

Attachment A

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When recorded return to:
PHILIP ANGELO
**COUNTY OF MONTEREY HOUSING
AND COMMUNITY DEVELOPMENT**
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901
(831) 755-5025

Space above for Recorder's Use

Property Owner's Name.:	GABRIEL M. YEUNG, TRUSTEE OF THE GABRIEL YEUNG LIVING TRUST DATED JANUARY 14, 2011
Property Historic Name.:	"The June Haas House" 62 Yankee Point Drive
Permit No.:	PLN240184
Assessor's Parcel Number:	243-152-005-000

HISTORIC PROPERTY CONTRACT

THIS HISTORIC PROPERTY CONTRACT is made and entered into this 3rd day of December, 2024, by and between the **COUNTY OF MONTEREY**, a political subdivision of the State of California (the County), and **GABRIEL M. YEUNG, TRUSTEE OF THE GABRIEL YEUNG LIVING TRUST DATED JANUARY 14, 2011** (Owner).

RECITALS

WHEREAS, Owner is the owner of that certain real property located within the County of Monterey, State of California, together with associated structures and improvements thereon, as more fully described in Exhibit A attached hereto and incorporated herein by reference (the Historic Property). The Historic Property is located at the street address 62 Yankee Point Drive, Carmel-by-the-Sea, California; and

WHEREAS, Owner holds all right, title, and interest in the Historic Property; and

WHEREAS, on April 8, 2014, pursuant to California¹ Government Code section 50280, et seq. (the Mills Act), the County adopted an ordinance establishing a Mills Act Program, as codified in Monterey County Code Chapter 18.28, that authorizes the County to enter into Historic Property Contracts with the owners of qualified historical

¹ Unless otherwise noted, all references to non-County Codes are to California statutes.

properties to provide for the appropriate use, maintenance, and restoration of those properties in exchange for preferential property taxes; and

WHEREAS, the Owner applied to the County Housing and Community Development Department for an Historic Property Contract (PLN240184). Owner has expressly requested that the Owner and County, for their mutual benefit, contract to protect and preserve the characteristics of historical significance of the Historic Property as described in the Work Program attached hereto as Exhibit “B” and incorporated herein by reference, and to qualify the Historic Property for an assessment of valuation pursuant to sections 439 through 439.9 of the Revenue and Taxation Code, as may be periodically amended; and

WHEREAS, the Historic Property meets the definition of “Qualified Historical Property” as set forth in Monterey County Code section 18.28.030, as it was listed on the County of Monterey Register of Historic Resources on October 24, 2023 (County Board of Supervisors Resolution No. 23-454); and

WHEREAS, the Historic Property is not subject to any recorded notice of violation; and

WHEREAS, on October 3, 2024, in accordance with Chapter 18.28 of the Monterey County Code, the County of Monterey Historic Resources Review Board evaluated the application for a Historic Property contract, recommended that the County of Monterey Housing and Community Development Director of Planning determine that the property is eligible for a Historic Property contract, and recommended that the Board of Supervisors approve the Historic Property Contract application (Resolution No. 24-005); and

WHEREAS, the County of Monterey Housing and Community Development Director of Planning has determined that the property is eligible for a Historic Property contract; and

WHEREAS, pursuant to Monterey County Code Chapter 18.28, this contract requires approval by the Board of Supervisors and all persons and entities having any right, title, or interest in the Historic Property; and

WHEREAS, this contract is intended to run with the land bind Owner and Owner’s heirs, executors, administrators, trustees, successors, and assigns; and

WHEREAS, the Owner and the County have negotiated the terms of this contract in accordance with state law and Chapter 18.28 of the Monterey County Code; and

NOW, THEREFORE, County and Owner, in consideration of the mutual covenants and conditions contained herein, do hereby agree as follows:

1. TERM OF CONTRACT.

This contract shall become effective on January 1, 2025 and remain in full force and effect for an initial term of ten years. The initial term of ten years shall be measured as commencing as of the first day of January next succeeding the date of execution. Each succeeding first day of January shall be deemed to be the annual renewal date of this contract (the Anniversary Date). This contract shall be automatically renewed on each succeeding January 1. One additional year shall be added automatically to the initial term unless the contract is not renewed as set forth in Monterey County Code section 18.28.120 and paragraph 10 of this contract or the contract is cancelled as provided in Monterey County Code section 18.28.140 and paragraph 13 of this contract.

2. RESTRICTIONS ON TREATMENT OF PROPERTY.

During the term of this contract, and any and all renewals thereof, Owner agrees and commits to restore, rehabilitate, and/or preserve said property in conformance with the Work Program in Exhibit "B" and the following rules and regulations:

- (a) The rules and regulations of the California Office of Historic Preservation;
- (b) The Secretary of the Interior's standards for the treatment of historic properties; and
- (c) The Building Standards Code (Title 24 of the California Code of Regulations) including the State Historic Building Code (Part 8 of Title 24), where applicable, as periodically amended, including any modifications to these Codes duly adopted by the County.

Owner further agrees that, at such time that rehabilitation or restoration of the subject property is achieved and so long as the contract is in effect, Owner shall provide appropriate maintenance and preservation of the Historic Property in accordance with the Secretary of the Interior's standards for the treatment of historic properties.

3. SUBJECT TO ORDINANCES.

This contract does not relieve the Owner from compliance with all applicable Federal laws, State laws, and County laws, rules, regulations, policies, permit requirements, and associated fees, including those needed to carry out the provisions of this contract.

4. PLAQUE.

Owner shall install and maintain a bronze plaque not to exceed 6 square feet in size, identifying the property as a historic property. The proposed sign shall be submitted to the Director of Planning, or his or her designee, for review and approval prior to installation.

5. PUBLIC TOUR.

Owner shall allow the property to be used for a public tour at least once annually. The Owner, the Director of Planning or their designee, or a mutually agreeable third party (such as a non-profit that provides architectural history tours) shall conduct the tour. The tour shall address the historic significance and character defining features of the residence, and the Director of Planning shall approve the content of the tour in advance. Either the Owner or the Director of Planning may schedule the tour. The party scheduling the tour shall provide at least sixty days of notice to the other party, and the Owner shall ensure that the property is made available for the tour on the scheduled date.

6. PROPERTY TAX VALUATION.

During the term of this contract, the Historic Property, or portion thereof not excepted pursuant to paragraph 7, shall be eligible for property tax valuation pursuant to sections 439 through 439.4 of the Revenue and Taxation Code, as may be periodically amended, as determined by the County Assessor through the County property tax assessment process. Owner understands and acknowledges that this contract must be approved, fully executed, and recorded in the Office of the Recorder of the County of Monterey on or before December 31 of a calendar year to be eligible for property tax reassessment for the following fiscal year.

7. APPLICABILITY.

During this contract's life, the Historic Property shall be eligible for property tax valuation as an enforceable restricted historical property pursuant to California law. If only a portion of a property or structure is the subject of this contract, only that portion covered by the contract shall be considered for preferential property tax assessment treatment under state law. The rest of the property or structure shall be subject to standard property tax assessment, and the total assessed value shall be a combination of the appropriate valuations as determined by the County Assessor.

8. INSPECTIONS.

Owner agrees to allow periodic examinations, upon reasonable notice to Owner, of the interior and exterior of the Historic Property by representatives of the County

Assessor, the State Department of Parks and Recreation, the State Board of Equalization, the County, other agencies, and other County officials and/or their designated representatives as may be necessary to determine Owner's compliance with this contract.

9. PROVISION OF INFORMATION.

Owner agrees to furnish the County with any and all information requested by the County that the County requires to determine compliance with this contract, including but not limited to Owner's submittal of the following information at least 90 days prior to each Anniversary Date of this contract:

- (a) Color photos of actual work done in conformance with this contract;
- (b) Receipts and copies of financial transactions related to work carried out in conformance with this contract;
- (c) Copies of building permits and/or planning entitlements for work carried out in conformance with this contract;
- (d) Responses to the yearly questionnaire provided by the Director of Planning;
- (e) Such other information as may be required by the Director of Planning or his or her designee.

At least 60 days prior to the 10th Anniversary Date of this contract, Owner shall submit a report from a qualified historian to the Director of Planning. The report shall describe the work carried out pursuant to this contract and shall recommend any appropriate improvements needed to achieve rehabilitation, restoration, or preservation of the Historic Property. Based on those recommendations, the County may require an amendment to the contract pursuant to paragraph 12 of this contract.

Failure to furnish required information in a timely manner may result in cancellation of the contract pursuant to paragraph 13 of this contract. During the life of this contract, Owner shall maintain and preserve all records related to work carried out in conformance with this contract. The County shall have the right to examine, monitor, and/or audit the records of Owner related to work carried out in conformance with this contract.

10. NOTICE OF NONRENEWAL.

Non-renewal of this contract shall be governed by state law, the procedures set out in Monterey County Code Chapter 18.28, and this contract. If the Owner desires in any year not to renew this contract, the Owner shall serve written notice of non-renewal

to the Director of Planning and the Clerk of the Board of Supervisors at least 90 days prior to the annual Anniversary Date. If the County Board of Supervisors determines, following a noticed public hearing, not to renew the contract, the County Board of Supervisors or its authorized designee shall serve written notice of the non-renewal on the Owner at least 60 days prior to the annual Anniversary Date. Unless the notice of non-renewal is served by the Owner or the County in accordance with these requirements, one year shall automatically be added to the term of the contract on the Anniversary Date.

Upon receipt by Owner of a notice from the County for non-renewal of the contract, Owner may make a written protest of the notice to the Board of Supervisors. Such protest must be in writing and filed with the Clerk of the Board of Supervisors within ten days of the written notice of non-renewal being mailed to Owner. If a written notice of protest is timely filed, the Clerk of the Board will schedule the protest for a noticed public hearing before the Board of Supervisors within 60 days of the filing of the protest and notify Owner of the hearing date. The Board of Supervisors may, at any time prior to the Anniversary Date, withdraw the notice of non-renewal.

11. EFFECT OF NOTICE OF NON-RENEWAL.

If this contract is not renewed pursuant to Monterey County Code Chapter 18.28 and paragraph 10 above, this contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of this contract. Following non-renewal of the contract, the property shall be assessed in accordance with state law (section 439.3 of the Revenue and Taxation Code, as may be periodically amended). Termination of this contract does not in itself change the historic nature of the Historic Property.

12. AMENDMENTS TO CONTRACT.

This contract may be amended, in whole or in part, upon mutual written agreement of Owner and the County pursuant to the procedures set out in Monterey County Code section 18.28.130. Such amendments must be in writing and approved by Owner and the County Board of Supervisors. The executed amendment must be recorded in the Office of the Recorder of the County of Monterey no later than 20 calendar days after County's execution of the amendment.

13. CANCELLATION.

County, following the process set forth in Monterey County Code section 18.28.140, may cancel this contract if it finds, based on substantial evidence, that one of the following conditions has occurred:

- (a) The Owner has breached any of the conditions of this contract; or
- (b) The Owner has failed to preserve, restore, or rehabilitate the property in the manner specified in this contract; or
- (c) The Owner has allowed the property to deteriorate to the point that it no longer meets the definition of a qualified historic property; or
- (d) The Owner has failed to submit in a timely manner the information requested by the County for the County's annual compliance review.

14. EFFECT OF CANCELLATION.

If this contract is cancelled pursuant to paragraph 13, the contract shall become immediately null and void. In addition, the Owner shall pay a cancellation fee equal to twelve-and one-half percent (12 ½%) of the Historic Property's current fair market value, as determined by the County Assessor as though the property were free of this contractual restriction. The cancellation fee shall be paid to the County Auditor, at the time and in the manner that the County Auditor shall prescribe.

15. EMINENT DOMAIN OR OTHER ACQUISITION.

If the Historic Property is acquired in whole or in part by eminent domain or other acquisition, and the acquisition is determined by the Board of Supervisors to frustrate the purpose of the contract, such contract shall be canceled, and no cancellation fee shall be imposed. Cancellation pursuant to this paragraph shall render this contract null and void.

16. LIABILITY AND INDEMNIFICATION.

Owner agrees to indemnify, defend, and hold harmless the County, its agencies, departments, officers, agents, and employees from any claim, action, or proceeding against the County arising in connection with approval of this contract excepting only injury, loss, or damage caused by the negligence or willful misconduct of the County. Additionally, Owner makes and accepts this contract upon the express condition that the County, its agencies, departments, officers, agents, and employees are free from all liability and claim for damage by reason of any injury to any person or persons, including Owner, or property of any kind whatsoever and to whomsoever belonging, including Owner, from any cause or causes whatsoever, while in, upon, or in any way connected with the property, and for any damages, losses, or liabilities in connection

with labor and materials for work performed on the property, excepting only injury, loss, or damage caused by the negligence or willful misconduct of the County. Owner hereby covenants and agrees to indemnify, defend, and hold harmless the County, its agencies, departments, officers, agents, and employees from all liability, loss, cost, and obligations on account of or arising out of such injuries or losses however occurring. Owner shall reimburse the County for all costs, attorneys' fees, expenses, and liabilities incurred with respect to any litigation related to this contract.

17. NOTICE.

All notices required or permitted by this contract shall be given in writing and shall be mailed or delivered in person. If mailed, notice shall be sent to Owner and County at the following addresses:

Owner:

Gabriel M. Yeung
558 South Grand Avenue
Pasadena, CA 91105

County:

County of Monterey
Housing and Community Development Department
1441 Schilling Pl. 2nd floor
Salinas, CA 93901

In case of a change of address of a party, that party shall provide written notice to the other party of the change of address within 30 days of the change of address.

18. RECORDATION.

Owner acknowledges that this contract shall be recorded. No later than 20 calendar days after execution by all parties of this contract, the Clerk of the Board shall cause a copy of the executed contract to be recorded in the Office of the Recorder of the County of Monterey. Upon non-renewal or cancellation of this contract pursuant to paragraphs 10 or 13 respectively, a notice of said non-renewal or cancellation, in a form acceptable to County Counsel and the Director of Planning, shall be recorded in the Office of the Recorder of the County of Monterey.

19. SUCCESSORS IN INTEREST.

This contract and the restrictions imposed hereunder shall run with the land upon which the Historic Property stands as described in Exhibit "A", and shall be binding upon, and insure to the benefit of, all successors in interest of the Owner, including the heirs, executors, administrators, trustees, successors, and assigns of Owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered the contract. If the property described in Exhibit "A" is annexed to a city, this contract shall be automatically transferred from County to the city acquiring jurisdiction. On the completion of annexation proceedings by a city, that city shall succeed to all rights, duties, and powers of the County under this contract for that portion of the property described in Exhibit "A" annexed to the city. No further action is necessary by Owner, the County, or the city, to effectuate such a transfer.

20. AUTHORITY

Owner warrants hereby that Owner either holds all right, title, and interest in the Historic Property or has received written authorization from all persons and entities besides Owner that have any right, title, or interest in the Historic Property to execute this contract on their behalf and has furnished a copy of that written authorization to the County. Owner further warrants that the individual executing this contract is Owner's duly authorized agent for purposes of executing this contract.

21. GOVERNING LAW

This contract shall be governed by and interpreted under the laws of the State of California.

22. CONSTRUCTION OF AGREEMENT

County and Owner agree that each party has fully participated in the review and revision of this contract and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this contract or any amendment to this contract.

23. COUNTERPARTS

This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

24. INTEGRATION

This contract, including the exhibits, represent the entire agreement between the County and Owner with respect to the subject matter of the agreement and shall supersede all prior negotiations, representations, or agreements, either written or oral,

relating to the subject matter hereof between the County and Owner as of the effective date of this agreement.

IN WITNESS WHEREOF, County and Owner have executed this contract as of the day and year written below.

By: _____
Gabriel M. Yeung, trustee of
the Gabriel Yeung Living Trust
dated January 14, 2011

By: _____

Date: _____

Date: _____

NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons, signing on behalf of a corporation, partnership, trust, etc., please use the correct notary jurat (acknowledgment) as explained in your Notary Public Law Book.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
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STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

County of Monterey

By: _____
Glenn Church, Chair
County of Monterey Board of Supervisors

Date: _____

NOTE TO NOTARY PUBLIC: If you are notarizing the signatures of persons, signing on behalf of a corporation, partnership, trust, etc., please use the correct notary jurat (acknowledgment) as explained in your Notary Public Law Book.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
--

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ATTEST:

DATED: _____.

Valerie Ralph
Clerk of the Board

Approved as to form:

Leslie J. Girard, County Counsel

By: _____

DATED: _____

Type/Print Name: _____
Robert I. Brayer, Deputy County Counsel

Approved as to content:

County Housing and Community Development Department

By: _____

DATED: _____

Type/Print Name: _____
Craig Spencer, Director of HCD

EXHIBITS ATTACHED:

HISTORIC PROPERTY CONTRACT

1. ***EXHIBIT "A"***: Full legal description of the entire property for which the Historic Property Contract is being considered. The legal description may be obtained from a grant deed or title report for the property. A parcel number will not be accepted as a legal description.
2. ***EXHIBIT "B"***: A copy of the Work Program.

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Escrow No.: 13-52506730Z-Ck
Locate No.: CACTI7727-7727-4522-052506730Z
Title No.: 13-52506730Z-JF

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF MONTEREY, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Lot 5, as said Lot is shown on that certain map entitled, "Tract No. 282, Carmel Riviera", filed January 17, 1956, in Volume 6 of Maps, "Cities and Towns", at Page 69, Monterey County Records

APN: 243-152-005

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62 Yankee Point Drive – Carmel by the Sea, California 93923
Gabriel Yeung
Mills Act 10 Year Estimate for Rehabilitation and Maintenance Plan
BELOW NOT INCLUDING STUDIO/ GARAGE

Mills Act Application
House at 62 Yankee Point Drive
Carme-by-the-Sea, California 93923

62 Yankee Point Drive is historically known as the June Foster Haas House. It is a paean to Mark Mills genius as an architect. The house is the epitome of Organic design in its best sense, and clearly qualifies for listing in both the National and California State registers of historic places, as well as in the Monterey County Historic Resource Inventory, under a theme of Modern Architecture in Monterey County. It retains a high degree of physical integrity, and a strong sense of time and place and of feeling and association with its Organic design in 1969 by Mark Mills, an apprentice of Frank Lloyd Wright, a nationally recognized architect.

Dr. Gabriel Yeung purchased the property (APN 246-152-005) in September 2013. Dr. Yeung wishes to have it added to the Carmel Register of Historic Resources. It was evaluated in September 2021 by Kent L. Seavey, who is an approved architectural historian for Monterey County and the author of Carmel: A History in Architecture (Charleston, South Carolina, 2007). Mr. Seavey deems The Haas House is significant under California Register Criterion 2, for its association with modernist architect Mark Mills, it is also significant under Criterion 3, for the high quality of Mills Organic design.

A one-story, thin-shell concrete structure, cylindrical in form, constructed with Gunite sprayed three inch thick over elastomeric webbing. The residence is a cruciform plan of intersecting barrel vaults with large, metal-framed bay windows at the end of each vault and a dome skylight over the living room. The shell is coated with a preservative mixture containing rough-ground walnut shells, for texture. The vault at the sea-cliff edge, is angled downward, with a large semicircular bay window at its terminus, to capture the view of a tide pool below. The building envelope is a true organic form, emerging from the earth and never rising above fourteen feet from ground level. Fenestration is irregular, having large lancet windows with sculptured overhangs spaced along the South and West elevations, and semicircular glazed bays at the ends of the barrel vaults. There are small porthole windows as well. A detached guest house and garage occupy the otherwise natural landscape setting.



Work Item Descriptions with Photographs

1. Existing Door, Wall, and Plaster Repair: General maintenance will be required to avoid degradation to the exterior of the home. The paint on the trim is peeling, faded, or generally deteriorated. It will be repainted by professional painters to maintain a weather-resistant coating and to prevent water damage to the home.



2. Exterior Floor Repair: The exterior shows surface wear and cracking. A professional will be retained to address any problems.



3. Window Replacement: Cracking on windows and flaking paint. A professional will be retained to address any problems. General maintenance and repairs are needed to avoid further deterioration. Window vents and screens need to be replaced due to air leakage and corrosion.



4. Door/ Window Hardware Repair: Window hardware needs to be restored/repared to maintain weather resistance and comfortability. The wooden doors are worn and weathered. General maintenance and repairs are needed to avoid further deterioration.



5. Mechanical / HVAC Upgrades: A professional will access and replace the mechanical vents and HVAC system of the home to prevent further deterioration.



6. Electrical Upgrades: A professional will access and replace the electrical outlets and wiring in the home to prevent further deterioration.



7. Plumbing upgrades: A professional will assess the plumbing and sewer lines and determine what needs to be repaired or replaced due to damage over the years.

8. New Landscape Design- Exhibit A:

Proposed new landscaping to replace non-native vegetation with appropriate native species
The landscape is a key part of the home and will need to be restored and maintained throughout the 10-year plan.



9. Window Repair: Sealing and caulking of all windows as part of routine maintenance. Repaint frames and repair screens where necessary.

YEAR	DESCRIPTION	DETAIL	ESTIMATE
2025	Existing Door, Wall, Floor, and Plaster Repair	Labor:	\$19,680
		Materials:	\$9,200
		Floor Repair:	\$2,500
		Plaster, Stucco, Paint:	\$8,440
	1. Repair front and side door due to deterioration	Total:	\$39,780
	2. Repaint exterior with elastomeric paint due to leakage		
	3. Plaster- Repair, Refinish, Remove, or Replace with Historically Correct		
	Annual Grounds & Tree Maintenance		\$6,200
	Annual Pest & Termite Inspection		\$325
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
	Septic Maintenance (every 3 years)		\$500
	Home Inspection (every 2 years)		\$450
2026	Exterior Floor Repair	Labor:	\$7,660
		Materials:	\$1,200
	1. Restore deck	Total:	\$8,860
	2. Restore chipped and failing cement at door entry		
	Window Repair/Restore	Labor:	\$24,500
	Repair and restore all 21 exterior windows in 4 phases over 4 years	Materials (Average cost per custom window 21 x \$1200):	\$25,200
	1. Replace cracked bedroom window	Window Flashing	

	<p>2. Re-Caulk all windows</p> <p>3. Replace all window vents and screens due to air leakage and corrosion.</p>	<p>Demo-windows: \$450/window Patch stucco: \$250/window</p> <p>Total:</p>	<p>\$9450</p> <p>\$5250</p> <p>\$98,330</p>
	<p>Door/Window Hardware Repair</p> <p>1. (4) Original bolts to front and side door. Replace/restore door hardware.</p> <p>2. Bronze latches for transom windows in living room (6), dining and bedroom (15)</p>	<p>Labor: Materials:</p> <p>Total:</p>	<p>\$12,500</p> <p>\$3,000</p> <p>\$15,500</p>
	Annual Grounds & Tree Maintenance		\$6,200
	Annual Pest & Termite Inspection		\$325
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
2027	<p>New Landscape Design</p> <p>1. Solar panels 2. New gate / fence 3. Arrival auto court 4. New planting scheme throughout property 5. Assess health of Monterey Cypress tree on property</p>	<p>Labor: Materials:</p> <p>Total:</p>	<p>\$30,000</p>
	<p>Mechanical / HVAC Upgrades</p>	<p>Labor: Materials:</p>	<p>\$31,000</p>

	1. Upgrade HVAC system and associated features	Total:	
	<p>Electrical Upgrades</p> <p>1. Replace all receptacles with new and repair splices and wiring as needed.</p> <p>2. Replace all smoke detectors with combo hardwired detectors.</p> <p>3. Replace switches with wireless switching.</p> <p>4. Turn around electrical panel so it's not facing into the closet.</p> <p>5. Repair wiring for exterior lighting.</p>	<p>Labor:</p> <p>Materials:</p> <p>Total:</p>	<p>\$41,000</p> <p>\$38,000</p> <p>\$79,000</p>
	<p>Plumbing Upgrades</p> <p>1. DWV (Drain, Waste, and Vent)- Repair, Replace, or Install New</p> <p>2. Sewer- Replace or replace if necessary</p> <p>3. Service Lines- Repair, Replace if necessary</p>	<p>Labor:</p> <p>Materials:</p> <p>Total:</p>	<p>\$18,000</p> <p>\$14,000</p> <p>\$32,000</p>
	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Tree Maintenance		\$6,200
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
	Home Inspection (every 2 years)		\$450
2028	Annual Pest & Termite Inspection		\$325

	Annual Grounds & Tree Maintenance		\$6,200
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
	Septic Maintenance (every 3 years)		\$500
2028	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Tree Maintenance		\$6,200
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
	Home Inspection (every 2 years)		\$450
2029	Annual Grounds & Tree Maintenance		\$6,200
	Annual Pest & Termite Inspection		\$325
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300

2030	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Tree Maintenance		\$6,200
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
	Home Inspection (every 2 years)		\$450
	Septic Maintenance (every 3 years)		\$500
2031	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Tree Maintenance		\$6,200
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
2032	Hardware Repair, Door/Window 1. (4) Original bolts to front and side door. Replace/restore door hardware. 2. Bronze latches for transom windows in living room (6), dining and bedroom (15)	Labor: Materials: Total:	\$2,500 \$1,000 \$3,500
	Annual Pest & Termite Inspection		\$325

	Annual Grounds & Tree Maintenance		\$6,200
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Annual Drain Cleaning		\$300
	Home Inspection (every 2 years)		\$450
2033	<p style="text-align: center;">Window Maintenance/Repair</p> <p>Repair and restore where needed exterior windows</p> <p>1.Repair windows doors as needed</p> <p>2. Re-Caulk windows as needed</p> <p>3. Replace all window vents.</p>	<p>Labor:</p> <p>Materials (Average cost per custom window 10 x \$905):</p> <p>Window Flashing Demo-windows: \$450/window</p> <p>Patch stucco: \$250/window</p> <p>Total:</p>	<p>\$1250</p> <p>\$9050</p> <p>\$4500</p> <p>\$2500</p> <p>\$17,300</p>
	Annual Pest & Termite Inspection		\$325
	Annual Grounds & Tree Maintenance		\$6,200
	Annual HVAC Maintenance		\$250
	Annual Chimney Maintenance		\$300
	Annual Geological Inspection		\$2,500
	Annual Inspection of Roof Surfaces, Penetrations, and Flashings		\$320
	Septic Maintenance (every 3 years)		\$500
	Annual Drain Cleaning		\$300

10 – Year Rehabilitation and Maintenance Plan

Work Item	'25	'26	'27	'28	'29	'30	'31	'32	'33	'34	Cost Estimate
1. Existing Door, Wall, Plaster and Repair	X										\$39,780
2. Exterior Floor Repair		X									\$8,860
3. Window Replacement/Restore		X									\$98,330
4. Door/Window Hardware Repair		X							X		\$19,000
7. Mechanical / HVAC Upgrades/Replacement			X								\$31,000
6. Electrical Upgrades			X								\$79,000
7. Plumbing Upgrades			X								\$32,000
8. New Landscape, passageway, solar fence.					X	X					\$30,000
9. Window Maintenance/Repair										X	\$17,300
10. Annual Maintenance (Pest & Termite, Grounds & Trees, HVAC, Chimney, Roof Surfaces, Geological, Drain Cleaning)	X	X	X	X	X	X	X	X	X	X	\$101,950
11. Home Inspection (Every 2 Years)	X		X		X		X		X		\$2,250
12. Septic Maintenance (Every 3 Years)	X			X			X			X	\$2,000
TOTAL											\$461,470

