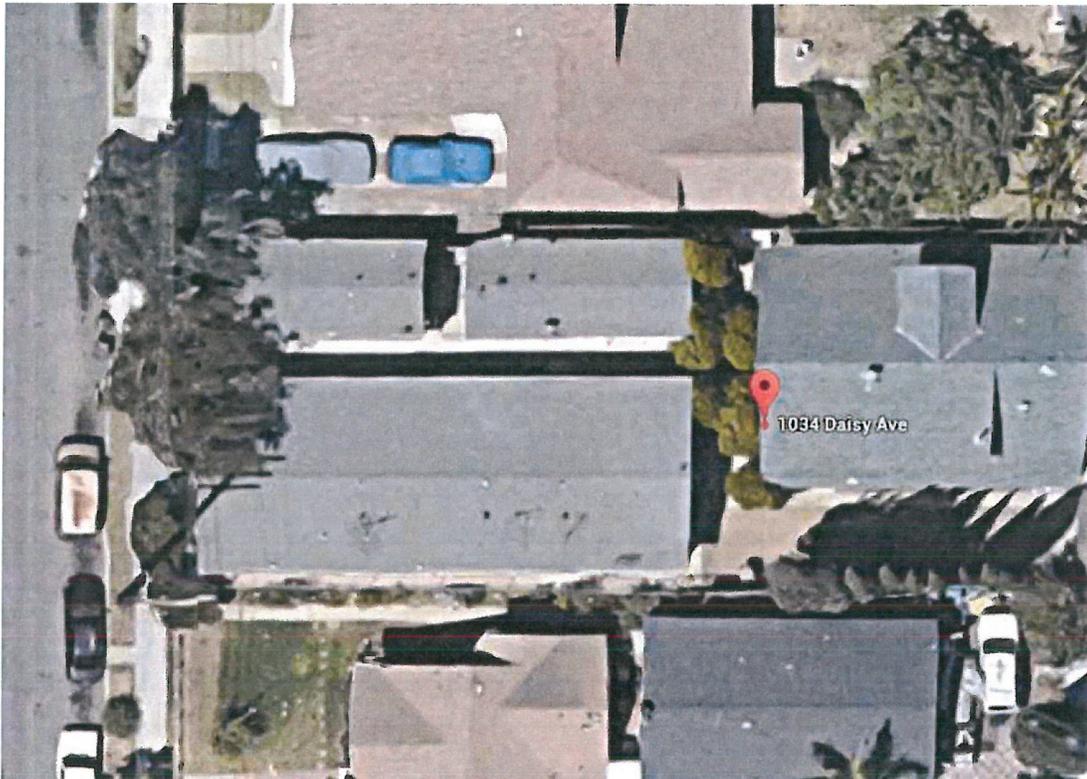


### Aerial Map

Borrower	Affordable Housing Clearinghouse				
Property Address	1034 Daisy Ave				
City	Long Beach	County	Los Angeles	State	CA Zip Code 90813
Lender/Client	Affordable Housing Clearinghouse				



# Market Conditions Addendum to the Appraisal Report

Affordable Housing Clrths  
File No. 1034 Daisy Ave

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **1034 Daisy Ave** City **Long Beach** State **CA** ZIP Code **90813**  
 Borrower **Affordable Housing Clearinghouse**

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	185	68	90	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	30.83	22.67	30	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	124	98	121	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	4.02	4.32	4.03	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
<b>Median Sale &amp; List Price, DOM, Sale/List %</b>	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	<b>\$939,820</b>	<b>\$1,003,051</b>	<b>\$958,000</b>	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	63	76.5	64.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	<b>\$1,150,000</b>	<b>\$1,170,000</b>	<b>\$1,149,000</b>	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	151	118	40	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	98	98.06	98.52	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The CRMLS MLS indicates there were 343 closed sales during the past 12 months and 66 of those sales contained seller concessions which is 19% of the total transactions in this market area. Prior Months 7-12: 185 Sales; 41 with concessions; 22% of sales for this period. 4-6: 68 Sales; 12 with concessions; 18% of sales for this period. 0-3: 90 Sales; 13 with concessions; 14% of sales for this period. The concessions ranged between 5 and 805,000. The median concession amount is \$5,000.**

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).  
**The CRMLS MLS indicates there were 343 closed sales during the past 12 months and 13 of those sales were either foreclosures or short sales which is 4% of the total transactions in this market area. Prior Months 7-12: 185 Sales; 8 foreclosures or short sales; 4% of sales for this period. 4-6: 68 Sales; 3 foreclosures or short sales; 4% of sales for this period. 0-3: 90 Sales; 2 foreclosures or short sales; 2% of sales for this period.**

Cite data sources for above information. **The CRMLS MLS was the data source used to complete the Market Conditions Addendum.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.  
**Effective Date: Wednesday, May 18, 2016**

---

**If the subject is a unit in a condominium or cooperative project, complete the following:** Project Name: \_\_\_\_\_

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

---

Signature Appraiser Name <b>Mark J. Watcher</b> Company Name <b>coastalvaluations.com</b> Company Address <b>4292 Skylark Street, Irvine, CA 92604</b> State License/Certification # <b>AR020068</b> State <b>CA</b> Email Address <b>mwatcher@coastalvaluations.com</b>	Signature Supervisory Appraiser Name Company Name Company Address State License/Certification # State Email Address
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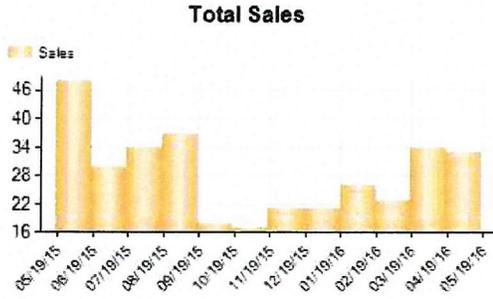
MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

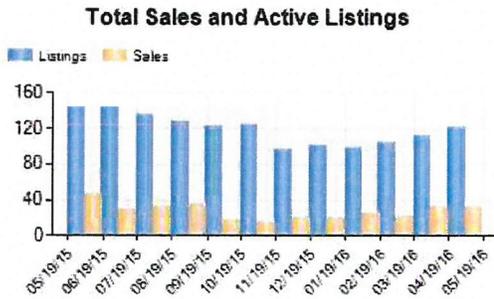
# 1004MC Graph Addendum 1

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						



Comments:

Comments:



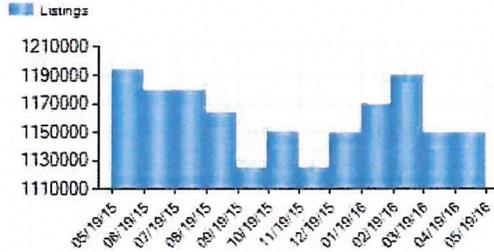
Comments:

Comments:

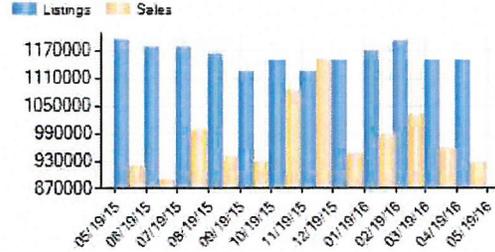
## 1004MC Graph Addendum 2

Borrower	Affordable Housing Clearinghouse				
Property Address	1034 Daisy Ave				
City	Long Beach	County	Los Angeles	State	CA
Zip Code	90813				
Lender/Client	Affordable Housing Clearinghouse				

**Median List Price**



**Median Sales and List Price**



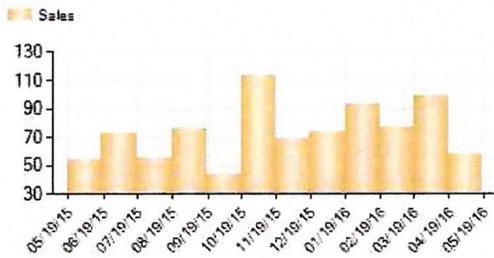
**Median List Price**

Comments:

**Median Sales and List Price**

Comments:

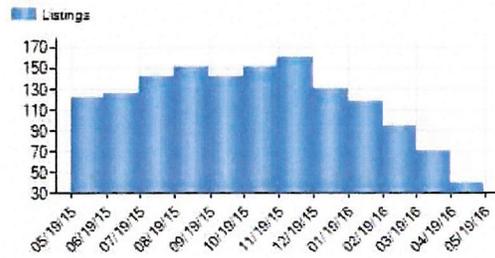
**Median Sales DOM**



**Median Sales DOM**

Comments:

**Median Listings DOM**



**Median Listings DOM**

Comments:

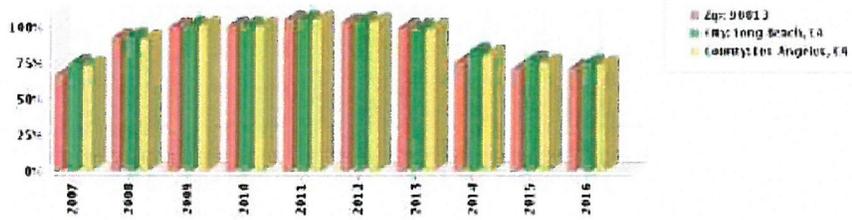
## Market Trends Graphs

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

### 1034 Daisy Ave, Long Beach, CA 90813-2998, Los Angeles County

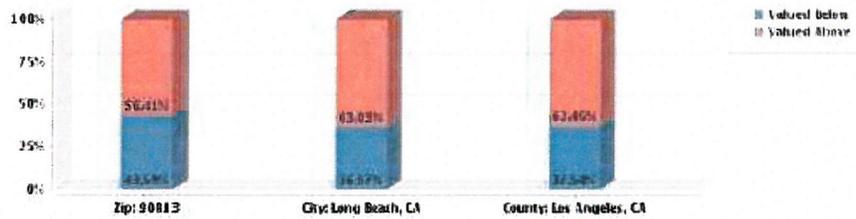
#### Pricing Trends

##### Median Sale Price to Current Value - Tax



The percentage of properties that have increased or decreased in value based on the year in which they were acquired. The chart compares the sale price of each home to its current market value based on RealAVM, and then calculates the median percentage of appreciation or depreciation. If the percentage for a year is below 100%, those who purchased homes during that year are likely to have negative equity and may be subject to short sale conditions. If the percentage is above 100%, those who purchased a home that year are likely to have positive equity and the capacity to transfer their home in an uncomplicated manner.

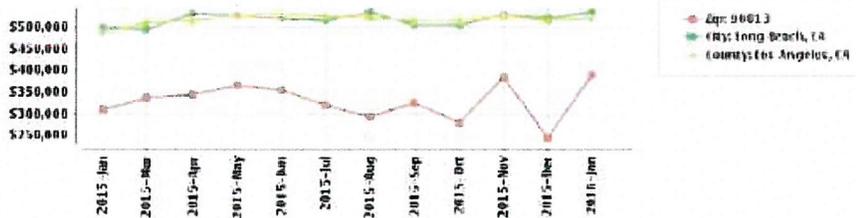
##### Percentage of Properties Purchased Above/Below Current Value - Tax



The percentage of all properties for which the purchase price is above and below the current value. The current value of the property is calculated using RealAVM. This statistic represents all properties in the geographic area, regardless of when the home sold.

An area in which most homes were purchased above their current value indicates one in which properties are likely to be distressed and subject to short sales and foreclosures. An area in which most properties were purchased below their current value indicates an area in which home owners generally enjoy positive equity.

##### Median Sale Price - Tax



The median sale price for properties sold via Tax. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sale price is decreasing, it indicates a declining market with diminished demand.

Courtesy of Mark Watcher, Coastal Real Estate Solutions, California Regional MLS

The data within this report is compiled by leverage from public and private sources. If desired, the accuracy of this data contained herein can be independently verified by the readers of this report with the applicable county or municipality.

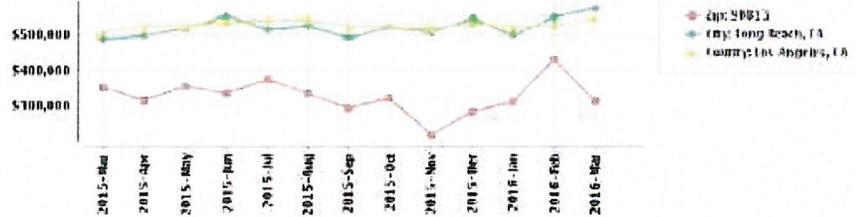
**Market Trends**

Generated on: 04/29/2016  
Page 12 of 17

## Market Trends Graphs

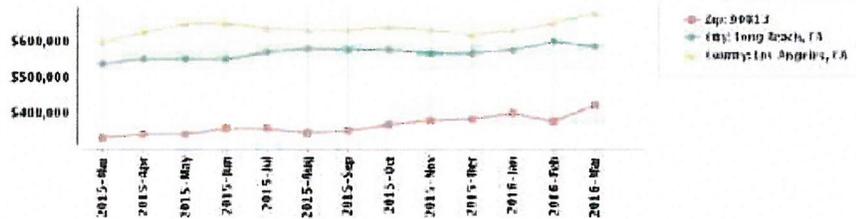
Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

### Median Sale Price - MLS



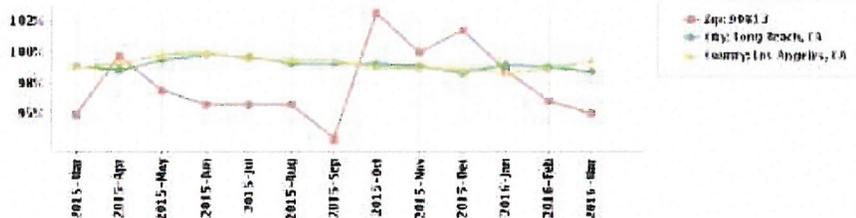
The median sale price for properties sold via the MLS. If the median sale price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median sale price is decreasing, it indicates a declining market with diminished demand.

### Median List Price - MLS



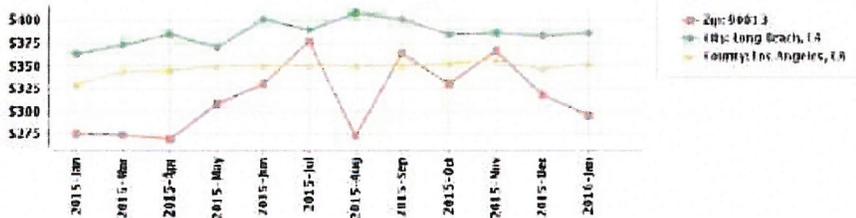
The median list price for properties actively marketed via the MLS. If the median list price increases over time, it generally indicates an appreciating market in which demand exceeds supply. Conversely, if the median list price is decreasing, it indicates a declining market with diminished demand.

### Median Sale to Original List Price Ratio - MLS



The median ratio of sale price to list price based on MLS sales. For example, a home listed for \$200,000 that sold for \$190,000 would have a ratio of 95%. When the ratio is close to or over above 100%, homes are selling at or above their asking price and market demand is high. When the ratio is substantially below 100%, demand for homes is low.

### Median Price per Square Foot - Tax



Courtesy of Mark Wachter, Coastal Real Estate Solutions, California Regional MLS

The data within this report is compiled by CoStar from public and private sources. It should be verified by the recipient of this report with the appropriate county or municipality.

## Market Trends

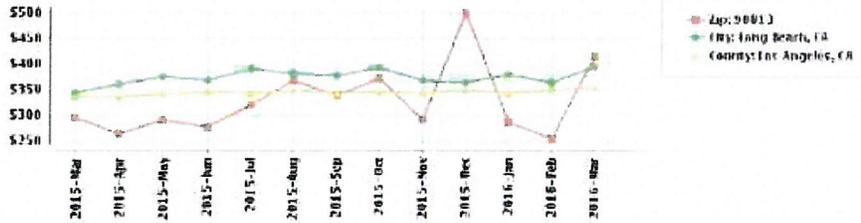
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Page: 13 of 17

## Market Trends Graphs

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

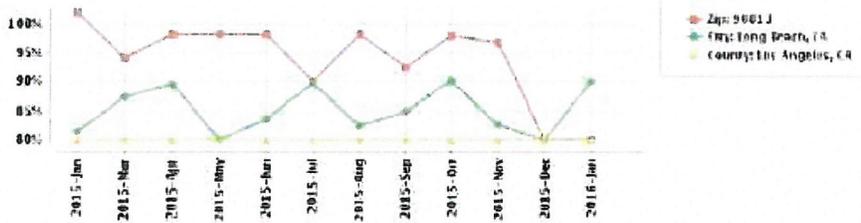
The median price per square foot for sold homes based on Tax sales. An increase in the median price per square foot — particularly if the median size of sold homes has not also increased — indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

### Median Price per Square Foot - MLS



The median price per square foot for sold homes based on MLS sales. An increase in the median price per square foot — particularly if the median size of sold homes has not also increased — indicates that buyers are willing to pay more for the similarly sized homes. When the median price per square foot decreases, property values may be generally decreasing, or less costly homes are selling more briskly than higher valued ones.

### Median Loan to Value - Tax

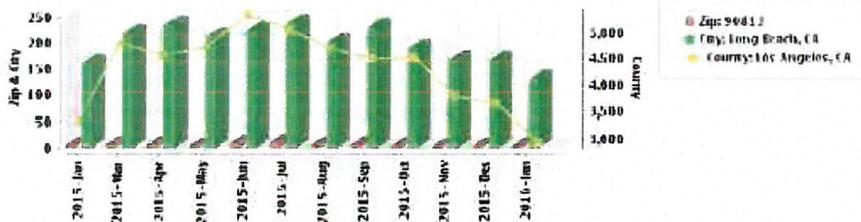


The median loan-to-value ratio (or LTV) is the ratio of the mortgage amount to the purchase price. Conventional wisdom is that homeowners with lower LTV ratios are less likely to default on their mortgages. As a result, lenders typically require mortgage insurance for owners who have an LTV greater than 80%.

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## Market Activity

### Number of Sales - Tax



The number of properties sold via Tax. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeline.

Courtesy of Mark Wachter, Coastal Real Estate Solutions, California Regional MLS

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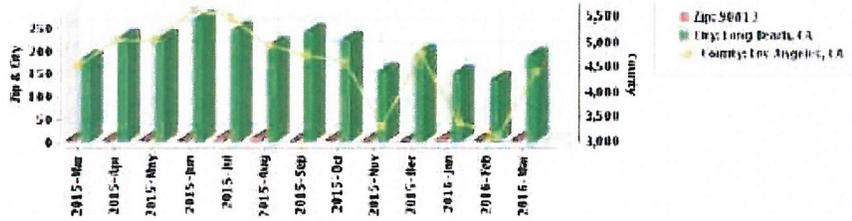
## Market Trends

Generated on: 04/29/2015  
Page 16 of 17

## Market Trends Graphs

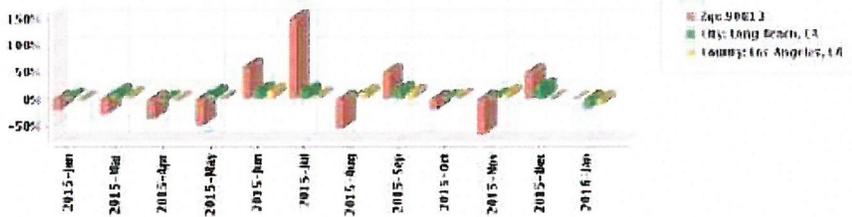
Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

### Number of Sales - MLS



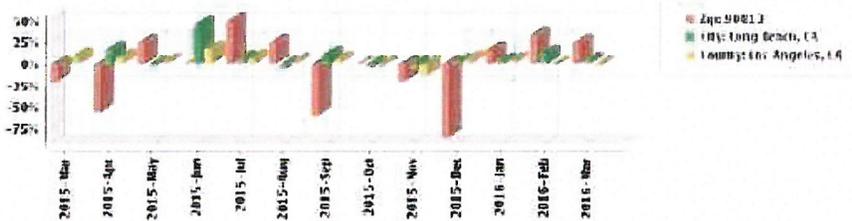
The number of properties sold via the MLS. Increasing sales activity signifies an accelerating market, while decreasing activity signifies a declining market. Remember that sales activity may also change seasonally, so be sure to compare sales activity between comparable periods and over a sufficiently long enough timeframe.

### Change in Sales Activity - Tax



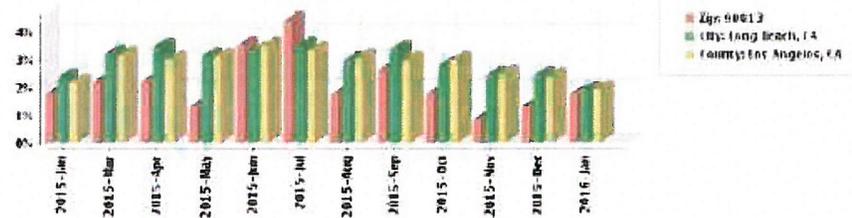
The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

### Change in Sales Activity - MLS



The percentage change in sales activity compared to the corresponding month or quarter of the prior year. Positive percentages reflect improving market conditions, and decreasing ones indicate declining market conditions.

### Annual Turnover Rate - Tax



Courtesy of Mark Watcher, Coastal Real Estate Solutions, California Regional MLS

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## Market Trends

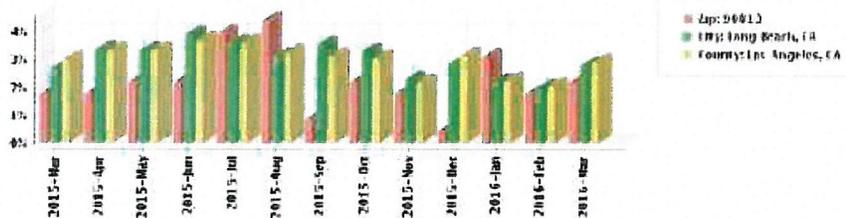
Sales Date: 01/28/2016  
Page 15 of 17

## Market Trends Graphs

Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

The annualized turnover rate indicates the percentage of all homes within the locale that sold via Tax. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

### Annual Turnover Rate - MLS

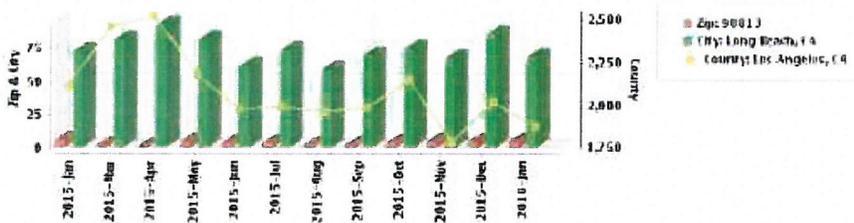


The annualized turnover rate indicates the percentage of all homes within the locale that sold via the MLS. Comparing the annualized turnover rate between locations provides an indication of each area's relative stability or volatility.

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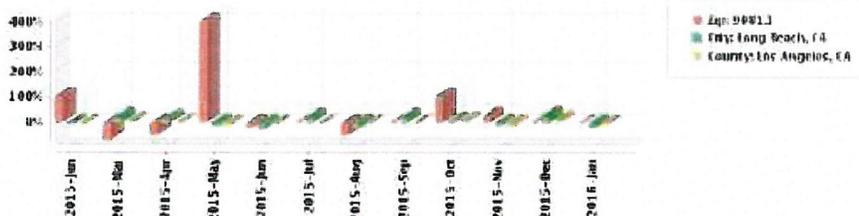
### Distressed Properties

#### Number of Foreclosures - Tax



The total number of properties entering all stages of foreclosure (Pre-Foreclosure, Auction, or AEO) in the monthly or quarterly period. When the combined number of properties entering the foreclosure stage declines, conditions are typically improving and markets will stabilize. When number of properties entering the various foreclosure stages increase, conditions are typically worsening and there is a likelihood that listing inventory will subsequently increase.

#### Change in Foreclosure Activity - Tax



The change in the foreclosure activity compares the number of properties entering all stages of foreclosure from one period to the corresponding period of the prior year. Negative percentages indicate slowing foreclosure activity, while increasing percentages depict accelerating foreclosure activity.

Courtesy of Mark Watcher, Coastal Real Estate Solutions, California Regional MLS

The data within this report is compiled by combining information from public and private sources. It does not represent the accuracy of the data contained therein. It is independently verified by the recipient of this report with the appropriate county or municipality.

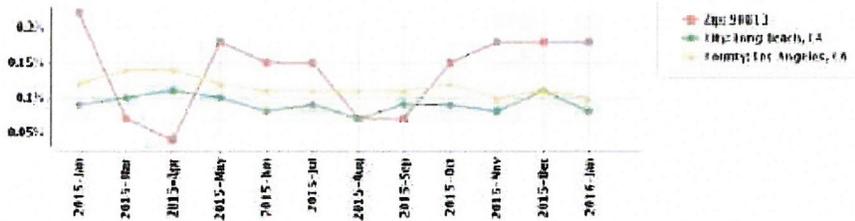
**Market Trends**

Generated on: 04/29/2016  
Page 1A of 17

## Market Trends Graphs

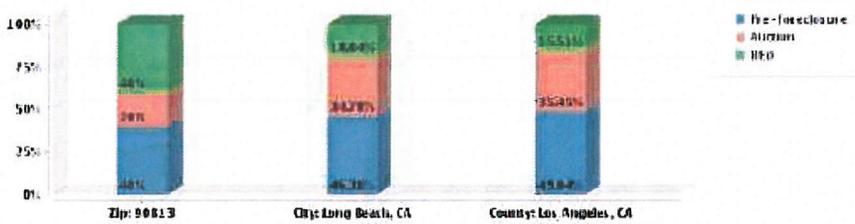
Borrower	Affordable Housing Clearinghouse						
Property Address	1034 Daisy Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90813
Lender/Client	Affordable Housing Clearinghouse						

### Percentage of Foreclosed Properties - Tax



The percentage of all properties in the zip, city or county entering the various stages of foreclosure in the period. This will be a very low percentage, but the comparative number period over period denotes improving or worsening conditions.

### Percentage of Properties in Each Foreclosure Stage - Tax



The percent of properties in each stage of foreclosure (Pre-Foreclosure, Auction, or REO) for the most recent period. Areas with a high number of REO properties may be subject to listing and price volatility if the REO homes rapidly enter listing inventory.

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Courtesy of Marie Watcher, Coastal Real Estate Solutions, California Regional MLS  
 The data within this report is compiled by CoRedigi from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the appropriate county or municipality.

**Market Trends**  
 Generated on 04/29/2016  
 Page 17 of 17

## WILLMORE CITY PLANNED DEVELOPMENT PLAN (PD-10)

Ordinance History: C-5833, 1982; C-6830, 1990

### I. PURPOSE AND INTENT

- A. The intent of this Planned Development Plan is to provide special zoning regulations for an area of unique historical and cultural interest to the City of Long Beach. This area contains the site of the original Willmore City Township which later grew into the City of Long Beach. As the neighborhood aged and social trends changed, much of the area declined and many historic buildings deteriorated. The deterioration, in combination with a lack of adequately protective zoning regulations, allowed incompatible structures to be constructed. In 1982, the area was rezoned to a Planned Development (PD) district. The original PD ordinance included special regulations designed to encourage the preservation and rehabilitation of historic structures and also to encourage the recycling of poorly maintained, large multi-family structures. While many historic buildings have indeed been restored since the adoption of the Willmore City Planned Development Plan, few of the deteriorated multi-family units have recycled. The preservation and rehabilitation of historic structures remains the intent of this revised plan, however because the area suffers from overcrowding and overburdened infrastructure, greater restrictions are placed on new multi-family development. The area is still intended to serve as a housing resource for the downtown, containing a mixture of housing densities and limited commercial uses which are compatible with a primarily residential neighborhood.
- B. In reviewing and approving site plans and tract maps for the development of the area, the Site Plan Review Committee shall be guided by the goals and policies of the General Plan and the General Use and Development Standards specified herein. The Committee shall not permit variance from those standards unless it finds that such variance meets the intent of the original standards and is consistent with the overall objectives of this adopted plan.

### OBJECTIVES

1. To preserve and protect the historic, architectural, and cultural aspects of the neighborhood.
2. To encourage the preservation and rehabilitation of historic structures.

## Full Page Letter - Page 2

### Willmore City Planned Development Plan (PD-10)

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3. To ensure architectural and landscape architectural compatibility between new construction and existing development.
4. To improve the design quality of structures.
5. To encourage a variety of residential communities and housing choices attractive to those wishing to live in proximity of downtown, thereby facilitating a reduction in worker travel time, a reduction in traffic congestion, the conservation of energy, and residential support for downtown retail, restaurants, and entertainment uses.

## II. DEVELOPMENT REVIEW PROCEDURE

### A. Site Plan Review

No building permit shall be issued for any building until a Site Plan Review has been approved, or conditionally approved, by the Site Plan Review committee under the procedures set forth in the Zoning Regulations. The following building permits shall be exempt from this requirement:

1. Remodels with no additional floor area.
2. Additions less than four hundred and fifty square feet in area and not visible from the public street right of way.
3. Accessory buildings not visible from the public right-of-way.

Applications for Site Plan Review must include a detailed landscape plan and a final irrigation plan. For designated historical landmarks and for properties located in a historic district, Site Plan Review shall not be released until the Cultural Heritage Commission has provided guidance in the form of a Certificate of Appropriateness.

### B. Review of Designated Historic Landmarks and Projects Located Within a Historic District

The Willmore City Planned Development District contains two historic districts, the Drake Park Historic District and the Willmore City Historic District. In addition to the site plan review requirements listed above, applications for exterior changes to designated historic landmarks or to any structure within a historic district must obtain a Certificate of Appropriateness from the Cultural Heritage Commission. Exterior changes subject to Cultural Heritage review include:

1. alterations
2. additions

3. remodeling (exterior only)
4. relocations
5. demolitions
6. new construction
7. exterior painting or other re-surfacing

All projects which involve adverse changes to historic buildings, a loss of historic materials or design features, or irreversible alterations which detract from the original architectural character of the building, shall be denied a Certificate of Appropriateness. In the event of a denial of a Certificate of Appropriateness, no City permits shall be issued within a six-month period. At the request of the Cultural Heritage Commission, the City Planning Commission can extend this period for an additional six months. At the expiration of the prescribed waiting period or extensions thereof, provided all other City regulations are met, the applicant may proceed with the proposed project.

### III. GENERAL USE AND DEVELOPMENT STANDARDS

- A. Residential Uses. The primary use of the Willmore City Planned Development District is to be residential. Specific residential uses permitted in each plan subarea are listed in the Specific Development Standards. In addition to residential uses, limited personal and professional services which are low volume and compatible with a residential neighborhood are also permitted. Such uses are outlined in following sections 2 through 4.
- B. Artist Studios. In Subareas 1, 2, and 4, an artist studio/loft shall be permitted as an accessory use to a residential unit according to the Administrative Use provisions of the zoning regulations as specified by subsection 21.21 of the Long Beach Municipal Code. In addition, either one wall sign or one projecting sign advertising the use shall be permitted on-site provided that the sign is wooden and does not exceed three square feet in size.
- C. Bed & Breakfast Inns. In Subareas 1 and 4, Bed and Breakfast Inns may be permitted subject to the Administrative Use provisions of subsection 21.21 of the Long Beach Municipal Code if the renovation and use of the structure as a bed and breakfast inn will contribute significantly to the ambiance, character, or economic revitalization of the neighborhood. Bed and Breakfast Inns shall be subject to the following restrictions:

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### Willmore City Planned Development Plan (PD-10)

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1. Meals shall be served to registered guests only. No cooking facilities shall be permitted in guest rooms.
  2. The property owners shall live at the inn or on an adjoining property.
  3. Only short-term lodging may be provided. Monthly rentals shall be prohibited.
  4. No receptions, private parties, or activities for which a fee is paid shall be permitted.
  5. A city business license shall be obtained as required by law.
  6. Two parking spaces shall be provided for the operator plus one space for each guest room. Guest parking may be provided either on-site or along the curb abutting the lot. Tandem parking is permitted provided not more than two cars are parked in a tandem arrangement.
  7. One wall sign or one projecting sign advertising the use shall be permitted on-site provided that the sign is wooden and does not exceed three square feet in area.
- D. Commercial Use in Historic Structures. In Subareas 1 and 4, any structure deemed by the Cultural Heritage Commission to have architectural, historic, or cultural values which contribute positively to the environment of the District, may be utilized for professional office or personal service uses without the provision of additional parking. In addition, either one wall sign or one projecting sign advertising the use shall be permitted on-site provided that the sign is wooden and does not exceed three square feet in size.
- E. Replacement of Non-conforming Multi-Family Residential Buildings. In Subareas 1 and 4, replacement of existing multi-family residential buildings with new buildings shall be allowed at the density of the existing use provided that the replacement structure conforms to the height, setback, and usable open space standards of the R-4-R zoning district, and on-site parking is provided according to the provisions of Chapter 21.41 of the zoning code.
- F. Development Standards.
1. Determination of Appropriate Standard. All standards from the most applicable zone of the zoning regulations shall apply unless a different standard is specified within these General use and Development Standards or within the Specific Use and Development Standards of each subarea. If it is unclear what

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### Willmore City Planned Development Plan (PD-10)

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standard best applies, the Zoning Administrator shall determine the appropriate standard.

2. Vehicle Access. Vehicle access to all new on-site parking spaces, whether or not required by this plan shall be taken
  - a. from the alley, OR
  - b. from a single drive. Ribbon drive-ways consisting of two strips of concrete with at least three feet of grass in the center of the two strips are encouraged
3. Garages. Garages shall be located towards the rear of the lot, behind the front wall setback of the house.
4. Landscaping. All required yards and setback areas shall be attractively landscaped primarily with live plan materials. Raised foundation beds and seasonal color are encouraged. Decorative landscape features such as brick, stone, art, fountains and ponds may be used within the landscaped area, provided such materials present an attractive setting consistent with the intent of these landscaping requirements. In addition, the following requirements must be met:
  - a. Street Trees. All new development shall provide at least one tree of not less than twenty-four inch box size for each twenty-five linear feet of street frontage. The tree species shall be approved by the Street Tree Division of the Public Service Bureau of the Department of Public Works. Street trees disallowed due to inadequate parkway width, street furniture or driveways shall be planted in the abutting yard area.
  - b. Maintenance. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. All paved areas, walls and fences in landscaped areas shall be in good repair without broken parts, holes, potholes or litter.
  - c. Preserving Existing Trees and Locating New Trees. Mature trees currently existing on the site shall be maintained whenever feasible. New trees shall be located outside any required dedication area.
  - d. Number of Plants. One tree of at least twenty-four inch box size shall be provided for each one hundred and twenty-five square feet of required yard area, including front yards, side yards, rear yards, and common usable open space.

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- e. Irrigation. Landscaped areas shall be provided with an irrigation system capable of complete coverage of the planted areas. The system shall be designed to minimize runoff and other wasting of water and shall be maintained in a fully operational condition.
- f. Required Plans. A detailed landscape plan and final irrigation and planter drainage plan shall be approved prior to the issuance of any building permit. The landscape plan shall indicate botanical and common names of all plant materials, plant sizes, square footage of planting areas, required number of trees and number of trees provided. Complete coverage on the irrigation plan. Landscaping, irrigation, and planter drainage improvements shall be implemented before any final building inspection is approved.

G. Design Guidelines

All exterior changes to designated landmarks or to buildings located within the Drake Park Historic District or the Willmore City Historic District must apply for a Certificate of Appropriateness from the Cultural Heritage Commission. Buildings which are considered to be contributing to the historic character of the district on the basis of their age, architectural style and integrity of form, shall be regulated according to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Buildings located in the Willmore City PD which are not regulated by landmark or historic district designation shall utilize the following design guidelines:

- 1. Rehabilitation
  - a. Exterior alterations, rehabilitation and renovation shall respect its context, both of the existing building being rehabilitated and of adjacent buildings on the street. The design shall be harmonious in massing, scale, materials, texture and color with buildings situated on the same street.
  - b. Non-historic buildings are not required to replicate a historic appearance.
  - c. Use of prefabricated metal accessory buildings, rock building materials on roofs and building walls, and mechanical equipment visible from the public street right-of-way are not acceptable.

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### Willmore City Planned Development Plan (PD-10)

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2. New Construction
  - a. All additions shall match the existing architecture in design, materials and color.
  - b. Contemporary buildings are not required to replicate or imitate historic architectural styles. Instead, contemporary buildings shall reflect their own era and may utilize contemporary design idioms as long as the overall visual scale and appearance of the building is compatible with historic architectural styles and harmonizes with the overall character of the streetscape.
  - c. Contemporary buildings shall be compatible with their context with regard to adjacent and facing buildings. The design of new buildings shall reflect and reference adjacent historic buildings where they exist in the vicinity of new construction sites.
  
3. Design Compatibility
  - a. Appropriate Architectural Styles. All new construction shall reference the following historic architectural styles, which are predominant in the area:
    - i. Late Victorian
    - ii. American Foursquare
    - iii. California Bungalow
    - iv. Craftsman
    - v. Mediterranean Revival
    - vi. Spanish Colonial Revival
    - vii. Prairie Style
  - b. Inappropriate Architectural Styles. The following architectural styles are not common in the area and are therefore not recommended.
    - i. Queen Anne Victorian
    - ii. Tudor Revival or Medieval Revival
    - iii. Art Deco

iv. Modern International Style

c. Massing. Avoid long unbroken walls and boxy forms. Break up forms into smaller, varied masses. Create masses of varied sizes and shapes and subdivided building elements by using setbacks, projections, porches, balconies, bay windows, and dormer windows.

d. Materials. Building materials shall conform to the quality and type of materials used on historic buildings in the vicinity of the project.

Acceptable: Wood clapboard; wood shingles; terra cotta or brick; smooth painted stucco; Santa Barbara finish stucco; medium-coat stucco with integral color.

Not acceptable: Stucco finishes of Spanish lace, skip trowel or showing scaffold lines. Split face blocks or concrete blocks.

e. Windows. Window treatment shall have a three-dimensional appearance. Windows generally should be recessed; used of bay windows as accents in acceptable. Window sash must be three-dimensional. Flush mounted windows and flat mullions applied over glass panes are not acceptable.

f. Roofs. Gable, sloping and flat roofs are acceptable. Mansard roof is not acceptable.

Acceptable materials: Composition, tile slate, or fire retardant wood.

g. Decorative Detailing. Decorative detailing may be derived from historic buildings but should not be overly ornate or fussy.

Acceptable: Decorative details should be consistent with the building type, to maintain design consistency and avoid incompatible mixtures or excessive complexity. Decorating shall be subordinate to overall building design.

**IV. SPECIFIC USE AND DEVELOPMENT STANDARDS**

The following Specific Use and Development Standards shall apply to the geographic areas within the Willmore City Planned Development District as designated on the attached Planned Development Subarea Plan.

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### Willmore City Planned Development Plan (PD-10)

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#### A. Subarea 1

Use. The use and development standards of the R-2-N zoning district shall apply with the following exceptions:

1. Relocation of Historic Buildings – Parking. Buildings deemed by the Cultural heritage Commission to be historically, architecturally or culturally suitable to enhance the historic nature of this community may be relocated on any lot in Subarea 1 of the Willmore City Planned Development District without providing additional
2. Relocation of Historic Buildings – Density. Buildings deemed by the Cultural Heritage Commission to be historically, architecturally or culturally suitable to enhance the historic nature of this community may be relocated on any lot in subarea 1 of the Willmore City Planned Development District at a maximum density of four units per lot provided that the R-2-N setbacks are maintained and provided that a staff site plan review approves the siting of the structures as not overcrowding the lot.
3. Guest Parking. All required guest parking shall be provided on-site.

#### B. Subarea 2

Use. The use and development standards of the of the CN zoning district shall apply to all new development in this subarea with the following exceptions:

- 1, Residential Density. The density standards of the R-2-N zoning district shall apply.
2. Guest Parking. All required guest parking shall be provided on-site.

#### C. Subarea 3 – Drake Park

Use. Uses in subarea 3, Drake Park, shall be limited to the uses in the P zoning district plus museum uses.

#### D. Subarea 4

Use. The use and development standards of the of the R-2-N zoning district shall apply with the following exceptions:

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1. Multi-Family Residential Development. Multi-family residential development consistent with the standards of the R-4-R zoning district is permitted if:
  - a. No structure contributing to the architectural and historical significance of the Willmore City Historic District is located on the site, or
  - b. Any structure contributing to the architectural and historical significance of the Willmore City Historic District is relocated to another site within the Willmore City PD district or to a site in any other historic districts in Long Beach. Structures may be relocated to sites outside the PD district but not within a historic district only upon approval of the Planning Commission. No building permit shall be issued for the new development until a certification of occupancy has been issued for the relocated structure. (Lists of structures contributing to the architectural and historic significance of the Willmore City Historic District and the Drake Park Historic District are contained in the appendices.)
2. Guest Parking. All required guest parking shall be provided on-site.
3. Reuse of the Second Church of Christ Scientist/Pan American Center. To encourage the preservation of this historic landmark located at 655 Cedar Avenue, a variety of adaptive re-uses are permitted. These include:
  - a. children's theater
  - b. performing arts theater
  - c. dinner theater
  - d. expanded day-care center
  - e. museum

Other institutional and educational uses which are compatible with a residential neighborhood may be appropriate. Also, conversion of the existing building to a multi-family residential use may be appropriate.

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#### APPENDIX A

#### STRUCTURES CONTRIBUTING TO THE ARCHITECTURAL AND HISTORIC SIGNIFICANCE

#### OF THE WILLMORE CITY HISTORIC DISTRICT

ADDRESS	STRUCTURE	YEAR CONSTRUCTED	
419	Cedar	Craftsman. Multiunit	
435	Cedar	Windham House (City	1906
442	Cedar	Mediterranean	1923
453	Cedar	Hansen House (City Landmark)	1905
504-508	Cedar (241 W5)	Craftsman	1904
548	Cedar	Colonial Revival	1902
553	Cedar	Mediterranean	1926
554	Cedar (242 W6)	Craftsman	1903
600	Cedar	Craftsman	1912
605	Cedar	Craftsman	1914
624	Cedar	Late Victorian	1905
625	Cedar	Late Victorian	1902
634	Cedar	Mediterranean	1922
635	Cedar	Late Victorian/Shingle	1906
641	Cedar	Late Victorian/Shingle	1906
655	Cedar	Classical Revival, church (City Landmark)	1924
711	Cedar	Craftsman	1913
718-724	Cedar	Mediterranean	1923
721	Cedar	Mediterranean	1917
727-731	Cedar	Colonial Revival	1907
746	Cedar	Colonial Revival	1902
750	Cedar	Bungalow	1901
751-757	Cedar	Classical	
803	Cedar	Craftsman Multifamily	1909
811	Cedar	Craftsman Multifamily	1911
814	Cedar	Colonial Revival	1906
820	Cedar	Mediterranean	1928
821	Cedar	Mediterranean/Egyptian	1925
829	Cedar	Bungalow	1905
832	Cedar	Craftsman Bungalow	1913
833	Cedar	Craftsman Bungalow	1912
843	Cedar	Craftsman Bungalow	1923
853	Cedar	Mediterranean	
854	Cedar	Colonial Revival	1905
901	Cedar	Mediterranean	1922
902	Cedar	Craftsman Bungalow	1914
911	Cedar	Craftsman Bungalow	1915
928	Cedar	Mediterranean	1923

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
935	Cedar	Craftsman	1915
943-949	Cedar	Classical	1920
948	Cedar	Craftsman Bungalow	1913
951	Cedar	Craftsman, Multifamily	1916
952	Cedar	Mediterranean	1919
1010-1014	Cedar	Craftsman	
1011	Cedar	Craftsman	1918
1034	Cedar	Colonial Revival/Craftsman	1911
1035	Cedar	Craftsman	1913
1044	Cedar	Craftsman	1915
1045	Cedar	Craftsman	1906
1051	Cedar	Craftsman	1906
1059	Cedar	Craftsman	1910
1069	Cedar	Electric Bungalow	1904
1105	Cedar	Craftsman	1913
1106-1108	Cedar	Craftsman	1912
1115-1117	Cedar	Colonial Revival	1909
1124-1126	Cedar	Craftsman	1912
1130	Cedar	Mediterranean	1924
1135	Cedar	Electric Bungalow	1920
1140	Cedar	Craftsman	1906
1146	Cedar	Craftsman	1910
1149	Cedar	Spanish Colonial Revival	1929
1151	Cedar	Mediterranean	1921
1154	Cedar	Mediterranean	1923
1164	Cedar	Mediterranean/Classical	1922
1208	Cedar	Colonial Revival	1908
1213	Cedar	Colonial Revival	1908
1217	Cedar	Spanish Colonial Revival	1929
1220-1230	Cedar	Spanish Colonial Revival	1921-1936
1223	Cedar	Craftsman	1915
1229	Cedar	Craftsman	1908
1239	Cedar	Craftsman	1910
1245	Cedar	Craftsman	c. 1910
416	Chestnut	Late Victorian	1902
421	Chestnut	Colonial Revival	1904
422	Chestnut	Bungalow	1903
427	Chestnut	Craftsman, Multifamily	1911
437	Chestnut	Victorian	1902
444	Chestnut	Mediterranean	1927
445	Chestnut	Mediterranean	1923
453	Chestnut	Craftsman	1908

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### Willmore City Planned Development Plan (PD-10)

ADDRESS		STRUCTURE	YEAR CONSTRUCTED
454	Chestnut	Late Victorian	1905
514	Chestnut	Craftsman Bungalow	1904
521	Chestnut	Craftsman	1902
522	Chestnut	Craftsman	1904
530	Chestnut	Craftsman, Multifamily	1913
532-534	Chestnut	Shingle Style, Tudor Craftsman	1902/1922
535	Chestnut	Craftsman	1903
546	Chestnut	Mediterranean (altered)	N/A
556	Chestnut	Victorian	1906
604	Chestnut	Craftsman/Mediterranean	1906
608-614	Chestnut	Craftsman	1904
636	Chestnut	Mediterranean	1922
642-648	Chestnut	Prairie	1916
654	Chestnut	Craftsman	1906
700	Chestnut (347	Victorian	1907
719-721	Chestnut	Victorian (altered)	1904
718	Chestnut	Craftsman, Multifamily	1913
726-728	Chestnut	Craftsman, Multifamily	1914
743-745	Chestnut	Colonial Revival	1919
746	Chestnut	Late Victorian	1902
751-757	Chestnut	Craftsman, Multifamily	1914
810	Chestnut	Bungalow court, Mediterranean	1921
811	Chestnut	Mediterranean	1923
821	Chestnut	Craftsman	1912
828	Chestnut	Bungalow court, Mediterranean	1922
847	Chestnut	Craftsman	1910
844-848	Chestnut	Bungalow court, Mediterranean	1921-22
855-857	Chestnut	Craftsman	1909
902	Chestnut	Craftsman	1912
905-909 (405 W9)	Chestnut	Colonial Revival	1905
912	Chestnut	Craftsman	1912
915	Chestnut	Late Victorian	1905
921	Chestnut	Classical Revival	1923
928 (934)	Chestnut	Late Victorian	1905
935	Chestnut	Late Victorian	1902
938	Chestnut	Bungalow (altered)	1919
943-949	Chestnut	Mediterranean	1919/1923
953	Chestnut	Victorian	1905
1009-1015	Chestnut	Craftsman, Multifamily	1913
1012-1014	Chestnut	Craftsman, Multifamily	
1017-1019	Chestnut	Late Victorian	1922 (?)
1020	Chestnut	Electric Bungalow	1909
1021	Chestnut	Craftsman	1919

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
1027-1031	Chestnut	Craftsman	1907
1033	Chestnut	Craftsman	1912
1043	Chestnut	Colonial Revival	1902
1047	Chestnut	Craftsman	1907
1052	Chestnut	Late Victorian	1907
1053	Chestnut	Bungalow	1912
1058-1060	Chestnut	Mediterranean/Classical	1924
1106	Chestnut	Craftsman	1914
1114	Chestnut	Craftsman	1921-22
1129	Chestnut	Electric	1909
1138-1140	Chestnut	Craftsman	1920
1145	Chestnut	Craftsman	1921
1148	Chestnut	Late Victorian	1908
1152-1158	Chestnut	Mediterranean	1920
1155	Chestnut	Craftsman	1922
1163	Chestnut	Craftsman	1907
1210	Chestnut	Mediterranean	1923
1266	Chestnut	Bungalow	1906
1269	Chestnut	Bungalow	1906
1270	Chestnut	Electric	1922
1273-1275	Chestnut	Craftsman	N/A
301-309	W. 4 <sup>th</sup>	Prairie	1919
308-314	W. 4 <sup>th</sup>	Prairie	1918
311	W. 4 <sup>th</sup>	Prairie	1919
316-320	W. 4 <sup>th</sup>	Victorian	1902
323	W. 4 <sup>th</sup>	Classical Revival	1923
333	W. 4 <sup>th</sup>	Mediterranean	1919
401	W. 4 <sup>th</sup>	Mission	1919
414-416	W. 4 <sup>th</sup>	Victorian	1896
424	W. 4 <sup>th</sup>	American Foursquare	1903
425	W. 4 <sup>th</sup>	Prairie	1920
430	W. 4 <sup>th</sup>	Victorian	1902
235	W. 5 <sup>th</sup>	Spanish Colonial Revival	1926
318	W. 5 <sup>th</sup>	Craftsman	1907
319	W. 5 <sup>th</sup>	Mission Revival	1918
322	W. 5 <sup>th</sup>	Craftsman	1907
326	W. 5 <sup>th</sup>	Mediterranean	1923
329	W. 5 <sup>th</sup>	Mediterranean	1924
335	W. 5 <sup>th</sup>	Craftsman/Late Victorian	1904
345	W. 5 <sup>th</sup>	Craftsman	1904

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
414	W. 5 <sup>th</sup>	Craftsman	1907
419	W. 5 <sup>th</sup>	Craftsman	1906
425-429	W. 5 <sup>th</sup>	Craftsman	1911
428	W. 5 <sup>th</sup>	American Foursquare	1906
226	W. 6 <sup>th</sup>	Victorian	1903
229	W. 6 <sup>th</sup>	Spanish Colonial Revival	1923-24
232	W. 6 <sup>th</sup>	Bungalow	1903
237-239	W. 6 <sup>th</sup>	Colonial Revival	1902
238	W. 6 <sup>th</sup>	Late Victorian	1903
314	W. 6 <sup>th</sup>	Colonial Revival	1904
315	W. 6 <sup>th</sup>	Victorian (altered)	1908
316	W. 6 <sup>th</sup>	Craftsman	1910
326	W. 6 <sup>th</sup>	Colonial Revival	1901
327	W. 6 <sup>th</sup>	Art Deco	1930
333	W. 6 <sup>th</sup>	Bungalow	1904
334	W. 6 <sup>th</sup>	Bungalow	1905
351	W. 6 <sup>th</sup>	Classical	c. 1918
215	W. 7 <sup>th</sup>	Mediterranean	1927
219	W. 7 <sup>th</sup>	Victorian	c. 1905
225	W. 7 <sup>th</sup>	Victorian	1905
302	W. 7 <sup>th</sup>	Church (City Landmark)	1924
309	W. 7 <sup>th</sup>	Craftsman	1920
321	W. 7 <sup>th</sup>	Classical Revival	1918
325	W. 7 <sup>th</sup>	Craftsman, Multifamily	1911
337	W. 7 <sup>th</sup>	Craftsman	1914
347	W. 7 <sup>th</sup>	Victorian	1907
228	W. 8 <sup>th</sup>	Colonial Revival	1901
230	W. 8 <sup>th</sup>	Craftsman	1901
241-247	W. 8 <sup>th</sup>	Mediterranean	1918
309	W. 8 <sup>th</sup>	Craftsman	
310	W. 8 <sup>th</sup>	Renaissance Revival	1929
315-21	W. 8 <sup>th</sup>	Craftsman Multifamily	
325-27	W. 8 <sup>th</sup>	Victorian Reconstruction	
328	W. 8 <sup>th</sup>	Mission Revival	1923
332	W. 8 <sup>th</sup>	American Foursquare	1907
333	W. 8 <sup>th</sup>	Craftsman	1921
334	W. 8 <sup>th</sup>	Craftsman, Multifamily	1911
344	W. 8 <sup>th</sup>	Craftsman	1915
401	W. 8 <sup>th</sup>	Mediterranean	1921
409	W. 8 <sup>th</sup>	Mediterranean	1919
416	W. 8 <sup>th</sup>	American Foursquare	1906

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
417	W. 8 <sup>th</sup>	Craftsman	1902
426	W. 8 <sup>th</sup>	Craftsman, Multifamily	1913
225	W. 9 <sup>th</sup>	Craftsman	1911
228-230	W. 9 <sup>th</sup>	Craftsman	1912
301	W. 9 <sup>th</sup>	Mediterranean	1922
302	W. 9 <sup>th</sup>	Renaissance Revival	1931
309	W. 9 <sup>th</sup>	Mediterranean	1922
323	W. 9 <sup>th</sup>	Craftsman	1910
333-339	W. 9 <sup>th</sup>	Craftsman	1913
324-330	W. 9 <sup>th</sup>	Classical Revival	1925
332-338	W. 9 <sup>th</sup>	Classical Revival	1925
340-346	W. 9 <sup>th</sup>	Classical Revival	1924
405	W. 9 <sup>th</sup>	Craftsman	1905
412	W. 9 <sup>th</sup>	Craftsman	1908
415	W. 9 <sup>th</sup>	American Foursquare	1919
417	W. 9 <sup>th</sup>	Mediterranean	1924
422	W. 9 <sup>th</sup>	Craftsman	1908
424	W. 9 <sup>th</sup>	Electric	1904
427	W. 9 <sup>th</sup>	Colonial Revival	1906
225-227	W. 10 <sup>th</sup>	Spanish Colonial Revival	1928
233	W. 10 <sup>th</sup>	Craftsman	1922
240	W. 10 <sup>th</sup>	Spanish Colonial Revival	1937
245	W. 10 <sup>th</sup>	Craftsman	1920-1925
325	W. 10 <sup>th</sup>	Classical Revival	1919
326	W. 10 <sup>th</sup>	Craftsman	1912
332	W. 10 <sup>th</sup>	Craftsman	1913
339	W. 10 <sup>th</sup>	Craftsman	1906
340	W. 10 <sup>th</sup>	Mediterranean	1920
347	W. 10 <sup>th</sup>	Craftsman	1905
403	W. 10 <sup>th</sup>	Colonial Revival	1906
407	W. 10 <sup>th</sup>	Colonial Revival	1906
415	W. 10 <sup>th</sup>	Craftsman	1906
418	W. 10 <sup>th</sup>	Bungalow	1923
424	W. 10 <sup>th</sup>	Craftsman	1908
425	W. 10 <sup>th</sup>	Craftsman	1908
411	W. 11 <sup>th</sup>	Victorian	1896
415	W. 11 <sup>th</sup>	Victorian	1908
422	W. 11 <sup>th</sup>	Craftsman	1913
427	W. 11 <sup>th</sup>	Victorian	1908
428	W. 11 <sup>th</sup>	Craftsman	1913

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ADDRESS		STRUCTURE	YEAR CONSTRUCTED
225	W. 12 <sup>th</sup>	Craftsman	1921
220-226	W. 12 <sup>th</sup>	Mediterranean	1922
233	W. 12 <sup>th</sup>	Craftsman	
316	W. 12 <sup>th</sup>	Craftsman	1921
319	W. 12 <sup>th</sup>	Colonial Revival	c. 1910
327	W. 12 <sup>th</sup>	Craftsman	1913
335	W. 12 <sup>th</sup>	Electric	1910
1235	Loma Vista	Craftsman	1923 (?)
1247	Loma Vista	Spanish Colonial Revival	1928
1251	Loma Vista	Late Victorian (relocated)	

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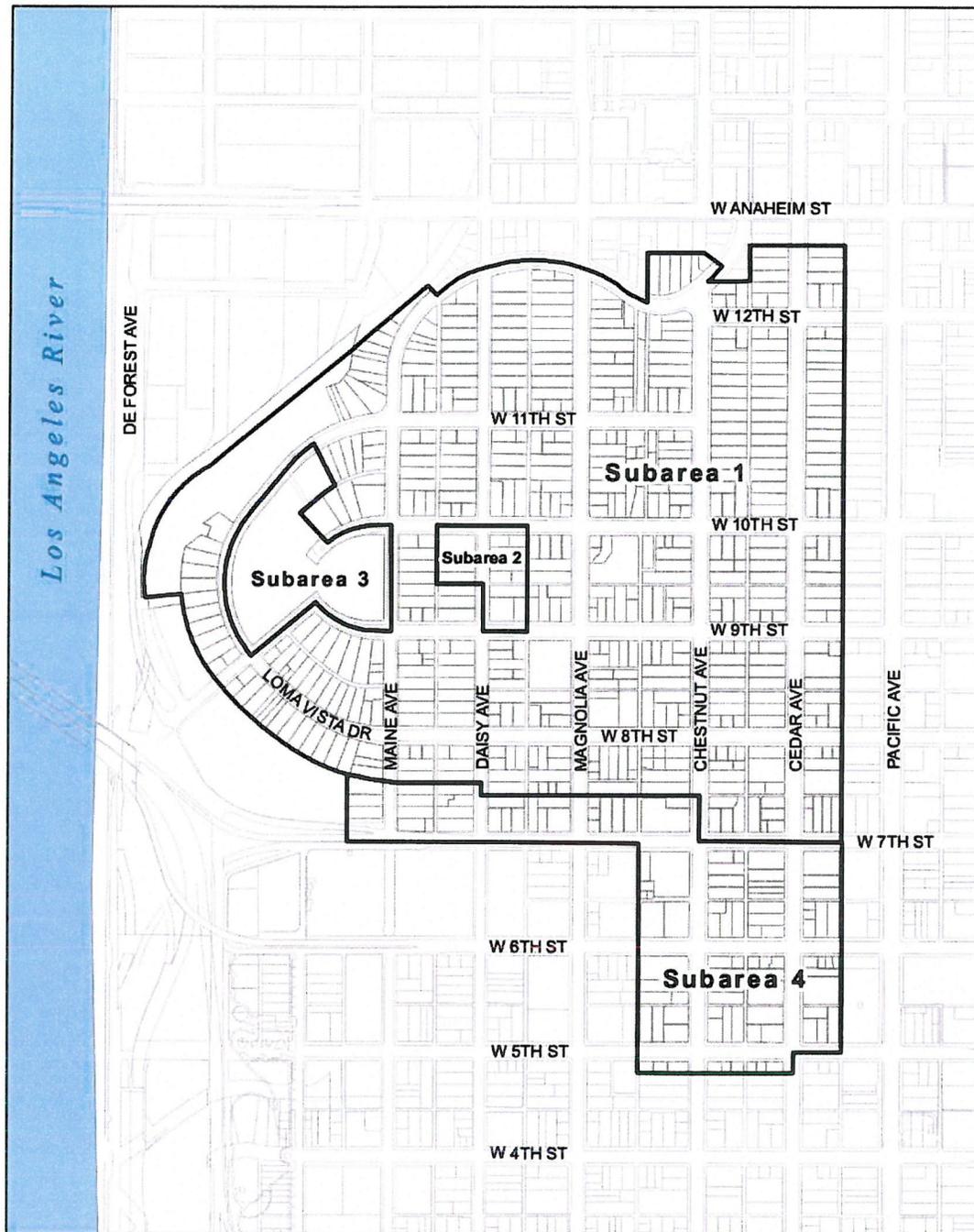
## Willmore City Planned Development Plan (PD-10)

### APPENDIX B

#### STRUCTURES CONTRIBUTING TO THE ARCHITECTURAL AND HISTORIC SIGNIFICANCE OF THE DRAKE PARK HISTORIC

<u>Daisy Avenue</u>	<u>Cedar Avenue (cont'd)</u>	<u>Eighth Street (cont'd)</u>
711	803	592 W.
717	814	539 W.
729	902	600 W.
755	948	
827	953	<u>Ninth Street</u>
829	1034	225 W.
837		302 W.
841	1044	412 W.
853	1045	444 W.
1021	1051	
1122	1059	<u>Tenth Street</u>
	1069	
	1124	
<u>Magnolia Avenue</u>	1135	347 W.
803		403 W.
815	<u>Seventh Street</u>	425 W.
905	225 W.	528 W.
1135	347 W.	
	525 W.	<u>Eleventh Street</u>
<u>Chestnut Avenue</u>	529 W.	411 W.
821	537 W.	415 W.
915		427 W.
953	<u>Eighth Street</u>	645 W.
1269	325 W.	
	333 W.	<u>Twelfth Street</u>
<u>Cedar Avenue</u>	334 W.	235 W.
711	344 W.	
729	526 W.	<u>Park Circle</u>
746	528 W.	953 (Bembridge House)

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.



Map 1 of 1  
Revised 5/3/07

**Willmore City  
Planned Development District (PD-10)**

Department of Planning & Building | Community Design & Development Division | SK

## APPRAISERS LICENSE

Borrower	Affordable Housing Clearinghouse				
Property Address	1034 Daisy Ave				
City	Long Beach	County	Los Angeles	State	CA Zip Code 90813
Lender/Client	Affordable Housing Clearinghouse				



Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**Mark J. Watcher**

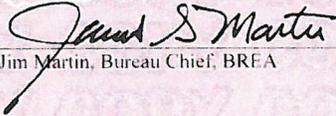
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 020068

Effective Date: April 26, 2015  
Date Expires: April 25, 2017

  
Jim Martin, Bureau Chief, BRE A

3021212

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"