

ADDRESS: 11344 Coloma Rd, Rancho Cordova, CA 95670, USA

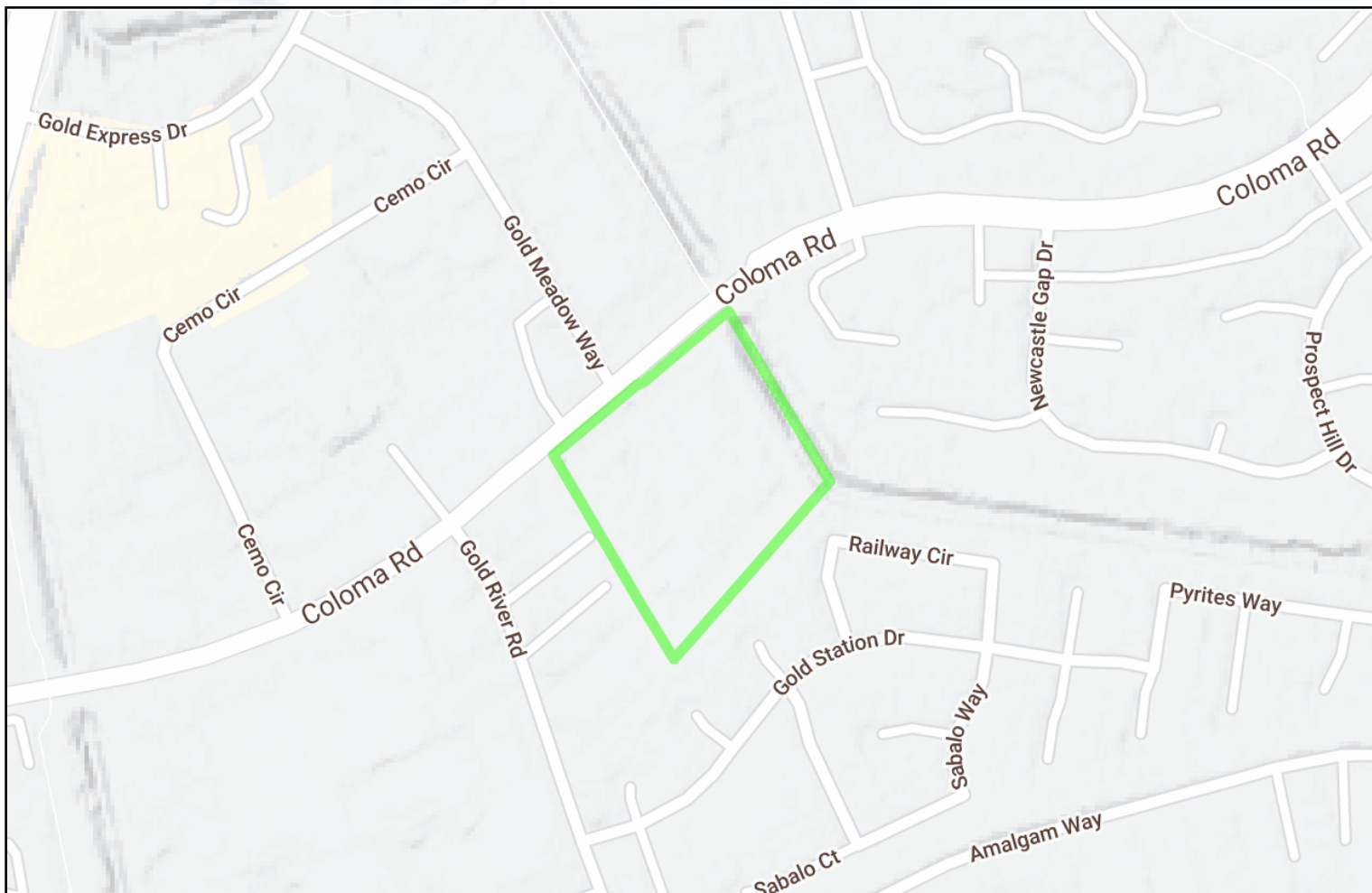
BUSINESS NAME: DEV\_STAGING

ENGAGING CONTACT NAME: Dev Team

APN: 06901100090000



Condition Risk Rating



ADDRESS: 11344 Coloma Rd, Rancho Cordova, CA 95670, USA

## Site Summary

LAND USE: Office Bldg (multi-story)	LOT SIZE: 392,911 sq ft
PARCEL NUMBER: 069-0110-009-0000	ACRES: 9.02
PARCEL CENTROID: 38.62031, -121.25968	FIPS CODE: 06067
JURISDICTION: Sacramento County	TOPOGRAPHY:
ASSESSED LAND VALUE: \$2,734,114	ELEVATION: 117.42 feet
ASSESSMENT YEAR: 2021	SLOPE: 1.58 degrees, Flat to Very Low
LEGAL DESCRIPTION: PARCEL MAP, LOT 1	

## Building Summary

YEAR BUILT: 1984	CONSTRUCTION QUALITY: Average
BUILDING COUNT: 0	CONSTRUCTION TYPE: Framing, Steel
BUILDING AREA: 140,549 sq ft	EXTERIOR: Precast Concrete Panel
STORIES: 2	ROOF COVERING: Built-up Tar And Gravel
AMENITIES:	ROOF YEAR: 2015
REPLACEMENT COST: \$215.68 per sq ft	ROOF EUL: (2037)
FULL REPLACEMENT EST: \$30,313,608.32	ASPECT: 93.19 degrees/SouthEast
ASSESSED IMP VALUE: \$6,513,627	

## Owner Summary

CURRENT OWNER: GOLD RIVER GPRV 14 LLC	
LAST SALE DATE: 20161209	EST MORTGAGE BALANCE: \$9,321,000
LAST SALE PRICE: \$8,625,000	TOTAL OPEN LIENS: \$9,321,000
TITLE COMPANY: PLACER TITLE COMPANY	TAX AMOUNT: \$113,662.76
LENDER NAME: CITY NATIONAL BANK	TAX RATE CODE: 54-460
LOAN TYPE: Building or Construction Loan	TAX DELINQUENT YEAR:
LOAN AMOUNT: \$9,321,000	

## Hazard Risks

Drought	ELEVATED
Catastrophic Flood	ELEVATED
Mold	MODERATE
Fault Earthquake	LOW
Earthquake	LOW
Hail	LOW
Convection Storm	LOW
Lightning	LOW
Flood	LOW
Radon	LOW
Volcano	LOW
Wildfire	LOW
Wind	LOW
Tornado	LOW
Ice Dam	LOW
Frozen Pipe	LOW
Snow Load	LOW
Slope	LOW

### Property Condition Insights

CATEGORY	TYPE	DATE
DAMAGES	Wind Damage	
	Water Damage	
	Seismic Damage	
	<b>Fire Damage</b>	<b>2015-11-03</b>
PREVENTATIVE	Wind Damage Prevention	
	Sprinkler Systems	
	<b>Seismic Damage Prevention</b>	<b>2014-08-05</b>
	Fire Alarm	
IMPROVEMENTS	Solar	
	<b>Alteration/Remodel/Addition</b>	<b>2016-01-25</b>
	<b>Repair/Replace</b>	<b>2015-11-03</b>
	<b>Demolition</b>	<b>2015-09-16</b>
MAJOR SYSTEMS	<b>Building</b>	<b>2016-01-25</b>
	<b>Electrical</b>	<b>2017-09-01</b>
	<b>Mechanical</b>	<b>2017-11-27</b>
	Plumbing	

## Recent Permit Activity

PERMIT DATE: 2017-11-27

VALUATION: \$9,000

<b>PERMIT TYPE</b>	Miscellaneous Combo Commercial
<b>PERMIT STATUS</b>	Completed
<b>WORK CLASS</b>	
<b>DESCRIPTION</b>	Area: C01: 11344 Coloma Road HVAC Heat Pump package unit, roof top, 5 tons, no ductwork, increase of weight with structural calculations

PERMIT DATE: 2015-11-03

VALUATION: \$4,000

<b>PERMIT TYPE</b>	Building Combo Repair Commercial
<b>PERMIT STATUS</b>	Completed
<b>WORK CLASS</b>	Replace Windows or Siding, Fire Repair
<b>DESCRIPTION</b>	AREA: C01 COM-REPAIR STAIRS 3 INSPECTIONS-COM-REPAIR STAIR LANDING WOOD SUPPORT STRUCTURE LIKE FOR LIKE OF NORTH AND SOUTH STAIRWELLS LOCATED BETWEEN BUILDINGS 100 AND 200

PERMIT DATE: 2015-09-16

VALUATION: \$115,861

<b>PERMIT TYPE</b>	Building Combo Alt TI Commercial
<b>PERMIT STATUS</b>	Completed
<b>WORK CLASS</b>	Alteration, Tenant Improvement
<b>DESCRIPTION</b>	AREA: C01 ANDREWS CONSTRUCTION COM-21- INSPECTIONS- INTERIOR TENANT IMPROVEMENT TO EXISTING SUITE TO CREATE DENTAL OFFICE ON THE FIRST FLOOR. INCLUDES, DEMO, DOORS, PAINT, HVAC, PLUMBING AND ELECTRICAL. 1640 SQFT., CH01- SUBMITTAL OF PLAN CHANGE FOR AN ADDITIONAL SUB-PANEL.

## Recent Permit Activity

PERMIT DATE: 2015-01-27

VALUATION: \$60,000

<b>PERMIT TYPE</b>	Re-roof Combo Commercial
<b>PERMIT STATUS</b>	Completed
<b>WORK CLASS</b>	Re-Roof
<b>DESCRIPTION</b>	AREA: C01 11344 COLOMA RD COMMERCIAL 8 INSPECTIONS TEAR-OFF/REROOF INSULATION BOARD OVER EXISTING SHEATHING 165 SQUARE'S OF SINGLE PLY

PERMIT DATE: 2014-09-02

VALUATION: \$3,000

<b>PERMIT TYPE</b>	Miscellaneous Combo Commercial
<b>PERMIT STATUS</b>	Completed
<b>WORK CLASS</b>	
<b>DESCRIPTION</b>	AREA: C01 AROMA OF EUROPE BAKERY INSTALL RE-LOCATED KITCHEN EQUIPMENT UNDER EXISTING HOOD, CONNECT TO EXISTING GAS PIPING. NO ELECTRICAL, EQUIPMENT TO PLUG INTO EXISTING 20a ELECTRICAL OUTLET.

PERMIT DATE: 2014-08-05

VALUATION: \$900

<b>PERMIT TYPE</b>	Building Combo New Add Foundation Comm
<b>PERMIT STATUS</b>	Completed
<b>WORK CLASS</b>	New Buildings, New added square footage
<b>DESCRIPTION</b>	AREA: C01 new exterior closet for propane tank COMMERCIAL-ADDITION OF 2X2 RATED CLOSET @EXTERIOR FOR 5 GALLON PROPANE TANK TO BE PIPED INTO SUITE W/ HALF INCH PROPANE GAS SUPPLY LINE TO TERMINATE @ EACH SHUT OFF VALVES LOCATED IN INTERIOR WALL

## Recent Permit Activity

PERMIT DATE: **2013-05-06**

VALUATION: **\$43,934**

<b>PERMIT TYPE</b>	Re-roof Combo Commercial
<b>PERMIT STATUS</b>	Completed, Completed
<b>WORK CLASS</b>	Re-Roof
<b>DESCRIPTION</b>	AREA: C01 The Fivey Co. reroof E--Reroof: BUR rear-off, install TPO

PERMIT DATE: **2011-11-10**

VALUATION: **\$4,000**

<b>PERMIT TYPE</b>	Building Combo Repair Commercial
<b>PERMIT STATUS</b>	Finaled
<b>WORK CLASS</b>	Repairs
<b>DESCRIPTION</b>	AREA: C01 Club Center stair repair Violation, repair existing stairs and siding, landings like for like servicing bldgs 400-600 (middle staircase)

PERMIT DATE: **2011-07-21**

VALUATION: **\$100,000**

<b>PERMIT TYPE</b>	Building Combo Alt TI Commercial
<b>PERMIT STATUS</b>	Finaled
<b>WORK CLASS</b>	Alteration, Tenant Improvement
<b>DESCRIPTION</b>	AREA: C01 The Fivey Co. Tenant Improvements in Bldg 300 Tenant Improvements to be done in Bldg. #300

PERMIT DATE: **2009-09-29**

VALUATION: **\$90,431**

<b>PERMIT TYPE</b>	Re-Roof Combo Commercial
<b>PERMIT STATUS</b>	Finaled
<b>WORK CLASS</b>	Re-Roof
<b>DESCRIPTION</b>	AREA: C01 FIVEY GP Re-roof E~COM~Re-roof 250sq



## REPORT USAGE

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