



Date: May 12, 2022

To: Park Lucerne HOA
859 S. Lucerne Blvd.
Los Angeles, CA 90007
e: parklucernehoa@gmail.com

Re: Exterior Elevated Elements inspection in compliance with California Civil Code, Division 4, Part 5, Chapter 7, Article 3, Section 5551.

Subject: Architectural and Structural Assessment

Attachment: Site Plan

The Engineering Design Group has performed an inspection of the Exterior Elevated Elements for the Park Lucerne Homeowners Association located at 859 S. Lucerne Blvd, Los Angeles, California. The inspection was performed in compliance with California Civil Code Section 5551.

The Exterior Elevated Elements for the project consist of 18 balconies in 2 buildings, and 2 levels of elevated common walkways in one building. They are mixture of cantilevered and simply supported wood framed systems with a barrier coat waterproofing system and stucco clad pony wall guardrails.

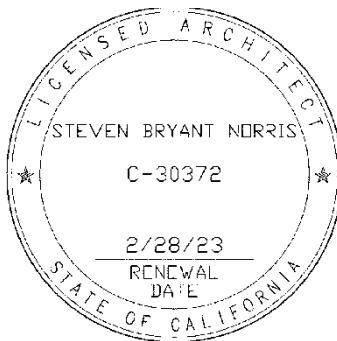
Based on our inspection we have determined the Exterior Elevated Elements are in a generally safe condition and performing in accordance with applicable standards. This report shall be incorporated into the Associations Reserve Study as required by California Civil Code 5550. This report shall be maintained by the Association for two inspection cycles.

Our recommendation to maintain useful life expectancy and performance as required by the civil code is to perform a general visual observation of these balconies in 5 years. This reinspection will not supersede the required Civil Code inspection at 9 years from the date of this report.

If you have any questions regarding this report, feel free to contact our office.

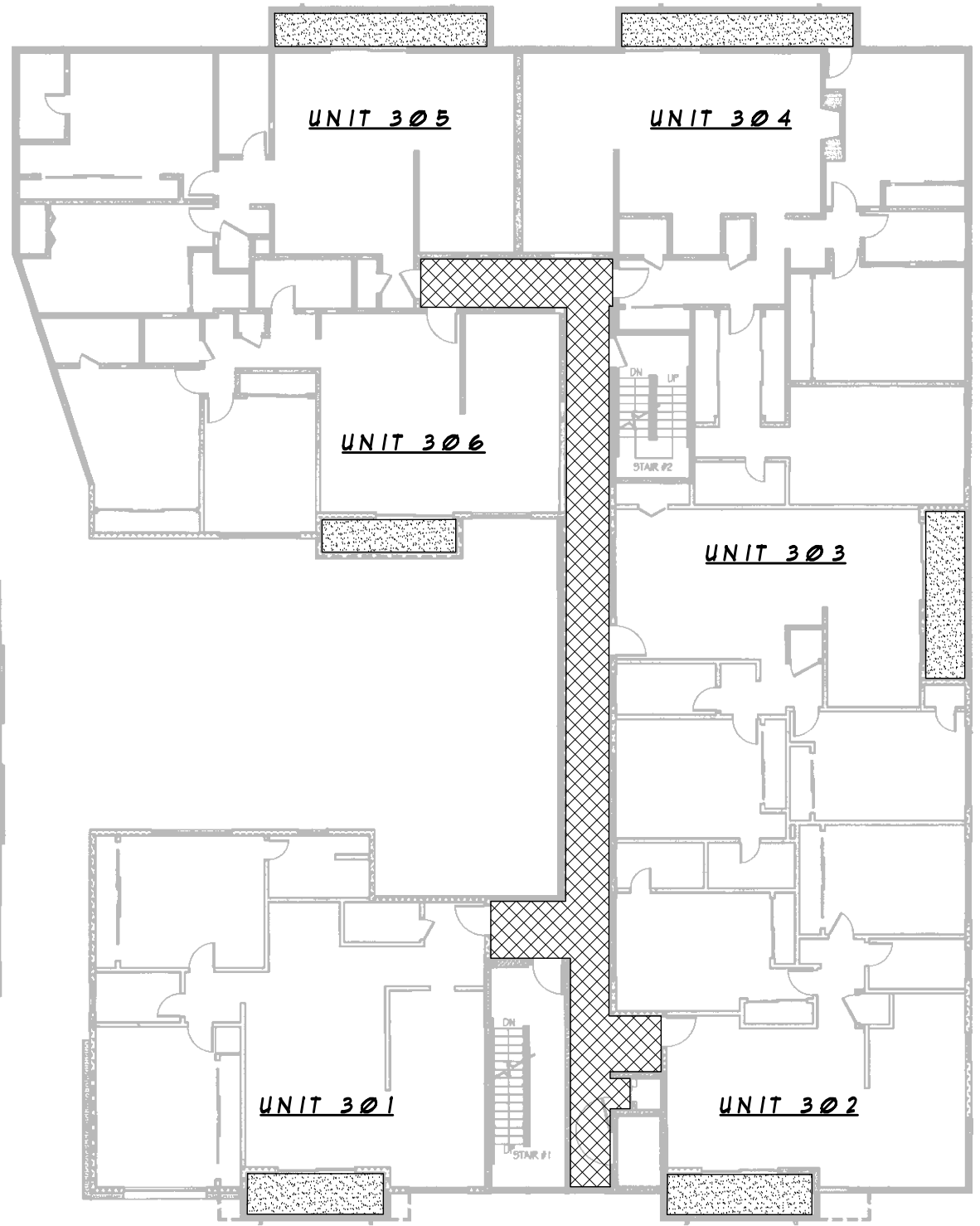
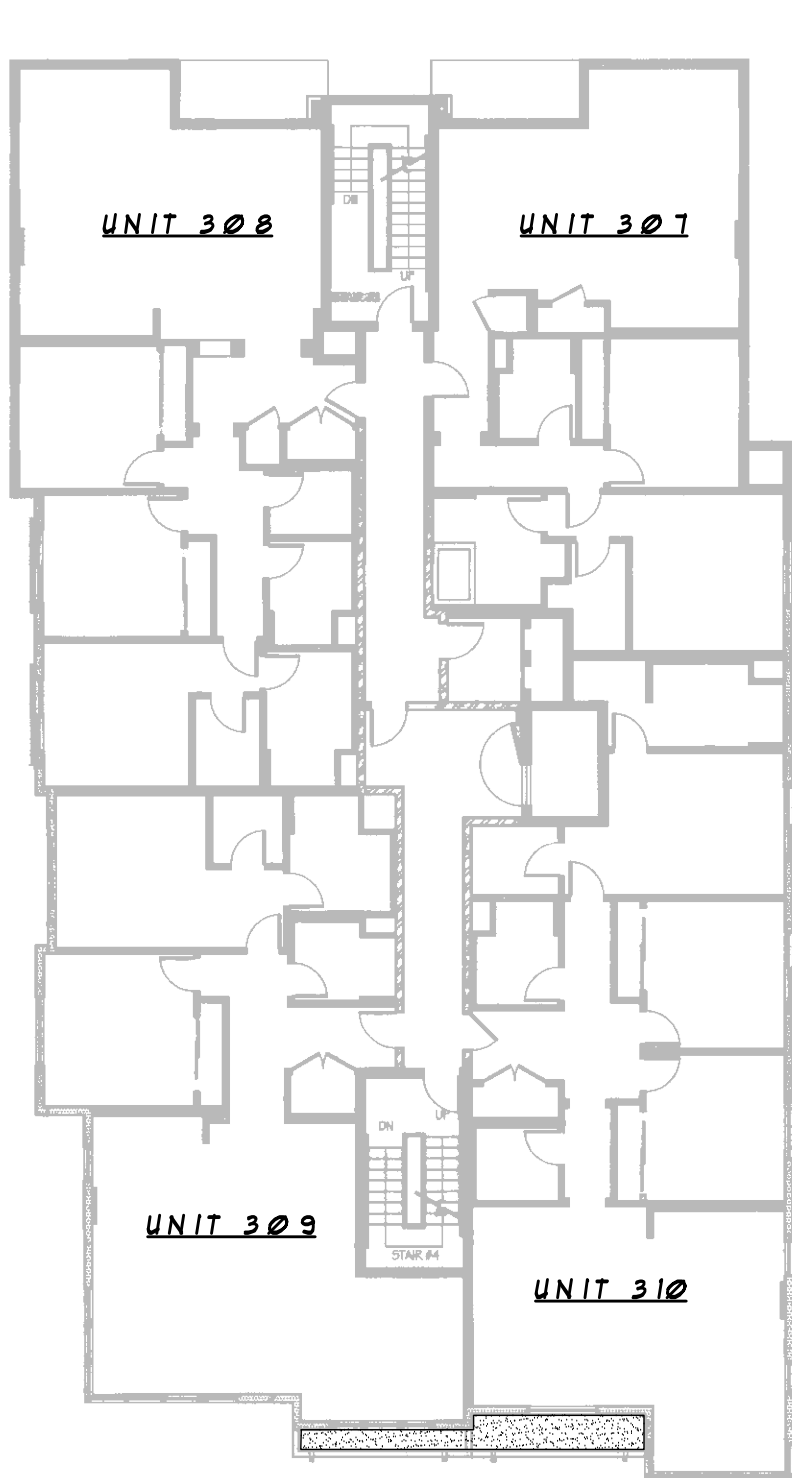
Sincerely,
ENGINEERING DESIGN GROUP

Steven Norris
California Licensed Architect
C-30372





2ND FLOOR PLAN



3RD FLOOR PLAN