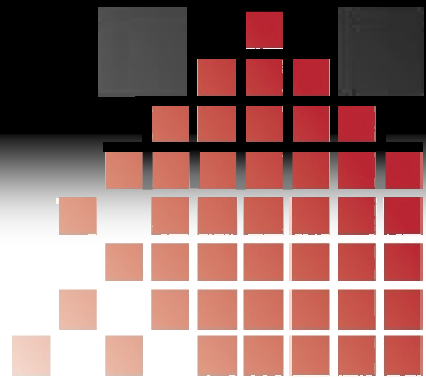


Presentation for
West Campus Point
Homeowners Association
May 19, 2012



STONEMARK

CONSTRUCTION MANAGEMENT

Santa Barbara
Los Angeles

Status of Current Project

- Approval for the project is being sought from the Board of Regents
- Project team is working on construction documents, for permitting and bidding
- Informational meeting today
- All data will be distributed to homeowners in writing in the future

Wood Windows & Doors Replacement

- Significant sources of water intrusion
- Many are rotted & deteriorated
- CC&Rs state they are homeowners' responsibility
- Project requires the removal of all wood windows & doors in order to integrate with the building envelope waterproofing

Benefits

- This is an **IDEAL** opportunity to replace your doors and windows
- Reduced costs:
 - Partly subsidized by master project
 - Assembly-line efficiency
 - Mass buying power
- Fully integrated with the exterior building envelope for waterproofing
- Professionally managed for quality control

Improvements

- All wood windows & doors will be replaced with dual-paned, low E, energy-savings fiberglass units
- Fiberglass is a superior product to wood or vinyl-clad, has a stable substrate & long warrantee, will not warp or rot
- Fiberglass can be painted

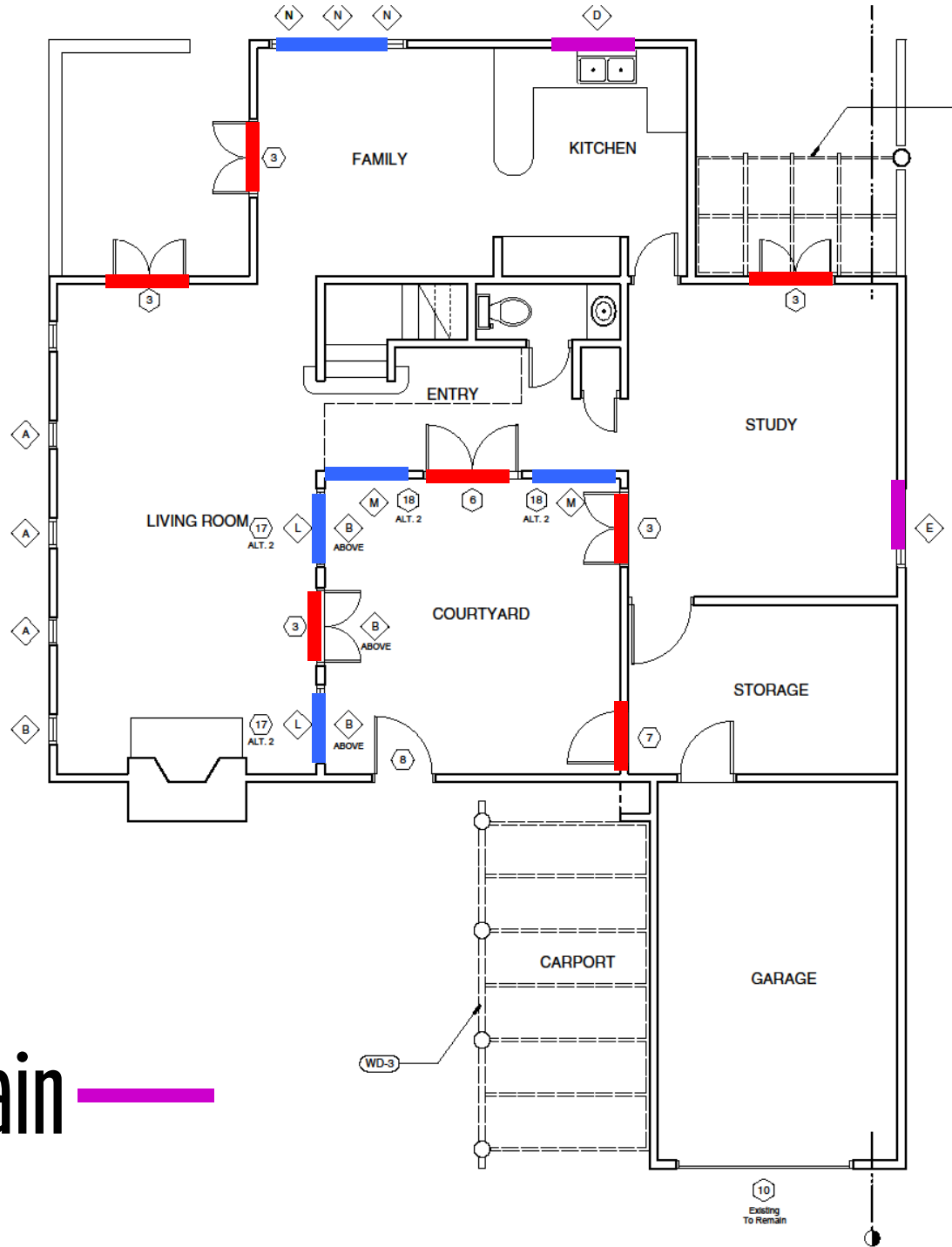
Windows & Door Package

- Cost to homeowners: \$16,375
- UCSB offering low-interest loans
- Capital improvements – a percentage of your cost will be considered an upgrade and adjusts the re-sale value of your home

Windows & Door Scope - 1st Floor

- All fixed doors will be replaced with operable windows with a raised sill for better waterproofing, large glass area & removable screens
- **UNLESS:** you specifically choose Option 1 – to replace the fixed doors with new fixed doors

W/D Replacement Package: 1st floor



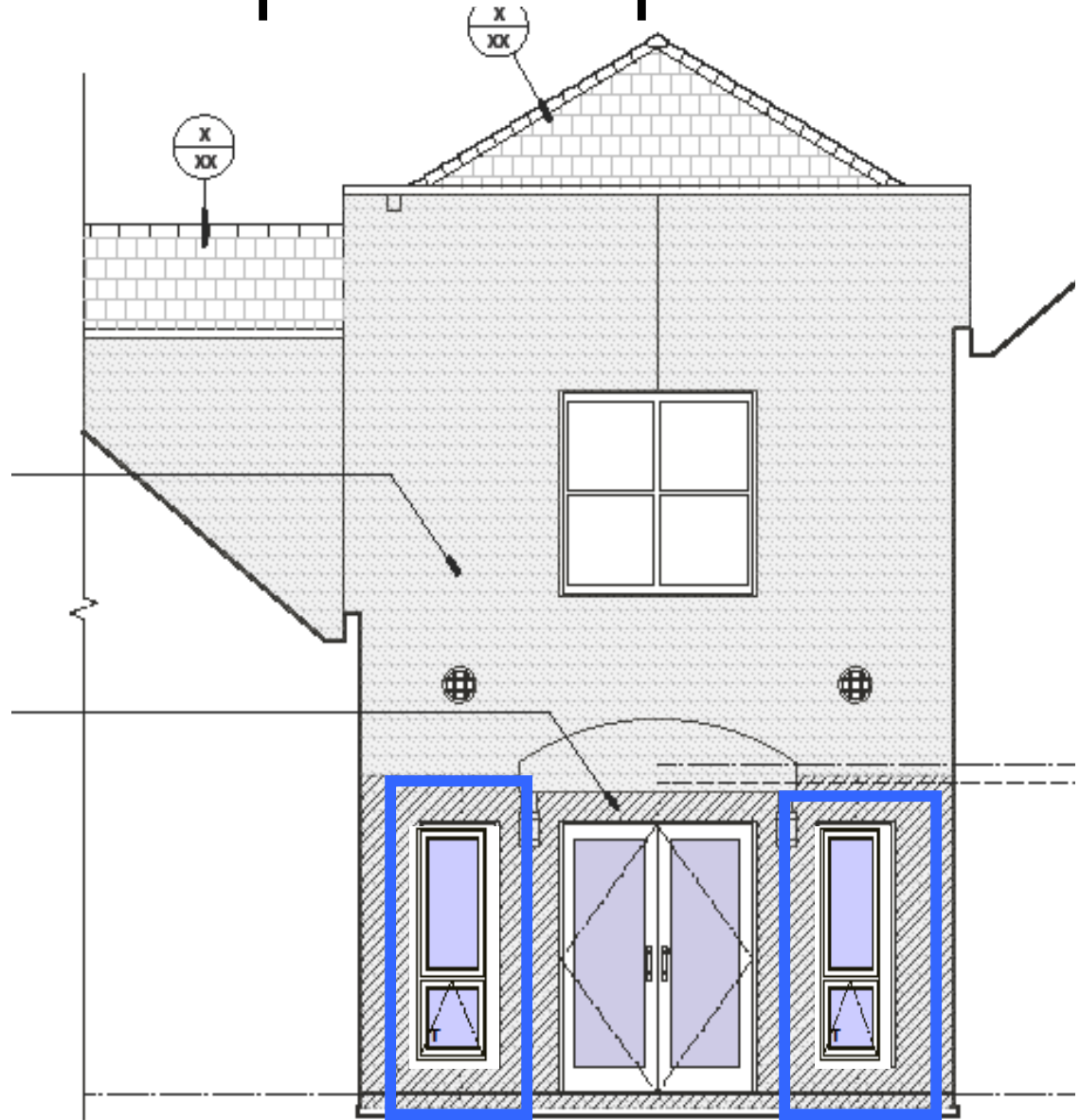
Door → door

Door → window

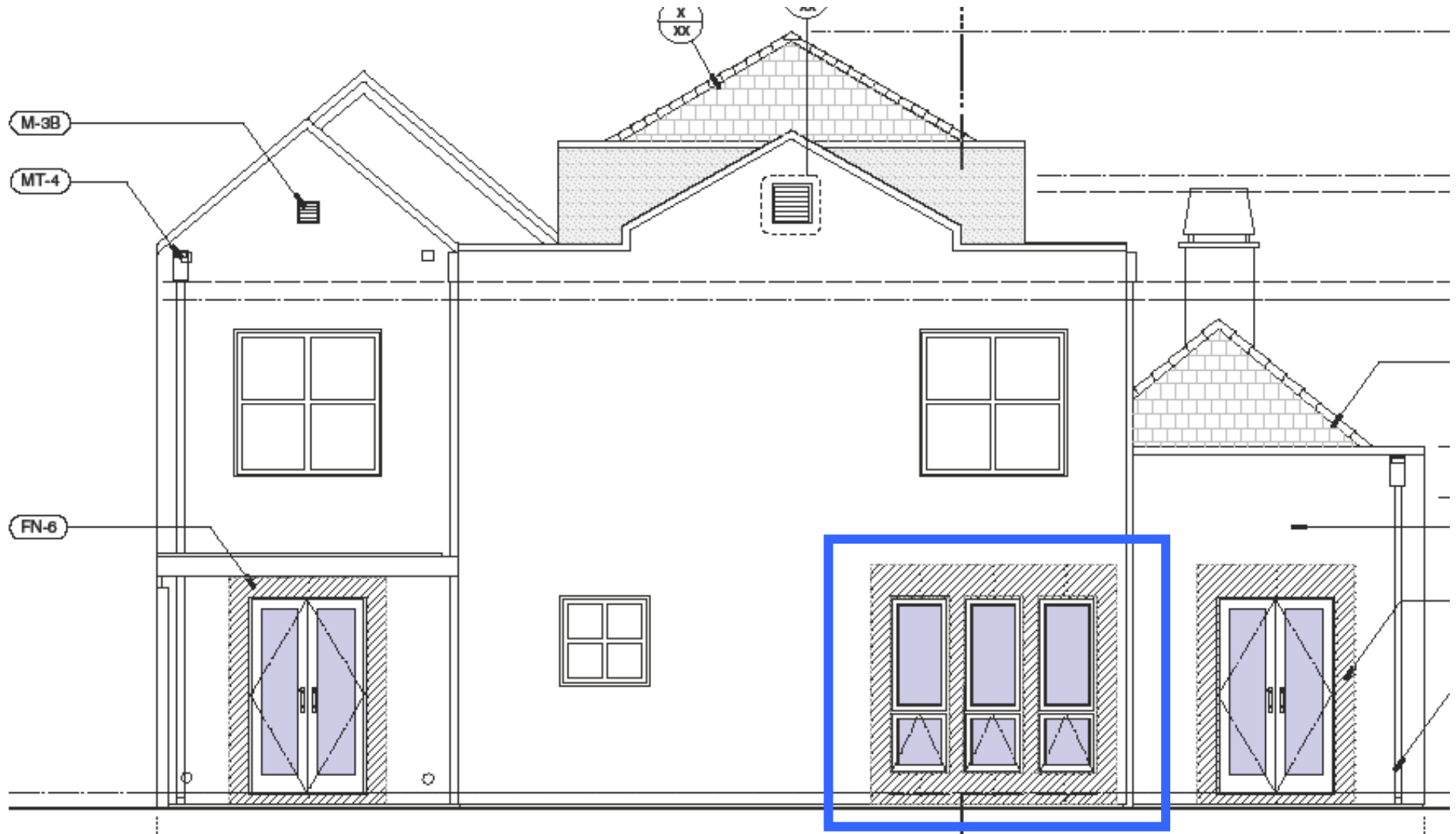
Metal window to remain —

Plan: All fixed Doors will be Replaced with Operable Windows

View from Courtyard of
New Front Door
and new flanking
Operable Windows

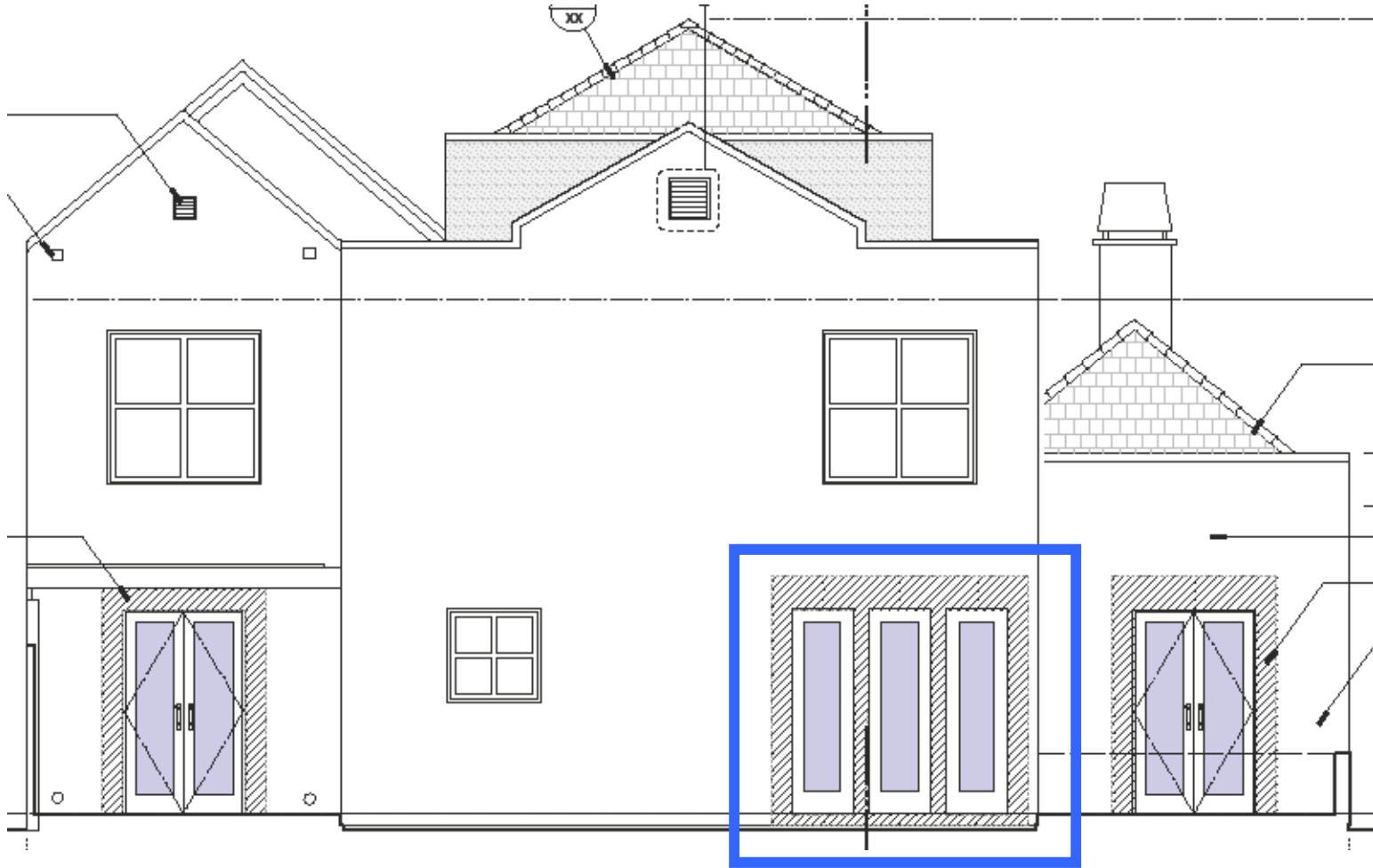


Plan: All fixed Doors will be Replaced with Operable Windows



Rear view of New Operable Windows in Family Room

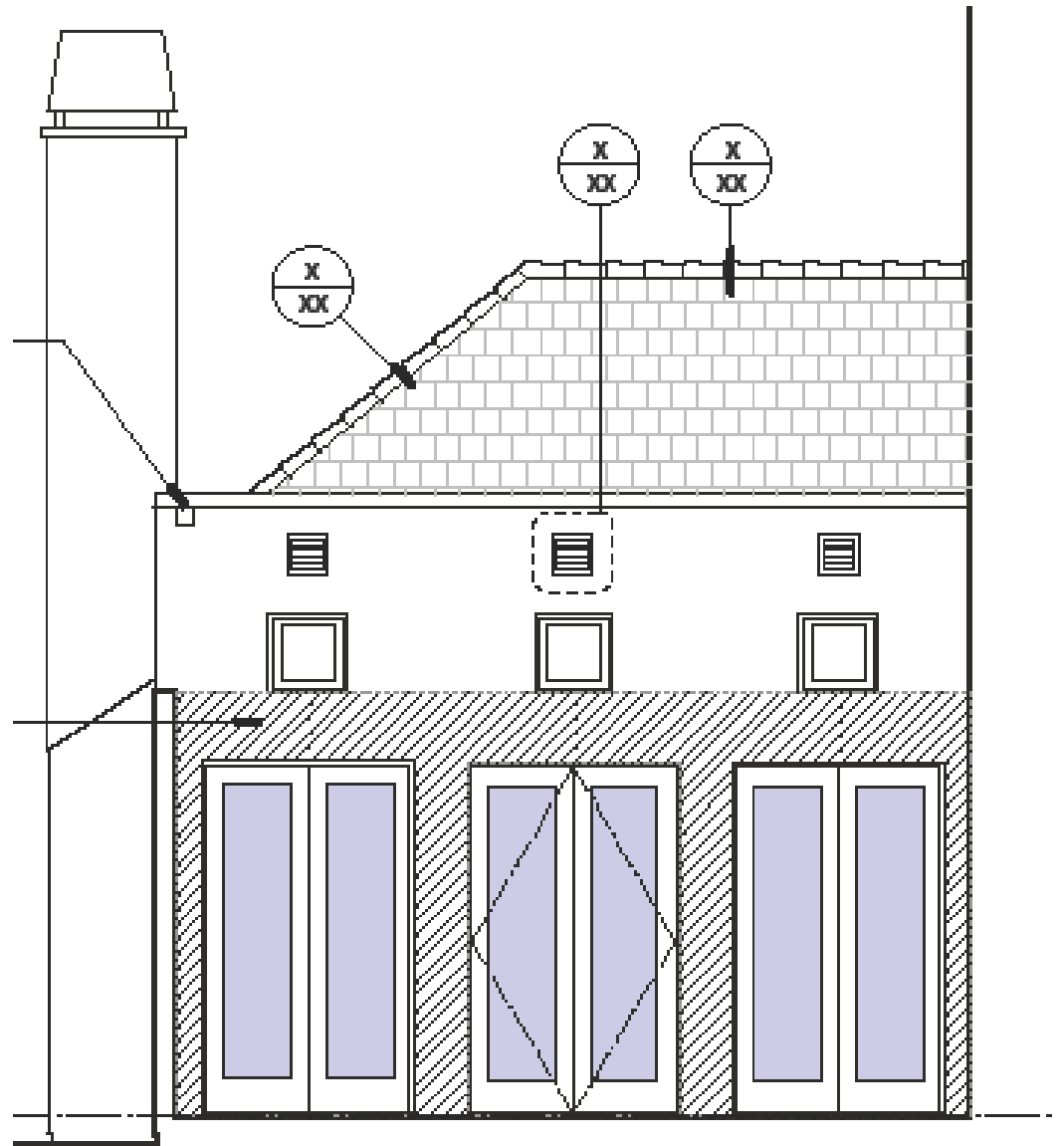
Option 1: Fixed Doors as Fixed Doors



Rear view of New Fixed Doors Replaced “like for like” in Family Room

Option 1: Fixed Doors as Fixed Doors

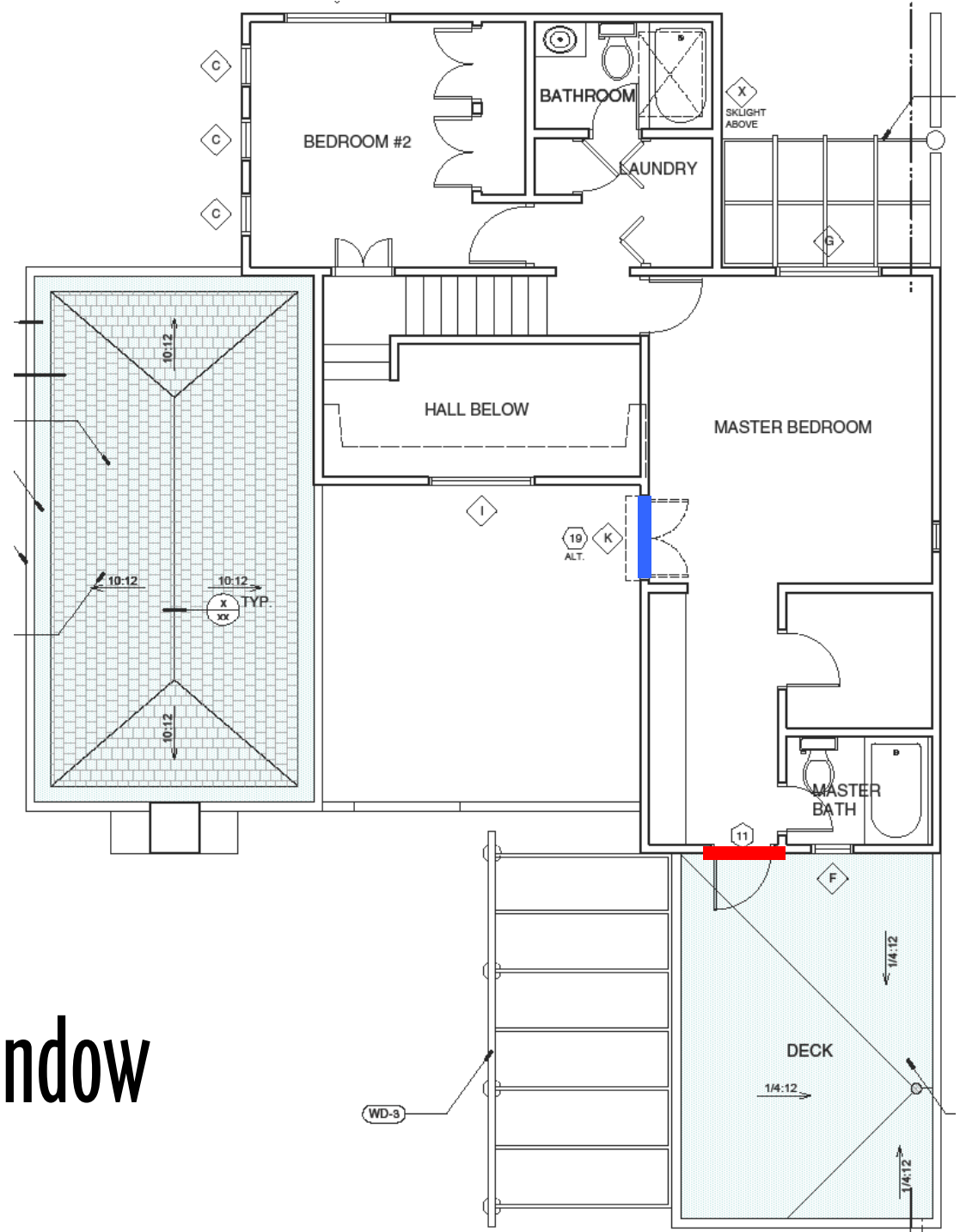
View from courtyard of center living room door with new flanking fixed doors - “like for like”



Windows & Door Scope - 2nd Floor

- Juliette doors are a complex-wide design defect & will be replaced with operable windows
- All deck doors will be replaced
- Both at no cost to you as part of project

W/D Replacement Included in Project: 2nd floor



Deck Door → door

Juliette Door → window

Juliette Door: Option 2

- All Juliette Doors will be replaced with a window as part of the project
- Option 2: You may choose to replace your Juliette door with another door
- Note: *we recommend against this choice!*

Summary of Options

- All plans – all fiberglass units, double pane low E glass
- Base plan
 - Operable doors for operable doors,
 - Operable windows for fixed doors
 - Operable window for Juliette door
- Option 1 – fixed doors for fixed doors
- Option 2 – operable Juliette door

Windows & Door Orders

- Formal packet of information explaining all options will be forthcoming
- Loan commitments must be formalized by Sept 1, 2012 in order to finalize construction contracts
- Payment must be made to the Association thereafter

Homeowner Responsibilities

- Scope included in project:
 - Painting exteriors of new doors & windows
 - Repair of drywall & baseboard around new doors & windows
- Homeowner responsibilities:
 - Interior painting
 - Interior water intrusion repairs

What to Expect

- Further updates on the status of the project
- Written information with door & window contract, terms and options
- Construction to begin approximately October 2012