

Exhibit B

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ADDENDUM TO EXISTING PLAN (Nov.30,2016)

**3191 Del Ciervo Road - Pebble Beach, CA
 APN 008-371-002, PL 160289**

Julie Hansen

**Mills Act 10 Year Estimate for Rehabilitation
 and Maintenance Plan**

YEAR	DESCRIPTION	NOTES	ESTIMATE
	ADDENDUM to 10 Year Estimate Rehab Plan		
2017	Termite abatement	Tenting entire house for termite abatement. The expense of this addendum will push back the existing plan by approx. one half year.	15,000.00
20??	Roof restoration	Restore roof to original look once existing roof maximizes it's life. As existing roof is of durable copper it's maximum life could exceed 50 plus years from now (2016).	100,000.00

3191 Del Ciervo Road - Pebble Beach, CA

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Mills Act 10 Year Estimate for Rehabilitation
and Maintenance Plan

YEAR	DESCRIPTION	NOTES	ESTIMATE	MORE NOTES
2017	Gutters	Installed to areas of most concern; to prevent water from seeping in to foundation/basement; to prevent erosion of surrounding landscape. Copper	18,000.00	
	Master Bath Design	Drawings, permits	5,500.00	
	Contractor	Seal house against rodents, wood wedges for gutters	3,000.00	
	Plumbing	Flush Water Heater	200.00	
	Project Management/Design	40 hours annually	3,800.00	
	Yard Maintenance	general gardening, hedge trimming, materials	5,500.00	
	Arborist	Dead tree removal - large pine and oak	3,000.00	
	Chimneys Clean	every other year	400.00	
	Gardening/Composting area repair	Enclose area to original	800.00	
			40,200.00	

2018	Repair Leak in Balcony Bathroom		760.00	
	Retile Balcony Shower	if needed (\$4,000)	4,000.00	
	Repair Ceiling Below (Kitchen)	Replaster, treat.	1,600.00	
	Balcony Bedroom	Paint	2,000.00	
	Electric - Update Circuit Panels	All to current code	5,000.00	
	Plumbing	Point of entry water softener to protect pipes	3,375.00	
	Plumbing	Flush Water Heater	200.00	
	Upper Balcony Protection	Sand and treat for weather	2,500.00	
	Project Management and Design	40 hours annually	3,800.00	
	Yard Maintenance	general gardening, hedge trimming, materials	5,500.00	
	Purchase Master bath fixtures -	In preparation for 2 year MB remodel	10,000.00	
	Arborist	Tree trimming and removal as necessary	2,000.00	
	Gutter Cleaning	Biannual	1,000.00	
			41,735.00	

2019 with 2020	Master Bathroom Remodel	contractor	12,400.00
		materials, fixtures	11,000.00
		plumbing	2,600.00
		electric	6,000.00
		plaster	2,000.00
		painting	1,600.00
	Electric - Sub Panel East Side	to bring electric up to code on east side of house and accommodate remodel of bathrooms	3,200.00
	Repair living ceiling	Replaster from damage from above bathroom	3,000.00
	Project Management and Design	40 hours annually	3,800.00
	Plumbing	Flush Water Heater	200.00
	Yard Maintenance	general gardening, hedge trimming, materials,	5,500.00
	Arborist	Tree trimming and removal as needed	2,000.00
	Gutter Cleaning	Biannual	1,000.00
	Chimney Cleaning	every other year	400.00
			54,700.00

2020	Library French door repairs	Strip to bare wood, repair rot, repaint	2,000.00
	Library electric	Re light to code	4,000.00
	Paint Livingroom	Remaining - French door, walls, 3 windows	5,500.00
	Project Management and Design	40 hours annually	3,800.00
	Yard Maintenance	General gardening, hedge trimming, materials	5,500.00
	Arborist	Tree trimming and removal as needed	2,000.00
	Gutter Cleaning	Biannual	1,100.00
			23,900.00

TWO YEAR COMBINED = \$78,000

2021	Plumbing	Replace existing water heater with two tankless	10,000.00
	Piano Room Bathroom	plumbing	1,900.00
		electric	1,500.00
		contractor	7,500.00
		paint	1000.00
		fixtures,tile, materials	4,100.00
		plaster	1,000.00
	Piano Room Painting	Paint	2,000.00
	Project Management and Design	40 hours annually	3,800.00
	Yard Maintenance	General gardening, hedge trimming, materials	5,500.00
	Arborist	Tree trimming and removal as needed	2,000.00
	Chimney Cleaning	every other year	400.00
	Gutter Cleaning	Biannual	1,100.00
			41,800.00

2022	Maid's Bathroom	Plumbing	1,000.00
		Electrical	1,000.00
		Contractor	3,800.00
		Paint	1,000.00
		fixtures	1,500.00
		plaster	1,000.00
	Maids Bedroom	Painting	1,600.00
	Laundry Sliding Door	Restore to natural condition	600.00
	Exterior Electrical Lighting - south and west sides	Front side of house to include electrical sub panel;	9,000.00
		light for safety	
		Materials, and fixtures	5,000.00
		Labor for trenching	2,500.00
	Project Management and Design	40 hours annually	3,800.00
	Yard Maintenance	General gardening, hedge trimming, material	5,500.00
	Arborist	Tree trimming and removal as needed	2,000.00
	Gutter Cleaning	Biannual	1,100.00
			40,400.00

2023	Library Bathroom	Pumbing	1,500.00
		Electric	1,000.00
		Contractor	6,500.00
		Plaster	1,000.00
		Material, fixtures, tiles	4,100.00
	Library	Plant	2,500.00
	Exterior Barewood Repair	Pressure wash and treat	4,000.00
	Patio Repair - Back	Remove brick, level, grade, add drainage, replace with existing brick	6,500.00
		Materials	900.00
	Project Management and Design	40 hours annually	3,800.00
	Yard Maintenance	General gardening, hedge trimming, materials	5,500.00
	Arborist	Tree trimming and removal as necessary	2,000.00
	Gutter Cleaning	Biannual	1,100.00
	Chimneys	every other year	400.00
			40,800.00

2024	Patio Repair - Front	Remove brick, level, grade, add drainage, replace with existing brick	6,500.00
		Materials	900.00
	Carmel Stone Repair - Front	Restoration of existing garden retainer wall using existing stone	3000.00
	Carmel Stone Repair - Back	Restoration of existing wall, garden border, stairs using existing stone	3,000.00
	Plumbing	Clean and replace old sewer pipes	2,000.00
	Plumbing	Flush and clean	200.00
	Large Front Brick Patio Repair	Remove /replace with existing brick - grade, repair root damage	3,200.00

Brick Driveway Repair	Remove/replace with existing brick - grade, repair root and erosion damage	5,000.00
Fencing northside	Replace rotting posts, repair existing gates (2)	2,500.00
Lower Driveway	Rebuild	6,000.00
Project Management and Design	40 hours annually	3,800.00
Yard Maintenance	General gardening, hedge trimming, materials	5,500.00
Arborist	Tree trimming and removal as necessary	2,000.00
Gutter Cleaning	Biannual	1,100.00
		44,700.00

2025	Exterior Electrical lighting - north and east sides	Lighting for safety	3,000.00
	Hardwood Floors	All rooms, halls and stairs except kitchen/maids rms	17,500.00
	Plumbing	Clean and replace old sewer pipes	2,000.00
	Gardening Shed Repair	Add cement flooring; retain sides with paintings	2,500.00
	Vegetable Garden area	Replace rotten fence posts and deer proof wire	2,000.00
	Project Management and Design	40 hours annually	3,800.00
	Yard Maintenance	General gardening, hedge trimming, materials	5,500.00
	Arborist	Tree trimming and removal as necessary	2,000.00
	Gutter Cleaning	Biannual	1,100.00
	Chimneys	every other year	400.00
			39,800.00

2025	Landscape	Historic renovation but with drought resistant plant and water restrictions under consideration	15,000.00
	Tennis Court (removal or redo)	Removal or Redo - redo more expensive	15,000.00
	Floor Maintenance	Annual	2,400.00
	Project Management and Design	40 hours annually	3,800.00
	Yard Maintenance	General gardening, hedge trimming, materials	5,500.00
	Arborist	Tree trimming and removal as necessary	2,000.00
	Gutter Cleaning	Biannual	1,100.00
			44,800.00