

CONSTRUCTION CLASS

The class of construction is the basic subdivision in Marshall Valuation Service, dividing all buildings into five basic groups by type of framing (supporting columns and beams), walls, floors, roof structure, and fireproofing. The subject is construction Class D. Construction is rated good to excellent quality.

CONSTRUCTION DETAILS

The subject improvements consist of 14 condominium buildings and a clubhouse that were built in phases between 1985 and 1991. The phases of construction are outlined as follows:

1985: Buildings 3, 4, 5, 6, and 7

1987: Buildings 1 and 2

1988: Buildings 8, 9, 10 and 11

1991: Buildings 12, 13, 17 and 18

Each building is described below. They are all constructed of wood frame, stucco exterior, wood joists floors, wood rafters, clay tile roof, and fully sprinklered. The guard gate is 144 square feet. The tennis court restroom is 91 square feet and a steel frame maintenance building is 3,712 square feet.

Building No. 1: This is a 30-unit, 10-level condominium that is irregular in shape and built on a hillside. The building has 34,121 square feet.

Building No. 2: This is a 26-unit, 9-level condominium that is irregular in shape and built on a hillside. The building has 27,584 square feet.

Building No. 3: This is a 5-unit, 3-level condominium that is irregular in shape and built on a hillside. The building has 7,462 square feet.

Building No. 4: This is a 6-unit, 3-level condominium that is irregular in shape and built on a hillside. The building has 8,886 square feet.

Building No. 4: This is a 6-unit, 3-level condominium that is irregular in shape and built on a hillside. The building has 8,886 square feet.

Building No. 5: This is a 5-unit, 3-level condominium that is irregular in shape and built on a hillside. The building has 7,462 square feet.

Building No. 6: This is a 6-unit, 3-level condominium that is irregular in shape and built on a hillside. The building has 8,886 square feet.

Building No. 7: This is a 4-level clubhouse that is irregular in shape and built on a hillside. The building has 8,136 square feet.

Building No. 8: This is an 18-unit, 6-level condominium that is irregular in shape and built on a hillside. The building has 23,819 square feet.

Building No. 9: This is a 14-unit, 5-level condominium that is irregular in shape and built on a hillside. The building has 19,848 square feet.

Building No. 10: This is a 17-unit, 3-level condominium that is irregular in shape and built on a hillside. The building has 26,778 square feet.

Building No. 11: This is an 11-unit, 4-level condominium that is irregular in shape and built on a hillside. The building has 12,939 square feet.

Building No. 12: This is a 3-level single family home that is irregular in shape and built on a hillside. The building has 3,542 square feet.

Building No. 13: This is a 13-unit, 6-level condominium that is irregular in shape and built on a hillside. The building has 22,336 square feet.

Building No. 17: This is a 13-unit, 6-level condominium that is irregular in shape and built on a hillside. The building has 22,722 square feet.

Building No. 18: This is a 20-unit, 9-level condominium that is irregular in shape and built on a hillside. The building has 34,618 square feet.

The following discussion provides a summary of the interior and exterior characteristics of the subject units. This summary is based on standard amenities at the subject. The following construction summary is integral to our valuation.

Architectural Design:	Multi-level buildings with one- and two-story condominiums, and a single family residence at 56 Gaviota.
Exterior Walls:	Architectural details include a Mediterranean style with wood frame walls and a white stucco finish, with mahogany balcony railings and red clay tile roof. Glazing includes dual pane patio type sliding glass and/or French doors, and dual pane fixed, or sliding glass windows with wood frames.
Roof Covering:	Roof material is concrete tile over felt and plywood decking, and wood truss construction.