

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: Harnett House-730 E Sunrise Blvd

<p>Item No.: <u>1</u></p> <p style="text-align: center;">Termite, dry-rot repairs on both main</p> <p>Building Feature: <u>house and garage structure</u></p> <hr/> <p style="text-align: right;">20</p> <p>Completion Year: 20 <u> </u></p> <hr/> <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: Undertake termite corrective work and repair dry-rot repair /wood replacement</p>
<p>Item No.: <u>2</u></p> <p style="text-align: center;">Re-roof, garage</p> <p>Building Feature: <u> </u></p> <hr/> <p style="text-align: right;">21</p> <p>Completion Year: 20 <u> </u></p> <hr/> <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: Replace deteriorated wood shake roof with medium wood shake and cover entire area with sheeting to meet current building code requirements. (Please note structural report which applies to all repair /upgrade items is attached)</p>



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<p style="text-align: center;">3</p> <p>Item No.: _____</p> <p style="text-align: center;">Upgrade Electric in Garage</p> <p>Building Feature: _____</p> <p style="text-align: center;">21</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p> <p>Replace knob and tube wiring throughout garage with grounded wiring, replaced fuse panel with breaker panel and replace all outlets with grounded fixtures and work to meet current building code requirements</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list:</p>
<p style="text-align: center;">4</p> <p>Item No.: _____</p> <p style="text-align: center;">Plumbing in Garage</p> <p>Building Feature: _____</p> <p style="text-align: center;">22</p> <p>Completion Year: 20 _____</p>	<p>Detailed description of work:</p> <p>Upgrade plumbing fixtures for toilet and wash sink</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor:</p> <p><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list:</p>

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<p>Item No.: <u>5</u></p> <p>Building Feature: <u>Replace Aluminum Kitchen Window</u></p> <p>Completion Year: 20 <u>22</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: Remove aluminum window frames and replace with wood frames </p>
<p>Item No.: <u>6</u></p> <p>Building Feature: <u>Fireplace and Chimney</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: Install chimney cap and spark arrestor. Repair brick and mortar as needed </p>
<p>Item No.: <u>7</u></p> <p>Building Feature: <u>Exterior siding Cladding and Trim</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:</p>

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<p>Item No.: <u>8</u></p> <p>Building Feature: <u>Dinning Exterior French Doors</u></p> <hr/> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work: Repair French doors in dinning room and restored to workable condition.</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:</p>
<p>Item No.: <u>9</u></p> <p>Building Feature: <u>Kitchen Exterior Sliding Door</u></p> <hr/> <p>Completion Year: 20 <u>24</u></p>	<p>Detailed description of work: Remove aluminum slider in kitchen and replace with wood French doors.</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:</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.



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Property Name and Address: Harnett House-730 E Sunrise Blvd

<p>Item No.: <u>10</u></p> <p>Building Feature: <u>Driveway</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: Remove deteriorated asphalt driveway from front curb cut to gate and replace with concrete driveway. </p>
<p>Item No.: <u>11</u></p> <p>Building Feature: <u>Front porch Brick column</u></p> <p>Completion Year: 20<u>26</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: Undertake engineering evaluation to determine if cracked brick on northwest column is structural repair/replace cracked brick as needed. </p>
<p>Item No.: <u>12</u></p> <p>Building Feature: <u>Garage workshop Siding</u></p> <p>Completion Year: 20<u>27</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 and replace wood shingle siding on garage replaced Deteriorated siding on east elevation of building with stucco or material approved by city. </p>



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Property Name and Address: Harnett House-730 E Sunrise Blvd

<p>Item No.: <u>13</u></p> <p>Building Feature: <u>Basement foundation walls</u></p> <p>Completion Year: 20 <u>28</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: Inspect and repair basement exterior walls as needed due to water seeping through the walls waterproof to correct this problem. </p>
<p>Item No.: <u>14</u></p> <p>Building Feature: <u>Arbor Patio Roofing</u></p> <p>Completion Year: 20 <u>29</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 all damage and rotted wood and replace any damage roof shingles as needed approximately 8 feet </p>
<p>Item No.: <u>15</u></p> <p>Building Feature: <u>Window repair for entire house</u></p> <p>Completion Year: 20 <u>30</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 all windows to their proper operating conditions repair all wood screens as needed. Replace broken glass on windows </p>









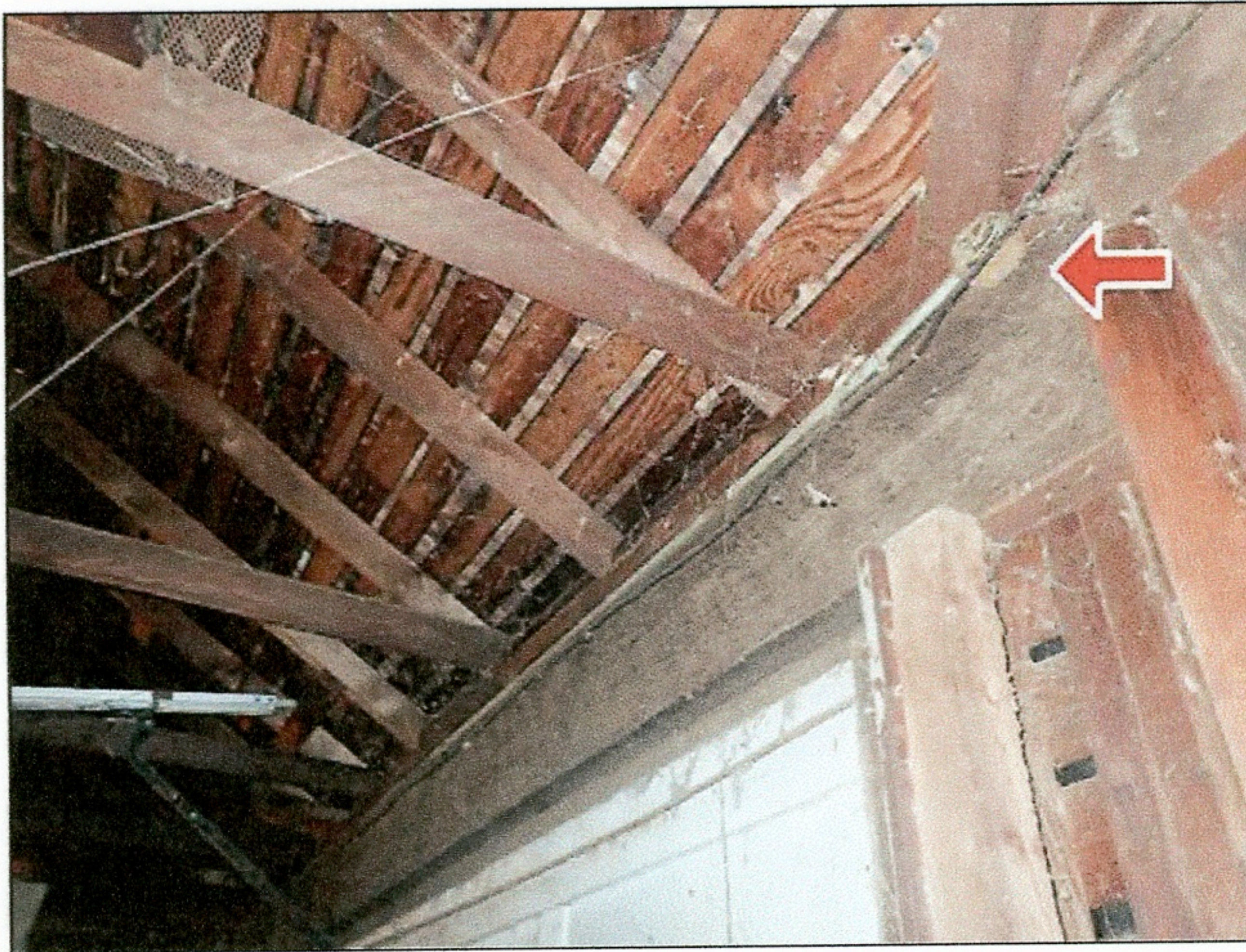






Action Items

Electrical



Item 17 - Picture 1



Item 17 - Picture 2

INTERIOR RECEPTACLES AND FIXTURES

- ✘ 18. The receptacles consisted of both two and three prong receptacles. The original receptacles were two prong receptacles that had no ground wire. This indicates the three prong receptacles may not be grounded. - We recommend having a qualified electrician evaluate the receptacles and make repairs as needed.

EXTERIOR RECEPTACLES AND FIXTURES

- ✘ 19. A light fixture is hanging by its wires at the garage. . A qualified technician should make any needed repairs..



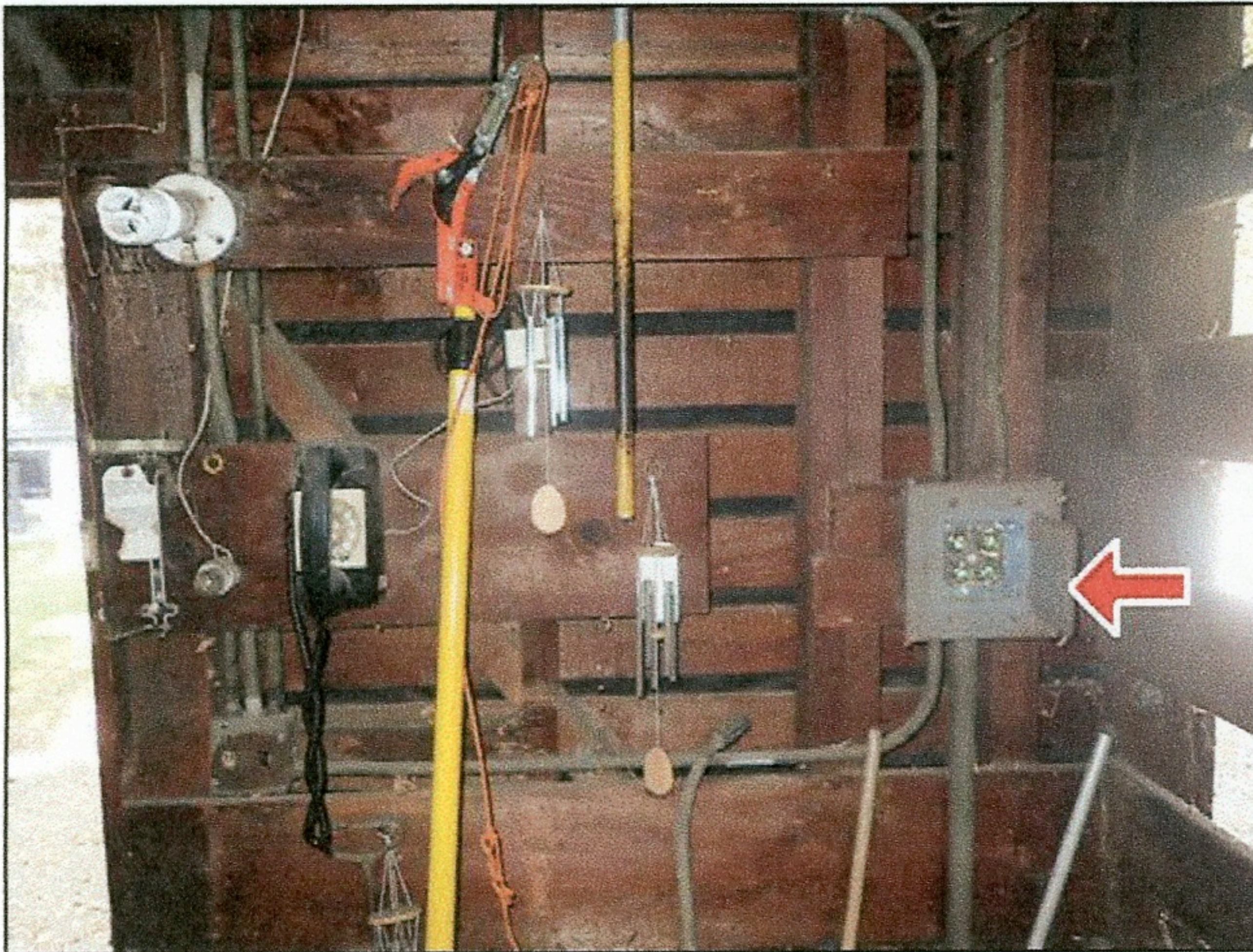
Item 19 - Picture 1

METER AND GROUNDING

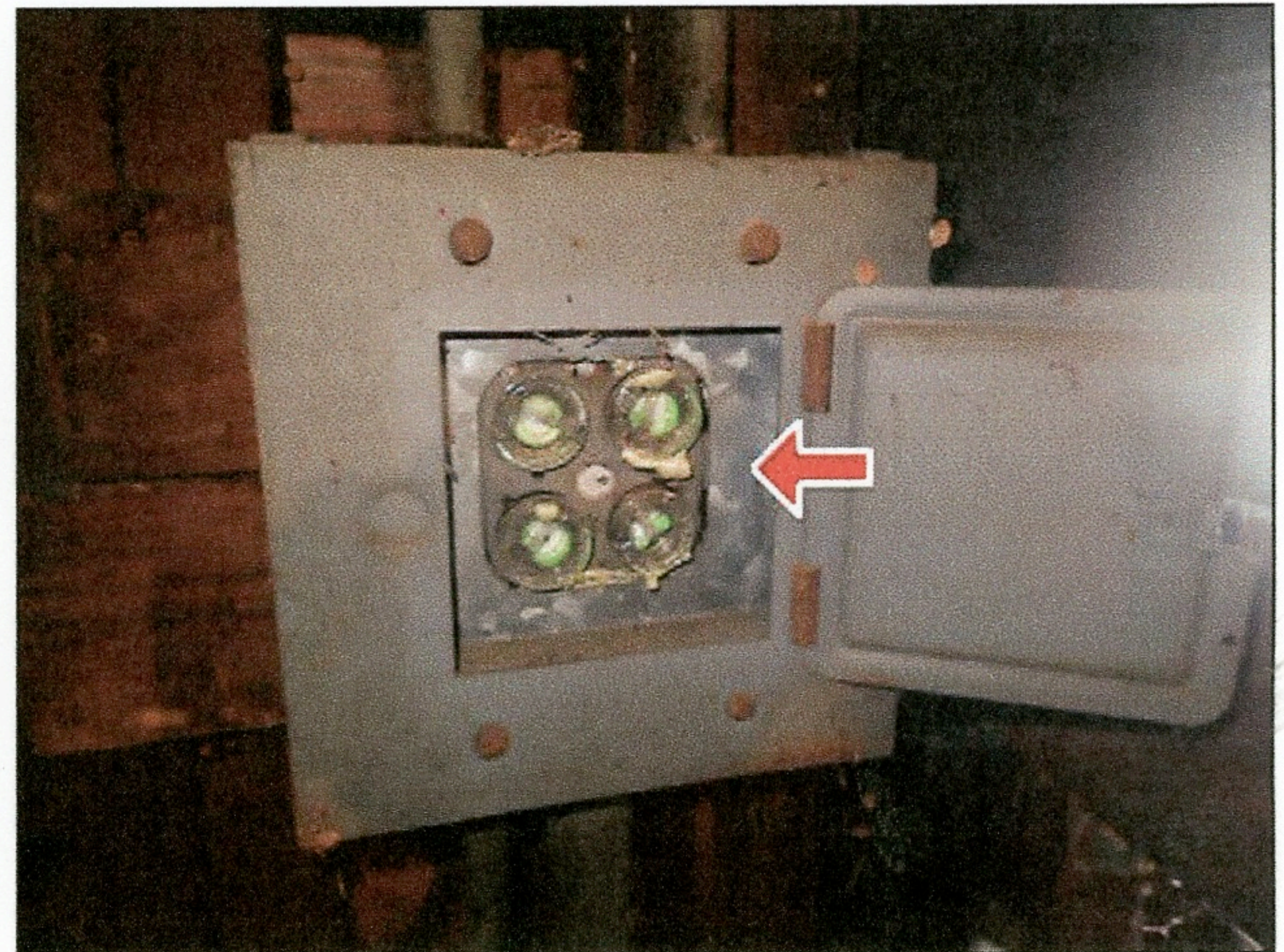
- ❌ 12. We could not visually confirm the grounding of the electrical system. It may be inaccessible or in a location that is not visible. The grounding system is an important safety component of the electrical system.
- We recommend that a licensed electrician confirm the presence of a proper grounding system.

MAIN DISTRIBUTION PANEL

- ❌ 13. Cartridge fuses provide the overcurrent protection for the garage subpanel. This is an older technology and some insurance companies may not provide homeowners insurance for these type of systems. - We recommend consultation with a qualified electrician to determine if the subpanel should be replaced with a circuit breaker system.



Item 13 - Picture 1

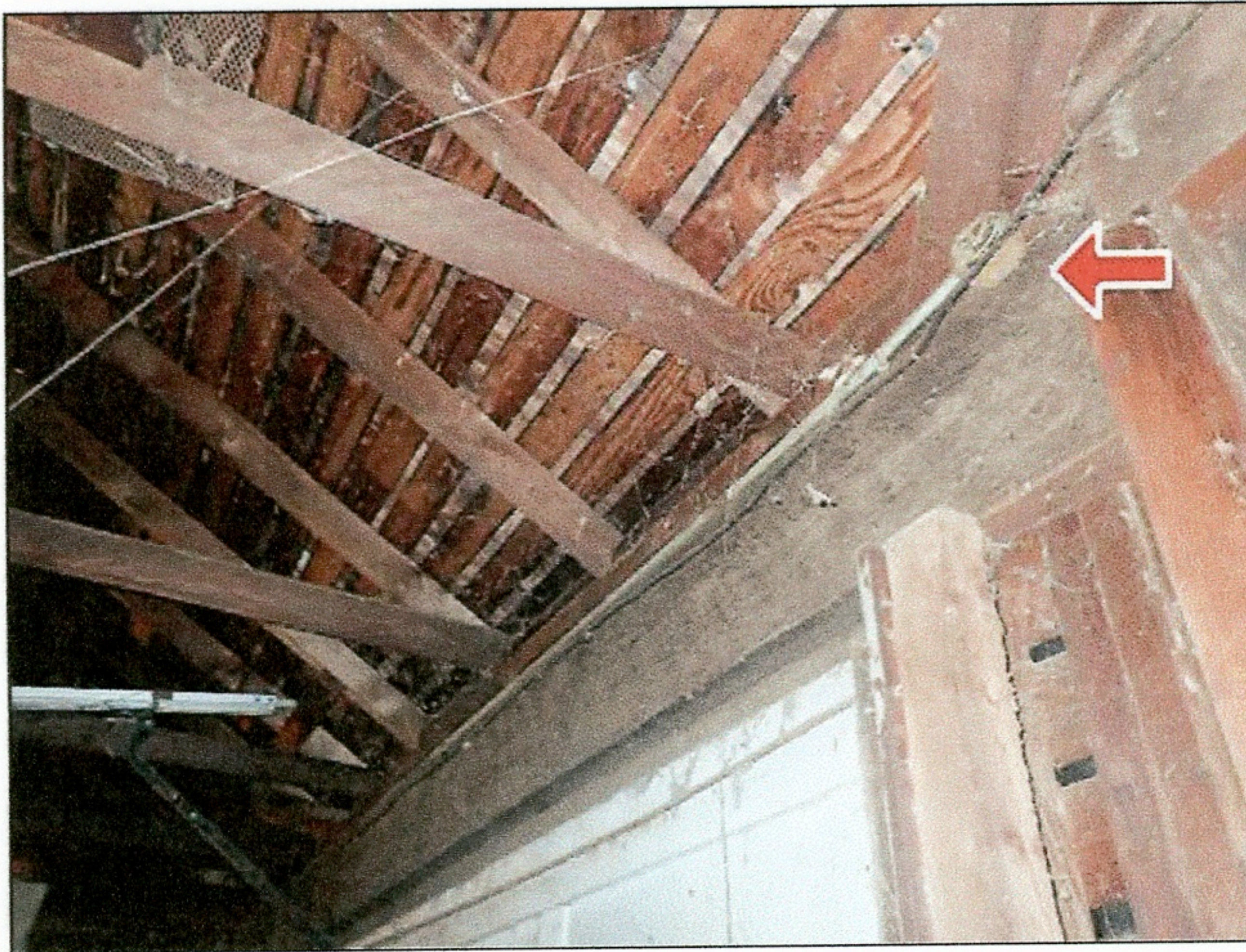


Item 13 - Picture 2

GFCI CONDITIONS (GROUND FAULT CIRCUIT INTERRUPTERS)

Action Items

Electrical



Item 17 - Picture 1



Item 17 - Picture 2

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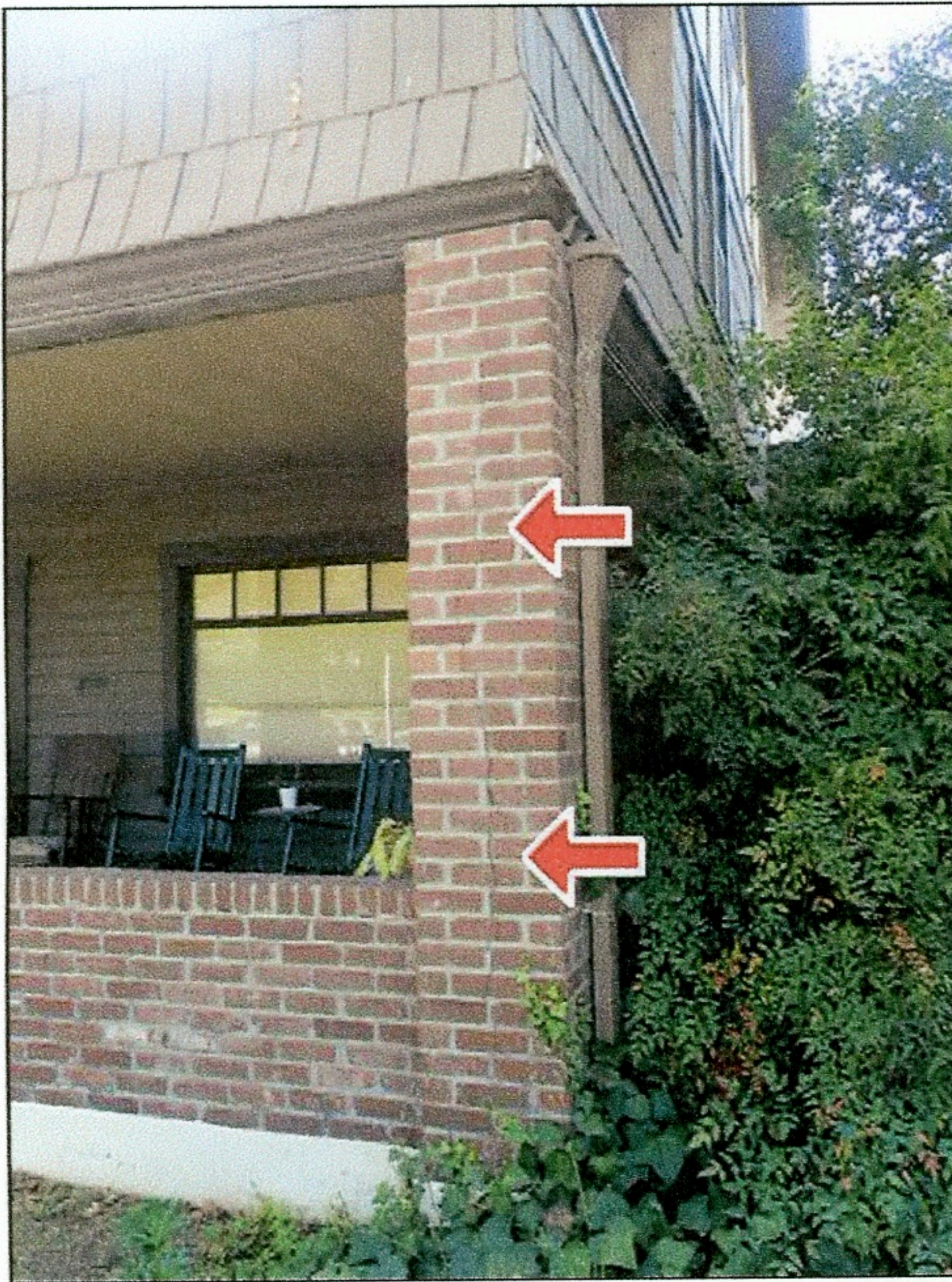


Item 19 - Picture 1

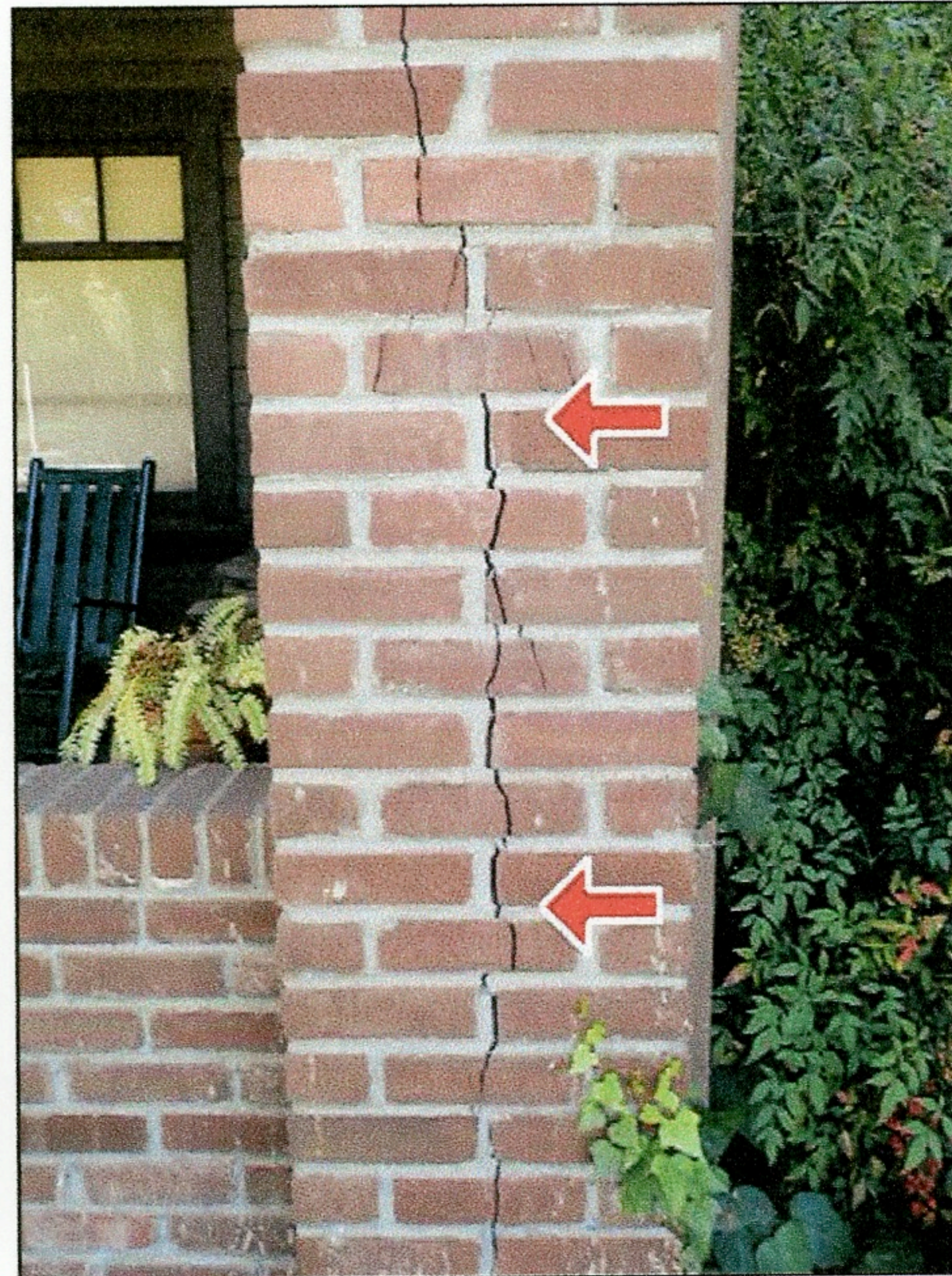


Action Items

Exterior



Item 3 - Picture 1



Item 3 - Picture 2

DECKS, BALCONIES and PORCHES

- ☒ 3. One of the deck support posts have cracked brickwork. - A qualified contractor should determine if the brickwork is decorative or structural. Repairs should be made as needed.