

EXHIBIT C. REHABILITATION/RESTORATION/MAINTENANCE PLAN

Property Address: 208 Magnolia Street, Costa Mesa, CA 92627

This form outlines the rehabilitation, restoration, and maintenance plan for the property, beginning with recently completed work (as applicable), followed by proposed work to complete within the next ten years. Work items are arranged chronologically by proposed date of completion and in order of priority.

ITEM NO. 1	
Building Feature:	Front Yard Fence
Description of work:	Replace damaged wood picket fence in front yard with new.
	Estimate Cost (rounded to nearest dollar): <u> \$6,000</u>
	Contract Year of Completion (proposed): <u> First Contract Year</u>
Completed	Proposed
ITEM NO. 2	
Building Feature:	Windows and Doors
Description of work:	Repair or, where severely deteriorated beyond repair, replace in kind wood windows and doors within original openings.
	Estimate Cost (rounded to nearest dollar): <u> \$65,000</u>
	Contract Year of Completion (proposed): <u> First Contract Year</u>
Completed	Proposed
ITEM NO. 3	
Building Feature:	Gutters and Downspouts
Description of work:	Install new, aesthetically appropriate, gutters and downspouts.
	Estimate Cost (rounded to nearest dollar): <u> \$5,000</u>
	Contract Year of Completion (proposed): <u> First Contract Year</u>
Completed	Proposed
ITEM NO. 4	
Building Feature:	Exterior Walls and Trim
Description of work:	Repaint exterior wall and trim throughout.
	Estimate Cost (rounded to nearest dollar): <u> \$30,000</u>
	Contract Year of Completion (proposed): <u> First Contract Year</u>
Completed	Proposed

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ITEM NO. 5	
Building Feature:	Roof
Description of work:	Tear off existing non-original composition shingles, repair/replace any damaged wood framing, install new sheathing and re-roof with new shingles that are compatible with the historic character of the residence in terms of color and materials.
	Estimate Cost (rounded to nearest dollar): <u>\$50,000</u>
	Contract Year of Completion (proposed): <u>Fourth Contract Year</u>
Completed	Proposed
ITEM NO. 6	
Building Feature:	Terra Cotta Tube Vents
Description of work:	Install mesh screening where missing within attic tube vents at gable peaks. Gently scrape paint from terra cotta to restore historic appearance of red clay finish.
	Estimate Cost (rounded to nearest dollar): <u>\$2,500</u>
	Contract Year of Completion (proposed): <u>Fifth Contract Year</u>
Completed	Proposed
ITEM NO. 7	
Building Feature:	Main Porch Light Fixture
Description of work:	Replace existing incompatible plastic floodlight ceiling fixture within main entrance porch with option that is compatible with the historic character of the residence in terms of style and materials.
	Estimate Cost (rounded to nearest dollar): <u>\$500</u>
	Contract Year of Completion (proposed): <u>Fifth Contract Year</u>
Completed	Proposed
ITEM NO. 8	
Building Feature:	Foundation
Description of work:	Engage a qualified structural engineer experienced in working with historic properties to inspect the foundation and make recommendations for any work to upgrade and seismically retrofit the foundation with an implementation plan. If applicable, execute any recommended work in a sensitive manner to avoid causing damage to historic fabric or visually impacting the historic character of the property.
	Estimate Cost (rounded to nearest dollar): <u>\$3,000 - \$15,000</u>
	Contract Year of Completion (proposed): <u>Fifth Contract Year</u>
Completed	Proposed

HISTORICAL PROPERTY PRESERVATION AGREEMENT

City of Costa Mesa

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ITEM NO. 9	
Building Feature:	Garage Door
Description of work:	Replace existing incompatible contemporary metal garage door with option that is compatible with the historic character of the residence in terms of style and materials.
	Estimate Cost (rounded to nearest dollar): <u>\$10,000</u>
	Contract Year of Completion (proposed): <u>Sixth Contract Year</u>
Completed	Proposed
ITEM NO. 10	
Building Feature:	Exterior Wood (trim, windows, doors)
Description of work:	Gently scrape paint, make any necessary repairs to wood and repaint.
	Estimate Cost (rounded to nearest dollar): <u>\$3,500</u>
	Contract Year of Completion (proposed): <u>Seventh Contract Year</u>
Completed	Proposed
ITEM NO. 11	
Building Feature:	Windows and Doors
Description of work:	Inspect wood windows and doors for proper operation and seal and make any necessary repairs to ensure wood is protected and windows and doors are weathertight.
	Estimate Cost (rounded to nearest dollar): <u>\$4,500</u>
	Contract Year of Completion (proposed): <u>Seventh Contract Year</u>
Completed	Proposed
ITEM NO. 12	
Building Feature:	Gutters and Downspouts
Description of work:	Inspect gutters and downspouts for damage or deterioration and make any necessary repairs to ensure water sufficiently drains away from the building.
	Estimate Cost (rounded to nearest dollar): <u>\$1,000</u>
	Contract Year of Completion (proposed): <u>Seventh Contract Year</u>
Completed	Proposed

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ITEM NO. 13

Building Feature: Metal Awnings

Description of work: Gently scrape paint, clean of corrosion and make any necessary repairs to metal awnings and repaint in historically appropriate colors.

Estimate Cost (rounded to nearest dollar): \$10,000

Contract Year of Completion (proposed): Eighth Contract Year

Completed Proposed

