













| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the main entrance to the lobby at the tower, building #1.</p>  |
|   | <p>Opposite view of the common area lobby entry doors servicing the elevators that provide access to the residential units at the tower building.</p> |
|  | <p>View of the common area lobby servicing the elevators that provide access to the residential units at the tower building.</p>                      |

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|---|---|
|    | <p>Diagonal view across the common area lobby servicing the elevators that provide access to the residential units at the tower building.</p>   |
|   | <p>View of the mailboxes located in the west common area lobby servicing the elevators that provide access to the residential units at the tower building.</p>  |
|  | <p>Another view of the mailboxes located in the east common area lobby servicing the elevators that provide access to the residential units at the tower building; note the large parcel boxes to the left side of the photo.</p> |



| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of more parcel boxes located in the common area lobby servicing the elevators that provide access to the residential units at the tower building.</p>                     |
|   | <p>View of the fire panel located in a small room adjacent to the common area lobby at the tower building.</p>  |
|  | <p>Close-up view of the fire panel located in a small room adjacent to the common area lobby at the tower building; note the battery backup cells at the bottom of the panel.</p> |




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|---|--|
|    | <p>View of the vendor's identification label and last inspection log indicating the last inspection occurred on April 14, 2008.</p>  |
|   | <p>View of the amplifier for the fire alarm system speakers and enunciators located in the fire panel room adjacent to the lobby in the tower.</p>   |
|  | <p>View of the typical common area hallway servicing the residential units at each floor of the tower building. Lighting includes both recessed fluorescent lamps and halogen lamp sidewall sconce fixtures (seen in the photo below).</p> |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of another typical common area hallway at the elevator lobby servicing the residential units at each floor of the tower building. The wall mounted lights are halogen lamps that burn 24-hours per day; the ceiling mounted recessed spots are fluorescent lamps.</p>                                      |
|   | <p>View of the typical unit entry door at the Subject Property, from the common area corridor.</p>   |
|  | <p>View of the typical hallway common area carpeting serving the units, this one in front of unit #23-F; some of the carpeting is wrinkled at the margins and some seams are beginning to show wear, indicating the carpet was not fully stretched, or has stretched since installation was completed in 2006.</p> |

| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the typical common area hallway exit door at the Subject Property.</p>  |
|   | <p>View of the typical common area exit door staircase at the Subject Property tower building; stairs are bare, unpainted concrete and walls and ceilings are painted concrete, plaster or wallboard.</p>  |
|  | <p>View of the typical supply-air grille at the common area hallways at the Subject Property tower building that pulls fresh air from the fan room located at level #B-1. This grille also provides supply-air under the doors by the crack-method to the residential units.</p> |


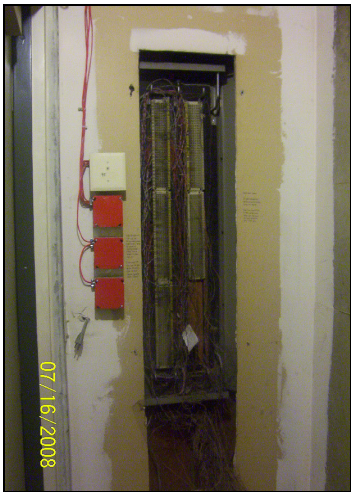



| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the typical trash chute located in a closet accessible from the common area hallways at the Subject Property tower building.</p> |
|   | <p>View of the fire sprinkler head installed at the top of the trash chute.</p>   |
|  | <p>View of another typical trash chute.</p>   |




| Harrison West Condominiums-CA-Photos   | Common Areas-Description  |
|--|---|
|  <p>A photograph showing a narrow, dark mechanical chase or duct opening into a closet. The walls are concrete, and there are some electrical conduits visible on the left. A date stamp '07/16/2008' is visible in the bottom right corner of the photo.</p> | <p>View of the mechanical chase located in a closet accessible from the common area hallways opposite the trash chute shown in the previous photo, at the Subject Property tower building. This chase extends vertically and is continuous through the tower building, is approximately 10" wide and not screened and represents a danger to children if the closet doors are not continuously closed and locked or monitored while opened.</p> |
|  <p>A photograph of a hallway. On the wall, there is a red illuminated 'EXIT' sign, a blue alarm bell, and a fire hose cabinet. A date stamp '07/16/2008' is visible vertically on the left side of the photo.</p>   | <p>View of the typical illuminated exit sign, alarm bell, pull station, and fire hose cabinet adjacent to the exit staircase in the common area hallways at the Subject Property tower building. Above the hose cabinet is a fire strobe light and ionization detector.</p>   |
|  <p>A photograph of a fire hose cabinet. The cabinet is open, showing a coiled white fire hose with red wheels and a red fire extinguisher. A date stamp '07/16/2008' is visible vertically on the left side of the photo.</p>                              | <p>View of the typical fire hose cabinet and portable fire extinguisher in the common area hallways at the Subject Property tower building.</p>   |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the water shut-off valve located in the common area hallways; each valve shuts down the water supply to the kitchen in one unit and the bathrooms in the adjacent unit. The Milcor fire-rated access door panels fail to open by hand operation at most locations tested and should be repaired or replaced. According to management, the valve is located in an exhaust shaft that extends from the 1<sup>st</sup> floor to the roof and removes exhaust air from unit bathrooms and kitchens.</p> |
|   | <p>View of the CCTV system located in a first floor utility closet in the tower building; the fob keyless entry system is also in this 1<sup>st</sup> floor closet.</p>  |
|  | <p>View of a typical electrical step-down transformer, this one located in a typical common area hallway closet; transformers occur in these closets every third floor.</p>  |




| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>Close-up view of an original Sorgel air-cooled step-down transformer located in a typical common area hallway closet, every third floor.</p>  |
|   | <p>View of the typical telephone communications panels located in closets adjacent to the common area hallways at every third floor, at the Subject Property tower building. The red cover plates are junction boxes for fire alarm hardware. The long vertical box houses active telecommunications wiring.</p> |
|  | <p>View of the typical electrical meter bank installation at the Subject Property tower building, located in closets every third floor, adjacent to the common area hallways at the Subject Property tower building.</p>   |






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|---|---|
|    | <p>Another view of the typical electrical meter bank; the cable TV box installation is left of the electrical meters.</p>   |
|   | <p>View of the typical unit, electrical panel disconnect switch installation at the Subject Property tower building; the switch indicates a maximum of 150 amps available to each unit.</p>   |
|  | <p>View of a typical plumbing sanitary sewer cleanout access cover plate located in the common area hallways at the Subject Property tower building; there is a single soil stack that all units are connected to, according to management.</p> |




| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the west entry doors to two staircases, the left one to the common areas hallways servicing levels #1 – #B2, without roof access, the right one servicing levels #1 – #26, with access to the roof; note the CCTV camera above the doors.</p> |
|   | <p>View of the firemen's staircase to the roof; stair stringers and handrails are painted metal and treads are expanded metal mesh, while landings are unpainted concrete.</p>   |
|  | <p>View of the kitchen in the unused unit located at the northeast corner of the first floor. This unit is now used as a conference/meeting room for the HOA.</p>  |



| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>Opposite view of the previous photo showing the living room.</p>   |
|   | <p>Close-up view of the combination sliding/casement metal frame window, typical at the 1<sup>st</sup> floor units only at the Subject Property tower building.</p> |
|  | <p>View of the unused unit bedroom located at the northeast corner of the first floor; this area is used as a conference/meeting room.</p>                          |




| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|  <p>07/16/2008</p>   | <p>View of one of the unit bathrooms located at the northeast corner of the first floor; bathrooms currently serve the conference/meeting room.</p> |
|  <p>07/16/2008</p>  | <p>View of the other unit bathroom located at the northeast corner of the first floor; bathrooms currently serve the conference/meeting room.</p>   |
|  <p>07/16/2008</p> | <p>View of the typical lavatory plumbing in the bathroom at the conference/meeting room.</p>  |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the typical water closet plumbing in the bathroom at the conference/meeting room.</p>   |
|   | <p>View of the electrical water heater providing hot water to the bathrooms and kitchen of the conference/meeting room located at the northeast corner of the first floor.</p> |
|  | <p>View of the common area hallway to the unused unit that has been converted to the conference/meeting room, located at the northeast corner of the first floor.</p>          |




| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|  <p>08/13/2008</p>   | <p>View of the elevator lobby at level #B-2; note the ionization detector, the audio/strobe alarm and the elevator call buttons.</p>                            |
|  <p>08/13/2008</p>  | <p>View of a typical CCTV camera at secure entry doors.</p>   |
|  <p>07/16/2008</p> | <p>View of the common area hallway servicing the maintenance staff restroom and elevator lobby at level #B-2 at the tower building at the Subject Property.</p> |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the common area hallway servicing the laundry room and elevator lobby at level #B at the tower building at the Subject Property; note the carpet is showing signs of wear and is stained at this high-traffic hallway.</p> |
|   | <p>View of the laundry room at level #B in the tower building at the Subject Property.</p>  |
|  | <p>Another view of the laundry room at level #B in the tower building at the Subject Property.</p>  |

| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the laundry tray/sink at level #B in the tower building at the Subject Property.</p>                     |
|   | <p>View of the flat screen TV in the laundry room at level #B-1 in the tower building at the Subject Property.</p>  |
|  | <p>View of the air conditioner in the laundry room at level #B-1 in the tower building at the Subject Property.</p> |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|  <p>07/16/2008</p>   | <p>View of the mechanical/electrical chase behind the electric dryers in the laundry room at level #B-1 in the tower building at the Subject Property.</p>   |
|  <p>07/16/2008</p>  | <p>View of the electrical water heaters in the laundry room at level #B-1 in the tower building at the Subject Property.</p>   |
|  <p>07/16/2008</p> | <p>Close-up view of one of the electrical water heaters in the laundry room at level #B-1 in the tower building; according to management, shut-off valves were replaced in 2006. The exhaust fan behind the water heater does not work and needs replacement, according to management.</p> |

| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>Close-up view of the water supply piping at the electrical water heaters in the laundry room at level #B-1 in the tower building at the Subject Property.</p> |
|   | <p>View of the owner storage locker area at level #B-1 in the tower building at the Subject Property.</p>  |
|  | <p>View of the locked transformer vault in the parking garage.</p>   |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the diesel-fired emergency generator located adjacent to the parking garage in level #B-1, in the tower building at the Subject Property.</p>  |
|   | <p>View of the water cooling tank at the diesel-fired emergency generator, located in level #B-1.</p>   |
|  | <p>View of the primary power main rated at 1200 amp, and disconnect switches located in the electrical room level #B-1, adjacent to the parking garage in the tower building at the Subject Property; the primary transformer room was locked by the providing utility company.</p> |

| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>Close-up view of the sub panels located in the electrical room, level #B-1; sub panels shown are connected to level #B equipment including receptacles, lights, trash compactor and landscaping controls.</p> |
|   | <p>View of a step-down transformer located in the electrical room, located in level #B-1, adjacent to the parking garage in the tower building at the Subject Property.</p>                                      |
|  | <p>Close-up view of the step-down transformer seen in the previous photo.</p>  |



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|---|--|
|  <p style="text-align: right; color: yellow;">07/16/2008</p>   | <p>View of the label on the emergency generator power transfer switch by Onan.</p>             |
|  <p style="text-align: right; color: yellow;">07/16/2008</p>  | <p>View of the inside of the emergency generator power transfer switch.</p>                    |
|  <p style="text-align: right; color: yellow;">07/16/2008</p> | <p>Close-up view of the switches in the emergency generator power transfer switch cabinet.</p> |

| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of a suspended 10 KW electrical space heater by Electromode, located in the common area hallway adjacent to the owner storage lockers area, located in level #B-1; there are two such heaters in this area.</p> |
|   | <p>View of a storm sewer line in the owner storage lockers hallway, located in level #B-1.</p>  |
|  | <p>View of the recycling area located in the parking garage.</p>  |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the trash compactor overhead door loading area located in the parking garage.</p>  |
|   | <p>View of the refuse compactor located in a closet at the tower building; note the trash chute termination above the hopper; there is no disinfectant system installed within the chute.</p> |
|  | <p>Vendor information on the refuse compactor.</p>  |




| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the refuse compactor hydraulic pump located adjacent to the compactor.</p>   |
|   | <p>View of the diesel fuel storage tank for the emergency generator, located in the parking garage of the tower building, level #B-2; the tank is filled by extending the fuel line from the delivery truck through the freight elevator shaft and out and around the corner to the filler cap.</p> |
|  | <p>View of one of three typical parking garage exhaust fans mounted in-line with the ductwork at the tower building; the fan at the NW corner of the garage footprint runs continuously, while the other two cycle on and off.</p>  |



| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the fire control panel located in the fire sprinkler riser room adjacent to the parking garage in the tower building.</p> |
|   | <p>View of the communications room door; the door is locked by the utility.</p>  |
|  | <p>View of the inspection tag, gauges and valves on the dry fire sprinkler riser system installed in the garage, level #B-3.</p>     |


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|---|---|
|  <p style="text-align: right; color: yellow;">07/16/2008</p>   | <p>Close-up view of the inspection tag on the dry fire sprinkler riser, indicating the system was last inspected on April 14, 2008.</p> |
|  <p style="text-align: right; color: yellow;">07/16/2008</p>  | <p>View of the wet fire sprinkler riser located in a room adjacent to the parking garage in the tower building.</p>                     |
|  <p style="text-align: right; color: yellow;">07/16/2008</p> | <p>Close-up view of the inspection tag on the wet fire sprinkler riser indicating the system was last inspected on April 14, 2008.</p>  |






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|---|---|
|    | <p>View of a leak in the hydraulic line behind the pump at the freight elevator; all such leaks should be investigated and corrected.</p> |
|   | <p>View of the freight elevator hydraulic pump located in a room adjacent to the parking garage in the tower building.</p>                |
|  | <p>View of the freight elevator hydraulic pump jack located in the pit adjacent to the parking garage in the tower building.</p>          |




| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|    | <p>View of the freight elevator accordion door; the door is bent from impact and needs repair or replacement.</p>   |
|   | <p>View of the freight elevator accordion door and diamond plate floor sheeting; the door is bent from impact, is difficult to operate and needs repair or replacement.</p> |
|  | <p>View of the capacity rating of the freight elevator.</p>   |






| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the maintenance staff restroom located in the parking garage.</p>   |
|   | <p>View of the maintenance staff office located in the parking garage at the north end; this room is located under the townhouses, building #3, units #6 &amp; #7, which are located at the east end of the north bank of the townhouse units.</p> |
|  | <p>View of the maintenance staff office, looking into the shop area, located to the east; note the microwave and coffee maker.</p>   |

| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the maintenance shop located adjacent to the maintenance staff office, to the east, in the parking garage.</p>  |
|   | <p>Another view of the maintenance shop located in the parking garage.</p>   |
|  | <p>View of another electrical suspended space heater (at left side of photo) and a shelf-mounted air-conditioner (at right side of photo) in the maintenance shop located in the parking garage; the air conditioning condenser is located at the exterior, on a metal pan/curb on the other side of the wall.</p> |



| Harrison West Condominiums-CA-Photos  | Common Areas-Description   |
|---|--|
|    | <p>View of the laundry tray, over/under washer-dryer, and refrigerator/freezer located in the maintenance shop adjacent to the parking garage.</p> |
|   | <p>View of a forced-air electric wall heater in the maintenance office.</p>  |
|  | <p>View of an ABC dry chemical fire extinguisher in the maintenance shop; this unit was last serviced in April, 2008.</p>                          |

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|---|---|
|  <p>07/16/2008</p>   | <p>View of the entry door to the mechanical room; note the refrigerator/freezer at right.</p>   |
|  <p>07/16/2008</p>  | <p>View of the fire pump (red) the low pressure domestic water supply line (dark blue) and the high pressure domestic water supply line (light blue) located in the basement mechanical room, floor #1, in the tower building. All three sets of the shut-off valves on the domestic and high pressure water lines need replacement, according to management. The automatic sprinkler system valves that shut-off the high pressure lines are newer and in good condition, according to management.</p> |
|  <p>07/16/2008</p> | <p>Another view of the shut-off valves at the high pressure domestic water supply line (light blue) located in the basement mechanical room. Management indicates that the valves are original, not totally effective and should be replaced.</p>   |



| Harrison West Condominiums-CA-Photos  | Common Areas-Description  |
|---|---|
|  <p>07/16/2008</p>   | <p>View of the automatic controls monitoring the water discharge, and suction pressures, with shut-off switches for all three of the water pumps, located in the mechanical room, floor #1 of the tower building.</p>   |
|  <p>07/16/2008</p>  | <p>Close-up view of the 20-HP fire pump.</p>  |
|  <p>07/16/2008</p> | <p>Close-up view of the high pressure domestic water supply line pumps; the closest one is 15-HP, the far one is 10-HP.</p> <p>According to management, pumps are in good working order, but no spare pumps are in inventory and replacement pumps have a long-lead order time.</p> |

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|---|--|
|    | <p>View of the compressor that supplies pressurized air to the parking garage sprinkler heads.</p>   |
|   | <p>Close-up view of the red shut-off valve at the low pressure (dark blue) and light blue shut-off valve at the high pressure (light blue) domestic water supply lines.</p>  |
|  | <p>View of the ductwork that supplies fresh air to the building; there is an in-line duct fan unit, new in 2006, which connects to a heating coil in the ductwork. A disconnect switch is installed just below the fan unit that controls the heat strips. Air is then directed to supply air shafts that service the grilles that supply the common area corridors at each floor with both fresh- and heated-air. That air is then introduced to each unit by infiltration, known as the "crack method", under each entry door.</p> |



| Harrison West Condominiums-CA-Photos   | Common Areas-Description   |
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|   | <p>View of the lower ductwork, seen in the photo above, that supplies air to the emergency generator for the cooling mode; there is an original in-line fan unit in the duct.</p>                              |
|  | <p>View of the water treatment system by Amnac, located in the mechanical room; the system treats water in the tower building above the first floor; the townhouse buildings' water supply is not treated.</p> |

**End of Photos**

**Note:** Narrative text discussing items documented in these photos has been issued separately.