

CAPITAL NEEDS ASSESSMENT REPORT

FOR THE PROPERTY KNOWN AS:

Pueblo Del Mar

17 Regiment Court
Marina, CA 93933

AS OF:

September 2023

PREPARED FOR:

**Housing Authority County of
Monterey**

123 Rico Street
Salinas, CA 93907

PREPARED BY:

CNA Specialists

1345 Encinitas Blvd., #404
Encinitas, CA 92024



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Pueblo Del Mar Capital Needs Assessment

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EXECUTIVE SUMMARY

On 9/6/2023 CNA Specialists conducted an on-site evaluation of the Housing Authority County of Monterey Property and Buildings to determine the condition of the facilities and its components. The information provided in this report is for budgetary projections of the useful life expectancies of these components. This includes physical facility needs and immediate repairs due to potential safety hazards or compliance issues.

Pueblo Del Mar is an existing affordable multifamily development located at 17 Regiment Court, Marina, CA 93933. The project currently consists of 56 apartment units in 10 buildings originally constructed in 1980. All units are 2-bedroom units including 2 designated handicap accessible units. The subject property is a family project. The exterior of the buildings is stucco in good condition.

The property is adequately maintained and managed with an expected life in excess of 55 years. The property is classified as good.

LIMITATIONS

This report for the use and benefit of Housing Authority County of Monterey and is not for the use or benefit of, nor may it be relied upon, by any other person or entity. The contents of this report may not be quoted in whole, in part, or distributed to any person or entity other than the Client hereof or without, in each case, the advance written consent of the Authority County of Monterey.

The statements in this report are professional opinions about the present condition of the subject property. They are based upon visual evidence available during the inspection of all reasonably accessible areas of the property. We did not remove any surface materials, perform any destructive testing, or remove any furnishings. The study is not an exhaustive technical evaluation. Such an evaluation would entail a significantly larger scope of work than was determined for this project. Accordingly, we cannot comment on the condition of systems that we could not see, such as buried structures and utilities, nor are we responsible for conditions that could not be seen or were not within the scope of our services at the time of inspection. We did not undertake activities that would completely assess the stability of the building or the underlying soil since this effort would require excavation and destructive testing. Likewise, this is not a seismic assessment, nor do we make comments or conclusions regarding wood boring pest damage.

We have performed our services and prepared this report in accordance with generally accepted construction consulting practices and HUD requirements. We make no other warranties, either expressed or implied, as to the character and nature of such services and product.

Submitted By:

Pueblo Del Mar Capital Needs Assessment



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CRITERIA FOR EVALUATION

1.1 PURPOSE AND SCOPE

The following Capital Needs Assessment (CNA) has been prepared for the sole use of the Housing Authority County of Monterey (Client), as limited by the terms of the proposal and contract between the Client and CNA Specialists.

The report is confidential, and no other person or entity may copy or rely on this Assessment or any part therein without the written consent of The Housing Authority County of Monterey or CNA Specialists.

The purpose of this inspection is to determine the physical condition of the property and building(s) at this site, to identify and communicate any physical deficiencies, and to establish a replacement reserve for the term of the loan plus two years. It is not an engineering or architectural investigation and is not intended to provide professional advice from those disciplines. It does follow Fannie Mae's *"Physical Needs Assessment, Guidance to the Property Evaluator"* and in part the *Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment process as set forth by ASTM E 2018-99*.

On 9/6/2023 CNA Specialists conducted an onsite evaluation of the property and building(s) to determine the condition of the various components, materials, and building systems. During the site visit, we may not have gained access to all areas, operated any specific equipment, or performed any destructive testing. The findings in our report are not based on a comprehensive engineering study, as we did not remove any construction material to inspect the underlying structure. Our observations and resulting report are, therefore, not intended to warrant or guarantee performance of any building components or systems.

The scope of this assessment does not include physical testing of any kind and, therefore, this report does not confirm the presence or absence of asbestos, PCBs, toxic soils or any recognized environmental conditions at the property.

Documents and data provided by the Client, designated representatives, or other interested parties consulted during the preparation of this report have been relied on by CNA Specialists. CNA Specialists assumes no responsibility for the accuracy of neither this information, work product by others, nor the effect it may have on our conclusion if erroneous.

Our conclusions regarding ADA Title III compliance are based on visual observations. They are intended to be a good faith effort to assist the client by noting non-conforming conditions along with estimates of costs to correct. Repairs and improvement cost estimates are based on approximate quantities and costs, or on furnished information that is reported to be accurate. A

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detailed survey of quantities for cost estimating of ADA Title III items is not included.

Estimated costs to repair, replace, or upgrade the existing materials and systems are those which we consider to be probable for the marketplace. Such estimates do not necessarily include all items, which may need repair or other attention. The actual cost of repairs may vary from our estimate.

The scope of this work includes inspection of site development, building structure, building exterior and roofs, building interior, mechanical systems, electric systems, plumbing systems, conveyance systems, life safety and fire protection and ADA compliance.

1.2 TERMS

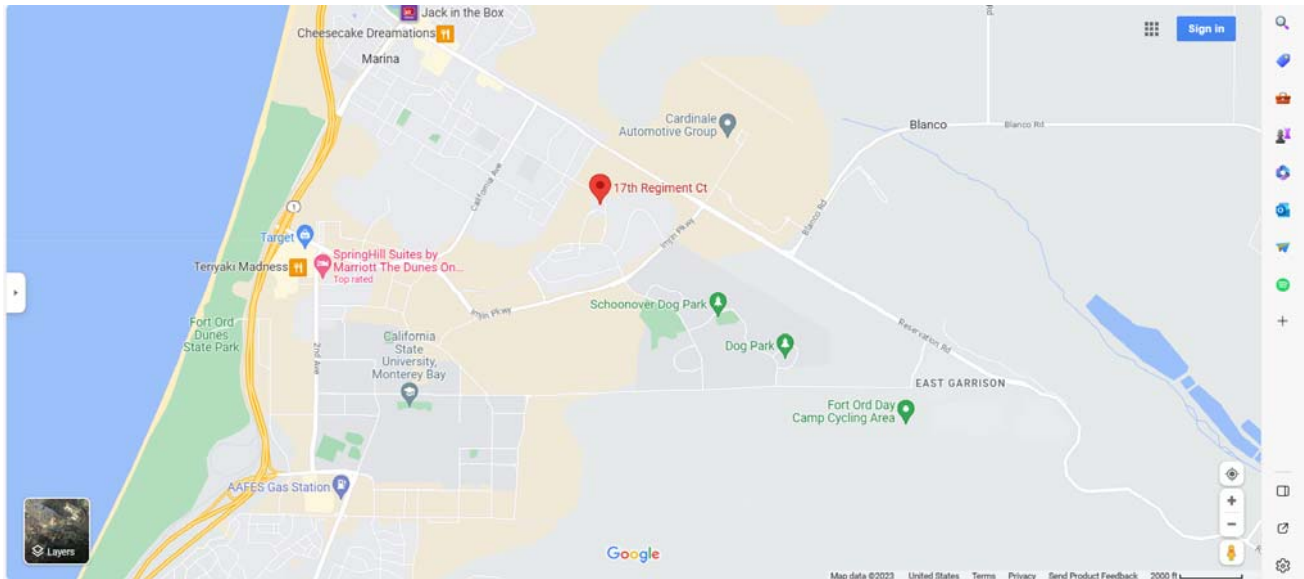
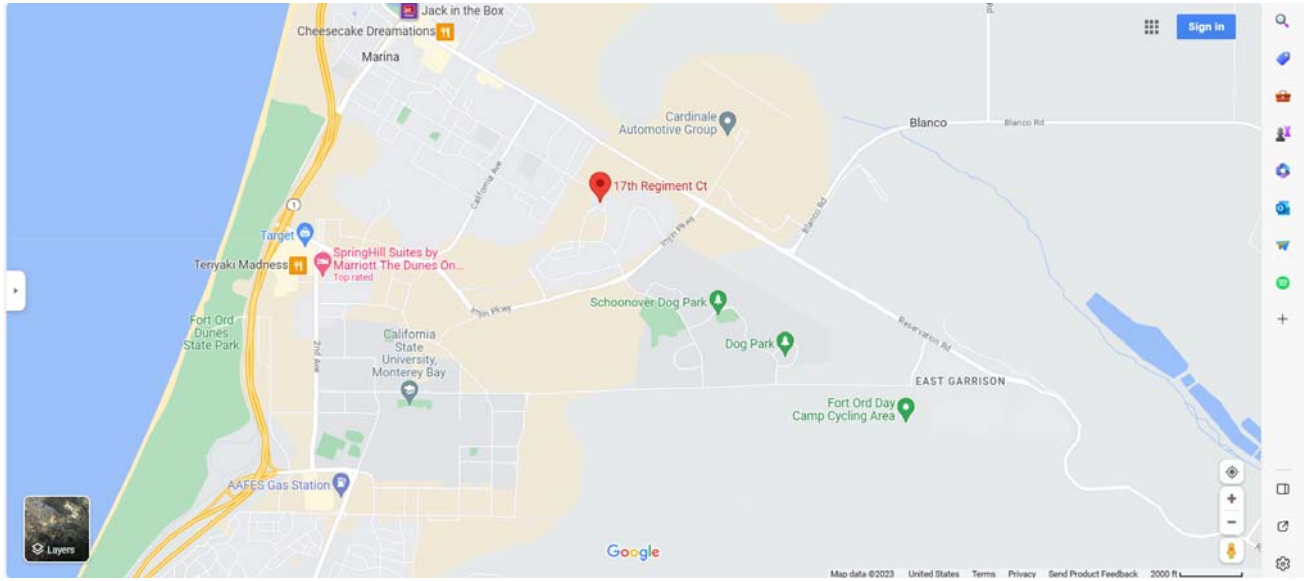
CNA Specialists uses the terms “poor”, “good”, and “good” when describing the condition of building components. The baseline for properties is generally “good”. “Good” means condition as anticipated, accounting for wear, tear, and maintenance procedures. In situations where a component is found to be of higher quality and/or where there is evidence of above average preventative maintenance, the term “good” would be used. “Poor” would be used if the component was found to be of lower quality and/or there is evidence of below average preventative maintenance. It is important to note that where the term “poor” are used, immediate repairs are not necessarily required, nor would the component necessarily require replacement prior to the time predicted in the “useful life tables”.

1.3 ESTIMATED COST BASIS

The estimated costs and allowances shown herein are based on unit costs set forth in *Means Cost Estimating System* and CNA Specialists’ professional experience. These estimated costs and allowances are not based on detailed architectural and engineering construction documents, which would allow a detailed quantity takeoff to be developed and therefore, are not guaranteed. These costs represent CNA Specialists best professional judgment and are subject to many variables such as time of year, local labor and material costs, use of on-site staff, or outside contractors.

1.4 LOCATION MAP AND AERIAL PHOTOS

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Overview maps of Pueblo Del Mar, 17 Regiment Court, Marina, CA 93933

EVALUATION SUMMARY

2.1 GENERAL DESCRIPTION

Pueblo Del Mar constructed in 1980. The project currently consists of 56 apartment units in 10 buildings originally constructed in 1980. All units are 2-bedroom units including 2 designated handicap accessible units. The subject property is a family project.

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The buildings are concrete slab on grade, wood framed buildings with stucco exterior and wood trim in fair condition. There is no basement at these buildings.

There is public sewer, water, storm drain and gas/electric utilities at this site.

2.2 SITE CONDITION

The subject property is located on the outskirts of the city of Marina in the State of California.

The site is generally level and there is one entrance to the houses off MacArthur Drive. The asphalt roadways and parking areas are cracked, but patched and in fair condition. Repair and re-sealing of the asphalt pavement will be completed over term. On-site water drainage has been designed to use surface flow to on-site storm drainage and streets.

There is chain link fencing at the rear of each building and around the playground area at this property.

Exterior lighting is with building mounted lights and tall pole mounted street lights. All these lights are in fair condition, but should be upgraded to energy efficient lighting. It could not be determined if the lighting was adequate as the site inspection was conducted during daylight hours. However, maintenance said lighting was sufficient.

There is landscaping of mature trees, bushes, and grass along the street in front of the units. There is an irrigation system that is in fair condition. Due to limitations on water usage, the lawn areas are in poor condition and many areas the ground is bare.

2.3 BUILDING CONDITION

The buildings were originally military housing for Fort Ord and now are owned by the Housing Authority County of Monterey. Although the buildings are older, the 3-coat stucco exterior is in fair condition and no serious cracks were observed in the stucco. The wood trim is weather worn and most areas need to be repaired or painted.

While observation of the ground floor slabs, superstructures and roof was limited to exposed elements, no signs of excessive deflection or movement were noted. All of the floors observed appeared level and stable, and walls and structural elements appeared to be plumb and/or level. Based upon these observations, the structure was determined to be in good condition. No evidence of structural failure or deficiencies was noted. There were no structural issues observed during the inspection.

The roof is composition shingles on sloped roofs. 4 of the 10 buildings have

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had new roofing installed in the past 3 years. The remaining 6 buildings have original roofing that is in poor condition and should be re-roofed soon. When the newer roofs were installed there was significant damage to the plywood sheathing underlayment. We have included 20% replacement of roof sheathing on the older roofs in this cost spreadsheet.

Unit doors are insulated metal clad wood doors in wood frames. Doors and hardware are in fair overall condition, and all will need to be replaced over term.

Windows in the units are single glazed aluminum windows that are in fair to poor condition and should be replaced with energy efficient dual glazed vinyl replacement windows.

2.4 PLUMBING SYSTEM

The potable hot water is supplied by gas-fired hot water heaters in mechanical closets in each unit. These hot water heaters are replaced as needed.

The building-related plumbing systems consist of gravity drained piping to a public sanitary sewer system. The plumbing system in the buildings includes copper domestic hot and cold water, and standard waste and vent system.

The plumbing systems and fixtures appeared to be well maintained. All toilets are low-flush toilets in good condition. Lavatory and sink faucets are replaced as needed. All units have tubs. The older units have steel tubs with ceramic or plastic tub surrounds. The designated handicap units have fiberglass tubs with a permanent bench and hand-held shower. Hot water piping and drain piping are insulated at most handicap lavatories and kitchen sinks. The overall condition of the plumbing system is good.

The water pressure and quantity of hot and cold water was found to be adequate.

2.5 HVAC SYSTEM

All units have gas fired forced air heating systems and no air conditioning. These FAUs are original construction and should be replaced over term. There are exhaust fans in the unit bathrooms that are replaced as needed and mostly in fair condition.

These systems have been maintained, operating as designed, and in good condition. Replacement costs will be allocated in the Cost Budget and over the term in the Replacement Reserves.

2.6 ELECTRICAL SYSTEM

The electrical system is in good overall condition. The buildings have

individual meters for each unit. The primary service from the main building electrical panel in the mechanical room to the subpanels at the units and other spaces is with copper wire. GFI electric outlets are located within each unit in kitchens and bathrooms.

Lighting fixtures are mostly original equipment and not energy efficient. Some have been changed out to LED or fluorescent type fixtures. The exterior lighting at each unit at the entry and rear door need to be replaced with energy efficient lighting or blubs. There are tall pole mounted areas lights along the street that are maintained by the Housing Authority. All lighting is in fair overall condition, but needs to be upgraded to energy efficient lighting.

2.7 FIRE PROTECTION

The subject property is not equipped with an NFPA-13 fully automatic fire suppression (sprinkler) system in the units. Units have battery operated smoke detectors located within the living areas and bedrooms of each dwelling unit. Life safety and alarm notification devices were observed in good physical condition and in compliance with the Life Safety Code (NFPA-101). Management tests smoke detectors quarterly. We randomly tested smoke detectors on our site visit; all tested detectors worked properly. Replacement of all smoke alarms is included in the Cost Budget and over the term in the Replacement Reserves.

2.8 ELEVATORS

There are no elevators at this property

2.9 TENANT SPACES

Unit interiors are in fair condition. Replacement costs for kitchen cabinets and counter tops over term are included in the cost budget. Bathrooms have wood vanities with plastic laminate tops and porcelain top-set lavatories that will be replaced over term. All toilets are low flush toilets. Replacement of bath accessories will occur in the Cost Budget.

Dwelling carpet and resilient flooring are replaced as needed. Replacement of the flooring in the units and carpet will occur in the Cost Budget and over the term in the Replacement Reserves

Walls and ceilings are drywall in good condition with no evidence of significant damage.

Appliances provided in each apartment unit consist of a refrigerator, gas range, range hood, but no garbage disposals or dishwashers. CNA Specialists did not observe any inoperable appliances at the time of the assessment.

Photos of each of the inspected units is included in the attached photo report. The photos are named and numbered according to the unit number. If the

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unit is a designated handicap unit, it will be so identified in the photo description.

2.10 ACCESSIBILITY COMPLIANCE

“2010 ADA” requirements apply to places of public accommodation which, in the case of apartments, include such common areas as an on-site office, office parking, outside walkways, etc. Residential units and buildings are subject to the Good Housing Accessibility Guidelines of 1991.”

The Good Housing Act, based upon the fact that Section 804(f) (3) (c), only requires residential buildings constructed after March 13, 1991 be designed and constructed in compliance with the Act. The Good Housing Amendments Act applies to buildings with five or more units. All units in an elevator building and ground floor units only in non-elevator buildings must comply.

HUD requires that 5% of the units be handicap accessible. Pueblo Del Mar was constructed in constructed in 1980. Although management has installed ADA upgrades, there are still ADA issues that need to be corrected in handicap accessible units. Handicap issues are listed as follows:

Items needing modification	Quan	EA	Unit \$	Total Cost
Site				
Provide accessible route with cross-slope maximum 2% (DM 1.6, 2.8, 2.9, 2.16) (UFAS 4.1.1, 4.3.2, 4.3.3, 4.34.7.1)				
Demo walkway areas over 2% cross slope at street sidewalks	400	SF	\$15	\$6,000
Install new ADA compliant walkway at street sidewalks	400	SF	\$19	\$7,600
Install new ADA compliant concrete in front of mailboxes or relocate mailboxes	2	EA	\$1,500	\$3,000
Provide wheelchair accessible picnic table (UFAS 4.1.1, 4.3.2, 4.3.3, 4.3, 4.7.1)				
Provide wheelchair accessible picnic tables	2	LS	\$250	\$500
			Total Cost Site	\$17,100
Architectural				
Provide handrails at both sides of stairways (UFAS 4.26.2) (DM 1.8)				
Provide handrails at both sides of stairways to 2nd floor units	15	EA	\$275	\$4,125
			Total Cost Architectural	\$4,125
Dwelling Units #3077 2BR				
Provide proper threshold height at garage (UFAS 4.3.3 and 4.34.2(3))				
Provide threshold maximum 1/2" down to garage or install ramp	1	EA	\$500	\$500
Provide accessible door knobs/handles at all doors (UFAS 4.13.9)				
Provide accessible door handle at doors	2	EA	\$125	\$250
Provide switches/ outlets/ thermostats/ controls/ amenities within reach range 48" (UFAS 4.27) (DM 5.3-5.9)				
Provide thermostat at 48" off the floor	3	EA	\$80	\$240
Provide entry door viewer at 48" off floor	1	EA	\$50	\$50
Provide window latches that don't require pinching latch (UFAS 4.27) (DM 5.3-5.9)				
Provide window latches that don't require pinching latch	3	EA	\$50	\$150
All rooms on a 36" wide accessible route (min. 32" clear at door openings) (UFAS 4.3.3 and 4.34.2(3))				
Provide 32" wide doorway at closet over 24" deep	1	EA	\$300	\$300
30" wheelchair accessible workspace in the kitchen (UFAS 4.34.6.8)				
Provide full 30" wide wheelchair accessible workspace in kitchen	3	EA	\$150	\$450
Provide insulation on sink and lavatory hot water piping (UFAS 4.34.5.3, 4.19.4)				
Provide insulation at kitchen sink piping	1	EA	\$65	\$65

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Provide insulation at lavatory piping	1	EA	\$65	\$65
Provide grab bars at toilet (UFAS 4.34.6.5)				
Provide cross grab bar 54" off the side wall	1	EA	\$325	\$325
Bottom of mirror 40" max. above floor (UFAS 4.19 & 4.22, fig 28,29 & 30) (DM 2.28-2.30)				
Provide mirror 40" max off the floor or tilt mirror	1	EA	\$125	\$125
Provide accessible closet pole (UFAS 4.34.5.4(5))				
Provide closet pole in reach range or 54" off the floor	1	EA	\$50	\$50
Dwelling Unit #3089 2BR				
Provide proper threshold height at garage (UFAS 4.3.3 and 4.34.2(3))				
Provide threshold maximum 1/2" down to garage or install ramp	1	EA	\$500	\$500
Provide switches/ outlets/ thermostats/ controls/ amenities within reach range 48" (UFAS 4.27) (DM 5.3-5.9)				
Provide thermostat at 48" off the floor	1	EA	\$80	\$80
Provide entry door viewer at 48" off floor	1	EA	\$50	\$50
Provide window latches within reach range at 54" cross approach (UFAS 4.27) (DM 5.3-5.9)				
Provide window latches within 54" side reach range	2	EA	\$50	\$100
All rooms on a 36" wide accessible route (min. 32" clear at door openings) (UFAS 4.3.3 and 4.34.2(3))				
Provide 32" wide doorway at closet over 24" deep	1	EA	\$300	\$300
Provide refrigerator with accessible freezer (UFAS 4.34.6.8)				
Provide accessible freezer with 50% within 54" off floor	1	EA	\$750	\$750
30" wheelchair accessible workspace in the kitchen (UFAS 4.34.6.8)				
Provide full 30" wide wheelchair accessible workspace in kitchen	3	EA	\$150	\$450
Provide insulation on sink and lavatory hot water piping (UFAS 4.34.5.3, 4.19.4)				
Provide insulation at sink piping	1	EA	\$65	\$65
Provide insulation at lavatory piping	1	EA	\$65	\$65
Provide grab bars at toilet (UFAS 4.34.6.5)				
Provide cross grab bar 54" off the side wall	1	EA	\$250	\$250
Provide toilet 18" from wall in restrooms (UFAS 4.34.5.2)				
Provide toilet that is 16" to 18" of the wall	1	EA	\$250	\$250
Bottom of mirror 40" max. above floor (UFAS 4.19 & 4.22, fig 28,29 & 30) (DM 2.28-2.30)				
Provide mirror 40" max off the floor or tilt mirror	1	EA	\$125	\$125
Provide accessible closet pole (UFAS 4.34.5.4(5))				
Provide closet pole in reach range or 54" off the floor	1	EA	\$50	\$50
			Total Cost Dwellings	\$5,605

2.11 CODE COMPLIANCE

According to the City of Marina, no outstanding building code violations are on file.

2.12 SEISMIC ZONE

Marina, CA has a very high earthquake risk, with a total of 6,586 earthquakes since 1931. The USGS database shows that there is a 99.91% chance of a major earthquake within 50km of Marina, CA within the next 50 years. The largest earthquake within 30 miles of Marina, CA was a 6.9 Magnitude in 1989.

2.13 SAFETY CONCERNS

None identified except for handicap accessibility issues listed in the Accessibility section of this report.

2.14 GENERAL CONDITIONS

There were no architectural-engineering conditions identified during the inspection, which would adversely affect this property during its expected life, assuming the implementation of a preventative maintenance program. There was no evidence of significant settlement of the foundation, or excessive deflection of the flooring/roofing systems, including cracking or bulging. The building materials employed for construction are typical and generally accepted for this vintage property.

2.15 DATA COLLECTION AND INQUIRIES

CNA Specialists did review information pertaining to the maintenance, repair and replacement of major building components and systems. Nothing out of the ordinary was found.

2.16 RECOMMENDATIONS FOR ADDITIONAL INSPECTIONS

There were no architectural or engineering conditions identified which require further inspections with exception of the property's seismic zone location. Additional evaluation maybe required regarding seismic activity.

2.17 GENERAL CONSIDERATIONS AND PROJECT LIFE

- A) The project is adequately maintained and managed. Grounds are adequately maintained. The project is classified as good
- B) Assuming the current level of management, and the continuation of preventative maintenance plan, the life of the project should be in excess of 50 years.

2.18 ENVIRONMENTAL CONSIDERATIONS

2.18.1 LEAD-BASED PAINT

The current site structures were built in 1980 after the 1978 ban on lead-based paint (LBP). There are LBP materials expected to be at this site.

2.18.2 ASBESTOS-CONTAINING MATERIALS

The site structures were built in 1980 after the 1978 ban on asbestos-containing materials (ACBM). There are no asbestos-containing materials expected to be at this site.

2.18.3 TRANSMISSION LINES

No electrical power transmission lines were observed to be in the immediate vicinity of the subject property.

2.18.4 NOISE LEVELS

Pueblo Del Mar is in an area with no exterior noise producing elements such as freeways, railroad tracks, or airports. There were no complaints noted by residents about excessive noise levels in their units during the inspection.

2.18.5 PEST CONTROL

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The subject property is reported to be under a service contract with a pest exterminating company.

2.18.6 RADON POTENTIAL

Monterey County, CA Radon Risk is Moderate with a Potential Risk being in Zone 2 counties having a predicted average indoor radon screening level between 2 and 4 pCi/L (picocuries per liter)

2.19 FLOOD ZONE

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to The flood map for the selected area is in Zone X. The flood map for the selected area is number 06053C0195H, effective on 6/21/2017. Zone X areas are determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.

3 SYSTEMS AND CONDITIONS

3.1 ENGINEERING INSPECTIONS

This inspection did not reveal the need for further structural, mechanical, electrical or engineering investigation.

3.2 PERVASIVE CONDITIONS

This inspection did not reveal any pervasive conditions.

3.3 SYSTEMS AND CONDITIONS

All major systems are in working order, however many need to be upgraded or replaced as identified on the Capital Needs Assessment spreadsheet.

4 COST ESTIMATES FOR RENOVATION AND PHYSICAL NEEDS OVER 15 YEAR TERM AND RESERVE ANALYSIS SPREADSHEET

REPLACEMENT PRORATION

Based on the premise that the life of all items in a given category will not expire in the exact year set forth in the Fannie Mae Guidelines, the following factors have been developed to provide guidance to the inspectors in identifying conditions where less than 50% replacement would be appropriate.

Items of good quality manufacture and installation.

Items, which can withstand normal tenant wear and tear, and remain functional under a competent maintenance program.

An item that in CNA Specialists' many years of experience, has shown to have a longer than normal life

An item that is easily and economically repaired to extend its useful life.

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An item that presents no safety hazard as the result of prolonged use through repairs.

An item, which if not replaced, does not detract from the rent ability of the property.

An item, which if not replaced, does not reduce the level of function of the property.

An item, which if not replaced, will not affect the comfort of the tenants. Climactic conditions which would extend or increase an item's useful life.

HOW REPLACEMENT COSTS ARE DETERMINED

Our scope of work considered published cost data from reliable sources. When possible, we utilized actual contractor pricing in developing our cost estimates. Also, we used the FNMA expected useful life tables as a guide in our replacement reserve analysis.

The opinions of probable cost presented herein were based on analysis of the materials and systems at the property and do not constitute a warranty or guarantee that all item(s) were included. Items not incorporated in the cost estimates may be operational costs, utility usage or unpredictable aesthetic upgrades.

It is important to understand that actual costs will vary depending on such factor as contractor expertise, previous contractor commitment, seasonal workload, insurance and bonding, and local labor conditions. These factors may cause wide variations in the actual costs as estimated by different bidders. In view of these limitations, the costs presented herein should be considered estimates. Once detailed scopes of work and contractor bidding have been secured, the actual costs can be determined.

As much as possible, CNA Specialists develops future cost and replacement costs from (1) our current experience working with developers involved in cost, (2) management companies' actual replacement costs, and (3) secured bids. When these are not available, then CNA Specialists references the following sources:

RSMeans© Online Cost Works and RSMeans book publications

REPLACEMENT RESERVE ANALYSIS AND SUMMARY

Included is a 20-year Reserve analysis of all work included in the Scope of Work that will need to be replaced during the next 15 years in conformance with Fannie Mae's *"Physical Needs Assessment, Guidance to the Property Evaluator"* and in

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part the *Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment* process as set forth by ASTM E 2018-99.

Assumptions

PROJECT

Report Date: 9/22/2023

Subject Property Name: Pueblo Del Mar

Address: 17 Regiment Court,

City, State, Zip: Marina, CA 93933

Building Age: Built 1980

Mortgage Term: 20 years

Number of Units: 56

ECONOMIC

Inflation Rate: 2.50%

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6. COST SUMMARY

6.1 ESTIMATED EXPENDITURES

Initial Funding Required: \$2,450,109

6.2 COMPLIANCE COSTS

6.2.1 ACCESSIBILITY COMPLIANCE (ref. 2.10) \$ 26,830

6.2.2 SAFETY (ref. 2.13) \$ 0.00

6.2.3 RECOMMENDATIONS (ref. 2.16) \$ 0.00

6.2.4 ENVIRONMENTAL (not part of this scope).

7 APPENDICES

- PHOTOGRAPHS OF Pueblo Del Mar
- PERSONNEL QUALIFICATIONS: CV and Bio of Paul Youngborg, AIA
- CERTIFICATION



Site 1.JPG



Site 2.JPG



Site 3.JPG



Site 4.JPG



Site 5.JPG



Site 6.JPG



Site 7.JPG



Site 8.JPG



Site 9.JPG



Site 10.JPG



Site 11.JPG



Site 12.JPG



Site 13.JPG



Site 14.JPG



Site 15.JPG



Site 16.JPG



Site 17.JPG



Site 18.JPG



Site 19.JPG



Site 20.JPG



Site 21.JPG



Site 22.JPG



Site 23.JPG



Site 24.JPG



Site 25.JPG



Site 26.JPG



Site 27.JPG



Site 28.JPG



Site 29.JPG



Site 30.JPG



Site 31.JPG



Site 32.JPG



Site 33.JPG



Site 34.JPG



Site 35.JPG



Site 36.JPG



Site 37.JPG



Site 38.JPG



Site 39.JPG



Site 40.JPG



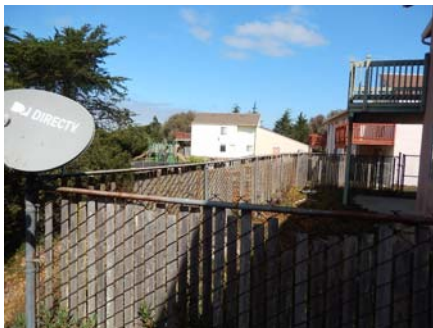
Site 41.JPG



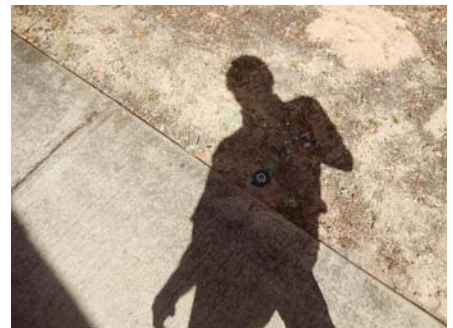
Site 42.JPG



Site 43.JPG



Site 44.JPG



Site 45.JPG



Site 46.JPG



Site 47.JPG



Site 48.JPG



Site 49.JPG



Site 50.JPG



Site 51.JPG



Site 52.JPG



Site 53.JPG



Site 54.JPG



Site 55.JPG



Site 56.JPG



Site 57.JPG



Site 58.JPG



Site 59.JPG



Site 60.JPG



Site 61.JPG



Site 62.JPG



Site 63.JPG



Site 64.JPG



Site 65.JPG



Site 66.JPG



Site 67.JPG



Site 68.JPG



Site 69.JPG



Site 70.JPG



Site 71.JPG



Site 72.JPG



Site 73.JPG



Site 74.JPG



Site 75.JPG



Site 76.JPG



Site 77.JPG



Site 78.JPG



Site 79.JPG



Site 80.JPG



Site 81.JPG



Site 82.JPG



Site 83.JPG



Site 84.JPG



Site 85.JPG



Site 86.JPG



Site 87.JPG



Site 88.JPG



Site 89.JPG



Site 90.JPG



Site 91.JPG



Site 92.JPG



Site 93.JPG



Site 94.JPG



Site 95.JPG



Site 96.JPG



Site 97.JPG



Site 98.JPG



Site 99.JPG



Site 100.JPG



Site 101.JPG



Site 102.JPG



Site 103.JPG



Site 104.JPG



Site 105.JPG



Site 106.JPG



Site 107.JPG



Site 108.JPG



Site 109.JPG



Site 110.JPG



Site 111.JPG



Site 112.JPG



Site 113.JPG



Site 114.JPG



Site 115.JPG



Site 116.JPG



Site 117.JPG



Site 118.JPG



Site 119.JPG



Site 120.JPG



Site 121.JPG



Site 122.JPG



Buildings 1.JPG



Buildings 2.JPG



Buildings 3.JPG



Buildings 4.JPG



Buildings 5.JPG



Buildings 6.JPG



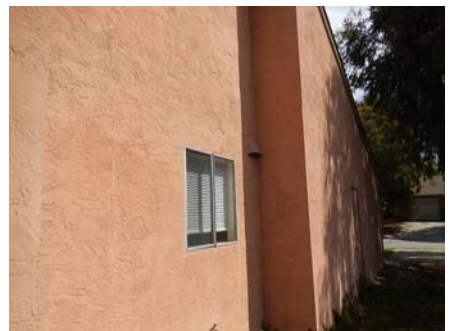
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Buildings 8.JPG



Buildings 9.JPG



Buildings 10.JPG



Buildings 11.JPG



Buildings 12.JPG



Buildings 13.JPG



Buildings 14.JPG



Buildings 15.JPG



Buildings 16.JPG



Buildings 17.JPG



Buildings 18.JPG



Buildings 19.JPG



Buildings 20.JPG



Buildings 21.JPG



Buildings 22.JPG



Buildings 23.JPG



Buildings 24.JPG



Buildings 25.JPG



Buildings 26.JPG



Buildings 27.JPG



Buildings 28.JPG



Buildings 29.JPG



Buildings 30.JPG



Buildings 31.JPG



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Buildings 33.JPG



Buildings 34.JPG



Buildings 35.JPG



Buildings 36.JPG



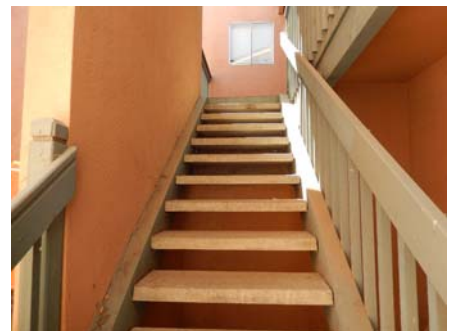
Buildings 37.JPG



Buildings 38.JPG



Buildings 39.JPG



Buildings 40.JPG



Buildings 41.JPG



Common Areas 1.JPG



Common Areas 2.JPG



Common Areas 3.JPG



Common Areas 4.JPG



Common Areas 5.JPG



Common Areas 6.JPG



Common Areas 7.JPG



Common Areas 8.JPG



Common Areas 9.JPG



Common Areas 10.JPG



Common Areas 11.JPG



Common Areas 12.JPG



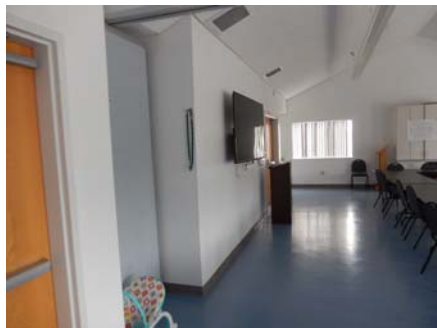
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Common Areas 19.JPG



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Common Areas 21.JPG



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Common Areas 23.JPG



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Common Areas 25.JPG



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Common Areas 27.JPG



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Common Areas 29.JPG



Common Areas 30.JPG



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Common Areas 37.JPG



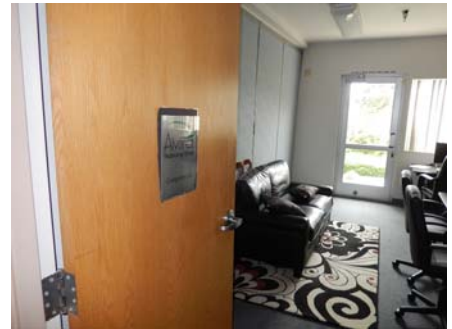
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Common Areas 41.JPG



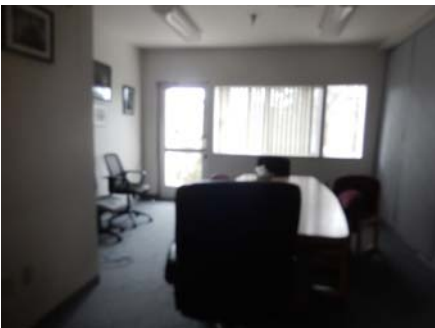
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Common Areas 43.JPG



Common Areas 44.JPG



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Common Areas 47.JPG



Common Areas 48.JPG



Common Areas 49.JPG



Common Areas 50.JPG



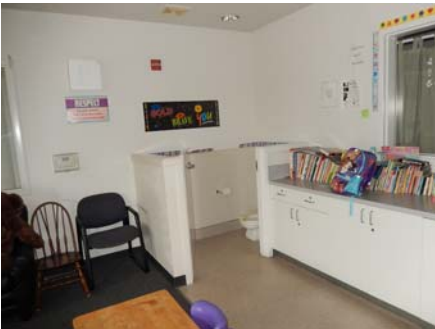
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Common Areas 52.JPG



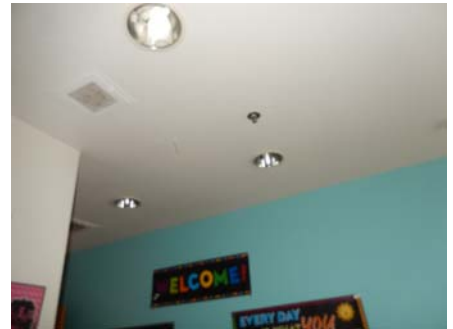
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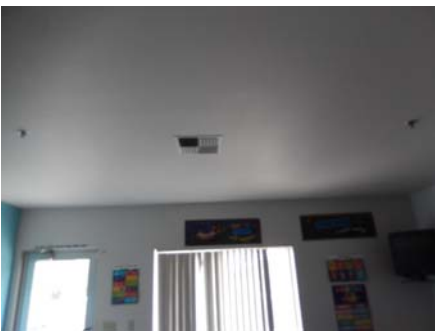
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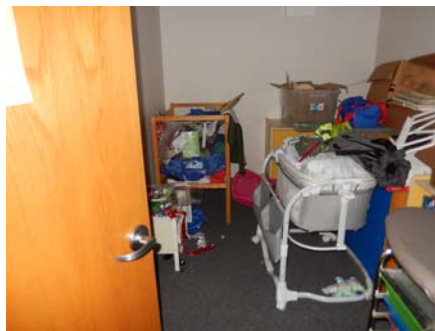
Common Areas 55.JPG



Common Areas 56.JPG



Common Areas 57.JPG



Common Areas 58.JPG



Common Areas 59.JPG



Common Areas 60.JPG



Common Areas 61.JPG



Common Areas 62.JPG



Common Areas 63.JPG



Common Areas 64.JPG



Common Areas 65.JPG



Common Areas 66.JPG



Common Areas 67.JPG



Common Areas 68.JPG



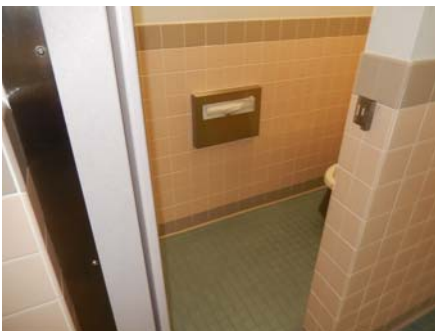
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Common Areas 70.JPG



Common Areas 71.JPG



Common Areas 72.JPG



Common Areas 73.JPG



Common Areas 74.JPG



Common Areas 75.JPG



Common Areas 76.JPG



Common Areas 77.JPG



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Common Areas 79.JPG



Common Areas 80.JPG



Common Areas 81.JPG



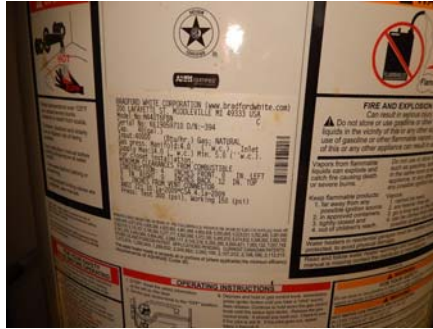
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Common Areas 83.JPG



Common Areas 84.JPG



Common Areas 85.JPG



Common Areas 86.JPG



Common Areas 87.JPG



Unit 3062 2BR 1.JPG



Unit 3062 2BR 2.JPG



Unit 3063 2BR 1.JPG



Unit 3065 2BR 1.JPG



Unit 3076 2BR 1.JPG



Unit 3076 2BR 2.JPG



Unit 3076 2BR 3.JPG



Unit 3076 2BR 4.JPG



Unit 3076 2BR 5.JPG



Unit 3076 2BR 6.JPG



Unit 3076 2BR 7.JPG



Unit 3076 2BR 8.JPG



Unit 3076 2BR 9.JPG



Unit 3076 2BR 10.JPG



Unit 3076 2BR 11.JPG



Unit 3076 2BR 12.JPG



Unit 3076 2BR 13.JPG



Unit 3076 2BR 14.JPG



Unit 3076 2BR 15.JPG



Unit 3076 2BR 16.JPG



Unit 3076 2BR 17.JPG



Unit 3076 2BR 18.JPG



Unit 3076 2BR 19.JPG



Unit 3076 2BR 20.JPG



Unit 3076 2BR 21.JPG



Unit 3076 2BR 22.JPG



Unit 3076 2BR 23.JPG



Unit 3076 2BR 24.JPG



Unit 3076 2BR 25.JPG



Unit 3076 2BR 26.JPG



Unit 3076 2BR 27.JPG



Unit 3076 2BR 28.JPG



Unit 3076 2BR 29.JPG



Unit 3076 2BR 30.JPG



Unit 3077 2BR Handicap 1.JPG



Unit 3077 2BR Handicap 2.JPG



Unit 3077 2BR Handicap 3.JPG



Unit 3077 2BR Handicap 4.JPG



Unit 3077 2BR Handicap 5.JPG



Unit 3077 2BR Handicap 6.JPG



Unit 3077 2BR Handicap 7.JPG



Unit 3077 2BR Handicap 8.JPG



Unit 3077 2BR Handicap 9.JPG



Unit 3077 2BR Handicap 10.JPG



Unit 3077 2BR Handicap 11.JPG



Unit 3077 2BR Handicap 12.JPG



Unit 3077 2BR Handicap 13.JPG



Unit 3077 2BR Handicap 14.JPG



Unit 3077 2BR Handicap 15.JPG



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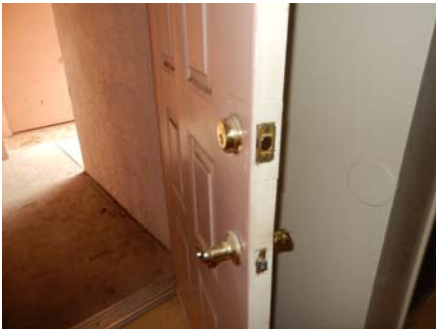
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Unit 3077 2BR Handicap 21.JPG



Unit 3077 2BR Handicap 22.JPG



Unit 3077 2BR Handicap 23.JPG



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Unit 3077 2BR Handicap 25.JPG



Unit 3077 2BR Handicap 26.JPG



Unit 3077 2BR Handicap 27.JPG



Unit 3077 2BR Handicap 28.JPG



Unit 3077 2BR Handicap 29.JPG



Unit 3077 2BR Handicap 30.JPG



Unit 3077 2BR Handicap 31.JPG



Unit 3077 2BR Handicap 32.JPG



Unit 3077 2BR Handicap 33.JPG



Unit 3077 2BR Handicap 34.JPG



Unit 3077 2BR Handicap 35.JPG



Unit 3077 2BR Handicap 36.JPG



Unit 3077 2BR Handicap 37.JPG



Unit 3077 2BR Handicap 38.JPG



Unit 3077 2BR Handicap 39.JPG



Unit 3077 2BR Handicap 40.JPG



Unit 3077 2BR Handicap 41.JPG



Unit 3077 2BR Handicap 42.JPG



Unit 3077 2BR Handicap 43.JPG



Unit 3077 2BR Handicap 44.JPG



Unit 3077 2BR Handicap 45.JPG



Unit 3077 2BR Handicap 46.JPG



Unit 3077 2BR Handicap 47.JPG



Unit 3077 2BR Handicap 48.JPG



Unit 3077 2BR Handicap 49.JPG



Unit 3077 2BR Handicap 50.JPG



Unit 3077 2BR Handicap 51.JPG



Unit 3077 2BR Handicap 52.JPG



Unit 3077 2BR Handicap 53.JPG



Unit 3077 2BR Handicap 54.JPG



Unit 3077 2BR Handicap 55.JPG



Unit 3077 2BR Handicap 56.JPG



Unit 3077 2BR Handicap 57.JPG



Unit 3077 2BR Handicap 58.JPG



Unit 3079 2BR 2.JPG



Unit 3079 2BR 3.JPG



Unit 3079 2BR 4.JPG



Unit 3079 2BR 5.JPG



Unit 3079 2BR 6.JPG



Unit 3079 2BR 7.JPG



Unit 3079 2BR 8.JPG



Unit 3079 2BR 9.JPG



Unit 3079 2BR 10.JPG



Unit 3079 2BR 11.JPG



Unit 3079 2BR 12.JPG



Unit 3079 2BR 13.JPG



Unit 3079 2BR 14.JPG



Unit 3079 2BR 15.JPG



Unit 3079 2BR 16.JPG



Unit 3079 2BR 17.JPG



Unit 3079 2BR 18.JPG



Unit 3079 2BR 19.JPG



Unit 3079 2BR 20.JPG



Unit 3079 2BR 21.JPG



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Unit 3079 2BR 23.JPG



Unit 3079 2BR 24.JPG



Unit 3079 2BR 25.JPG



Unit 3079 2BR 26.JPG



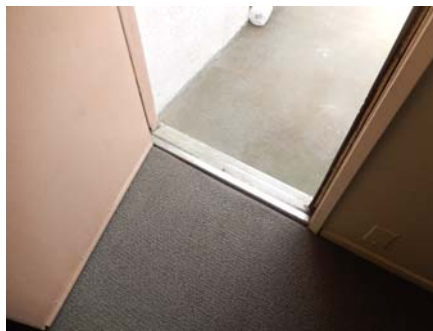
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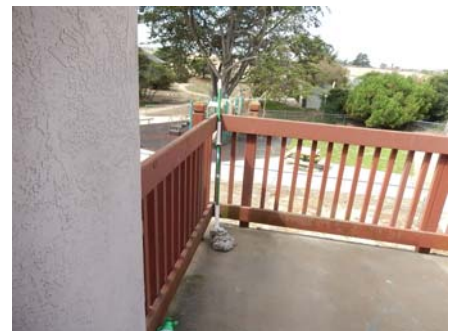
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Unit 3079 2BR 29.JPG



Unit 3079 2BR 30.JPG



Unit 3079 2BR 31.JPG



Unit 3079 2BR 32.JPG



Unit 3081 2BR 1.JPG



Unit 3081 2BR 2.JPG



Unit 3081 2BR 3.JPG



Unit 3081 2BR 4.JPG



Unit 3081 2BR 5.JPG



Unit 3081 2BR 6.JPG



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Unit 3081 2BR 8.JPG



Unit 3081 2BR 9.JPG



Unit 3081 2BR 10.JPG



Unit 3081 2BR 11.JPG



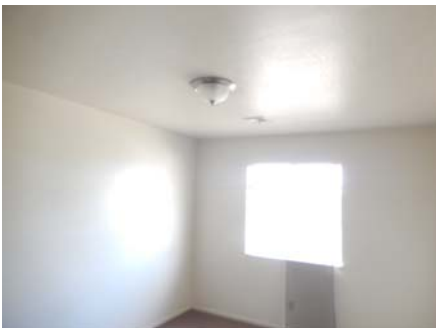
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Unit 3081 2BR 19.JPG



Unit 3081 2BR 20.JPG



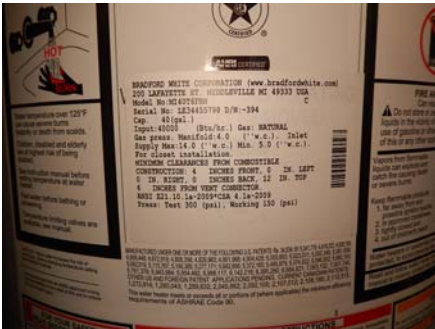
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Unit 3081 2BR 25.JPG



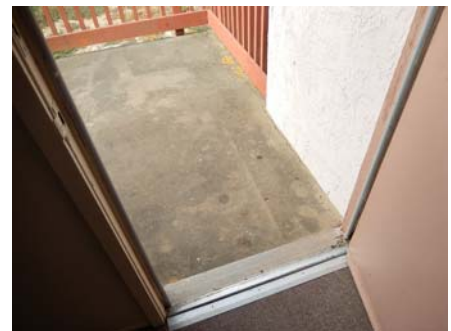
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Unit 3081 2BR 29.JPG



Unit 3081 2BR 30.JPG



Unit 3081 2BR 31.JPG



Unit 3081 2BR 32.JPG



Unit 3081 2BR 33.JPG



Unit 3081 2BR 34.JPG



Unit 3081 2BR 35.JPG



Unit 3081 2BR 36.JPG



Unit 3081 2BR 37.JPG



Unit 3081 2BR 38.JPG



Unit 3081 2BR 39.JPG



Unit 3081 2BR 40.JPG



Unit 3081 2BR 41.JPG



Unit 3081 2BR 42.JPG



Unit 3081 2BR 43.JPG



Unit 3081 2BR 44.JPG



Unit 3081 2BR 45.JPG



Unit 3081 2BR 46.JPG



Unit 3081 2BR 47.JPG



Unit 3081 2BR 48.JPG



Unit 3081 2BR 49.JPG



Unit 3081 2BR 50.JPG



Unit 3081 2BR 51.JPG



Unit 3081 2BR 52.JPG



Unit 3081 2BR 53.JPG



Unit 3081 2BR 54.JPG



Unit 3081 2BR 55.JPG



Unit 3081 2BR 56.JPG



Unit 3081 2BR 57.JPG



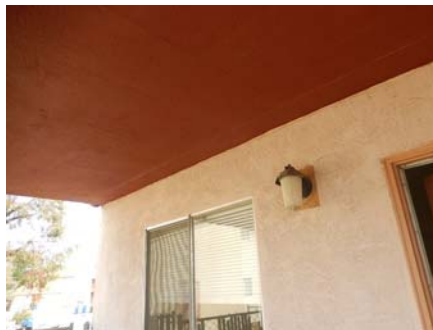
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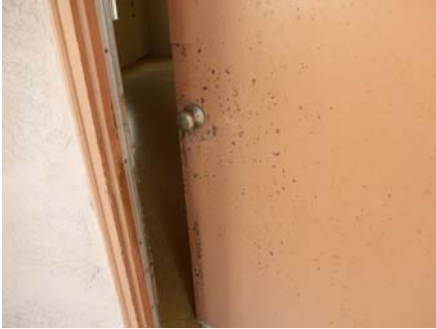
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Unit 3081 2BR 61.JPG



Unit 3081 2BR 62.JPG



Unit 3081 2BR 63.JPG



Unit 3081 2BR 64.JPG



Unit 3081 2BR 65.JPG



Unit 3083 2BR 1.JPG



Unit 3089 2BR Handicap 1.JPG



Unit 3089 2BR Handicap 2.JPG



Unit 3089 2BR Handicap 3.JPG



Unit 3089 2BR Handicap 4.JPG



Unit 3089 2BR Handicap 5.JPG



Unit 3089 2BR Handicap 6.JPG



Unit 3089 2BR Handicap 7.JPG



Unit 3089 2BR Handicap 8.JPG



Unit 3089 2BR Handicap 9.JPG



Unit 3089 2BR Handicap 10.JPG



Unit 3089 2BR Handicap 11.JPG



Unit 3089 2BR Handicap 12.JPG



Unit 3089 2BR Handicap 13.JPG



Unit 3089 2BR Handicap 14.JPG



Unit 3089 2BR Handicap 15.JPG



Unit 3089 2BR Handicap 16.JPG



Unit 3089 2BR Handicap 17.JPG



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Unit 3089 2BR Handicap 21.JPG



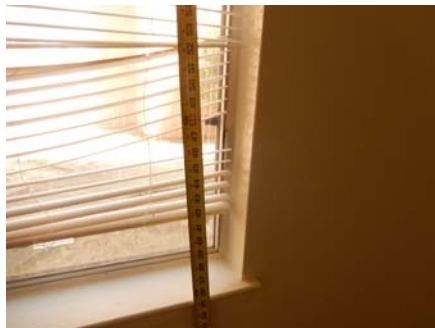
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Unit 3089 2BR Handicap 27.JPG



Unit 3089 2BR Handicap 28.JPG



Unit 3089 2BR Handicap 29.JPG



Unit 3089 2BR Handicap 30.JPG



Unit 3089 2BR Handicap 31.JPG



Unit 3089 2BR Handicap 32.JPG



Unit 3089 2BR Handicap 33.JPG



Unit 3089 2BR Handicap 34.JPG



Unit 3089 2BR Handicap 35.JPG



Unit 3089 2BR Handicap 36.JPG



Unit 3089 2BR Handicap 37.JPG



Unit 3089 2BR Handicap 38.JPG



Unit 3089 2BR Handicap 39.JPG



Unit 3089 2BR Handicap 40.JPG



Unit 3089 2BR Handicap 41.JPG



Unit 3089 2BR Handicap 42.JPG



Unit 3089 2BR Handicap 43.JPG



Unit 3089 2BR Handicap 44.JPG



Unit 3089 2BR Handicap 45.JPG



Unit 3089 2BR Handicap 46.JPG



Unit 3089 2BR Handicap 47.JPG



Unit 3089 2BR Handicap 48.JPG



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Unit 3089 2BR Handicap 50.JPG



Unit 3089 2BR Handicap 51.JPG



Unit 3089 2BR Handicap 52.JPG



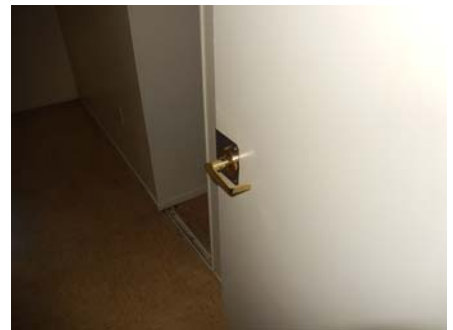
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Unit 3089 2BR Handicap 54.JPG



Unit 3089 2BR Handicap 55.JPG



Unit 3089 2BR Handicap 56.JPG



Unit 3089 2BR Handicap 57.JPG



Unit 3089 2BR Handicap 58.JPG



Unit 3089 2BR Handicap 59.JPG



Unit 3089 2BR Handicap 60.JPG



Unit 3089 2BR Handicap 61.JPG



Unit 3089 2BR Handicap 62.JPG



Unit 3089 2BR Handicap 63.JPG



Unit 3089 2BR Handicap 64.JPG



Unit 3089 2BR Handicap 65.JPG



Unit 3089 2BR Handicap 66.JPG



Unit 3089 2BR Handicap 67.JPG



Unit 3089 2BR Handicap 68.JPG



Unit 3089 2BR Handicap 69.JPG



Unit 3089 2BR Handicap 70.JPG



Unit 3089 2BR Handicap 71.JPG



Unit 3089 2BR Handicap 72.JPG



Unit 3089 2BR Handicap 73.JPG



Unit 3089 2BR Handicap 74.JPG



Unit 3089 2BR Handicap 75.JPG



Unit 3089 2BR Handicap 76.JPG



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Unit 3089 2BR Handicap 78.JPG



Unit 3089 2BR Handicap 79.JPG



Unit 3089 2BR Handicap 80.JPG



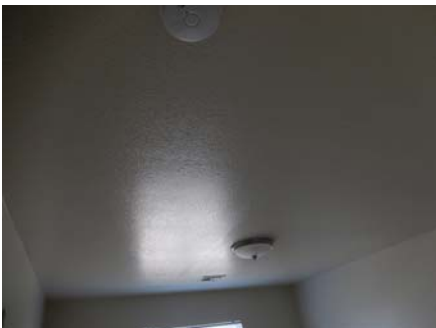
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Unit 3089 2BR Handicap 82.JPG



Unit 3089 2BR Handicap 83.JPG



Unit 3089 2BR Handicap 84.JPG



Unit 3089 2BR Handicap 85.JPG



Unit 3089 2BR Handicap 86.JPG



Unit 3089 2BR Handicap 87.JPG



Unit 3089 2BR Handicap 88.JPG



Unit 3089 2BR Handicap 89.JPG



Unit 3089 2BR Handicap 90.JPG



Unit 3089 2BR Handicap 91.JPG



Unit 3089 2BR Handicap 92.JPG



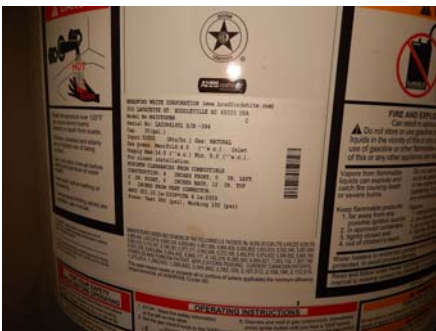
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Unit 3089 2BR Handicap 94.JPG



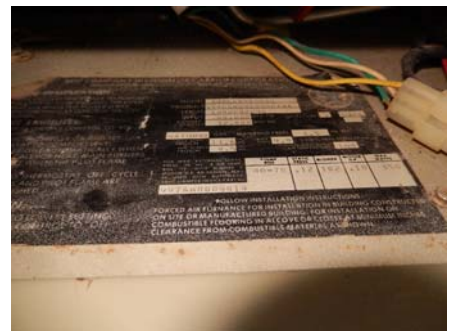
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Unit 3089 2BR Handicap 97.JPG



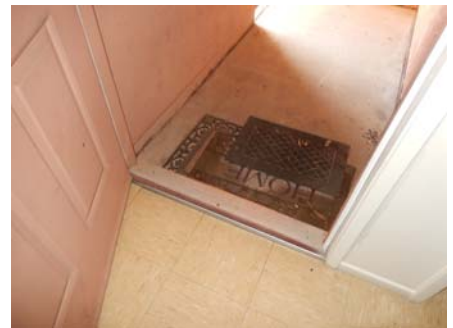
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Unit 3089 2BR Handicap 100.JPG



Unit 3089 2BR Handicap 101.JPG



Unit 3089 2BR Handicap 102.JPG



Unit 3089 2BR Handicap 103.JPG

PROFESSIONAL CURRICULUM VITAE OF PAUL A. YOUNGBORG, AIA RAS

Position: Architect, General Contractor, Inventor, Expert

Licenses: Texas Registered Architect #21206
Texas Registered Accessibility Specialist (RAS) #1300
California Licensed Architect C-26812
Washington Registered Architect #9860
Maryland Registered Architect #16194
Hawaii Registered Architect #15065
Utah Licensed Architect #10138520-0301
California Licensed Contractor B-1 # 433367
Oregon Licensed Contractor #205977
HUD REAC Inspector M30167 (inactive)

Education: Bachelor of Science, Construction Engineering
California Polytechnic State University, San Luis Obispo

**2016-Present: Principal, Panella Walls and panellawalls.com
Encinitas, California**

Invented and patented a new way to build houses using templates to assemble walls where the components, means, and methods to build a wall are shown by colored icons, text, and dimensions defining the size, type, and location of the wall components such as studs, headers, electric boxes, and other components on a paper template attached to the bottom and top plates of standard walls.

**1996-Present: Principal, CNA Specialists.com,
Encinitas, California**

Architectural consultant for HUD Public Housing and other subsidized housing owners and agencies performing ASTM #2018 "Physical Condition Assessment" (PCA) reviews, Rural Development CNAs, Energy Audit Studies, and Utility Allowance reports. Performed over 1000 PCAs and CNAs in 27 states. Beta tester for HUD's new GPNA protocol at several Housing Authorities. All site inspections, quantity estimating, building analysis, reserve studies, and report writing are by Mr. Youngborg, AIA RAS.

**2004-2011: Expert - Architect, mc² Consultants
Offices in California, Oregon, Nevada, Arizona, & Florida**

Responsibilities include forensic investigation, document analysis, development of repair recommendations, contract disputes, mold investigation, building code and materials research, ADS claims, and expert witness testimony. Proficient at analyzing construction defects, estimating quantities, and preparing repair recommendations for residential and commercial buildings. Accomplished at mediation negotiations, depositions, and testifying at trial on cases in California, Oregon, and Nevada.

**1999-Present: Principal, DCDpro.com,
Encinitas, California**

Developed software products and services for the subsidized multi-family housing industry related to HUD's UPCS (Uniform Physical Condition Standards) protocol that is used by several inspection companies and the Texas Department of Housing and Community Affairs (TDHCA) for inspections of Tax Credit properties. Developed Utility Allowance software and provide Utility Allowance calculations for Tax Credit properties in TX, FL, GA, MS, NM, AZ, and OK.

Experience (Continued): 1998-2000: REAC Inspector, MTB Investments Rockwall, Texas

Responsibilities included performing over 500 HUD REAC inspections of housing projects from single family dwellings to large multi-family properties to high-rise apartment buildings using the Department of Housing and Urban Development's computer based Uniform Physical Condition Standards (UPCS) protocol for properties throughout the United States

1988-1995: Director of Construction and Inspection Services, University of California, San Diego, California

Project Manager supervising architectural design, review, bidding, and construction of facilities at the University of California at San Diego. Provide for review by Division of the State Architect (DSA) and California Office of Statewide Health Planning and development (OSHPD) during design and construction negotiating claims and changes to final approval and certificate of occupancy for University projects. Supervised project design, bidding, inspection and construction document records for the University.

Projects included dormitories, office buildings, classroom buildings, new and renovated apartment complexes, hospitals, lab buildings, aquariums, building seismic upgrades, food service facilities, gymnasiums, roadways and infrastructure, electrical and mechanical utility upgrades and numerous remodeling projects. Exterior envelope systems included high-rise curtain and window walls, GFIS, EIFS, precast, concrete, metal panel, and fabric systems.

Structural systems included steel, wood, concrete, masonry, and timber structures. Member of the University of California system-wide Professional Management Institute staff as speaker, trainer, and mentor educating UC facility project managers on construction contract management, contractor's claims and changes, UC procedures, successfully negotiating with architects, contractors, vendors, and University Department personnel

1985-1988: Project Manager and Contractor Administrator, L.R. Hubbard Construction Company, San Diego, California

Project Manager on commercial and residential construction projects throughout San Diego County that included contracts with the Escondido Center City Development Corporation, San Diego Parks & Recreation, and UC San Diego.

1978-1985: CA Contract Administrator and QC Officer, Alliance Properties, Inc., Encinitas, California

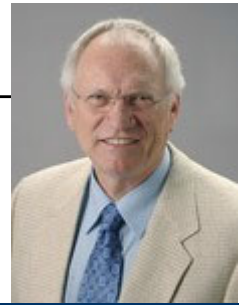
Project manager responsible for the construction of several military housing rehabilitation construction projects totaling over \$20 million in Texas, New Mexico, California, and Nevada for the U.S. Navy, Air Force, and Army. Bid, negotiated, and constructed several smaller government projects. Developed and implemented a company-wide computerized program for labor and material inventory cost control. Project manager for RV park and casino development at Lahonton, Nevada completing design program and development documents and coordinating design architects and engineers.

1976-1978: Owner/Developer, Borg Development Company Del Mar, California

Design-Build contractor utilizing our proprietary State licensed manufactured wall panel framing system. Designed and constructed a manufacturing facility to mass produce modular wall panels for single family dwellings. Gained reputation for building homes in 30 days—start to finish. Closed wall panels were assembled complete with studs, drywall, rough electrical, insulation, windows and exterior doors. Then trucked to the jobsite where they were erected onto a concrete slab foundation using proprietary engineered connections. Time to complete construction was less than 30 days.

1972-1976: Estimator and Project Engineer, Huber, Hunt & Nichols, Indianapolis, Indiana

1966-1970: US Navy Photomate 2nd Class, medaled with Honorable Discharge



Inventor - Expert - Architect

Licenses/Registrations/Designations

- Architect - Texas State Board of Architectural Examiners No. 21206
- Texas Registered Accessibility Specialist (RAS) No. 1300
- Architect - Maryland State Board of Architectural Examiners No. 16194
- Architect - California State Board of Architectural Examiners No. C-26812
- Architect - Hawaii State Board of Architectural Examiners No. 15065
- Architect - Washington State Board of Architectural Examiners No. 9860
- General Contractor - California State Licensing Board No. B-1433367
- Oregon Licensed Contractor No. 205977

Memberships

- American Institute of Architects (AIA) No. 30320914

Areas of Focus

- Americans with Disabilities Act (ADA) Investigation and Analysis
- Exterior Envelope Systems
- Design/Build Handicap Renovations
- Building Systems Lifecycle Analysis
- Bidding and Contract Negotiation
- Architectural Design, Review, Bidding, and Construction

Project Expertise

- Residential Buildings
- Commercial Buildings
- Industrial Buildings
- Apartments/Condominiums
- Hospitals
- Roadways/Runways
- Casinos
- High-rise Residential
- Nursing Homes
- HUD Public Housing
- Government Buildings
- Sewer Treatment Plants
- Educational Institutions
- Sports Complexes
- RV Parks
- Military Housing
- Parking Structures
- Historical Design/Review

Areas of Expertise

- Forensic Investigation
- Document Analysis
- Repair Recommendations
- Contract Disputes
- Mold Investigation
- Building Code and Materials Research
- Expert Witness Testimony
- Americans with Disabilities Act (ADA) Investigation and Analysis
- Fair Housing Act Investigations and Analysis
- Accessibility Transition Plan Analysis and Reports
- University of California Professional Management Institute Staff Trainer/Mentor
- Project Management
- Project Supervision
- Cost Estimating
- Building Systems Lifecycle Analysis
- Physical Needs Assessments (PNA)
- Capital Needs Assessments (CNA)
- Design/Build Handicap Renovations
- Utility Allowance Reports
- Energy Audit Studies
- Construction Inspection Software Development
- Seismic Upgrades
- Structural Systems
- Exterior Envelope Systems
- Bidding and Contract Negotiation
- Modular and Panelized Wall Systems
- Architectural Design, Review, Bidding, and Construction
- HUD Uniform Physical Condition Standards

Education

- Bachelor of Science, Construction Engineering, Cal Poly State University, San Luis Obispo, CA

See Attached list of PCA and CNA reports completed solely by Mr. Paul Youngborg, AIA RAS

CERTIFICATION

CNA Specialists certifies that the data presented in this report is representative of the site conditions observed during our inspection of Pueblo Del Mar on 9/6/2023. This investigation and report have been prepared in accordance with Fannie Mae's "Physical Needs Assessment, Guidance to the Property Evaluator" and in part the Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment process as set forth by E 2017-99.

CNA Specialists will receive no material benefit from completing the Capital Needs Assessment (CNA) other than the fee paid for the completion of the report. The fee paid for the CNA will not influence the outcome or findings included within the final report.

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Submitted By:



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Maryland Registered Architect 16194
Hawaii Registered Architect 15065
California Licensed Contractor B-1 433367
Oregon Contractor CCB #205977



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