i>Parking Type</i>	<i>Pavement Type</i>	<i>Total Spaces incl. ADA</i>	<i>Total ADA incl. Van</i>	<i>Van</i>
Surface lots	N/A	102	5	1

The parking quantity was determined by a physical count. This is a count of general parking only. Each of the manufactured home pads includes one to three private paved parking stalls. These are private stalls and are not included in the parking count.

Concrete swale type curbing placed on the sides of the roads throughout the property.

Survey Condition and Analysis

Asphalt pavement appeared to be in fair structural condition. Damaged pavement consisting of linear cracking, alligator cracking, potholes, and surface raveling was present at the paved roads. Budgeting for annual pavement maintenance is recommended. An opinion of cost for this work is included in Table 2.

Concrete pavement was used at the private parking pads of many of the manufactured home pads and at the sanitary waste pump pads. The concrete pavement appeared to be in good to fair structural condition. Maintenance of the concrete pavement is included in the annual pavement allowance.

Pavement markings and striping appeared to be in good to fair condition. Maintenance of the pavement markings and striping is included in the annual pavement allowance.

Asphalt seal coat appeared to be in fair to poor condition. Application of asphalt seal coating is included in the annual pavement allowance.

Curbing appeared to be in good to fair condition. Maintenance of the concrete curbing is included in the annual pavement allowance.

3.2.3 Walkways, Grade-Level Steps and Ramps

Building entrance flatwork and pedestrian walkways were limited to the area around the clubhouse building and the strip of parking provided on Marin Valley Drive to the north of the building. The walkways consisted of cast-in-place concrete construction. Walkway grade changes were minor; no steps or significant ramps, other than the natural slope of the terrain, were not present.

Homes were placed primarily on packed dirt pads. Each pad site included a concrete or asphalt driveway. Home entry stairs were steel-framed or wood-framed with elevated porch systems that were steel-framed or wood-framed and covered by steel-framed or wood-framed canopy systems. Wood or metal railings surrounded the elevated porch systems.

Survey Condition and Analysis

The pedestrian walkways appeared to be in good to fair condition. Routine maintenance is anticipated during the evaluation period.

Manufactured home pads were reported to be in generally good condition. Routine maintenance is anticipated during the evaluation period.

Manufactured home entry stairs and elevated porches appeared to be professionally constructed and in good to fair condition. Routine maintenance is anticipated during the evaluation period. Homeowners are responsible for the maintenance of their homes, decks, carport structures, and entry stairs. Two of the manufactured homes were owned by MVMCC and were provided to onsite maintenance employees. Access to the interior of the homes was not provided because no advanced notice was issued.

3.2.4 Landscaping and Irrigation

Landscaped areas consisted of shrubs, grass-covered lawns, trees, and flower beds primarily in area around the clubhouse building and at a couple islands in the onsite roads. The landscaping at the manufactured home pads was provided and maintained by the homeowners. The sloped areas on the site were largely natural and were not artificially irrigated. An underground automatic irrigation system was provided at the MVMCC maintained landscaped areas. Sprinklers were utilized in the lawn areas at the clubhouse. The landscaped beds were primarily irrigated by drip systems.

Survey Condition and Analysis

Vegetative materials appeared to be in good condition. Routine maintenance consisting of fire mitigation and maintenance of defensible space in the wild land areas is anticipated during the evaluation period.

Although operation of the sprinkler system was not directly tested, components were assumed to be in proper working order, based on the general appearance and as reported by management. Routine maintenance is anticipated during the evaluation period.

3.2.5 Retaining Walls

Retaining walls constructed with timber, cast-in-place concrete, concrete masonry units, and stacked stone were present. Many of the retaining walls were installed by the homeowners who are also responsible for their maintenance. Some of the wood retaining walls were installed by the City of Novato who are responsible for their maintenance. Some of the retaining walls were installed and maintained by MVMCC. The walls were located throughout the site and in the surrounding hillsides as required.

Survey Condition and Analysis

The retaining walls appeared to be in good to fair condition. An annual allowance for the maintenance and repair of the retaining walls belonging to MVMCC is required. An opinion of cost for this work is included in Table 2.

3.2.6 Site and Building Signage

Property identification was primarily provided by concrete and stone pillars and a painted wood post-mounted sign where Marin Valley Drive enters the site.

Survey Condition and Analysis

The signage appeared to be in good condition. Sign painting or replacement can be conducted on an as-needed basis during the evaluation period as part of routine maintenance.

3.2.7 Perimeter Walls, Gates, and Fences

Chain-link fencing was present along portions of the perimeter of the subject property. Chain-link gates were observed at fire road access points from the site. The sanitary waste pump stations were secured by wood fencing with wood gates. Short chain-link fencing with vinyl slats was used at the steep slope of the parking strip on Marin Valley Drive to the north of the clubhouse building. Many of the homeowners had installed various types of fencing on their pads and were responsible for the maintenance. The pool was partially surrounded by a welded steel fence system complete with a single out-swinging lockable access gate. Chain-link fencing with wood slats were used on the sides of the pool enclosure that were not accessible by walkways.

Survey Condition and Analysis

The fencing and gates appeared to be in good to fair overall condition. Routine maintenance is anticipated during the evaluation period.

3.2.8 Exterior Lights

Outdoor lighting was provided by ornamental pole-mounted street lighting fixtures located along the road sides. The City of Novato provided the street lighting fixtures, but maintenance reported MVMVV is responsible for maintaining the fixtures and replacing lamps.

Wall-mounted lighting fixtures were used at the clubhouse building. Exterior lighting was controlled by timers.

Survey Condition and Analysis

The walk-through survey was conducted during daylight hours and lighting operation could not be verified.

The light fixtures were reported and appeared to be in poor condition. Management reported that the street lights were inadequate and do not provide adequate lighting. They also reported that the street

lighting system uses direct burial wiring. Management provided an approximate cost for the replacement of the street lighting system. A new street lighting system is required. Management provided an approximate cost for the replacement of the street lighting system. An opinion of cost for this work is included in Table 2.

3.2.9 Site Amenities

The property had one in-ground, outdoor swimming pool. The swimming pool was located on the west side of the clubhouse. The pool was constructed of concrete, with a plaster finish, and ceramic tile at the waterline. The surrounding area consisted of concrete coping around the edge of the pool. Equipment was located in a dedicated room adjacent to the pool and consisted of filters, circulation pumps, and a gas-fired heater. The heater was manufactured by Raypak and had a rated input capacity of According to property management and based on site observations, the pool/spa was compliant with the Virginia Graeme Baker Pool & Spa Safety Act (P&SS Act). Compliance with the P&SS Act was achieved by dual drains.

One outdoor spa was located In the swimming pool enclosure to the west of the clubhouse. The spa was constructed of concrete, with a plaster finish, and ceramic tile at the waterline. The surrounding area consisted of concrete deck. Spa equipment was located in an adjacent room and consisted of filters, circulation pumps, and a gas-fired heater. The heater was manufactured by Raypak.

Tables and benches were provided and were located clubhouse building.

A laundry building and two RV parking areas were provided.

Survey Condition and Analysis

The swimming pool appeared to be in good to fair overall condition. Filtration/circulation equipment replacement is anticipated during the evaluation period. Pool heater replacement is anticipated during the evaluation period. Swimming pool liner resurfacing is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The spa appeared to be in good to fair condition. Filtration/circulation equipment replacement is anticipated during the evaluation period. Spa heater replacement is anticipated during the evaluation period. Spa liner resurfacing is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

The tables and benches appeared to be in good to fair condition. Routine maintenance is anticipated during the evaluation period.

The additional site amenities appeared to be in good to fair overall condition.

Maintenance of the RV parking area pavement is included in the pavement maintenance allowance.

3.2.10 Special Utility Systems

Two wastewater lift stations were provided. They consisted of a wet well, pumps, controls, and emergency electrical generators. Lift stations were included in the original construction of the subject property, but they have been updated and renovated over the years. Property management reported the lift stations are adequate for the needs of the subject property. The lift stations were serviced by a third party vendor. The lift station to the north of the clubhouse building had a new emergency electrical generator. The lift station at the bottom of the hill in the southeast corner of the site was using a temporary emergency generator provided by the city of Novato at the time of our site review. The new generator was scheduled to be installed during the month of March 2025.

Each pad was provided with 60 and 100 ampere, 120/240 volts, single-phase electrical service. Each pad was connected to a municipal water system through two water storage tanks on a hill on the south side of

the site. The wastewater lift pumps were used to connect the site sanitary sewer system to the Las Galinas Wastewater District, a municipal sewer system.

Survey Condition and Analysis

Special utility systems appeared to be in good overall condition. No issues or service deficiencies were reported. Routine maintenance is anticipated during the evaluation period.

3.2.11 Utility Service Providers

Utility	Provider	Meter configuration and location
Storm Water	Storm water drained through the wetlands into the San Pablo Bay on the east side of the site.	
Electric	Pacific Gas & Electric (PG&E)	The building meter was located in the main electrical room on the first floor of the clubhouse building. Electrical meters were located at utility pedestals at each manufactured home pad sites.
Gas	PG&E	The building meter was located on the north exterior wall. Natural gas meters were located at utility pedestals at each manufactured home pad sites.
Water	North Marin Water District (NMWD)	The clubhouse building water meter was located in a below grade vault. Water connections were located at utility pedestals at each manufactured home pad sites. Water meters were located in below grade vaults.
Sanitary Sewer	Las Galinas Wastewater District	

Survey Condition and Analysis

Utility services were reported to be in good to fair condition. Partner engaged GPRS, Inc. to complete a sewer assessment during the time of the site visit. Per the sewer assessor’s summary report, a video push camera inspection was completed on ten (10) 3" PVC sewer cleanout laterals at the property. Per this inspection, the assessor determined that no major defects were observed that would significantly hinder the flow within the pipelines. However, root intrusions were identified at Sections 5 and 10. Of these, only one root ball was located and was marked on the surface with green spray paint, indicating its location and depth. The remaining root intrusions could not be precisely located due to site terrain conditions and restricted access to certain properties. See Appendix B: Supporting Documents for the full report.

Utilizing the information included in the 2021 BKF Report, Partner has prepared an independent review of the costs presented in that report regarding rehabilitation/replacement of the Potable Water Distribution System, Gravity Sewer Collection System, and Storm Drainage System. For purposes of this independent cost review, Partner has assessed for only one option in each system category, including: Alternative #3: Construct New Private Water Distribution System; Alternative #3: Construct New Sewage Collection System; and Alternative #2: Construct New Storm Drain System.

Upon review of the discussion and options presented in the 2021 BKF Report, Partner believes that these particular options represent the options most likely to be pursued by Marin Valley Mobile Country Club under a scenario of new ownership of the property. Partner has not completed an independent full assessment of the condition of the underground utility systems, and generally concurs with the scope of work described for these noted options in the 2021 BKF Report.

Partner's independent cost review is included in Table 3.2.11 of this report, and utilizes all of the same cost line items as presented in the 2021 BKF Report found in Table 3.7 (Potable Water), Table 4.3 (Gravity Sewer System), and Table 5.4 (Storm Drain System).

The timing of the required system replacements, including phasing of the work, is difficult to pinpoint, and is somewhat subjective, on a forecast basis. However, all of these utility systems, to some degree, are approaching the end of the expected useful life (EUL). Partner recommends budgeting for phased replacement of the Gravity Sewer System and the Storm Drain System sometime not long after the evaluation period (10 years). Based on reported recent patterns of repair costs, and known EUL of the installed materials, Partner recommends planning for replacement of the Potable Water distribution system early in the evaluation period. An opinion of cost for this work is included in Table 2.

Regarding the Electrical and Natural Gas service to Marin Valley Mobile Country Club, Partner has been informed by the Client that Pacific Gas and Electric Company has recently committed to replacing all such service throughout the property, over the coming few years. Therefore, Partner has not included an assessment of these utility systems in this report. Water Alt #3 Main/Laterals Replacement Design & Construction Docs.

4.0 STRUCTURAL FRAME AND BUILDING ENVELOPE

4.1 Foundation/Substructure

Based on the observation of exposed clubhouse and laundry building structures, the foundation systems appeared to consist of crawl spaces enclosed by a continuous cast-in-place concrete spread footing system along the perimeter and isolated pad footings at interior bearing locations provided space under the first floor.

The manufactured homes were set on cleared compacted dirt. Foundations consisted of metal undercarriages set on concrete masonry unit blocks. Crawlspace ventilation was achieved by openings in the perimeter skirts. Homes were professionally skirted.

Survey Condition and Analysis

No evidence of structural distress indicative of foundation settlement was observed. The foundation systems appeared to be in functional condition. Normal monitoring of the foundations is anticipated during the evaluation period. Normal monitoring of the foundations is anticipated during the evaluation period.

Water infiltration and lower floor flooding was reported in the lower floor on the east side of the clubhouse building. Management reported that soils and rocks had accumulated at the base of the footing bordering the lower level. The removal of the loose debris and the installation of a sump and pumps are required to eliminate the possibility of future water issues. An opinion of cost for this work is included in Table 1.

Observed manufactured home pads were reported and appeared to be in good to fair condition. Routine maintenance is anticipated during the evaluation period. Of the total number of manufactured home pads, the home on one was observed to be vacant at the time of the site visit. It was scheduled to be removed and replaced during March 2025. Unusable or down pads were not observed or reported. Manufactured home pad skirts appeared to be in good to fair condition.

4.2 Building Frame

Based on the observation of exposed structure, the clubhouse and laundry buildings appeared to be constructed of conventional wood stud platform framing.

Upper floors consisted of wood beams and joists supporting plywood subfloor. The roof structure was constructed of pitched and flat wood framing. Roof framing was topped with plywood sheathing.

No exposed hitches were observed.

Two prefabricated wood-framed storage sheds were observed, one in each wastewater lift pump enclosures. These are not considered permanent buildings.

HUD conformance labels were not provided on observed homes.

Survey Condition and Analysis

Management reported there was termite infestation in the east wall of the card room on the lower floor under the ballroom area of the clubhouse building. A portion of the gypsum wallboard (GWB) sheathing had been removed on the left, west, side of the sliding glass door exposing some of the damaged framing. Additional, possibly destructive, investigation to determine the extent of the termite infestation is recommended at this time. Remediation of the infestation is recommended to prevent additional structural damage to the clubhouse structure. An opinion of cost for this work is included in Table 1.

Periodic monitoring of the framing is recommended during the evaluation period.

4.3 Facades or Curtain Walls

4.3.1 Exterior Walls

Clubhouse: The exterior walls of the building consisted primarily of fiber cement board siding, panelized plywood siding (T1-11), and stucco. Soffits were finished with stucco.

Laundry: The exterior walls of the building consisted primarily of panelized plywood siding (T1-11). Soffits were painted wood.

Survey Condition and Analysis

The exterior walls appeared to be in generally good to fair condition. Routine maintenance is anticipated during the evaluation period.

Exterior paint appeared to be in good to fair condition. Exterior cleaning, painting, and sealant applications are anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

Exterior wall sealants appeared to be in good condition. Reapplication of sealants is anticipated during the evaluation period. This work can be performed in conjunction with cleaning, painting and minor facade repairs.

4.3.2 Windows

Aluminum: Windows in the clubhouse building appeared to be aluminum-framed double-pane, fixed units and double-pane, operable units.

Vinyl: Windows in the laundry building appeared to be vinyl-framed double-pane, operable units.

Survey Condition and Analysis

Windows were reported and appeared to be in good to fair condition. Some of the large picture windows on the east side of the ballroom area of the clubhouse appeared to have broken seals with a small amount of fogging between the panes. Replacement of the windows with failing seals is recommended during the term. An opinion of cost for this work is included in Table 2. Routine maintenance is anticipated during the evaluation period.

4.3.3 Doors

The main entrance consisted of a pair of aluminum-framed doors with full-height glazing set in an aluminum storefront system. Hardware included closers, deadbolts, exterior pulls, and horizontal exit bars. Secondary doors were typically painted metal doors, painted solid core wood doors, and aluminum framed sliding glass doors. Hardware packages varied, but generally included closers, deadbolts, knobbed handles, and lever handles.

Survey Condition and Analysis

Doors were reported and appeared to be in good condition. Routine maintenance is anticipated throughout the evaluation period.

4.4 Roof

4.4.1 Roofing Materials

A conventional domed translucent plexiglass skylight was provided over the main entry lobby in the clubhouse. The skylight was factory flashed.

<i>Structure</i>	<i>Roof Type</i>	<i>Approximate Area</i>	<i>Installation Date</i>	<i>Warranty Provider and Duration</i>
Clubhouse	Pitched ACS	9,000	Unknown	
Clubhouse	Flat BUR	4,000	Unknown	
Laundry building	Pitched ACS	750	2020 (Approximately)	

Survey Condition and Analysis

The roof installation date was not reported. The roofing systems at the clubhouse was observed to be in poor condition. The roof at the laundry building was observed to be in good condition. The removal and replacement of the roofing systems at the clubhouse buildings is recommended at this time. An opinion of cost for this work is included in Table 1.

Routine maintenance of the Laundry building is anticipated during the evaluation period.

Safe roof access was provided by an extension ladder.

According to the site escort, roof maintenance and repairs were conducted by in-house staff.

The skylight appeared to be in fair condition. Budgeting for the replacement of the skylight is recommended as part of re-roofing activities. Routine maintenance is anticipated during the evaluation period.

4.4.2 Roof Drainage

The roof of the clubhouse building consisted of pitched roofs surrounded by flat roofs areas. The pitched roof areas drain onto the flat roof areas. Storm water runoff for the clubhouse consisted of small openings in the flat roof areas that drain into small downspouts through the soffits and terminate at grade.

The drainage at the laundry building and roof drains roof was directed over the edge.

Survey Condition and Analysis

Roof drainage components at the clubhouse appeared to be inadequate. Evidence of ponding was observed at the flat roof areas of the clubhouse. The flat roof areas at the clubhouse had no positive slope for proper roof drainage. The installation of positive slope to roof drain/overflow assemblies in the flat roof areas should be conducted during the roof replacement activities. An opinion of cost for this work is included in Table 1. Routine maintenance is anticipated throughout the evaluation period.

Roof drains should be repaired or replaced as needed during roof replacement activities. Routine maintenance is anticipated throughout the evaluation period.

4.4.3 Roof-Mounted Building Systems and Equipment

Roof-mounted equipment consisted of HVAC equipment.

Survey Condition and Analysis

The curb flashings at the roof-mounted equipment appeared to be in fair condition and did not appear to have a detrimental effect on the roofing materials. Replacing the flashings at the rooftop equipment should be included in the roof replacement scope of work.

4.5 Interior Stairs, Exterior Stairs, Balconies, Upper Level Walkways, Breezeways, Fire Escapes

Interior stairs at the clubhouse were wood-framed with wood treads and risers. Wood handrails were located on walls at closed sides. The stairs were finished with carpet.

Balconies were constructed of wood substructures with Trex and wood decking, or plywood sheathing coated with elastomeric traffic coating. Balconies were supported by columns at each corner. Balcony railings were wood.

Survey Condition and Analysis

Stairs appeared to be in good to fair condition. Routine maintenance is anticipated during the evaluation period. Painting of the stairs, balconies, and guardrails can be performed in conjunction with the painting of the building exterior or interior common areas.

The elastomeric coating on the surface of the balconies were observed to be in poor condition. Prepping and re-applying elastomeric coatings on the balconies is required at this time. An opinion of cost for this work is included in Table 1. The reapplication of the elastomeric coating is recommended every 5 to 7 years. An opinion of cost for this work is included in Table 2.

5.0 MECHANICAL AND ELECTRICAL SYSTEMS

5.1 Plumbing, Domestic Hot Water, and Sewer Systems

Observation of visible domestic water piping at plumbing stub-outs indicated that the piping was copper. Observation of visible vent piping indicated that the waste piping was cast iron and ABS.

Domestic hot water was supplied to the buildings by central gas-fired water heaters. The water heater observed in the clubhouse was manufactured by Rheem Ruud and had a capacity of 75-gallons. The water heater in the laundry room was manufactured by State Select and had a capacity of 100 gallons.

Observed water heaters were secured to the building frame.

Survey Condition and Analysis

The plumbing, sanitary drainage, and vent systems were reported and observed to be in good condition. No evidence of leaks and faulty piping was observed. Routine maintenance is anticipated during the evaluation period.

The water heating equipment appeared to be in good condition. Routine maintenance is anticipated during the evaluation period. Replacement of the water heaters is anticipated during the evaluation period. An opinion of cost for this work is included in Table 2.

5.2 Heating, Ventilation, and Air Conditioning (HVAC)

<i>Equipment Description</i>	<i>Model Number/Description</i>	<i>Size</i>	<i>Manufacture Date</i>	<i>Condition</i>
Clubhouse attic furnace	Janitrol, model number not available	Appx. 225,000 BTUH, (assumed)	Unknown	Fair to poor
Clubhouse attic furnace	Janitrol, model number not available	Appx. 225,000 BTUH, (assumed)	Unknown	Fair to poor
Clubhouse attic furnace	Janitrol, model number not available	Appx. 225,000 BTUH, (assumed)	Unknown	Fair to poor
Clubhouse attic furnace	Daikin RXS36LVJU	3 ton	2016	Good to fair
Clubhouse mini-split	Daikin RXS36LVJU	3 ton	2016	Good to fair
Clubhouse mini-split	Daikin RXS36LVJU	3 ton	2016	Good to fair
Clubhouse mini-split	Daikin RXS36LVJU	3 ton	2016	Good to fair
Clubhouse closet-mounted furnace	Janitrol, model number not available	225,000 BTUH	Unknown	Poor to fair
Clubhouse closet-mounted furnace	Janitrol, model number not available	225,000 BTUH	Unknown	Poor to fair

Heating and cooling were provided in the bulk of the clubhouse building by direct expansion HVAC split systems. Each system had a gas-fired furnace. The information tags on the furnaces could not be read. Cooling was provided by a direct-expansion condenser mounted on the roof. Management reported the rooftop-mounted A/C condenser was no longer operable.

Four mini-split systems provided heating and cooling to the ballroom area.

The HVAC system in the laundry room was in a locked closet and could not be observed.

The furnace units provided heat through gas-fired heating coils and were located above the ceiling on the upper floor and in a closet on the lower floor of the clubhouse. Temperature was controlled by local thermostats located throughout the interior space.

Survey Condition and Analysis

The split systems appeared to be in poor condition. The age of the HVAC split systems in the clubhouse was not known. Management reported that the cooling was non-operational. Replacement of the split systems throughout the clubhouse is recommended, right away. An opinion of cost for this work is included in Table 1.

5.3 Electrical

Electrical service was provided via several pad-mounted transformers located in the landscaped areas.

Each building was configured with individual electrical service. Main electrical service at the electrical switchgear for the clubhouse and laundry buildings was not available for review. The breaker panels provided 120/240-volt power. Breaker panels for lighting and power controls were located in the electrical rooms of the clubhouse and laundry buildings. Observed panels were manufactured by Cutler Hammer electrical switchgear was observed in the swimming pool equipment room of the clubhouse building. All manufactured home pad pedestals were equipped with 60- or 100-ampere main disconnect circuit breakers. Ground fault circuit interrupter (GFCI) outlets were observed in wet areas.

Based on observation, the electrical branch wiring was copper.

No Federal Pacific Electric (FPE) Stab-Lok circuit breaker panels were observed.

No Zinsco circuit breaker panels were observed.

Backup electrical power was provided by generators at the clubhouse and the waste water lift pumps. At the clubhouse building emergency electricity was provided by a propane-powered Generac generator with a 1500-kVa capacity. The age and model number were not available. A 1500-gallon capacity propane tank was provided adjacent to the fenced generator enclosure. At the lift station at the east end of the property a diesel-powered Cummins generator had been installed. A temporary rental diesel-powered generator manufactured by Whisperwatt was on loan from the City of Novato until the correct permanent generator could be delivered and installed. The size and capacity of the permanent generator was not known. At the lift station to the west of the clubhouse a new diesel-powered Kohler generator was provided. Access to the internal panels of the generator was not available. The generator appeared to have a capacity of 40-kVa.

Survey Condition and Analysis

The electrical service was reported to be adequate for the current demands of the facility. The electrical systems appeared to be in fair condition. The electrical switchgear in the swimming pool equipment room was severely corroded with rust. Replacement is recommended at this time. An opinion of cost for this work is included in Table 1. Routine maintenance is anticipated during the evaluation period.

The electrical connections at the utility pedestals of many of the manufactured home pads are at or near their EUL. Regarding the Electrical and Natural Gas service to Marin Valley Mobile Country Club, Partner has been informed by the Client that Pacific Gas and Electric Company has recently committed to replacing all such service throughout the property, over the coming few years. Therefore, Partner has not included an assessment of these utility systems in this report.

The emergency generator was reported to be in good to fair condition and was reportedly test-operated on a regular basis. Budgeting for the replacement of the Generac generator at the clubhouse is recommended during the term. An opinion of cost is included in Table 2.

5.4 Vertical Transportation

No vertical conveyances were present.

5.5 Life Safety and Fire Protection

5.5.1 Fire Suppression Systems

No an automatic fire suppression system was present.

Chemical fire suppression extinguishers were located in the kitchen in the clubhouse building. Emergency lighting and exit signs were observed in the clubhouse.

Fire extinguishers were present in cabinets in corridors, on the walls of the utility rooms and office areas in the clubhouse and laundry buildings. The annual inspection of the fire extinguishers last occurred on October 3, 2024.

Fire hydrants were observed in landscaped areas.

Survey Condition and Analysis

The chemical fire suppression system appeared to be in good overall condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

The fire extinguishers appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

Fire hydrants appeared to be in good condition. Routine maintenance is anticipated during the evaluation period.

5.5.2 Alarm Systems

No central fire alarm systems were present.

5.5.3 Other Systems

At the clubhouse emergency lighting was provided by wall- and ceiling-mounted battery-operated fixtures. Emergency means of egress locations were indicated by illuminated exit signs.

Survey Condition and Analysis

The observed components appeared to be in good condition. Routine maintenance, including regularly scheduled testing, is anticipated during the evaluation period.

6.0 INTERIOR ELEMENTS

6.1 Common Areas

No interior common areas were present.

6.2 Amenities and Special Features

Amenities consisted of a clubhouse, laundry room, and ballroom. In the clubhouse flooring in amenity areas consisted of carpet, vinyl tile, linoleum tile, and vinyl plank wall finishes included painted gypsum board and wallpaper on gypsum board, and ceiling finishes included suspended acoustic tiles, painted gypsum board, and exposed structure.

The main floor of the clubhouse building contains an entry lobby with a reception desk, leasing and management offices, a large open ballroom with a stage, bar and a full kitchen with some commercial appliances, a fireside room, a library/media room, restrooms, locker rooms with showers, a pool equipment room, and a large covered breezeway. The lower level of the clubhouse room contains two game rooms with pool tables, ping pong tables and card tables, restrooms, a utility room with crawlspace access, and a dance studio room.

The finishes in the laundry building consisted of vinyl tile flooring, painted GWB walls and ceiling. Three sets of leased laundry, coin-operated laundry machines are provided.

Survey Condition and Analysis

Amenity area finishes and furnishings appeared to be in good to fair condition. Routine maintenance is anticipated during the evaluation period, including interior paint and finishes replacement on an as-needed basis. Based on observed condition, EUL, and reported presence of asbestos in the existing Ballroom floor material replacement of the Ballroom flooring is anticipated during the evaluation period. An opinion of cost for asbestos abatement (demo/removal), and installation of new flooring material is included in Table 2.

6.3 Support Areas

No support areas were present.

6.4 Commercial Tenant Spaces

No commercial tenant spaces were provided.

6.5 Residential Spaces

Two of the manufactured housing units were owned by the property and were occupied by onsite maintenance personnel. Access to the interior of the owned homes was not available..

6.5.1 Types and Quantities

The following spaces were observed during the site visit.

<i>Observed Spaces</i>				
<i>Unit No.</i>	<i>No. of Beds</i>	<i>No. of Bathrooms</i>	<i>Status (O,V,M,D)</i>	<i>Condition Notes</i>

--	--	--	--	--

Pad Data	
Number of pads	315
Density – pads per acre	4.85
Individual lot size	Varied
Number of double-wide pads	All pads were large enough for double wide buildings.
Number of Property Owned Units	2
Occupancy Restrictions	
Smaller homes allowed on larger pads	Yes
Larger homes allowed on combined lots	Yes
Community occupancy is age-restricted	Yes

6.5.2 Finishes

Entrance doors consisted of solid-core wood with wood frames in either metal with wood frames. Hardware packages included security locksets and deadbolts. Some entry doors included screen doors. Aluminum and vinyl-framed sliding glass doors were also observed.

Survey Condition and Analysis

None of the manufactured home interiors were observed. Maintenance of the manufactured homes is the responsibility of the homeowners. Minimal maintenance costs can be expected for the two homes owned by the property. Due to the limited scope of work and a resulting opinion of cost that falls within the definition of a de minimis condition, this issue can be addressed as part of routine maintenance.

6.5.3 Cabinetry and Fixtures

6.5.4 Soft Goods

Soft goods were not provided.

6.5.5 Hard Goods and Appliances

Kitchens were provided with electric ranges with vent hoods and refrigerators.

Survey Condition and Analysis

None of the manufactured home interiors were observed. Replacement of the property owned unit appliances is anticipated during the evaluation period. Due to the limited scope of work and a resulting opinion of cost that falls below the reporting threshold, this issue can be addressed as part of routine maintenance.

7.0 ACCESSIBILITY

Americans with Disabilities Act

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did not include taking measurements or counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building, and elevators, as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

The areas of public accommodation at the subject property were limited to the leasing office, the path of travel to the office and parking areas serving the office.

Property Management reported that an approved Barrier Removal Plan exists for the subject property.

Property management reported that ADA improvements, including ADA parking improvements were completed during the last parking lot refurbishment activity.

The accessible parking spaces appeared to be correctly configured and identified.

Exterior routes from accessible parking spaces to the clubhouse at the subject property appeared to be generally accessible.

Exterior entrances provided at the clubhouse appeared to be generally accessible.

The lower floor of the clubhouse is not accessible. Reconfiguration of the route to be compliant with ADA regulations is recommended.

Interior doors connecting all public areas within the clubhouse appeared to be generally accessible.

The plumbing under the lavatories within the publicly-accessible toilet rooms did not appear to be configured to protect against contact. Installation of a protection method is recommended.

ADA-compliant grab bars did not appear to be installed at the publicly-accessible toilets. Installation of compliant grab bars is recommended.

The toilet stall doors within the publicly-accessible toilet rooms did not appear to provide the minimum, ADA-compliant clear width. Reconfiguration of the toilet stall doors is recommended.

The toilet stalls within the publicly accessible toilet rooms did not appear to provide the ADA-compliant minimum clear floor area. Reconfiguration of the stalls is recommended.

The accessories and mirrors within the publicly-accessible toilet rooms did not appear to be mounted at an ADA-compliant height. Reconfiguration of the accessories and mirrors is recommended.

An allowance for the work associated with the above-mentioned recommendations is included in Table 1.

Future renovations or alterations of the subject property may require additional proportional compliance with ADA requirements. This determination should be made by the local governing authority when permit acquisition for renovation is made.

8.0 SUSPECT WATER INTRUSION AND MICROBIAL GROWTH

As part of performing this PCA, visual observations for overt signs of suspect mold growth were also performed. These observations were not performed to discover all affected areas, nor were areas of the subject property observed specifically for the purpose of identifying areas of suspect mold growth. The subject property areas viewed were limited to those necessary to perform the primary scope of this PCA.

Survey Condition and Analysis

No indications of significant water damage or suspect microbial growth were observed.

9.0 NATURAL HAZARD INFORMATION

Partner reviewed readily available materials to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation.

9.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 06041C0292E, dated March 16, 2016, the subject property appears to be located in Zone AE; defined as areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Zone X (unshaded); defined as minimal risk areas outside the 1-percent and 0.2-percent-annual-chance floodplains.

9.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 4, an area with high probability of damaging ground motion.

9.3 Wind Zone

Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone I, an area with design winds speeds up to 130 miles per hour. The subject property does not appear to be located in a special wind region and does not appear to be located in a hurricane-susceptible zone.

10.0 OUT OF SCOPE CONSIDERATIONS

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Entering of plenum or confined space areas.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment. Entering of plenum or confined space areas. Testing or measurements of equipment or air flow.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Opining on process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, paths of travel, construction groups or types, or use classifications.
- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-24). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Providing opinions of costs that are either individually or in the aggregate less than a threshold amount of \$3,000 for like items unless specifically requested by the addressee.
- Identifying capital improvements, enhancements, or upgrades to building components, systems, or finishes;
- Removing, relocating, or repositioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; or disturbing personal items or property, that obstruct access or visibility;
- Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains;
- Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;

- Identification of code or OSHA compliance beyond what has been reported through communication with local regulatory offices.
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed to potentially pose a threat of dangerous or adverse conditions with respect to the field observer's health or safety;
- Performing any procedure, that may damage or impair the physical integrity of the property, any system, or component;
- Providing an opinion on the operation of any system or component that is shut down;
- Evaluating the Sound Transmission Class or acoustical or insulating characteristics of systems or components;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Evaluating the flammability of materials and related regulations;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff, or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope;
- Evaluating systems or components that require specialized knowledge or equipment;
- Entering of plenum or confined space areas.

11.0 LIMITATIONS

This assessment is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their EUL. Consequently, this report represents the condition of the subject property at the time of observation. Acceptance and use of this report infers acknowledgment that the condition of the property may have changed after site observations and/or that additional information may have been discovered, and that Partner, its officers, employees, vendors, successors or assigns, are not liable for changes in the condition of the property, failures in property components or systems, and damages that may occur as a result of the changes or failures.

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions, and test data provided by the Addressee, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted practices applicable at the time and location of the study.

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. This assessment, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which should be part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this report. Information provided within this report is based on readily available information or interview of municipal officials.

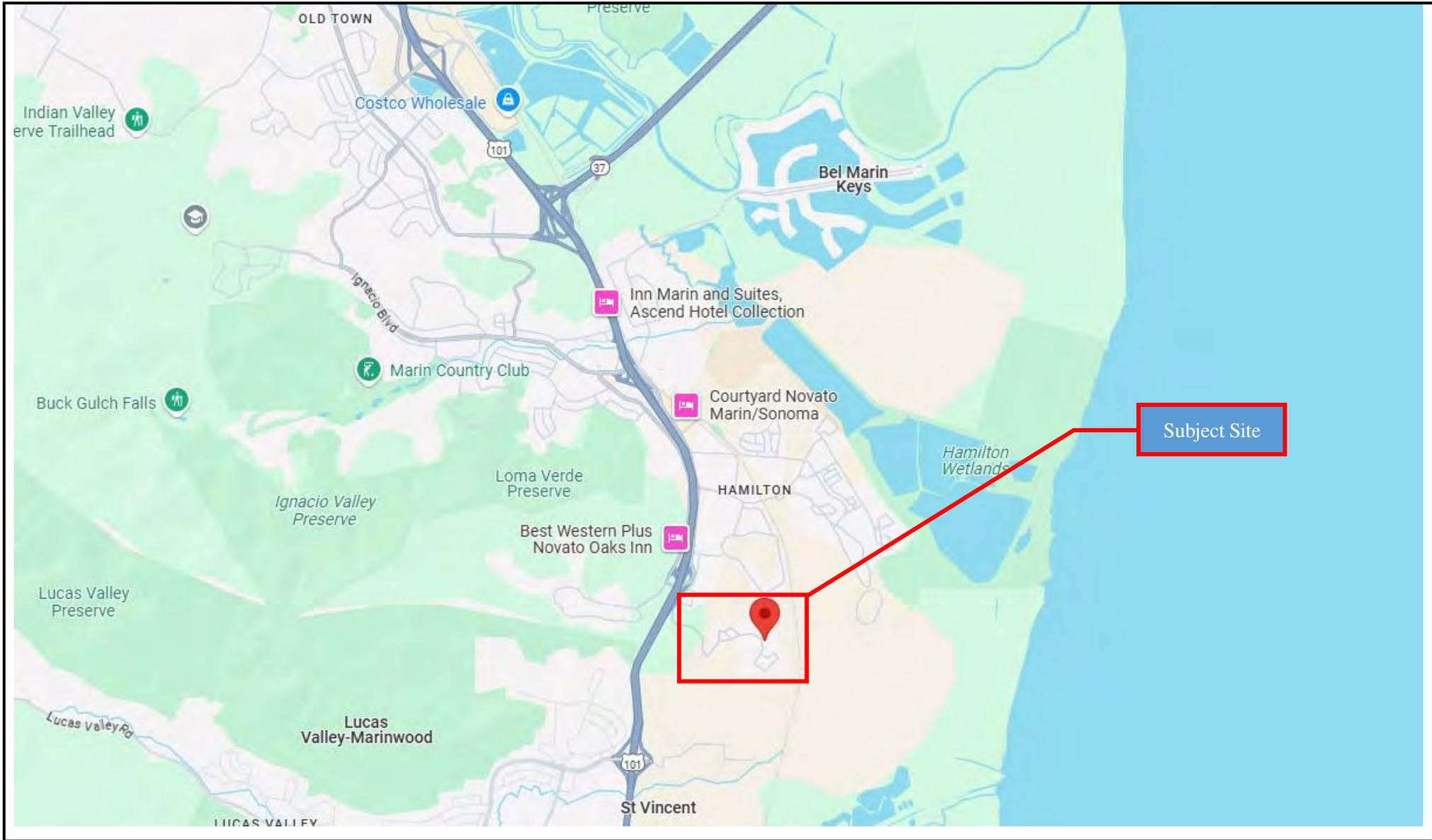
This report presents an evaluation of the accessibility of the subject property as specified in the engagement agreement. This report does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review observed general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency

alarm components and signage. This report is not a comprehensive Americans with Disabilities Act review.

FIGURES

Site Location Map

Site Plan



KEY:
Subject Property 

FIGURE 1B: SITE LOCATION MAP 2
Project No. 25-481687.2



KEY:
 Subject Property 

FIGURE 2: SITE PLAN
 Project No. 25-481687.2

APPENDIX A: SITE PHOTOGRAPHS



1. Entrance to the site from the west.



2. Site signage.



3. Access road to the property.



4. Swimming pool enclosure gate.



5. Swimming pool looking northwest from the clubhouse roof.



6. Spa.



7. RV parking area near the laundry building.



8. Island at the end of an onsite cul-de-sac.



9. View of Club View Drive looking northwest.



10. A vacant manufactured home was being prepared to be removed.



11. Wood retaining wall.



12. Keystone retaining wall.



13. Original pole-mounted site lighting fixture.



14. Facade-mounted site lighting fixture on the clubhouse.



15. Stormwater catch basin.



16. Clubhouse looking northeast.



17. Clubhouse entry.



18. Storefront doors in the lower level of the clubhouse.



19. Sliding glass door at the deck on the lower level of the clubhouse.



20. Clubhouse windows.



21. Fixtures and finishes in the clubhouse breezeway.



22. Fixtures and finishes at the deck on the upper level of the clubhouse.



23. Fixtures and finishes at the deck on the lower level of the clubhouse.



24. Upper deck on the east side of the clubhouse.



25. Fixtures and finishes at the deck on the lower level of the clubhouse.



26. Overview of the clubhouse roof looking northwest.



27. Clerestory windows and Hardie Plank siding on the clubhouse roof.



28. Skylight over the clubhouse entry lobby.



29. Deck structure on the lower level of the clubhouse.



30. Clubhouse attic.



31. Clubhouse attic.



32. Clubhouse building crawlspace.



33. Laundry building looking northwest.



34. Common conditions at a manufactured home foundation.



35. Manufactured home foundation.



36. Water heater in the lower level of the clubhouse.



37. Water heater for the locker rooms in the clubhouse.



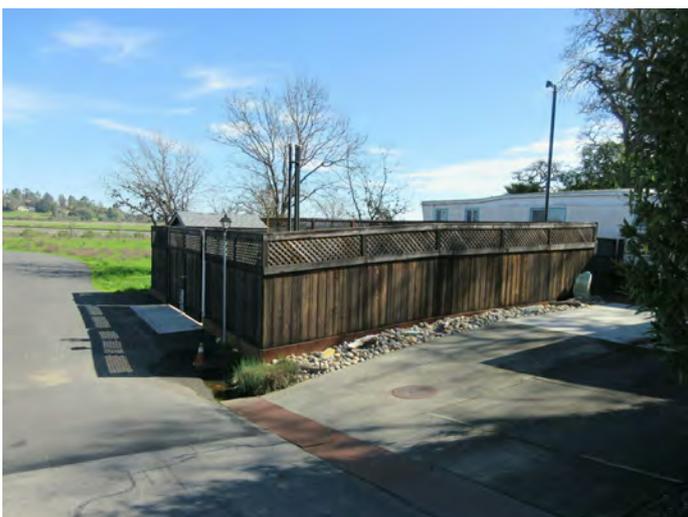
38. Water heater in the laundry building.



39. Pool filters.



40. Swimming pool heater.



41. Wastewater lift pump enclosure in the east end of the site.



42. Temporary emergency electrical generator in the eastern lift station.



43. Storage shed in the eastern lift station.



44. North lift pump enclosure.



45. Emergency electrical generator for the north lift station to the west of the clubhouse.



46. Mini-split condenser on the clubhouse roof.



47. Natural gas-fired HVAC furnaces in the lower level of the clubhouse.



48. Furnace in the clubhouse attic.



49. Pad-mounted electrical transformer.



50. Utility connections at a newer manufactured home.



51. Utility pedestal at an older manufactured home.



52. Propane-powered emergency electrical generator for the clubhouse.



53. Propane storage tank near the electrical generator for the clubhouse.



54. Fixtures and finishes in the clubhouse entry lobby.



55. Fixtures and finishes in the clubhouse ballroom.



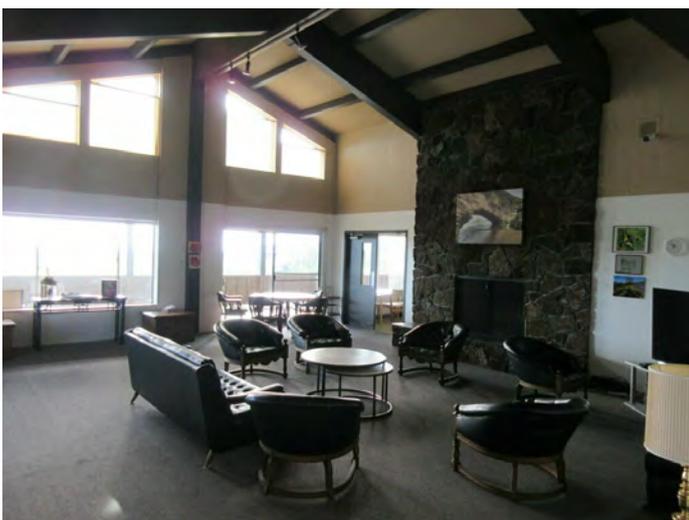
56. Stage in the ballroom.



57. Bar in the ballroom.



58. Fixtures and finishes in the clubhouse kitchen.



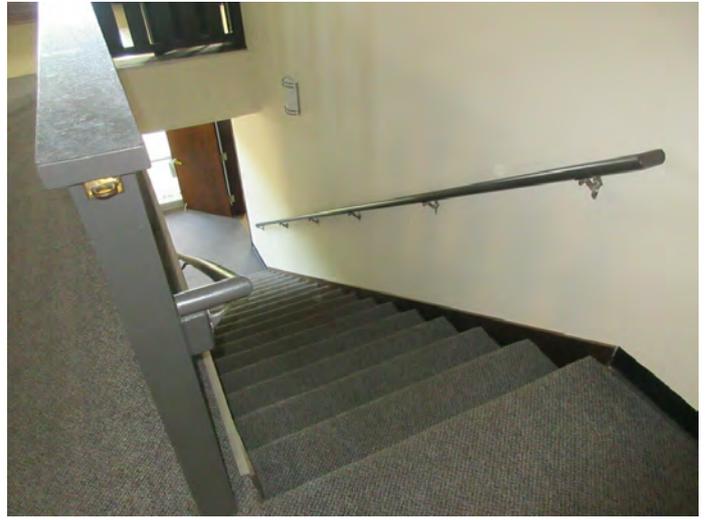
59. Fixtures and finishes in the clubhouse fireside room.



60. Fixtures and finishes in the clubhouse library.



61. Fixtures and finishes in the clubhouse fitness room.



62. Fixtures and finishes at the interior stair in the clubhouse.



63. Fixtures and finishes at the card room in the clubhouse lower level.



64. Fixtures and finishes at the pool room in the clubhouse lower level.



65. Dance studio on the lower level of the clubhouse.



66. Fixtures and finishes in the locker room on the upper level of the clubhouse.



67. Showers in the locker room on the upper level of the clubhouse.



68. Fixtures and finishes in the clubhouse women's restroom.



69. Fixtures and finishes in the clubhouse women's restroom.



70. Fixtures and finishes in the clubhouse men's restroom.



71. Fixtures and finishes in the restroom in the clubhouse lower level.



72. Fixtures and finishes in the laundry building.



73. Accessible parking stalls near the clubhouse.



74. Pothole in the asphalt paving.



75. Failing elastomeric traffic coating on the upper deck of the clubhouse.



76. Exposed termite damage on the east wall of the lower level of the clubhouse.



77. Large roof patch over asphalt composition shingles (ACS) on the clubhouse roof.



78. The ACS roofing on the clubhouse requires replacement at this time.



79. Failing BUR roofing on the clubhouse.



80. Roof drain opening on the clubhouse roof.



81. Damaged flooring at the east side of the ballroom.



82. Exposed sink drain plumbing in the common women's room of the clubhouse



83. Rusted electrical panels and switches in the swimming pool equipment room.



84. The accessible toilet stall in the common men's room in the clubhouse does not meet ADAAG requirements.

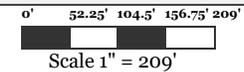
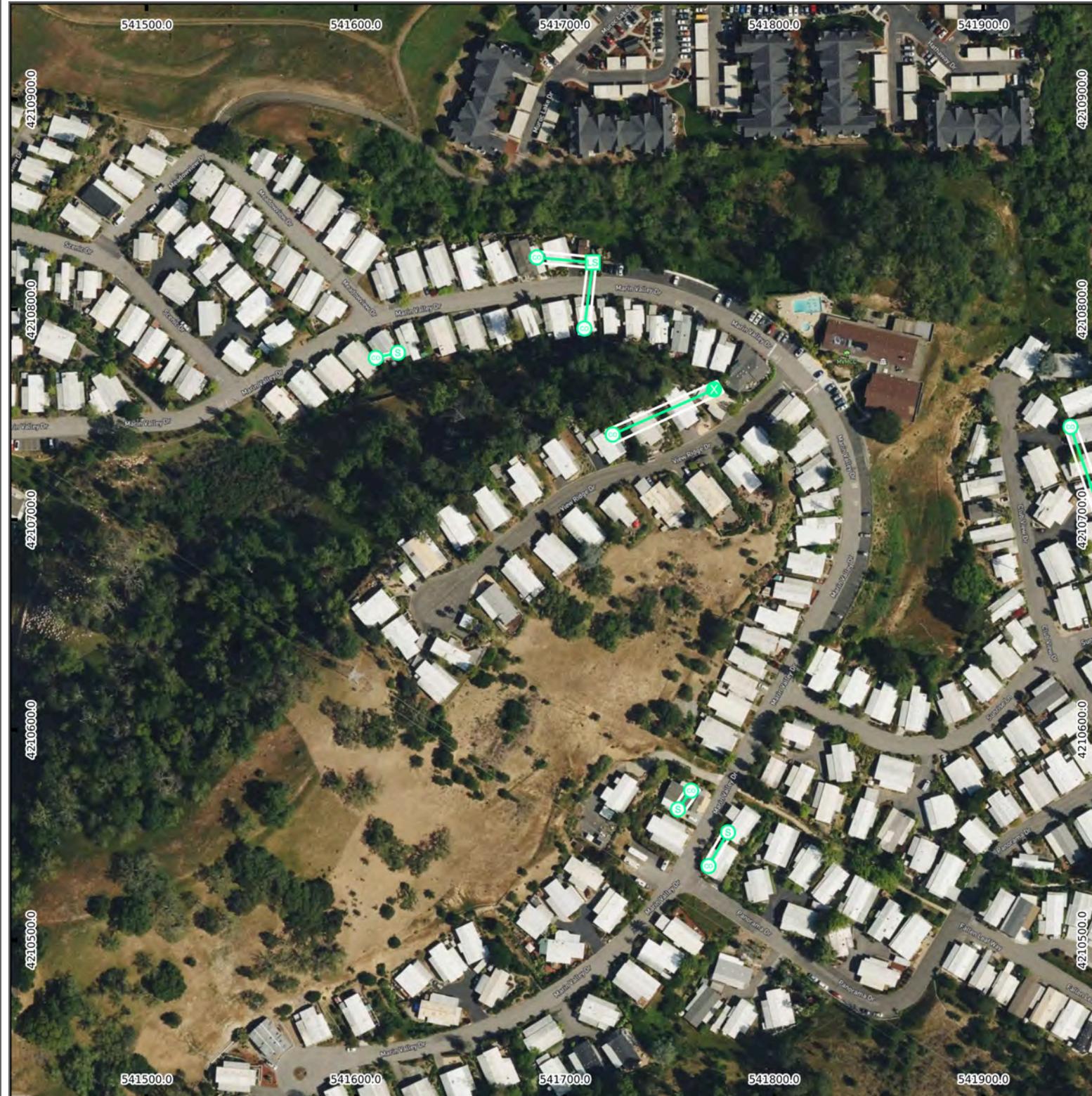
APPENDIX B: SUPPORTING DOCUMENTATION

DISCLAIMER

1. THIS EXHIBIT IS INTENDED TO ILLUSTRATE RECORDS OF FEATURES, AND UTILITY MARKINGS COLLECTED ON SITE. THE HISTORIC RECORDS SHOWN ARE A COMBINATION OF GPRS COLLECTED DATA AS WELL AS ANY ADJUSTMENTS BY OTHER SITEMAP USERS WITH ACCESS TO MAKE CHANGES TO THIS DATA. GPRS CANNOT GUARANTEE IT WILL BE ABLE TO LOCATE ALL UTILITIES OR OTHER SUBSURFACE FEATURES ON SITE NOR CAN IT CERTIFY THAT THE ITEMS SHOWN ON THIS EXHIBIT ARE CURRENT BEYOND THE OFFICIAL SUBMITTAL DATE OF A GPRS CONTRACT LOCATE DELIVERABLE. ALL FINDINGS ARE SUBJECT TO THE TERMS AND CONDITIONS THAT CAN BE VIEWED WITH THE LINK: [HTTPS://M.GP-RADAR.COM/TERMS-CONDITIONS](https://m.gp-radar.com/terms-conditions)
2. GPRS DOES NOT PROVIDE GEOPHYSICAL, GEOLOGICAL, LAND SURVEYING, OR ENGINEERING SERVICES.
3. FOR ADDITIONAL INFORMATION REGARDING FINDINGS AND EQUIPMENT USED, SEE THE "JOB SUMMARY REPORT" THAT WAS SUBMITTED VIA EMAIL FOLLOWING COMPLETION OF FIELD WORK.
4. PRIVATE UTILITY LOCATING IS NEVER A REPLACEMENT FOR ONE CALL/811 SERVICES. STATE LAW REQUIRES 811 TO BE CALLED PRIOR TO ANY AND ALL EXCAVATION ACTIVITIES.

LEGEND

-  SANITARY
-  SCAN INFO
-  SAN_CLEANOUT
-  SAN_EOI
-  SAN_LIFTSTATION
-  SAN_MANHOLE



**Know what's below.
Call before you dig.**



GPRS IS NOT AFFILIATED WITH 811 BUT DOES RECOMMEND THAT THIS SERVICE IS USED ON EVERY PROJECT IN ADDITION TO OUR OWN. IT IS REQUIRED BY LAW TO CALL 811 TO MARK UTILITIES PRIOR TO EXCAVATION. SEE NOTE #4 ABOVE.

FOR INFORMATION ONLY

SITEMAP RECORD EXHIBIT

LOCATION

13 View Ridge Drive

Novato, California 94949, United States

Printed by: undefined

Print Date: 4/11/2025

SUBMITTAL LETTER

To: PARTNER ENGINEERING AND SCIENCES I
 Re: GPRS FINDINGS REPORT
 100 MARIN VALLEY DRIVE, NOVATO.

APRIL 11, 2025

We appreciate the opportunity to serve you on this project. Please refer to the job summary report that is sent separately from this document for additional notes related to our site visit.

There are now two ways to access your maps and models:

1. View the projects you've ordered (including this one) with our GIS platform SiteMap®. Click [HERE](#) to create your account and interact with your data.
2. Click the link below.

SiteMap® is designed to help you deliver your projects on time, on budget, and safely. Click [HERE](#) to learn more about SiteMap®. Please reach out to us at support@sitemap.com with any questions as you logon to the system.

Document List:

COPIES	DATE	DESCRIPTION	LINK
1	04/11/2025	Visualize your Data with SiteMap	CLICK HERE
1	04/11/2025	PDF Aerial Overlay - Open with PDF reader	PDF
1	04/11/2025	PDF Aerial Overlay with Icons - Open with PDF reader	PDF
1	04/10/2025	KMZ file - Open with Google Earth	KMZ
1	04/11/2025	SHP files - For use in CAD or GIS software	SHP
1	04/11/2025	Excel point file - Open with Excel	XLSX

As an additional service, we also provide CAD drawings and can even use your existing drawings as background linework for our files. If you have already ordered CAD as a deliverable option, the CAD will be delivered as a separate submittal, typically in the next few days. If you would like CAD as a deliverable and have not yet requested it, please reach out to us to get a quote to have the service added to your job by replying to this email or giving me a call.

As a reminder, we do not provide surveying or engineering services at GPRS. The data provided is at mapping quality for general reference only. The GNSS/GPS locators that we utilize are certified for sub-meter accuracy and locations were attained by our project managers that are not surveying professionals. Some of the documents we provide with our deliverable have embedded location and elevation data that should be used at your own risk due to accuracy limitations listed above. If survey and design level accuracy is needed, you will need to hire a licensed surveyor in that state to pick up field markings to provide you with the desired data separate from GPRS. This letter is subject to our Terms and Conditions which are listed and incorporated by reference here: <https://gpr-radar.com/terms-conditions>.

Please let me know if you have any questions, concerns, or additional requests. I look forward to working with you again soon.

Thank you!
 Robert Rasmussen

CC: docs@gprsinc.com
Robert.Rasmussen@gprsinc.com

UTILITY LOCATING ■ VIDEO PIPE INSPECTION ■ LEAK DETECTION ■ MAPPING & MODELING ■ CONCRETE IMAGING ■ 3D LASER SCANNING
 CORPORATE OFFICE ■ 1901 INDIAN WOOD CIRCLE ■ MAUMEE, OH 43537 ■ 1.866.914.4718 ■ info@gprsinc.com



JOB SUMMARY REPORT

Order Number:	Work Order #769003	Job Date:	Apr 10, 2025 7:04:00 PM
Customer:	52120 [CTN] PARTNER ENGINEERING AND SCIENCE : PARTNER ENGINEERING AND SCIENCES INC - TOWSON MD	Billing Address:	PARTNER ENGINEERING AND SCIENCES INC 8422 BELLONA LANE SUITE 301 TOWSON MD 21204 United States

JOB DETAILS

Jobsite Location	100 Marin Valley Drive, Novato, California, 94949
Work Order Number	Work Order #769003
Job Number	25-481687
PO Number	070000443161

GPRS Project Manager: Robert Rasmussen

Thank you for using GPRS on your project. We appreciate the opportunity to work with you. If you have questions regarding the results of this scanning, please contact the lead GPRS project manager on this project.

EQUIPMENT USED

The following equipment was used on this project:

- **EMI:** EMI instruments contain two sets of coils on opposite ends of the tool. One set of coils transmits a primary magnetic field, which generates an electrical current into the ground. The induced current then generates a secondary magnetic field, which is detected by the coils in the receiver end of the instrument. The EMI is operated without coming in contact with the surface, so it is not affected by the terrain. However, EMI results are affected by surface features, including vehicles, reinforced concrete, and buildings, and will not yield valuable results in the vicinity of above-ground obstructions. Data is displayed on a control unit, indicating the conductivity of the earth or buried objects. The data is post-processed and displayed in a color-coded contour map showing relative changes in conductivity. GPRS will provide this contour map for interpretation by the client. For more information, please visit: [Link](#)
- **Video Push Camera:** This push camera is designed for video pipe inspection and pipe locating. It has a 1"-2" diameter, self-leveling camera head that provides high-quality images in pipes with a diameter between 2"-8". Behind the camera is a 512 Hz sonde that can be located from above ground to provide the approximate depth of the pipe up to 10' deep. The locatable signal from the sonde will not pass through solid metal barriers or metal pipes other than cast iron. Access through a structure such as a cleanout, drain, etc., or an open pipe within arm's reach is required for inspection service and locating. An operator can push the camera through the pipe to a maximum of 325' depending on the model used. If the project requires entry into confined spaces to gain access to the subject piping, GPRS will need the client to coordinate all confined space entry and obtain any required permits. Video and photos of the interior of pipes can be provided, along with inspection reports. The client must request inspection reports before fieldwork begins. For more information, please visit: [Link](#)
- **Sonde:** The sonde can be connected to the end of the traceable rodder and pushed through an accessible pipe. GPRS will use a sonde transmitting a signal at 512Hz, 33KHz, or 8KHz depending on the conditions of your project. The sonde signal can pass through cast-iron or non-metallic pipes and be detected at depths of up to 10'-15' depending on the conditions. The signal can then be located from the surface using the EM pipe locator.



JOB SUMMARY REPORT

WORK PERFORMED

VIDEO PIPE INSPECTION

Client Provided Drawings	Yes
Scope of Work	<p>Client originally requested 20% lateral scoping, using 12 laterals per day prod rate 5.5 days</p> <p>Only 1 day of work was approved and the scope is now: This will be a basic effort including 10 cleanouts with up to 1200 LF of sewer line scoping. I've attached two maps: One from the 2021 MVMCC Utility Master Plan by BKF showing existing sewer lines and all 32 manholes. The second map shows the manholes in the vicinity of common problem areas. The sewer lines are about 50 yrs old and made of the typical asbestos/concrete of that era. At least one of the homes adjacent to these manholes has a cleanout installed that we can access.</p>
NASSCO Report Performed	Yes
Inclination Report Performed	No
Manhole Inspection Level 1 Performed	No
Manhole Inspection Level 2 Performed	No
Total Pipe Segments Recorded	10
Pipe Infrastructure Located	Yes
Lateral Locating Performed	No
Entry point obstructions blocking access?	No
Pipe segments unable to be inspected?	No
Unable to determine depths at any location?	No
Unable to locate entirety of pipe segments?	No
Any segments require cleaning?	Yes
Results Notes	<p>Sewer Inspection Report Summary</p> <p>GPRS performed a sewer inspection using a video push camera. A total of ten (10) 3" PVC cleanouts were accessed during the inspection process. Root intrusions were identified at various pipe joints throughout different sections of the pipeline. Of these, only one root ball could be located and was marked on the surface with green spray paint, indicating its location and depth. The remaining root intrusions could not be precisely located due to site terrain conditions and restricted access to certain properties.</p> <p>No major defects were observed that would significantly hinder the flow within the pipelines.</p> <p>All pipelines inspected with the video push camera were mapped using a Geode GPS unit.</p>



JOB SUMMARY REPORT

Please refer to the attached NASSCO report and video footage for detailed findings.



JOB SUMMARY REPORT

JOB SITE IMAGES



Jobsite Photo #1



JOB SUMMARY REPORT



Jobsite Photo #2



Jobsite Photo #3



JOB SUMMARY REPORT



Jobsite Photo #4



Jobsite Photo #5



JOB SUMMARY REPORT



Jobsite Photo #6



Jobsite Photo #7



JOB SUMMARY REPORT



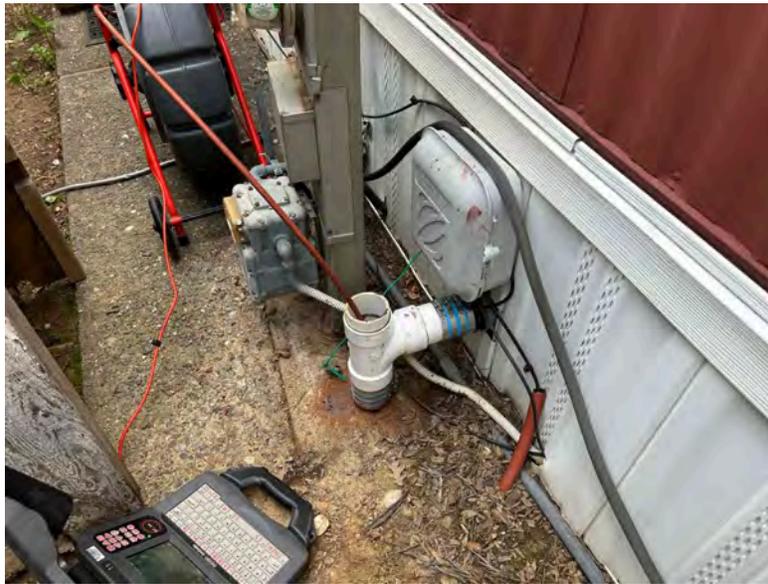
Jobsite Photo #8



Jobsite Photo #9



JOB SUMMARY REPORT



Jobsite Photo #10



Jobsite Photo #11



JOB SUMMARY REPORT



Jobsite Photo #12

CONTACT / SIGNATURE INFORMATION

Contact Information

Contact Name	Kelly Loisel	Email	kloisel@partneresi.com
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TERMS & CONDITIONS

<http://www.gprsinc.com/termsandconditions.html>



Project

Project

PARTNER ENGINEERING AND
SCIENCES_WO_769003_2025_04_13
4/13/2025



Table of Contents

Project		
PARTNER ENGINEERING AND SCIENCES_WO_769003_2025_04_13		4/13/2025

Project Information	P-1
Project Summary	P-2
Section: 1; SCO1 K009-MAINLINE	1
Section: 2; SCO2 K033-MAINLINE	6
Section: 3; SCO3 A045-AMH1	14
Section: 4; SCO4 H101-MAINLINE	18
Section: 5; SCO5 F008-MAINLINE	21
Section: 6; SCO6 A115-MAINLINE	30
Section: 7; SCO7 A129-AMH2	37
Section: 8; SCO8 C009-AMH3	41
Section: 9; SCO9 A185-MAINLINE	48
Section: 10; SCO10 A120-AMH4	50
Section: 11; SCO11 -AMH5	57



Project Information

Project		
PARTNER ENGINEERING AND SCIENCES_WO_769003_2025_04_13		4/13/2025

Contractor

Name: GPRS
 : Robert Rasmussen
 :
 :
 :
 City: 206-475-1017
 :
 :
 :
 : Robert.Rasmussen@GPRSINC.com





Project Summary

Project PARTNER ENGINEERING AND SCIENCES_WO_769003_2025_04_13	Project Number	Project Date 4/13/2025
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Pipe Summary

No.	Type	Pipe Name	Upstream Node	Downstream Node	Road	Town	Use	Mat.	Profile	Length
1	SEC	4/13/2025 9:34:06 PM	SCO1 K009	MAINLINE	100 Marin Drive	Novato	SS	CP	Circular 8inch	80.00
2	SEC	4/14/2025 7:18:09 AM	SCO2 K033	MAINLINE	100 Marin Drive	Novato	SS	CP	Circular 8inch	72.00
3	SEC	4/14/2025 7:35:31 AM	SCO3 A045	AMH1	100 Marin Drive	Novato	SS	CP	Circular 4inch	30.00
4	SEC	4/14/2025 7:43:28 AM	SCO4 H101	MAINLINE	100 Marin Drive	Novato	SS	CP	Circular 8inch	56.00
5	SEC	4/14/2025 8:10:37 AM	SCO5 F008	MAINLINE	100 Marin Drive	Novato	SS	CP	Circular 4inch	136.00
6	SEC	4/14/2025 12:05:56 PM	SCO6 A115	MAINLINE	100 Marin Drive	Novato	SS	CP	Circular 4inch	42.00
7	SEC	4/14/2025 12:18:53 PM	SCO7 A129	AMH2	100 Marin Drive	Novato	SS	CP	Circular 4inch	13.50
8	SEC	4/14/2025 12:27:33 PM	SCO8 C009	AMH3	100 Marin Drive	Novato	SS	CP	Circular 4inch	35.50
9	SEC	4/14/2025 12:44:09 PM	SCO9 A185	MAINLINE	100 Marin Drive	Novato	SS	CP	Circular 4inch	1.00
10	SEC	4/14/2025 12:50:12 PM	SCO10 A120	AMH4	100 Marin Drive	Novato	SS	CP	Circular 4inch	126.50
11	SEC	4/14/2025 1:11:15 PM	SCO11	AMH5	100 Marin Drive	Novato	SS	CP	Circular 4inch	102.50
Total:										695.00

Pipe Levels

No.	Pipe Name	Upstream Node	Upstream C.L.	Upstream I.L.	Upstream I.D.	Downstream Node	Downstream C.L.	Downstream I.L.	Downstream I.D.
1	4/13/2025 9:34:06 PM	SCO1 K009			0.000	MAINLINE			0.000
2	4/14/2025 7:18:09 AM	SCO2 K033			0.000	MAINLINE			0.000
3	4/14/2025 7:35:31 AM	SCO3 A045			0.000	AMH1			0.000
4	4/14/2025 7:43:28 AM	SCO4 H101			0.000	MAINLINE			0.000
5	4/14/2025 8:10:37 AM	SCO5 F008			0.000	MAINLINE			0.000
6	4/14/2025 12:05:56 PM	SCO6 A115			0.000	MAINLINE			0.000
7	4/14/2025 12:18:53 PM	SCO7 A129			0.000	AMH2			0.000
8	4/14/2025 12:27:33 PM	SCO8 C009			0.000	AMH3			0.000
9	4/14/2025 12:44:09 PM	SCO9 A185			0.000	MAINLINE			0.000
10	4/14/2025 12:50:12 PM	SCO10 A120			0.000	AMH4			0.000
11	4/14/2025 1:11:15 PM	SCO11			0.000	AMH5			0.000



Project Summary

Project PARTNER ENGINEERING AND SCIENCES_WO_769003_2025_04_13	Project Number	Project Date 4/13/2025
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Pipe Summary by Profile		
Profile	Total Length	No. Pipes
Circular 4inch	30.00	
Circular 4inch	136.00	
Circular 4inch	42.00	
Circular 4inch	13.50	
Circular 4inch	35.50	
Circular 4inch	1.00	
Circular 4inch	126.50	
Circular 4inch	102.50	
Circular 4inch =	487.00	8
Circular 8inch	80.00	
Circular 8inch	72.00	
Circular 8inch	56.00	
Circular 8inch =	208.00	3
Total =	695.00	11

Inspection Summary

Pipe No.	Insp. No.	Upstream Node	Downstream Node	Dir.	Operator	Insp. Date	Insp. Time	Str	Ser	Final Observation	Length
1	1	SCO1 K009	MAINLINE	DS	Robert Rasmussen	04/13/2025	18:00	2	2	MSA, COULD NOT PUSH CAMERA FURTHER	72.00
2	1	SCO2 K033	MAINLINE	DS	Robert Rasmussen	04/13/2025	18:00	2	2	MSA, CANNOT PUSH CAMERA FURTHER	72.00
3	1	SCO3 A045	AMH1	DS	Robert Rasmussen	04/13/2025	18:01	2	2	AMH, AMH1	30.00
4	1	SCO4 H101	MAINLINE	DS	Robert Rasmussen	04/13/2025	17:57	2	2	MSA, CANNOT PUSH CAMERA FURTHER	56.00
5	1	SCO5 F008	MAINLINE	DS	Robert Rasmussen	04/13/2025	18:03	2	2	MSA, CANNOT PUSH CAMERA FURTHER	136.00
6	1	SCO6 A115	MAINLINE	DS	Robert Rasmussen	04/13/2025	18:04	3	3	MSA, CANNOT PUSH CAMERA FURTHER. NO VIS	42.00
7	1	SCO7 A129	AMH2	DS	Robert Rasmussen	04/13/2025	17:57	3	3	AMH, AMH2	13.50



Project Summary

Project PARTNER ENGINEERING AND SCIENCES_WO_769003_2025_04_13	Project Number	Project Date 4/13/2025
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Pipe No.	Insp. No.	Upstream Node	Downstream Node	Dir.	Operator	Insp. Date	Insp. Time	Str	Ser	Final Observation	Length
8	1	SCO8 C009	AMH3	DS	Robert Rasmussen	04/13/2025	18:00	3	3	AMH, AMH3	35.50
9	1	SC09 A185	MAINLINE	DS	Robert Rasmussen	04/13/2025	17:57			MSA, CAMERA COULD NOT MAKE IT PAST THE	1.00
10	1	SCO10 A120	AMH4	DS	Robert Rasmussen	04/13/2025	17:59	2	2	AMH, AMH4	126.50
11	1	SCO11	AMH5	DS	Robert Rasmussen	04/13/2025	17:59	3	3	AMH, AMH5	102.50
Total:											687.00

Inspection Summary by Profile		
Profile	Total Length	No. Inspections
Circular 4inch	30.00	
Circular 4inch	136.00	
Circular 4inch	42.00	
Circular 4inch	13.50	
Circular 4inch	35.50	
Circular 4inch	1.00	
Circular 4inch	126.50	
Circular 4inch	102.50	
Circular 4inch =	487.00	8
Circular 8inch	72.00	
Circular 8inch	72.00	
Circular 8inch	56.00	
Circular 8inch =	200.00	3
Total =	687.00	11



Project Summary

Project PARTNER ENGINEERING AND SCIENCES_WO_769003_2025_04_13	Project Number	Project Date 4/13/2025
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Defect Summary				CCTV Drainage Survey Observation Count																					
				General				Structural Condition								Service Condition					Misc				
Sect. No.	Insp. No.	Upstream Node	Downstream Node	Insp. Length	No. Grade 4/5 Obs.	Survey Abandoned	Camera Under Water	Cracks	Fractures	Broken	Deformed	Collapsed	Holes	Surface Damage	Displaced Joints	Open Joints	Roots	Infiltration	Encrustation	Silt	Grease	Obstruction	Water Level	Line Deviates	
1	1	SCO1 K009	MAINLINE	72.0																					
2	1	SCO2 K033	MAINLINE	72.0	7																				1
3	1	SCO3 A045	AMH1	30.0	1																				
4	1	SCO4 H101	MAINLINE	56.0																					
5	1	SCO5 F008	MAINLINE	136.0	4												2								9
6	1	SCO6 A115	MAINLINE	42.0	4																				3
7	1	SCO7 A129	AMH2	13.5	2																				1
8	1	SCO8 C009	AMH3	35.5	5																				4
9	1	SC09 A185	MAINLINE	1.0																					
10	1	SCO10 A120	AMH4	126.5	6												1								4
11	1	SCO11	AMH5	102.5	4																				2
Total:				687.0	33												3								24



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/13/2025 9:34:06 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 80.0'	Length Surveyed: 72.0'

City: NOVATO	Drainage Area:	Upstream MH: SCO1 K009
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: MAINLINE
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 8"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:604	Distance	Code	Observation	Counter	Grade			
SCO1 K009								
	0.0	ACOH	Cleanout House / SCO1 K009	00:00:00				
	0.0	MWL	Water Level, 5% of the vertical dimension	00:00:30				
	11.0	S01 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED	00:01:06				
	12.0	S02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:01:06				
	14.0	S03 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:01:43				
	20.0	MWL	Water Level, 10% of the vertical dimension	00:01:54				
	28.0	S04 DAE	Deposits Attached Encrustation, 5% of cross sectional area from 10 o'clock to 2 o'clock, Start	00:02:11				
	44.0	MWL	Water Level, 5% of the vertical dimension	00:02:44				
	72.0	TF	Tap Factory Made at 3 o'clock, dia/height: 4inch	00:03:23				
	72.0	F01 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:03:38	M2			
	72.0	F02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:03:38	M2			
	72.0	F03 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:03:38	M2			
	72.0	F04 DAE	Deposits Attached Encrustation, 5% of cross sectional area from 10 o'clock to 2 o'clock, Finish	00:03:38	M2			
	72.0	MSA	Miscellaneous Survey Abandoned / COULD NOT PUSH CAMERA FURTHER	00:03:38				
	80.0		End of pipe					
MAINLINE								
QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	2H00	2H00	0.0	90.0	90.0	0.0	2.0	2.0

Section Pictures - 4/13/2025 - 4/13/2025 9:34:06 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/13/2025 9:34:06 PM	1



1, 00:00:00, 0.00ft
Cleanout House / SCO1 K009



2, 00:00:30, 0.00ft
Water Level, 5% of the vertical dimension



3, 00:01:06, 11.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED



4, 00:01:06, 12.00ft
Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start

Section Pictures - 4/13/2025 - 4/13/2025 9:34:06 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/13/2025 9:34:06 PM	1



5, 00:01:43, 14.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start



6, 00:01:54, 20.00ft
Water Level, 10% of the vertical dimension



7, 00:02:11, 28.00ft
Deposits Attached Encrustation, 5% of cross sectional area from 10 o'clock to 2 o'clock, Start



8, 00:02:44, 44.00ft
Water Level, 5% of the vertical dimension

Section Pictures - 4/13/2025 - 4/13/2025 9:34:06 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/13/2025 9:34:06 PM	1



9, 00:03:23, 72.00ft
Tap Factory Made at 3 o'clock, dia/height: 4inch



10, 00:03:38, 72.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



11, 00:03:38, 72.00ft
Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish



12, 00:03:38, 72.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish



Section Pictures - 4/13/2025 - 4/13/2025 9:34:06 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/13/2025 9:34:06 PM	1



13, 00:03:38, 72.00ft
Deposits Attached Encrustation, 5% of cross sectional area
from 10 o'clock to 2 o'clock, Finish



14, 00:03:38, 72.00ft
Miscellaneous Survey Abandoned / COULD NOT PUSH
CAMERA FURTHER



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 7:18:09 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 72.0'	Length Surveyed: 72.0'

City: NOVATO	Drainage Area:	Upstream MH: SCO2 K033
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: MAINLINE
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 8"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

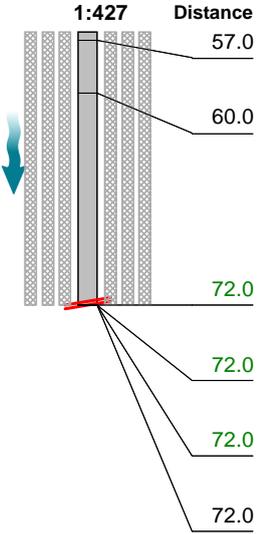
1:427	Distance	Code	Observation	Counter	Grade
	0.0	ACOH	Cleanout House / SCO2 K033	00:00:00	
	0.0	MWL	Water Level, 20% of the vertical dimension	00:00:58	
	0.0	MCU	Miscellaneous Camera Underwater	00:00:58	M4
	1.0	DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock	00:00:59	M2
	3.0	MWL	Water Level, 10% of the vertical dimension	00:01:08	
	3.0	S01 DAGS	Deposits Attached Grease, 5% of cross sectional area from 9 o'clock to 3 o'clock, Start	00:01:08	
	4.0	MCU	Miscellaneous Camera Underwater	00:01:12	M4
	6.0	DSZ	Deposits Settled Other, 10% of cross sectional area from 5 o'clock to 7 o'clock / DEPOSITS SETTLED	00:01:14	M2
	11.0	S02 MCU	Miscellaneous Camera Underwater, Start	00:01:28	
	21.0	F02 MCU	Miscellaneous Camera Underwater, Finish	00:01:52	M4
	21.0	MWL	Water Level, 10% of the vertical dimension	00:01:52	
	22.0	S03 DSF	Deposits Settled Fine, 5% of cross sectional area from 4 o'clock to 8 o'clock, Start	00:02:01	
	22.0	S04 DAZ	Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Start / DEPOSITS ATTACHED	00:02:01	
	37.0	MCU	Miscellaneous Camera Underwater	00:02:21	M4
	42.0	MCU	Miscellaneous Camera Underwater	00:02:34	M4
	56.0	MCU	Miscellaneous Camera Underwater	00:03:17	M4



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 7:18:09 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 72.0'	Length Surveyed: 72.0'

Distance	Code	Observation	Counter	Grade
57.0	LL	Line Left, change to: 90%	00:03:05	M4
60.0	MWL	Water Level, 5% of the vertical dimension	00:03:52	
72.0	F01	DAGS Deposits Attached Grease, 5% of cross sectional area from 9 o'clock to 3 o'clock, Finish	00:04:33	M2
72.0	F03	DSF Deposits Settled Fine, 5% of cross sectional area from 4 o'clock to 8 o'clock, Finish	00:04:33	M2
72.0	F04	DAZ Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Finish / DEPOSITS ATTACHED	00:04:33	M2
72.0	MSA	Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA FURTHER	00:04:33	



QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	482F	482F	0.0	104.0	104.0	0.0	2.4	2.4

Section Pictures - 4/13/2025 - 4/14/2025 7:18:09 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:18:09 AM	2



1, 00:00:00, 0.00ft
Cleanout House / SCO2 K033



2, 00:00:58, 0.00ft
Water Level, 20% of the vertical dimension



3, 00:00:58, 0.00ft
Miscellaneous Camera Underwater



4, 00:00:59, 1.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock

Section Pictures - 4/13/2025 - 4/14/2025 7:18:09 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:18:09 AM	2



5, 00:01:08, 3.00ft
Water Level, 10% of the vertical dimension



6, 00:01:08, 3.00ft
Deposits Attached Grease, 5% of cross sectional area from 9 o'clock to 3 o'clock, Start



7, 00:01:12, 4.00ft
Miscellaneous Camera Underwater



8, 00:01:14, 6.00ft
Deposits Settled Other, 10% of cross sectional area from 5 o'clock to 7 o'clock / DEPOSITS SETTLED

Section Pictures - 4/13/2025 - 4/14/2025 7:18:09 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:18:09 AM	2



9, 00:01:28, 11.00ft
Miscellaneous Camera Underwater, Start



10, 00:01:52, 21.00ft
Miscellaneous Camera Underwater, Finish



11, 00:01:52, 21.00ft
Water Level, 10% of the vertical dimension



12, 00:02:01, 22.00ft
Deposits Settled Fine, 5% of cross sectional area from 4 o'clock to 8 o'clock, Start

Section Pictures - 4/13/2025 - 4/14/2025 7:18:09 AM

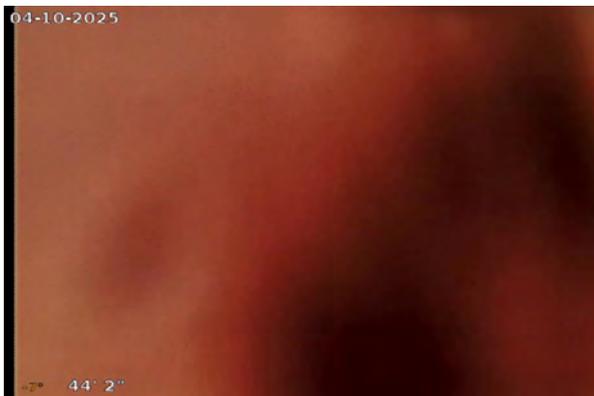
City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:18:09 AM	2



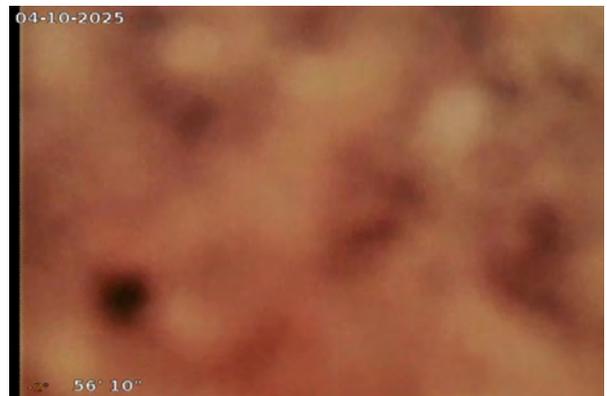
13, 00:02:01, 22.00ft
Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Start / DEPOSITS ATTACHED



14, 00:02:21, 37.00ft
Miscellaneous Camera Underwater



15, 00:02:34, 42.00ft
Miscellaneous Camera Underwater



16, 00:03:17, 56.00ft
Miscellaneous Camera Underwater

Section Pictures - 4/13/2025 - 4/14/2025 7:18:09 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:18:09 AM	2



17, 00:03:05, 57.00ft
Line Left, change to: 90%



18, 00:03:52, 60.00ft
Water Level, 5% of the vertical dimension



19, 00:04:33, 72.00ft
Deposits Attached Grease, 5% of cross sectional area from 9 o'clock to 3 o'clock, Finish



20, 00:04:33, 72.00ft
Deposits Settled Fine, 5% of cross sectional area from 4 o'clock to 8 o'clock, Finish



Section Pictures - 4/13/2025 - 4/14/2025 7:18:09 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:18:09 AM	2



21, 00:04:33, 72.00ft
Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Finish / DEPOSITS ATTACHED



22, 00:04:33, 72.00ft
Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA FURTHER



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 7:35:31 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 30.0'	Length Surveyed: 30.0'

City: NOVATO	Drainage Area:	Upstream MH: SCO3 A045
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: AMH1
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 4"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:227	Distance	Code	Observation	Counter	Grade			
SCO3 A045								
	0.0	ACOH	Cleanout House / SCO3 A045	00:00:00				
	0.0	MWL	Water Level, 5% of the vertical dimension	00:00:21				
	1.0	S01 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:00:22				
	1.0	S02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start	00:00:22				
	1.0	S03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED	00:00:22				
	16.0	MWL	Water Level, 10% of the vertical dimension	00:01:03				
	17.0	S04 MCU	Miscellaneous Camera Underwater, Start	00:01:08				
	27.0	F04 MCU	Miscellaneous Camera Underwater, Finish	00:01:26	M4			
	30.0	F01 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:01:41	M2			
	30.0	F02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish	00:01:41	M2			
	30.0	F03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:01:41	M2			
	30.0	AMH	Manhole / AMH1	00:01:41				
QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	422B	422B	0.0	44.0	44.0	0.0	2.2	2.2

Section Pictures - 4/13/2025 - 4/14/2025 7:35:31 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:35:31 AM	3



1, 00:00:00, 0.00ft
Cleanout House / SCO3 A045



2, 00:00:21, 0.00ft
Water Level, 5% of the vertical dimension



3, 00:00:22, 1.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start



4, 00:00:22, 1.00ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start

Section Pictures - 4/13/2025 - 4/14/2025 7:35:31 AM

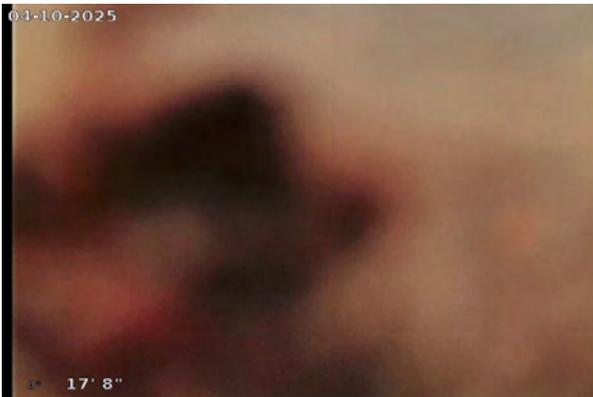
City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:35:31 AM	3



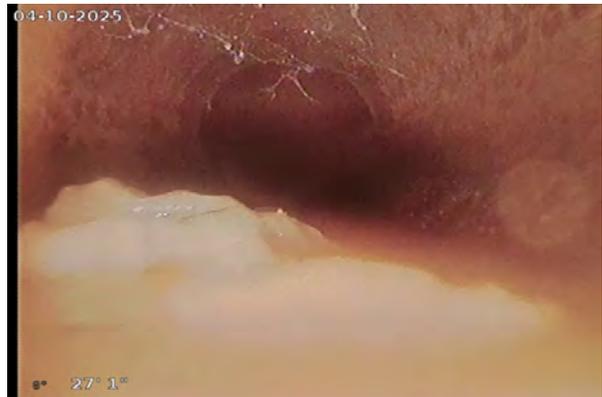
5, 00:00:22, 1.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED



6, 00:01:03, 16.00ft
Water Level, 10% of the vertical dimension



7, 00:01:08, 17.00ft
Miscellaneous Camera Underwater, Start



8, 00:01:26, 27.00ft
Miscellaneous Camera Underwater, Finish

Section Pictures - 4/13/2025 - 4/14/2025 7:35:31 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:35:31 AM	3



9, 00:01:41, 30.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish



10, 00:01:41, 30.00ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish



11, 00:01:41, 30.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



12, 00:01:41, 30.00ft
Manhole / AMH1



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 7:43:28 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 56.0'	Length Surveyed: 56.0'

City: NOVATO	Drainage Area:	Upstream MH: SCO4 H101
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: MAINLINE
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 8"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:423	Distance	Code	Observation	Counter	Grade			
SCO4 H101								
	0.0	ACOH	Cleanout House / SCO4 H101	00:00:00				
	0.0	MWL	Water Level, 5% of the vertical dimension	00:00:29				
	1.0	S01 DAZ	Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Start / DEPOSITS ATTACHED	00:00:29				
	53.0	MWL	Water Level, 10% of the vertical dimension	00:01:40				
	55.0	TFA	Tap Factory Activity at 9 o'clock, dia/height: 8inch	00:01:55				
	56.0	MWL	Water Level, 20% of the vertical dimension	00:02:01				
	56.0	F01 DAZ	Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Finish / DEPOSITS ATTACHED	00:02:01	M2			
	56.0	MSA	Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA FURTHER	00:02:01				
QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	2A00	2A00	0.0	22.0	22.0	0.0	2.0	2.0

Section Pictures - 4/13/2025 - 4/14/2025 7:43:28 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:43:28 AM	4



1, 00:00:00, 0.00ft
Cleanout House / SCO4 H101



2, 00:00:29, 0.00ft
Water Level, 5% of the vertical dimension



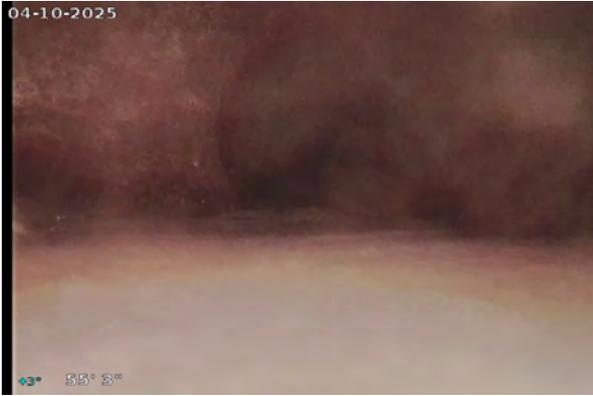
3, 00:00:29, 1.00ft
Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Start / DEPOSITS ATTACHED



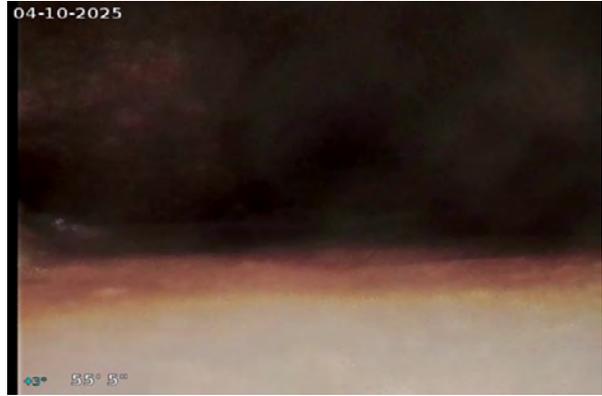
4, 00:01:40, 53.00ft
Water Level, 10% of the vertical dimension

Section Pictures - 4/13/2025 - 4/14/2025 7:43:28 AM

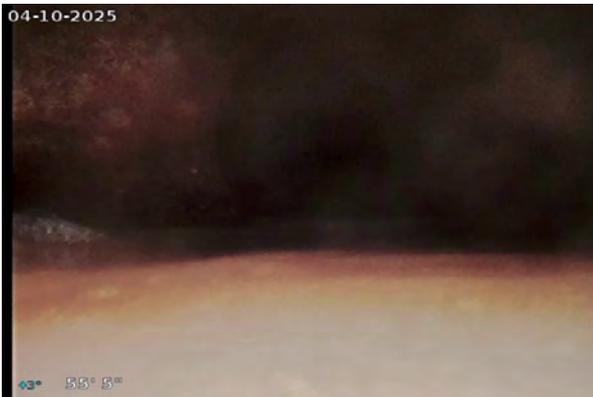
City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 7:43:28 AM	4



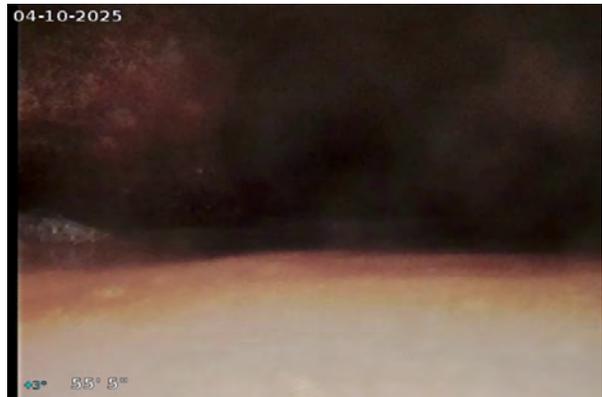
5, 00:01:55, 55.00ft
Tap Factory Activity at 9 o'clock, dia/height: 8inch



6, 00:02:01, 56.00ft
Water Level, 20% of the vertical dimension



7, 00:02:01, 56.00ft
Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Finish / DEPOSITS ATTACHED



8, 00:02:01, 56.00ft
Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA FURTHER



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 8:10:37 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 136.0'	Length Surveyed: 136.0'

City: NOVATO	Drainage Area:	Upstream MH: SCO5 F008
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: MAINLINE
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 4"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:538	Distance	Code	Observation	Counter	Grade
	0.0	ACOH	Cleanout House / SCO5 F008	00:00:00	
	0.0	MWL	Water Level, 5% of the vertical dimension	00:00:27	
	0.0	DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock / DEPOSITS ATTACHED	00:00:27	M2
	1.0	S01 DAE	Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start	00:00:27	
	1.0	LD	Line Down, change to: 40%	00:00:45	M4
	2.0	S02 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:00:45	
	2.5	TF	Tap Factory Made at 9 o'clock, dia/height: 4inch	00:00:46	
	3.0	LRD	Line Right Down, change to: 45%	00:00:46	M4
	5.0	F01 DAE	Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish	00:00:27	M2
	5.0	S03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED	00:00:27	
	5.1	S04 DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start	00:00:57	
	10.0	LD	Line Down, change to: 15%	00:01:07	M2
	30.0	LD	Line Down, change to: 25%	00:01:47	M4
	67.0	RFJ	Roots Fine Joint from 7 o'clock to 5 o'clock, within 8 inch	00:03:27	M1
	67.5	DAE	Deposits Attached Encrustation, 10% of cross sectional area from 12 o'clock to 12 o'clock	00:03:57	M2
	71.0	LD	Line Down, change to: 15%	00:04:03	M2



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 8:10:37 AM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 136.0 '	Length Surveyed: 136.0 '

Distance	Code	Observation	Counter	Grade
1:538	TF	Tap Factory Made at 3 o'clock, dia/height: 4inch	00:04:03	
71.5				
73.0	LRD	Line Right Down, change to: 90%	00:04:15	M4
95.0	RFJ	Roots Fine Joint from 7 o'clock to 9 o'clock, within 8 inch	00:04:50	M1
95.0	LD	Line Down, change to: 5%	00:04:52	M1
125.0	LRD	Line Right Down, change to: 5%	00:05:44	M1
135.0	LD	Line Down, change to: 5%	00:06:09	M1
135.0	TF	Tap Factory Made at 3 o'clock, dia/height: 4inch	00:06:09	
136.0	F02 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:06:26	M2
136.0	F03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:06:26	M2
136.0	F04 DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish	00:06:26	M2
136.0	MSA	Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA FURTHER	00:06:26	

Section Pictures - 4/13/2025 - 4/14/2025 8:10:37 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 8:10:37 AM	5



1, 00:00:00, 0.00ft
Cleanout House / SCO5 F008



2, 00:00:27, 0.00ft
Water Level, 5% of the vertical dimension



3, 00:00:27, 0.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock / DEPOSITS ATTACHED



4, 00:00:27, 1.00ft
Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start

Section Pictures - 4/13/2025 - 4/14/2025 8:10:37 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 8:10:37 AM	5



5, 00:00:45, 1.00ft
Line Down, change to: 40%



6, 00:00:45, 2.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start



7, 00:00:46, 2.50ft
Tap Factory Made at 9 o'clock, dia/height: 4inch



8, 00:00:46, 3.00ft
Line Right Down, change to: 45%

Section Pictures - 4/13/2025 - 4/14/2025 8:10:37 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 8:10:37 AM	5



9, 00:00:27, 5.00ft
Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish



10, 00:00:27, 5.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED



11, 00:00:57, 5.10ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start



12, 00:01:07, 10.00ft
Line Down, change to: 15%

Section Pictures - 4/13/2025 - 4/14/2025 8:10:37 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 8:10:37 AM	5



13, 00:01:47, 30.00ft
Line Down, change to: 25%



14, 00:03:27, 67.00ft
Roots Fine Joint from 7 o'clock to 5 o'clock, within 8 inch



15, 00:03:57, 67.50ft
Deposits Attached Encrustation, 10% of cross sectional area from 12 o'clock to 12 o'clock



16, 00:04:03, 71.00ft
Line Down, change to: 15%

Section Pictures - 4/13/2025 - 4/14/2025 8:10:37 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 8:10:37 AM	5



17, 00:04:03, 71.50ft
Tap Factory Made at 3 o'clock, dia/height: 4inch



18, 00:04:03, 71.50ft
Tap Factory Made at 3 o'clock, dia/height: 4inch



19, 00:04:15, 73.00ft
Line Right Down, change to: 90%



20, 00:04:50, 95.00ft
Roots Fine Joint from 7 o'clock to 9 o'clock, within 8 inch

Section Pictures - 4/13/2025 - 4/14/2025 8:10:37 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 8:10:37 AM	5



21, 00:04:52, 95.00ft
Line Down, change to: 5%



22, 00:05:44, 125.00ft
Line Right Down, change to: 5%



23, 00:06:09, 135.00ft
Line Down, change to: 5%



24, 00:06:09, 135.00ft
Tap Factory Made at 3 o'clock, dia/height: 4inch

Section Pictures - 4/13/2025 - 4/14/2025 8:10:37 AM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 8:10:37 AM	5



25, 00:06:26, 136.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish



26, 00:06:26, 136.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



27, 00:06:26, 136.00ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish



28, 00:06:26, 136.00ft
Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA FURTHER



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 12:05:56 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 42.0'	Length Surveyed: 42.0'

City: NOVATO	Drainage Area:	Upstream MH: SCO6 A115
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: MAINLINE
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 4"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:208	Distance	Code	Observation	Counter	Grade
SCO6 A115					
	0.0	ACOH	Cleanout House / SCO6 A115	00:00:00	
	0.0	MWL	Water Level, 5% of the vertical dimension	00:00:29	
	1.0	DAE	Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock	00:00:29	M2
	1.2	S01 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:00:33	
	2.0	S03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED	00:01:02	
	4.0	LR	Line Right, change to: 90%	00:00:38	M4
	5.0	S02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:01:02	
	10.0	LLD	Line Left Down, change to: 45%	00:01:22	M4
	12.0	LL	Line Left, change to: 45%	00:01:30	M4
	12.3	F03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:01:34	M2
	12.4	F02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:01:34	M2
	12.5	F01 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:01:34	M2
	12.6	MWL	Water Level, 25% of the vertical dimension	00:02:49	
	13.0	S04 MCU	Miscellaneous Camera Underwater, Start	00:01:34	
	13.1	MWL	Water Level, 20% of the vertical dimension	00:01:34	



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 12:05:56 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 42.0'	Length Surveyed: 42.0'

1:208	Distance	Code	Observation	Counter	Grade			
	42.0	F04	MCU	Miscellaneous Camera Underwater, Finish	00:03:05	M4		
	42.0		MSA	Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA FURTHER. NO VISIBILITY.	00:03:05			
QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	4926	4926	0.0	48.0	48.0	0.0	3.2	3.2

Section Pictures - 4/13/2025 - 4/14/2025 12:05:56 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:05:56 PM	6



1, 00:00:00, 0.00ft
Cleanout House / SCO6 A115



2, 00:00:29, 0.00ft
Water Level, 5% of the vertical dimension



3, 00:00:29, 1.00ft
Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock



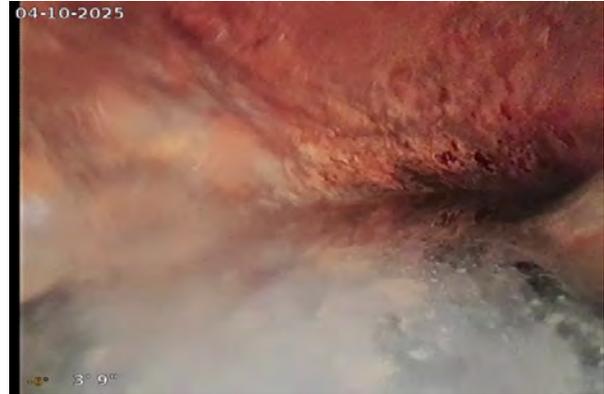
4, 00:00:33, 1.20ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start

Section Pictures - 4/13/2025 - 4/14/2025 12:05:56 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:05:56 PM	6



5, 00:01:02, 2.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED



6, 00:00:38, 4.00ft
Line Right, change to: 90%



7, 00:01:02, 5.00ft
Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start



8, 00:01:22, 10.00ft
Line Left Down, change to: 45%

Section Pictures - 4/13/2025 - 4/14/2025 12:05:56 PM

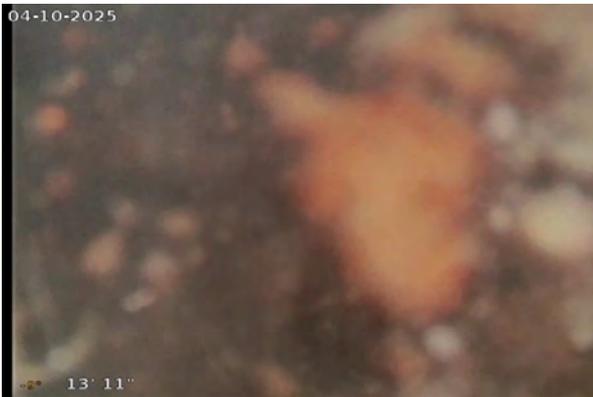
City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:05:56 PM	6



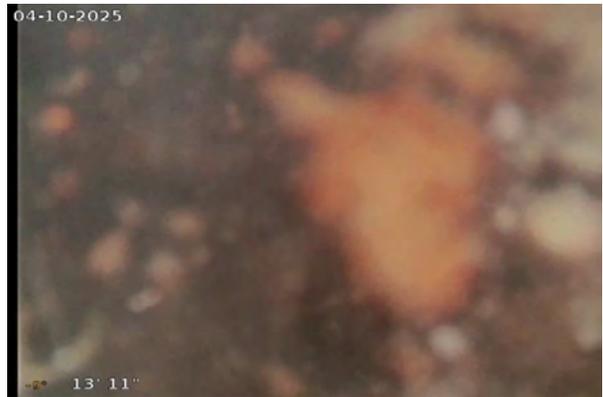
9, 00:01:30, 12.00ft
Line Left, change to: 45%



10, 00:01:34, 12.30ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



11, 00:01:34, 12.40ft
Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish



12, 00:01:34, 12.50ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish

Section Pictures - 4/13/2025 - 4/14/2025 12:05:56 PM

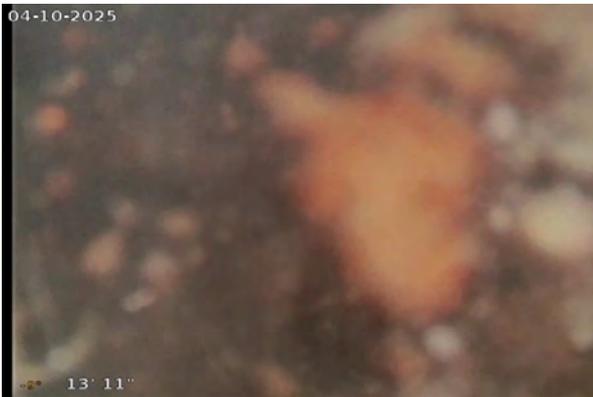
City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:05:56 PM	6



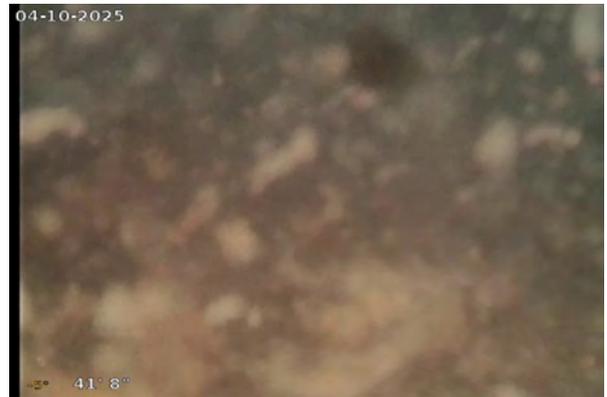
13, 00:02:49, 12.60ft
Water Level, 25% of the vertical dimension



14, 00:01:34, 13.00ft
Miscellaneous Camera Underwater, Start



15, 00:01:34, 13.10ft
Water Level, 20% of the vertical dimension

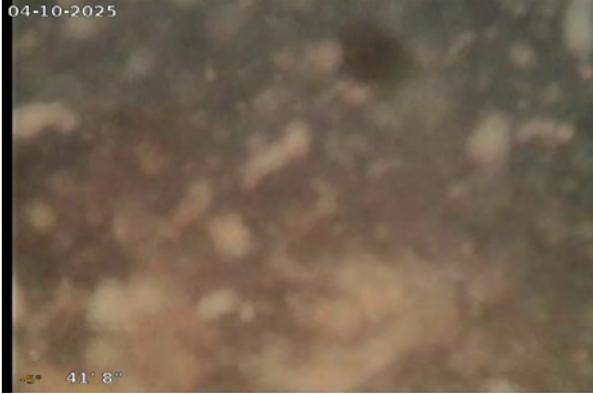


16, 00:03:05, 42.00ft
Miscellaneous Camera Underwater, Finish



Section Pictures - 4/13/2025 - 4/14/2025 12:05:56 PM

City NOVATO	Street 100 MARIN DRIVE	Date 4/13/2025	Lateral Segment Reference 4/14/2025 12:05:56 PM	Section No. 6
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17, 00:03:05, 42.00ft
Miscellaneous Survey Abandoned / CANNOT PUSH CAMERA
FURTHER. NO VISIBILITY.



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 12:18:53 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 13.5'	Length Surveyed: 13.5'

City: NOVATO	Drainage Area:	Upstream MH: SC07 A129
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: AMH2
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 4"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:102	Distance	Code	Observation	Counter	Grade			
SC07 A129								
	0.0	ACOH	Cleanout House / SC07 A129	00:00:00				
	0.0	MWL	Water Level, 25% of the vertical dimension	00:00:20				
	0.0	MCU	Miscellaneous Camera Underwater	00:00:20	M4			
	3.0	LRD	Line Right Down, change to: 45%	00:00:41	M4			
	3.1	DAGS	Deposits Attached Grease, 10% of cross sectional area from 12 o'clock to 12 o'clock	00:00:41	M2			
	3.2	DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock / DEPOSITS ATTACHED	00:00:41	M2			
	5.8	MWL	Water Level, 5% of the vertical dimension	00:00:47				
	6.5	S01 DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start	00:00:48				
	6.6	S02 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED	00:00:48				
	13.5	F01 DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish	00:01:09	M2			
	13.5	F02 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:01:09	M2			
	13.5	AMH	Manhole / AMH2	00:01:17				
QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	4224	4224	0.0	16.0	16.0	0.0	2.7	2.7

Section Pictures - 4/13/2025 - 4/14/2025 12:18:53 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:18:53 PM	7



1, 00:00:00, 0.00ft
Cleanout House / SCO7 A129



2, 00:00:20, 0.00ft
Water Level, 25% of the vertical dimension



3, 00:00:20, 0.00ft
Miscellaneous Camera Underwater



4, 00:00:41, 3.00ft
Line Right Down, change to: 45%

Section Pictures - 4/13/2025 - 4/14/2025 12:18:53 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:18:53 PM	7



5, 00:00:41, 3.10ft
Deposits Attached Grease, 10% of cross sectional area from 12 o'clock to 12 o'clock



6, 00:00:41, 3.20ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock / DEPOSITS ATTACHED



7, 00:00:47, 5.80ft
Water Level, 5% of the vertical dimension



8, 00:00:48, 6.50ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start

Section Pictures - 4/13/2025 - 4/14/2025 12:18:53 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:18:53 PM	7



9, 00:00:48, 6.60ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED



10, 00:01:09, 13.50ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish



11, 00:01:09, 13.50ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



12, 00:01:17, 13.50ft
Manhole / AMH2



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 12:27:33 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 35.5'	Length Surveyed: 35.5'

1:195		Distance	Code	Observation	Counter	Grade		
		35.5	F02 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:01:35	M2		
		35.5	F03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:01:35	M2		
		35.5	F04 DAGS	Deposits Attached Grease, 5% of cross sectional area from 4 o'clock to 8 o'clock, Finish	00:01:35	M2		
		35.5	AMH	Manhole / AMH3	00:01:35			
QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	452B	452B	0.0	50.0	50.0	0.0	2.5	2.5

Section Pictures - 4/13/2025 - 4/14/2025 12:27:33 PM

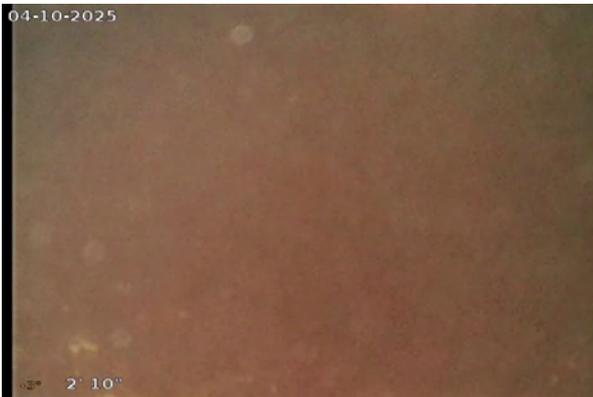
City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:27:33 PM	8



1, 00:00:00, 0.00ft
Cleanout House / SCO8 C009



2, 00:00:14, 0.00ft
Water Level, 25% of the vertical dimension



3, 00:00:14, 1.00ft
Miscellaneous Camera Underwater, Start



4, 00:00:27, 8.00ft
Miscellaneous Camera Underwater, Finish

Section Pictures - 4/13/2025 - 4/14/2025 12:27:33 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:27:33 PM	8



5, 00:00:27, 9.00ft
Line Right Down, change to: 45%



6, 00:00:39, 10.00ft
Water Level, 5% of the vertical dimension



7, 00:00:39, 10.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start



8, 00:00:39, 10.10ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED

Section Pictures - 4/13/2025 - 4/14/2025 12:27:33 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:27:33 PM	8



9, 00:00:40, 11.00ft
 Line Right Down, change to: 45%



10, 00:00:45, 11.00ft
 Deposits Attached Grease, 5% of cross sectional area from 4 o'clock to 8 o'clock, Start



11, 00:00:55, 13.00ft
 Line Right Down, change to: 45%



12, 00:01:01, 14.00ft
 Line Right Down, change to: 45%

Section Pictures - 4/13/2025 - 4/14/2025 12:27:33 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:27:33 PM	8



13, 00:01:04, 16.00ft
Miscellaneous Shape or Size Change, dia/height: 8inch / 4 INCH TO 8 INCH



14, 00:01:35, 35.50ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish



15, 00:01:35, 35.50ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



16, 00:01:35, 35.50ft
Deposits Attached Grease, 5% of cross sectional area from 4 o'clock to 8 o'clock, Finish



Section Pictures - 4/13/2025 - 4/14/2025 12:27:33 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:27:33 PM	8



17, 00:01:35, 35.50ft
Manhole / AMH3



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 12:44:09 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 1.0'	Length Surveyed: 1.0'

City: NOVATO	Drainage Area:	Upstream MH: SC09 A185
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: MAINLINE
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 4 "	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

	1:50	Distance	Code	Observation	Counter	Grade
SC09 A185						
		0.0	ACOH	Cleanout House / SC09 A185	00:00:00	
		0.0	MWL	Water Level, 20% of the vertical dimension	00:01:12	
		1.0	MSA	Miscellaneous Survey Abandoned / CAMERA COULD NOT MAKE IT PAST THE 90 DEGREE BENDS WITHIN THE PIPELINE.	00:00:47	

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	0000	0000	0.0	0.0	0.0	0.0	0.0	0.0

Section Pictures - 4/13/2025 - 4/14/2025 12:44:09 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:44:09 PM	9



1, 00:00:00, 0.00ft
Cleanout House / SCO9 A185



2, 00:01:12, 0.00ft
Water Level, 20% of the vertical dimension



3, 00:00:47, 1.00ft
Miscellaneous Survey Abandoned / CAMERA COULD NOT MAKE IT PAST THE 90 DEGREE BENDS WITHIN THE PIPELINE.



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 12:50:12 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 126.5'	Length Surveyed: 126.5'

City: NOVATO	Drainage Area:	Upstream MH: SCO10 A120
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: AMH4
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 4"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:953	Distance	Code	Observation	Counter	Grade
SCO10 A120	0.0	ACOH	Cleanout House / SCO10 A120	00:00:00	
	0.0	MWL	Water Level, 5% of the vertical dimension	00:00:23	
	1.0	S01 DAE	Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start	00:00:23	
	1.1	S02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:00:23	
	1.2	S03 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED	00:00:23	
	2.0	LD	Line Down, change to: 45%	00:00:33	M4
	5.0	LLD	Line Left Down, change to: 45%	00:00:39	M4
	6.0	TF	Tap Factory Made at 3 o'clock, dia/height: 4inch	00:00:39	
	20.0	MWL	Water Level, 10% of the vertical dimension	00:01:07	
	26.0	MWL	Water Level, 5% of the vertical dimension	00:01:14	
	92.0	LD	Line Down, change to: 45%	00:03:41	M4
	96.0	RBJ	Roots Ball Joint from 9 o'clock to 5 o'clock, 55% of cross sectional area, within 8 inch	00:03:46	M4
	98.0	LD	Line Down, change to: 45%	00:04:11	M4
	98.0	DAZ	Deposits Attached Other, 25% of cross sectional area from 12 o'clock to 3 o'clock / UNKNOWN DEPOSIT ATTACHED	00:04:11	M4
	126.0	F01 DAE	Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish	00:04:51	M2
	126.1	F02 DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish	00:04:51	M2



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 12:50:12 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 126.5 '	Length Surveyed: 126.5 '

1:953	Distance		Code	Observation	Counter	Grade		
	126.3	F03	DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:04:51	M2		
	126.5		AMH	Manhole / AMH4	00:04:51			
QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	462N	462N	0.0	174.0	174.0	0.0	2.1	2.1

Section Pictures - 4/13/2025 - 4/14/2025 12:50:12 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:50:12 PM	10



1, 00:00:00, 0.00ft
Cleanout House / SCO10 A120



2, 00:00:23, 0.00ft
Water Level, 5% of the vertical dimension



3, 00:00:23, 1.00ft
Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start



4, 00:00:23, 1.10ft
Deposits Attached Grease, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start

Section Pictures - 4/13/2025 - 4/14/2025 12:50:12 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:50:12 PM	10



5, 00:00:23, 1.20ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED



6, 00:00:33, 2.00ft
Line Down, change to: 45%



7, 00:00:39, 5.00ft
Line Left Down, change to: 45%



8, 00:00:39, 6.00ft
Tap Factory Made at 3 o'clock, dia/height: 4inch

Section Pictures - 4/13/2025 - 4/14/2025 12:50:12 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:50:12 PM	10



9, 00:01:07, 20.00ft
Water Level, 10% of the vertical dimension



10, 00:01:14, 26.00ft
Water Level, 5% of the vertical dimension



11, 00:03:41, 92.00ft
Line Down, change to: 45%



12, 00:03:46, 96.00ft
Roots Ball Joint from 9 o'clock to 5 o'clock, 55% of cross sectional area, within 8 inch

Section Pictures - 4/13/2025 - 4/14/2025 12:50:12 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:50:12 PM	10



13, 00:04:11, 98.00ft
Line Down, change to: 45%



14, 00:04:11, 98.00ft
Deposits Attached Other, 25% of cross sectional area from 12 o'clock to 3 o'clock / UNKNOWN DEPOSIT ATTACHED



15, 00:04:51, 126.00ft
Deposits Attached Encrustation, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish



16, 00:04:51, 126.10ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish



Section Pictures - 4/13/2025 - 4/14/2025 12:50:12 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 12:50:12 PM	10



17, 00:04:51, 126.30ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



18, 00:04:51, 126.50ft
Manhole / AMH4



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 1:11:15 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 102.5'	Length Surveyed: 102.5'

City: NOVATO	Drainage Area:	Upstream MH: SCO11
Street: 100 MARIN DRIVE	Media Label:	Up Rim to Invert:
Location Code:	Flow Control:	Downstream MH: AMH5
Location Details:	Sheet Number:	Down Rim to Invert:
Pipe shape: Circular	Sewer Use: Sanitary Sewage Pipe	Total gallons used: 0.0
Pipe size: 4"	Sewer Category: SEC	Joints passed: 0
Pipe material: Concrete Pipe (non-reinforced)	Purpose:	Joints failed: 0
Lining Method:	Owner:	

Additional Info:

1:397	Distance	Code	Observation	Counter	Grade
	0.0	ACOH	Cleanout House / SCO11	00:00:00	
	0.0	MWL	Water Level, 5% of the vertical dimension	00:00:17	
	0.0	DAGS	Deposits Attached Grease, 10% of cross sectional area from 12 o'clock to 12 o'clock	00:00:17	M2
	0.0	DAE	Deposits Attached Encrustation, 10% of cross sectional area from 12 o'clock to 12 o'clock	00:00:17	M2
	1.0	S01 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start	00:00:26	
	1.1	DAGS	Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock	00:00:26	M2
	1.2	S02 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED	00:00:26	
	10.0	LRD	Line Right Down, change to: 45%	00:00:32	M4
	13.0	MSC	Miscellaneous Shape or Size Change, dia/height: 8inch / 4 INCH TO 8 INCH	00:00:45	
	20.0	MWL	Water Level, 10% of the vertical dimension	00:01:04	
	30.0	MWL	Water Level, 25% of the vertical dimension	00:01:15	
	30.0	F01 DSF	Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish	00:01:15	M2
	30.0	F02 DAZ	Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED	00:01:15	M2
	30.1	S03 MCU	Miscellaneous Camera Underwater, Start	00:01:15	
	50.0	F03 MCU	Miscellaneous Camera Underwater, Finish	00:01:28	M4



Inspection report

Date: 4/13/2025	Work Order:	Weather:	Surveyed By: ROBERT RASMUSSEN	Certificate Number: P0044583-102023	Pipe Segment Ref.: 4/14/2025 1:11:15 PM
Year laid:	Pre-cleaning: No Pre-Cleaning	Direction: Downstream	Pipe Joint Length:	Total Length: 102.5'	Length Surveyed: 102.5'

Distance	Code	Observation	Counter	Grade
1:397				
55.0	S04	DAZ	00:01:34	
55.0		TF	00:01:49	
63.0	LR	Line Right, change to: 45%	00:01:59	M4
65.0	MWL	Water Level, 10% of the vertical dimension	00:02:06	
92.0	S05	MCU	00:02:26	
92.1	F04	DAZ	00:02:33	M2
95.0	F05	MCU	00:02:40	M4
95.2	MWL	Water Level, 5% of the vertical dimension	00:02:44	
96.0		DAZ	00:02:40	M2
96.0	S06	DAGS	00:02:40	
102.5	F06	DAGS	00:03:00	M2
102.5	AMH	Manhole / AMH5	00:03:02	

Section Pictures - 4/13/2025 - 4/14/2025 1:11:15 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 1:11:15 PM	11



1, 00:00:00, 0.00ft
Cleanout House / SCO11



2, 00:00:17, 0.00ft
Water Level, 5% of the vertical dimension



3, 00:00:17, 0.00ft
Deposits Attached Grease, 10% of cross sectional area from 12 o'clock to 12 o'clock



4, 00:00:17, 0.00ft
Deposits Attached Encrustation, 10% of cross sectional area from 12 o'clock to 12 o'clock

Section Pictures - 4/13/2025 - 4/14/2025 1:11:15 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 1:11:15 PM	11



5, 00:00:26, 1.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Start



6, 00:00:26, 1.10ft
Deposits Attached Grease, 5% of cross sectional area from 12 o'clock to 12 o'clock



7, 00:00:26, 1.20ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Start / DEPOSITS ATTACHED



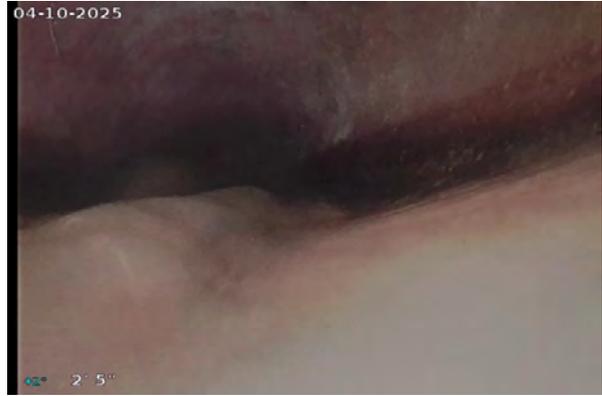
8, 00:00:32, 10.00ft
Line Right Down, change to: 45%

Section Pictures - 4/13/2025 - 4/14/2025 1:11:15 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 1:11:15 PM	11



9, 00:00:45, 13.00ft
Miscellaneous Shape or Size Change, dia/height: 8inch / 4 INCH TO 8 INCH



10, 00:01:04, 20.00ft
Water Level, 10% of the vertical dimension



11, 00:01:15, 30.00ft
Water Level, 25% of the vertical dimension



12, 00:01:15, 30.00ft
Deposits Settled Fine, 5% of cross sectional area from 5 o'clock to 7 o'clock, Finish

Section Pictures - 4/13/2025 - 4/14/2025 1:11:15 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 1:11:15 PM	11



13, 00:01:15, 30.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock, Finish / DEPOSITS ATTACHED



14, 00:01:15, 30.10ft
Miscellaneous Camera Underwater, Start



15, 00:01:28, 50.00ft
Miscellaneous Camera Underwater, Finish



16, 00:01:28, 50.00ft
Miscellaneous Camera Underwater, Finish

Section Pictures - 4/13/2025 - 4/14/2025 1:11:15 PM

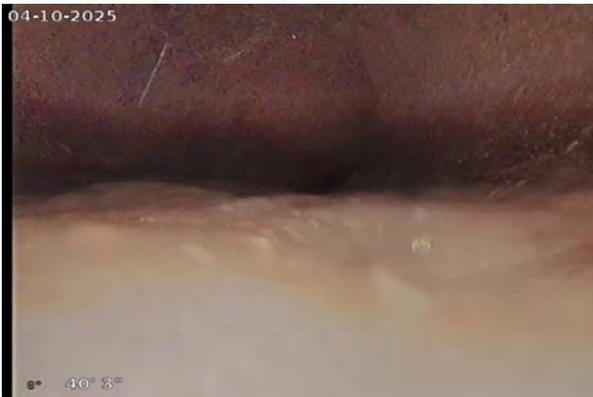
City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 1:11:15 PM	11



17, 00:01:34, 55.00ft
Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Start / DEPOSITS ATTACHED



18, 00:01:49, 55.00ft
Tap Factory Made at 3 o'clock, dia/height: 4inch



19, 00:01:59, 63.00ft
Line Right, change to: 45%



20, 00:02:06, 65.00ft
Water Level, 10% of the vertical dimension

Section Pictures - 4/13/2025 - 4/14/2025 1:11:15 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 1:11:15 PM	11



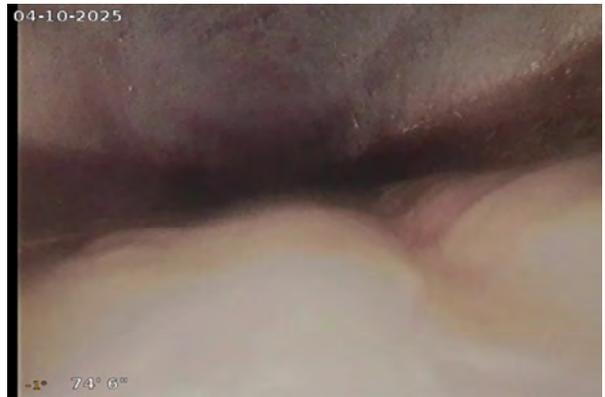
21, 00:02:26, 92.00ft
Miscellaneous Camera Underwater, Start



22, 00:02:33, 92.10ft
Deposits Attached Other, 5% of cross sectional area from 8 o'clock to 4 o'clock, Finish / DEPOSITS ATTACHED



23, 00:02:40, 95.00ft
Miscellaneous Camera Underwater, Finish



24, 00:02:44, 95.20ft
Water Level, 5% of the vertical dimension

Section Pictures - 4/13/2025 - 4/14/2025 1:11:15 PM

City	Street	Date	Lateral Segment Reference	Section No.
NOVATO	100 MARIN DRIVE	4/13/2025	4/14/2025 1:11:15 PM	11



25, 00:02:40, 96.00ft
Deposits Attached Other, 5% of cross sectional area from 12 o'clock to 12 o'clock / DEPOSITS ATTACHED



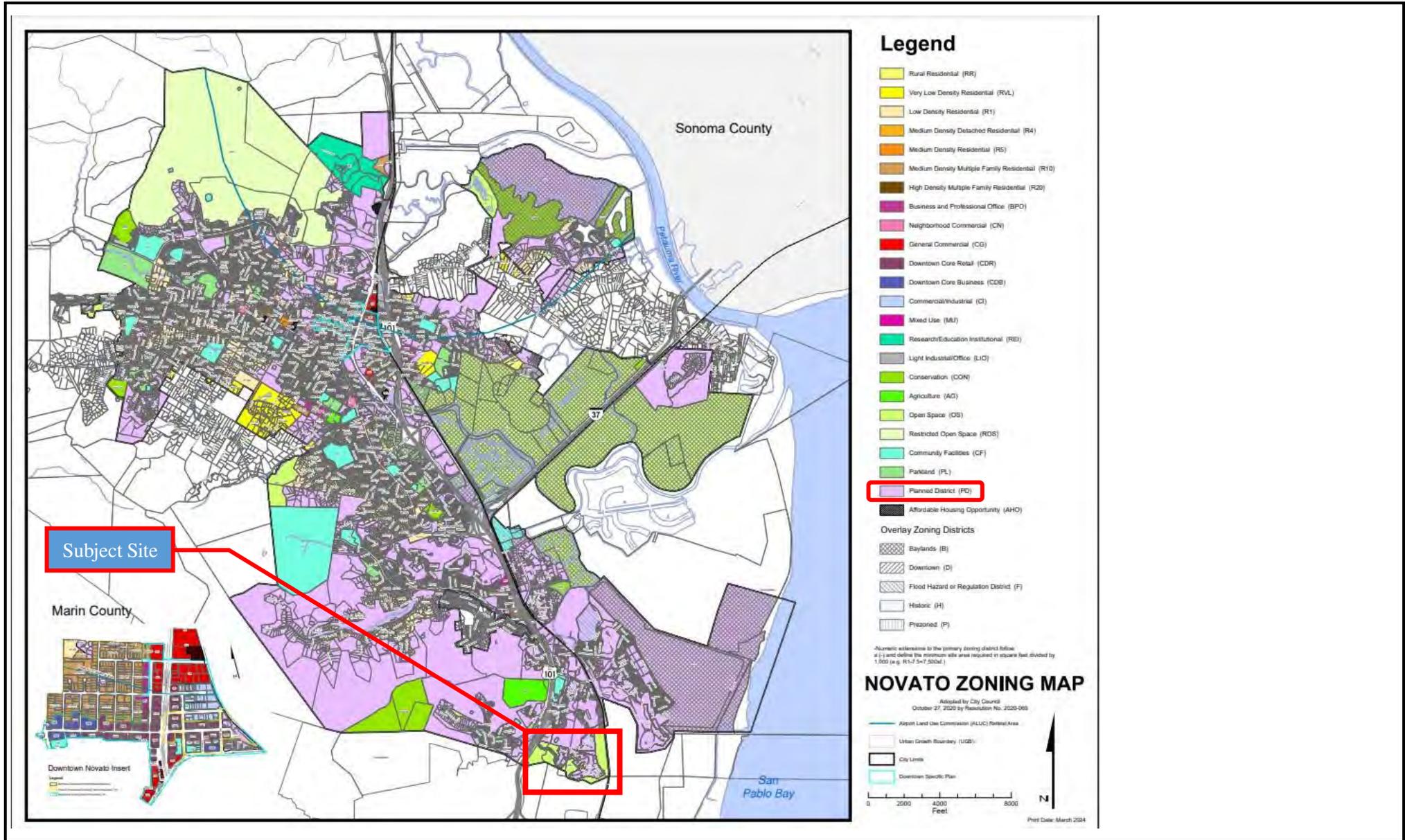
26, 00:02:40, 96.00ft
Deposits Attached Grease, 10% of cross sectional area from 5 o'clock to 7 o'clock, Start



27, 00:03:00, 102.50ft
Deposits Attached Grease, 10% of cross sectional area from 5 o'clock to 7 o'clock, Finish

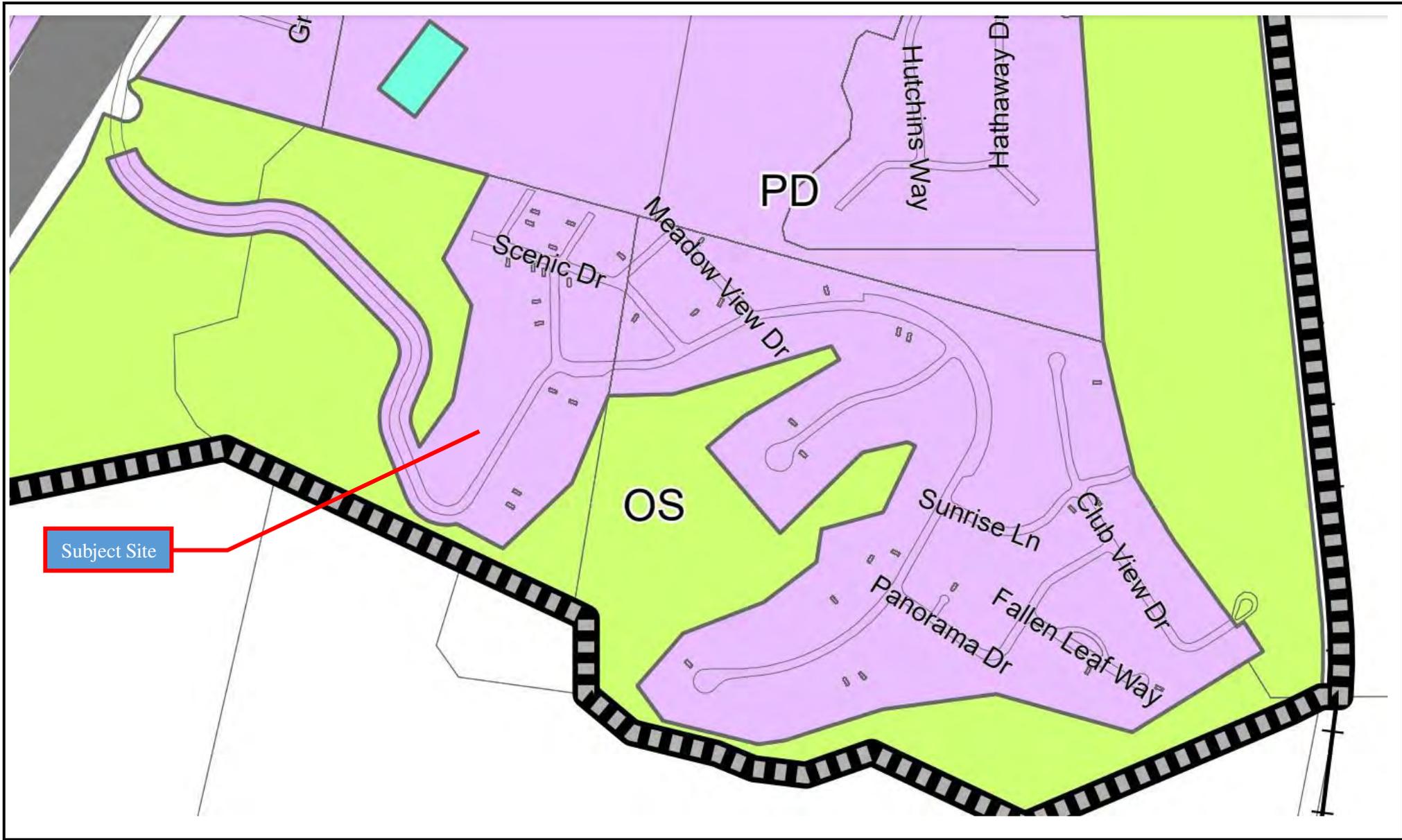


28, 00:03:02, 102.50ft
Manhole / AMH5



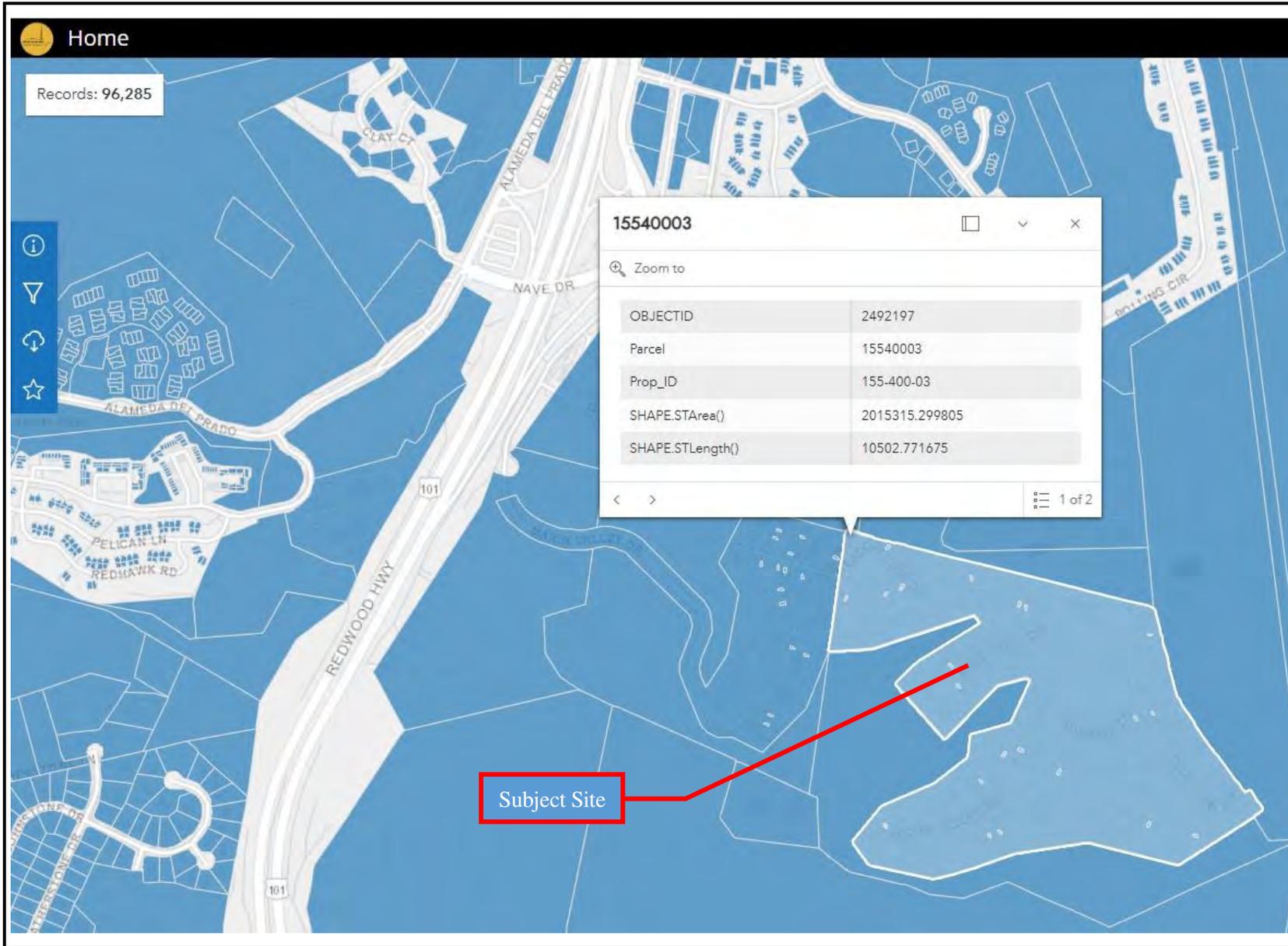
KEY:
Subject Property 

FIGURE 4A: CITY OF NOVATO ZONING MAP
Project No. 25-481687.2



KEY:
 Subject Property 

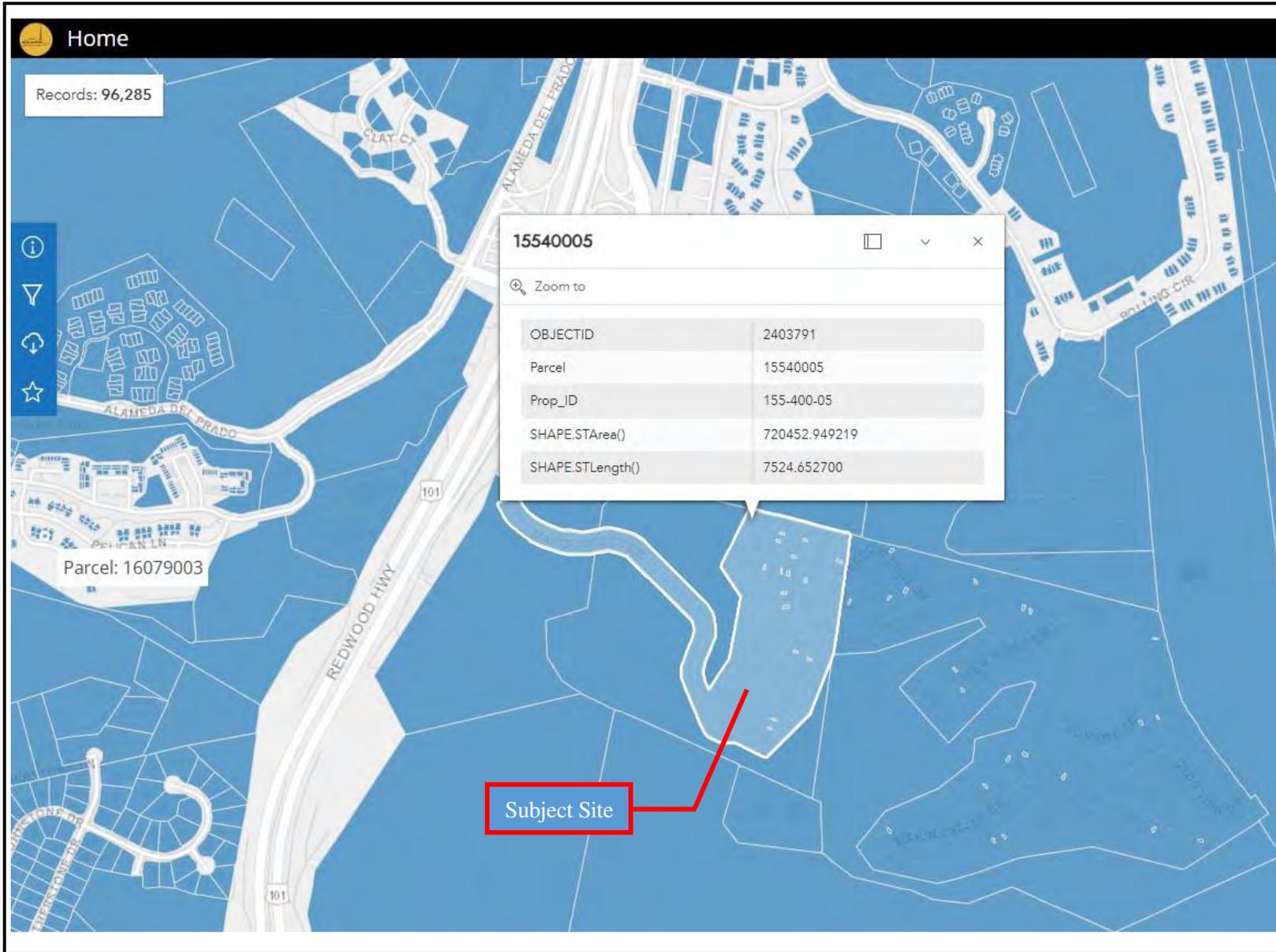
FIGURE 4B: CITY OF NOVATO ZONING MAP DETAIL
 Project No. 25-481687.2



KEY:
 Subject Property 

FIGURE 5A: MARIN COUNTY GIS MAP INFORMATION PARCEL 155-400-03

Project No. 25-481687.2



KEY:
Subject Property 

FIGURE 5B: MARIN COUNTY GIS MAP INFORMATION PARCEL 155-400-05

Project No. 25-481687.2

MarinMap Site Parcel Report

Property ID: 155-400-03

Parcel Information

Report generated 2/19/2025 1:57:09 PM

Property ID: 155-400-03
Address: 33 MARIN VALLEY DR , NOVATO
Land Use: Tax Exempt
Units: 0
Tax Rate Area: 010-009
Average Slope: 22.21



Parcel highlighted in blue

Census: 105001
District: 5 Eric Lucan
Wildland Interface: Y
Community Plan: Novato
Community:
ClubList:
Traffic Zone: 176
Zoning: PD

Local Coastal Plan:
Dam Failure Area:
Alquist Priolo Zone:
Stream Conserv. Area/Buffer: 0
CWP Area: Novato
CWP Corridor: BAYLANDS/CITY-CENTER
Fire Service: Novato Fire Protection District
Fire Authority: Novato Fire Protection District

Flood Zone: AE **Insurance Required:** Y

Zones AE and A1-A30 are the flood insurance rate zones that correspond to the 1-percent annual chance floodplains that are determined in the Flood Insurance Study by detailed methods of analysis. In most instances, Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone. Mandatory flood insurance purchase requirements apply.

MarinMap Site Parcel Report

Property ID: 155-400-03

This parcel is in these Tax Districts

CITY : NOVATO

UNIFIED SCHOOL : NOVATO-SAN JOSE

COMM. COLLEGE : MARIN JUNIOR

MOSQ & VECTOR CONTRL : MARIN SONOMA
JT(21,49)

BRIDGE : GOLDEN GATE JT(08,21,23,28,38)

AIR QUALITY MGMT. : BAY AREA
JT(1,7,21,28,38,41,43,48,49)

FIRE PROTECTION : NOVATO

REGIONAL PARK : MARIN COUNTY

SANITARY : LAS GALLINAS VALLEY

TRANSIT : MARIN COUNTY

WATER : NORTH MARIN JT(21,49)

MOSQ & VECTOR CONTRL : MARIN SONOMA
JT-ORIGINAL AREA

MarinMap Site Parcel Report

Property ID: 155-400-05

Parcel Information

Report generated 2/19/2025 2:06:43 PM

Property ID: 155-400-05
Address: 26 MEADOW VIEW DR , NOVATO
Land Use: Tax Exempt
Units: 0
Tax Rate Area: 010-005
Average Slope: 27.89



Parcel highlighted in blue

Census: 105001
District: 5 Eric Lucan
Wildland Interface: Y
Community Plan: Novato
Community:
ClubList:
Traffic Zone: 176
Zoning: PD

Local Coastal Plan:
Dam Failure Area:
Alquist Priolo Zone:
Stream Conserv. Area/Buffer: 0
CWP Area: Novato
CWP Corridor: CITY-CENTERED
Fire Service: Novato Fire Protection District
Fire Authority: Novato Fire Protection District

Flood Zone: X **Insurance Required:** N

Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

MarinMap Site Parcel Report

Property ID: 155-400-05

This parcel is in these Tax Districts

CITY : NOVATO

UNIFIED SCHOOL : NOVATO-SAN JOSE

COMM. COLLEGE : MARIN JUNIOR

MOSQ & VECTOR CONTRL : MARIN SONOMA
JT(21,49)

BRIDGE : GOLDEN GATE JT(08,21,23,28,38)

AIR QUALITY MGMT. : BAY AREA
JT(1,7,21,28,38,41,43,48,49)

FLOOD CONTROL : COUNTY- ZN. NO. 01 (FCZ
#1 - NOVATO)

FIRE PROTECTION : NOVATO

REGIONAL PARK : MARIN COUNTY

SANITARY : LAS GALLINAS VALLEY

TRANSIT : MARIN COUNTY

WATER : NORTH MARIN JT(21,49)

MOSQ & VECTOR CONTRL : MARIN SONOMA
JT-ORIGINAL AREA

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent View Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-03

I want to...

Description

Parcel 155-400-03
 Address: 33 MARIN VALLEY DR
 Jurisdiction: Novato
 Zoning:
 PD : {no description}
 Land Use: 80 -Tax Exempt
 Units: 0

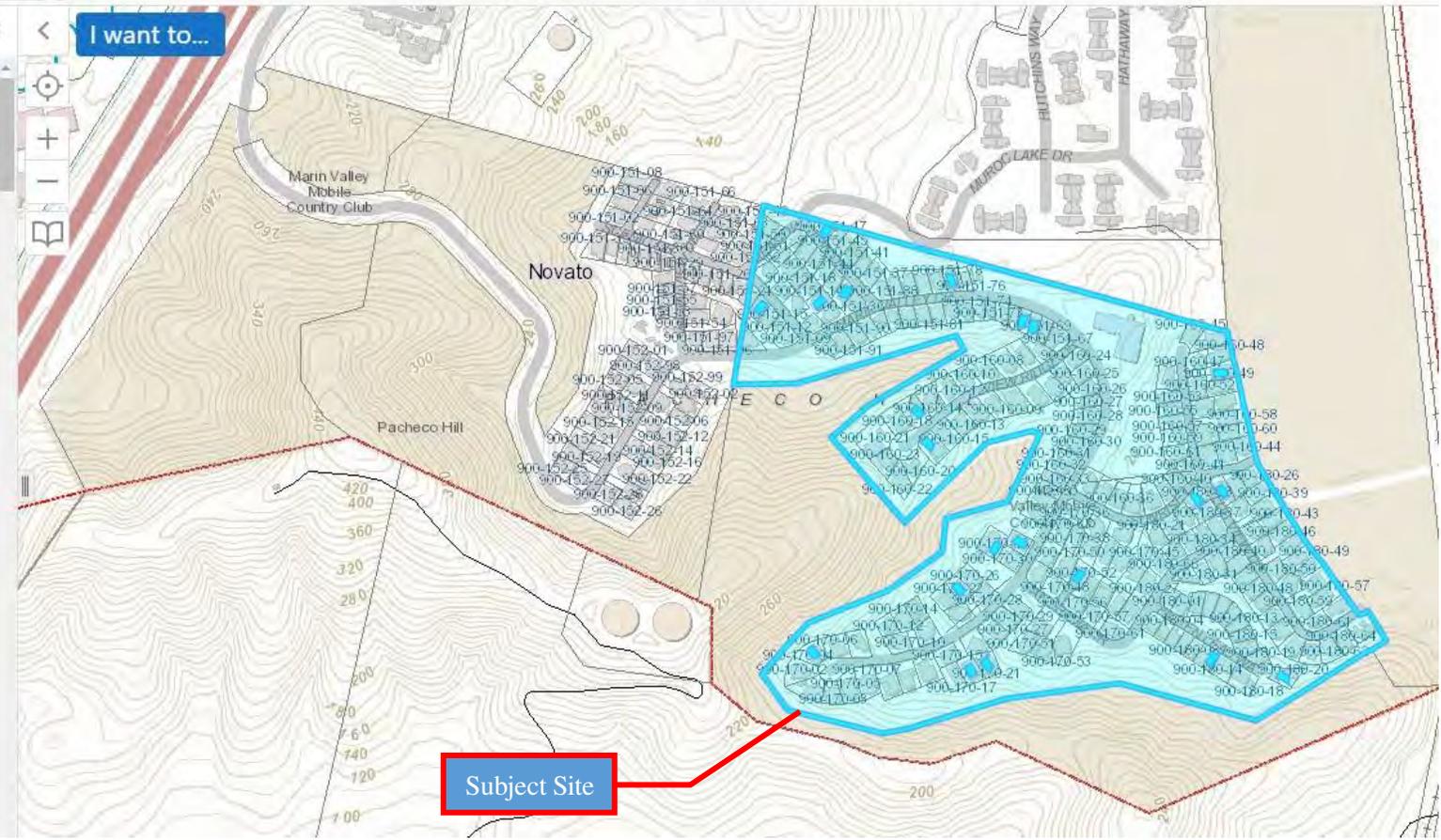
Percent Slope: 22.2134
 Tax Rate Area: 010-009
[Street View](#)
[Assessor Parcel Map](#)
[Run parcel report...](#)

SupDistrict : [District 5 - Eric Lucan](#)
 Tract:Block : 105001
 WUI : Y

FloodZone : AE
 Flood Ins : Y
 Fire Svc : Novato Fire Protection District
 Stream Conservation Area :

To View Tax Districts Click **View Additional Details** or the > char above and scroll to the bottom.

Assessor Disclaimer.
 The Legislature finds and declares that information concerning property characteristics is maintained solely for



Subject Site

KEY:
 Subject Property



FIGURE 7A: MARIN COUNTY MAP VIEWER INFORMATION 1 - PARCEL 155-400-03

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-03

I want to...

Details

OBJECTID
95080

Property ID
155-400-03

Use Code
80

UseDescription
Tax Exempt

Site Address
33 MARIN VALLEY DR

ZipCode
94949

Jurisdiction
Novato

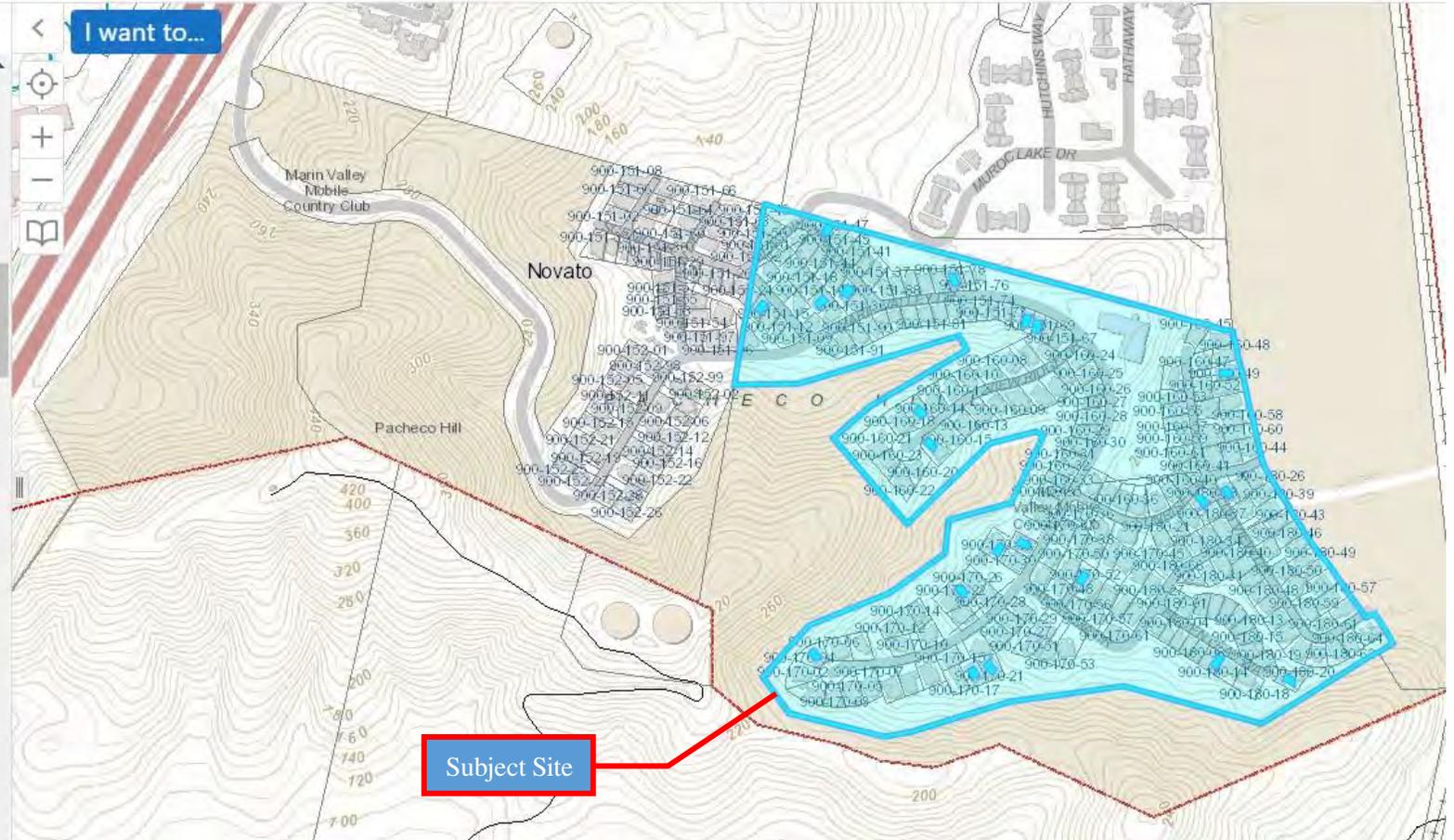
LivingUnits
0

Tax Rate Area
010-009

Average Parcel Slope %
22.2134

SitusFormattedCity
33 MARIN VALLEY DR , NOVATO

SHAPE



KEY:
Subject Property

FIGURE 7B: MARIN COUNTY MAP VIEWER INFORMATION 2 - PARCEL 155-400-03
Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-03

I want to...

SHAPE.STArea()
2015314.9765

SHAPE.STLength()
10502.7727

PublicOwnerNameStandard
CITY OF NOVATO

property_id
155-400-03

community_plan
N/A

community
N/A

clublist
N/A

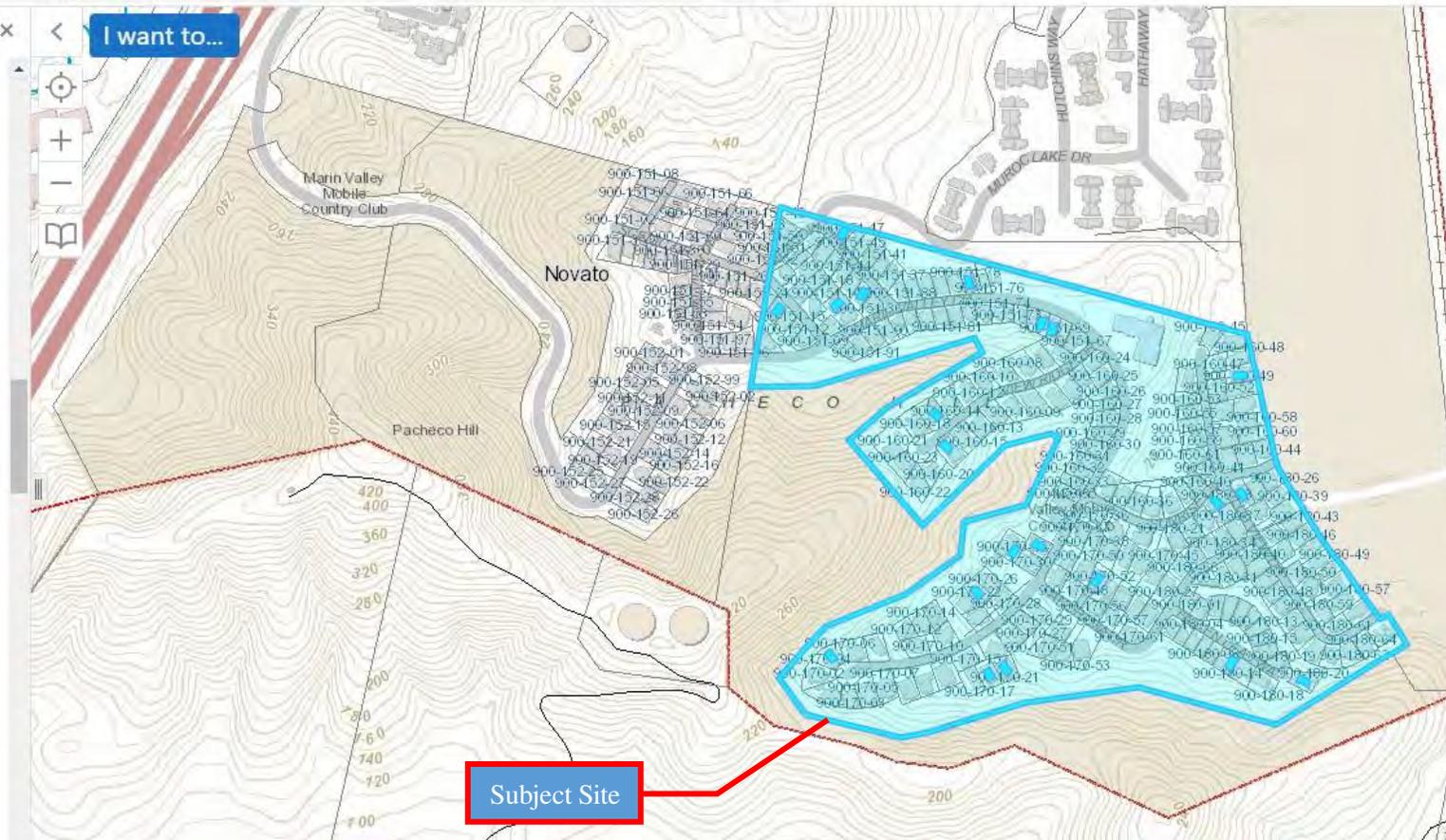
census_tract
105001

traffic_zone
176

cwp_area
Novato

cwp_corridor
BAYLANDS/CITY-CENTER

cwp_map_number
N/A



Subject Site



KEY:
Subject Property

FIGURE 7C: MARIN COUNTY MAP VIEWER INFORMATION 3 - PARCEL 155-400-03

Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-03

stream_conservation_area
N/A

ridge_and_upland_greenbelt
Y

fld_zone
AE

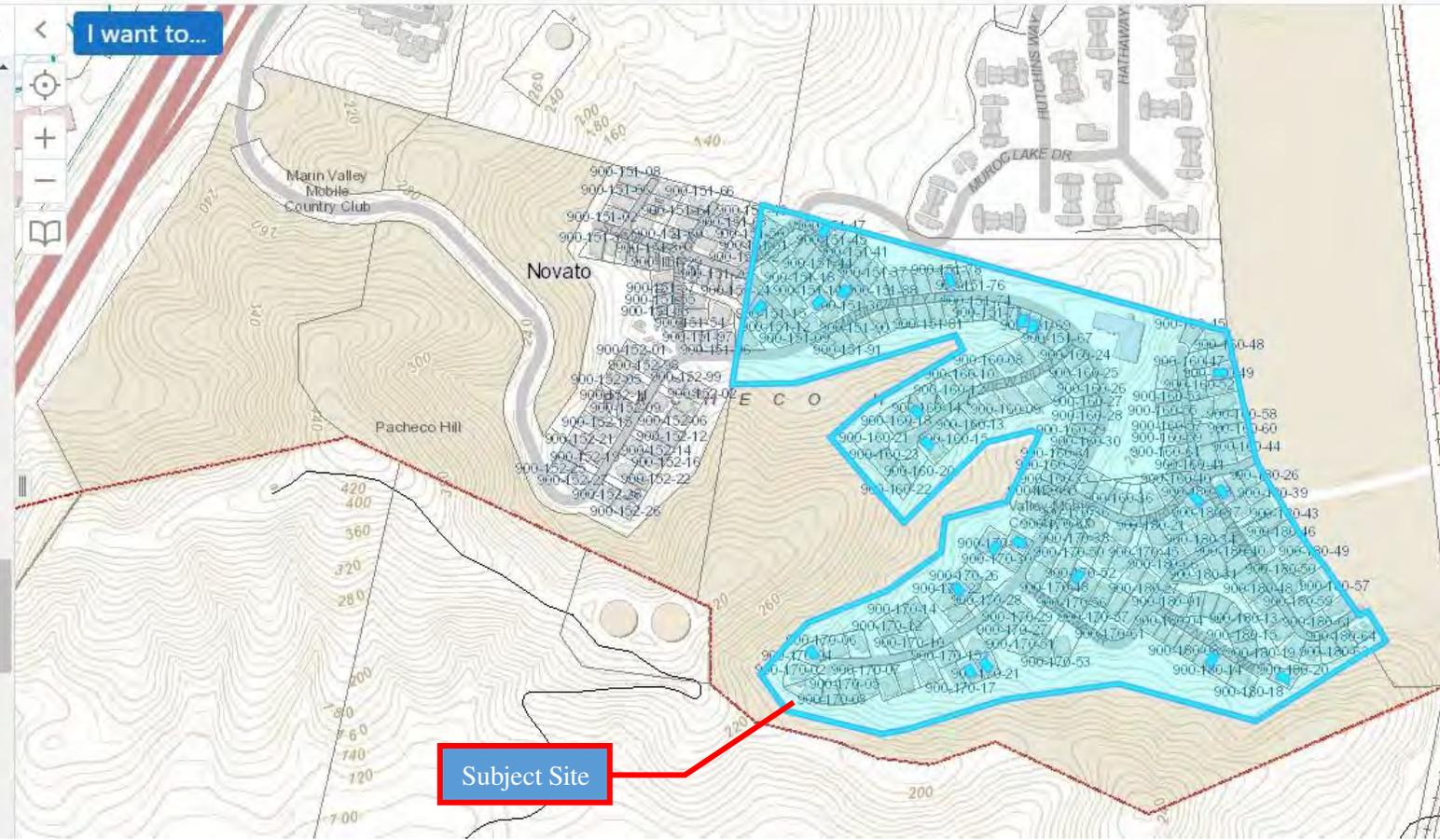
fld_zone_desc
Zones AE and A1-A30 are the flood insurance rate zones that correspond to the 1-percent annual chance floodplains that are determined in the Flood Insurance Study by detailed methods of analysis. In most instances, Base Flood Elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone. Mandatory flood insurance purchase requirements apply.

fld_zone_insurance
Y

park_neighbor
N/A

wildland_urban_interface
Y

FireService
Novato Fire Protection District



KEY:
Subject Property

FIGURE 7D: MARIN COUNTY MAP VIEWER INFORMATION 4 - PARCEL 155-400-03
Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-03

FireService
Novato Fire Protection District

SCABuffer
0

FireAuthority
Novato Fire Protection District

Floodway
N

OBJECTID
70978

Zoning
PD

Ordinance
N/A

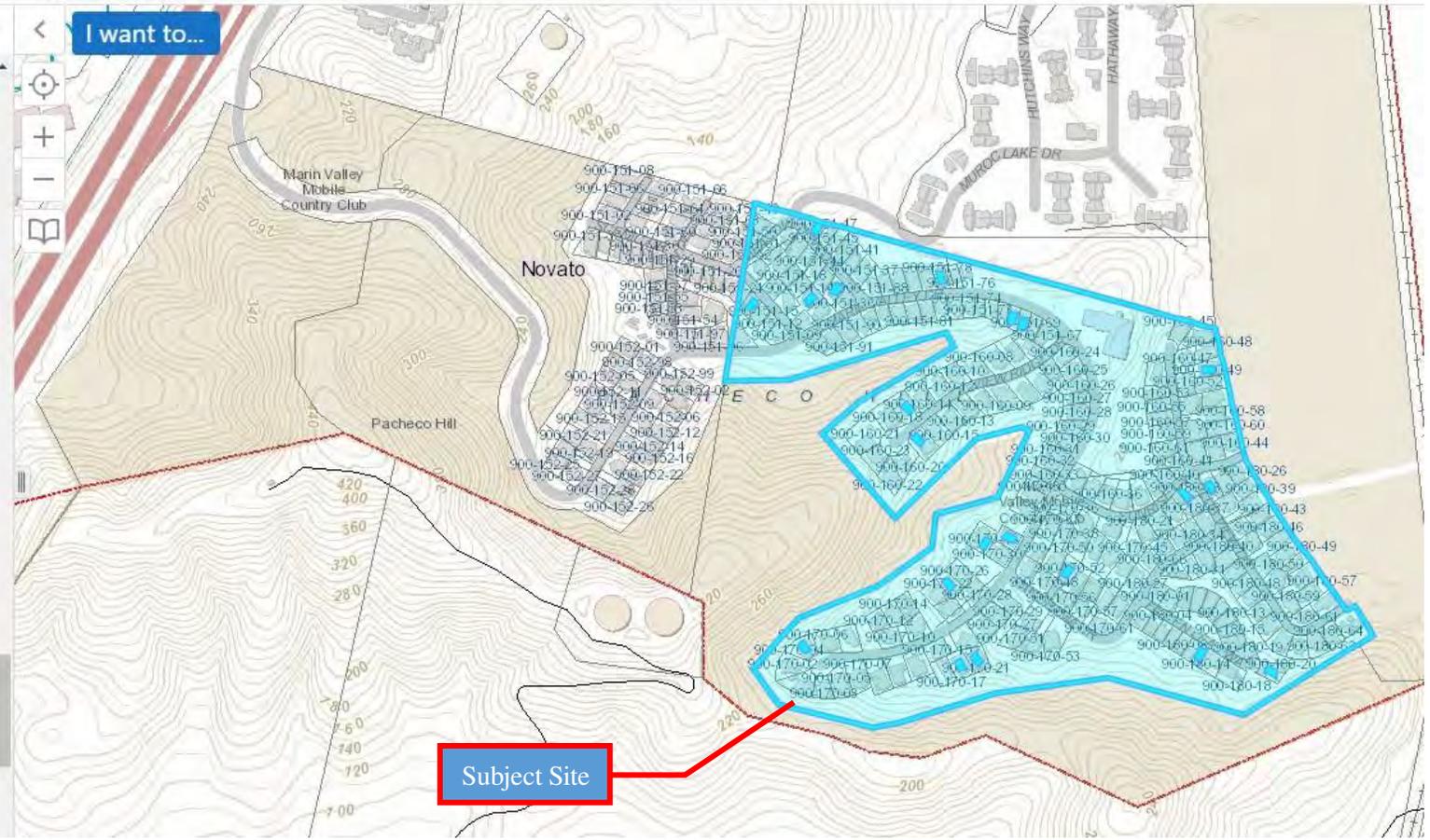
CityName
NOVATO

Label
N/A

Supervisor
Eric Lucan

Districts

CITY : NOVATO
UNIFIED SCHOOL : NOVATO-SAN JOSE



KEY:
Subject Property

FIGURE 7E: MARIN COUNTY MAP VIEWER INFORMATION 5 - PARCEL 155-400-03
Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-03

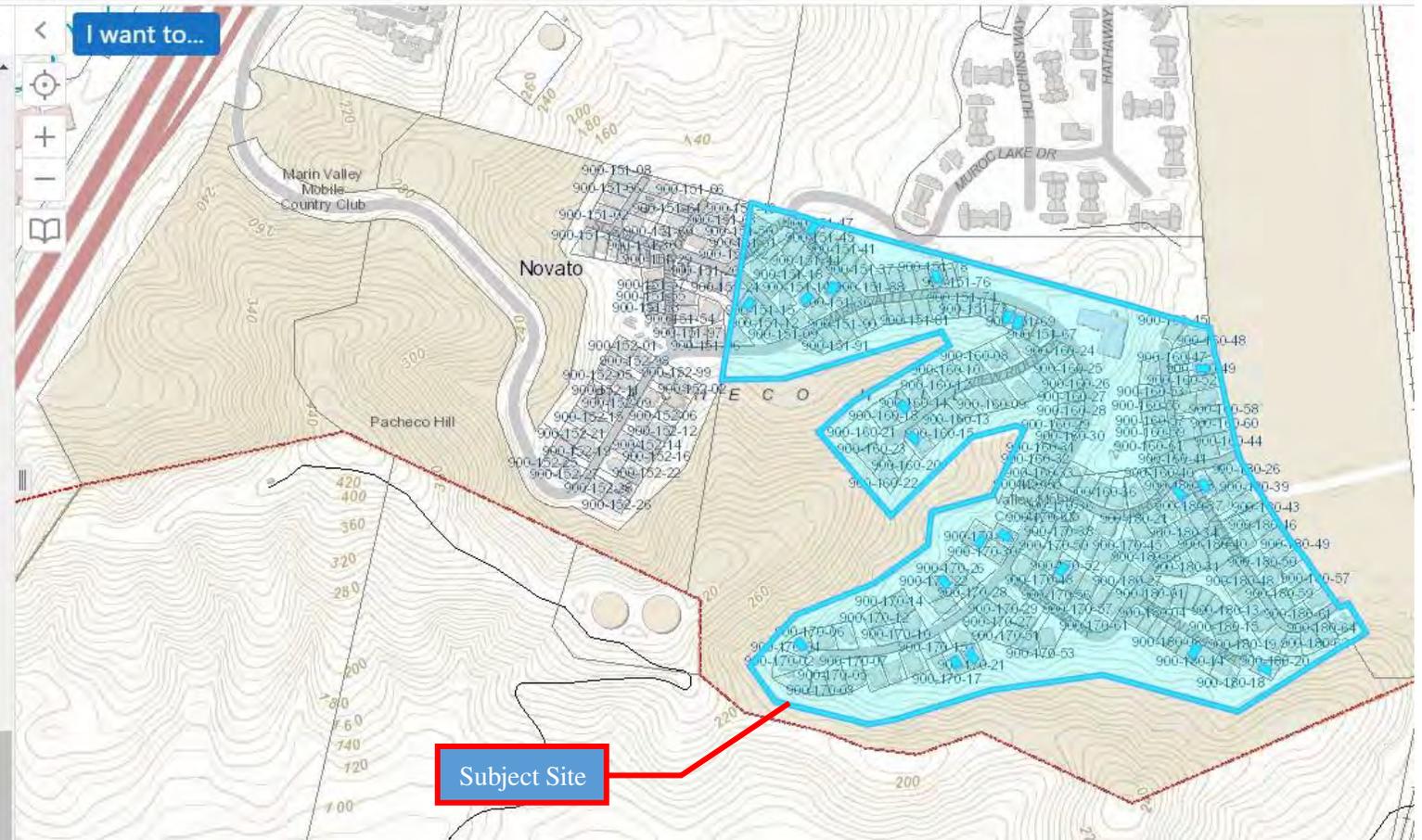
Supervisor
Eric Lucan

Districts

- CITY : NOVATO
- UNIFIED SCHOOL : NOVATO-SAN JOSE
- COMM. COLLEGE : MARIN JUNIOR
- MOSQ & VECTOR CONTRL : MARIN SONOMA JT(21,49)
- BRIDGE : GOLDEN GATE JT(08,21,23,28,38)
- AIR QUALITY MGMT. : BAY AREA JT(1,7,21,28,38,41,43,48,49)
- FIRE PROTECTION : NOVATO
- REGIONAL PARK : MARIN COUNTY
- SANITARY : LAS GALLINAS VALLEY
- TRANSIT : MARIN COUNTY
- WATER : NORTH MARIN JT(21,49)
- MOSQ & VECTOR CONTRL : MARIN SONOMA JT-ORIGINAL AREA

MarinMapData_MOD

PD : (no description)



KEY:
Subject Property 

FIGURE 7F: MARIN COUNTY MAP VIEWER INFORMATION 6 - PARCEL 155-400-03

Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis



Parcel 155-400-05

I want to...

Description

Parcel 155-400-05
 Address: 26 MEADOW VIEW DR
 Jurisdiction: Novato
 Zoning:
 PD : (no description)
 Land Use: 80 -Tax Exempt
 Units: 0

Percent Slope: 27.8878
 Tax Rate Area: 010-005
[Street View](#)
[Assessor Parcel Map](#)
[Run parcel report...](#)

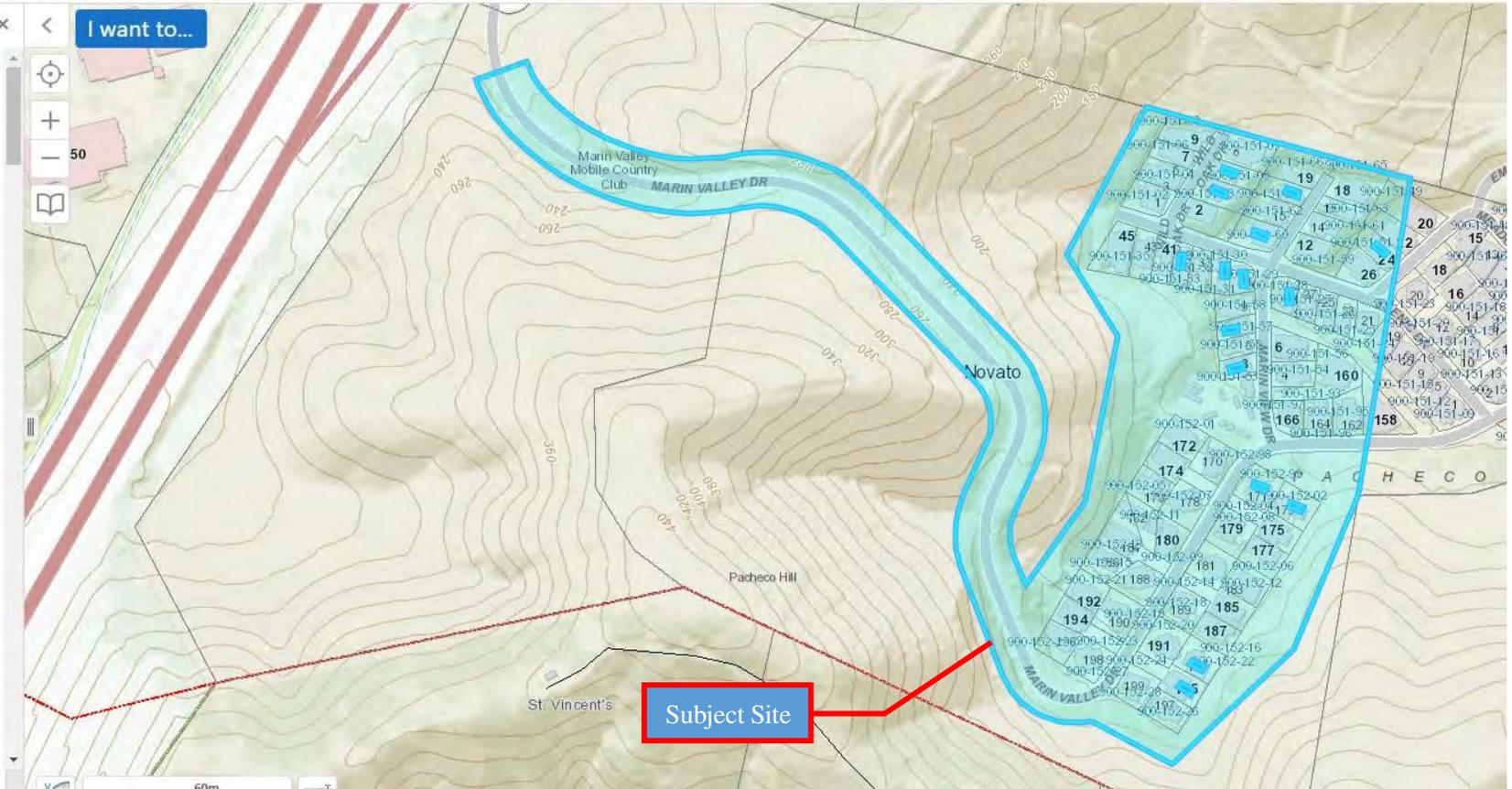
SupDistrict : [District 5 - Eric Lucan](#)
 Tract:Block : 105001
 WUI : Y

FloodZone : X
 Flood Ins : N
 Fire Svc : Novato Fire Protection District
 District
 Stream Conservation Area :

To View Tax Districts Click **View Additional Details** or the > char above and scroll to the bottom.

Assessor Disclaimer:

The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor



KEY:

Subject Property

FIGURE 8A: MARIN COUNTY MAP VIEWER INFORMATION 1 - PARCEL 155-400-05

Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-05

I want to...

93776

Property ID
155-400-05

Use Code
80

UseDescription
Tax Exempt

Site Address
26 MEADOW VIEW DR

ZipCode
94949

Jurisdiction
Novato

LivingUnits
0

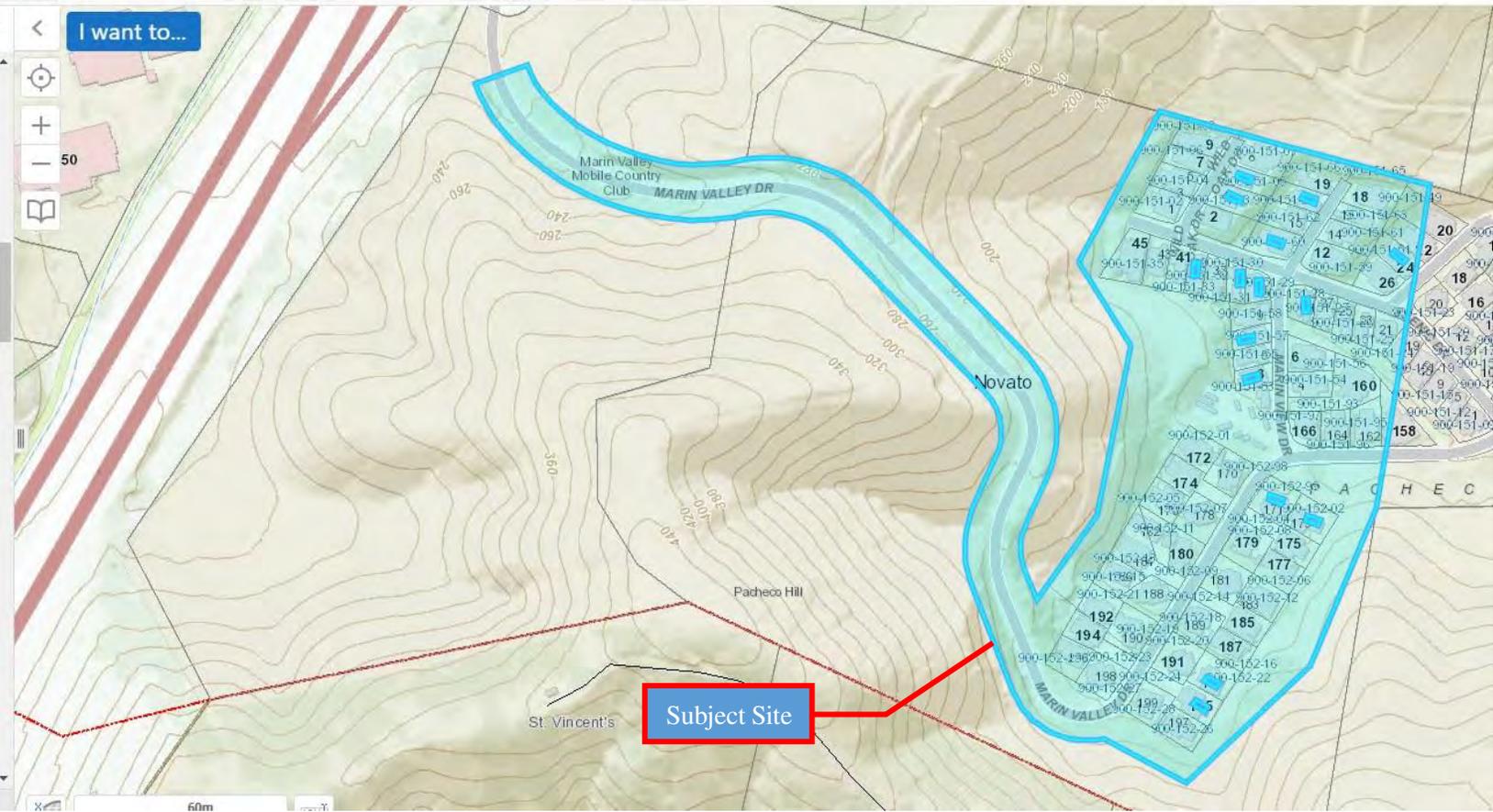
Tax Rate Area
010-005

Average Parcel Slope %
27.8878

SitusFormattedCity
26 MEADOW VIEW DR , NOVATO

SHAPE
N/A

SHAPE.STArea()
720452.914



KEY:
Subject Property

FIGURE 8B: MARIN COUNTY MAP VIEWER INFORMATION 2 - PARCEL 155-400-05

Project No. 25-481687.2

MarinMap Map Viewer

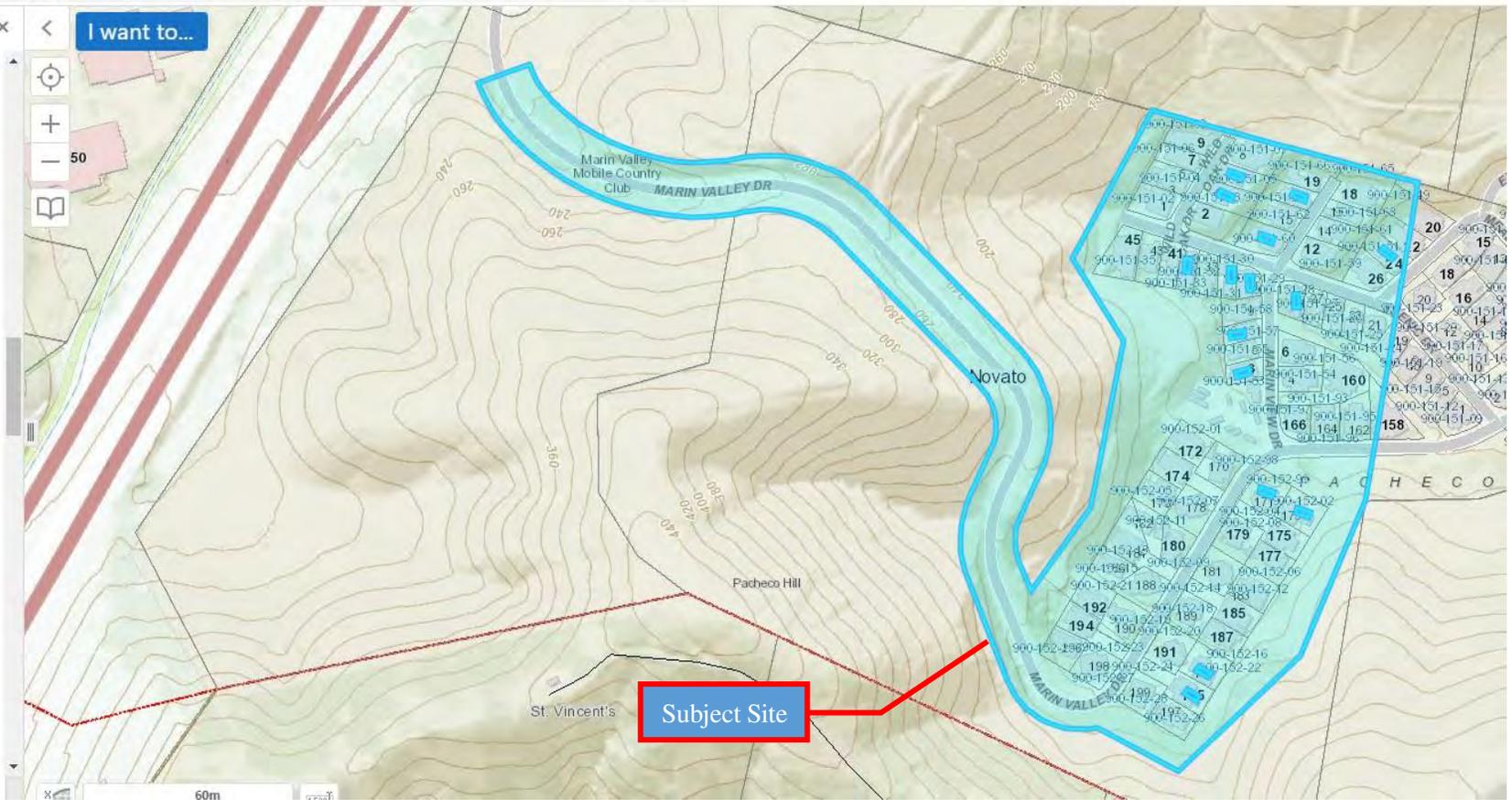
Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-05

SHAPE.STLength()
7524.6522
PublicOwnerNameStandard
CITY OF NOVATO

property_id
155-400-05
community_plan
N/A
community
N/A
clublist
N/A
census_tract
105001
traffic_zone
176
cwp_area
Novato
cwp_corridor
CITY-CENTERED
cwp_map_number
N/A
urban_service_area
Novato
sphere_of_influence
Novato



KEY:

Subject Property 

FIGURE 8C: MARIN COUNTY MAP VIEWER INFORMATION 3 - PARCEL 155-400-05

Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-05

I want to...

N/A

alquist_priolo_zone

voter_precinct
50640

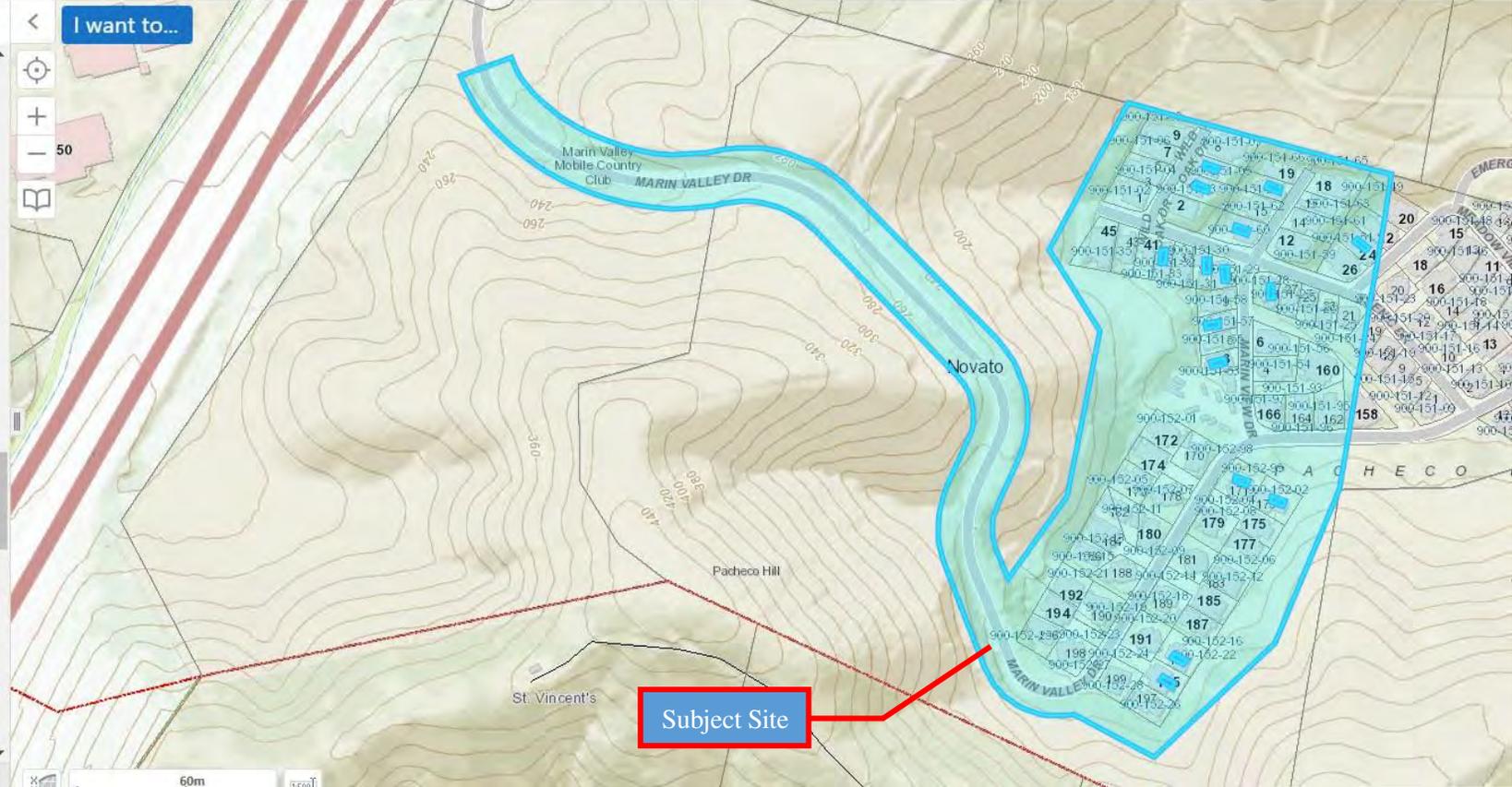
anadromous
N/A

stream_conservation_area
N/A

ridge_and_upland_greenbelt
Y

fld_zone
X

fld_zone_desc
Zones B, C, and X are the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.



Subject Site



KEY:
Subject Property

FIGURE 8D: MARIN COUNTY MAP VIEWER INFORMATION 4 - PARCEL 155-400-05
Project No. 25-481687.2

MarinMap Map Viewer

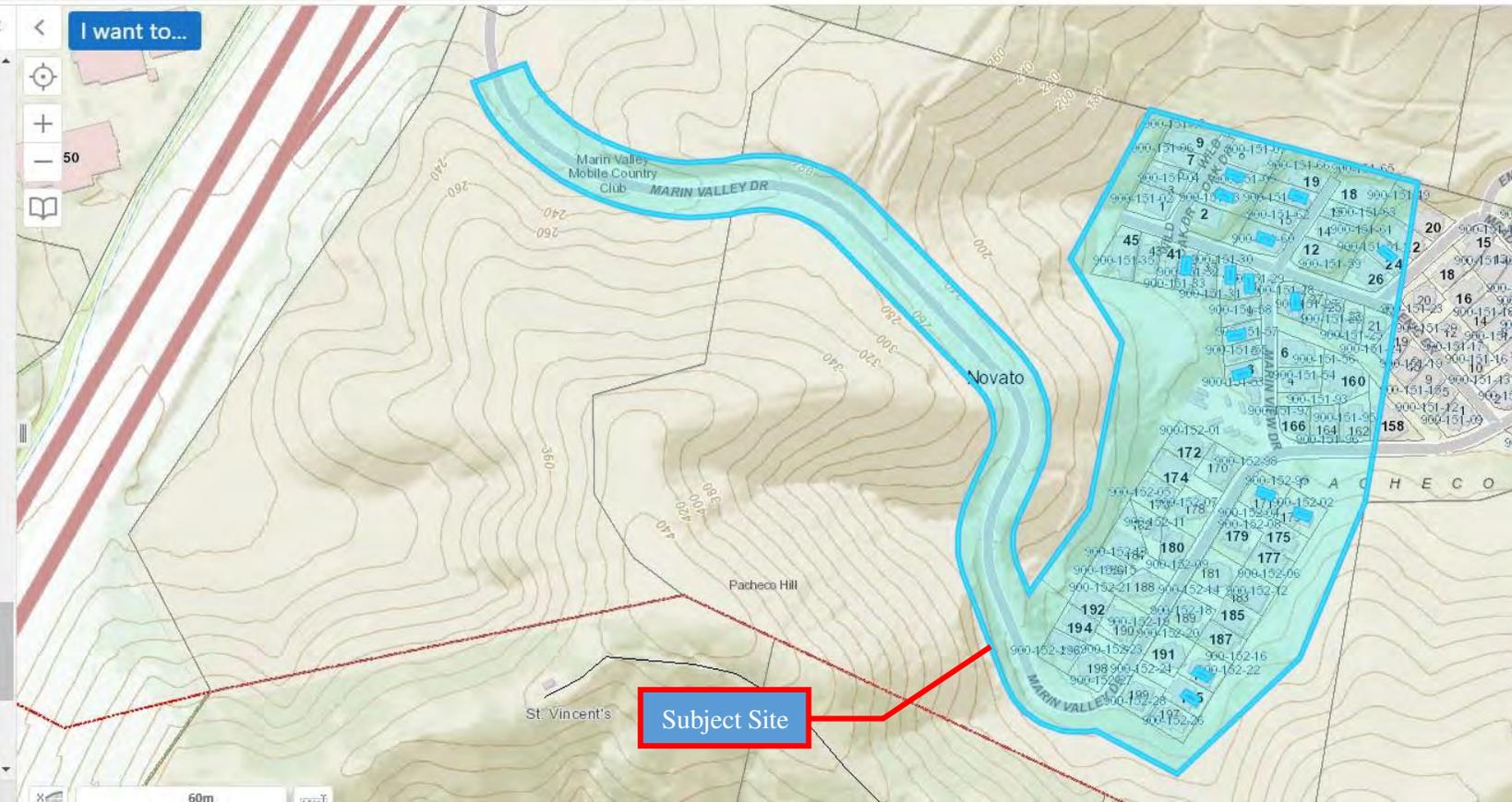
Navigation Tasks Analysis



Parcel 155-400-05

I want to...

- FireAuthority
Novato Fire Protection District
- Floodway
N
- OBJECTID
70980
- Zoning
PD
- Ordinance
N/A
- CityName
NOVATO
- Label
N/A
- Supervisor
Eric Lucan
- Districts
CITY : NOVATO
UNIFIED SCHOOL : NOVATO-SAN JOSE
COMM. COLLEGE : MARIN JUNIOR
MOSQ & VECTOR CONTRL : MARIN SONOMA JT(21,49)
BRIDGE : GOLDEN GATE JT(08,21,23,28,38)



KEY:
Subject Property

FIGURE 8E: MARIN COUNTY MAP VIEWER INFORMATION 5 - PARCEL 155-400-05

Project No. 25-481687.2

MarinMap Map Viewer

Navigation Tasks Analysis

Home Pan Zoom In Zoom Out Initial View Previous Extent Next Extent Bookmarks Search By Property ID Search By Address Identify Report Error Tutorials

Parcel 155-400-05

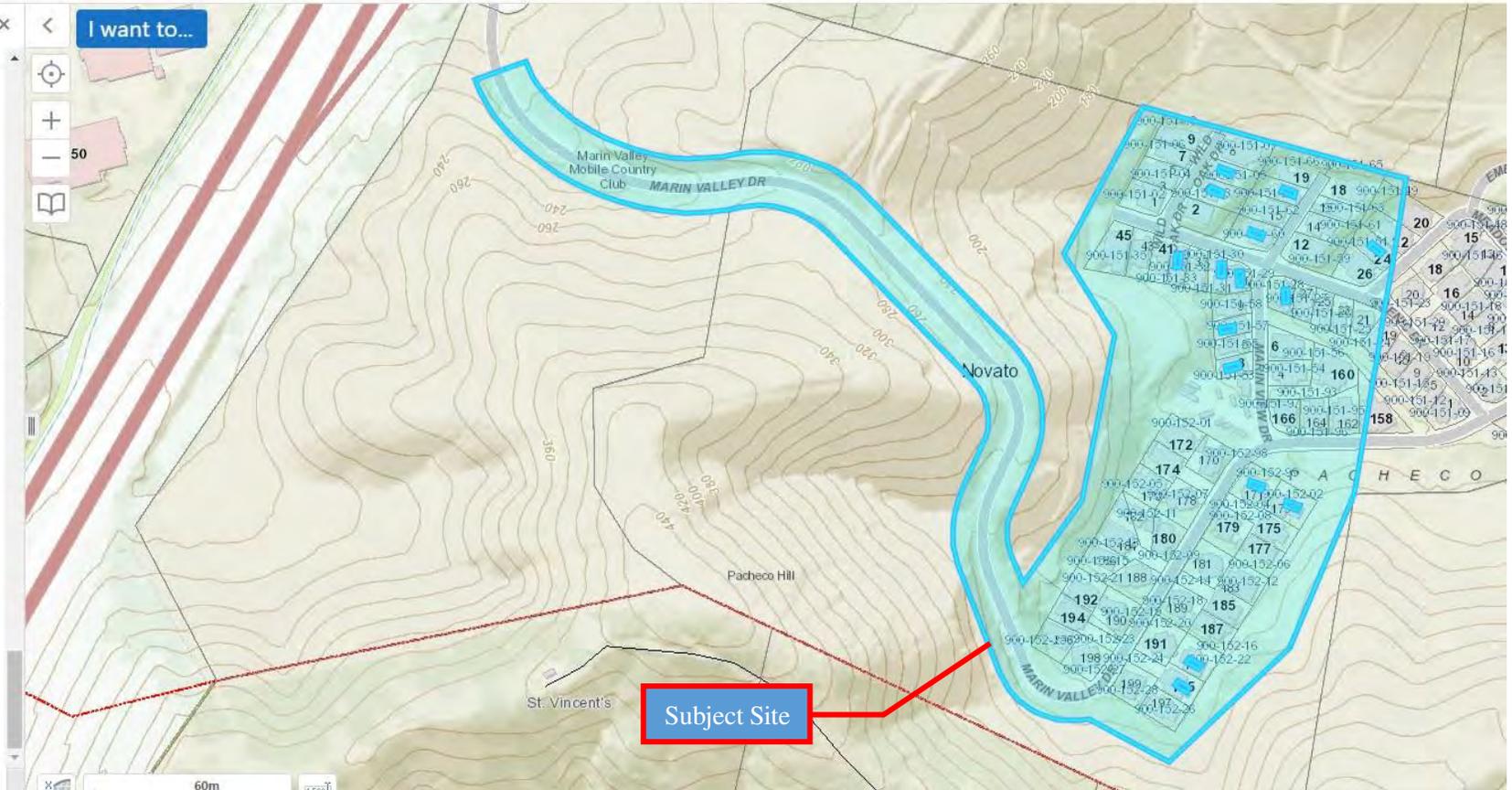
I want to...

Districts

- CITY : NOVATO
- UNIFIED SCHOOL : NOVATO-SAN JOSE
- COMM. COLLEGE : MARIN JUNIOR
- MOSQ & VECTOR CONTRL : MARIN SONOMA JT(21,49)
- BRIDGE : GOLDEN GATE JT(08,21,23,28,38)
- AIR QUALITY MGMT. : BAY AREA JT(1,7,21,28,38,41,43,48,49)
- FLOOD CONTROL : COUNTY- ZN. NO. 01 (FCZ #1 - NOVATO)
- FIRE PROTECTION : NOVATO
- REGIONAL PARK : MARIN COUNTY
- SANITARY : LAS GALLINAS VALLEY
- TRANSIT : MARIN COUNTY
- WATER : NORTH MARIN JT(21,49)
- MOSQ & VECTOR CONTRL : MARIN SONOMA JT-ORIGINAL AREA

MarinMapData_MOD

PD : (no description)



KEY:

Subject Property

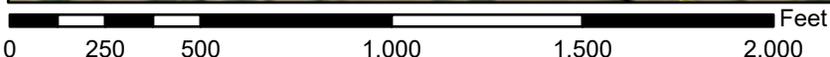
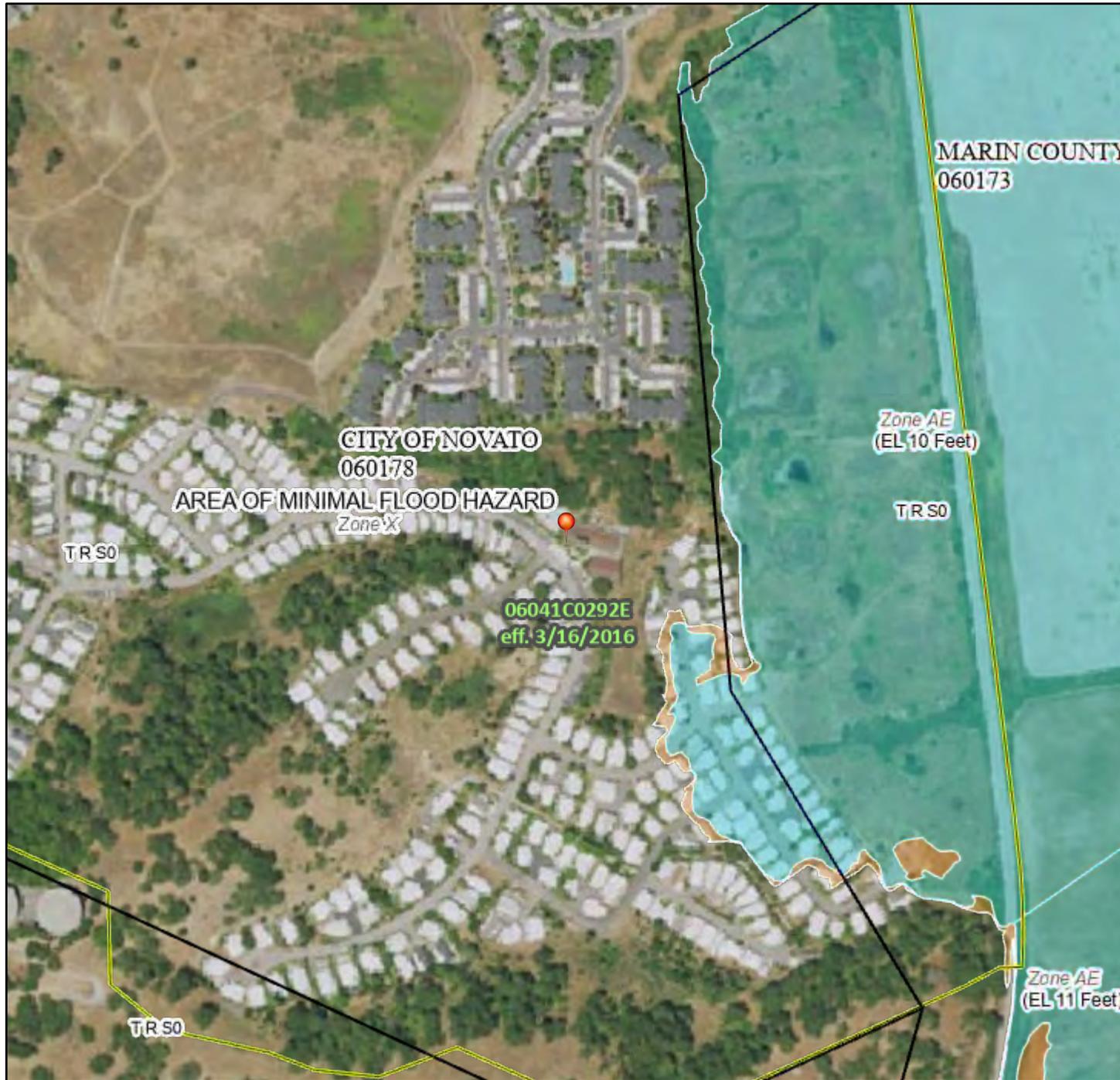
FIGURE 8F: MARIN COUNTY MAP VIEWER INFORMATION 6 - PARCEL 155-400-05

Project No. 25-481687.2

National Flood Hazard Layer FIRMette



122°31'43"W 38°2'52"N



1:6,000

122°31'5"W 38°2'23"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/8/2025 at 12:01 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX C: QUALIFICATIONS



Education

Bachelor of Arts, Architecture – UC Berkeley

Registrations

Idaho Architectural License #AR-2059 – Inactive
California Architectural License #C-25130 – Inactive
Washington Architectural License #7721 – Inactive

Training

EIFS Inspection – AWCI (Association of the Wall & Ceiling Industry)
Level I Infrared Thermography – ITC (Infrared Training Center)

Highlights

With nearly 30 years in the architectural forensics/due diligence field, Mr. McCall has extensive experience in property condition assessments, construction loan monitoring, building envelope consulting, and QA/QC reviews. His projects have involved multifamily residential, large and small retail, industrial, office, hospitality/resort, and institutional properties. He has served diverse clients including architects, investors/owners, lenders, developers, and contractors.

Mr. McCall has provided onsite construction QA/QC and building envelope consulting for architects, owners/developers, and contractors. He also has 10 years' experience in design architect offices specializing in construction document production and construction administration.

Experience Summary

As a Senior Project Manager for Partner Engineering & Science, Mr. McCall performs property condition assessments as well as construction loan monitoring and construction QA/QC projects. His extensive property condition assessment experience allows him to confidently review any type of property for any client. Combined with his construction QA/QC and building envelope experience, he can readily identify many problem materials, faulty construction, and techniques used to conceal deficiencies.

Having represented designers, contractors, owners/developers, and investors in the design/construction field, Mr. McCall has depth of knowledge and perspective on all sides of the traditional real estate development industry. He can often anticipate and avoid issues on the construction site, or prepare my clients for probable unforeseen conditions and help develop strategies to mitigate costs.

Project Experience

Property Condition Assessment of the Treasure Island Resort & Casino, in Las Vegas, NV. This is a major resort/casino on the Las Vegas strip. It includes the casino, multiple kitchens and restaurants, retail tenants, conference and banquet facilities, a theater, wedding chapels, day spa, a swimming pool and spa, a shared 6-level concrete parking structure, a monorail station, water features, and 2884 guestrooms in a high-rise hotel.

Property Condition Assessment of the Main Street complex in Cuertino, CA. This complex included two mid-rise office buildings, a shopping mall anchored by Target, a six-level concrete parking structure, a Residence Inn hotel, and a mid-rise condominium containing 120 dwelling units and amenities.

Property Condition Assessment of the PetSmart Distribution Center in Sparks, NV. This is a warehouse/distribution center comprised of a 870,720 square foot single-story tilt-up concrete building interior clearance of 35' and 122 loading docks on a 57-acre site.

Property Condition Assessment of 333 Bush Street in San Francisco, CA. This is a 43-story, 542,788-square foot office building in downtown San Francisco. It includes one level of below-grade parking, 11 elevators, centrifugal chillers and cooling towers for cooling, water boilers for heating, and is protected by a pair of fire pumps.

Developer's Onsite Representative at the Neptune Condominiums in Seattle, WA. This is a high-rise mixed-use building with two levels of concrete podium containing parking and retail space, and eight levels of residential condominiums. Mr. McCall's duties included being at the construction site on a full-time basis, reviewing contractor submittals, evaluating construction quality, monitoring the schedule and budget, reviewing change orders and applications for payment, and close-out procedures.

Contractor's QA/QC Manger at the Washington Square Complex in downtown Bellevue, WA. This is a mixed-use building with seven levels of below-grade parking, a two-story podium containing water features and retail and restaurant facilities, and two high-rise condominium towers. Mr. McCall monitored the construction quality of the general contractor and the subcontractors, coordinated inspections, documented construction progress, and provided building envelope consulting.

Design Architect and Architect's Construction Site Representative at Micron Microchip Plant in Lehi, UT. This facility was four million square foot microchip processing facility with a four-billion-dollar budget and a 12-month "hyper-track" construction schedule. The complex included clean buildings, warehousing, hazardous materials storage and handling, administrative offices, and shipping and receiving facilities. It included a three-story "spine" with a utility level, electric vehicle level and an at-grade level. Mr. McCall's portion of the project involved the 400,000 square foot shipping warehouse at the north end of the spine. He was tasked with developing the design and construction documents. When the construction documents were essentially complete, he was transferred to the site to monitor construction quality control, conduct construction administration and aid the contractor in incorporating design changes.

Contact

Email: dmccall@partneresi.com

Mobile: 925-588-9297



Education

Master of Architecture, Montana State University, Bozeman, MT
Bachelor of Architecture, Montana State University, Bozeman, MT

Registrations

Registered Architect, State of Oregon
Registered Architect, State of Montana

Training

Annual 18 Hours of Continuing Education in Health, Safety, and Welfare topics to fulfill AIA membership and state licensure requirements
Property Needs Assessment / Property Condition Assessment Training 2014 by Partner Engineering and Science, 8 Hour Course and Final Exam

Highlights

28 years of experience in the architecture and construction industry
25 years performing due diligence assessments
25 years performing historic structure assessments

Experience Summary

As a registered architect, Ms. Lohr serves as a Project Manager for Partner Engineering and Science Inc. (Partner) providing a high level of expertise in building science, architectural and consulting services for various clients. Ms. Lohr has significant experience conducting Property Condition Assessments, Historic Structure Assessments, and Construction Monitoring, in addition to performing quality assurance / quality control report reviews and project management.

Ms. Lohr has over 28 years of experience in the architectural and construction service industry. She has extensive experience in due diligence assessments for a variety of property types and the needs and requirements of various reporting standards including ASTM, Freddie Mac, Fannie Mae, ADA compliance, Secretary of the Interior's Standard for Rehabilitation, and customized client formats.

Ms. Lohr's vast experience has helped clients identify risks so they are able to make sound financial investments. Specific areas of due diligence expertise include:

- Equity and Debt Property Condition Assessments
- Historic Structure Assessments
- USDA Rural Development Condition Needs Assessments
- Historic Tax Credit Construction Monitoring
- Low Income Housing Tax Credit Assessments
- Freddie Mac, Fannie Mae, and other multi-family Physical Needs Assessments
- Equity and Debt technical report quality assurance / quality control report reviews
- Construction Owner's Representation and Construction Monitoring
- Property Condition Assessment portfolio coordination

Ms. Lohr has provided architectural design, technical assistance, and consulting services to a number of clients, preparing numerous construction documents and specifications, assessment reports, and feasibility studies. Her roles as Architect of Record and project leader included providing project management, construction administration, design leadership, construction consultant coordination, project scheduling and pay application review, contract review, cost estimate tracking, and regulatory building code compliance.

Ms. Lohr's diversity across civic, historical, residential, and commercial environments is a major contribution to Partner Engineering and Science's team throughout the United States, The Netherlands and the United Kingdom.

Project Experience

Ms. Lohr has been involved with thousands of properties throughout the United States, including performing managing project teams, performing field work, preparing reports and opinion of capital cost budgets, and performing quality control.

Acquisition, Disposition, Lending, Refinance Property Condition Assessments

US Department of Agriculture, Rural Development Capital Needs Assessments, California and New Jersey. Ms. Lohr provided project management, technical report writing and technical reviews on numerous USDA RD pre-renovation and post-renovation Capital Needs Assessments.

Equity Commercial Property Condition Assessment Portfolio, United States. Ms. Lohr provided project management and quality assurance / quality control report reviews on multiple commercial properties. This acquisition portfolio included technical specialty consultants.

Freddie Mac and Fannie Mae Multi-Family Assessments, United States. Ms. Lohr has provided property assessments, project management and quality assurance / quality control report reviews on multitudes of Freddie Mac and Fannie Mae properties throughout the United States.

Historic Structure Assessment, South Broadway Buildings, Los Angeles, California. Ms. Lohr prepared Historic Structure Assessment reports for two properties located in the Historic Broadway Theater District. The reports were part of Partner's comprehensive work on the properties that included a Property Condition Assessment and Seismic Evaluation.

Commercial Property Condition Assessments, The Netherlands. Ms. Lohr provided quality assurance / quality control report reviews on multiple commercial properties in The Netherlands.

Construction Owner's Representation and Construction Services

1401 Howard Street Historic Tax Credit Construction Monitoring, San Francisco, California. Ms. Lohr conducted historic tax credit rehabilitation monitoring and progress reports at this San Francisco historic landmark. Renovations included seismic strengthening, interior and exterior restoration and rehabilitation in compliance with the National Park Service Federal Historic Preservation Tax Incentives program.

The Guild Lofts, Portland, Oregon. Owner's Representation

Orchards at Orenco Phase One, Hillsboro, Oregon. Construction Monitoring Services

Lynn Taylor Lohr, AIA

Historic Pacific Northwest College of Art, Portland, Oregon. Construction Monitoring Services

Additional notable prior projects while sole proprietor of L. Taylor Lohr Architect, LLC:

Historic Old First National Bank Building, Telluride, Colorado. Ms. Lohr participated in completing the building's Historic Rehabilitation and Structure Assessment. The property is a National Historic Landmark and was designated as an Official Project of Save America's Treasures. In addition, Ms. Lohr prepared rehabilitation and addition drawings and documents as Architect of Record.

The Mulford Building / Heart of Telluride Townhome Rehabilitation, Telluride, Colorado. Work included reconstruction of the existing building and design of interior luxury residential units located in the Telluride National Historic District. This award-winning project has been featured in numerous design publications and was awarded an Award of Excellence for Compatible Infill by the Town of Telluride.

Affiliations

American Institute of Architects, Member

Contact

lloh@partneresi.com



Education

B.A, Environmental Science, University of California at Berkeley

Registrations

Registered Environmental Property Assessor, National Registry of Environmental Professionals
LEED Accredited Professional, United States Green Building Council

Highlights

16 years in the environmental consulting industry
Experience in various disciplines, including regulatory compliance, asbestos abatement, point source air monitoring, Tier II reporting, and Environmental Health & Safety consulting services.

Experience Summary

Mr. Grenfell currently serves as a National Client Manager providing risk management solutions to clients' due diligence and engineering needs. Mr. Grenfell's breadth of experience and understanding of commercial real estate transactions from both an equity investment and lending view allow him to provide risk management consulting that align with client objectives.

Mr. Grenfell conducted and managed thousands of Phase I ESAs on industrial, office, multi-family, government, retail, and hospitality properties prior to assuming his role as a client manager and business development professional. His experience also includes management of large multi-site portfolios for varied and demanding stakeholders, where he mentored field assessors, identifying environmental risks, and provided detailed reports within demanding deadlines. Mr. Grenfell experience includes understanding and coordinating a full suite of due diligence services, including Phase II subsurface investigations, Property Condition Assessments, Seismic Risk Assessments, ALTA Surveys, Asbestos and Lead Surveys, and Energy Audits.

Mr. Grenfell has worked for nationwide and local clients that include commercial developers, mortgage bankers, real estate brokers, individual investors, equity/institutional investment groups, and financial lending institutions, including CMBS lenders, SBA lenders, and GSA (Fannie and Freddie) lenders.

Project Experience

Multi-Site Portfolio, Nationwide. Managed performance and delivery of summary matrix and complete reports for a 300-site portfolio of Class A high-rise office buildings, at the time valued as the largest real estate transaction in history. Lead scheduled conference calls summarizing and evaluating environmental liabilities for a large stakeholder group.

Phase II Subsurface Investigations, Kansas City, Missouri. Conducted eight Phase II Site Assessments at gasoline stations over a four-day period, coordinating and supervising the advancement of soil borings and collected soil and groundwater samples. Documented results in concise, well-written reports.

Industrial Compliance Evaluation, San Francisco, CA. Managed a compliance evaluation team at an 8,000 employee, 24-hour aircraft maintenance center, evaluating environmental regulatory compliance. Provided solutions and established protocols for ensuring compliance.

Jay Grenfell, REPA, LEED AP

Third-Party Report Reviews, Chicago, IL. Conducted 3rd-party reviews of over 150 gasoline stations, documenting previous report findings and providing a matrix listing issues and updated risk-based recommendations.

High Rise Office Buildings, San Francisco. Worked with technical team to manage pre-acquisition due diligence for equity investor of high-rise office buildings in downtown San Francisco. Included equity PCA with specialty evaluations of façade, MEP, Fire and Life Safety, Roof, and ADA. Provided red flag analysis and summary costs tables within 48 hours of initial site visits with final reports provided within 10 business days.

Multi-Site Portfolio, California. Managed performance and delivery of summary matrix and complete reports for a 150-site portfolio of fast-food restaurants providing environmental and property condition assessments with specialty evaluations of roofs and MEP systems.

Affiliations

Bay Area Mortgage Association (BAMA)
International Council of Shopping Centers (ICSC)
The Risk Management Association (RMA)
The Commercial Real Estate Development Corporation (NAIOP)

Speaking

Due Diligence Panelist, Income Property Lending Group, San Francisco, Reoccurring. Provide industry insight into topical due diligence issues to an audience of investors and lenders.

Bisnow Moderator, Equity Investment and Construction Panels, San Francisco, Reoccurring. Moderator for specific topics regarding commercial real estate lending and development to a mixed audience of investors, attorneys, developers, and lenders.

Publications

Improving the Seismic Resilience of California Buildings, California Mortgage Finance, 2014, Co-Authored
Industrial Properties and Environmental Risk, GlobeSt.com, 2013
Change is in the Air, Scotsman Guide, 2012

Contact

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