

From:
DRAEGER CONSTRUCTION, INC.
COMMERCIAL STREET
SAN JOSE, CA 95112
(408) 536-0420 Fax (408) 536-0432

Change Order #: C002
Change Order Date: 10/13/06

License: 617610

To:
MONTE VISTA HOA
C/O PRIME MANAGEMENT
819 SECOND STREET
FAIRFIELD, CA 94533

Project: *610150*
MONTE VISTA HOA
179-272 SERRAVISTA AVENUE
DALY CITY, CA

Original Contract Amount:	\$528,248.41
Total Previous Change Orders:	\$5,855.14
Total Before this Change Order:	\$534,103.55
Amount of this Change Order:	\$10,055.98
Revised Contract Amount:	\$544,159.53

The Original Construction Agreement is hereby modified and amended by the following deviations from original plans and specifications:

SEE ATTACHED PROPOSAL DATED 9/22/06 REGARDING ADDITIONAL HIDDEN DAMAGE REPAIRS FOR SCOPE OF WORK DETAILS.

TOTAL AMOUNT OF CHANGE ORDER: \$10,055.98

It is mutually agreed that for such change the contract price is increased by \$10,055.98 (Ten Thousand Fifty-Five and 98/100) payable with the payments due under the original construction agreement.

Time for completion of the above cited work is hereby extended 0 days beyond any completion date set forth in the original contract for such work.

All other provisions of the original contract and agreement shall remain in full force and effect without change because of the above deviations.

DRAEGER CONSTRUCTION, INC.
Signed: _____
Dated: _____
Title: _____

MONTE VISTA HOA
Signed: *See Attached*
Dated: _____
Title: _____

Date: September 27, 2006

Project: Monte Vista HOA

Location: 179-272 Serravista Avenue
Daly City, CA

Subject: Additional hidden damage repairs
Change order #2

To: Celeste Moore

Company: Prime Management
819 Second Street
Fairfield, CA 94533

Fax: celeste@prime-management.com

From: Mike Yin

CC: _____

Scope of Work:	Man	Hours	Total Hrs	Rate	Total
4) Red signs at entry to the complex will be removed per the request of Celeste Moore.					
5) Draeger Construction, Inc. to observe existing chimney caps and screens for damages or missing components.					
6) Additional minor damages are found after the buildings have been powerwashed prior to painting.					
<u>Garage doors</u>					
<u>Units 224, 266, & 272</u>					
Garage doors to be credited (homeowner responsibility).	2	4	8	\$ 55.14	\$ (441.11)
-Materials					\$ (861.54)
Subtotal for one (1) garage door					\$ (1,302.65)
Total for three (3) garage doors				3	\$ (3,907.94)
<u>Building 1</u>					
<u>Unit 257 - Front</u>					
Remove and replace existing damaged downspout.					
-Labor and Materials LF=12 ft		12	ft	\$ 16.80	\$ 201.60
Subtotal					\$ 201.60
<u>Unit 265 - Front</u>					
Remove and replace existing damaged downspout.					
-Labor and Materials LF=10 ft		10	ft	\$ 16.80	\$ 168.00
Subtotal					\$ 168.00

Date: September 27, 2006

Project: Monte Vista HOA

Location: 179-272 Serravista Avenue
Daly City, CA

Subject: Additional hidden damage repairs
Change order #2

To: Celeste Moore

Company: Prime Management
819 Second Street
Fairfield, CA 94533

Fax: celeste@prime-management.com

From: Mike Yin

CC: _____

Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Unit 271					
Remove and replace existing 2x4 roof fascia.					
-Labor and Materials LF=16 ft		16	ft	\$ 13.40	\$ 214.35
Subtotal					\$ 214.35
Building 2					
Unit 237 - Chimney					
Remove and replace existing damaged 2x4 corner trims.					
-Labor and Materials LF=20 ft		20	ft	\$ 8.57	\$ 171.45
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=36 sq ft (1) sheet		1	sheets	\$336.00	\$ 336.00
Subtotal					\$ 507.45
Unit 243 - Front Entry					
Remove and replace existing damaged T1-11 siding and 1x3 trims at lower portion of entry column.	1	2	2	\$ 55.14	\$ 110.28
-Materials LF=4 ft					\$ 15.51
Subtotal					\$ 125.78
Total This Estimate				Credit	\$ (2,690.76)

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DRAEGER CO

Date: September 27, 2006

Project: Monte Vista HOA

Location: 179-272 Serravista Avenue
Daly City, CA

Subject: Additional hidden damage repairs
Change order #2

To: Celeste Moore

Company: Prime Management
819 Second Street
Fairfield, CA 94533

Fax: celeste@prime-management.com

From: Mike Yin

CC: _____

Scope of Work:	Man	Hours	Total Hrs	Rate	Total
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Hidden Damages are not included in this proposal.

The contractor shall use proper care and endeavor to minimize damages to existing landscaping adjacent to the work area. The owner understands that some damage may occur and is inherent to this type of retrofit work.

The owner recognizes that exterior repairs of a completed and occupied structure produce certain interior damages, such as nail pops, which are not the result of contractor negligence, but are in fact inherent to the construction retrofit process.

Engineering is not included in this proposal; if engineering is necessary, the cost for the same is payable by owner/agent.

Plans, permits (up to 15% of total job cost), processing, and code upgrades are not included in this proposal, if such costs are necessary, they are payable by owner/agent.

The four pages of Draeger Construction Inc., Terms and Conditions are acknowledged to be a part of this proposal, a copy of which is on file with your property management firm.

Thank you for choosing Draeger Construction, Inc. Should you have any questions or concerns, please do not hesitate to call our office at 408-538-0420.

- PM = Project Mngt - \$65./hr.
- F = Foreman - \$46./hr.
- DW = Drywall - \$45./hr.
- DC = Deck Coating - \$45./hr.
- J = Journeyman - \$45./hr.
- A = Apprentice - \$40./hr.
- S = Sheetmetal - \$45./hr.
- P = Painter - \$42./hr.
- E = Electrician - \$70./hr.
- PL = Plumber - \$65./hr.

Estimator Signature
Celeste Moore, Manager
Authorized Signature

Date
10/11/06
Date

Approved Credit.

Draeger Construction, Inc. reserves the right to withdraw any proposal 60 or more days outstanding.

From:
DRAEGER CONSTRUCTION, INC.
600 COMMERCIAL STREET
SAN JOSE, CA 95112
(408) 536-0420 Fax (408) 536-0432

Change Order #: C005
Change Order Date: 11/10/06

License: 617610

To:
MONTE VISTA HOA
C/O PRIME MANAGEMENT
819 SECOND STREET
FAIRFIELD, CA 94533

Project: *610150*
MONTE VISTA HOA
179-272 SERRAVISTA AVENUE
DALY CITY, CA

Original Contract Amount:	\$528,248.41
Total Previous Change Orders:	\$27,410.76
Total Before this Change Order:	\$555,659.17
Amount of this Change Order:	\$22,555.90
Revised Contract Amount:	\$578,215.07

The Original Construction Agreement is hereby modified and amended by the following deviations from original plans and specifications:

SEE ATTACHED PROPOSAL DATED 10/23/06 REGARDING ADDITIONAL HIDDEN DAMAGE REPAIRS FOR SCOPE OF WORK DETAILS.

TOTAL AMOUNT OF CHANGE ORDER: \$22,555.90

It is mutually agreed that for such change the contract price is increased by \$22,555.90 (Twenty-Two Thousand Five Hundred Fifty-Five and 90/100) payable with the payments due under the original construction agreement.

Time for completion of the above cited work is hereby extended 0 days beyond any completion date set forth in the original contract for such work.

All other provisions of the original contract and agreement shall remain in full force and effect without change because of the above deviations.

DRAEGER CONSTRUCTION, INC.

MONTE VISTA HOA

Signed: _____

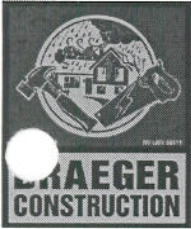
Signed: *see attached* _____

Dated: _____

Dated: _____

Title: _____

Title: _____



Draeger Construction, Inc.

605 Commercial Street
 San Jose, CA 95112
 Ph: (408) 536-0420 Fax: (408) 536-0433
 License No. 617610

Additional Services Proposal

#4

Job# _____

Date: October 23, 2006

Project: Monte Vista HOA

Location: 179-272 Serravista Avenue
Daly City, CA

Subject: Additional hidden damage repairs
Change order #4

To: Celeste Moore

Company: Prime Management
819 Second Street
Fairfield, CA 94533

Fax: celeste@prime-management.com

From: Mike Yin

CC: _____

Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Draeger Construction, Inc. is pleased to provide you with this proposal to perform additional construction services. Our site visit on October 17, 2006 forms the basis for the proposal that follows:					
Observed existing damaged decks, sidings, trims, and hidden damages. These additional items are for the replacement of the existing materials that were not included in the original scope of repairs. The following proposal is for the replacement of damaged decks, sidings, trims, and hidden damages.					
Building 4					
Unit 201 - Side					
Remove and replace existing damaged 2x6 window trims.					
-Labor and Materials LF=24 ft		24	ft	\$ 9.61	\$ 230.55
Install new Vycor ultra self-adhered waterproof membrane around windows.					
-Labor and Materials SF=24 ft		24	sq ft	\$ 4.65	\$ 111.66
Install new GSM Z- flashing.					
-Labor and Materials LF=10 ft		10	ft	\$ 10.94	\$ 109.42
Remove and replace existing damaged 4'x9' T1-11 siding.					
-Labor and Materials SF=108 sq ft (3) sheets		3	sheets	\$336.00	\$ 1,008.00
Subtotal					\$ 1,459.62

Date: October 23, 2006

Project: Monte Vista HOA

Location: 179-272 Serravista Avenue
Daly City, CA

Subject: Additional hidden damage repairs
Change order #4

To: Celeste Moore

Company: Prime Management
819 Second Street
Fairfield, CA 94533

Fax: celeste@prime-management.com

From: Mike Yin

CC: _____

Scope of Work:	Man	Hours	Total Hrs	Rate	Total
Unit 201 - Front					
Remove and replace existing damaged downspout.					
-Labor and Materials LF=10 ft		12	ft	\$ 16.80	\$ 201.60
Subtotal					\$ 201.60
Unit 201 - Rear					
Install new GSM deck to wall flashing.					
-Labor and Materials LF=24 ft		24	ft	\$ 13.70	\$ 328.76
Remove and replace existing damaged 2x4 window trim.					
-Labor and Materials LF=7 ft (1) total		7	ft	\$ 8.57	\$ 60.01
Install new Vycor ultra self-adhered waterproof membrane around window and slider.					
-Labor and Materials SF=7 ft		7	sq ft	\$ 4.65	\$ 32.57
Subtotal					\$ 421.34
Unit 201 - Subfloor					
Remove and replace existing stucco.					
-Labor and Materials SF=200 ft		200	sq ft	\$ 34.55	\$ 6,909.54
Remove and replace existing damaged 3/8" plywood wall sheathing.					
-Labor and Materials SF=200 ft (6) sheets		6	sheets	\$156.80	\$ 940.80
Remove and replace existing damaged 2x6 top and bottom plates.					
-Labor and Materials LF=72 ft		72	ft	\$ 5.34	\$ 384.59
Remove and replace existing damaged 2x6 blocking.					
-Labor and Materials LF=32 ft		32	ft	\$ 5.34	\$ 170.93