DEAR PROSPECTIVE BUYER:

The owners of Park Towers Homeowners Association and the Declarants under the terms of the Declaration of Covenants, Conditions and Restrictions for Park Towers Homeowners Association are in the process of preparing inspection reports regarding the existing structural components and mechanical and electrical installationsof Park Towers Condominium, as required by NRS 116.4106.

Upon completion of this report, it will be included as Exhibit "F" of the Public Offering Statement of Park Towers Condominium.

Upon review of that report, should you, as a prospective buyer, wish to withdraw your offer to purchase the condominium unit, you shall have the right to do so and any deposits that may have been placed in escrow shall be returned to you.

You will have three (3) days upon receipt of the report to notify Seller as to whether or not you wish to proceed with the purchase of the condominium unit.

After the three (3) day period, it will be assumed that you intend to purchase the condominium unit, unless Seller has received written notice of your withdrawal of offer to purchase.

Sincerely,

PARK TOWERS HOMEOWNERS ASSOCIATION

KEVIN L. JOHNSON

AeroTech Environmental Consultants

September 19, 2001

To Whom It May Concern,

The purpose of this letter is to acknowledge that AeroTech Environmental Consultants is the official asbestos consultant for the Park Tower Condominiums, and have conducted numerous asbestos inspections and assessments throughout the building.

As a result of conducting these asbestos inspections, it has been determined thus far that all of the spray acoustic ceiling texture, and the majority of flooring materials (i.e. linoleums and floor tiles) which have been sampled within this building have been determined to contain asbestos.

Prior to demolition or renovation activities commencing that would disturb the above mentioned materials, AeroTech Environmental recommends that the following procedures are acknowledged in order to maintain regulatory compliance and reduce liability and health concerns:

- A certified asbestos abatement contractor licensed in the State of Nevada should be contracted to perform all activities involving the removal or disturbance of materials which contain asbestos. All abatement work should be done in strict accordance with applicable Federal, State and local regulations.
- Notification to appropriate agencies (EPA/OSHA) which regulate the removal of asbestos should be performed by an asbestos abatement contractor.
- A certified asbestos consultant licensed in the State of Nevada should be contracted to conduct final clearance air monitoring after asbestos abatement is complete.

Should you have any questions regarding the contents of this letter, or need additional information, please contact us at your convenience.

Respectfully Submitted,
AEROTECH ENVIRONMENTAL CONSULTANTS

Gene E. Johnson
Project Director
Asbestos Consultant License No. IJPM0604

P. O. Box 5298 • Reno • NV • 89513
(775) 746-3838 • Fax (775) 787-6846

Project Number B0342

Structural Engineering Reserve Study for Condominium Conversion of The Park Towers Building, Reno, Nevada

Report Index

General 1
BACKGROUND 1
INVESTIGATION 2
    Visual Observations 2
    Floor Slab Topography 3
DISCUSSION 4
    Floor Slab Deflection 4
    Retrofitted Pipe Column @ northwest corner of bldg 5
CONCLUSION 5
APPENDIX A (photographs) 7
APPENDIX B (floor topography) 7

Ferrari Shields & Associates
185 Cadillac Place ◆ Reno Nevada 89509 ◆ 775-829-9277 ◆ 775-829-9359 (Fax)

FERRARI SHIELDS & ASSOCIATES
Consulting Structural and Civil Engineers
185 Cadillac Place Reno, Nevada 89509
Phone: (775) 829-9277 Fax: (775) 829-9359 ferrarishields.com

October 28, 2001

Hoffman, Test, Guinan & Collier, Attorneys At Law
429 West Plumb Lane
Reno, Nevada

Attention: Louis Test, Esq.

Subject: Park Tower condominium conversion structural engineering reserve study.

Dear Louis,

At your request, Ferrari Shields has undertaken a structural observation of the aforementioned Park Towers Apartment building, 280 Island Avenue, Reno, Nevada. The purpose of this report is to comply with the requirements of Nevada Revised Statues (NRS) Section 116.4106. To establish the criteria for structural engineering reserve for the conversion from apartments to condominiums. Is must be noted that this report is based on visual observations of the structure only; no structural engineering plans were reviewed. Furthermore, this report is not intended to represent or address the structural engineering adequacy, design, construction, or capability of the building. This report is solely a "snapshot" in time regarding the visual observations of the building, no warranty or guarantee regarding future structural conditions is offered, nor is any representation made regarding the useful life of the structural elements.

BACKGROUND

The seventeen story Park Towers Apartment building was built in the early 1960's. The building appears to have been constructed using the "lift-slab" method. In this method of construction, the steel columns are initially installed. Next, the individual concrete floor slabs are constructed on the ground floor concrete slab-on-grade. The second floor slab is constructed on the ground floor slab; when the second floor slab has cured, a bond-breaker membrane is placed on the slab, and the third floor concrete slab is constructed on top of the second floor slab. The previous procedure is repeated until all of the floor slabs for the total number of stories for the building have been constructed,

sandwiched together, like slices of bread, at the bottom of the building. When the top-most slab has been placed on the stack, the next phase of construction can begin. During this phase the individual slabs are raised to their final elevation location by hydraulic jacks that travel along the vertical structural steel columns. The hydraulic jacks, in turn, are attached to steel lifting rings that have been cast integrally into the slabs around the column openings. As each slab is jacked to its final position, the steel lifting ring is welded to the vertical steel columns. One of the hallmarks of the lift-slab concept is the absence of floor beams; the flat floor system is designed to span between the column locations. This process is repeated until all of the slabs have been lifted into their final story position. Once this has been accomplished, the perimeter concrete shearwalls of the building are constructed and attached to the floor slabs.

The lift-slab method of construction has fallen out of favor. Subsequent editions of the Uniform Building Code (UBC) have continually upgraded the connection forces and structural concept requirements for the system to the point that it was no longer feasible to use the system in higher seismic zones -- 3 and 4 (Reno is in seismic zone 3).

INVESTIGTATION

The structural observation of the building was limited to a visual observation of certain structural members, including the basement walls, selected floor slabs and columns. Included in our investigation is a topographic survey of certain areas of floor slabs at levels 3, 5, 7, 12. These topographic surveys were conducted in apartments that were being remodeled and the floor slab was exposed. The topographic survey will reflect the slopes inherent in the floor slabs. The contours of the floor slabs are important because they can reflect the moments and shears inherent in the slab, as well as the slab deflections. A photographic documentation of pertinent areas and conditions of the building was also performed concurrent with the topographic measurements of the floor slabs.

Visual Observations:

The purpose of the visual observation of the building is to attempt to identify and evaluate any observed structural cracking or distress in the building. Of particular interest is any observed cracking in the concrete shearwalls, retaining walls, and floor slabs. All of the walls in the interior of the building are non-structural party walls. The only vertical load elements in the interior of the building are the vertical steel columns. They are enclosed by a nonstructural stucco column enclosure.

An observation of the west concrete shearwall of the building revealed certain horizontal cracks extending from the upper re-entrant corner of the north windows to the upper re-entrant corner of the bathroom window at the south boundary of the shearwall (see photo 1, Appendix A). The horizontal cracks at the fifth and seventh floors are the

most pronounced, and appear to be related to horizontal shear forces. The height above grade to the crack location makes it difficult to measure the width of the cracks; however they appear to be in excess of ¼" in width. The horizontal cracks were not visible through the interior wall finishes of the apartments at those levels. A network of orthogonal cracking is also evident (see photo 2), but these cracks are minor, and appear to be shrinkage cracks, and not structural in nature.

A visual observation of the interior walls was also undertaken. As was stated earlier, all of these interior walls are non-bearing walls infilled between the lift-slab concrete floor plates. The interior walls are composed of sheetrock and steel studs or, in certain instances around the structural columns, wire lath and plaster. In general, many instances of both sheetrock and plaster cracking were noticed. Most of the wall cracks were diagonal cracks, some of them extending into the concrete ceiling slab (see photos 3 and 4 respectively). Many of the wire mesh and plaster enclosures around the structural steel columns also exhibited areas of cracking and general distress. The enclosures are not attached to the columns, but are constructed around the perimeter of the column, approximately 6"- 8" clear of the actual column. Photos 5, 6, 7, and 8 are typical of the types of cracking that was noticed in the column cover enclosures.

Floor Slab Topography:

Topographic surveys of units 302, 303, 304, and 306 on the 3rd floor; unit 506 on the 5th floor; unit 704 on the 7th floor; unit 903 on the 9th floor; and unit 1205 on the 12th floor were developed. The preceding units were unoccupied, and available for survey. The results of the surveys are presented in Appendix B. The floor plate in all of the locations investigated exhibited a significant floor slope and a high relative deflection. The maximum slopes and deflections are as follows:

	maximum deflection	maximum slope
Unit 301	2 ½"	3.5%
Unit 302	2 ½"	3.5%
Unit 303	1 1/8"	3.8%
Unit 304	1"	2.8%
Unit 306	2 3/8"	1.9%
Unit 506	2 ¼"	2.1%
Unit 704	1 ½"	2.1%
Unit 1205	1 3/8"	2.1%

A 5" diameter steel pipe column appears to have been retrofitted into the northwest corner of the building at all of the XX06 numbered apartments (i.e., 306, 406, etc.). The column line extends from the top of the 2nd floor upward to the bottom of the 12th floor (see photos 6, 7, 8, and 9, Appendix A). The column line does not extend to grade.

DISCUSSION

This discussion will relate within the confines of the original purpose of this report i.e., the relationship of our structural observation to the requirements of NRS Section 116.4106, regarding the development of a reserve study to fund potential structural considerations that may occur in the building. This discussion will not relate to the general engineering competence of the building, how it relates to Building Codes, either current or past, or incidental architectural damage. The only existing structural considerations that will be addressed are structural conditions that may relate to future costs of repair. In general, the main areas of consideration are: the deflection of the concrete floor slabs; the retrofit installation of the 5" diameter pipe column in the corner of the XX06 northwest corner units.

Floor Slab Deflection:

As can be seen from the floor slab topography in Appendix B and the summary on page 3, there are substantial deflections and topographical irregularities in the concrete floor slabs. In general, the observed deflection could have derived from two causes: creep and/or structural deflection. Creep is a property of concrete that is related to the plastic (i.e., non-recoverable) deformation of the concrete section in response load induced structural stresses in the concrete. In other words, creep causes the concrete to "relax" in response to stress; the relaxation results in a non-structural deflection. The creep-related deflection does not result in higher stresses in the structural member (floor slab). Structural related deflection, by contrast, is related directly to the structural, load-carrying mechanics of the member. A higher deflection is directly related to an increased stress level. In the elastic range of loading, when the load is removed, the related deflection also recovers. In the plastic range of loading, the structural member is stressed past the elastic limit, whereby the deflection is not recovered when the load is removed; in the plastic state, substantial cracking occurs in the member. Plastic deflections are related to an "overstressed" condition, while elastic deflections occur in the normal design load range. Although creep deflections are technically plastic deflections, they are not related to an overstressed structural condition.

A review of the bottom of the floor slab (which is the ceiling of the unit below) in the selected units did not reveal any significant floor slab cracking that could be associated with plastic structural deformations. The lack of structural cracking would indicate that, in general, the deflections that were observed are related to the creeping of the concrete floor slab. This is significant, since it appears to indicate that the deflections are not related to an overstressed condition. The creep of concrete floor slabs in the Reno area is aggravated by the type of aggregate that was used in the concrete mix. In the late 1960's, the aggregate used was reactive with the other components of the concrete mix, or were "dirty", i.e., covered with a thin film of fine dirt that impeded the adherence of the cement to the surface of the aggregate. In either event, the result was an increased creep coefficient that caused higher deflections. The result is the deflections that were observed in the floor plates. Although these deflections are relatively large, there does

not seem to be a corresponding structural cracking distress in the concrete floor slabs. Also, the greatest majority of the deflection from the creep-related mechanism would have occurred in the first three years of the building. After that the deflection from the creep mechanism is exponentially reduced over time. During our observation of the building, areas of sheetrock cracking in the interior non-bearing partition walls and column covers were noticed (photos 4 through 8). Many of the cracks have occurred (or re-occurred) in sheetrock partition walls that had just be reconstructed and repainted as part of a remodeling effort. The fact that these cracks are occurring would suggest that there is still some movement in the floor slabs above and below the partition walls. The movement does not appear to be a continued deflection of the existing floor slabs from creep, but could be related to vertical and horizontal live load movements. Since the partition walls are wedged between the top and bottom floor slabs, this movement has a tendency to result in strain forces in the sheetrock walls. This strain results in cracking, such as the observed partition wall cracking. It is likely that some continued movement could be expected in some nonbearing partition walls in the future.

Retrofitted Pipe Column @ the Northwest Corner of the building:

The discovery of the 5" diameter steel columns that were retrofit into the northwest corners of the second through ninth floors (photos 9 – 12) would seem to verify the slab deflections alluded to in the preceding paragraph. The floor topography indicates that a significant deflection occurred at the northwest corner floor slab cantilever (over 1" of relative deflection in 6'). It appears that the pipe columns were retrofit into the building in an attempt to control any future deflections of the cantilevered area of the floor slab at the northwest corner of the floor plate. However, the columns were only installed down to the second floor level – no column was installed from the first floor to the bottom of the second floor slab to transfer the supporting columns above to a footing at the ground floor level. As a result, there is no coherent support provided by the retrofit of the columns; each floor is supporting the floor above, akin to trying to lift yourself by your own shoestrings. The only positive impact that the column would produce is to redistribute relative forces between the floors that have more deflection and the floors that are deflecting less.

CONCLUSIONS

Based on the results of our observation of the building for the formulation of a reserve study in compliance with NRS 116.4106, the following conclusions were developed:

1.) The building was constructed using the lift-slab method, where by there are no floor beams supporting the slab. The lack of floor beam inherent in this structural concept, combined with the high creep potential of the concrete that was used in the early 1960's, has resulted in high floor slab deflections that

were noted in our topographic investigation. The observed slab deflection does not appear to be related to the structural load-resisting mechanics of the floor slab, and, as such, did not produce concurrent structural stresses in the floor slab.

2.) The 5" diameter pipe columns, installed between floor slabs from the second to the ninth floors, appear to have been installed in an effort to control excessive deflections in the floor slab cantilever at the northwest corner of the building. The column does not extend to grade from the second floor level to ground. **A new column and footing should be engineered to transfer the anticipated vertical load in the column to a properly engineered conclusion.**

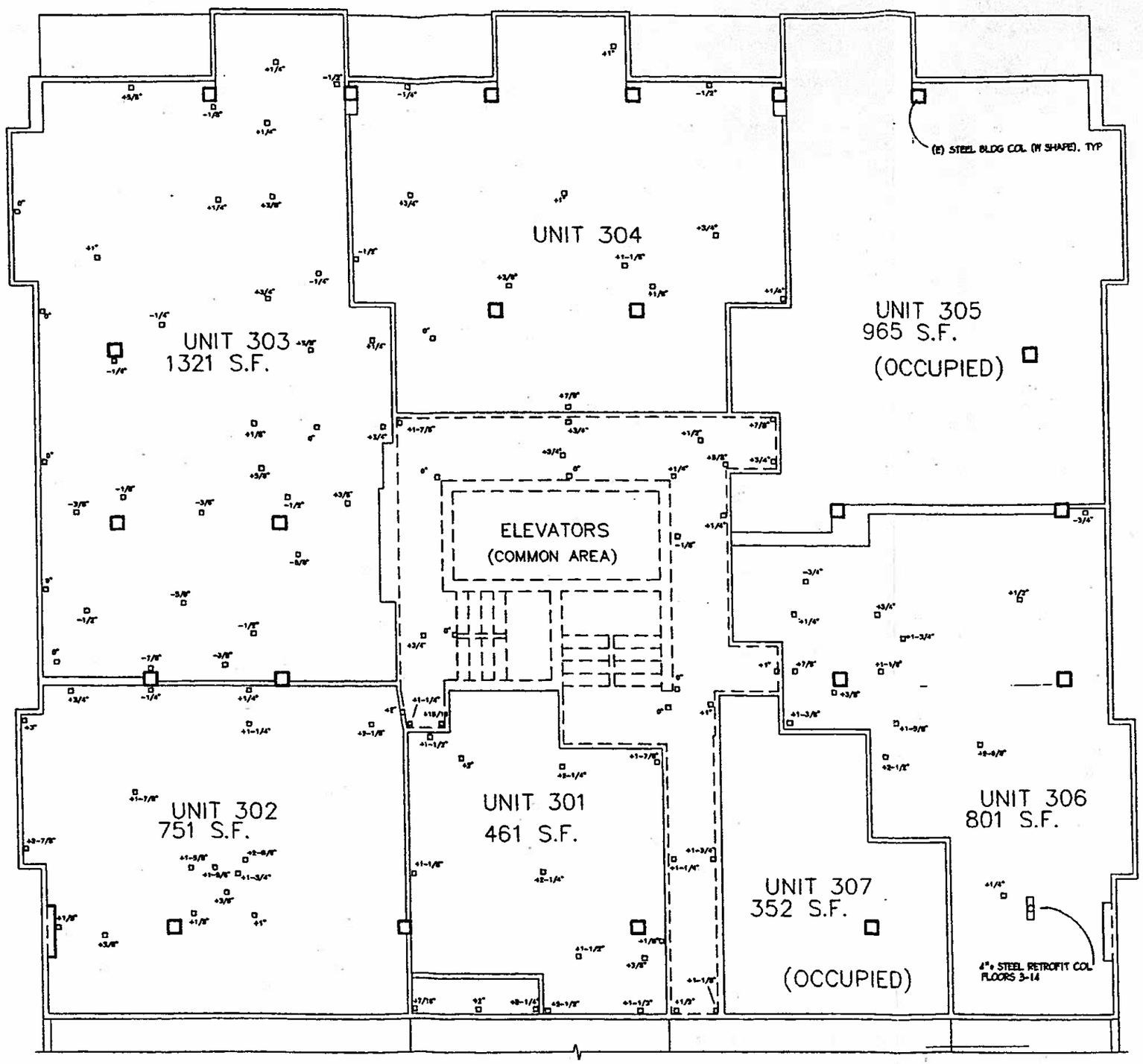
3.) On-going sheetrock cracking in the nonbearing interior partition walls appears to be related to the floor slab deflections combined with horizontal building movement in response to lateral wind loads. This sheetrock cracking can be expected to occur in the future.

If you have any questions regarding the information presented in this report, or require further assistance, please do not hesitate to contact me.

Sincerely,

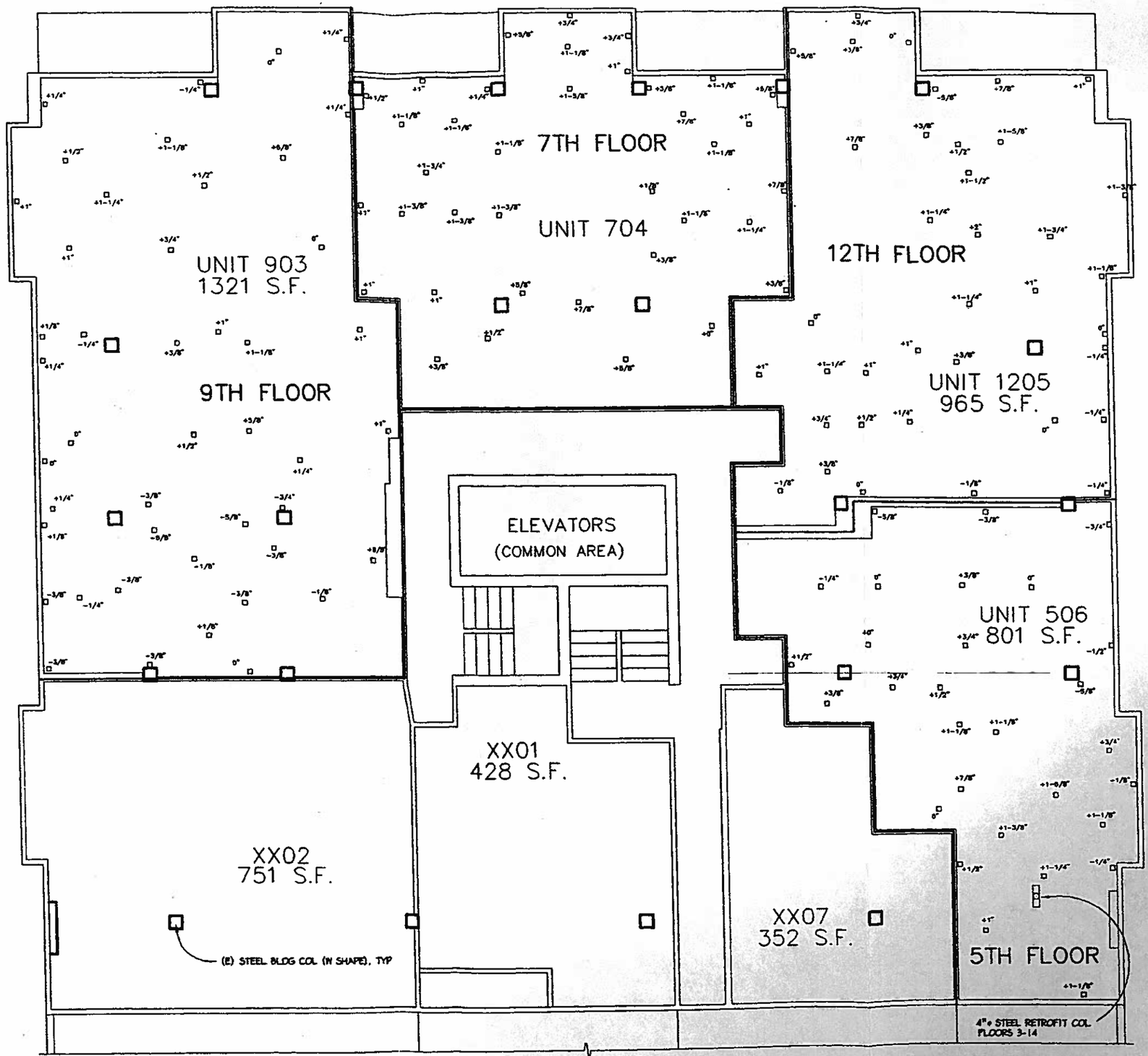
Paul A. Ferrari, P.E.

APPENDIX A



PARK TOWERS FLOOR TOPOGRAPHY

SELECTED UNITS @ FLOOR 3



PARK TOWERS FLOOR TOPOGRAPHY

SELECTED UNITS @ FLOORS 5, 7, 9, & 12

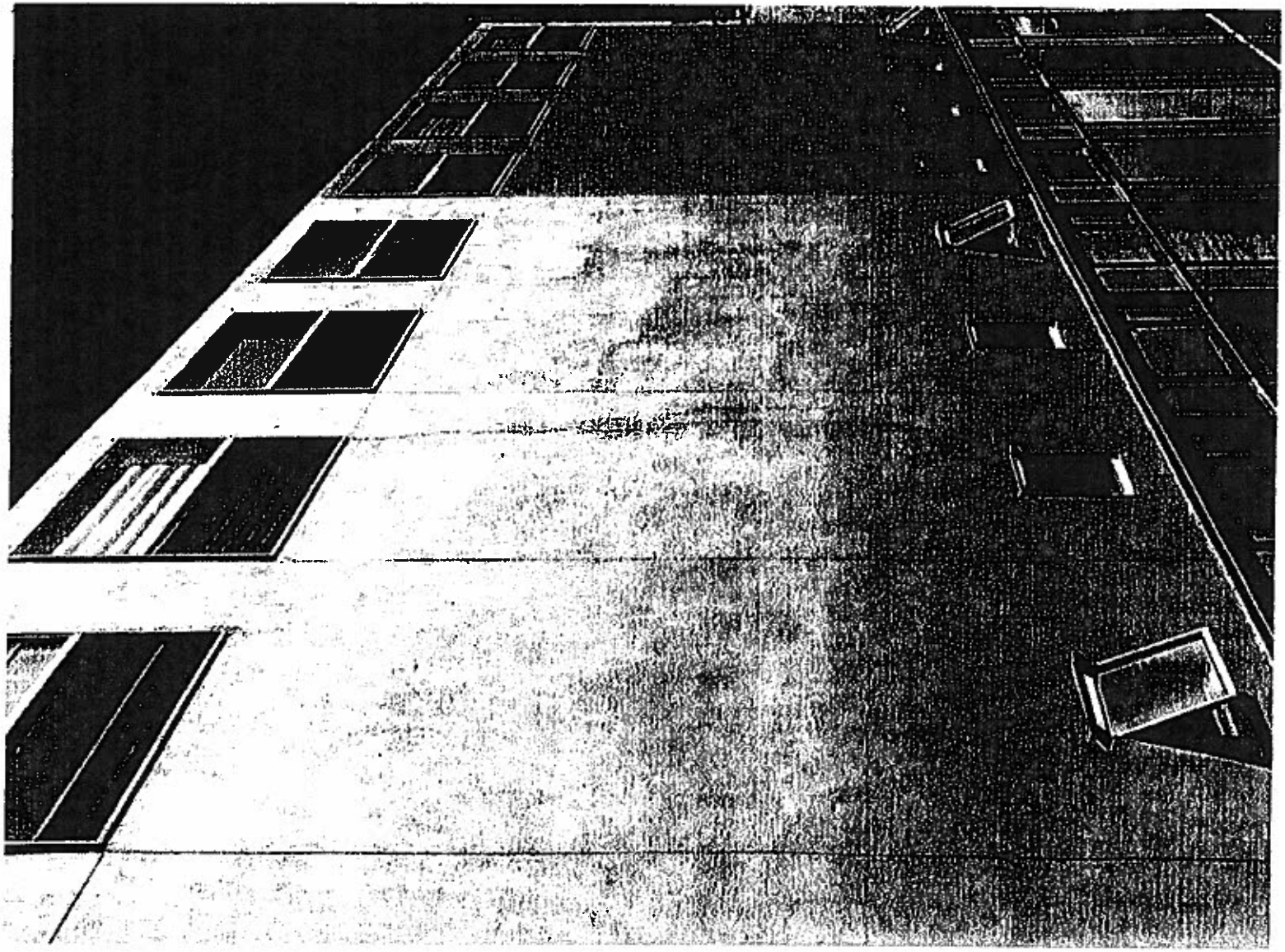


PHOTO ONE

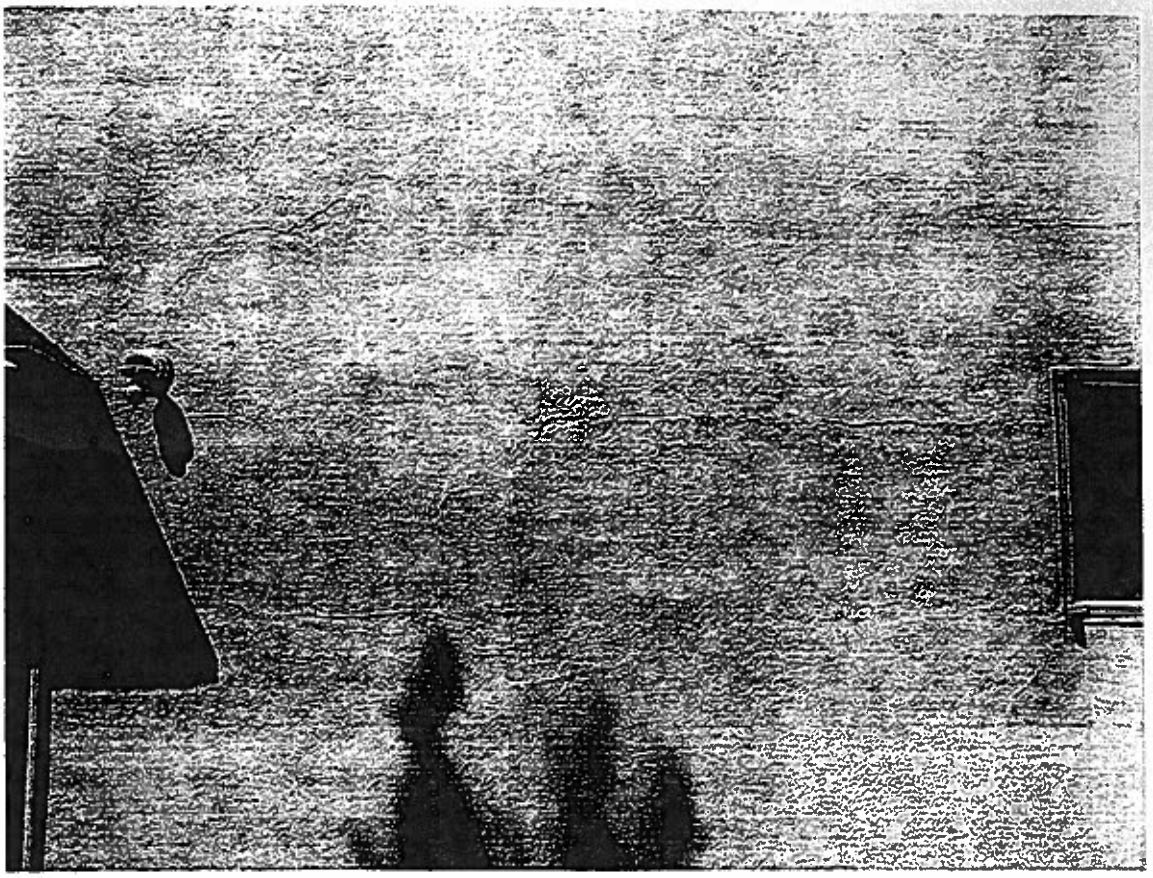


PHOTO TWO

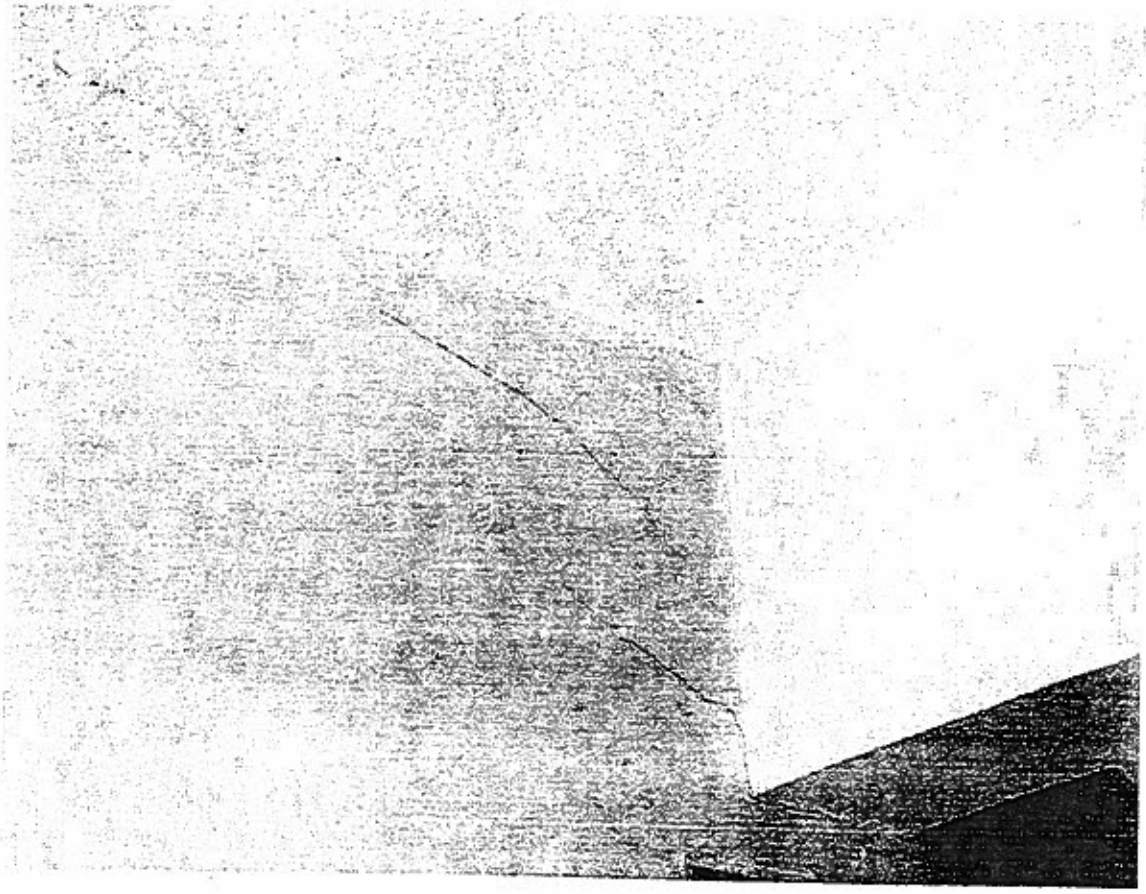


PHOTO THREE

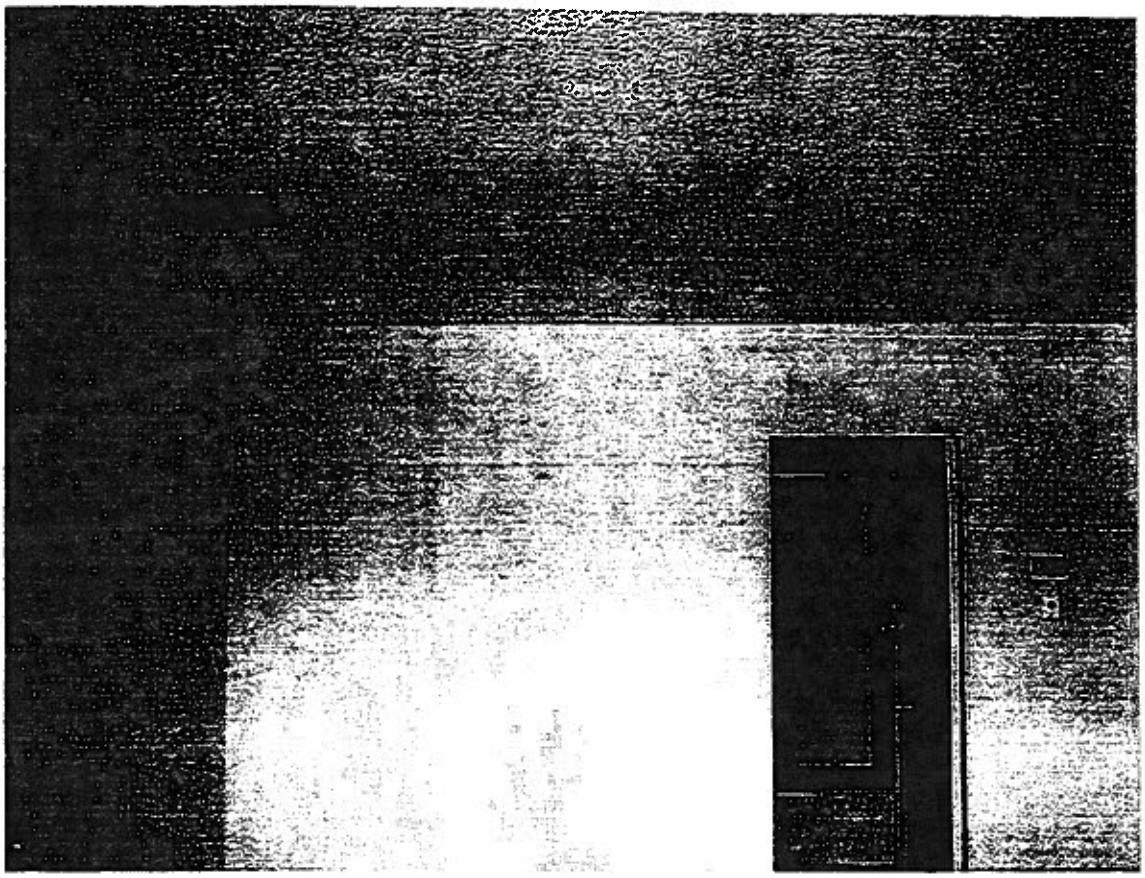


PHOTO FOUR

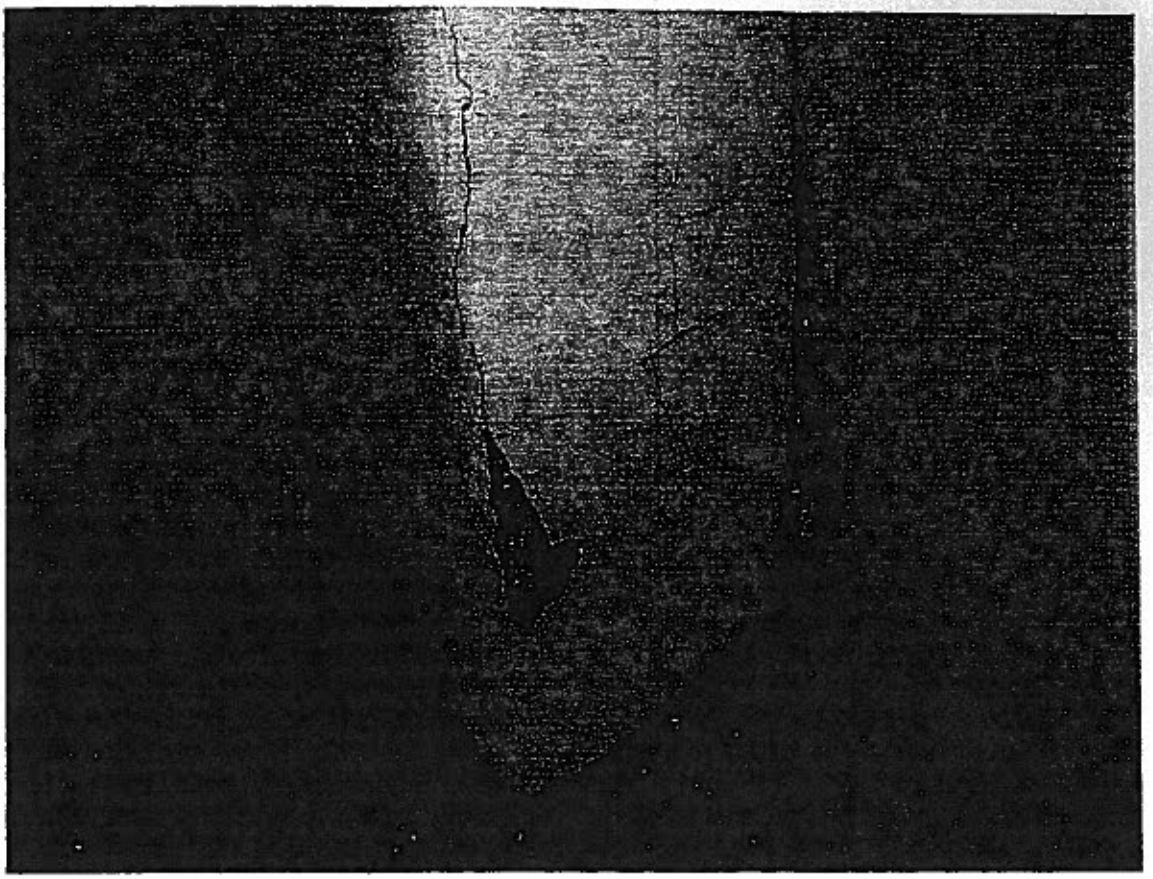


PHOTO FIVE

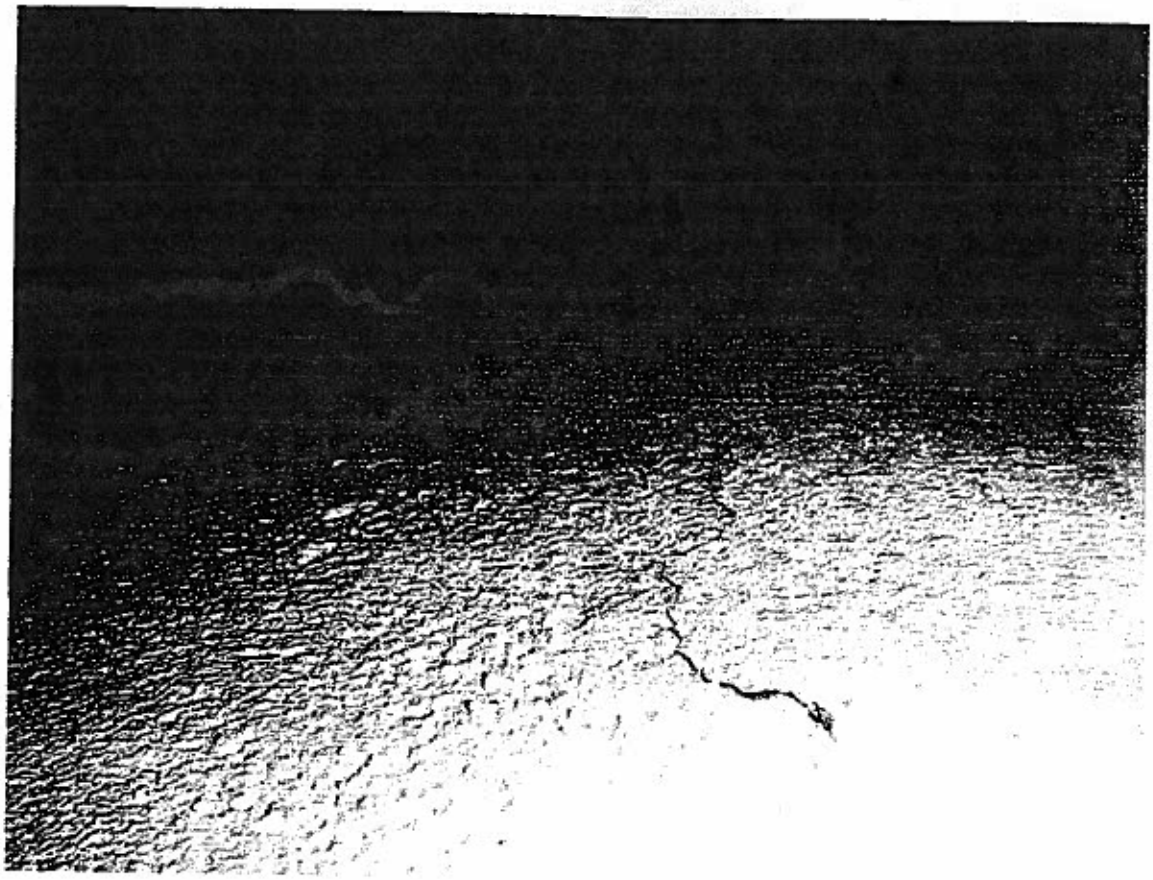


PHOTO SIX

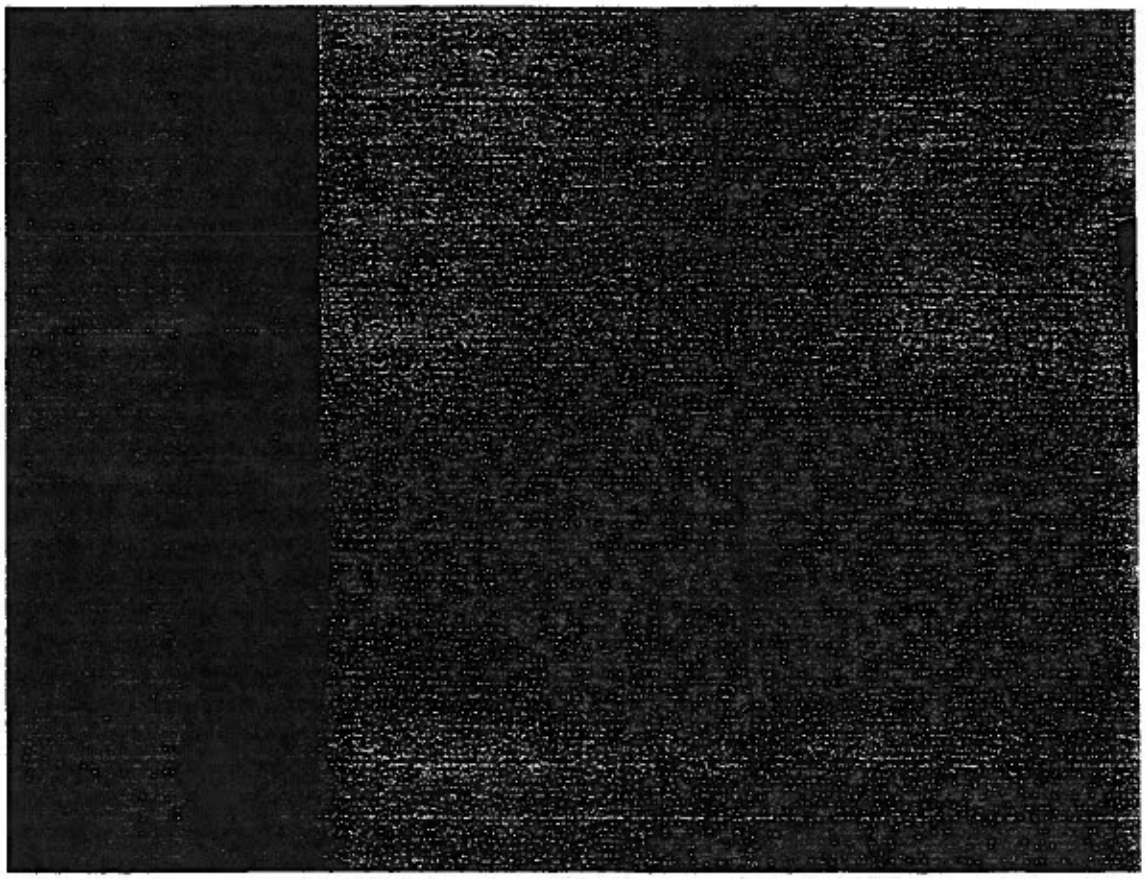


PHOTO SEVEN

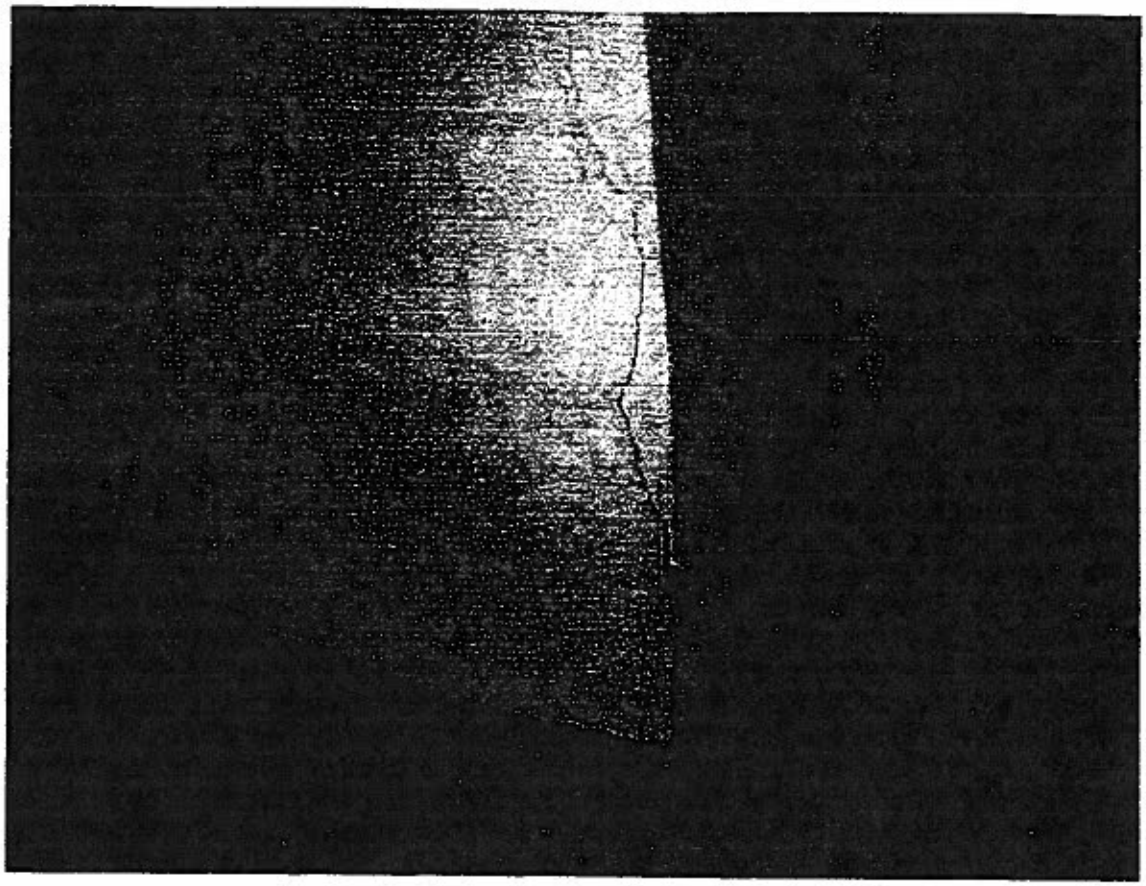


PHOTO EIGHT

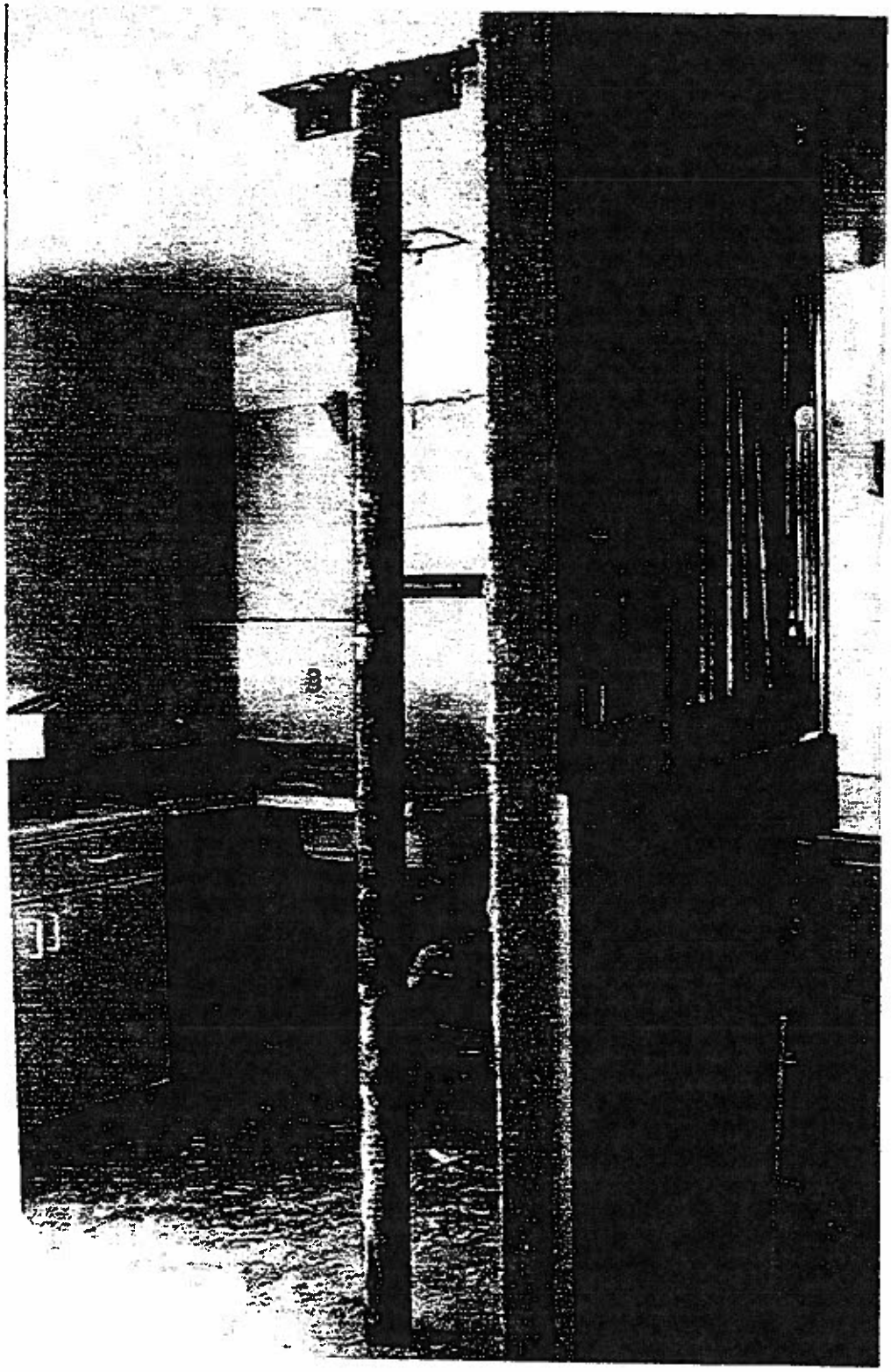


PHOTO NINE

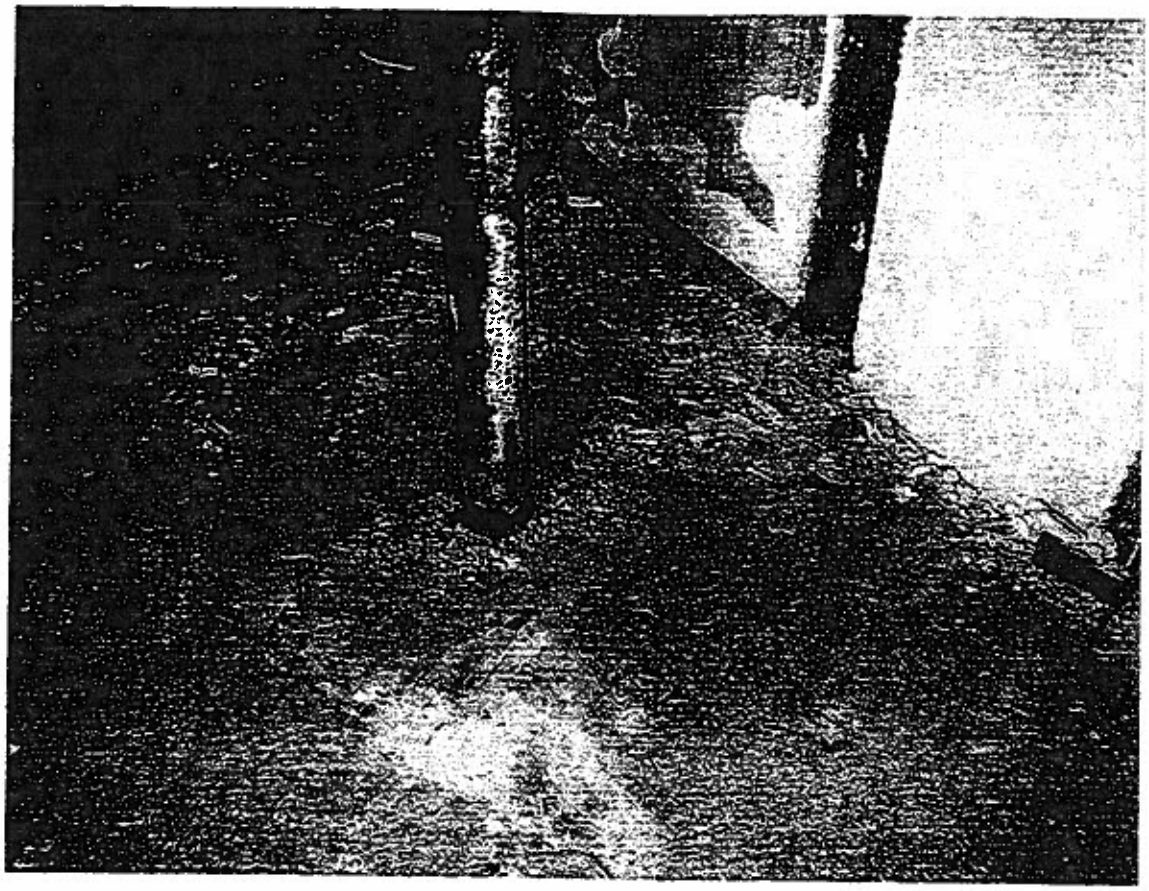


PHOTO TEN

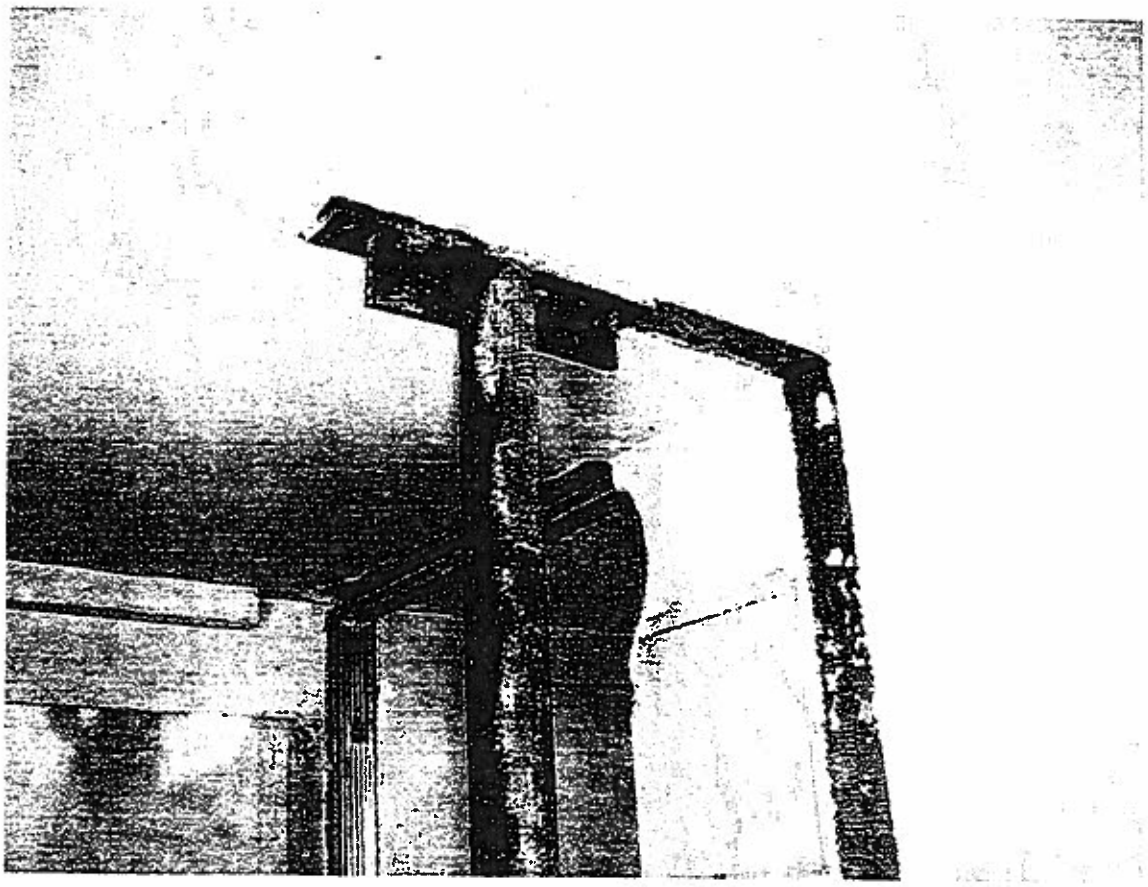


PHOTO ELEVEN

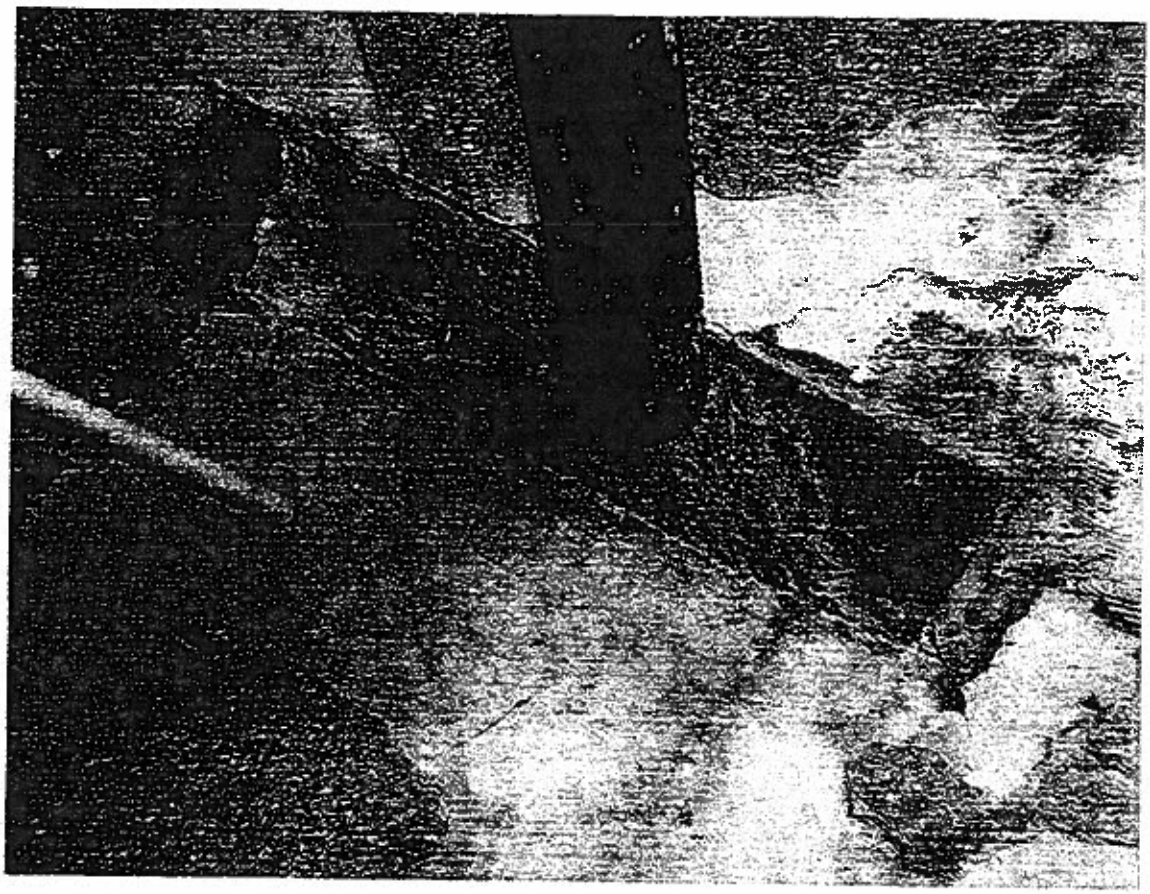


PHOTO TWELVE

APPENDIX B

DINTER ENGINEERING CO.

CONSULTING ENGINEERS FOR
- MECHANICAL
- ELECTRICAL
- AIRFIELD ELECTRICAL SYSTEMS

385 GENTRY WAY

RENO, NEVADA

89502-4608

(775) 826-4044

FAX 826-4190

www.dinter.com

October 26, 2001

KL&J Management
Park Tower Apartments
280 Island Avenue
Reno, Nevada 89501

Attention: Mr. Kevin Johnson

Re: Due Diligence Report for Property at Park Tower Apartments 280 Island Avenue Reno, Nevada — J-3701

Dear Kevin:

An assessment of the mechanical, plumbing, and electrical systems for the subject building located at 280 Island Avenue in downtown Reno was made on Friday, September 14, 2001, and the following observations are presented for your information:

General Information

The facility is located on the corner of Arlington Ave. and Island Ave. in downtown Reno, and is directly adjacent to the Truckee River. Since the building is approximately 40 years old and no drawings of the facility exist, we met with the building maintenance supervisor for a site familiarization walk-through, followed by a close examination of electrical and mechanical systems. Because the building is mostly occupied, examination of all apartments was not possible. Therefore, a few unoccupied apartments were reviewed, and it is felt that the findings from these apartments should give a good representation of the condition of the entire building.

In an earlier meeting at the site, we were shown the chiller and pressure booster pumps which are located in a storage room under the stairwell in the basement, and the hot and cold domestic water storage tanks and the single domestic water heater located in the 18th floor mechanical room. This walk-through was to prepare a report for the Washoe County Health Department regarding the domestic water system in the building. That report is included herein as no changes to that system appear to have been made since that report was prepared.

Domestic Water and Pressure Booster System

Attached is a rough schematic diagram showing the existing domestic water system for this facility. The existing well has been abandoned, and new domestic and fire water services have been provided from the Truckee Meadows Water Authority's (TMWA) system, with all associated back flow prevention for each service. TMWA is the new water system provider composed of the City of Reno, City of Sparks, and Washoe

County which purchased the water system form Sierra Pacific Power Company (SPPCo). The new water services enter the building in the basement and connect to the existing distribution system piping in the basement level ahead of the existing pressure booster.

As shown on the attached piping schematic diagram, the existing booster system for the domestic water consists of a primary 15-Hp pump, and a 7½-Hp jockey pump which takes water from the well discharge piping and discharges to a storage tank located on the 18th floor. Name plate data from the existing booster pump was recorded, and a pump curve for this pump was obtained (see pump curve attached herein). The primary pressure booster is a base mounted, centrifugal, end-suction pump, which is powered by a 15-Hp motor operating at 3500 rpm. Indications from the name plate are that the impeller trim fitted is a 6⅜" diameter impeller. This agrees with the pump curve data shown as the 6⅜" diameter impeller is non-overloading over the entire pump curve with a 15-Hp motor installed. With the new domestic water service from TMWA connected to the existing piping, the existing distribution and pressure booster systems operate in the same manner as the previous operation. That is, incoming water for domestic service is boosted in pressure from a separate pump, and pumped up through the building to a storage tank located in the penthouse mechanical room. Domestic hot water for the entire building is also generated in the penthouse mechanical room through a hot water coil, which is fed from the primary heating system boilers, in a separate storage tank.

Mechanical Systems

The building is heated and cooled by a four-pipe fan-coil system. This type of system provides hot and chilled water throughout the facility through separate piping systems so that separate apartments can be heated and cooled simultaneously. The hot water piping loop is heated from hot water boilers, two, which are located in the penthouse mechanical room, and the chilled water piping loop is cooled by a central water cooled chiller which is located in the basement. The following items concerning the HVAC systems for the building are noted:

1. In the previous arrangement of water service for the building, all water was taken from a well located beneath the building. This water provided service for not only fire sprinkler systems, but also for domestic water and cooling water for the building chiller. Well water was pumped "once-through" the chiller for cooling, and then discharged to building drain piping. This condition is not allowed by present City of Reno Codes and Regulations, nor has it been allowed for some time. This fact was evidently understood at some point in time, because a forced-draft cooling tower was purchased and is presently sitting on the premises. However, the cooling tower has never been connected to the chiller. No records are available, and the cooling tower appears to be about five to eight years old. In order to put the cooling tower into service, separate piping, a pump, electrical power, and automatic controls will need to be installed. This work will need to be completed as soon as possible to be in compliance with all City and County Codes and Ordinances.

2. The apartment fan-coil units are the original units installed, and the units observed in our walk-through appear to have been well maintained. However, the extent of preventative maintenance given these units is not known, and the usual operation is to fix units as problems occur. Therefore, it is recommended that all fan-coil units have a complete servicing by a qualified contractor, to include items such as chilled and heating water coils thoroughly cleaned, blowers (fans) thoroughly cleaned, controls checked and serviced to assure positive

stop on actuation. This will not only assure the owners that the units are operating correctly and efficiently, but also that the primary heating and cooling systems are operating efficiently.

3. The boilers are extremely old and probably near the end of their useful life. It is recommended that these boilers be replaced with new units which have modulating gas burners to maximize system efficiency.

4. The chiller room is not ventilated as required by existing mechanical codes for protection to maintenance personnel against refrigerant system leaks.

Plumbing Systems

The plumbing system, as it exists today, appears to be essentially the same as when it was installed except for the changes in the service as described earlier within this report. The following comments address specific items observed during our walk-through:

1. The existing domestic water service comes into the property at the north side of the building from a water main in Island Avenue.

2. Plumbing fixtures are as noted: Water closets are floor mounted, flush tank models with "round" bowls, approximately 40 years old. Presumably, as remodeling to various apartments has occurred over the years, most plumbing fixtures in individual apartments have been upgraded during the remodels. However, water closets, and other similar plumbing fixtures, may not be of the "low consumption" design which use 1.6 gallons per flush (gpf) as required by present Code. Because this is a relatively recent Code requirement, it is assumed that most of the plumbing fixtures in the building do not meet this requirement. It is only noted in this report that as remodels to various apartments occur, upgrading individual fixtures to those that comply with present Codes is required. But wholesale replacement of plumbing fixtures throughout the building is not required.

Fire Protection

1. The building is fully sprinkled throughout the facility, and dropped fire sprinkler heads are utilized in all areas.

2. The fire sprinkler system main riser is located near the northeast corner of the basement. Backflow prevention for the main supply piping is presently installed ahead of the existing fire pump as was described earlier in this report.

Electrical Systems

The following comments regarding the electrical systems in the building address specific items observed during our walk-through:

Main Entry Landing

1. The Fire Command Room consists of two ADT panels which are completely labeled, with batteries, and no alarms, trouble lights, nor paging lights are on which would indicate service or attention required; all systems appear to be in good working condition.

2. The fire alarm system appears to be working properly as the asbestos removal crew set off the alarm system several times and the Fire Department responded each time.

3. All system boxes are located in the Fire Command Room.

4. Conduits have been run from various floors to this room.

5. Fire control valves are in the same room area, and at small restroom.

6. Video cameras are located in the office, and the control box is located in the Fire Command Room.

1st Level

1. The main electrical service is located in the west corner of the main level garage. The main switchboard is a Federal Pacific Electric Co. unit, rated at 2000 amps, 120/208 volts, 3-phase, 4-wire. Bus fuses are 2000 amp and are inline with main Bus. The main service appears to be fed from underneath.

2. There are three meters with fuses stacked above electrical gutters with 100/2 individual room breakers. Each meter and breaker has a corresponding number.

3. The south section of the service has 12 (twelve) meters, and might have problems as the end cover to the meter section is missing. It is a 24" x 8'-0" opening which needs to be corrected. Also, at the bottom of this section, the bottom cover is open and needs screws to make it tight to the meter main section.

4. There are open gutters running above the Main Electric Room which need to be covered and secured.

5. Receptacles in the Electric Room need cover plates installed. Additionally, flourescent light fixtures with cords are connected to these receptacles.

6. The elevator switches are in this same board.

7. There is a separate distribution board in this room with switches, but most of them are spares.

8. The main chiller breaker (Westinghouse 600/3), the Laundry Room main breaker, and other miscellaneous breakers all need bus covers. There is an open bus which is corroded and needs a cover. There is no panel index, but existing breakers in use are marked individually.

9. There are two load centers in this room for entrance lights which are on a time clock. Miscellaneous office electrical outlets, water heater, pressure pumps, etc., are controlled here. One load center is a 40-circuit unit by Square D, and the other is a 32-circuit unit by Federal Pacific.

10. It appears that water has penetrated the ceiling in the Main Electric Room as rusting is visible on the meter main sections.

11. There is an emergency battery powered light pack installed at the ceiling in front of the main switch board that is inoperative as the test switch did not activate the lights.

12. There is a SPPCo. Room to the west of the Main Electric Room which is noted as "High Voltage".

13. The Garage area has surface mounted conduits and 8-foot fluorescent strip light fixtures with 2-lamps and no wire tube guards.

Basement Level

1. Lighting for the basement is the same as is installed in the 1st floor garage.

2. The same type of battery light packs for emergency lighting are installed on columns throughout the basement level, and all were tested and working.

3. There are some disconnect switches in the basement with no identification labels.

4. Some electrical conduits need to have additional supports installed.

2nd Floor, Typical Apartment

The apartment walked through, Room #202 which is currently being remodeled, is considered to be typical of apartments in the entire building. The followings items were noted:

1. The apartment has a cable TV feed, battery powered smoke detectors, a 6-circuit load center, 20/1, made by Federal Pacific and is located in the hall closet.

2. The kitchen range is an electric unit with a 40amp, 2-pole breaker.

3. The main breaker is located in the Electric Room on the 1st Floor.

4. The smoke detector is located in the hallway.

3rd Floor, Typical Apartment

The apartment walked through, Room #306 is also currently being remodeled. The same observations listed for Room #202 were observed in Room #306, and also it was noted that some receptacles and switches have ground wires, but this was a random occurrence Also, it is noted that the cooling tower mentioned in the Mechanical section is stored on the deck outside this room.

Elevator Lobbies/Stairwells

1. The Elevator Lobby on the second floor, and all other floors also, has a fire alarm pull station, emergency lights, smoke detector, speaker, 1' x 4' w-lamp fluorescent light fixture, and exit lights.

2. The exit light in the Elevator Lobby on the 2nd floor has a broken lense, but the lamps are lighted.

3. The Stairwells have keyless exit signs mounted on walls which are not powered, pull stations, fire extinguishers, and surface mounted sprinkler piping. Some lights at landings have burned out bulbs that need to be replaced.

4. There are smoke detectors mounted in all stairwells.

5. Dropped (lay-in type) ceilings have been removed in Elevator Lobbies on Floors 14, 15, &16 to check for asbestos, and the ADT pull station was dangling by its wires, as were the ceiling mounted speaker and smoke detector.

6. Some smoke detectors are missing, that is, only the detector base is in place.

17th Floor Typical Studio Apartment, #1703 Room "C"

1. This apartment has some surface mounted wire conduit, "Wire Mold".

2. Ceiling mounted lights need to be secured to junction boxes above ceiling.

3. The receptacles mounted in the bathroom were ordinary receptacles, that is, they are not GFI receptacles.

Elevator Equipment Room

1. Currently, the elevators are currently being upgraded.

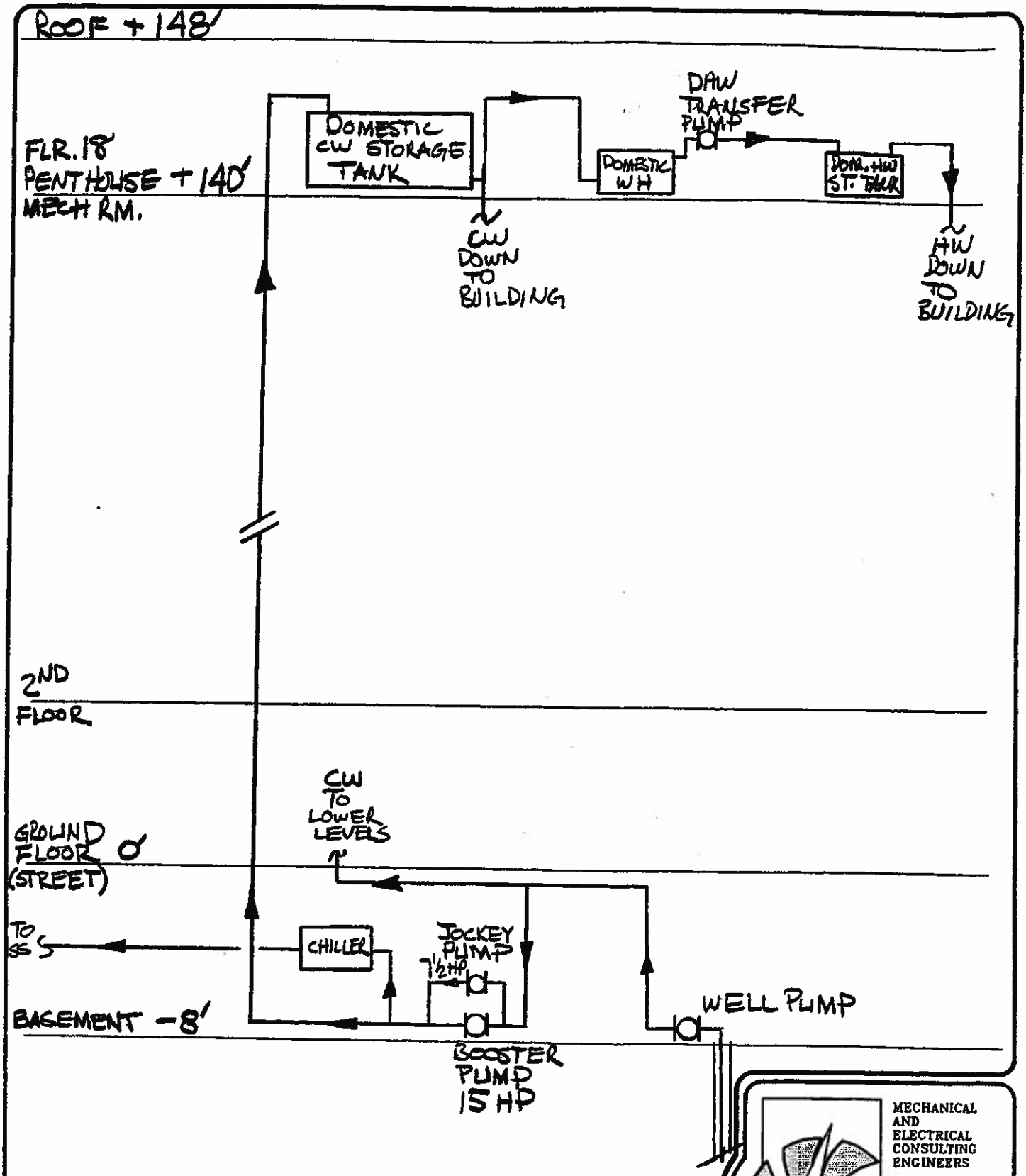
2. There is a 42-circuit panel in the Elevator Equipment Room made by Federal, which needs a cover for the bus and breaker spaces.

If you should have any questions, please feel free to give our office a call.

Sincerely,

Thomas P. Federici, P.E.
Mechanical Department Manager

cc: Jerry Anastassatos, Dinter Engineering Co.



TITLE: DOMESTIC WATER SYSTEM
SHEET NO.: P-1 OF 1
JOB NAME: PARK TOWERS APTS.
CALCULATED BY: TPF DATE: 3-19-01
CHECKED BY: _____ DATE: _____

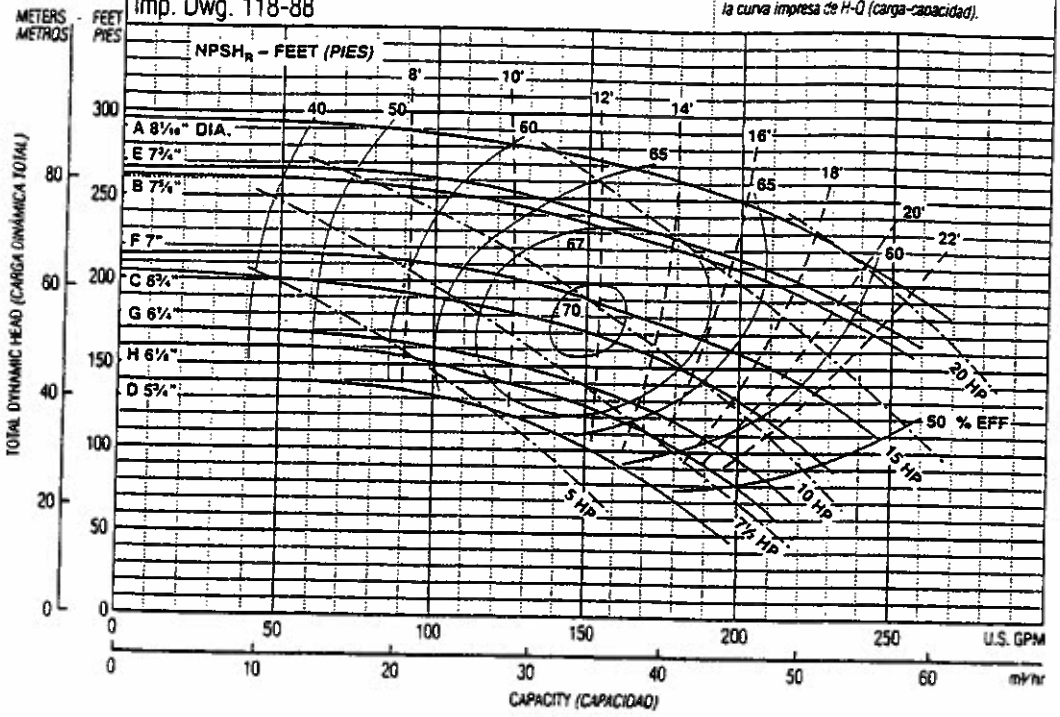
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
DE
DINTER ENGINEERING CO.
333 WEST MOANA LANE, RENO, NEVADA 89509-4905
(702)826-4044 [FAX 826-4190]

J-3654

Performance Curves – 60 Hz, 3500 RPM
Curvas de desempeño – 60 Hz, 3500 RPM

Model 3656/3756 S-Group **3500 RPM**
5AI, BF, AB / Size *(Tamaño)* **1½ x 2 – 8 ODP & TEFC**
Imp. Dwg. 118-88

NOTE: Not recommended for operation beyond printed H-Q curve.
NOTA: *No se recomienda la operación más allá de la curva impresa de H-Q (carga-capacidad).*



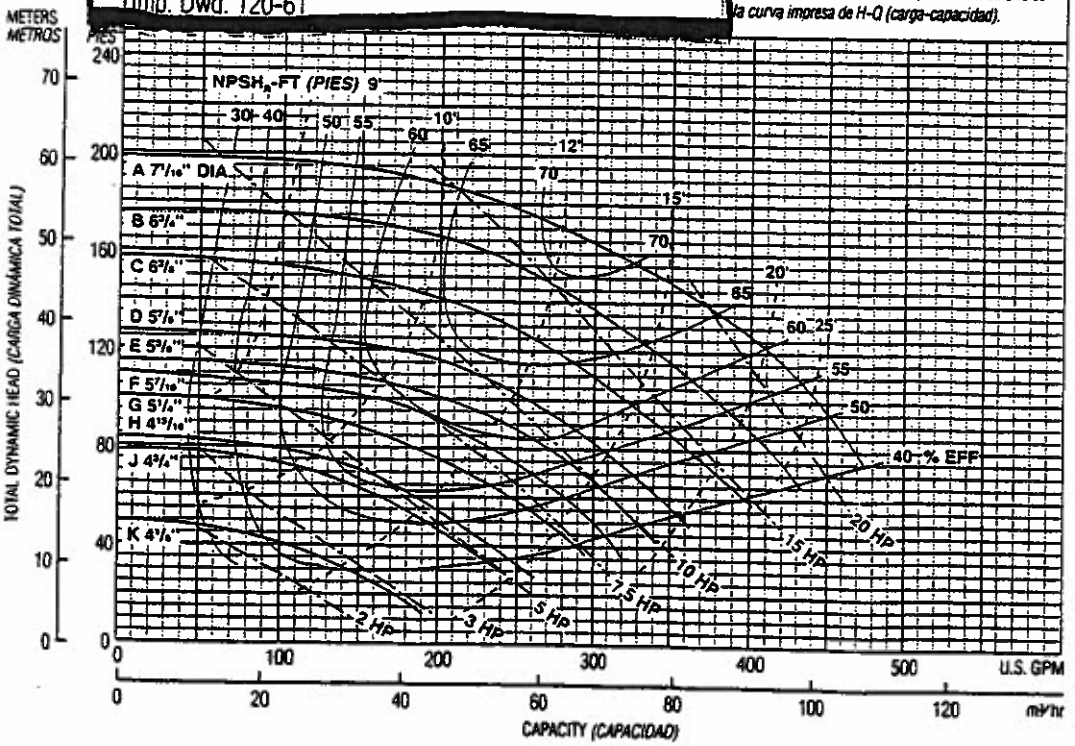
Optional Impeller *Impulsor optativo*	
Ordering Code *Código de pedido*	**Dia.** *Diá.*
A	8 1/16"
E	7¾"
B	7⅝
F	7
C	6¾
G	6¼
H	6⅛
D	5¾

NOTE: Pump will pass a sphere to 5/16" diameter.
NOTA: *La bomba dejará pasar una esfera de hasta 5/16 de pulgada de diámetro.*

Installed pump @ Park Towers Apts., Reno

Model 3656/3756 S-Group **3500 RPM**
4AI, BF, AB / Size *(Tamaño)* **2½ x 3 – 7 ODP & TEFC**
Imp. Dwg. 120-61

NOTE: Not recommended for operation beyond printed H-Q curve.
NOTA: *No se recomienda la operación más allá de la curva impresa de H-Q (carga-capacidad).*



Optional Impeller *Impulsor optativo*	
Ordering Code *Código de pedido*	**Dia.** *Diá.*
A	7 1/16"
B	6¾
C	6⅜
D	5⅞
E	5⅝
F	5 7/16
G	5¼
H	4 15/16
J	4⅜
K	4⅛

NOTE: Pump will pass a sphere to 7/16" diameter.
NOTA: *La bomba dejará pasar una esfera de hasta 7/16 de pulgada de diámetro.*