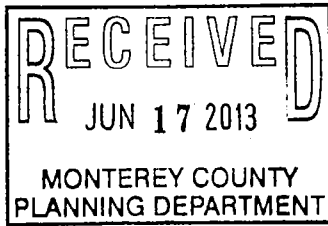


Exhibit J

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P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 19, 2013

Brian Rasmussen, Construction Manager
c/o Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Phase One Historic Assessment, Carmel Valley Manor, Carmel, CA
APN 169-061-012-000

Dear Mr. Rasmussen:

This letter states the findings of historic significance for Carmel Valley Manor, located at 8545 Carmel Valley Road, in Carmel, California. PAST attended multiple site visits to the subject property in May 2013 to photograph the site and to perform a historic materials conditions assessment for each of the buildings located on the campus. The following summarizes the historic significance of the subject property. Please refer to the attached State of California Department of Parks and Recreation Forms 523a and b (DPR forms) for detailed property description, historic context and statement of significance.

National Register (NR) and California Register (CR) Significance

The Carmel Valley Manor does not qualify for association with an event (NR Criterion A/CR Criterion 1) as no significant event occurred in connection with the facility. Similarly, the Manor does not qualify for association with a significant person (NR Criterion B/CR Criterion 2). While the original Hollow Hills Estate was owned and occupied by Noel Sullivan, a significant member of the local community, the main house was destroyed by fire in 1962. Only three buildings survive the Sullivan period; and the loss of the main house, the site's most significant historic resource, has removed the historic integrity of the site dating to Noel Sullivan's period of occupancy.

Carmel Valley Manor appears eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. Designed by leading Modernist architectural firm Skidmore, Owings & Merrill (SOM), the Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site. Laid out to resemble a Medieval village, the Manor utilizes stark shed and gable forms to complement the rugged

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mountainous terrain of the surrounding landscape. The design of a retirement complex was a departure for SOM and they utilized the village form as the backdrop for the expression of sharp Modernist building lines. Shed and gable roofs dominate the site, complement each other and integrate with the system of open spaces, courtyards and paved paths that link all buildings. Fenestration and exterior stucco cladding matches throughout the buildings, serving to unify the entire site.

Monterey County Register of Historic Resources Significance

Carmel Valley Manor appears to be significant according to Monterey County Register criteria A. The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The SOM design approach for a retirement center was a departure from more typical designs. The design took advantage of the dramatic site to integrate a campus-like setting into the surrounding rugged mountainous terrain. The house is connected with someone renowned, Noel Sullivan (Criterion A3), although the primary resource, the Sullivan House, was destroyed by fire. The SOM-designed campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5).

The Manor appears to be significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

The Manor appears to be significant according to Monterey County Register criteria C. The unique design of the Manor does materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (Criterion C2).

Please contact me with any questions regarding this matter.

Sincerely,



Seth A. Bergstein
Principal

Cc: Christine Kemp, Esq., Noland Hamerly Etienne & Hoss Attorneys at Law
Kenneth Scates, AIA, Principal, HGHB Architecture and Planning

Attachments: Carmel Valley Manor DPR Forms, May 19, 2013