

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| 1000 Kiely - 121 | | | | | |
| Capital - 2022 | | | | | |
| Equipment; Pool Furniture-Pool furniture | 470002 | Allan Uy | | 5/31/2022 | 0 % |
| Comments: Issue PO | | | | | |
| Equipment;Pools/Ponds/Plygrds-Pool resurface & swim lanes | 470001 | Allan Uy | | 5/31/2022 | 0 % |
| Equipment;Water heater-Bldg 4 - replace (2) existing water heaters with same size water heaters - existing water heaters are rusted & aged (JB) | 710002 | John Forde | | 4/14/2022 | 0 % |
| Comments: Creating contract docs now | | | | | |
| Fencing;-Pool fencing rusted at bottoms ans many pannel broken will need to replace | 440001 | Allan Uy | | 4/29/2022 | 25 % |
| Comments: Contract complete waiting for the Material | | | | | |
| Painting;Exterior-Exterior painting 11 Buildings | 691001 | Allan Uy | | 10/14/2022 | 0 % |
| Plants and Lawn;-Landscape infill bare areas | 520001 | Allan Uy | | 6/30/2022 | 0 % |
| Roofing;-Roofing | 620001 | Allan Uy | | 9/30/2022 | 0 % |
| Siding;Exterior-Trim-siding for paint | 690001 | Allan Uy | | 10/14/2022 | 0 % |
| Site signage/leaseup marketing-on post office side need a map of community and property sign | 810001 | Allan Uy | | 10/14/2022 | 0 % |
| 101 San Fernando - 023 | | | | | |
| Capital - 2022 | | | | | |
| Equipment;Water heater-Bldg 15 - replace (3) existing storage tanks - existing tanks are in bad condition (JB) | 710002 | John Forde | | 4/15/2022 | 10 % |
| Comments: Creating contract docs | | | | | |
| Insulation/Ventilation;-(16) Garage CO Modules Replacement and (5) fan belts replacement (JB) | 480001 | John Forde | | 4/15/2022 | 10 % |
| Comments: Creating contract docs | | | | | |
| 360 Residences - 463 | | | | | |
| Capital - 2022 | | | | | |
| Insulation/Ventilation;-CO Garage System Retrofit (JB) | 480001 | John Forde | | 4/15/2022 | 0 % |
| Comments: Creating contract Docs now | | | | | |
| 500 Folsom - 495 | | | | | |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Capital - 2022 | | | | | |
| Decking and Balconies;Exterior-Apply coatings on grey water tank room floor Comments: RFP in progress | 670001 | Eric Oliver | | 4/29/2022 | 10 % |
| Equipment;HVAC Units-Smartrent sensors for HVAC water circ pump pans Comments: RFP from SM in progress | 710007 | Eric Oliver | | 10/28/2022 | 10 % |
| Other Consultants-Legal fees | 120019 | Eric Oliver | | 12/31/2022 | 0 % |
| 777 Hamilton - 260 | | | | | |
| Acquisition - 2019 | | | | | |
| 2.5K to replace leasing hallway and office flooring. 10K to install one partition at leasing desk. 15K for 2 ergonomic desks with locking flies.-Improvements - Leasing Office Comments: Design is complete with design scope. Desk replacement with staples - Not doing in 2020- because covid has changed leasing business dynamic . profloors-, and premier paint, lotus glass for glass partition. DESIGN TEAM IS REVIEWING FOR 2021. | 910001 | Eric Oliver | | 7/29/2022 | 10 % |
| Capital - 2022 | | | | | |
| Painting;Exterior-Exterior painting project Comments: RFP in progress | 691001 | Eric Oliver | | 10/31/2022 | 10 % |
| Site signage/leaseup marketing-Signage refurbishment Comments: Signcraft developing a proposal | 810001 | Eric Oliver | | 10/28/2022 | 10 % |
| Agora at South Main - 382 | | | | | |
| Capital - 2022 | | | | | |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/30/2022 | 0 % |
| Carpet;Common Area-Common area HSF Comments: Out to bid. | 310004 | Jesus Delgado | | 10/28/2022 | 10 % |
| Driveway gates;-Gate upgrades | 450001 | Jesus Delgado | | 7/29/2022 | 0 % |
| Equipment; Pool Furniture-Replace pool furniture do to age. Comments: Out to Bid | 470002 | Jesus Delgado | | 5/27/2022 | 10 % |
| Equipment;Fitness Center-Replace Treadmill/ elliptical & cycle Comments: out to bid. | 930001 | Jesus Delgado | | 5/31/2022 | 10 % |
| Equipment;Pools/Ponds/Plygrds-Pool & Spa resurface Comments: Out to Bid | 470001 | Jesus Delgado | | 5/27/2022 | 10 % |
| Fire alarm/security systems;-Install new cameras.15k Repalce combo somke and CO detectors 15K | 740001 | Jesus Delgado | | 5/31/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|---------------|---------------|-------------|------------|
| Insulation/Ventilation;-(24) garage CO system modules replacement (JB) Comments: Creating contract docs now | 480001 | John Forde | | 8/31/2022 | 10 % |
| Painting;Exterior-Full exterior paint Comments: Out to Bid | 691001 | Jesus Delgado | | 10/28/2022 | 10 % |
| Painting;Interior-Common area hall paint Comments: Out to bid. | 375001 | Jesus Delgado | | 10/28/2022 | 10 % |
| Paving-Roadways/Parking/Courts-Steam pressure wash & strip parking garga level A & B Comments: Out to Bid. Contract in Progress. Pre Con on 1/25/2022 | 410001 | Jesus Delgado | | 8/31/2022 | 20 % |
| Siding;Exterior-Stucco replacements for exterior paint project Comments: Out to Bid | 690001 | Jesus Delgado | | 10/28/2022 | 10 % |

Apex - 407

Capital - 2022

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|--|--------|---------------|--|------------|------|
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Electrical;-Replace Batteries on (4) Inverters (JB) Comments: Creating contract docs | 750001 | John Forde | | 9/30/2022 | 10 % |
| Equipment;Pools/Ponds/Plygrds-replace 2 anodes, and 2 cellpacks | 470001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Furnishings;Leasing/Amenity-Office furniture (\$20K) & rooftop clubhouse, pool table felt and lounge including paint (\$65k) | 920002 | Jesus Delgado | | 9/30/2022 | 0 % |
| Improvements;Leasing/Amenity-Replace flooring in ACM, CM & MS office to HSF. Full office paint. | 910001 | Jesus Delgado | | 10/28/2022 | 0 % |
| Mail Boxes-Install parcel lockers for USPS per USPS. | 105523 | Jesus Delgado | | 4/29/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Steam pressure wash and restripe parking garage. Seal coat and strip Comments: Out to Bid | 410001 | Jesus Delgado | | 8/31/2022 | 10 % |
| Vinyl/floor tile;Common Area-Common area hallways color changing project Comments: Out to bid. | 340004 | Jesus Delgado | | 9/30/2022 | 10 % |

Avenue 64 - sfo1244

Capital - 2022

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|---|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Carpet;Common Area-Common Hallway flooring replacement. Comments: RFP in progress | 310004 | Eric Oliver | | 9/30/2022 | 10 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Electrical;-Replace Batteries on (1) Inverter (JB) Comments: Creating contract docs | 750001 | John Forde | | 4/8/2022 | 10 % |
| Equipment;Pools/Ponds/Plygrds-Spa Plaster Comments: precon 2/9 | 470001 | Eric Oliver | | 5/27/2022 | 30 % |
| Landscaping and irrigation;-prep cracks and paint multible size cement planter pots through out site. (BKB) Comments: RFP in progress BKB | 510001 | Eric Oliver | | 6/30/2022 | 10 % |
| Mail Boxes-Replace remainder (3) mailbox units need upgraded in mail room. | 105523 | Eric Oliver | | 7/29/2022 | 0 % |
| Painting;Interior-Common hallway paint Comments: RFP in progress | 375001 | Eric Oliver | | 9/30/2022 | 10 % |
| Roofing;-roof enhancements Comments: RFP in progress-Gorman | 620001 | Eric Oliver | | 3/31/2022 | 10 % |

Bel Air - 145

Capital - 2022

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|--|--------|---------------|-----|------------|------|
| Capitalized Overhead | 900000 | Jesus Delgado | Yes | 12/31/2022 | 0 % |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkwys/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Equipment; Water heater-Replace 70 WH due to age/ Laundry Room - water heater replacements - existing water heater is aged and rusted (JB)ge | 710002 | Jesus Delgado | | 9/30/2022 | 0 % |
| Equipment;Exterior-Replace 20 gate vales to ball valves Comments: Out to Bid. | 710001 | Jesus Delgado | | 3/31/2022 | 10 % |
| Equipment;Pools/Ponds/Plygrds-Resurface gym side pool and Spa Comments: Out to bId. | 470001 | Jesus Delgado | | 5/31/2022 | 10 % |
| Fencing;-Replace wrought iron fence on office side due to rust and unstable. | 440001 | Jesus Delgado | | 6/30/2022 | 0 % |
| Foundations;-Undering pinning to building 2040 building shifting Comments: Out to Bid | 610001 | Jesus Delgado | | 4/29/2022 | 10 % |
| Golf Carts;Fitness Center-Replace 1 maintenace golf cart. Comments: PO Sent to vender. | 940001 | Jesus Delgado | | 2/28/2022 | 50 % |
| Insulation/Ventilation;-Replace 40 whisper fans | 480001 | Jesus Delgado | | 12/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 9/30/2022 | 10 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Mail Boxes-Relocate mail boxes to old laundryrooms Bldg. 2080 & 150 including access control for 2 mail rooms (\$7K) Comments: Out to bid. | 105523 | Jesus Delgado | | 8/31/2022 | 10 % |
| Paving-Roadways/Parking/Courts-Asphalt R&R-seal-stripe | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Vinyl/floor tile;Common Area-Replace flooring in 4 common area bathrooms to HSF. | 340004 | Jesus Delgado | | 8/31/2022 | 0 % |

Bella Villagio - 011

Capital - 2022

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|---|--------|------------|--|-----------|------|
| Carpet;Common Area-leasing office,maintenance office and buisness center flooring Comments: holding on these for now due to collection project. | 310004 | Allan Uy | | 9/30/2022 | 0 % |
| Doors;Exterior-Emergency doors and fire door replacement due to bad condition | 650001 | Allan Uy | | 6/30/2022 | 0 % |
| Equipment; Pool Furniture-New Pool Furniture Comments: Issue PO | 470002 | Allan Uy | | 4/29/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Pool resurface & swim lanes/ Pool furniture (\$25K) | 470001 | Allan Uy | | 4/29/2022 | 0 % |
| Foundations;-Ramp reforcing due to building settleling | 610001 | Allan Uy | | 6/30/2022 | 0 % |
| Plumbing and piping;CommnArea-Install Water Softner System (JB) Comments: Creating contract docs | 490002 | John Forde | | 4/29/2022 | 10 % |

Belmont Terrace - 031

Capital - 2022

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|--|--------|-------------|--|------------|-------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| exterior lighting electrical circuit replacement Comments: un budgeted. BR1 . ABM Electrical. PO1635476. | 750001 | Eric Oliver | | 1/26/2022 | 100 % |
| Fire alarm/security systems;-10Yr. smokes and smoke/CO combos Comments: getting count from site team | 740001 | Eric Oliver | | 9/30/2022 | 10 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po Comments: | 510001 | Eric Oliver | | 8/12/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Lighting;Exterior-Upgrade Pool area lighting. Install can lighting at chute door locations. (4) | 460001 | Eric Oliver | | 4/29/2022 | 10 % |
| Comments: RFP with ABM | | | | | |
| Site drainage;-upgrade drainage along exterior/interior foundation inline with electrical service wall. | 490001 | Eric Oliver | | 11/30/2022 | 10 % |
| Comments: sending Axis consultants over to investigate scope. | | | | | |

Bennett Lofts - 245

Capital - 2022

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|---|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Elevators;-Deferred from 2021.1001 mariposa and 208 Penn - elevator MOD and elevator cab upgrades for both elevators at potrero. | 730001 | Eric Oliver | | 12/2/2022 | 10 % |
| Comments: consultants getting bid package together ASAP. | | | | | |
| Equipment;Water heater-Bldg 548 Boiler Room - remove and replace existing 200 -gallon storage tank with new storage tank - existing tank is corroded (J | 710002 | John Forde | | 3/18/2022 | 10 % |
| Comments: Creating contract docs | | | | | |
| Fire alarm/security systems;-Upgrade existing camera system | 740001 | Eric Oliver | | 3/31/2022 | 10 % |
| Comments: Working with IT and lockworks for essex standard system. | | | | | |
| Site signage/leaseup marketing-Potrero needs ugraded exterior building signage. Current worn and hard to see. | 810001 | Eric Oliver | | 3/31/2022 | 10 % |
| Comments: Signcraft is working on design | | | | | |

Boulevard - 146

Capital - 2022

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|--|--------|------------|--|------------|------|
| Concrete/Asphalt wlkways/stairs-R&R walkways through out community | 420001 | Allan Uy | | 6/30/2022 | 0 % |
| Decking and Balconies;Exterior-Deckcoating elevated balconies & landings | 670001 | Allan Uy | | 7/22/2022 | 0 % |
| Comments: | | | | | |
| Equipment;Pools/Ponds/Plygrds-Resurface pool/spa | 470001 | Allan Uy | | 3/31/2022 | 0 % |
| Equipment;Water heater-Bldg 10 - replace existing water heater with new 80 gallons Bradford White WH - existing water heater is rusted and aged (JB) | 710002 | John Forde | | 5/27/2022 | 10 % |
| Comments: Creating contract docs | | | | | |
| Insulation/Ventilation;-Replace whisper fans throughout the community | 480001 | Allan Uy | | 10/28/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Allan Uy | | 6/23/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Asphalt, sealcoat & re-stripe | 410001 | Allan Uy | | 6/30/2022 | 0 % |
| Roofing;-Roof modifications | 620001 | Allan Uy | | 4/29/2022 | 0 % |

Briarwood at Central Park - 355

Capital - 2022

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|--|--------|---------------|--|------------|------|
| ADA Compliance;Exterior-Upgrade ADA ramps to be code compliance | 692001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Doors;Exterior-Replace front doors | 650001 | Jesus Delgado | | 6/30/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-Replace 40 wall unit R22 AC units with new 410A units | 710008 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Replaster pool | 470001 | Jesus Delgado | | 5/27/2022 | 0 % |
| Golf Carts;Fitness Center-Replace maintenace golf cart that got stolen. | 940001 | Jesus Delgado | | 2/28/2022 | 50 % |
| Comments: PO Sent to Vender. | | | | | |
| Improvements;Fitness Center-Replace gym carpet to HSF | 910002 | Jesus Delgado | | 4/29/2022 | 0 % |
| Improvements;Leasing/Amenity-Replace office carpet to HSF | 910001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Comments: | | | | | |
| Paving-Roadways/Parking/Courts-Seal Coat & Restripe | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |

Bridgeport Apartment Homes - 475

Capital - 2022

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|--|--------|---------------|--|-----------|------|
| Concrete/Asphalt wlkwys/stairs-Replace 15 concrete stair steps | 420001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment;Fitness Center-Replace fitness equipment | 930001 | Jesus Delgado | | 5/31/2022 | 50 % |
| Comments: PO sent to vender. | | | | | |
| Equipment;Pools/Ponds/Plygrds-pool furniture | 470001 | Jesus Delgado | | 5/31/2022 | 10 % |
| Comments: Out to Bid. | | | | | |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Equipment;Water heater-Building A - replace existing water heaters with same size gas water heater - existing water heater is aged and rusted (JB) | 710002 | Jesus Delgado | | 5/31/2022 | 0 % |
| Comments: | | | | | |
| Insulation/Ventilation;-Replace 40 Whisper fans | 480001 | Jesus Delgado | | 12/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Seal Coat & stripe | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |

Brio - 470

Acquisition - 2019

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|--|---------------|---------------|------------|-----------|------|
| ADA Compliance ; Exterior; ADA corrections in all common restroom, ramps slops and restripe and relocate accessibility parking spaces. | 692001-ADA | Jesus Delgado | | 3/31/2022 | 0 % |
| Elevators; Add Battery Rescue\$120,000. Replace elevator floor \$8,000. | 730001- | Jesus Delgado | Yes | 2/28/2022 | 0 % |
| Comments: No need per elevator consultant | | | | | |
| Masonry and windows; Replace small solid windows with center mullions above XO in bedrooms - that have failed seals. Add small above head vented windows to existing window system in fitness space. | 630001- | Jesus Delgado | | 2/28/2022 | 0 % |
| Paving of Roadways/Parking/Courts; Seal coat and stripe of asphalt areas only. | 410001-Paving | Jesus Delgado | | 3/31/2022 | 20 % |
| Comments: Contract in progress. Pre Con set for 1/25/2022 | | | | | |

Capital - 2022

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|---|--------|---------------|--|------------|-----|
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Carpet;Common Area-Common area carpet replacement | 310004 | Jesus Delgado | | 10/31/2022 | 0 % |
| Equipment;Fitness Center-4 treadmills/ 3 ellipticals/ 3 bikes other misc-bid | 930001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Painting;Interior-Paint all interior hallways | 375001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Plumbing and piping;CommnArea-Hot submeter/cold submeter/meter seal date is 08/2016 | 490002 | Jesus Delgado | | 9/30/2022 | 0 % |

Brookside Oaks - 220

Capital - 2022

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|---|--------|----------|--|-----------|-----|
| Concrete/Asphalt wlkwys/stairs-R/R replacement throughout | 420001 | Allan Uy | | 7/22/2022 | 0 % |
| Decking and Balconies;Exterior-Rebuild balcony 49D | 670001 | Allan Uy | | 3/31/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|---------------|---------------|-------------|------------|
| Equipment; Pool Furniture-Pool furniture Comments: Issue PO | 470002 | Allan Uy | | 4/29/2022 | 0 % |
| Equipment;Water heater-Bldg 1641 - (2) storage tanks replacement - existing tanks are corroded and due to replacement (JB) Comments: Drafting contract docs | 710002 | John Forde | | 4/29/2022 | 10 % |
| Fire alarm/security systems;-Add cameras to mail box Comments: Complete | 740001 | Allan Uy | | 4/29/2022 | 100 % |
| Paving-Roadways/Parking/Courts-Asphalt R&R, sealcoat & re-stripe | 410001 | Allan Uy | | 7/29/2022 | 0 % |
| Plants and Lawn;-Infill Plants & infill bare areas-JB to approve | 520001 | Allan Uy | | 6/30/2022 | 0 % |
| Stairs and railings;-Replace Railling at 57,53,55,43,45 | 640001 | Allan Uy | | 7/29/2022 | 0 % |
| Canyon Oaks - 302 | | | | | |
| Capital - 2022 | | | | | |
| Capitalized Overhead | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkwys/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Decking and Balconies;Exterior-Apply deck coating to landings and balconies Comments: Contract in progress. Pre Con set for 2/9/2022 | 670001 | Jesus Delgado | | 10/28/2022 | 20 % |
| Doors;Exterior-Replace dry rotted landings & 5 exterior fire doors | 650001 | Jesus Delgado | | 7/29/2022 | 0 % |
| Equipment; Pool Furniture-Replace pool furniture Comments: PO sent to Vender. | 470002 | Jesus Delgado | | 5/31/2022 | 50 % |
| Equipment;Fitness Center-2 treadmills/ 2 ellipticals/ Power X/ 2 cycles/ functional trainer Comments: PO sent to vender. | 930001 | Jesus Delgado | | 3/31/2022 | 50 % |
| Equipment;HVAC Units R22 Conversion-HVAC conversions 7 units | 710008 | Jesus Delgado | | 10/31/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Seal & Color Overlay Comments: PO sent to vender | 470001 | Jesus Delgado | | 5/31/2022 | 50 % |
| Equipment;Water heater-Replace 60 water heaters Comments: Out to Bid. Contract in progress. Pre Con set for 1/13/2022. Start Date 2/23/2022 | 710002 | Jesus Delgado | | 5/31/2022 | 10 % |
| Fire alarm/security systems;-Replace camera system | 740001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 9/30/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|---------------|---------------|-------------|------------|
| Lighting;Exterior-Replace light fixtures around office to LED | 460001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Painting;Exterior-Full Exterior Paint | 691001 | Jesus Delgado | | 10/28/2022 | 30 % |
| Comments: Contract in progress. Pre Con set for 2/9/2022 | | | | | |
| Siding;Exterior-Stucco patch trim R&R for exterior paint | 690001 | Jesus Delgado | | 10/28/2022 | 20 % |
| Comments: Contract in progress. Pre Con set for 2/9/2022 | | | | | |

Century Towers - 198

Capital - 2022

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|--|--------|---------------|--|------------|------|
| Carpet;Common Area-Replace hallway carpet due pet stain. | 310004 | Jesus Delgado | | 10/31/2022 | 10 % |
| Comments: Design picking flooring | | | | | |
| Elevators;-Replace Hall & car push buttons for 4 elevators | 730001 | Jesus Delgado | | 4/29/2022 | 0 % |
| Equipment; Pool Furniture-New pool furniture including tables, umbrellas and chairs | 470002 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Communications-upgrade existing radio emergency respond system - existing system is out of compliance & require system upgraded (JB) | 710003 | John Forde | | 9/16/2022 | 10 % |
| Comments: Creating contract docs | | | | | |
| Equipment;Fitness Center-Mars Rack5/ Power X/ 2 cycles | 930001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment;HVAC Units-Replace HVAC aluminum line sets & fittings servicing 376 units | 710007 | Jesus Delgado | | 12/31/2022 | 20 % |
| Comments: Contract in progress. Pre Con set for 1/11/2022. Start date ETA. for 4/4/2022 | | | | | |
| Furnishings;Leasing/Amenity-Purchase rugs for Common lobby (\$5,600) & Replace outdoor furniture for the pool and courtyards (\$35K) | 920002 | Jesus Delgado | | 5/31/2022 | 0 % |
| Insulation/Ventilation;-Garage CO System Retrofit (JB) | 480001 | John Forde | | 10/31/2022 | 10 % |
| Comments: Creating contract docs | | | | | |
| Plants and Lawn;-Remove over grown trees in planters and install plants. | 520001 | Jesus Delgado | | 7/29/2022 | 0 % |

Chestnut Street Apartments - 012

Capital - 2022

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|---|--------|----------|--|-----------|-----|
| Concrete/Asphalt wlkways/stairs-Paver leveling required by city | 420001 | Allan Uy | | 4/29/2022 | 0 % |
| Decking and Balconies;Exterior-Rebuild patio dryrot | 670001 | Allan Uy | | 5/31/2022 | 0 % |
| Fencing;-New wrought iron fence around the around corner dog park & Install gates or doors to commercial coves to prevent homeless from u | 440001 | Allan Uy | | 4/22/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Insulation/Ventilation;-install 20 whisper fan | 480001 | Allan Uy | | 6/24/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Allan Uy | | 4/29/2022 | 0 % |
| Masonry and windows;-Window replacements for failed seals | 630001 | Allan Uy | | 5/27/2022 | 0 % |
| Stairs and railings;-All railing on walkway failing | 640001 | Allan Uy | | 6/17/2022 | 0 % |

City Centre - sfo1161

Capital - 2022

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|---|--------|---------------|--|------------|------|
| Decking and Balconies;Exterior-Install flashing and deck coating to entry ways. Comments: Out to Bid | 670001 | Jesus Delgado | | 10/31/2022 | 10 % |
| Doors;Exterior-Replace 24 garage doors and operators | 650001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Fitness Center-Replace 3 treadmills and purchase free weights | 930001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-HVAC conversions of 56 units | 710008 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Resurface Pool | 470001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Water heater-Replace 50 Water Heaters do to age Comments: Out to Bid | 710002 | Jesus Delgado | | 4/29/2022 | 10 % |
| Furnishings;Leasing/Amenity-Replace office waiting area and club room furniture | 920002 | Jesus Delgado | | 10/31/2022 | 0 % |
| Insulation/Ventilation;-Replace 30 Whisper fans | 480001 | Jesus Delgado | | 12/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Painting;Exterior-Full Exterior Paint Comments: Out to Bid | 691001 | Jesus Delgado | | 10/31/2022 | 10 % |
| Roofing;-Roof upgrades | 620001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Siding;Exterior-Stucco Patch & dry rot replacement -100K Rebuild pony walls in front gas meters and electrical meters- \$28750 Comments: Out to Bid | 690001 | Jesus Delgado | | 10/31/2022 | 10 % |
| Site signage/leaseup marketing-Replace all signage to Essex from BRE | 810001 | Jesus Delgado | | 10/31/2022 | 0 % |

City View - 172

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Capital - 2022 | | | | | |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkways/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Decking and Balconies;Exterior-Deck Coating throughout in conjunction with exterior paint project | 670001 | Jesus Delgado | | 10/31/2022 | 10 % |
| Comments: Out to Bid | | | | | |
| Doors;Exterior-Replace 15 utility doors. Replace 40 front doors due to damage and brake ins. Replace garage door to shop. | 650001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment; Pool Furniture-New pool furniture for pool behind office | 470002 | Jesus Delgado | | 5/31/2022 | 50 % |
| Comments: PO Sent to Vender. | | | | | |
| Equipment;Pools/Ponds/Plygrds-Resurface pool & spa behind office | 470001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Fencing;-Replace chain link around trash compactor | 440001 | Jesus Delgado | | 6/30/2022 | 0 % |
| Improvements;Fitness Center-Replace fitness room flooring with HSF | 910002 | Jesus Delgado | | 3/31/2022 | 0 % |
| Improvements;Leasing/Amenity-Paint 11 laundry rooms. Walls, Ceilings & Doors (\$55K) & Replace carpet in club house to HSF/Replace damaged and stained ceiling | 910001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Insulation/Ventilation;-Install Whisper Fans | 480001 | Jesus Delgado | | 12/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Painting;Exterior-Full Exterior Paint | 691001 | Jesus Delgado | | 10/31/2022 | 10 % |
| Comments: Out to Bid | | | | | |
| Paving-Roadways/Parking/Courts-Seal Coat Asphalt R&R | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Plants and Lawn;-Add plants to 10 dry ponds throughout property | 520001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Siding;Exterior-Carpentry R&R in preparation for exterior paint project old cedar | 690001 | Jesus Delgado | | 10/31/2022 | 10 % |
| Comments: Out to Bid | | | | | |
| Connolly Station - 368 | | | | | |
| Capital - 2022 | | | | | |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/30/2022 | 0 % |
| Decking and Balconies;Exterior-Clean and stain breezeways-common concrete areas | 670001 | Jesus Delgado | | 6/30/2022 | 10 % |
| Comments: Out to bid. | | | | | |
| Doors;Exterior-Repalce 6 pedestrain gate closures | 650001 | Jesus Delgado | | 2/28/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|---------------|---------------|-------------|------------|
| Electrical;-Replace 80 batteries in (1) lighting inverter (JB) Comments: Creating contract docs | 750001 | John Forde | | 10/31/2022 | 10 % |
| Equipment; Pool Furniture-Repalce pool deck furniture and BBQ area furniture Comments: PO Sent to Vender. | 470002 | Jesus Delgado | | 5/31/2022 | 50 % |
| Equipment;Pools/Ponds/Plygrds-Replaster Spa. Comments: PO Sent to vender. Pre Con set for 1/18/2022 | 470001 | Jesus Delgado | | 5/31/2022 | 50 % |
| Fencing;-Repalce 16 lin ft of rusted wrought Iron pool fence. | 440001 | Jesus Delgado | | 4/29/2022 | 0 % |
| Fire alarm/security systems;-Upgrade fire system to more friendly.Current system difficult to get repairs completed | 740001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Foundations;-Podium Modifications | 610001 | Jesus Delgado | | 4/29/2022 | 0 % |
| Improvements;Leasing/Amenity-Replace carpet to HSF in ACM,CM & Leasing Area.\$13350K Paint leasing area and gym \$15K | 910001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Landscaping and irrigation;-Plant replacements/enhancemets | 510001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Roofing;-Add metal covers over lobby1, lobby 2, and clubroom to protect ket fob from rain. | 620001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Siding;Exterior-Replace stucco falling off planter boxes. | 690001 | Jesus Delgado | | 7/29/2022 | 0 % |
| Site signage/leaseup marketing-Replace damged directional, use stair and evacuations signs. | 810001 | Jesus Delgado | | 4/29/2022 | 0 % |
| Windows;Interior-Replace exterior window in stairwell 1 & 2. seal has given out | 391001 | Jesus Delgado | | 4/29/2022 | 0 % |

Courtyards at 65th - 460

Acquisition - 2019

| | | | | | |
|---|--------|-------------|--|-----------|------|
| Furnishings-Leasing Office-Refresh with ergonomically desks \$20k (\$5k a workstation) design fees/delivery. \$49k IT start up equipment Comments: 49K IT network upgrade done Q4 2019. 20,052 DESK items planned in Q4 2021. | 920002 | Eric Oliver | | 7/29/2022 | 60 % |
| Lighting-Exterior-Replacements not rev-gen JB Comments: Common lighting upgrades done Q4 2019. NOTE !! Will not do apartment interiors (277K) in 2020 or 2021 -because of the covid19 pandemic. Must complete before August 2022 when budget expires. Resource Management is reviewing to possibly start Q1 2022. | 460001 | Eric Oliver | | 7/29/2022 | 60 % |
| Masonry and windows---64 interior windows failing including lift if needed Comments: Currently gathering a count of failed windows with BKB. | 630001 | Eric Oliver | | 2/25/2022 | 10 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| RevGen - 2021 | | | | | |
| Common area LED lighting upgrades | 460001 | Eric Oliver | | 1/28/2022 | 90 % |
| Comments: pre-con 7/20/21. 11 AM Zoom. under contract. IN progress. storage rooms left to do. | | | | | |
| Capital - 2022 | | | | | |
| Carpet;Common Area-Common hallway tarkett flooring | 310004 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress | | | | | |
| Painting;Interior-common hallway paint | 375001 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress. | | | | | |
| Replace (2) pool pumps | 470001 | Eric Oliver | | 2/11/2022 | 90 % |
| Comments: Un Budgeted. BR2. Rod'z pool service PO1638237. | | | | | |
| Site signage/leaseup marketing-Refurbish signage for leasing office, common areas, corridors, stairwell, elevator landing, and garage areas | 810001 | Eric Oliver | | 10/7/2022 | 10 % |
| Comments: Retained signcraft- working of design | | | | | |
| Crow Canyon - sfo1131 | | | | | |
| Capital - 2022 | | | | | |
| Capitalized Overhead | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkwys/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Equipment; Pool Furniture-New umbrellas and loungers | 470002 | Jesus Delgado | | 5/31/2022 | 50 % |
| Comments: PO Sent to vender. | | | | | |
| Equipment;HVAC Units R22 Conversion-HVAC Conversions (361 units) | 710008 | Jesus Delgado | | 11/30/2022 | 0 % |
| Equipment;Water heater-Install drain line from WH to exterior on 1x1 per city. Replace 20 WH due to age. | 710002 | Jesus Delgado | | 6/30/2022 | 0 % |
| Fencing;-Repalce 40Lin Ft wrough iron fence Bldg. 14 & 5 | 440001 | Jesus Delgado | | 4/29/2022 | 0 % |
| Fire alarm/security systems;-Update camera system in 5 garages to view video in office | 740001 | Jesus Delgado | | 6/30/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Comments: | | | | | |
| Paving-Roadways/Parking/Courts-Asphalt R&R Seal Coat | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Site drainage;-Install landscape drain to catch water Bldg. 10 | 490001 | Jesus Delgado | | 3/31/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--------------|----------|-------------|---------------|-------------|------------|
|--------------|----------|-------------|---------------|-------------|------------|

Deer Valley - sfo4014

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkways/stairs-Cement sidewalk and broken curb replacements. | 420001 | Eric Oliver | | 4/29/2022 | 0 % |
| Equipment; Pool Furniture-Pool furniture is old wicker hand me downs. Umbrellas are in poor condition or missing. Replace (2) old wood park benches at pla | 470002 | Eric Oliver | | 5/27/2022 | 50 % |
| Comments: Babmar PO1633477 ordered around 1/21/22 | | | | | |
| Equipment;Water heater-Replace 31 water heaters phase 2 of 4 | 710002 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP - AWHS | | | | | |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Eric Oliver | | 8/26/2022 | 10 % |
| Comments: RM project. waiting for docs | | | | | |

Emme - 362

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|-------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Decking and Balconies;Exterior-Engineer services to investigate water intrusion at east garage area. | 670001 | Eric Oliver | | 1/21/2022 | 100 % |
| Comments: This work was taken care of under warranty December 2021. But the budget will cover one invoice for our consultant Axis for \$6,500 PO# | | | | | |
| Electrical;-Replace inverter batteries. (RM) | 750001 | Eric Oliver | | 5/27/2022 | 10 % |
| Comments: RM project. contract docs coming soon | | | | | |
| Equipment; Pool Furniture-15K outdoor furniture replacements. | 470002 | Eric Oliver | | 5/27/2022 | 50 % |
| Comments: PO1633496 Babmar. ordered around 1/21/22. | | | | | |
| Fencing;-Wrought iron fence extension to fill gap at stairwell off 63rd. | 440001 | Eric Oliver | | 3/31/2022 | 10 % |
| Comments: RFP in progress | | | | | |
| Lighting;Exterior-Replace remaining fixtures that were not replaced in 2021 project. Located at first floor exterior ceilings around leasing offic | 460001 | Eric Oliver | | 4/8/2022 | 50 % |
| Comments: PO1637668. ABM. Materials on order should arrive around Mid-March. | | | | | |
| Painting;Interior-Common Hallway Paint | 375001 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress | | | | | |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|----------------------------------|----------|-------------|---------------|-------------|------------|
| Roofing;-Roof enhancements | 620001 | Eric Oliver | | 4/1/2022 | 10 % |
| Comments: RFP in progress | | | | | |

Enso Apartments - 418

Capital - 2022

| | | | | | |
|---|--------|----------|--|-----------|-----|
| Concrete/Asphalt wlkwys/stairs-Sidegate walkway next to leasing office concrete replacement | 420001 | Allan Uy | | 7/29/2022 | 0 % |
| Equipment; Pool Furniture-Pool Furniture | 470002 | Allan Uy | | 5/27/2022 | 0 % |
| Comments: Issue PO | | | | | |
| Equipment;Pools/Ponds/Plygrds-Replaster pool & spa | 470001 | Allan Uy | | 5/27/2022 | 0 % |
| Foundations;-Have ESR look at the entry that has dropped several inches | 610001 | Allan Uy | | 6/30/2022 | 0 % |
| Furnishings;Leasing/Amenity-Leasing office furniture | 920002 | Allan Uy | | 6/24/2022 | 0 % |
| Comments: holding on these for now due to collection project. | | | | | |
| Plumbing and piping;CommnArea-Water submeter | 490002 | Allan Uy | | 7/29/2022 | 0 % |
| Site signage/leaseup marketing-Replace Mesh Building Banner | 810001 | Allan Uy | | 4/29/2022 | 0 % |
| Comments: holding on these for now due to collection project. | | | | | |

Epic - 365

Capital - 2022

| | | | | | |
|---|--------|------------|--|-----------|------|
| Electrical;-Replace 100 batteries in (1) inverter (JB) - Epic I | 750001 | John Forde | | 6/30/2022 | 0 % |
| Equipment; Pool Furniture-Repl pool furniture | 470002 | Allan Uy | | 5/26/2022 | 0 % |
| Comments: Issue PO | | | | | |
| Equipment; Pool Furniture-Replace 10 BBQ Grill | 470002 | Allan Uy | | 6/27/2022 | 25 % |
| Comments: Contract complete waiting for material | | | | | |
| Equipment;Pools/Ponds/Plygrds-Resurface Spa Bldg. 1 & 3 | 470001 | Allan Uy | | 5/31/2022 | 0 % |
| Gutters;Exterior-Replace some Gutters | 680001 | Allan Uy | | 4/29/2022 | 0 % |
| Stairs and railings;-Replace Rails in front of office | 640001 | Allan Uy | | 5/27/2022 | 0 % |

Epic III - 364

Capital - 2022

| | | | | | |
|-------------------------------------|--------|----------|--|-----------|-----|
| Fencing;-Dog park fence replacement | 440001 | Allan Uy | | 6/30/2022 | 0 % |
|-------------------------------------|--------|----------|--|-----------|-----|

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Paving-Roadways/Parking/Courts-Pressure wash garage and restripe Comments: Contract Complete Start 3/7/22 | 410001 | Allan Uy | | 7/29/2022 | 25 % |
| Plumbing and piping;Boilers-Replace Giannoni boiler (JB) | 720001 | Allan Uy | | 7/29/2022 | 0 % |

Foothill/Twin Creeks - 073

Capital - 2022

| | | | | | |
|--|--------|---------------|--|------------|------|
| Capitalized Overhead | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Doors;Exterior-Repalce office and gym door to store front. Repalce 20 electrical and water heaters doors. | 650001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-HVAC Conversion (135 units) | 710008 | Jesus Delgado | | 10/31/2022 | 0 % |
| Equipment;Water heater-Replace 40 WH due to age. Comments: Out to Bid | 710002 | Jesus Delgado | | 9/30/2022 | 10 % |
| Foundations;-Foundation Underpinning project for 3 buildings-11,12 & 2723 | 610001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Furnishings;Leasing/Amenity-Replace Outdoor Furniture Comments: PO sent to vender. | 920002 | Jesus Delgado | | 5/31/2022 | 50 % |
| Insulation/Ventilation;-Install 30 whisper fans to bathrooms | 480001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Lighting;Exterior-Replace front door and light fixture due to age | 460001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Mail Boxes-Install wrought iron gate infront of mail boxes to prevent brake- ins | 105523 | Jesus Delgado | | 8/31/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Seal coat & stripe | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Windows;Interior-Repalce 10 windoes due to seal leaking air. | 391001 | Jesus Delgado | | 8/31/2022 | 0 % |

Foster's Landing - sfo1130

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Equipment;HVAC Units-Furnaces past life expectancy. Replace 115 furnaces-continuation project with Monterey construction Comments: unit 2801 PO1635502. AND working on RFP for Bulk replacements with MCC. | 710007 | Eric Oliver | | 12/2/2022 | 10 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Equipment;Pools/Ponds/Plygrds-Plaster north spa Comments: precon 2/9 | 470001 | Eric Oliver | | 5/27/2022 | 30 % |
| Equipment;Water heater-replace (5) existing water heaters with same size water heaters - existing water heaters are rusted & aged (JB) Comments: Creating contract docs | 710002 | John Forde | | 5/13/2022 | 10 % |
| Fencing;-South pool fencing replacement Comments: RFP - Carmel | 440001 | Eric Oliver | | 5/27/2022 | 10 % |
| Paving-Roadways/Parking/Courts-Seal coat stripe including some R&R Comments: RFP in progress | 410001 | Eric Oliver | | 9/30/2022 | 10 % |

Fountains at River Oaks - sfo1274 Capital - 2022

| | | | | | |
|--|--------|----------|--|------------|-----|
| Decking and Balconies;Exterior-Deck coatings throughout property | 670001 | Allan Uy | | 11/30/2022 | 0 % |
| Fencing;-Replace pool gate | 440001 | Allan Uy | | 7/15/2022 | 0 % |
| Insulation/Ventilation;-Replace 20 whisper fan | 480001 | Allan Uy | | 10/28/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Allan Uy | | 7/29/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Asphalt R&R and Seal Coat entire property | 410001 | Allan Uy | | 6/30/2022 | 0 % |
| Windows;Interior-40 replacements | 391001 | Allan Uy | | 9/30/2022 | 0 % |

Fourth & U - 180 Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Driveway gates;-Replace gate operator North Bldg. Comments: PO 1636838 R and S Richmond. Install TBD | 450001 | Eric Oliver | | 4/1/2022 | 50 % |
| Equipment;Fitness Center-2 – Treadmills 2 – Ellipticals 1 – Recumbent Bike 1 – Training Cycle 1 – Chest Press/Shoulder Raise 1 – Lat Pulldown/ Mid Row 1 Comments: Opti-fit put order in for equipment JAN 22. PO1634322 | 930001 | Eric Oliver | | 3/25/2022 | 50 % |
| Paving-Roadways/Parking/Courts-Seal coat & stripe Comments: Precon 2/10 | 410001 | Eric Oliver | | 9/30/2022 | 30 % |
| Replace expired fire extinguishers Comments: un budgeted. BR1. Commercial fire PO 1638282. | 740001 | Eric Oliver | | 2/28/2022 | 90 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|----------------------------------|----------|-------------|---------------|-------------|------------|
| Roofing;-Roof modifications | 620001 | Eric Oliver | | 3/31/2022 | 10 % |
| Comments: RFP in progress | | | | | |

Fox Plaza Apartments - 247

Capital - 2022

| | | | | | |
|---|--------|-------------|--|------------|------|
| Building safety harness equipment replacement | 710001 | Eric Oliver | | 2/18/2022 | 90 % |
| Comments: un budgeted. BR#1. PO1634272. McMaster. Equipment installed by Fox Plaza building engineers. | | | | | |
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Carpet;Common Area-Common hallway Flooring worn. Floating floors at elevator vestibules coming apart. Replace with Tarkett. | 310004 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress | | | | | |
| Electrical;-5 year electrical shutdown buss tightening FPOA project | 750001 | Eric Oliver | | 11/30/2022 | 10 % |
| Comments: FPOA working on a plan | | | | | |
| Elevators;-Elevator 7 cab upgrade. Pushed from 2021. | 730001 | Eric Oliver | | 11/25/2022 | 0 % |
| Equipment;HVAC Common Area-Replace C-1 & C-2 Steam Heaters | 710004 | Eric Oliver | | 10/28/2022 | 0 % |
| Fire sprinkler discrepancy replacements | 740001 | Eric Oliver | | 3/25/2022 | 50 % |
| Comments: un budgeted. BR#2. PO1634281. (RLH fire service) | | | | | |
| Furnishings;Leasing/Amenity-Replace (5) desk chairs | 920002 | Eric Oliver | | 10/31/2022 | 0 % |
| Comments: ONHOLD and will reevaluate later this year may be part of collections | | | | | |
| Lighting;Exterior-replace fixtures with more efficient and updated design at Elevator vestibules floors 14-29. | 460001 | Eric Oliver | | 7/29/2022 | 0 % |
| Painting;Interior-Paint common hallways and residential elevator lobby | 375001 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress | | | | | |
| Siding;Exterior-FPOA façade panel replacement | 690001 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: FPOA project. | | | | | |

Hillsdale Garden Apartments - 313

Capital - 2022

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|---|--------|-------------|--|------------|-----|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkways/stairs-Replace Concrete slab for the dumpster area in maintenance yard. | 420001 | Eric Oliver | | 9/30/2022 | 0 % |
| Doors;Exterior-#1) (10K) REPLACE DOOR HARDWARE/LOCKS AT ALL COMMON UTILITY AND STORAGE DOORS KEYED ALIKE. #2) (\$35,500) REPALCE DOORS AT MAINT | 650001 | Eric Oliver | | 5/31/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Driveway gates;-Replace maintenance yard driveway gate to steel panel door with wheel and track. Lockable. | 450001 | Eric Oliver | | 10/28/2022 | 0 % |
| Electrical;-(#1) 85K-Continuation from 2021 project. Upgrade (10) cloth main wire/conduit feeds from PG@E transformers including generators. | 750001 | Eric Oliver | | 4/29/2022 | 0 % |
| Electrical;Interior-(4 apartments) Isolate boiler breaker off of unit panel. So service can be performed by maint. Without interrupting residents. Comments: ABM is reviewing the scope | 390001 | Eric Oliver | | 4/29/2022 | 10 % |
| Equipment;Exterior-Eliminate hose bibs at building fronts to help eliminate resident use. | 710001 | Eric Oliver | | 5/27/2022 | 0 % |
| Equipment;Water heater-15K install new double wall 8" exhaust venting from water heater rooms in building .20K abatement. (JB) | 710002 | Eric Oliver | | 7/29/2022 | 0 % |
| Fencing;-Install railing with curb at end of parking area- by bldg.34. | 440001 | Eric Oliver | | 4/29/2022 | 0 % |
| Fire alarm/security systems;-#1) (10K) upgrade existing camera system in fitness room to service the maintenance yard. #2) (52K) 1,091 count of 10 yr. smokes | 740001 | Eric Oliver | | 6/30/2022 | 0 % |
| Golf Carts;Fitness Center-Two new maintenance flat bed carts for Maintenance team efficiency. | 940001 | Eric Oliver | | 3/31/2022 | 0 % |
| Painting;Interior-Paint laundry rooms | 375001 | Eric Oliver | | 5/27/2022 | 0 % |
| Plumbing and piping;CommnArea-#1) Replace 23 PRV valves to help with pressure fluctuation(\$172,500) (AWHS) #2) Phased replacement of water mains, gas lines and | 490002 | Eric Oliver | | 12/2/2022 | 0 % |
| Roofing;-Remaining Roof replacements Post PV Solar project.(811K) Remaining Carport roofing replacements (145K). Past their useful lives. Comments: RFP in progress | 620001 | Eric Oliver | | 10/28/2022 | 10 % |
| Vinyl/floor tile;Common Area-#1)Started replacements in 2021 @ 6 bldgs..Replace 12 more stair flooring and landings for 2022. | 340004 | Eric Oliver | | 6/30/2022 | 0 % |

Lafayette Highlands - sfo1282

Capital - 2022

| | | | | | |
|--|--------|---------------|--|------------|-----|
| Capitalized Overhead | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkways/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Decking and Balconies;Exterior-Dry Rot Replacement | 670001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Driveway gates;-Replace gate operators | 450001 | Jesus Delgado | | 6/30/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|---------------|---------------|-------------|------------|
| Equipment;Fitness Center-Replace Trainer/ 2 treadmills/ 2 cycles/ benches/ dumb bells & mats | 930001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-HVAC Conversion (72 units) Comments: 2022 Replace 7 HVAC Units | 710008 | Jesus Delgado | | 11/30/2022 | 20 % |
| Equipment;Pools/Ponds/Plygrds-Install auto fill vale to pool and spa.\$5,500. Plaster pool and spa \$55000 Comments: Out to bid. | 470001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Trash Compactor-Build 6 trash enclosures to hide trash dumpsters | 710005 | Jesus Delgado | | 6/30/2022 | 0 % |
| Equipment;Water heater-Bldg A - replace existing water heater with same gallon and BTU water heater - existing water heater is rusted and aged (JB) | 710002 | John Forde | | 3/31/2022 | 0 % |
| Fire alarm/security systems;-Replace combo smoke and co detectors | 740001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Improvements;Fitness Center-Repalce gym flooring start to peel in areas. | 910002 | Jesus Delgado | | 7/29/2022 | 0 % |

Lakeshore Landing - sfo1138

RevGen - 2018

| | | | | | |
|--|--------|-------------|--|------------|------|
| Patio Extensions for (16) Units | 440001 | Eric Oliver | | 12/30/2022 | 70 % |
| Comments: PROJECT POSTPONED. Buildings 2761 and 2753 units 206,208,210,212 for both buildings; completed 8/10/20. next two buildings (2721,2713) in the scope are canceled until further notice. Permit has been extended to 8/20/2021. | | | | | |

Capital - 2022

| | | | | | |
|---|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Doors;Exterior-42K Replace Storefront Lobby doors need replaced in two phases @42K last phase. 8K to replace old wood leasing front and back do Comments: RFP- Lotus glass | 650001 | Eric Oliver | | 5/31/2022 | 10 % |
| Driveway gates;-Continuation of garage grill replacements/upgrades Comments: (grill/motor. bldg. 2721 spaces 146-148. PO1634331.)(replace one controller bldg 2761 po1634336) | 450001 | Eric Oliver | | 9/30/2022 | 30 % |
| Elevators;-Upgrade electronic control boards and software by KONE for (5) elevators. Comments: Getting updated estimate from vendor ASAP. | 730001 | Eric Oliver | | 9/30/2022 | 10 % |
| Equipment;Pools/Ponds/Plygrds-Pool Plaster Comments: precon 2/10 Burketts | 470001 | Eric Oliver | | 5/27/2022 | 30 % |
| Insulation/Ventilation;-Motor replacement for SF-1, SF -2, SF-3, SF-4, SF-5, SF-6, SF-7, SF-8, SF-9, SF-10, SF-11, SF-12, with inspection of (16) Additio Comments: RM project waiting for docs | 480001 | John Forde | | 4/29/2022 | 10 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po Comments: RM project waiting for docs | 510001 | Eric Oliver | | 6/3/2022 | 10 % |
| Masonry and windows;-Window replacement project Comments: RFP in progress | 630001 | Eric Oliver | | 10/31/2022 | 10 % |
| Painting;Exterior-Full exterior Paint Comments: PRECON 2/24 11:AM | 691001 | Eric Oliver | | 10/31/2022 | 30 % |
| Plumbing and piping;Boilers-replace existing boiler with same size boiler system - boiler is aged & rusted (JB) | 720001 | John Forde | | 4/14/2022 | 0 % |
| pool cushion cover replacement Comments: un budgeted. BR1 babmar PO1635366 | 470002 | Eric Oliver | | 3/31/2022 | 50 % |
| Roofing;-R&R flat roof with TPO Comments: RFP in progress | 620001 | Eric Oliver | | 9/30/2022 | 10 % |
| Siding;Exterior-Siding/trim replacements Comments: PRECON 2/24 11:AM | 690001 | Eric Oliver | | 10/31/2022 | 30 % |
| Site signage/leaseup marketing-Full sign package replacement related to exterior paint project Comments: RFP from signcraft | 810001 | Eric Oliver | | 11/11/2022 | 10 % |

Lawrence Station - sfo1267

Capital - 2022

| | | | | | |
|---|--------|------------|--|-----------|-----|
| Insulation/Ventilation;-Garage CO Sensors Retrofit/Replacement (JB) | 480001 | John Forde | | 3/31/2022 | 0 % |
|---|--------|------------|--|-----------|-----|

Le Parc Luxury Apartment Homes - 116

Capital - 2022

| | | | | | |
|---|--------|------------|--|-----------|-----|
| Carport;-Rebuild 2-3 carports that were damaged | 430001 | Allan Uy | | 3/31/2022 | 0 % |
| Concrete/Asphalt wlkways/stairs-R/R walkways through out community | 420001 | Allan Uy | | 6/30/2022 | 0 % |
| Equipment; Pool Furniture-Pool Furniture | 470002 | Allan Uy | | 4/29/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Pool resurface Comments: Issue PO | 470001 | Allan Uy | | 4/29/2022 | 0 % |
| Equipment;Water heater-Bldg 3 - replace existing water heater with same gallon and BTU water heater - existing water heater is rusted and aged (JB) | 710002 | John Forde | | 4/29/2022 | 0 % |
| Fencing;-perimeter fencing in back will need to be replace | 440001 | Allan Uy | | 4/29/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Improvements;Leasing/Amenity-Replace 3 leasing office doors | 910001 | Allan Uy | | 5/13/2022 | 0 % |
| Plumbing and piping;CommnArea-SHUT OFF VALVE RELOCATION FOR UNITS: 111 (Bldg 10) & 45, 47, 49, 51 (Bldg 4) | 490002 | Allan Uy | | 4/22/2022 | 0 % |
| Site signage/leaseup marketing-Replace site directory | 810001 | Allan Uy | | 4/29/2022 | 0 % |

Magnolia Square - 333

Capital - 2022

| | | | | | |
|---|--------|------------|--|-----------|-----|
| Equipment;Water heater-Bldg U - replace existing water heater with same gallon and BTU water heater - existing water heater is rusted and aged (JB) | 710002 | John Forde | | 4/22/2022 | 0 % |
|---|--------|------------|--|-----------|-----|

MB360 - 582

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Carpet;Common Area-HSF-common hallways 4th street and china basin Comments: RFP in progress | 310004 | Eric Oliver | | 9/30/2022 | 10 % |
| Equipment; Pool Furniture-Replace umbrellas-tables-chairs Comments: Babmar 1633480 | 470002 | Eric Oliver | | 5/27/2022 | 50 % |
| Equipment;Fitness Center-Replace free weights at both fitness rooms. Comments: fitness team working on the estimate | 930001 | Eric Oliver | | 3/31/2022 | 10 % |
| Equipment;Pools/Ponds/Plygrds-ADA chairs in poor condition. Repalce all (3). two spas and one pool. Comments: RFP - Pool pros and Rodz | 470001 | Eric Oliver | | 3/31/2022 | 10 % |
| Masonry and windows;-Dual pane window replacements. Failed seals in several units. Comments: one/offers as they come. | 630001 | Eric Oliver | | 10/28/2022 | 0 % |
| Other Consultants-Legal fees | 120019 | Eric Oliver | | 12/31/2022 | 0 % |
| Painting;Interior-701 china basin common hallways Comments: RFP in progress | 375001 | Eric Oliver | | 9/30/2022 | 10 % |
| Plumbing and piping;Boilers-replace existing Gionani Boiler (JB) | 720001 | John Forde | | 12/2/2022 | 0 % |

Meridian at Midtown - 468

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Acquisition - 2018 | | | | | |
| Concrete/Asphalt walkways/stairs--Reset pavers in select areas where shifted | 420001 | Amy Aceves | | 5/31/2022 | 0 % |
| Equipment--New umbrellas & cushions. | 470002 | Amy Aceves | | 4/30/2022 | 10 % |
| Comments: Working with RPM, CM & design. | | | | | |
| Paving of Roadways/Parking/Courts--\$35k traffic coating upper garage parking deak. \$3k Steam clean garage | 410001 | Amy Aceves | | 5/31/2022 | 0 % |
| Plants and Lawn--Convert rear turf area to low maintenance materials | 520001 | Amy Aceves | | 5/31/2022 | 10 % |
| Comments: Working with landscaper on best material for area | | | | | |
| Siding--Exterior façade/stucco detail from Partner Report | 690001 | Amy Aceves | | 5/31/2022 | 0 % |
| Mill Creek - 332 | | | | | |
| Capital - 2022 | | | | | |
| Capitalized Overhead | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkwys/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Decking and Balconies;Exterior-Apply Deck coatings to all landings and balconies. | 670001 | Jesus Delgado | | 10/31/2022 | 20 % |
| Comments: Contract in progress. Pre Con set for 2/9/2022 | | | | | |
| Equipment; Pool Furniture-New pool furniture | 470002 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Fitness Center-Replace 2 treadmills/ 2 ellipticals/ 2 cycles/ trainer/ benches-Opti-fit bid | 930001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-HVAC Conversion (142 units) | 710008 | Jesus Delgado | | 10/31/2022 | 10 % |
| Comments: 2022 Replace 2 HVAC Units. | | | | | |
| Equipment;Pools/Ponds/Plygrds-Pool deck seal and color-\$15k | 470001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Water heater-Replace 50 water heaters due to age | 710002 | Jesus Delgado | | 5/31/2022 | 20 % |
| Comments: Out to Bid. Contract in Progress. Pre Con set for 1/13/2022. Start Date 1/31/2022 | | | | | |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Painting;Exterior-Full Exterior Paint | 691001 | Jesus Delgado | | 10/31/2022 | 20 % |
| Comments: Contract in progress. Pre Con set for 2/9/2022 | | | | | |
| Plumbing and piping;CommnArea-Replace failing gas lines to buildings | 490002 | Jesus Delgado | | 11/30/2022 | 0 % |
| Roofing;-Roof Modifications | 620001 | Jesus Delgado | | 4/29/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|---------------|---------------|-------------|------------|
| Siding;Exterior-Stucco patch for paint & trim R&R | 690001 | Jesus Delgado | | 10/31/2022 | 20 % |
| Comments: Contract in progress. Pre Con set for 2/9/2022 | | | | | |
| Stairs and railings;-Replace stair landings | 640001 | Jesus Delgado | | 10/31/2022 | 0 % |

Mio Apartments - 419

RevGen - 2021

| | | | | | |
|---|--------|---------------|--|-----------|------|
| PV Solar | 750001 | Victor Orozco | | 3/31/2022 | 60 % |
| Comments: 9/22/21 send contract for approval_Pre con 10/07/21_in progress_ | | | | | |
| roofing: seal leg braces for PV Solar project. | 620001 | Victor Orozco | | 3/31/2022 | 60 % |
| Comments: 9/22/21 send contract for approval_Pre con 10/07/21_in progress_ | | | | | |

Mission Peaks - sfo1132

Capital - 2022

| | | | | | |
|--|--------|----------|--|-----------|------|
| Concrete/Asphalt wlkways/stairs-Sidewalk replacements | 420001 | Allan Uy | | 7/15/2022 | 0 % |
| Golf Carts;Fitness Center-1 golf cart for maintenance | 940001 | Allan Uy | | 8/26/2022 | 25 % |
| Comments: Issue PO waiting to delivery | | | | | |
| Insulation/Ventilation;-Replace 20 Whisper Fans | 480001 | Allan Uy | | 9/30/2022 | 0 % |
| Lighting;Exterior-Upgrade exterior common area lighting to LED Phase 3 | 460001 | Allan Uy | | 8/12/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Asphalt R/R | 410001 | Allan Uy | | 7/29/2022 | 0 % |
| Roofing;-replace 50 carports this is the final phase of roofing here | 620001 | Allan Uy | | 9/30/2022 | 0 % |

Mission Peaks II - sfo1205

Capital - 2022

| | | | | | |
|---|--------|----------|--|------------|------|
| Concrete/Asphalt wlkways/stairs-Sidewalk R&R throughout | 420001 | Allan Uy | | 7/29/2022 | 0 % |
| Decking and Balconies;Exterior-15 Patio falling wall structure falling | 670001 | Allan Uy | | 7/29/2022 | 25 % |
| Comments: Issue contract | | | | | |
| Electrical;Interior-Electrical panel Replacement along with wiring connectors for every unit. Phased-postponed due to C19 | 390001 | Allan Uy | | 8/31/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Resurface 2nd pool. | 470001 | Allan Uy | | 4/29/2022 | 0 % |
| Equipment;Water heater-Replacement of 40 gal water heaters in units. 30 at \$2500 | 710002 | Allan Uy | | 12/16/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Golf Carts;Fitness Center-1 maintence cart replacement and fitness door replacement Comments: Issue PO | 940001 | Allan Uy | | 8/26/2022 | 25 % |
| Insulation/Ventilation;-Replace 30 Whisper fan | 480001 | Allan Uy | | 9/30/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Seal and restripe includes R&R | 410001 | Allan Uy | | 6/30/2022 | 0 % |

Mylo Santa Clara - 390

Capital - 2022

| | | | | | |
|---|--------|------------|--|-----------|-----|
| Elevators;-install Kings III System to monitor the elevator emergency phones (JB) | 730001 | John Forde | | 5/27/2022 | 0 % |
|---|--------|------------|--|-----------|-----|

Palm Valley (Palma Sorrento) - 412

Capital - 2022

| | | | | | |
|---|--------|----------|--|------------|------|
| Decking and Balconies;Exterior-Stain pool deck | 670001 | Allan Uy | | 4/29/2022 | 0 % |
| Equipment; Pool Furniture-Exterior furniture Comments: Issue PO | 470002 | Allan Uy | | 5/20/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-HVAC conversions (31 units) Comments: On going | 710008 | Allan Uy | | 12/2/2022 | 25 % |
| Equipment;Pools/Ponds/Plygrds-Resurface pool and spa | 470001 | Allan Uy | | 5/27/2022 | 0 % |
| Equipment;Water heater-Replace original Water heaters @ \$3050ea. with permits and expansion tanks and new valves by passing hydronics system. Comments: On going | 710002 | Allan Uy | | 11/18/2022 | 25 % |
| Fencing;-back gates to Villa and Santa need replacement | 440001 | Allan Uy | | 6/24/2022 | 0 % |
| Fire alarm/security systems;-600 Smoke alarm for 150 units(4 per unit on average) | 740001 | Allan Uy | | 9/16/2022 | 0 % |
| Lighting;Exterior-Replace 10 Bollard light Comments: Issue PO | 460001 | Allan Uy | | 4/29/2022 | 25 % |
| Plants and Lawn;-Remove storm damaged Cyress tree form storm and replace | 520001 | Allan Uy | | 4/29/2022 | 0 % |

Palm Valley (Santa Palmia) - 413

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Capital - 2022 | | | | | |
| Equipment;HVAC Units R22 Conversion-HVAC conversions (24 units) | 710008 | Allan Uy | | 12/9/2022 | 25 % |
| Comments: On going | | | | | |
| Equipment;Pools/Ponds/Plygrds-Pool deck coating | 470001 | Allan Uy | | 5/27/2022 | 25 % |
| Comments: Issue contract | | | | | |
| Equipment;Pools/Ponds/Plygrds-Resurface 3 pools w/quartz | 470001 | Allan Uy | | 5/20/2022 | 25 % |
| Comments: Issue contract | | | | | |
| Fire alarm/security systems;-4 cameras in the gym | 740001 | Allan Uy | | 8/5/2022 | 25 % |
| Comments: Issue PO | | | | | |
| Foundations;-Address pool concrete in garage that is leaking | 610001 | Allan Uy | | 9/23/2022 | 25 % |
| Comments: Issue contract | | | | | |
| Golf Carts;Fitness Center-replace maintenance golf cart | 940001 | Allan Uy | | 8/19/2022 | 25 % |
| Comments: Issue PO | | | | | |
| Insulation/Ventilation;-40 Wisper Green fans | 480001 | Allan Uy | | 9/23/2022 | 0 % |
| Insulation/Ventilation;-Garage CO modules replacement (JB) | 480001 | John Forde | | 7/22/2022 | 0 % |
| Lighting;Exterior-Replace 10 Bollard lights | 460001 | Allan Uy | | 6/3/2022 | 25 % |
| Comments: Issue PO | | | | | |
| Paving-Roadways/Parking/Courts-Underground parking areas cleaned and restriped | 410001 | Allan Uy | | 6/17/2022 | 25 % |
| Comments: Issue contract start 2/28/22 | | | | | |
| Plants and Lawn;-Remove storm damaged Cypress trees and replace | 520001 | Allan Uy | | 5/20/2022 | 0 % |
| Windows;Interior-Bldg 100 window replacement on 43 windows | 391001 | Allan Uy | | 9/30/2022 | 0 % |

Palm Valley (Villa Veneto) - 411

Capital - 2022

| | | | | | |
|--|--------|----------|--|------------|-----|
| Concrete/Asphalt wlkways/stairs-R/R throught community | 420001 | Allan Uy | | 4/8/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-HVAC conversions (31 units) | 710008 | Allan Uy | | 12/30/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Pool Deck coating | 470001 | Allan Uy | | 5/20/2022 | 0 % |
| Equipment;Water heater-Replace water heaters that original over 15 yrs old @ \$3050ea. with valve replacement from hydronic heater | 710002 | Allan Uy | | 12/16/2022 | 0 % |
| Fire alarm/security systems;-600 Smoke alarms for 150 Units (4 per unit at \$26.09 each detector) | 740001 | Allan Uy | | 7/22/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Insulation/Ventilation;-Replace 20 whisper fan \$900 each | 480001 | Allan Uy | | 6/24/2022 | 0 % |
| Lighting;Exterior-Replace 10 Bollard | 460001 | Allan Uy | | 4/22/2022 | 0 % |
| Mail Boxes-Remove Old mail boxes | 105523 | Allan Uy | | 4/7/2022 | 0 % |
| Plants and Lawn;-Cypress trees old topped during the storm remove and replace | 520001 | Allan Uy | | 5/27/2022 | 0 % |
| Site signage/leaseup marketing-Replace site Directory | 810001 | Allan Uy | | 4/22/2022 | 0 % |

Paragon - 405

Capital - 2022

| | | | | | |
|---|--------|------------|--|-----------|-----|
| Concrete/Asphalt wlkways/stairs-Grates around trees along sidewalk are starting to lif due to tree roots. | 420001 | Allan Uy | | 6/17/2022 | 0 % |
| Doors;Exterior-Install new Strike plates for storage unit to help deter break-ins | 650001 | Allan Uy | | 3/25/2022 | 0 % |
| Electrical;-Replace 160 batteries on (4) Inverters (JB) | 750001 | Allan Uy | | 5/20/2022 | 0 % |
| Fire alarm/security systems;-Remove old call boxes at gates | 740001 | John Forde | | 4/8/2022 | 0 % |
| Furnishings;Leasing/Amenity-Leasing office furniture (\$25K) & clubhouse amenity furniture (\$35K) | 920002 | Allan Uy | | 6/30/2022 | 0 % |
| Comments: holding on these for now due to collection project. | | | | | |
| Plants and Lawn;-infill missing plants & install 100 cu yard of mulch | 520001 | Allan Uy | | 4/29/2022 | 0 % |

Park West - 118

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Electrical;-Electrical main upgrades | 750001 | Eric Oliver | | 4/29/2022 | 10 % |
| Comments: RFP with ABM | | | | | |
| Equipment; Pool Furniture-Umbrellas worn and damaged. Replace 5 Umbrellas. | 470002 | Eric Oliver | | 5/27/2022 | 50 % |
| Comments: Babmar PO1633486 | | | | | |
| Masonry and windows;-Replace 8, 60 mn. fire rated stairwell windows. | 630001 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress BKB | | | | | |
| Painting;Exterior-Prep/prime and Paint exterior railings. Many locations showing rust. | 691001 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress BKB | | | | | |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|---------------|---------------|-------------|------------|
| Patina at Midtown - 484 | | | | | |
| Capital - 2022 | | | | | |
| Elevators;-install Kings III System to monitor the elevator emergency phones (JB) | 730001 | John Forde | | 2/25/2022 | 50 % |
| Comments: Sent PO to Vendor | | | | | |
| Pointe at Cupertino - 161 | | | | | |
| Capital - 2022 | | | | | |
| Concrete/Asphalt wlkys/stairs-R/R landing at Bldg 10655 and 10225 | 420001 | Allan Uy | | 7/22/2022 | 0 % |
| Equipment; Pool Furniture-Pool Furniture | 470002 | Allan Uy | | 6/3/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-R-410A conversions. 11 units at \$7,500 each | 710008 | Allan Uy | | 8/5/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Resurface pool | 470001 | Allan Uy | | 6/10/2022 | 0 % |
| Equipment;Water heater-18 hot water tanks R&R | 710002 | Allan Uy | | 12/2/2022 | 0 % |
| Fencing;-Approx. 140 ft. of fencing need to be replace | 440001 | Allan Uy | | 6/10/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Asphalt R&R through out | 410001 | Allan Uy | | 6/24/2022 | 0 % |
| Plants and Lawn;-Plants & infill to bare areas | 520001 | Allan Uy | | 6/2/2022 | 0 % |
| Radius - 581 | | | | | |
| RevGen - 2021 | | | | | |
| PV Solar | 750001 | Victor Orozco | | 4/29/2022 | 40 % |
| Comments: Send contract for approval _ Pre con ETA 10/04/21 _ in progress _ | | | | | |
| Roofing: Seal water proof PV Leg braces | 620001 | Victor Orozco | | 4/29/2022 | 40 % |
| Comments: Send contract for approval _ Pre con ETA 10/04/21 _ in progress _ | | | | | |
| Capital - 2022 | | | | | |
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Carpet;Common Area-bldg. 620 and 630 common hallway flooring with LVT | 310004 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: RFP in progress | | | | | |
| Driveway gates;-620 bi-fold motor and component replacement/upgrade needed. (R @S). | 450001 | Eric Oliver | | 3/4/2022 | 50 % |
| Comments: PO 1637843. R@S San Mateo. scheuled to be done by EOM FEB | | | | | |
| Equipment; Pool Furniture-Replace 630 outdoor courtyard furniture. | 470002 | Eric Oliver | | 4/29/2022 | 50 % |
| Comments: Terra Bound \$ 3,292 PO1635440 and Babmar \$24,191 PO1635438 | | | | | |
| Fire alarm/security systems;-Replace smoke/combos all units | 740001 | Eric Oliver | | 9/30/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Masonry and windows;-window internal seal/tint failure. (53) | 630001 | Eric Oliver | | 8/31/2022 | 0 % |
| Painting;Interior-bldg. 620 and 630 common hallway paint Comments: RFP in progress | 375001 | Eric Oliver | | 9/30/2022 | 10 % |
| Plants and Lawn;-Bldg. 620: Tree/plant Roots causing damage to 26 large planters on podium courtyard. Need replaced. Bldg. 630: At courtyard. Old | 520001 | Eric Oliver | | 4/29/2022 | 0 % |
| Replace BDU and BBU systems Comments: unbudgtd. precon 2/11 Hetnet wireless | 740001 | Eric Oliver | | 9/30/2022 | 30 % |

Reed Square - 130

Capital - 2022

| | | | | | |
|--|--------|----------|--|-----------|-----|
| Carport;-Rebuild carport due to Dryrot | 430001 | Allan Uy | | 4/29/2022 | 0 % |
| Equipment; Pool Furniture-Pool furniture Comments: Issue PO | 470002 | Allan Uy | | 5/20/2022 | 0 % |
| Plants and Lawn;-Plant infill & restoration of bare areas | 520001 | Allan Uy | | 5/27/2022 | 0 % |
| Site signage/leaseup marketing-Signage package Comments: holding on these for now due to collection project. | 810001 | Allan Uy | | 4/29/2022 | 0 % |

Regency at Mountain View - 387

Capital - 2022

| | | | | | |
|---|--------|-------------|--|-----------|------|
| Doors;Exterior-Replace (2) double utility doors. 3 single utility doors. | 650001 | Eric Oliver | | 6/30/2022 | 0 % |
| Equipment; Pool Furniture-Replace worn pool and sundeck furniture. Comments: Babmar, PO1633491 | 470002 | Eric Oliver | | 5/27/2022 | 50 % |
| Equipment;HVAC Units-Whole house replacement of electrical condensate pumps. Reached 4 year life span. units 102-326 received the pumps (67 units). Comments: Precon 2/24 1 PM. | 710007 | Eric Oliver | | 8/31/2022 | 30 % |
| Paving-Roadways/Parking/Courts-parking space numbering/stripping Comments: RFP in progress | 410001 | Eric Oliver | | 9/30/2022 | 10 % |
| Site signage/leaseup marketing-Monument sign is dated. Needs upgraded to Essex standard. Comments: RFP in progress-signcraft | 810001 | Eric Oliver | | 3/31/2022 | 10 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Rexford - 434 | | | | | |
| Acquisition - 2021 | | | | | |
| Carpets -Common Area-Replace common hallway flooring Bldgs. A,E,H | 310004 | Jesus Delgado | | 4/28/2023 | 0 % |
| Concrete/Asphalt walkways/stairs-Concrete sidewalk replacements. | 420001 | Jesus Delgado | | 2/28/2022 | 0 % |
| Decking and Balconies-Exterior-299K Structural Wood dry rot replacements and Railing attachment modifications. 191K Install Deck coating system. | 670001 | Jesus Delgado | | 9/30/2022 | 20 % |
| Comments: Out to Bid. Contract in Progress. Pre Con on 1/27/2022 | | | | | |
| Driveway gates- Controlled access system upgrades | 450001 | Jesus Delgado | | 4/29/2022 | 0 % |
| Electrical-Infrared scan on electrical system. | 750001 | Jesus Delgado | | 2/28/2022 | 0 % |
| Elevators-Modernize (3) hydraulic elevators. Replace (2) jacks. Renovate (3) overweight cabs. | 730001 | Jesus Delgado | | 12/30/2022 | 10 % |
| Comments: Out to Bid | | | | | |
| Equipment -Tools and Equipment-Start up equipment | 710002 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment-Fitness Center-Replace fitness equipment. (Essex fitness) | 930001 | Jesus Delgado | | 4/29/2022 | 50 % |
| Comments: PO send to vender | | | | | |
| Equipment-HVAC-A/C Wall unit replacement. Wall heater replacement. | 710004 | Jesus Delgado | | 7/29/2022 | 0 % |
| Equipment-Pool Furniture-Umbrellas | 470002 | Jesus Delgado | | 1/28/2022 | 0 % |
| Equipment-Pools/Ponds/Playgrounds/Lakes/Fountains/Waterscape | 470001 | Jesus Delgado | | 9/30/2022 | 0 % |
| -76K- Replace plaster for (2) pools and (2) new ADA | | | | | |
| Fire alarm/security systems- 10 yr. Battery CO/Smoke detector replacement. Relocate camera system or modify current location. | 740001 | Jesus Delgado | | 4/29/2022 | 0 % |
| Insulation/Ventilation-Replace all bathroom fans. | 480001 | Jesus Delgado | | 11/30/2022 | 0 % |
| Lighting-Exterior- Relamp apartment interior lighting to LED. Repalce 6 bollards. | 460001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Masonry and windows---Replace common hallway single pane windows Bldgs.A,E,H. And storage/bike locker room. | 630001 | Jesus Delgado | | 10/28/2022 | 0 % |
| Painting -Interior-Common Hallway Painting. Bldgs. A,E,H | 375001 | Jesus Delgado | | 5/31/2023 | 0 % |
| Painting-Exterior-Full exterior paint including school. | 691001 | Jesus Delgado | | 9/30/2022 | 20 % |
| Comments: Out to Bid. Contract in progress. Pre Con on 1/27/2022 | | | | | |
| Paving of Roadways/Parking/Courts--- Asphalt replacements with seal coat stripe. And add 5 parking stalls. | 410001 | Jesus Delgado | | 5/27/2022 | 0 % |
| Plants and Lawn-Tree trimming. Building clearance | 520001 | Jesus Delgado | | 4/28/2023 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Plumbing & Piping- Common Area-Water treatment system | 490002 | Jesus Delgado | | 11/30/2022 | 20 % |
| Comments: Contract in progress. Pre con set on 1/13/2022 Start Date 2/22/2022 | | | | | |
| Plumbing and piping -Boilers-Plumbing , angle stops and supply lines. Install seismic shut off valves to (21) gas service lines. | 720001 | Jesus Delgado | | 6/30/2023 | 0 % |
| Roofing-103K Roof replacement. Bldgs. B,C,D and Montessori . 62K Roof maintenance and install chimney saddle flashing. | 620001 | Jesus Delgado | | 7/29/2022 | 0 % |
| Site signage/lease-up marketing- Sign package replacement. | 810001 | Jesus Delgado | | 12/30/2022 | 0 % |
| Smartrent: units 1,100 per unit. Controlled access 100K. Linda Wu. | 120026 | Jesus Delgado | | 8/31/2022 | 0 % |
| Stairs and railings---Damaged Butterfly tread replacement. | 640001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Walls-Interior-Attic draft stop wall penetration repairs. | 360001 | Jesus Delgado | | 3/31/2022 | 0 % |

Riley Square - 357

Capital - 2022

| | | | | | |
|--|--------|----------|--|-----------|------|
| Equipment; Pool Furniture-Pool Furniture | 470002 | Allan Uy | | 5/20/2022 | 0 % |
| Comments: Issue PO | | | | | |
| Equipment;HVAC Units R22 Conversion-HVAC conversions from R22 to 410A (18 units) | 710008 | Allan Uy | | 6/24/2022 | 0 % |
| Fencing;-Replace Brick fencing failling | 440001 | Allan Uy | | 4/29/2022 | 25 % |
| Comments: Issue contract start 3/1/22 | | | | | |
| Lighting;Exterior-Common light LED upgrade | 460001 | Allan Uy | | 4/29/2022 | 0 % |
| Plants and Lawn;-Plant infill & restoration in bare areas | 520001 | Allan Uy | | 4/22/2022 | 0 % |

Sage Apartments - 224

Acquisition - 2017

| | | | | | |
|--|--------|-------------|--|-----------|------|
| ADA Compliance --Exterior--Install ADA ramp from sidewalk to office | 692001 | Eric Oliver | | 2/28/2022 | 60 % |
| Comments: PERMIT SET OF PLANS COMPLETE AND PERMIT IS APPROVED. WAITING FOR CORNERSTONE BUILDERS TO EXECUTE THE PROJECT PLAN 12/3/21. | | | | | |
| Landscaping and irrigation----50k Landscape infill. 25k landscape repairs related to window project | 510001 | Eric Oliver | | 2/25/2022 | 70 % |
| Comments: Made PO for immediate irrigation repairs. and Non-committed PO to clean up market window. 2022- Remaining budget (18,595) to be used to repair landscaping after ADA ramp project by cornerstone builders early Q1 2022 budget expires 3/12/22 | | | | | |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Capital - 2022 | | | | | |
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkwys/stairs-Sidewalk replacement at several locations. | 420001 | Eric Oliver | | 5/27/2022 | 0 % |
| Driveway gates;-upgrade software and boards. Battery Back up. | 450001 | Eric Oliver | | 4/1/2022 | 0 % |
| Equipment;HVAC Units-Replace 20 aged AC wall units. | 710007 | Eric Oliver | | 6/30/2022 | 0 % |
| Fire Hydrant replacement | 720001 | Eric Oliver | | 1/12/2022 | 100 % |
| Comments: Un budgeted. BR1. Emergency. PO | | | | | |
| Improvements;Leasing/Amenity-Paint interior of leasing office | 910001 | Eric Oliver | | 3/31/2022 | 0 % |
| pool cushion cover replacements | 470002 | Eric Oliver | | 3/31/2022 | 50 % |
| Comments: unbudgeted. BR2 PO1635361 babmar | | | | | |
| Site drainage;-Install 74 each downspout tie-in systems to the existing building down spouts to divert water away from building foundations and | 490001 | John Forde | | 6/3/2022 | 0 % |

San Marcos - 127

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Carport;-continue replacement of exterior stucco trim guards with stucco replacements/paint. 32 garages= 64 trim edges. | 430001 | Eric Oliver | | 3/31/2022 | 0 % |
| Concrete/Asphalt wlkwys/stairs-Paver upgrades and reset at main driveway entrances. | 420001 | Eric Oliver | | 8/26/2022 | 0 % |
| Decking and Balconies;Exterior-Apply deck coating to bottom concrete breezeways for aesthetics due to staining. Color to match top floors. Bldgs. 1,4,6,7,8,9,1 | 670001 | Eric Oliver | | 7/29/2022 | 0 % |
| Doors;Exterior-Misc. Common breezeway hallway damaged door replacements bldgs. 4 and 5. about 6 of them@ 4,500 EA. | 650001 | Eric Oliver | | 5/27/2022 | 0 % |
| Driveway gates;-Replacement front entrance, right side (2) slide gates, due to compromised structural integrity from rust. Loop sensor replacem | 450001 | Eric Oliver | | 8/31/2022 | 0 % |
| Equipment; Pool Furniture-Pool/outdoor furniture in poor condition. | 470002 | Eric Oliver | | 5/27/2022 | 0 % |
| Equipment;Water heater-Replace 62 water heaters | 710002 | Eric Oliver | | 11/30/2022 | 20 % |
| Comments: (Total count= 6) (Unit 128. PO 1630834)(PO1634363 Unit 611)(PO1634370 unit 1927)(PO1634379 unit 1323)(PO1634383 unit 723) (PO1636579 UNIT 1123) | | | | | |
| Fencing;-Install trellis over pool equipment for weather protection. | 440001 | Eric Oliver | | 4/1/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Fire alarm/security systems;-#1) Replace call box. The site is experiencing a lot of issues with old box. Possibly Smartrent | 740001 | Eric Oliver | | 4/29/2022 | 0 % |
| Improvements;Leasing/Amenity-Leasing offiMetal partition replacement due to rust damage and full paint Comments: This project on hold and reevaluate later this year possible collections | 910001 | Eric Oliver | | 10/28/2022 | 0 % |
| Insulation/Ventilation;-Continuation of Whisper fan upgrades. Vacant and level 4""s were only done in 2021. Comments: total one off installs=1 (PO1638443 carmel \$840) | 480001 | Eric Oliver | | 11/30/2022 | 10 % |
| Lighting;Exterior-Replacement of driveway lighting on island , roundabout and laterals. Add lighting to monuments. | 460001 | Eric Oliver | | 4/29/2022 | 0 % |
| Painting;Exterior-Paint all front entry vehicle and ped gates and related fencing due to rust and fade. Paint exterior stair well handrails. | 691001 | Eric Oliver | | 7/29/2022 | 0 % |
| Site signage/leaseup marketing-Add Monument sign at corner of Richmond parkway. Design to verify | 810001 | Eric Oliver | | 5/27/2022 | 0 % |

Solstice - sfo1273

RevGen - 2019

| | | | | | |
|---|--------|------------|--|-----------|-----|
| 17 Units - Patio Extension | 440001 | Amy Aceves | | 4/30/2022 | 0 % |
| Comments: Under contract w/West Pro Builders. Pre-con set for 9/12 | | | | | |

Station Park Green - 482

Capital - 2022

| | | | | | |
|---|--------|-------------|--|------------|------|
| Concrete/Asphalt wlkways/stairs-Paver modification around drive areas, between retail, around the pool AND Replace trunditcated domes infront 410 building. | 420001 | Eric Oliver | | 5/27/2022 | 0 % |
| Electrical;-Replace 120 batteries in (1) Inverter in Phase 1 (JB) | 750001 | John Forde | | 5/27/2022 | 0 % |
| Elevators;-install Kings III System to monitor the elevator emergency phones (JB) Comments: PO sent to vendor | 730001 | John Forde | | 2/25/2022 | 30 % |
| Fire alarm/security systems;-Add fob readers to existing system to bldg. 2 and 3 mail rooms. | 740001 | Eric Oliver | | 5/27/2022 | 0 % |
| Other Consultants-Legal fees | 120019 | Eric Oliver | | 12/30/2022 | 0 % |
| Painting;Exterior-Paint weathered raw concrete wall at amenity roof deck by ADA ramp. | 691001 | Eric Oliver | | 3/31/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Stevenson Place - 136 | | | | | |
| Capital - 2022 | | | | | |
| Carport;-15 metal carport trim need replacement | 430001 | Allan Uy | | 5/13/2022 | 0 % |
| Concrete/Asphalt wlkwys/stairs-R/R walkway through out community | 420001 | Allan Uy | | 6/3/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Pool resurface & Swim lanes | 470001 | Allan Uy | | 5/20/2022 | 0 % |
| Equipment;Water heater-Buiding M - replace exisiting water heater with same size gas water heater - existing water heater is aged and rusted (JB) | 710002 | John Forde | | 6/17/2022 | 0 % |
| Fencing;-Shared brick wall has shifted due to neighboring tree roots. | 440001 | Allan Uy | | 4/15/2022 | 0 % |
| Insulation/Ventilation;-replace 20 whisper fan | 480001 | Allan Uy | | 10/28/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Allan Uy | | 6/17/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Asphalt, sealcoat & re-stripe | 410001 | Allan Uy | | 6/10/2022 | 0 % |
| Stairs and railings;-Rebuild 5 stair wells | 640001 | Allan Uy | | 7/15/2022 | 0 % |
| The Carlyle - 476 | | | | | |
| Capital - 2022 | | | | | |
| Equipment; Pool Furniture-New Pool Furniture | 470002 | Allan Uy | | 5/27/2022 | 0 % |
| Comments: Issue PO | | | | | |
| Equipment;Water heater-Building 8 - replace existing water heater with same size gas water heater - existing water heater is aged & rusted (JB) | 710002 | John Forde | | 8/26/2022 | 0 % |
| Fire alarm/security systems;-Exit signs and lights | 740001 | Allan Uy | | 6/24/2022 | 0 % |
| Mail Boxes-Replace two mail station | 105523 | Allan Uy | | 3/18/2022 | 0 % |
| Plants and Lawn;-A lot of green area need refreshment due to homeless people damage/ change to dryscape-JB to approve scope | 520001 | Allan Uy | | 5/20/2022 | 0 % |
| Plumbing and piping;CommnArea-Kitchen drain line replacements | 490002 | Allan Uy | | 4/15/2022 | 0 % |
| Site drainage;-To install drainage at trash areas that overflow during rains | 490001 | Allan Uy | | 6/17/2022 | 0 % |
| The Commons - 025 | | | | | |
| Capital - 2022 | | | | | |
| Concrete/Asphalt wlkwys/stairs-Concrete R/R | 420001 | Allan Uy | | 10/28/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Equipment; Pool Furniture-Pool Furniture | 470002 | Allan Uy | | 5/27/2022 | 0 % |
| Comments: Issue PO | | | | | |
| Equipment;Water heater-replace existing storage tanks with new tank - existing storage tanks are rusted (JB) | 710002 | John Forde | | 8/26/2022 | 0 % |
| Landscaping and irrigation;-cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen portion of the l | 510001 | John Forde | | 6/24/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Asphalt R/R-stripe-seal | 410001 | Allan Uy | | 7/29/2022 | 0 % |
| Plants and Lawn;-need major infill,lot of plants were pulled for the patio extensions and left property bare | 520001 | Allan Uy | | 7/14/2022 | 0 % |
| Site signage/leaseup marketing-replace address range on existing monument | 810001 | Allan Uy | | 3/18/2022 | 0 % |
| Comments: holding on these for now due to collection project. | | | | | |

The Galloway @ Owens - 498

Capital - 2022

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|---|--------|---------------|--|------------|------|
| Capitalized Overhead- | 900000 | Jesus Delgado | | 12/30/2022 | 0 % |
| Equipment; Pool Furniture-Repalce pool furniture on hacienda side | 470002 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;Fitness Center-Hacienda side-full rehab bid from Opti-Fit/ trainer/ 4 treads/ 4 cycles/ 4 ellipticals/ dumb bells/ mats | 930001 | Jesus Delgado | | 3/31/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Resurface 1 spa/ 1 being done in '21 | 470001 | Jesus Delgado | | 5/31/2022 | 50 % |
| Comments: PO Sent to Vender. Pre Con set for 1/18/2022 | | | | | |
| Improvements;Leasing/Amenity-Replace carpet in CM, ACM and leasing office area to HSF | 910001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Insulation/Ventilation;-Garage CO Sensors Retrofit/Replacement (JB) | 480001 | John Forde | | 10/31/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Seal coat & stripe both site | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Vinyl/floor tile;Common Area-Replace carpet in stairwells alot staining. | 340004 | Jesus Delgado | | 10/31/2022 | 0 % |

The Grand - 178

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Davit system upgrades and certification | 710001 | Eric Oliver | | 2/28/2022 | 90 % |
| Comments: un budgeted. BR1. Scaffold inspection and testing PO1638426 | | | | | |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|---|----------|-------------|---------------|-------------|------------|
| Equipment; Pool Furniture-Refinish 6 wood benches on terrace levels. | 470002 | Eric Oliver | | 5/27/2022 | 0 % |
| Fire alarm/security systems;-replace 10 yr. smoke/co detecors | 740001 | Eric Oliver | | 9/30/2022 | 0 % |
| Furnishings;Leasing/Amenity-Replace Main lobby furniture per essex design. | 920002 | Eric Oliver | | 4/1/2022 | 0 % |
| Gutters;Exterior-Install new gutter or awning system above 16th floor amenity entrance/exit door. | 680001 | Eric Oliver | | 5/27/2022 | 0 % |
| Masonry and windows;-Replace 10 windows due to seal failures. | 630001 | Eric Oliver | | 9/30/2022 | 10 % |
| Comments: Replace (2) windows. one window EA..units 105 and 601. PO 1629258. | | | | | |
| Roofing;-Roof enhancements | 620001 | Eric Oliver | | 3/31/2022 | 0 % |

The Landing at Jack London Square - sfo1281

Capital - 2021

| | | | | | |
|---|--------|-------------|--|----------|-------|
| Roofing; - Reached life expectancy. Replace flat roofing buildings 1 and 2. Other 2 bldg. roofing replaced in 2020 during PV Solar project. | 620001 | Eric Oliver | | 1/7/2022 | 100 % |
|---|--------|-------------|--|----------|-------|

Comments: Contract executed. Start has been delayed. Materials are shipping very slowly to distributors. Start 12/8.

Capital - 2022

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|---|--------|-------------|--|-----------|------|
| Bldg.121 exterior stair landing replacement due to dry rot. | 670001 | Eric Oliver | | 2/11/2022 | 90 % |
|---|--------|-------------|--|-----------|------|

Comments: un budgeted. BR3. BKB construction PO1639194.

| | | | | | |
|-----------------------|--------|-------------|--|------------|-----|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
|-----------------------|--------|-------------|--|------------|-----|

| | | | | | |
|---|--------|-------------|--|-----------|------|
| Equipment;Pools/Ponds/Plygrds-Spa Plaster | 470001 | Eric Oliver | | 5/27/2022 | 30 % |
|---|--------|-------------|--|-----------|------|

Comments: precon 2/9

| | | | | | |
|--|--------|------------|--|-----------|-----|
| Equipment;Water heater-Bldg 2 - remove and replace 2 existing 200 -gallon storage tanks with new storage tank - existing tanks are corroded (JB) | 710002 | John Forde | | 6/30/2022 | 0 % |
|--|--------|------------|--|-----------|-----|

| | | | | | |
|---|--------|-------------|--|-----------|-----|
| Insulation/Ventilation;-\$55K to phase in Whisper Green Fans 60 this year @900 ea.- Current fans need replacement due to age and heating element issue. | 480001 | Eric Oliver | | 8/26/2022 | 0 % |
|---|--------|-------------|--|-----------|-----|

| | | | | | |
|---|--------|-------------|--|-----------|-----|
| Masonry and windows;-Duel pane Window panel replacements. | 630001 | Eric Oliver | | 10/7/2022 | 0 % |
|---|--------|-------------|--|-----------|-----|

| | | | | | |
|---|--------|-------------|--|-----------|------|
| Paving-Roadways/Parking/Courts-seal coat stripe | 410001 | Eric Oliver | | 9/30/2022 | 30 % |
|---|--------|-------------|--|-----------|------|

Comments: precon 2/10

| | | | | | |
|-------------------------|--------|-------------|--|-----------|------|
| Pool Heater replacement | 470001 | Eric Oliver | | 3/31/2022 | 50 % |
|-------------------------|--------|-------------|--|-----------|------|

Comments: un budgeted. BR2. AWHs. PO1635456

The Woods - 356

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Capital - 2022 | | | | | |
| Concrete/Asphalt wlkways/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Doors;Exterior-Replace 20 front doors | 650001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Plumbing and piping;CommnArea-Replace approx. 30 lin ft of sewer line due to roots | 490002 | Jesus Delgado | | 5/31/2022 | 0 % |
| Township - 393 | | | | | |
| Capital - 2022 | | | | | |
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| outdoor cushions and lounge chairs | 470002 | Eric Oliver | | 3/31/2022 | 50 % |
| Comments: unbudgeted Babmar \$7,375.72 PO1635744 and texacraft \$2,763.01 PO1635749. | | | | | |
| Plumbing and piping;CommnArea-Water submeters | 490002 | Eric Oliver | | 10/28/2022 | 0 % |
| Verandas - sfo1108 | | | | | |
| Capital - 2022 | | | | | |
| Concrete/Asphalt wlkways/stairs-Concrete R&R | 420001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Doors;Exterior-Replace fob access to pedestrian gates | 650001 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment; Pool Furniture-Pool Furniture | 470002 | Jesus Delgado | | 5/31/2022 | 0 % |
| Equipment;HVAC Units R22 Conversion-57 HVAC conversions | 710008 | Jesus Delgado | | 11/30/2022 | 10 % |
| Comments: 2022 Replace 3 HVAC units. | | | | | |
| Equipment;Water heater-replace (3) existing water heaters with same size water heaters - existing water heaters are rusted & aged (JB) | 710002 | John Forde | | 7/29/2022 | 0 % |
| Fire alarm/security systems;-Add cell service to exsiting fire panels | 740001 | Jesus Delgado | | 9/30/2022 | 0 % |
| Gutters;Exterior-Replace all gutters and downspouts to all Bldg. | 680001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Improvements;Leasing/Amenity-Paint office and clubroom-\$23950 Replace flooring office , club room and kitchen in club room-\$26625 | 910001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Insulation/Ventilation;-Repalce 50 whisper fans | 480001 | Jesus Delgado | | 10/31/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Jesus Delgado | | 8/31/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|---------------|---------------|-------------|------------|
| Lighting;Exterior-Upgrade light fixtures in pool area and wall packs along perimeter fence to LED | 460001 | Jesus Delgado | | 6/30/2022 | 0 % |
| Paving-Roadways/Parking/Courts-Asphalt R&R Seal Coat | 410001 | Jesus Delgado | | 8/31/2022 | 0 % |
| Plumbing and piping;CommnArea-Replace sewer corroded cast iron pipes Bldg 100,300,800,1100,1200 & 1400 | 490002 | Jesus Delgado | | 8/31/2022 | 0 % |

Vista Belvedere - 151

Capital - 2022

| | | | | | |
|--|--------|-------------|--|------------|------|
| Capitalized Overhead- | 900000 | Eric Oliver | | 12/31/2022 | 0 % |
| Concrete/Asphalt wlkways/stairs-Concrete sidewalk replacements at front entries of lower level units and a few sidewalk locations. Asphalt patching needed by sp | 420001 | Eric Oliver | | 6/24/2022 | 0 % |
| Equipment;Pools/Ponds/Plygrds-Pool resurface Comments: pre con 2/21/22 1 PM | 470001 | Eric Oliver | | 11/30/2022 | 30 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Eric Oliver | | 5/2/2022 | 0 % |
| Roofing;-Replace 5 roofs and carports/ remainder of roofs with out solar Comments: RFP in progress Gorman | 620001 | Eric Oliver | | 10/31/2022 | 10 % |
| unit 45P chimney flue improvements Comments: unbudgeted PO1636184 Whittens | 660001 | Eric Oliver | | 2/25/2022 | 90 % |

Willow Lake - 147

Capital - 2022

| | | | | | |
|--|--------|----------|--|------------|-----|
| Decking and Balconies;Exterior-Decking and balconies | 670001 | Allan Uy | | 9/23/2022 | 0 % |
| Doors;Exterior-Replace 20 garage doors and motors | 650001 | Allan Uy | | 11/25/2022 | 0 % |
| Electrical;Interior-Interior panel replacement @1300 ea.77 panel | 390001 | Allan Uy | | 6/24/2022 | 0 % |
| Equipment;Water heater-\$2250 each x 15 | 710002 | Allan Uy | | 12/8/2022 | 0 % |
| Improvements;Leasing/Amenity-Office flooring-paint Comments: holding on these for now due to collection project. | 910001 | Allan Uy | | 9/16/2022 | 0 % |
| Insulation/Ventilation;-Install 48 whisper fan | 480001 | Allan Uy | | 9/30/2022 | 0 % |
| Landscaping and irrigation;-plant infill, cobblestone, replace existing nozzles, replace existing drip, DG, & tie in downspouts - This is the non-rev gen po | 510001 | Allan Uy | | 8/26/2022 | 0 % |
| Masonry and windows;-Window replacement | 630001 | Allan Uy | | 8/26/2022 | 0 % |

| Project Name | Category | Responsible | Defer./Cancel | Est. Compl. | Completion |
|--|----------|-------------|---------------|-------------|------------|
| Painting;Exterior-Full exterior paint | 691001 | Allan Uy | | 8/19/2022 | 0 % |
| Roofing;-Roof modifications | 620001 | Allan Uy | | 6/10/2022 | 0 % |
| Siding;Exterior-Siding-trim w paint-LP | 690001 | Allan Uy | | 8/19/2022 | 0 % |
| Windows;Interior-Replace Foggy windows | 391001 | Allan Uy | | 9/30/2022 | 0 % |
