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**Seabrook at Bear Brand  
56 Sea Terrace  
Dana Point, California 92629**

***PROPERTY CONDITION ASSESSMENT***



**SAMPLE DRAFT REPORT**

**REAL ESTATE ADVISORY, LLC  
PROJECT # 075663**

**Prepared for:**

**Column Guaranteed LLC  
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**Prepared By:**

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**July 19, 2007**



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56 Sea Terrace  
Dana Point, California 92629**

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## Seabrook at Bear Brand

### “AT A GLANCE” SUMMARY OF FINDINGS”

ISSUE	CONDITION	PAGE NO.	COMMENTS
<b>BUILDING OVERVIEW</b>			
STRUCTURAL	GOOD	11	Poured concrete foundation; Wood framing; No significant settlement
ELEVATORS, STAIRWAYS, LANDINGS AND BALCONIES	GOOD	11	Interior wood stairs at individual units; private unit patios and balconies with Concrete /Stucco overlay
INSULATION	GOOD	15	Batts in walls and blown-in fiberglass in attics
ROOFING	GOOD	15	Sloped roofs with highly variable sloping mission clay tile roof with extensive dormers, cupolas and chimneys caps.
BUILDING EXTERIOR	GOOD	16	Stucco with faux stone accents and limited Hardi-plank siding over frame structure and exterior sheathing; Exterior painting in 2006; Seal/ paint in term
INTERIOR BUILDING FINISHES	GOOD	17	Textured walls and ceilings; carpet and vinyl wood plank entries.
MOLD	NA	17	No concerns noted
HEATING, VENTILATION AND AIR-CONDITIONING	GOOD	19	Unit-specific, gas fired 2 tons heating system. No AC condensers at the units. One 5 ton and 2 two ton pad-mounted AC condensers at the Leasing Office Building.
DOMESTIC HOT WATER	GOOD	20	Individual electric water heaters
PLUMBING	GOOD	21	CPVC supply; PVC waste
ELECTRICAL	GOOD	21	100 amp capacity per apartment, circuit breakers, copper wiring; GFI outlets in kitchens and baths
FIRE AND LIFE SAFETY	GOOD	22	Hard-wired smoke detectors in the units with wall mounted fire extinguishers, audible alarms and hydrants only in Phase One units.
<b>IMPROVEMENTS OVERVIEW</b>			
PROPERTY DRAINAGE	GOOD	23	Overland to drop inlets or percolates into on site soils.
RETAINING WALLS	GOOD	23	Concrete with Stucco overlay; No issues
DRIVEWAYS, PARKING LOTS AND SIDEWALKS	GOOD	23	Asphalt paved driveways and parking areas; concrete curbs and walks



## Seabrook at Bear Brand

### “AT A GLANCE” SUMMARY OF FINDINGS”

(continued)

ISSUE	CONDITION	PAGE NO.	COMMENTS
FENCING	GOOD	25	Metal fence at pool and Concrete with stucco overlay at solid waste area. Concrete with stucco overlay around the Property perimeters. Normal maintenance expected.
EXTERIOR LIGHTING	GOOD	26	
LANDSCAPING	GOOD	26	Automatic underground systems provided throughout. Landscaped street frontage, waterscapes and tranquil streams and grounds
RECREATIONAL FACILITIES	GOOD	28	Two resort style in ground swimming pool, two in-ground spas, fitness center and business center.
SITE AMENITIES	GOOD	30	Laundry equipment provided in each unit
SIGNAGE	GOOD	31	Located throughout the Property.
<b>ADA SCREEN</b>	GOOD	34	All ground floor units are adaptable for accessibility purposes.



## EXECUTIVE SUMMARY

On June 19<sup>th</sup>, 2007, Kashif Bazal, Project Engineer for Real Estate Advisory (“REA”) performed a Property Condition Assessment of Seabrook at Bear Brand located at 56 Sea Terrace in Colorado Springs, Colorado (the “Property”).

## SCOPE OF WORK

The purpose of the assessment was to develop a general property description, identify existing building components, and develop estimates for immediate repairs and for projected expenditures over a twelve-year loan term. The assessment identifies the current condition of the Property, immediate repairs needed, and maintenance items that should be accounted for in the Replacement Reserve Worksheet. Furthermore, the assessment was conducted in accordance with Freddie Mac and Primary Capital Advisors, L.C. guidelines.

## GENERAL PROPERTY DESCRIPTION

<ul style="list-style-type: none"> <li>• <b>Property Address:</b></li> </ul>	Seabrook at Bear Brand 56 Sea Terrace Orange County Dana Point, California 92629
<ul style="list-style-type: none"> <li>• <b>Setting:</b></li> </ul>	Apartments surrounded by Residential, Commercial and Retail Sites
<ul style="list-style-type: none"> <li>• <b>Total Acreage:</b></li> </ul>	22.54 +/- acres
<ul style="list-style-type: none"> <li>• <b>Property Improvements:</b></li> </ul>	<ul style="list-style-type: none"> <li>• 54 two-story to three-story apartment buildings</li> <li>• 402 apartment units</li> <li>• One two-story leasing office/clubhouse building</li> <li>• One maintenance shop with attach garage attached</li> <li>• Two in-ground resort-style swimming pool</li> <li>• One fitness center (in the leasing office/clubhouse)</li> <li>• One business/resident center (in the leasing office/clubhouse)</li> <li>• Asphalt-paved parking surfaces (190 marked open spaces; 288 carports; 124 attached garages; and 1 ADA parking space) – total 603 spaces</li> <li>• Landscaped street frontage, waterscapes and tranquil streams and grounds</li> <li>• Central mail kiosks</li> </ul>



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• <b>Construction Date:</b>	Constructed in 1987-88 (Renovated Aug 2003- Sep 2006)
• <b>Net Rentable Square Feet:</b>	Approximately 342,762 square feet (excluding garages)
• <b>Zoning:</b>	RMF22 (Residential Multi-Family) According to Property Management.

## **OBSERVATIONS**

Overall, the Property is in excellent condition. The physical condition of the Property is conducive to an aggressive leasing program. Under normal maintenance conditions, the Property has an expected remaining useful life of 30 years or more.

## **RECOMMENDATIONS**

Based upon the findings of this assessment, REA has no recommendations for immediate repairs.

The total inflated 12-Year Replacement Reserve for the Property is \$961,997 (see following page). The cost per unit over the term of the loan plus two years is \$2,393, or an average annual cost of \$199 per unit. The projections include maintenance of the exterior building envelope and exterior site improvements, and partial replacement of major appliances, floor finishes and HVAC equipment.

## **LIMITATIONS**

No physical assessment can completely eliminate the uncertainty regarding the presence of defects in building components or in the operation of building systems. A physical assessment contains subjective opinions regarding issues such as workmanship, quality, remaining useful life and remedies. These opinions are formed under time and budget constraints without the aid of testing, exploratory probing, demolition, removal of components, engineering calculations or design. The physical assessment is intended to provide only a general physical evaluation with budgetary estimates and is not intended to be a complete structural analysis or to be used as a maintenance schedule, life safety review or code compliance audit.

The physical assessment was performed in support of an application for a mortgage and is intended to provide information concerning the suitability of the Property as security. REA's opinion is based on information provided by the client, representatives of the Property, third parties and governmental agencies and on a visual inspection that is not supported by intrusive testing or the operation of building systems.



## REPLACEMENT RESERVE WORKSHEET



## CERTIFICATIONS

- To the best of our knowledge and belief, the statements of fact contained herein, on which our observations, opinions, and conclusions were based, are true and correct.
- The information in this report is from sources deemed to be reliable; however, no representation or warranty is made as to the accuracy of information obtained from third parties.
- The reported observations and conclusions are limited only by the reported assumptions and limiting conditions described in this report and represent our unbiased and professional analysis, opinions, and conclusions.
- Real Estate Advisory, L.L.C. ("REA"), its officers, and its employees have no present or future interest in the Property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.
- REA warrants that this report was prepared in a manner consistent with the level of care, skill, practice and judgment exercised by other professional consultants in performing services of a similar nature under similar circumstances in the same or similar locality.
- Column Guaranteed L.L.C., its employees, agents, successors and assigns may rely upon this report in evaluating a request for and extension of credit (the "Mortgage Loan") to be secured by the Property. This information may also be used by any actual or prospective purchaser, transferee, assignee, or servicer of the Mortgage Loan, any actual or prospective investor (including agent or advisor) in any securities evidencing a beneficial interest in or backed by the Mortgage Loan, any rating agency actually or prospectively rating any such securities, and indenture trustee, and any institutional provider(s) from time to time of any liquidity facility or credit support for such financing. In addition, this report or a reference to this report may be included or quoted in any offering circular, private placement memorandum, registration statement, or prospectus and REA agrees to cooperate in answering questions by any of the above parties in connection with a securitization or transaction involving the Mortgage Loan and/or such securities. This report has no other purpose and should not be relied upon by any other person or entity.
- REA's interim drafts, memoranda and reports may not be presented to any third parties by Client except in the form delivered. Any conclusions reported will not be used in any context other than that identified within the full report.
- The opinions in this report characterize the physical condition of the Property on date of the site inspection. To ensure continuing validity, this report must be updated with the passage of time.
- The Property was personally inspected by Kashif Bazal of Real Estate Advisory, L.L.C. To ensure quality, the report was reviewed by Kevin A. Mueller.

## REAL ESTATE ADVISORY, L.L.C.

Kashif Bazal  
Senior Project Engineer

Kevin A. Mueller, P.E.  
Vice President



## 1.0 GENERAL PROPERTY INFORMATION

### 1.1 BACKGROUND

On June 19<sup>th</sup>, 2007, Kashif Bazal, Project Engineer for Real Estate Advisory, L.L.C. ("REA"), performed a Property Condition Assessment of the Seabrook at Bear Brand.

REA conducted a visual inspection of the common grounds, buildings, driveways, parking lots and approximately ten-percent of the apartment units to determine the existing condition of the Property and buildings. A cost estimate for maintenance, repairs, replacements, or major maintenance items that are anticipated was also prepared as part of this assessment.

### 1.2 GENERAL PROPERTY DESCRIPTION

<ul style="list-style-type: none"> <li>• <b>Property Address:</b></li> </ul>	Seabrook at Bear Brand 56 Sea Terrace El Paso County Dana Point, California 92629
<ul style="list-style-type: none"> <li>• <b>Setting:</b></li> </ul>	Apartments surrounded by Residential, Commercial and Retail Sites
<ul style="list-style-type: none"> <li>• <b>Total Acreage:</b></li> </ul>	22.54 +/- acres
<ul style="list-style-type: none"> <li>• <b>Property Improvements:</b></li> </ul>	<ul style="list-style-type: none"> <li>• 54 two-story to three-story apartment buildings</li> <li>• 402 apartment units</li> <li>• One two-story leasing office/clubhouse building</li> <li>• One maintenance shop with attach garage attached</li> <li>• Two in-ground resort-style swimming pool</li> <li>• One fitness center (in the leasing office/clubhouse)</li> <li>• One business/resident center (in the leasing office/clubhouse)</li> <li>• Asphalt-paved parking surfaces (190 marked open spaces; 288 carports; 124 attached garages; and 1 ADA parking space) – total 603 spaces</li> <li>• Landscaped street frontage, waterscapes and tranquil streams and grounds</li> <li>• Central mail kiosks</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Construction Date:</b></li> </ul>	Constructed in 1988 (Renovated Aug 2003- Sep 2006)
<ul style="list-style-type: none"> <li>• <b>Net Rentable Square Feet:</b></li> </ul>	Approximately 342,762 square feet (excluding garages)

<ul style="list-style-type: none"><li>• <b>Zoning:</b></li></ul>	RMF22 (Residential Multi-Family) According to Property Management.
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A most current undated west view aerial photograph of the Property, obtained from the internet, is shown below. The aerial depicts the property and the surrounding areas as they currently exist. A shopping center and residential apartments is depicted to the north.



Unit Mix:

Floor Plan	Square Feet per Unit	Number of Units	Total Square Footage
1 BR / 1 BA (Plan C)	538	52	27,976
1 BR / 1 BA (Plan C-Large)	679	6	4,074
1 BR / 1 BA (Plan B)	746	112	83,552
1 BR / 1 BA (Plan D)	856	36	30,816
2 BR / 2 BA (Plan A)	894	112	100,128
2 BR / 2 BA (Plan E)	1,099	32	35,168
2 BR / 1 BA (Plan F/G)	1,174	52	61,048
<b>Total</b>		<b>402</b>	<b>342,762</b>

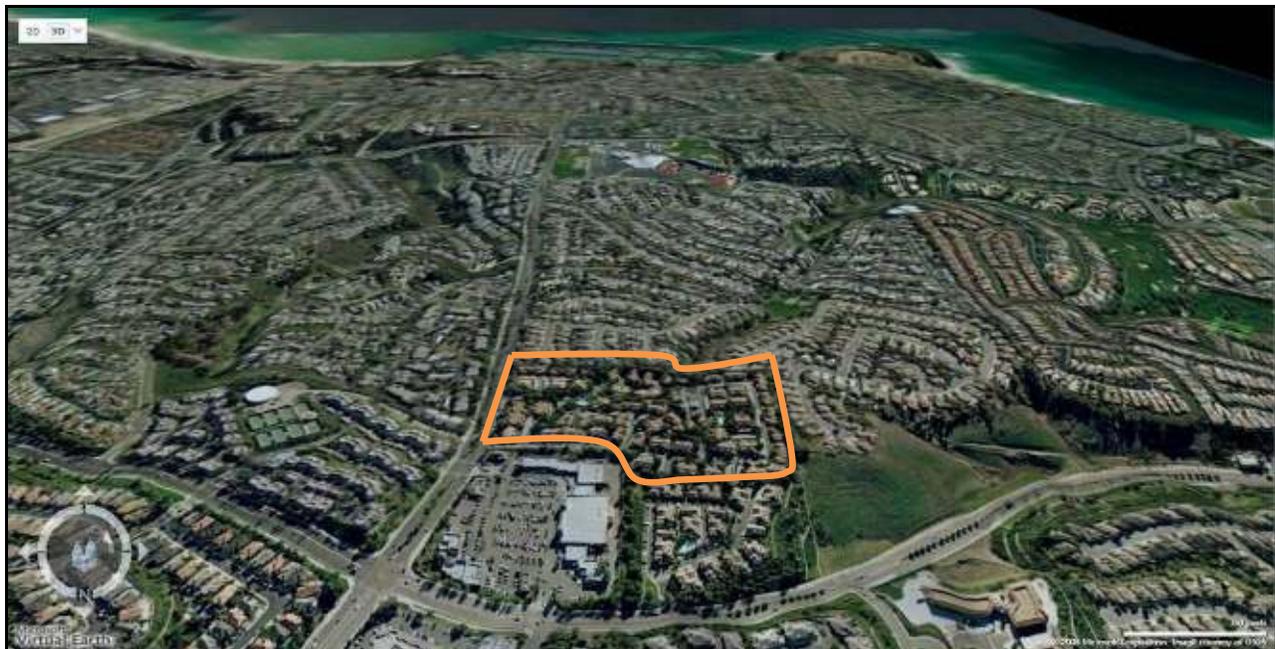


**Neighboring Properties:**

- **North:** Shopping Center followed by Camino Del Avion Road
- **East:** Golden Lenten Road followed by Harbor Pointe Apartments.
- **South:** Single-family development
- **West:** Undeveloped land with single-family development.

**1.3 AREA TOPOGRAPHY**

The Property is located in an area of gently sloping topography at an elevation of approximately +300 to +400 feet National Geodetic Vertical Datum (“NGVD”). Topographic information was gathered upon review of United States Department of Interior, Geological Survey Map of Dana Point, California Quadrangle (1975). The Property exhibits a slight slope to the west. The surrounding areas exhibit an overall slope to the south and west towards Pacific Ocean.

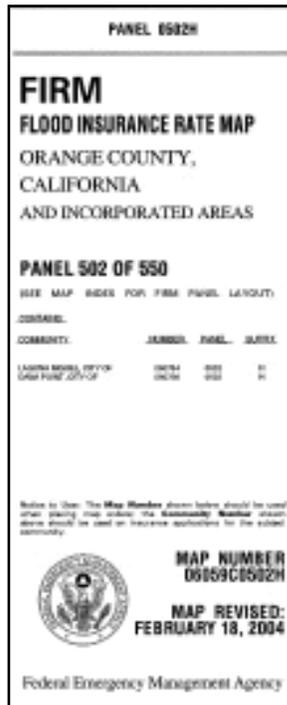


Surface storm water drains overland to drop inlets located in the abutting streets and Property courtyards. Drop inlets drain to the municipal storm water system. Storm water also percolates into exposed site soils.



None of the developed areas on the Property appeared to be designated as wetlands based on a visual inspection.

No negative information concerning subsurface geological conditions was located. Though a significant amount of grading occurred on the Property, no fill soils are believed to have been imported from off-site.



According to the Federal Emergency Management Agency (FEMA) flood zone map for the Orange County, California and Incorporated Areas (Community/Panel 06059C0502H, effective date February 18, 2004). Based on a review of the FIRM, the Property is in unshaded Zone X – Areas determined to be outside the 0.2% annual chance floodplain.

No negative environmental information concerning subsurface geological conditions was located. Property maintenance reported that routine maintenance of curb inlets are facilitated and cleaned by the Landscaping Associates.

No negative information concerning subsurface geological conditions was located. It does not appear that fill was imported to allow construction of the improvements.

REA reviewed the Soil Survey of Orange County, CA which was prepared by the United States Department of Agriculture, Natural Resource Conservation Service. Information obtained includes:

Underlying soils are classified as:

- Bosanko Clay, 9 to 15% Slopes (Map Unit Symbol: 126);
- Calleguas Clay Loam, 50 to 70% Slopes, Eroded (Map Unit Symbol: 134);
- Myford Sandy Loam, 2 to 9% Slopes (Map Unit Symbol: 173); and
- Myford Sandy Loam, 9 to 30% Slopes (Map Unit Symbol: 177)



Visual inspection indicates that the underlying soil types are suitable for the current development at the Property. No substantive issues were noted concerning shrink, swell, permeability or other soil characteristics.

## **1.4 UTILITIES**

The Property receives its electricity, gas, water, sanitary, and solid waste services from the following sources:

- **Electricity:** SDGE- San Diego Gas & Electric
- **Natural Gas:** SDGE- San Diego Gas & Electric
- **Domestic Water:** Moulton Niguel
- **Sewer:** Moulton Niguel
- **Solid Waste:** CR&R

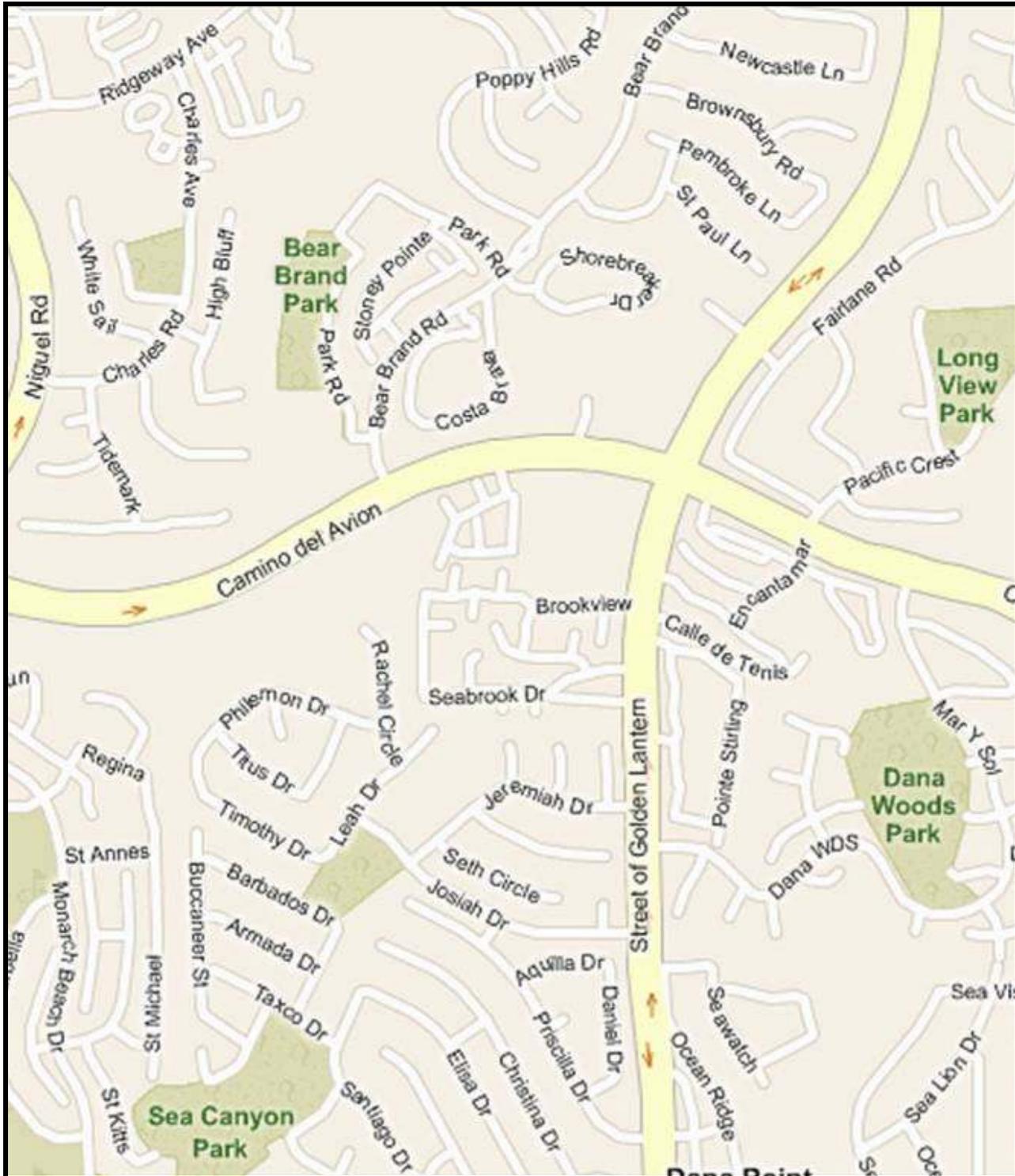
## **1.5 MAPS**

The following figures and attachments have been provided to support the conclusions drawn concerning the environmental status of the Property.

***Figure I Property Location Map***

***Figure II Topographic Map***

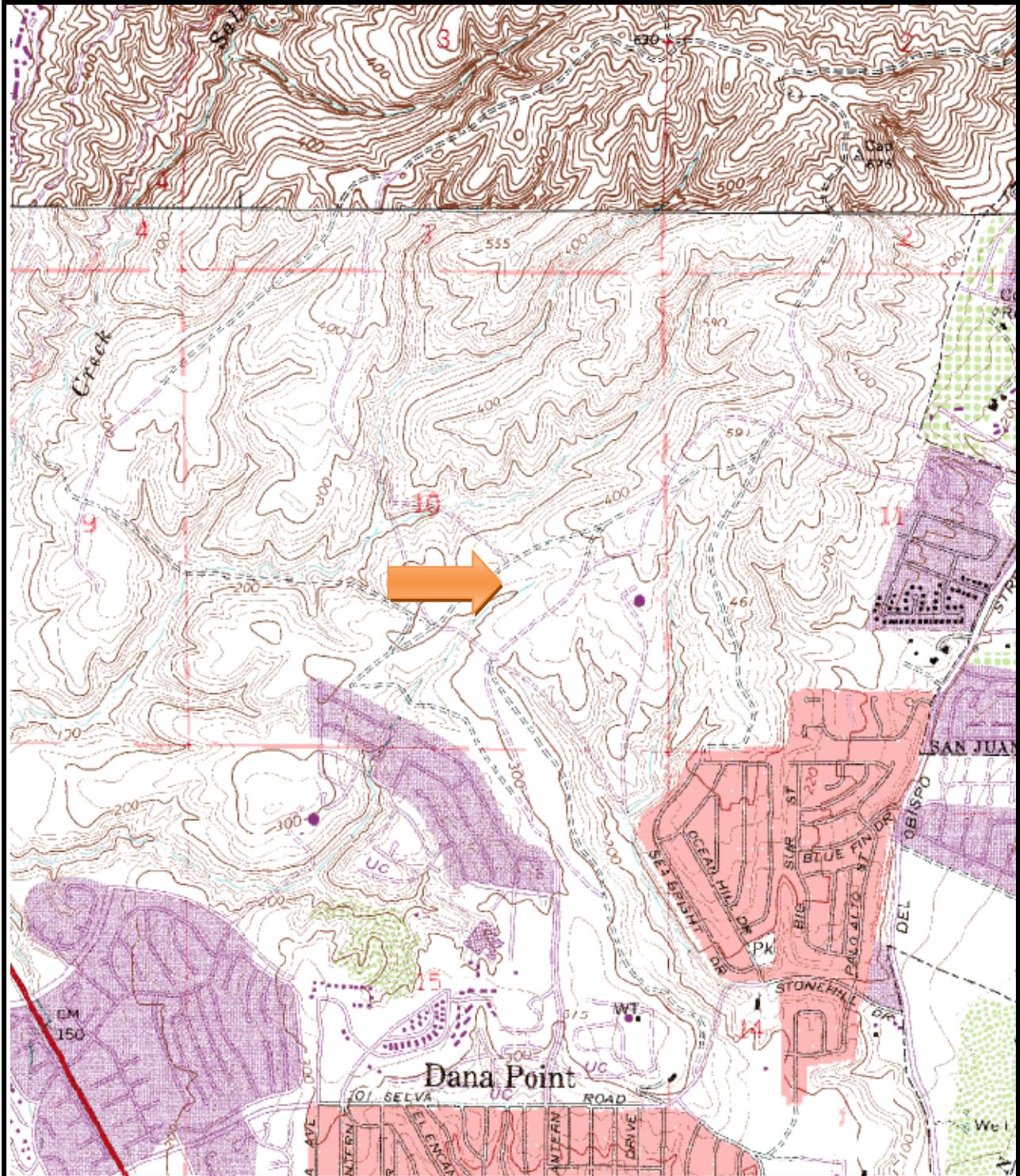
***Figure III Property Map***



**FIGURE I – PROPERTY LOCATION MAP**

**Seabrook at Bear Brand  
 56 Sea Terrace  
 Dana Point, California 92629  
 Project Number 075663**

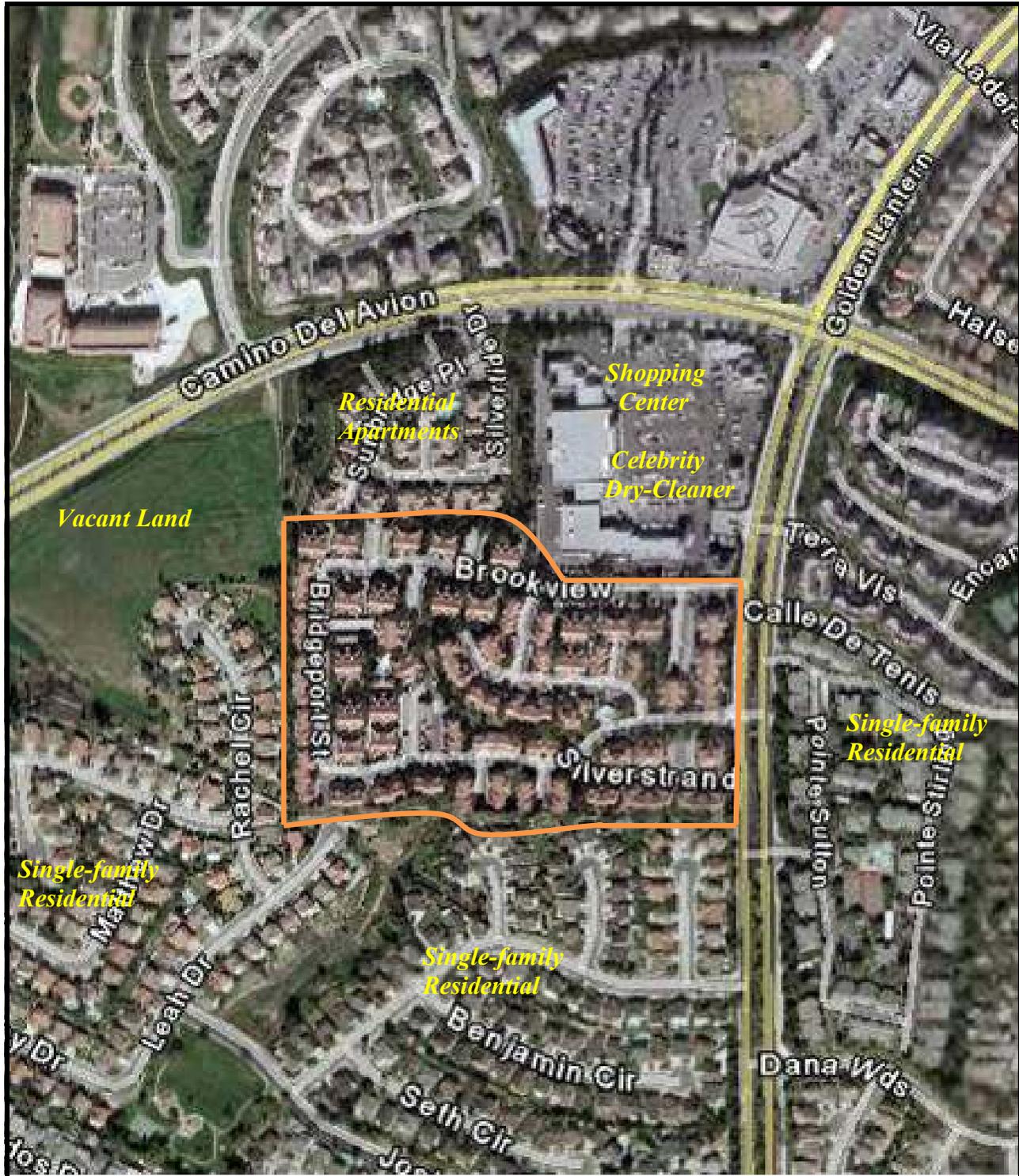




**FIGURE II – TOPOGRAPHIC MAP**

**Seabrook at Bear Brand  
56 Sea Terrace, Dana Point, California 92629  
Project Number 075663  
Dana Point, CA Quadrangle dated 1975**





**FIGURE III – PROPERTY MAP**

**Seabrook at Bear Brand  
56 Sea Terrace  
Dana Point, California 92629  
Project Number 075663**



## 2.0 BUILDING OVERVIEW

REA interviewed various representatives of the City of Dana Point Building, Fire, and Planning & Zoning Departments. Representatives reported no current violations on file for the Property. The Property appears to be in general conformance with these zoning designations.

### 2.1 STRUCTURAL

#### Foundations:

REA did not observe evidence of significant foundation deficiencies at the Property. No evidence of significant concrete slab or foundation settling was noted. No considerable maintenance or repairs are expected in the term to account for settlement issues.

Foundation systems for the apartment building consist of reinforced concrete footings with reinforced concrete slabs. The footings are reportedly installed atop drilled



concrete piers. Property management reported no significant foundation concerns. In addition, REA did not observe evidence of significant foundation movement, such as significant perimeter foundation cracking or significant facade deflection or cracking. Based on the scope of work performed, REA is of the opinion that the building foundation appears to be properly designed for the soil conditions and the Property structure.

#### Framing:

REA noted no significant deficiencies with respect to structural systems at the Property and no significant expenditures are anticipated in the term. The building is routinely inspected for termite infestation by Western Pest Control as part of an annual contract. REA did not observe evidence of termite damage at the Property and Property management reported no termite issues presently or from recent inspections.

Framing above the foundation is wood and steel. Exterior walls typically consist of wood framing. Wall exteriors are finished with (EIFS – Exterior Insulation and Finish Systems). Interior partitions are wood framed. Roof framing consists of pre-fabricated wood trusses and plywood sheathing. Based on a visual inspection of the building, it does not appear that fire-retardant treated plywood was used for roof sheathing at the Property.



Ground-floor framing consists of poured concrete. Upper-level floor framing consists of wood framing overlain by plywood and a lightweight concrete layer. No significant deficiencies were noted.

## **2.2 ELEVATORS, STAIRWAYS, LANDINGS and BALCONIES**

REA did not observe significant damage or deficiencies associated with stairways, landings, balconies or patios. The Property does not contain elevators. During the term considered, REA does not anticipate significant capital expenditures regarding these components.



All of the Property apartments are garden apartments (i.e., flats). The apartments are accessed from common breezeways. The breezeways for phase one buildings have concrete slab-on-grade first floors and wood framed upper-floor landings with concrete slab floors. Stairways consist of concrete with stucco overlay framing with pre-cast, bolted-on concrete treads; stairway railings consist of concrete with stucco overlay. The breezeway/ landing walls and ceilings are finished with EFIS siding.

The breezeways for three-story buildings has stairways consist of steel framing with pre-cast, bolted-on concrete treads; stairway railings consist of painted metal (typical breezeway shown at right). The breezeways are lighted by ceiling-mounted, photocell-activated lights and battery-pack emergency lights. The breezeway and landing components were noted to be in good condition. The components are covered by building roofs so that they are not directly exposed to rain.

REA did not observe significant damage or deficiencies pertaining to stairways or landings. All apartments feature first floor individual entrances and access to garages. Second and third floor apartments feature access through common breezeways.



Each apartment has a patio or a balcony. At-grade patios consist of concrete slabs on grade. The Property features concrete patios and balconies. The concrete-decked balconies are built atop wooden framing. The patios and balconies feature metal railings and EIFS privacy

screens. Patios and balconies are accessed via swinging solid wood and glass doors. Both are lighted by incandescent fixtures.



The balconies, patios, stairways, landings and hallways were noted to be in good condition. REA anticipates repainting and some floor finish replacement in the term. Associated costs are included in the Replacement Reserve Worksheet.

Access to/from the building is provided via concrete walking surfaces. Walking surfaces were noted to be in good condition. No significant concrete maintenance is anticipated in the term.

## 2.3 INSULATION

REA noted no significant deficiencies regarding insulation, and no significant capital expenditures are anticipated during the term regarding insulation.

Property management personnel reported that batt insulation is present between the studs of exterior walls. Blown-in insulation was observed in the attic spaces.

## 2.4 ROOFING

The building features:

- Highly variable sloping mission clay tile roof (high percentage) with extensive dormers, cupolas and chimneys caps.

Roofing is original and was observed to be in good condition. Property management did not report any concerns regarding the roof.

REA did not observe any area of significant damage or signs of past repairs. The building flat roof systems feature modified bitumen roofing. The building flat roof system is constructed atop wood framing and decking. The roof membrane is penetrated by ventilation ducts and plumbing vents. REA inspected these penetrations (as possible) and found them to be in good condition. The roof is designed to drain to gutters and downspouts. No replacement of the concrete tile roofing is anticipated based on its 40+ year estimated useful life. In addition, based on the observed good condition and the mild climate, no significant replacement of the modified bitumen roofing is anticipated.



## 2.5 BUILDING EXTERIOR

REA noted no deficiencies regarding building exterior finishes. During the term considered, REA anticipates periodic painting of some exterior components (e.g. metal railings and doors). Costs for exterior painting are accounted for in the Replacement Reserve Worksheet.

REA noted no indications of water infiltration that might lead to mold problems. In addition, Mr. Rocky Sundling, Property Regional Manager, reported no mold related issues or problems.

The apartment buildings have the following exterior components:

<b>Doors:</b>	Main entry doors: insulated metal doors set in wood frames; they have single-cylinder dead bolt locks, ununlockable passage sets, privacy dead bolt locks, peep holes and door knockers Patio/balcony doors: swinging metal and double-pane glass doors set in wood frames; they have ununlockable passage sets, single-cylinder deadbolt locks and privacy dead bolts
<b>Windows:</b>	Double-pane glass in anodized aluminum frames
<b>Facade:</b>	Stucco with faux stone accents and limited Hardi-plank siding.
<b>Facade:</b>	EIFS – Exterior Insulation and Finish Systems
<b>Fascia and Soffits:</b>	Painted Wood
<b>Roofing:</b>	Highly variable sloping mission clay tile roof with extensive dormers, cupolas and chimneys caps



## **2.6 INTERIOR BUILDING FINISHES**

Interior finishes were noted to be in good condition. REA anticipates routine replacement of floor finishes and appliances over the assessment term. Property management reported that appliances and floor finishes are replaced on an as-needed basis. This was consistent with REA's observations. Costs for some floor finish replacement and appliance replacement in the term are accounted for in the Replacement Reserve Worksheet.

### **Mold:**

REA noted no indications of mold problems. In addition, Ms. Jennifer Walter, Property Manager reported no known mold related issues or problems.

Living areas feature the following:

<b>Framing:</b>	Wood and Steel
<b>Ceilings:</b>	Painted Drywall (Light Texture)
<b>Walls:</b>	Painted Drywall
<b>Flooring:</b>	Carpet atop Plywood Decking/Lightweight Concrete (Upper Elevations) or Concrete (Ground Elevation)
<b>Fireplace:</b>	NA
<b>Wet Bar:</b>	NA
<b>Window Treatments:</b>	Vinyl Blinds – Vertical and Horizontal

Kitchens at the Property were noted to be in very good condition and have the following components:

<b>Appliances:</b>	Refrigerator/freezer (with icemaker) Dishwasher Electric oven and range Microwave Garbage disposal Double-bowl stainless steel sinks
<b>Cabinetry:</b>	Euro-design cabinets
<b>Counter Tops:</b>	Laminated and select granite counter top (upgraded apts.)
<b>Ceilings:</b>	Spray-applied plaster on gypsum board
<b>Walls:</b>	Painted gypsum board
<b>Flooring:</b>	Sheet vinyl

Each apartment has connections for a clothes washer and dryer. There are 68 full size, 334 stackable washer and dryer hookups. In addition, the property also features 269 stackable washer and dryers currently available in units.

Interior finishes were noted to be in good condition (typical apartment kitchen and stackable washer and dryer shown at below).



Bathrooms at the Property were noted to be in good condition and contain the following components.

<b>Fixtures:</b>	Fiberglass Tubs or Showerstalls Vitreous China Toilets Laminated Sinks/Countertops
<b>Cabinetry:</b>	Laminated Wood
<b>Counter Tops:</b>	Laminated Sinks/Countertops
<b>Ceilings:</b>	Painted Drywall (Light Texture)
<b>Walls:</b>	Painted Drywall
<b>Wet Walls:</b>	Fiberglass (Some with Shower Doors)
<b>Flooring:</b>	Vinyl



## **2.7 HEATING, VENTILATION AND AIR CONDITIONING**

HVAC equipment was noted to be in good condition with no significant tenant complaints reported by Property management. REA anticipates some capital expenditures during the term for HVAC equipment replacement and costs are accounted for in the Replacement Reserve Worksheet.



Heating is provided to each individual apartment by a Carrier, gas heating system. Heating units are located inside a separate closet usually located by the bedrooms. The heating capacities are rated at approximately 2.0 tons. No AC condensers at the units. One 5-ton and two 2-ton pad-mounted AC condensers are located at the Leasing Office Building.

## **2.8 DOMESTIC HOT WATER**

No deficiencies or concerns were noted with the electric water heaters at the Property. Costs associated with routine water heater replacement are anticipated during the term of the loan and are accounted for in the Replacement Reserve Worksheet.

Each apartment is served by a 40-gallon gas fired water heater. The laundry room and swimming pool restrooms are served by 75-gallon gas fired water heaters.





## **2.9 PLUMBING**

No deficiencies were noted regarding plumbing. REA does not anticipate major expenditures for plumbing during the term.

Water supply piping and drain piping to the tenant spaces is located in the walls and floors of each building. Water supply piping was observed to be CPVC. Drain piping is PVC. No polybutylene water piping was observed. In addition Property management reported there is no polybutylene water supply piping at the Property.

## **2.10 ELECTRICAL**

No deficiencies were noted regarding electrical service at the Property, and REA does not anticipate significant capital expenditures during the term regarding the electrical service.

Electrical service enters the Property through underground power lines and pad-mounted electrical transformers. Pad-mounted transformers are located throughout the Property. Cutler-Hammer brand main power switches are located on each end of the buildings. They are single-phase, three-wire, 120/240 VAC switches rated at 400 amps or 400 amps. Individual tenant meters and main breakers are located on the building exteriors adjacent to the main switches; circuit breaker panels are located within the respective units. Main breakers are rated at 100 amperes per apartment.

Wiring to the outlets and switches within the apartments was observed and reported to be copper.

Ground-fault interrupter ("GFI") electrical outlets, designed to mitigate the potential for electric shock in wet areas, were observed in kitchens and bathrooms of the apartments.



## **2.11 FIRE AND LIFE SAFETY**

REA noted no deficiencies regarding fire or life safety systems at the Property. No significant capital expenditures are anticipated during the term regarding fire or life safety systems.

The Property has the following fire and life safety systems:

<b>Smoke Detectors:</b>	Hard wired with battery back-up in each unit
<b>Fire Extinguishers:</b>	Provided in every apartment kitchen cabinets underneath the sink
<b>Central Fire Alarm System:</b>	Audible and visible alarms in the breezeways to alert in case of sprinkler flow, sprinkler tamper or pull station activation; pull stations in breezeways; battery powered emergency lights located in each breezeway; alarm system monitored and maintained by HSM Fire Protection.
<b>Fire Hydrants:</b>	Located on Property
<b>Sprinkler System:</b>	Buildings are fully sprinklered with wet systems; fire sprinkler water is supplied by Orange County; the system is powered by municipal water pressure (i.e. no pumps are present); fire hose connections are located at the building exteriors; flow and tamper alarms are located on the risers; fire sprinkler heads are Rasco brand heads and are not known to be subject to recall
<b>Security System:</b>	Intrusion alarms provided in each apartment only in phase one; alarms monitored by HSM Fire Protection;

REA observed and property management reported these systems to be in good working order. Property management routinely inspects and maintains the fire and life safety systems.

A representative of the Orange County Fire Department did not report outstanding fire code violations on record for the Property. In addition, Property management reported no outstanding fire code violation for the Property.

## **3.0 PROPERTY IMPROVEMENTS OVERVIEW**

### **3.1 PROPERTY DRAINAGE**

No deficiencies were noted regarding Property drainage. Property management personnel reported no flooding of apartments. REA does not anticipate significant capital expenditures during the term regarding Property drainage.

Surface water on the Property drains overland mostly to curb inlets and drop inlets located throughout the paved areas or to drop inlets located in the lawn areas. Some water drains overland by concrete flumes directly to on-site ponds, and some surface water percolates into the on-site soils.

### **3.2 RETAINING WALLS**

The Property features concrete with stucco overlay retaining walls. The retaining walls were noted to be in good condition with no significant maintenance expected in the term.

### **3.3 DRIVEWAYS, PARKING LOTS AND SIDEWALKS**

REA noted no deficiencies regarding driveways, parking lots or sidewalks (typical asphalt paving and curbing shown at right). During the term considered, REA anticipates periodic sealing and striping of the asphalt. No other significant capital expenditures are anticipated during the term. Costs for sealing and striping are accounted for in the Replacement Reserve Worksheet.

The Property is accessible by automobile via two driveways. Both driveways have access to the Property by Golden Lantern Drive from the east. The Property has approximately 190 open parking spaces with 288 carports and 124 attached garage spaces. The Property features a total of 603 parking spaces. All of the garage spaces are located on the bottom floors of the apartment buildings and are attached to specific apartments.



The parking lots and driveways of the Property consist of asphalt installed over a stabilized base. REA observed the asphalt surfaces and painted striping associated with parking stalls and other markings to be in good condition.



Sidewalks and curbs, which consist of poured-in-place concrete, are located throughout the Property and were noted to be in very good condition.



### **3.4 FENCING**

REA noted no significant deficiencies regarding fencing, and REA does not anticipate significant capital expenditures during the term regarding fencing.

The Property has the following fencing:

- Approximately 5-foot tall painted metal grate fencing with metal posts surrounds the swimming pool.
- Approximately 4-foot tall painted metal grate fencing on metal posts is located atop most retaining walls to prevent falls.
- A 5-foot tall concrete with stucco finish fence around the solid waste areas.
- A 5-20 foot tall concrete with stucco finish fence around Property boundary.



### **3.5 EXTERIOR LIGHTING**

REA noted no deficiencies with respect to lighting at the Property. No significant capital expenditures are anticipated during the term regarding exterior lighting.

Exterior pole-mounted high intensity lighting was observed throughout the complex and was noted to be in good condition. Light fixtures are located atop the metal posts that surround the swimming pool. Ceiling-mounted incandescent or fluorescent lights are located in the building breezeways. Exterior lighting is operated by photo-cell sensors. The lighting appeared to be adequate, although the lights were not observed at night.

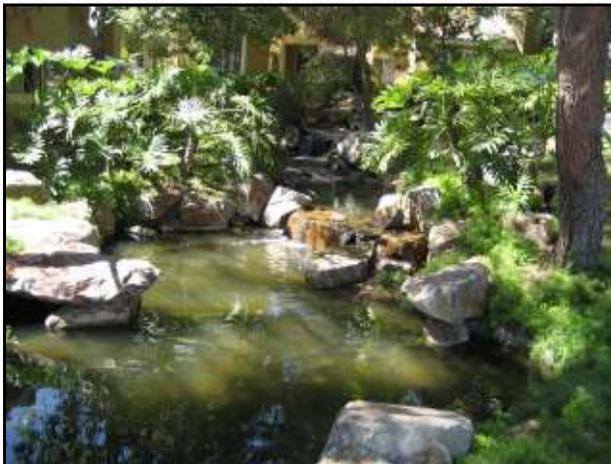


### **3.6 LANDSCAPING**

Landscaped common areas contain professionally maintained landscaping with a tranquil streams pond, waterscapes, fountains, and street frontages. The Property is landscaped with grass, ornamental trees, flowers and shrubs at building elevations throughout the Property. REA noted the landscaping at the Property to be in very good condition.



Landscape irrigation is provided to the plant life through an inground PVC irrigation system and manual methods. Landscaping maintenance is performed by True Green Landscaping, and Water Ways by Nature Lakes, both are private vendor. The frequency of mowing, edging, fertilization, weed and insect control, pruning, watering, and cleanup of the landscaping appeared to be adequate.



### 3.7 RECREATIONAL FACILITIES

No significant deficiencies were observed regarding recreational facilities. During the term considered, REA anticipates some capital expenditures regarding swimming pool reconditioning and pool equipment replacement. Costs for these items are accounted for in the Replacement Reserve Worksheet.

The Property has the following recreational facilities:



- Two in-ground resort-style swimming pool and spa, with a gunite type interior and a ceramic tile transition to brick/terra cotta coping. The pool has a concrete deck and is surrounded by approximately 5-foot tall painted metal grate fencing. Pool equipment (i.e., chlorination, pumping and filtration equipment) is located in a Clubhouse building closet near the pool. The pool interior is accessible via two sets of steps with rails and one wall-mounted ladder. The pool and spa is maintained by in-house staff.



- One fitness center located in the leasing office/clubhouse. The fitness center is finished with a carpeted floor, vinyl covered gypsum board and mirrored walls and a painted gypsum board ceiling. The fitness center contains two treadmills, one elliptical machine, one stationary bike and six pieces of Quantum brand cable type weight machines.



- Central Mail kiosk.



### 3.8 SITE AMENITIES

Site amenities were observed to be in very good condition; no deficiencies were noted. During the term considered, REA anticipates the replacement of common area laundry equipment. Costs have been accounted for in the Replacement Reserve Worksheet.

The Property has the following amenities:

- One two-story leasing office/clubhouse building that houses the management offices, fitness center, business center and public restrooms. The building is constructed of wood framing over a concrete slab-on-grade foundation and is finished on the exterior with EFIS system. The building has a wood framed, sloped, concrete tile roof. The building interior is finished mostly with ceramic tile and carpeted floors and painted gypsum board walls and ceilings. Clubhouse also has a full size kitchen with laminated counter tops and kitchen appliances.



- 124 attach garage spaces. All are located on the bottom floors of apartment buildings and are attached to specific apartments. Garage interiors are finished with painted gypsum board walls and ceilings. The garages are accessed by aluminum sectional overhead doors with electric garage door openers. In addition, there are 288 carports with 190 marked open spaces located throughout the property.



- One business center located in the leasing office/clubhouse. It has two full desktop computers with 17-inch monitors and one attached printer.



- Four laundry rooms located throughout the Property. The laundry facility has coin operated four washer and four dryers and is operated by Consolidate Smart Systems.



### 3.9 SIGNAGE

No significant deficiencies were noted regarding Property signage. REA does not anticipate significant capital expenditures during the term regarding signage.

The Property is marked with a stucco and metal monument along Golden Lantern Drive. The building is also marked with lettering which identifies the Property address. Each apartment unit is marked with lettering mounted on the entry door. Signage was clearly visible and observed to be in good condition. No significant deficiencies were noted.



## 4.0 AMERICANS WITH DISABILITIES ACT SCREEN

The Americans with Disabilities Act/Fair Housing Amendments Act Limited Compliance Survey included a visual survey of the Property to assess whether it is accessible and usable by individuals with disabilities, in accordance with the "Americans with Disabilities Act (ADA) of 1990, Title III, Public Accommodations and Commercial Facilities" and The Fair Housing Act (FHAA). The final rules implementing Title III were published in the Federal Register on July 26, 1991 and required compliance by January 26, 1992. The provisions of Title III provide that persons with disabilities should have accommodations and access to public facilities which are equal to, or similar to, those available to the general public. Other provisions of the ADA Act are not included in this scope of work. The Fair Housing Amendments Act (FHAA) requires multi-family dwellings (four or more units in a building) built for first occupancy after March 13, 1991 shall be designed and constructed in accordance with its requirements. The Property was constructed in 2005/2006 and appears to be generally compliant with accessibility requirements.

In the event that a handicapped individual wishes to rent an apartment at the Property, property management cannot decline accommodations, and must provide the individual with barrier free accommodations to the extent that is "readily achievable."

### 4.1 Accessible Parking

Accessible parking spaces should be available as close to an accessible exterior route as possible. Standard accessible parking spaces should be a minimum of 96 inches wide and have an adjacent aisle with a clearance width of at least 60 inches. A minimum number standard of accessible parking spaces shall be made available as follows:

TOTAL PARKING SPACES	REQUIRED ACCESS
1-25	1
26-50	2

In addition to standard accessible parking, at least one in every eight standard accessible spaces is required to be van accessible. Van accessible spaces are also 96 inches wide, but require wider aisles (96 inches) and higher vertical clearances (98 inches versus 80 inches) than standard accessible spaces. All accessible parking spaces are to be designated as reserved by appropriate signage.



Less than 25 parking spaces are provided at the leasing office/clubhouse. One space is properly designated with pole-mounted signs and pavement markings. In addition, designated handicapped parking spaces were noted throughout the Property.

## 4.2 Curb Ramps

Wherever an accessible route crosses a curb, a curb ramp is required. The maximum slope for the curb ramp is 1:12 and its minimum clear width should be 36 inches. The surface of the curb ramp should be firm, stable, and slip resistant.

REA noted appropriate curb ramps and/or cuts at the leasing office/clubhouse, the swimming pool, the mail facility and at the apartment buildings.

## 4.3 Accessible Exterior Routes

At least one accessible exterior route per public building to an accessible entrance is required. This route should coincide with the route intended for the general public. The minimum clear width of this route should be 36 inches. The slope of the accessible route should not exceed 1:20.

Accessible exterior routes were noted leading to the leasing office/clubhouse, swimming pool, mail facility and apartment building breezeways.



## 4.4 Building Entrances/Exits

Public entrances are defined as any entrances that are not loading or service entrances. The doors at the entrance should be automatic doors or doors that open freely without requiring any twisting or turning. The doors should have a clear opening width of at least 32 inches if the doors can open 90 degrees. If the doors cannot open 90 degrees the clear opening should be at least 36 inches. If there are double doors at the entrance, then at least one door should be active (unlocked) and have a clearance of 32 inches if it can open 90 degrees. At least 50 percent of public entrances should be accessible to persons with disabilities. If all entrances are not accessible, the accessible entrances should be identified by appropriate signage. Where feasible, accessible entrances shall be the entrances used by the majority of people visiting or working in the building.



Threshold steps must not have a vertical edge difference greater than 1/2 inch. Higher thresholds should be beveled or ramped. Door handles should not be located higher than 48 inches above the floor.

Buildings shall also have accessible means of egress in the same number as required for exits by local building regulations. Buildings over 1,500 square feet are required to have at least two exits and, therefore, two accessible exits. Detailed architectural drawings were not available for the Property.

The Property has one public building, the leasing office/clubhouse. Based on this cursory review, the leasing office/clubhouse is accessible from the exterior. In addition, most of the walk-in level apartments have accessible entrances.

#### **4.5 Accessible Interiors**

Persons with disabilities should have at least one interior accessible route to all accessible areas. The interior accessible route should be at least 36 inches wide or have passing lanes that are 60 inches wide at 200 foot intervals. The interior accessible route should not have any protruding objects. If carpets are used on the interior floors they shall be securely fastened and not have a pile longer than 1/2 inch.



The leasing office/clubhouse is configured to accommodate persons with disabilities. Walk-in level apartments appear to be accessible per Fair Housing Act requirements.

#### **4.6 Elevators**

The Property does not have elevators.

#### **4.7 Restrooms**

Restroom(s) which are accessible to individuals with disabilities should have a door with a minimum clearance of 32 inches. There should be a minimum of one stall which complies with the ADA requirements. Dimensional requirements for a 'standard' accessible stall include a minimum stall width of 60 inches, a minimum depth of 56 inches, and toe clearances of 9 inches on the front and one side partition. The toilet seat height should be between 17 and 19 inches above the floor. Flush controls should be a maximum of 44 inches above the floor. The toilet paper dispenser should be 19 inches above the floor and 36 inches from the rear wall. Grab bars should be 36 inches above the floor and a minimum of 40 inches in length along the side walls.

A clear space in front of the urinals should be 30 inches wide and a minimum of 48 inches deep. Urinals should be stall type or wall hung with an elongated rim at 17 inches above the floor. Flush controls should be a maximum of 44 inches above the floor.

The counter tops for the sinks should be a maximum of 34 inches above the floor. They should extend a minimum of 17 inches from the wall. The counter tops should have a minimum clearance of 29 inches from the floor to the bottom of the apron. There should be clear floor space at least 30" x 48" in front of the counter. The bottom edge of the mirror should be a maximum of 40 inches above the floor. The sinks should have one-handed controls (i.e. levers, push or electronic controls) and have a maximum depth of 6.5 inches.



Accessible restrooms are located at the leasing office/clubhouse and at the poolhouse. Washrooms in ground floor units appear to meet FHAA guidelines.

#### **4.8 Pool Facilities**

The swimming pool area is accessible from a parking lot near the leasing office/clubhouse. The pool has two sets of steps with rails and one wall-mounted ladder to allow access to the pool interior.



#### **4.9 Other Requirements**

Other areas covered by the American Disabilities Act, Title III include drinking fountains, automatic teller machines and public telephones.

One accessible drinking fountain was noted.

No automatic teller machines or public telephones were observed at the Property.



## **5.0 COST ESTIMATES**

### **5.1 *Immediate Repairs***

Based upon the findings of our inspection, REA has no recommendations for immediate repairs.

### **5.2 *Costs Over Term***

The total inflated 12-Year Replacement Reserve for the Property is \$961,997 (see following page). The cost per unit over the term of the loan plus two years is \$2,393, or an average annual cost of \$199 per unit. The projections include maintenance of the exterior building envelope and exterior site improvements, and partial replacement of major appliances, floor finishes and HVAC equipment.



**APPENDIX 1**  
**Site Photographs**



1. View of typical front elevation apartment building.



2. View of typical rear elevation apartment building.



3. View of typical front/side elevation apartment building.



4. View of typical front/side elevation apartment building.



5. View of Property.



6. View of typical front/side elevation apartment building.



7. View of typical kitchen area.



8. View of typical kitchen area.



9. View of typical kitchen area.



10. View of typical kitchen area.



11. View of typical bathroom area.



12. View of typical bathroom area.



19. View of typical living room area.



20. View of typical fireplace.



21. View of typical pool area.



22. View of typical bedroom area.



23. View of typical water heater in the water heater closet.



24. View of typical Water Works.



## **APPENDIX 2**

### **Freddie Mac Forms**



## **APPENDIX 3**

### **List of Apartments Inspected**



**Seabrook at Bear Brand  
56 Sea Terrace  
Dana Point, California 92629  
LIST OF APARTMENT UNITS INSPECTED**

Inspected by: Kashif Bazal

Inspected on: April 3<sup>rd</sup>, 2007

APARTMENT NO.	TYPE (BR/BATH)	STATUS	COMMENTS
2-207 G	2/2	Occupied	Good
2-208	2/2	Vacant	Good
2-108	2/2	Occupied	Good
14-105	1/1	Vacant	Good
14-107	1/1	Occupied	Good
12-101	2/1	Occupied	Good
12-103	1/1	Vacant	Good
13-106 G	2/2	Occupied	Good
13-305 F	2/2	Occupied	Good
8-102 G	2/2	Occupied	Good
10-106 G	2/2	Occupied	Good
10- 303	2/2	Occupied	Good
5- 104	2/2	Model	Good
3- 101	1/1	Model	Good
1-102	3/2	Occupied	Good
7-102	3/2	Occupied	Good
6-106	1/1	Occupied	Good
4-106	2/2	Occupied	Good
2-105	2/2	Occupied	Good
2-104	2/2	Occupied	Good
1-304 F	2/2	Occupied	Good
1-306 F	2/2	Occupied	Good

G = Garage F = Fireplace



## **APPENDIX 4                      ROSTER OF INTERVIEWS**

Interviews were performed before, during and after the assessment of the Property. These interviews were performed to locate any available information concerning the environmental status of the Property and area.

The following roster is a non-inclusive list of people interviewed. Only those interviews which provided relevant information are listed below.

<b>Name</b>	<b>Organization</b>
1. Ms. Jennifer Walter	Seabrook – Property Director 949-493-5181
2. Mr. Bill Mcilrevey	Seabrook – Area Manager 949-493-5181
3. Online Report	Orange County – GIS; City of Dana Point Department of Development Services; Orange County Department of Comprehensive Planning



## **APPENDIX 5**

## **INSPECTOR QUALIFICATIONS**

**NEALON D. SMITH, MSPH, JD**  
**Principal**

BS Colorado College  
MSPH University of North Carolina-Chapel Hill  
JD Boston University School of Law

Twenty-three years of experience in environmental law, real estate due diligence, indoor air quality, industrial hygiene, environmental consulting and remedial contracting. Recognized as an expert in asbestos management and the performance of portfolio due diligence assessments. Proficient in Phase I, Phase II, regulatory issues, NEPA assessments and regulatory compliance audits. Indoor air quality experience includes asbestos, mold, formaldehyde and lead

**MICHAEL J. MCGINN**  
**Principal**

BS Northern Illinois University  
MS Northern Illinois University

Twenty years of environmental, safety and construction experience. Estimating and project management experience in remedial construction and environmental clean-up totaling over \$50,000,000. Extensive remedial management experience on projects involving asbestos, USTs, groundwater and soil contaminated with PCBs, lead, solvents and hydrocarbons. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.

**KEVIN A. MUELLER, PE**  
**Vice President**

BS University of Illinois

Twenty-one years of experience in construction and environmental consulting. Civil construction experience includes concrete and steel structure assessment. Environmental experience includes Phase I and II assessments as well as surveys for asbestos, lead-based paint, PCBs, radon and drinking water quality. Proficient in due diligence assessments under Fannie Mae, Freddie Mac and Conduit formats.

**JOSEPH B. DONALDSON, RA**  
**Senior Architect**

BA Texas Tech University

Registered Professional Architect with twelve years of experience. Design and construction management experience includes owner's representative, program management, and pre-construction design reviews. Facile with Fannie Mae, Freddie Mac and Conduit requirements. Proficient in pre-construction design review, physical needs, project condition and environmental assessments including asbestos, lead paint, mold, radon and drinking water quality sampling.



**STEPHEN SHEPPARD**  
**Senior Project Engineer**

BS Bob Jones University

Sixteen years of experience in environmental chemistry, cost-to-cure estimating and remedial construction management. Proficient in property condition reports, physical needs analyses, environmental assessments and estimating construction and environmental remedial costs. Phase II experience includes regulatory compliance and risk assessments of dry cleaners and petroleum releases. Experienced in developing project time and cost-to-cure estimates for construction defects, immediate needs and remediation of soil and groundwater contamination.

**KEVIN D. SIMMONS**  
**Vice President**

BS University of Florida

Nineteen years of experience in field chemistry, remedial contracting, hazardous waste management, environmental assessments and cost-to-cure estimating. Expertise in remedial cost estimating, remedial technology application, Phase I, Phase II, and RIFS investigations. Principal of REA Remedial Solutions, L.C., a federal and Florida certified MBE performing environmental remediation of impacted soils and groundwater.

**JOSEPH SCECH**  
**Project Engineer**

BS Bowling Green State University

Sixteen years as an environmental chemist responsible for due diligence assessments, remedial investigations and remedial management. Extensive experience in groundwater assessments and remediation. Remedial experience includes soil vapor extraction, groundwater recovery and treatment, soil fixation, de-watering, waste stream profiling and disposal management.

**GREGORY A. GIBBS**  
**Senior Project Engineer**

BS Southern College of Technology

Sixteen years of experience in architectural engineering, environmental consulting and construction assessment. Proficient at engineering and environmental due diligence including hazard evaluations of asbestos, lead-based paint, radon and mold. Experience includes surveys and sampling for PCBs, petroleum and dry cleaner impacts to subsurface soils and groundwater.

**PATRICK J. LALLY**  
**Project Engineer**

BS Drake University

Fourteen years of experience in due diligence assessments and remedial performance. Experience includes physical and environmental assessments under Fannie Mae, Freddie Mac and Conduit protocols. Successfully managed a portfolio assessment of 316 buildings. Remedial experience includes UST removal, soil excavation, vapor extraction, fixation and dewatering.



**BRAD W. KORTTE**

BS Illinois State University

**Project Engineer**

Twelve years of experience in real estate due diligence, architectural design, specification development and CADD. Experienced in environmental and architectural evaluations. Proficient at environmental and physical needs assessments under Fannie Mae, Freddie Mac and Conduit protocols including sampling for asbestos, lead in water, lead-based paint, mold and radon.

**JOHN J. ROMEIS**

BS University of South Florida

**Staff Scientist**

Three years of experience in due diligence assessments and remedial performance. Experience includes physical and environmental assessments under Fannie Mae and Freddie Mac and Conduit protocols including sampling for asbestos, lead in water, lead-based paint, mold and radon. Remedial experience includes UST removal, asbestos abatement, landfill remediation, groundwater recovery and treatment and soil excavation.

**THOMAS J. BOND**

BA Loyola University of Chicago

**Project Engineer**

Eighteen years of experience in environmental assessments and hazardous material remediation. Experienced in environmental evaluations, construction and environmental clean-up totaling over \$20,000,000. Extensive remedial management experience on projects involving asbestos, low level radiation, groundwater and soil contaminated with PCBs, lead, solvents and hydrocarbons. Proficient in Phase I & II, project condition reports, physical needs assessments and cost-to-cure estimates.

**KASHIF BAZAL**

BS Northern Illinois University

**Senior Project Engineer**

**Environmental Scientist**

Experience includes physical and environmental assessments under Fannie Mae, Freddie Mac and Conduit protocols. Successfully managed portfolio assessments. Experience in architectural engineering, environmental consulting, project condition reports, physical needs assessments and cost-to-cure estimates. Extensive hands-on experience in remedial management of Phase I and II assessments involving air and water quality, low level radiation, groundwater and soil contamination. Also experienced in identifying contaminations due to petroleum impact, asbestos, lead-based paint, PCBs, underground storage tanks (UST's) and Radon.