

For use in completing the Culver City Rent Adjustment Application Table K: Capital Improvement Expenses.

| Description of Expense      | Amortization Period (Years) |
|-----------------------------|-----------------------------|
| Air Conditioner             | 10                          |
| Automatic Garage Doors      | 10                          |
| Cabinets                    | 10                          |
| Carpentry                   | 10                          |
| Counters                    | 10                          |
| Dishwasher                  | 7                           |
| Doors                       | 10                          |
| Door Knobs                  | 7                           |
| Dryer                       | 7                           |
| Drywall                     | 10                          |
| Electric Wiring             | 10                          |
| Elevator                    | 20                          |
| Fan                         | 7                           |
| Fencing                     | 10                          |
| Fire Alarm System           | 10                          |
| Fire Escape                 | 10                          |
| Fire Sprinkler System       | 20                          |
| Flooring                    | 7                           |
| Flooring - Hardwood         | 10                          |
| Floring - Tile and Linoleum | 7                           |
| Flooring - Carpet           | 7                           |
| Flooring - Carpet Pad       | 7                           |
| Flooring -Subfloor          | 10                          |
| Foundation Repair           | 10                          |
| Foundation Replacement      | 20                          |
| Foundation Bolting          | 20                          |
| Furniture                   | 7                           |
| Garbage Disposal            | 7                           |
| Gates                       | 10                          |
| Glass                       | 7                           |
| Gutters                     | 10                          |
| Heating                     | 10                          |
| Insulation                  | 10                          |
| Intercom/Entry Telephone    | 10                          |
| Iron or Steel Work          | 20                          |
| Landscaping                 | 10                          |
| Lighting                    | 10                          |
| Locks                       | 7                           |
| Mailboxes                   | 10                          |
| Masonry-Chimny Repair       | 20                          |

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| Meters       10         Microwave Oven       7         Painting (Interior)       7         Painting (Exterior)       7         Paving       10         Plastering       10         Plumbing       10         Plumbing - Fixtures       10         Plumbing - Pipe Replacement       10         Plumbing - Repipe entire building       20         Pumps       10         Railings       10         Refrigerator       10         Roofing       10         Screen Doors       7         Security System       10         Shear Wall Installation       10         Shower Doors       7         Sidewalks/Walkways       10         Stairs       10         Stove       10         Stucco       10         Tilework       10         Wallpaper       7         Washing Machine       7         Water Heater       7         Window Coverings       7         Other Major Appliance       7                    |                                   |    |
|---|-----------------------------------|----|
| Painting (Interior)         7           Painting (Exterior)         7           Paving         10           Plastering         10           Plumbing         10           Plumbing - Fixtures         10           Plumbing - Pipe Replacement         10           Plumbing - Repipe entire building         20           Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7 | Meters                            | 10 |
| Painting (Exterior)         7           Paving         10           Plumbing         10           Plumbing - Fixtures         10           Plumbing - Pipe Replacement         10           Plumbing - Repipe entire building         20           Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Microwave Oven                    | 7  |
| Paving         10           Plumbing         10           Plumbing - Fixtures         10           Plumbing - Pipe Replacement         10           Plumbing - Repipe entire building         20           Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Painting (Interior)               | 7  |
| Plastering         10           Plumbing         10           Plumbing - Fixtures         10           Plumbing - Pipe Replacement         10           Plumbing - Repipe entire building         20           Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Painting (Exterior)               | 7  |
| Plumbing         10           Plumbing - Fixtures         10           Plumbing - Pipe Replacement         10           Plumbing - Repipe entire building         20           Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Paving                            | 10 |
| Plumbing - Fixtures         10           Plumbing - Pipe Replacement         10           Plumbing - Repipe entire building         20           Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Plastering                        | 10 |
| Plumbing - Pipe Replacement10Plumbing - Repipe entire building20Pumps10Railings10Refrigerator10Roofing10Screen Doors7Security System10Shear Wall Installation10Shower Doors7Sidewalks/Walkways10Stairs10Stove10Stucco10Tilework10Wallpaper7Washing Machine7Water Heater7Window Coverings7Other Major Appliance7   | Plumbing                          | 10 |
| Plumbing - Repipe entire building         20           Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Plumbing - Fixtures               | 10 |
| Pumps         10           Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7  | Plumbing - Pipe Replacement       | 10 |
| Railings         10           Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Plumbing - Repipe entire building | 20 |
| Refrigerator         10           Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Pumps                             | 10 |
| Roofing         10           Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Railings                          | 10 |
| Screen Doors         7           Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7  | Refrigerator                      | 10 |
| Security System         10           Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Roofing                           | 10 |
| Shear Wall Installation         10           Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7  | Screen Doors                      | 7  |
| Shower Doors         7           Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Security System                   | 10 |
| Sidewalks/Walkways         10           Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7  | Shear Wall Installation           | 10 |
| Stairs         10           Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7  | Shower Doors                      | 7  |
| Stove         10           Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7  | Sidewalks/Walkways                | 10 |
| Stucco         10           Tilework         10           Wallpaper         7           Washing Machine         7           Water Heater         7           Window Coverings         7           Other Major Appliance         7   | Stairs                            | 10 |
| Tilework 10 Wallpaper 7 Washing Machine 7 Water Heater 7 Window Coverings 7 Other Major Appliance 7   | Stove                             | 10 |
| Wallpaper7Washing Machine7Water Heater7Window Coverings7Other Major Appliance7  | Stucco                            | 10 |
| Washing Machine 7 Water Heater 7 Window Coverings 7 Other Major Appliance 7   | Tilework                          | 10 |
| Water Heater 7 Window Coverings 7 Other Major Appliance 7   | Wallpaper                         | 7  |
| Window Coverings 7 Other Major Appliance 7  | Washing Machine                   |    |
| Other Major Appliance 7   | Water Heater                      | 7  |
| , , , ,   | Window Coverings                  |    |
| Other 7   | Other Major Appliance             | 7  |
|   | Other                             | 7  |