

REHABILITATION/RESTORATION/MAINTENANCE PLAN

Use this template to create a detailed work plan to be completed in the first 10 years of the contract. Recall that all work must be consistent with the Secretary of the Interior's Standards for Rehabilitation (see Application Guide Appendices), and properties which have already been fully rehabilitated or restored, and do not need additional work, are not eligible. Work that is visible from the public right-of-way, corrects any critical systems or structural deficiencies, and preserves historic features of the property should be given first priority. Duplicate this form as needed or provide additional sheets to include all work plan items. **Remember that all exterior work on historic properties requires prior City approval through a Certificate of Appropriateness, and that any unpermitted work could be subject to fines, penalties, or might have to be modified, removed or redone at owner expense.**

Property Name and Address: 1502 E 8th St Long Beach, CA 90813

<p>Item No.: <u>1</u></p> <p>Building Feature: <u>Asphalt shingle roof</u></p> <p>Completion Year: 20 <u>21</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Current roof has 3 layers of asphalt shingles. Excessive weight of roof materials is bowing the eaves downward. Will remove all existing layers of asphalt shingles and replace entire roof with one new layer of asphalt shingles.</p>
<p>Item No.: <u>2</u></p> <p>Building Feature: <u>Galvanized steel plumbing</u></p> <p>Completion Year: 20 <u>23</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Will remove galvanized steel pipes and replace with copper plumbing throughout the home. Currently, only one bathroom has copper plumbing. Second bathroom, kitchen, and garage bathroom all need update copper plumbing.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: To be determined.</p>



MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: 1502 E 8th St Long Beach, CA 90813

<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Window replacement/ repair</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Detailed description of work: All windows are ground level in a single story home. There are five aluminum frame windows that need to be replaced with wooden casement windows. There are five additional original wooden casement windows that need to be scraped and reglazed.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>To be determined</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Cement porch replaced with wood porch</u></p> <p>Completion Year: 20 <u>27</u></p>	<p>Detailed description of work: Cement porch to be removed and replaced with wooden porch. Current cement porch is not original and does not span the entire width of the house. Brick lined planter adjacent to porch to be removed. New wooden porch will span the entire width of the house.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>To be determined</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Stucco removal</u></p> <p>Completion Year: 20 <u>29</u></p>	<p>Detailed description of work: Stucco to be removed from entire house and original wood siding underneath to be scraped and repainted. Rear quarter of home is an addition that does not have original wood siding underneath stucco, so additional matching wood siding will need to be sourced. If matching wood siding is either unavailable or unaffordable, new wood siding will used.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>To be determined</u></p>

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Property Name and Address: _____

Item No.: _____ Building Feature: _____ Completion Year: 20 _____ Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: Specify/list: Detailed description of work:
Item No.: _____ Building Feature: _____ Completion Year: 20 _____ Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: Specify/list: Detailed description of work:
Item No.: _____ Building Feature: _____ Completion Year: 20 _____ Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: Specify/list: Detailed description of work:

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Item No.: _____ Building Feature: _____ Completion Year: 20 _____ Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: Specify/list: Detailed description of work:
Item No.: _____ Building Feature: _____ Completion Year: 20 _____ Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Detailed description of work: Specify/list: Detailed description of work:

NOTE: Please ensure that the current condition of all building features proposed for rehabilitation/restoration/maintenance as part of this work plan are clearly photographed or otherwise documented and labelled as required, and submitted with the Mills Act Application (see Application Guide page 10).

This form is available in alternative format by request at 562.570.3807. For an electronic version, visit our website at www.lbds.info.

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RECORDING REQUESTED BY:

Order No. O-SA-5296352 (bdaa)
Escrow No. 266273-LW
Parcel No. 7267-027-016



AND WHEN RECORDED MAIL TO:

LAURA NELSON
RYAN LANGLEY
1502 East 8th Street
Long Beach, CA 90813

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$580.80 and CITY \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Long Beach, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John R. Simich, as Trustee of the Simich Family Trust (2016) created U/D/T Dated March 31, 2016

hereby GRANT(S) to

Laura C. Nelson, an unmarried woman and Ryan C. Langley, an unmarried man, as joint tenants
the following described real property in the County of Los Angeles, State of California:

The legal description of said property is as follows: See Exhibit "A" attached hereto and made a part hereof.

APN: 7267-027-016

More commonly known as: 1502 East 8th Street, Long Beach, CA 90813

Date October 4, 2016

The Simich Family Trust (2016) created U/D/T
Dated March 31, 2016

By: John R. Simich, Trustee

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.

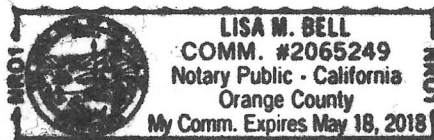
STATE OF California
COUNTY OF Orange } S.S.

On October 10, 2016, before me, Lisa M. Bell, Notary Public, personally appeared John R. Simich 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 Lisa M. Bell (Seal)



6B

Item #5 Stucco Removal



Item #4 - Porch



Item #3 - Windows

Aluminum windows

