



April 29, 2014

**REMEDIATION PLAN
FOR ADA DEFICIENCIES
DESCRIBED IN THE CASp DETERMINATIONS FOR
10, 20, 28, & 30 LIBERTY SHIP WAY CONDUCTED
JUNE THROUGH SEPTEMBER 2013**

In the summer of 2013, Kimber Management, LLC (KMC) retained Amy Casado, a Certified Access Specialist to conduct a survey of the properties managed by KMC to determine compliance with the current State and Federal ADA laws and regulations. The properties inspected were:

10 Liberty Ship Way, Sausalito, California
20 Liberty Ship Way, Sausalito, California
28 Liberty Ship Way, Sausalito, California
30 Liberty Ship Way, Sausalito, California

The full evaluations may be found at <http://www.kimber.net> The evaluations indicate that the properties are not currently compliant with the ADA laws and regulations.

We have studied these reports and have developed a plan to remediate some of the deficiencies outline in the report. For the purposes of this Plan, the Remediation Plan shall be divided into 4 sections as follows:

1. Building Common Areas
 2. Building Tenant Spaces
 3. On – Site Issues
 4. Off – Site Issues.
1. **BUILDING COMMON AREAS:** To the extent feasible, we will address issues discovered during normal maintenance and replacement. We will not address any issues that pose unreasonable physical constraints or excessive costs.
 2. **BUILDING TENANT AREAS:** To the extent feasible, we will address issues discovered during tenant turnover and/or tenant improvements. We will not address any issues that pose unreasonable physical constraints or excessive costs.
 3. **ON-SITE ISSUES:** To the extent feasible, we will address issues discovered during scheduled slurry seal and striping maintenance. We will not address any issues that pose unreasonable physical constraints or excessive costs.



THE KIMBER COMPANIES

Kimber Management, LLC / Kimber Communications / Kimber Commercial Brokerage Services, Inc.

4. **OFFSITE ISSUES:** The circulation infrastructure is currently privately owned and poses significant legal, physical and financial obstacles. We have been working towards implementing an Improvement District in the area that would replace the existing circulation infrastructure, provide for pedestrian improvements and provide for public ownership of said improvements. In the event that this Improvement District is adopted by the City of Sausalito, all paths of travel issues will be corrected during construction of the improvements that are approved by the City's Building Official.

The above Remediation Plan is in effect only during the period of active management of the properties by Kimber Management, LLC

Prepared by
Bruce O. Huff
Managing Partner