

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM

Exhibit B

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: 811 Coronado Avenue

Item No.: <u>1</u> Building Feature: <u>Interior Electrical</u> Completion Year: 20 <u>20</u>	Detailed description of work: Upgrade all original three-prong electrical outlets to modern, three-prong grounded outlets. Total of eleven outlets.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Veil Remodeling - 24521 Broad Ave, Wilmington CA 310.345.9820
Item No.: <u>2</u> Building Feature: <u>Interior electrical and lighting</u> Completion Year: 20 <u>20</u>	Detailed description of work: Replace and repair three faulty electrical switches/dimmer panels.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Veil Remodeling - 24521 Broad Ave, Wilmington CA 310.345.9820

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>Interior electrical and lighting (x4)</u></p> <p>Completion Year: 20 <u>20</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:</p> <p>Replace and repair two improperly wired, and potentially hazardous ceiling fan lights which smell of electrical smoke. Plan to replace with modern low-profile 52" fans with high efficiency LED bulbs. Repair and replace broken kitchen sink light scone with modern, but period appropriate scone. Repair and/or replace broken wall scone in back bedroom with a fixture similar to existing.</p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>Exterior trim and windows</u></p> <p>Completion Year: 20 <u>29</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No </p>	<p>Detailed description of work:</p> <p>Scrape and paint exterior windows and trim of house. Patch, repair and paint damaged wood as necessary.</p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Garage doors - 4</u></p> <p>Completion Year: 20 <u>29</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No </p>	<p>Detailed description of work:</p> <p>Scrape and paint peeling exterior paint of back garage doors or replace doors and paint new door(s) to match structure.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No </p>	<p>Specify/list:</p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Basement</u></p> <p>Completion Year: 20 <u>23</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work:</p> <p>Paint over water stains and repair water damage in basement. Repair hole in floor cut to accommodate sump pump. Repair crumbling mortar in top back corner of basement accrued from years of water damage.</p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Climate control- Environmental</u></p> <p>Completion Year: 20 <u>25</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work:</p> <p>Upgrade heating and cooling system. Replace inefficient and leaky gas wall heat unit with high efficiency central heat and air conditioning system.</p>
<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Water heater</u></p> <p>Completion Year: 20 <u>29</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work:</p> <p>Replace older gas water heater with an improperly ducted exhaust with a new, high efficiency tank-less unit. 7 natural gas GPM unit</p> <p>Specify/list: Veil Remodeling - 24521 Broad Ave, Wilmington CA 310.345.9820</p>

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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Dining room wainscoting</u></p> <p>Completion Year: 20<u>29</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Detailed description of work: Restore original wainscoting in dining area. Plan to use period-correct and environmentally friendly shellac.</p>
<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Basement door / Basement entrance lighting</u></p> <p>Completion Year: 20<u>25</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: Repair termite damage and refinish exterior wood of basement door. Add light switch inside doorway so that a person entering through the basement door can illuminate steep basement steps. Safety upgrade.</p> <p>Specify/list: Veil Remodeling - 24521 Broad Ave, Wilmington CA 310.345.9820</p>

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.

















