

**Attachment 4**  
**December 4, 2012**

RESOLUTION NO. 12-R-\_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS APPROVING A MILLS ACT CONTRACT FOR THE LILIORE GREEN PALMER RAINS ESTATE AT 603 DOHENY ROAD, BEVERLY HILLS.

Section 1. On October 18, 2011 the City Council adopted Resolution No. 11-R-12838 establishing a Pilot Mills Act Program for a two year period, for a maximum of six qualified participating properties and with a capped maximum annual revenue loss to the City of \$50,000. The Pilot Mills Act Program was made available to “qualified historic property” within the City of Beverly Hills.

Section 2. A “qualified historic property” for the purposes of the Beverly Hills Mills Act Pilot Program is defined as:

- a. A single-family residential property or a commercial property constructed as a public theater as a primary use;
- b. Located entirely within the City of Beverly Hills;
- c. Privately owned;
- d. Not exempt from property taxation; and
- e. Individually listed in the City of Beverly Hills’ official landmark register based on the property satisfying at least two landmark criteria, including architectural significance.

Section 3. On January 24, 2012, the City Council adopted Ordinance No. 12-O-2617, establishing a historic preservation program and establishing a Local Register of Historic Properties in the City of Beverly Hills. The Ordinance enables the City Council to

designate local landmarks and historic districts and to place those properties and geographical areas on the City's Register of Historic Properties.

Section 4. On May 25, 2012, a Mills Act Contract Application was submitted to the City by Attorney Mark Egerman on behalf of the property owners of the Liliore Green Palmer Rains Estate at 603 Doheny Road, Beverly Hills. An updated Application was provided on October 3, 2012. In this case the City's Pilot Mills Act Program becomes available for this property once it qualifies for listing as a local Landmark on the City's Register of Historic Properties.

Section 5. On September 4, 2012, the Cultural Heritage Commission conducted a preliminary consideration of the Liliore Green Palmer Rains Estate at 603 Doheny Road, Beverly Hills pursuant to section 10-3-3215 A. of the Historic Preservation Ordinance, and concluded that the Liliore Green Palmer Rains Estate, warranted formal consideration by the Commission for inclusion onto the Local Register of Historic Properties.

Section 6. On October 9, 2012 The Cultural Heritage Commission considered a *Landmark Assessment Report* for the Liliore Green Palmer Rains Estate, and other evidence provided during the proceedings and observations of the property during a visit to the site and moved to nominate the Liliore Green Palmer Rains Estate as a Local Landmark. The Commission based its action on the findings of fact and reasons listed in the *Landmark Assessment Report* by Margarita Wuellner of PCR Services Corporation and other evidence.

Section 7. On October 9, 2012 The Cultural Heritage Commission also considered a Mills Act Application, attached here as Exhibit A, and accompanying Repair and Rehabilitation Plan, attached here as Exhibit B, prepared by Historic Consultants, PCR Services Corporation of 233 Wilshire Blvd, Suite 130, Santa Monica in conjunction with General

Contractor, PWI Group of 440 S. Hindry Ave, Suite G, Inglewood and submitted by Attorney Mark Egerman of Egerman & Brown, LLP of 9401 Wilshire Blvd, Suite 500, Beverly Hills on behalf of the property owners of the Liliore Green Palmer Rains Estate at 603 Doheny Road, Beverly Hills and other evidence provided during the proceedings and observations of the property during a visit to the site and moved to recommend to City Council approval of a Mills Act Program for the Liliore Green Palmer Rains Estate. The Commission based its action on findings of fact and careful consideration of the Mills Act Application and accompanying Repair and Rehabilitation Plan as presented by Margarita Wuellner of PCR Services Corporation and other evidence. The Mills Act Application and accompanying Repair and Rehabilitation Plan provides a list of projects to be completed by the property owner during the term of the Mills Act Contract. The Mills Act application provides an estimate of the owner's 10 year property tax savings of \$1,395,458.00. Since this estimate is based on financial data submitted by the applicant, the City will work with the applicant and the County Assessor to verify all calculations prior to final tax assessments. By executing the contract, the City does not corroborate the applicant's submitted financial statement, but authorizes tax abatement for the property. Execution of this Mills Act contract would result in reduced property tax revenue to the City. The City's Pilot Mills Act Program does however cap property tax losses to the City at a maximum of \$50,000.00 per annum. The current annual property taxes for this property are \$157,500.00. Under Mills Act the applicant's estimated annual property taxes would be reduced to approximately \$31,690.00 per annum, a yearly reduction of approximately \$125,810.00, 17.4% of which, or a maximum of \$21,890.94 per annum would be the City's upper level cap. The actual revenue loss per annum is subject to annual review and determined jointly by the City working with the applicant and the County Tax Assessor once the contract has been executed

and recorded with the County. By executing a Mills Act contract, the City does not corroborate the applicant's submitted financial statement, but authorizes tax abatement for the property. Under Mills Act the estimated annual property taxes would be reduced over the revolving ten year contract period. The actual revenue loss per annum to the City is subject to annual review and determined jointly by the City and County Tax Assessor once the contract has been executed and recorded with the County. The Applicant's Repair and Rehabilitation Plan projects a total estimated cost for all rehabilitation, repair and maintenance works scheduled over the ten year contract period to be \$1,017,528.27.

Section 8. ENVIRONMENTAL ANALYSIS. Approval of a Mills Act Contract for the Liliore Green Palmer Rains Estate at 603 Doheny Road, Beverly Hills was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. It has been determined that the inclusion of the Liliore Green Palmer Rains Estate into the City's Pilot Mills Act Program would not have a significant environmental impact and is exempt from CEQA pursuant to Sections 15061(b)(3), 15308, and 15331 of Title 14 of the California Code of Regulations. It can be seen with certainty that there is no possibility that the inclusion into the City's Pilot Mills Act Program of the Liliore Green Palmer Rains Estate will have a significant effect on the environment, as no specific development is authorized by this resolution, and any future development proposed pursuant this resolution will require separate environmental analysis when the details of those proposals are known. Further, the inclusion of the Liliore Green Palmer Rains Estate into the City's Pilot Mills Act Program is an action of the City to protect and preserve an historic resource.

Section 9. GENERAL PLAN CONSISTENCY. Inclusion of the Liliore Green Palmer Rains Estate into the City's Pilot Mills Act Program is consistent with the

objectives, principles, and standards of the General Plan. General Plan Policy “HP 1.4 – Develop Incentives to Protect Significant Historic Resources” encourages the development and funding of financial and regulatory incentives to encourage the protection of historic buildings, including Mills Act contracts.

Section 10. The City Council hereby includes the Liliore Green Palmer Rains Estate into the City’s Pilot Mills Act Program, approves the attached Mills Act Contract, and authorizes the Mayor to execute the Agreement.

Section 11. The record of proceedings for inclusion of the Liliore Green Palmer Rains Estate into the City’s Pilot Mills Act Program is maintained by the City as part of the official records of the Community Development Department at 455 North Rexford Drive, Beverly Hills, California, 90210.

Section 12. The City Clerk shall certify to the adoption of the Resolution and shall cause the Resolution and this certification to be entered in the Book of Resolutions of the Council of the City. The City Clerk shall also cause the executed contract to be recorded in the office of the County Recorder of the County of Los Angeles.

Section 13. This Resolution shall go into effect on December 5, 2012 at 12:01

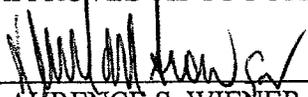
AM.

\_\_\_\_\_  
WILLIAM W. BRIEN, MD  
Mayor of the City of Beverly Hills,  
California

ATTEST:

\_\_\_\_\_  
BYRON POPE (SEAL)  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
JEFFREY KOLIN  
City Manager  
  
\_\_\_\_\_  
SUSAN HEALY KEENE  
Director of Community Development

Exhibit A – Mills Act Application of October 3, 2012 for 603 Doheny Road,  
Beverly Hills.

Exhibit B – Repair and Rehabilitation Plan (Preservation Plan) prepared by  
Historic Consultants, PCR Services Corporation of 233 Wilshire  
Blvd, Suite 130, Santa Monica in conjunction with General  
Contractor, PWI Group of 440 S. Hindry Ave, Suite G, Inglewood.

Exhibit C – Mills Act Contract

# **EXHIBIT A**



CITY OF BEVERLY HILLS  
COMMUNITY DEVELOPMENT DEPARTMENT  
455 N. Rexford Drive, Beverly Hills, CA 90210  
Tel. (310) 285-1141 Fax. (310) 858-5966

## MILLS ACT APPLICATION

GENERAL INFORMATION: *(print or type)*

Applicant: Mark Egerman  
Address: 9401 Wilshire Blvd., Suite 500  
City: Beverly Hills State: CA Zip Code: 90210  
Telephone No: 310.248.6299 E-Mail: me@eblaw.com

PROPERTY INFORMATION:

Property Address: 603 Doheny Rd. Assessor Parcel No(s): 4350-006-009  
Tract: 7956 (check this) Block: \_\_\_\_\_ Lot(s): 3,4  
Legal Description: See Exhibit "A" Legal Description  
Use Category: Single-Family Residence:  Commercial/Theatre:

PROPERTY OWNER: Same as Applicant  *(please check this box if the property owner is the applicant)*

Property Owner: Gary Masino, as Trustee of the Noah Levy Irrevocable Gift Trust dated 10/14/06  
Address: 11400 Olympic Blvd., Suite 350  
City: Los Angeles State: CA Zip Code: 90064  
Telephone No: 310.477.8355 E-Mail: gary@gmmmcpcas.com

APPLICATION TYPE:

New Contract:  Nonrenewal:  Cancellation:

HISTORIC DESIGNATION CATEGORTY: *(check only those that apply)*

City Landmark:  National Register:  California Register:   
Designation No.: \_\_\_\_\_ Date of Designation: \_\_\_\_\_

City Landmark Designation Requested  *(please check this box if the property has not been designated)*

REQUIRED MATERIALS: *(must be submitted with this application)*

- COMPLETED AND SIGNED APPLICATION FORM
- APPLICATION FEE
- COPY OF GRANT DEED, INCLUDING LEGAL DESCRIPTION
- FINANCIAL ANALYSIS FORM
- PHOTOGRAPHS – CURRENT PHOTOGRAPHS OF STREET VIEW OF THE PROPERTY, EACH EXTERIOR ELEVATION OF PROPERTY AND ALL OTHER IMPROVEMENTS/FEATURES ON PARCEL SAVED ONTO CD. LABEL CD WITH

<OVER>

- STREET ADDRESS, PARCEL NUMBER AND DATE (INTERIOR PHOTOGRAPHS MAY BE REQUIRED)
- REHABILITATION/RESTORATION MAINTENANCE PLAN AND TIME LINE (INCLUDE ALL WORK TO BE COMPLETED WITHIN NEXT 10 YEARS) AND COST ESTIMATE OF ITEMIZED WORK
- COPY OF MOST RECENT PROPERTY TAX BILL
- NOTARY OF ACKNOWLEDGEMENT AFFIDAVIT

**IMPORTANT: All required materials must be submitted with the application.**

I hereby certify that I am the present owner of the subject property described above and that I have reviewed the subject application and apply for consideration for a Mills Act Contract. I further understand that a Mills Act Application does not result in an automatic entitlement and each application is evaluated on its own merits on its historical significance and inclusion in the City's program.

Owner's Signature: 603 Doheny Road, LLC  
 By: *Gary Masino* Date: October 3, 2012  
 Gary Masino, Trustee of the Noah Levy Irrevocable Gift  
 Trust dated 10/14/06

**DO NOT WRITE BELOW THIS LINE / TO BE FILLED OUT BY THE DEPARTMENT**

<i>Application Status:</i>	<i>Date:</i>	<i>Application Processing:</i>
<input type="checkbox"/> <i>Staff Review</i>	_____	<i>File No.</i> _____
<input type="checkbox"/> <i>Director Review</i>	_____	<i>Date:</i> _____
<input type="checkbox"/> <i>Cultural Heritage Commission</i>	_____	<i>Staff Init:</i> _____
<input type="checkbox"/> <i>City Council</i>	_____	<i>Fees:</i> _____
<input type="checkbox"/> <i>Landmark Designation Approved</i>	_____	<i>Receipt:</i> _____
<input type="checkbox"/> <i>Landmark Designation Denied</i>	_____	<i>Other:</i> _____

*Comments*

<b>APPLICATION REVIEW PROCESS</b>	
<b>THE 2012 APPLICATION DEADLINE IS MAY 31, 2012</b>	
<b>Pre-Application Meeting</b>	
	Prior to submitting an application, an owner interested in the Mills Act should schedule a pre-application review meeting with City staff. The purpose of the pre-application review meeting is to confirm that the property qualifies for the program and to ensure that the application submittal requirements, and the mandatory terms of the Mills Act Contract are understood. The Pre-Application Meeting includes a site visit to review the conditions on the property.
<b>Application Submittal</b>	
	Mills Act applications are submitted to the Community Development Department. The application requires a "pro forma" regarding the proposed Rehabilitation, Restoration, and Maintenance Plan; drawings; samples; cost estimates; photographs; and any other materials or studies needed. City staff is available to assist with the application process.
<b>Review for Completeness</b>	
	City staff will review the submitted materials and determine if the application is complete. In order to be scheduled for a hearing, applications must be complete and include all attachments and required information, and fees. City staff may schedule a meeting with the applicant to discuss details of the preservation plan and any proposed new construction. Once the application has been determined complete, City staff shall schedule it for review at a noticed public hearing.
<b>Public Hearing</b>	
	The Mills Act Application will be considered during a public hearing and a recommendation will be made to the City Council regarding the preservation plan, any restrictions that should be added to the agreement, and whether the application for a Mills Act contract should be approved or denied. Applications will be docketed for the earliest available meeting or a specific date that is not sooner than the first available meeting if requested by the applicant.
<b>City Council</b>	
	Once per year, the City Council will consider entering into Mills Act Contracts as part of its consent calendar (no public hearing). The City Council may factor the estimated fiscal impact on the City as part of its consideration. The City Council may approve or disapprove a Mills Act contract request.
<b>Contract Execution and Recordation</b>	
	If approved by the City Council, the City will execute the contract and forward it to the County Recorder's office for recordation. The recorded copy will be returned to the City for submission to the County Tax Assessor's office for implementation. The Los Angeles County Assessor is responsible for calculating tax savings. The County Assessor reassesses Mills Act properties once a year.

**ESTIMATED PROPERTY TAX ADJUSTMENT WORKSHEET GUIDE**

**STEP 1: DETERMINE ANNUAL INCOME OF PROPERTY.**

DESCRIPTION	CURRENT	EXPLANATION
1. Monthly Rental Income	\$70,000	Even if the property is owner-occupied, an estimated monthly rental income is needed as a basis for this formula. Remember to include all potential sources of income (i.e. filming, advertising, photo-shoots, etc.)
2. Annual Rental Income	\$840,000	Multiply line 1 by 12 months

**STEP 2: CALCULATE ANNUAL OPERATING EXPENSES.**

3. Insurance	\$ 95,521	Fire, liability, and other insurance
4. Utilities (estimate)	\$100,000	Water, gas, electric
5. Maintenance	\$102,077	Maintenance includes: painting, plumbing, electrical, gardening, cleaning, mechanical, heating repairs, structural repairs, and other repairs
6. Management	\$ 36,000	Standard fee (usually 5% of rent)
7. Other Operating Expenses	\$ 31,048	Security, etc. Provide breakdown on separate sheet
8. Total Expenses	\$364,646	Add lines 3 through 7

**STEP 3: DETERMINE ANNUAL NET INCOME.**

9. Net Total	\$475,354	Line 2 minus line 8
--------------	-----------	---------------------

**STEP 4: DETERMINE CAPITALIZATION RATE.**

10. Interest Component	5%	As determined by the State Board of Equalization for 2012.
11. Historic Property Risk Component	4%	Single-family home = 4% All other property = 2%
12. Property Tax Component	1%	.01 times the assessment ratio of 100%
13. Amortization Component (reciprocal of life of property)	5%	If the life of the improvement is 20 years, use $100\% \times 1/20 = 5\%$ . Wood-frame typically 20 years, masonry typically 50 years
14. Total = Capitalization Rate	15%	Add lines 10 through 13

**STEP 5: CALCULATE NEW ASSESSED VALUE.**

15. Mills Act Assessed Value	\$3,169,027	Line 9 divided by line 14 Example: line 9 divided by .15 (15%)
------------------------------	-------------	---

**STEP 6: DETERMINE ESTIMATED TAX REDUCTION.**

16. Current Tax	\$157,500	General tax levy only, do not include voted indebtedness or other direct assessments
17. Tax under Mills Act	\$ 31,690	Line 15 multiplied by .01
18. Estimated Tax Reduction	\$125,810	Line 16 minus 17

**ESTIMATED PROPERTY TAX ADJUSTMENT WORKSHEET GUIDE**

**EXAMPLE**

The following is an example showing the possible tax benefit to the historic property owner of an owner-occupied single-family dwelling. *THIS IS ONLY AN EXAMPLE*. Your reduced property tax under a Mills Act contract is not guaranteed to match this calculation.

**EXAMPLE:**      Single-family Dwelling  
                         Current Assessed Value (GENERAL LEVY TAXES ONLY<sup>5</sup>) = \$100,000  
                         Estimated Monthly Rent = \$800

**DETERMINE ANNUAL INCOME AND ANNUAL OPERATING EXPENSES\*\***

\$800 per month income minus approximately \$100 per month expenses for maintenance, repairs, insurance, utilities, and gardener equals a net income of \$700 per month. Multiply by 12 months for an annual net income of \$8,400 (mortgage payments and property taxes are not considered expenses).

**DETERMINE CAPITALIZATION RATE**

Add the following to determine the Capitalization Rate:

- The Interest Component is determined by the Federal Housing Finance Board and is based on conventional mortgages. While this component will vary from year to year, the State Board of Equalization has set this at 5% for 2011.
- The Historical Property Risk Component of 4% (as prescribed in Sec. 439.2 of the State Revenue and Tax Code) applies to owner-occupied single-family dwellings. A 2% risk component applies to all other properties.
- The Property Tax Component (post-Prop 13) of .01 times the assessment ratio of 100% (1%).
- The Amortization Component is a percentage equal to the reciprocal of the remaining life of the structure and is set at the discretion of the County Assessor for each individual property. *IN THIS EXAMPLE THE REMAINING LIFE OF A WOOD FRAME BUILDING IS TYPICALLY 20 YEARS*. The amortization component is calculated thus:  $100\% \times 1/20 = 5\%$ . Use 5% for this calculation.

Now add the following:

$5\% + 4.0\% + 1.0\% + 5\% = 15\%$  Capitalization Rate (single-family dwelling).

---

*§ The Mills Act applies ONLY to general levy property taxes. Be sure to DEDUCT the portions of your tax bill that include sewer assessment, bond issues, etc. when calculating what portion of your property tax will be reduced by the Mills Act.*

*\*\* Single-family applicants may find that a property manager or realtor may be able to assist with setting a monthly rental figure.*

**ESTIMATED PROPERTY TAX ADJUSTMENT WORKSHEET GUIDE**

**SHEET THREE OF THREE**

**CALCULATE NEW ASSESSED VALUE AND ESTIMATED TAX REDUCTION**

The new assessed value is determined by dividing the annual net income (\$8,400) by the capitalization rate .15 (15%), to arrive at the new assessed value of \$56,000.

Lastly, determine the amount of taxes to be paid by taking .01 (1%) of the assessed value \$56,000. Compare with current property tax rate for land and improvements only (be sure to exclude voter indebtedness, direct assessments, tax rate areas, and special district items on your tax bill):

- Current general levy property tax; 1% of original assessed valuation of \$100,000 ( $\$100,000 \times .01 = \$1,000$ );
- Mills Act property tax: 1% of new assessed value of \$56,000 is \$560.

Annual property taxes have been reduced by \$440 ( $\$1,000 - \$560$ ), a 44% property tax reduction.



**MILLS ACT CONTRACT APPLICATION**

**FINANCIAL ANALYSIS FORM**

**CURRENT YEAR TO YEAR THREE (SHEET ONE OF THREE)**

<b>INCOME</b>	<b>CURRENT</b>	<b>ONE</b>	<b>TWO</b>	<b>THREE</b>
1. Monthly Rental Income	\$70,000	\$73,500	\$77,175	\$81,034
2. Annual Rental Income	\$840,000	\$882,000	\$926,100	\$972,405
<b>ANNUAL OPERATING EXPENSES</b>				
3. Insurance	\$95,521	\$97,431	\$99,380	\$101,368
4. Utilities	\$85,000	\$86,700	\$88,434	\$90,203
5. Maintenance	\$102,077	\$104,119	\$106,201	\$108,325
6. Management	\$25,000	\$25,500	\$26,010	\$26,530
7. Other Operating Expense	\$31,048	\$31,669	\$32,302	\$32,948
8. Total Expenses	\$338,646	\$345,419	\$352,327	\$359,374
<b>ANNUAL NET INCOME</b>				
9. Net Total	\$501,354	\$536,581	\$573,773	\$613,031
<b>CAPITALIZATION RATE</b>				
10. Interest Component	5%	5%	5%	5%
11. Historic Property Risk Component	4%	4%	4%	4%
12. Property Tax Component	1%	1%	1%	1%
13. Amortization Component	5%	5%	5%	5%
14. Total = Capitalization Rate	15%	15%	15%	15%
<b>NEW ASSESSED VALUE</b>				
15. Mills Act Assessed Value	\$3,342,360	\$3,577,207	\$3,825,151	\$4,086,874
<b>ESTIMATED TAX REDUCTION</b>				
16. Current Tax	\$157,500	\$160,650	\$163,863	\$167,140
17. Tax under Mills Act	\$33,424	\$35,772	\$38,252	\$40,869
18. Estimated Tax Reduction	\$124,076	\$124,878	\$125,611	\$126,272



**MILLS ACT CONTRACT APPLICATION**

**FINANCIAL ANALYSIS FORM**

**YEAR FOUR TO YEAR SEVEN (SHEET TWO OF THREE)**

<b>INCOME</b>	<b>FOUR</b>	<b>FIVE</b>	<b>SIX</b>	<b>SEVEN</b>
1. Monthly Rental Income	\$85,085	\$89,340	\$93,807	\$98,497
2. Annual Rental Income	\$1,021,025	\$1,072,077	\$1,125,680	\$1,181,964
<b>ANNUAL OPERATING EXPENSES</b>				
3. Insurance	\$103,395	\$105,463	\$107,572	\$109,724
4. Utilities	\$92,007	\$93,847	\$95,724	\$97,638
5. Maintenance	\$110,491	\$112,701	\$114,955	\$117,254
6. Management	\$27,061	\$27,602	\$28,154	\$28,717
7. Other Operating Expense	\$33,607	\$34,280	\$34,965	\$35,664
8. Total Expenses	\$366,561	\$373,893	\$381,370	\$388,998
<b>ANNUAL NET INCOME</b>				
9. Net Total	\$654,464	\$698,184	\$744,310	\$792,967
<b>CAPITALIZATION RATE</b>				
10. Interest Component	5%	5%	5%	5%
11. Historic Property Risk Component	4%	4%	4%	4%
12. Property Tax Component	1%	1%	1%	1%
13. Amortization Component	5%	5%	5%	5%
14. Total = Capitalization Rate	15%	15%	15%	15%
<b>NEW ASSESSED VALUE</b>				
15. Mills Act Assessed Value	\$4,363,093	\$4,654,560	\$4,962,066	\$5,286,444
<b>ESTIMATED TAX REDUCTION</b>				
16. Current Tax	\$170,483	\$173,893	\$177,371	\$180,918
17. Tax under Mills Act	\$43,631	\$46,546	\$49,621	\$52,864
18. Estimated Tax Reduction	\$126,852	\$127,347	\$127,750	\$128,054



**MILLS ACT CONTRACT APPLICATION**

**FINANCIAL ANALYSIS FORM**

**YEAR EIGHT TO YEAR TEN (SHEET THREE OF THREE)**

<b>INCOME</b>	<b>EIGHT</b>	<b>NINE</b>	<b>TEN</b>
1. Monthly Rental Income	\$103,422	\$108,593	\$114,348
2. Annual Rental Income	\$1,241,063	\$1,303,116	\$1,372,181
<b>ANNUAL OPERATING EXPENSES</b>			
3. Insurance	\$111,918	\$114,156	\$116,440
4. Utilities	\$99,591	\$101,583	\$103,615
5. Maintenance	\$119,599	\$121,991	\$124,431
6. Management	\$29,291	\$29,877	\$30,475
7. Other Operating Expense	\$36,378	\$37,105	\$37,847
8. Total Expenses	\$396,778	\$404,713	\$412,808
<b>ANNUAL NET INCOME</b>			
9. Net Total	\$844,285	\$898,402	\$959,373
<b>CAPITALIZATION RATE</b>			
10. Interest Component	5%	5%	5%
11. Historic Property Risk Component	4%	4%	4%
12. Property Tax Component	1%	1%	1%
13. Amortization Component	5%	5%	5%
14. Total = Capitalization Rate	15%	15%	15%
<b>NEW ASSESSED VALUE</b>			
15. Mills Act Assessed Value	\$5,628,565	\$5,989,349	\$6,395,822
<b>ESTIMATED TAX REDUCTION</b>			
16. Current Tax	\$184,536	\$188,227	\$191,992
17. Tax under Mills Act	\$56,286	\$59,893	\$63,958
18. Estimated Tax Reduction	\$128,251	\$128,334	\$128,033

**REHABILITATION/MAINTENANCE PLAN AND TIMELINE (attach additional sheets if necessary)**

Please use this form to outline your rehabilitation, restoration, and maintenance plan and timeline. Include all proposed exterior and interior work (including electrical, plumbing, etc.) to be completed within the next ten years. See the following page for list of potential projects. Use additional sheets if necessary to discuss proposed preservation plan.

	Contract Year	Building Feature	Proposed Work/Task	Est. Cost
1.			See Attachment to Pg. 10	\$103,937.72
2.			See Attachment to Pg. 10	\$105,639.53
3.			See Attachment to Pg. 10	\$106,202.58
4.			See Attachment to Pg. 10	\$101,848.83
5.			See Attachment to Pg. 10	\$111,027.96
6.			See Attachment to Pg. 10	\$ 85,917.54
7.			See Attachment to Pg. 10	\$106,905.81
8.			See Attachment to Pg. 10	\$ 89,807.89
9.			See Attachment to Pg. 10	\$105,767.91
10.			See Attachment to Pg. 10	\$100,526.50
<b>TOTAL COST:</b>				<b>\$1,017,582.27</b>

Besides the above information, the Rehabilitation/Maintenance Plan must include the following:

- For all work completed during the first ten years of contract, cost estimates must be provided. (cost estimates are subject to verification by City staff).
- Fully labeled photographs of the front of the main building and its relationship to the public right-of-way (street, parkway, sidewalk, etc.); each elevation of all buildings on the property; the interior of any room where any work is proposed; structural and architectural details of any building proposed to be restored, rehabilitated or preserved; and any portions of the property where landscaping or paving work is proposed.
- Plans, drawings, material samples, brochures, etc. as needed to depict the location and characteristics of all proposed work.
- Additional information may be required during the review process for clarification.

MILLS ACT APPLICATION: 603 DOHENY ROAD, LLC

ATTACHMENT TO PAGE 10

Year	Building Feature	Proposed Work/Task
1	<p>Project No. 1: contract year is 1 through 4.</p> <p>Project No. 2: Contract year 1 through 3.</p> <p>Project No. 4: contract year 1 through 10.</p> <p>Project No. 5: Contract year 1 through 10.</p> <p>Project No. 6: Contract year 1 through 4.</p>	<p>The building feature is historic cistern and spring. The proposed work task: groundwater capture project retain cistern and expectant system to water the entire property as originally intended.</p> <p>Building feature: Historic cabin. Project work task: install fire suppression system for cabin to preserve historic structure and roof.</p> <p>Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.</p> <p>Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.</p> <p>Building feature: historic residence. Proposed work task: Exterior cast stone veneer repairs.</p>
2	<p>Project No. 1: contract year is 1 through 4.</p> <p>Project No. 2: Contract year 1 through 3.</p> <p>Project No. 4: contract year 1 through 10.</p> <p>Project No. 5:</p>	<p>The building feature is historic cistern and spring. The proposed work task: groundwater capture project retain cistern and expectant system to water the entire property as originally intended.</p> <p>Building feature: Historic cabin. Project work task: install fire suppression system for cabin to preserve historic structure and roof.</p> <p>Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.</p> <p>Building feature: residence ancillary buildings, walls</p>

	<p>Contract year 1 through 10.</p> <p>Project No. 6: Contract year 1 through 4.</p>	<p>and landscape. Proposed work task: building maintenance survey.</p> <p>Building feature: historic residence. Proposed work task: Exterior cast stone veneer repairs.</p>
3	<p>Project No. 1: contract year is 1 through 4.</p> <p>Project No. 2: Contract year 1 through 3.</p> <p>Project No. 4: contract year 1 through 10.</p> <p>Project No. 5: Contract year 1 through 10.</p> <p>Project No. 6: Contract year 1 through 4.</p>	<p>The building feature is historic cistern and spring. The proposed work task: groundwater capture project retain cistern and expectant system to water the entire property as originally intended.</p> <p>Building feature: Historic cabin. Project work task: install fire suppression system for cabin to preserve historic structure and roof.</p> <p>Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.</p> <p>Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.</p> <p>Building feature: historic residence. Proposed work task: Exterior cast stone veneer repairs.</p>
4	<p>Project No. 1: contract year is 1 through 4.</p> <p>Project No. 4: contract year 1 through 10.</p> <p>Project No. 5: Contract year 1 through 10.</p> <p>Project No. 6: Contract year 1 through 4.</p>	<p>The building feature is historic cistern and spring. The proposed work task: groundwater capture project retain cistern and expectant system to water the entire property as originally intended.</p> <p>Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.</p> <p>Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.</p> <p>Building feature: historic residence. Proposed work task: Exterior cast stone veneer repairs.</p>

5	<p>Project No. 3: Contract year 5 and 6.</p> <p>Project No. 4: contract year 1 through 10.</p> <p>Project No. 5: Contract year 1 through 10.</p> <p>Project No. 8: Contract year 5 &amp; 9.</p> <p>Project 9: Contract year 5 through 7.</p>	<p>Building feature: historic cabin. Proposed work task: repair damage to cabin from tree roots; retain tree, stabilize cabin.</p> <p>Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.</p> <p>Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.</p> <p>Building feature: historic residence. Proposed work task: HVAC and hot water system replacement, humidity controls, and utility upgrade to maintain systems of the historic residence.</p> <p>Building feature: perimeter wall. Proposed work task: reconfigure and repair existing perimeter wall damaged by historic eucalyptus tree and retain tree.</p>
6	<p>Project No. 3: Contract year 5 and 6.</p> <p>Project No. 4: contract year 1 through 10.</p> <p>Project No. 5: Contract year 1 through 10.</p> <p>Project 9: Contract year 5 through 7.</p>	<p>Building feature: historic cabin. Proposed work task: repair damage to cabin from tree roots; retain tree, stabilize cabin.</p> <p>Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.</p> <p>Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.</p> <p>Building feature: perimeter wall. Proposed work task: reconfigure and repair existing perimeter wall damaged by historic eucalyptus tree and retain tree.</p>
7	<p>Project No. 4: contract year 1 through 10.</p> <p>Project No. 5: Contract year 1 through 10.</p>	<p>Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.</p> <p>Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.</p>

	Project 9: Contract year 5 through 7.	Building feature: perimeter wall. Proposed work task: reconfigure and repair existing perimeter wall damaged by historic eucalyptus tree and retain tree.
8	Project No. 4: contract year 1 through 10.  Project No. 5: Contract year 1 through 10.  Project No. 7: Contract year 8 through 9.	Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.  Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.  Building feature: historic residence. Proposed work task: exterior painting to maintain character defining features.
9	Project No. 4: contract year 1 through 10.  Project No. 5: Contract year 1 through 10.  Project No. 7: Contract year 8 through 9.	Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.  Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.  Building feature: historic residence. Proposed work task: exterior painting to maintain character defining features.
10	Project No. 4: contract year 1 through 10.  Project No. 5: Contract year 1 through 10.  Project No. 8: Contract year 10.	Building feature: urban forest. Proposed work task: maintain forest per arborist recommendation. Arborist report attached.  Building feature: residence ancillary buildings, walls and landscape. Proposed work task: building maintenance survey.  Building feature: historic residence. Proposed work task: HVAC and hot water system replacement, humidity controls, and utility upgrade to maintain systems of the historic residence.

<b>LIST OF POTENTIAL PROJECTS</b>	
<b>BUILDING FEATURE</b>	<b>PROPOSED WORK/TASK</b>
Access Modifications	Exterior
Access Modifications	Interior
Accessory Structure	Repair or Replace
Air Conditioning	Install or remove
Appliance Vent	Specify type, material, location
Architectural	Removal non-historic feature and restore to original
Architectural Trim	Repair
Architectural Trim	Replace
Architectural Trim	Install New
Balcony/Decks	New railings
Balcony/Decks	Repair or replace
Basement	Access, repair or replace to code
Basement	New or rebuild
Cabinets	New built-in bathroom
Cabinets	New built-in kitchen
Cabinets	New built-in other
Chimney	Inspect and clean
Chimney	New
Chimney	Repair, remove, relocate
Code Repair Item	Specify item
Column	Repair or replace
Corbels/Brackets	Repair or replace
Deck	Repair, replace or install
Door	Repair or replace screen door
Door	Repair or replace front door
Door	Repair or replace hardware
Door	Repair or replace basement hatch cover and base
Door	Repair or replace other door (specify)
Drainage	Protection or correction
Driveway	Repair, replace, remove
Dry Rot, Mold	Remove, repair feature, replace (specify)
Electrical	Rewire or install new outlets
Electrical	Complete rewire and service upgrade
Electrical	Ground and service entry
Electrical	Install new circuits
Electrical	Lighting fixtures
Electrical	New service lines to garage or secondary structure, etc.

LIST OF POTENTIAL PROJECTS	
BUILDING FEATURE	PROPOSED WORK/TASK
Electrical	Security lighting and alarm system
Electrical	Relocate meter (specify locations)
Fence	Repair, replace, install gate
Fence	Repair
Fence	New (specify location, materials, style, etc.)
Floor Furnace	Repair, restore or remove
Flooring	Carpet repair, install or remove
Flooring	Wood repair, install, or remove
Flooring	Tile repair, install, or remove
Flooring	Concrete repair, install or remove
Flooring	Other material repair, install or remove
Foundation	Bolting and seismic work
Foundation	Repair or rebuild
Fumigation	Extermination
Gable and Attic	Vent repair, re-screening, etc.
Garage	Repair, remove, replace, expand
Garage Door	Repair, remove, replace
Gas Service	Repair, remove, replace, install
Gutters and Drains	Repair, replace, remove,
HVAC	Repair, replace, remove, install; general maintenance
Insulation	Wall, blown-in
Insulation	Attic
Insulation	Floor
Interior Trim	Repair, refinish, replace
Kitchen	Repair, remove, install counters
Masonry	New
Masonry	Repair or replace tile hearth
Masonry	Repair and/or repoint
Masonry	Repoint brick
Mechanical	Air conditioning, repair, remove, install
Mechanical	Ventilation, new kitchen/bath fan and duct work
Mechanical	Vent and/or duct work
Painting or Staining	Exterior
Painting or Staining	Interior
Painting or Staining	Removal of lead based paint (exterior or interior)
Painting or Staining	Exterior or interior trim
Painting or Staining	Porch deck or patio deck, etc.
Patio, Porch	Repair, replacement, removal, install

<b>LIST OF POTENTIAL PROJECTS</b>	
<b>BUILDING FEATURE</b>	<b>PROPOSED WORK/TASK</b>
Plastering	Exterior: removal, refinish, repair, replacement or patching
Plastering	Interior: removal, refinish, repair, replacement or patching
Plumbing	Drain, waste, and vent repair, replacement, install
Plumbing	Fixtures (specify)
Plumbing	Repair, remove, install sump pump and discharge drain
Plumbing	Repair, remove, install supply lines
Plumbing	Minor repairs
Plumbing	Sewer
Porch	Ceiling repair, replacement
Porch	Repair, rebuild, replace
Porch	Brick repoint
Porch Railing	Repair or replace to code
Porch	Resurface
Porch Steps	Repair, rebuild, replace, add
Railing	Repair, remove, replace, install
Roof	Repair or replace eaves, fascia and/or overhangs
Roof	Strip and install new layer of roofing material
Roof	Re-roof (specific material)
Roof	Minor repair (specify)
Roof	Major repair (specify)
Security	Lighting and alarm
Security	Gates, fencing, bars, etc.
Seismic Work	Seismic upgrade (specify)
Siding (wood lap)	Repair, patch, replace
Siding	Removal asbestos siding and restore original wood lap
Siding (wood shingle)	Repair, patch, replace
Skylights	Remove, replace, install
Stair (exterior)	Repair, replace, remove, install, relocate
Stair (interior)	Repair, replace, remove, install, relocate
Stonework	Repair, replace, remove, install
Stoop	Repair, replace
Structural	Stabilize, repair, replace framing
Structural	Modifications
Structural	Roof and ceiling joist repair, replacement
Termite	Treatment and repair
Utilities	Enclosure(s)
Waterproofing	Exterior
Window	Frame repair or replacement
Window	Screen, glazing, hardware repair or replacement

Proposed work may be interior and/or exterior, but must equal at least 80% of your tax savings. All projects that affect the exterior of the property are subject to Architectural Commission /Staff review and approval before work begins. Work must meet all City requirements and comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995, by Weeks and Grimmer).

<b>STANDARDS for REHABILITATION</b>	
1.	A property will be used as it was historically use or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships provided the new use is consistent with the Beverly Hills Municipal Code.
2.	The historic character of a property will be retained and preserved. The removal of distinctive material or alteration of features, spaces, and spatial relationships that characterize a property must be avoided.
3.	Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other properties, should not be undertaken.
4.	Changes to a property that have acquired historic significance (are Character-Defining Features) in their own right must be retained and preserved.
5.	Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property should be preserved.
6.	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7.	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8.	Archeological resources should be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9.	New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10.	New additions and adjacent or related new construction should be in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**PERIODIC INSPECTIONS**

Periodic inspections are conducted by City staff to monitor properties for compliance to the terms of the contract. Inspections monitor the progress of the preservation plan specified in the contract. Inspections are ongoing for the life of the contract. Property owners are encouraged to self-inspect and update the City on their progress of the preservation plan.

**NOTARY OF ACKNOWLEDGEMENT AFFADAVIT**

*The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties for the filing of this application. (Additional sheets may be attached)*

State of California

County of LOS ANGELES

On October 3, 2012 before me, \_\_\_\_\_, NOTARY REPUBLIC  
(DATE) (HERE INSERT NAME OF THE OFFICER)

personally appeared GARY MASINO,  
NAME(S) OF SIGNER(S)

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)

**DESCRIPTION OF ATTACHED DOCUMENT**

Title of type of Document: **MILLS ACT CONTRACT**

Document Date: October 3, 2012

Number of Pages 19 (15 + 4)

Signer(s) Other Than Named Above: \_\_\_\_\_

Explanation for Page 4, Item 7:

“Other Operating Expenses:”

Cost of security if a rental property calculated as 20% of costs of existing security, calculated as follows:

Full time security person:	\$ 68,000
Gatekeeper:	\$ 59,640
Part time security:	\$ 27,600
Total:	\$155,400
20%:	\$ 31,048

2011

# ANNUAL PROPERTY TAX BILL

2011

## CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2011 TO JUNE 30, 2012

MARK J. SALADINO, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT [www.lacountypropertytax.com](http://www.lacountypropertytax.com)

**PROPERTY IDENTIFICATION**  
ASSESSOR'S ID. NO.: 4350 006 009 11 000  
OWNER OF RECORD AS OF JANUARY 1, 2011  
SAME AS BELOW

**MAILING ADDRESS**

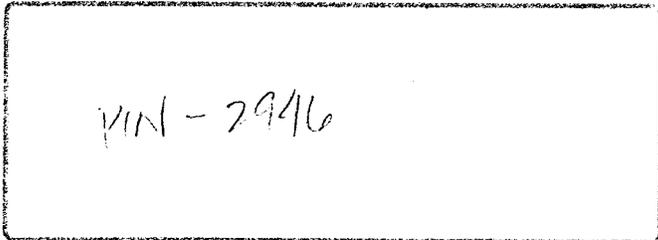
603 DOHENY ROAD LLC  
C/O GARY MASINO  
11400 OLYMPIC BLVD STE 350  
LOS ANGELES CA 90064

**ELECTRONIC FUND TRANSFER (EFT) NUMBER**

ID#:19 4350 006 009 5 YEAR:11 SEQUENCE:000 7  
PIN: 342513

For American Express, Mastercard and Visa payments call 1(888) 473-0835 and have available the EFT number listed above. Service fees will be charged.

**SPECIAL INFORMATION**



ASSESSOR'S ID. NO. CK  
4350 006 009 11 000 67

**DETAIL OF TAXES DUE FOR**

AGENCY	AGENCY PHONE NO.	RATE	AMOUNT
GENERAL TAX LEVY		1.000000	\$ 157,500.00
ALL AGENCIES			
VOTED INDEBTEDNESS			
CITY-BEV HILLS		.018459	\$ 2,907.29
METRO WATER DIST		.003700	582.75
COMMUNITY COLLEGE		.035296	5,559.12
UNIFIED SCHOOLS		.051919	8,177.24
DIRECT ASSESSMENTS			
FLOOD CONTROL	(626) 458-5165		\$ 85.30
TRAUMA/EMERG SRV	(866) 587-2862		420.46
COUNTY PARK DIST	(213) 738-2983		98.69
LA WEST MOSQ AB	(310) 915-7370		9.20

**PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION**  
603 DOHENY RD BEVERLY HI  
TRACT NO 7956 LOT 3 AND LOT COM AT MOST  
E CDR OF LOT 4 TH N 23#21'20" W 85 FT  
COMPLETE DESCRIPTION IN ASSESSOR RECORDS  
LOT 4

**TOTAL TAXES DUE \$175,340.05**  
**FIRST INSTALLMENT TAXES DUE NOV. 1, 2011 \$87,670.03**  
**SECOND INSTALLMENT TAXES DUE FEB. 1, 2012 \$87,670.02**

**ASSESSOR'S REGIONAL OFFICE**  
REGION #07 INDEX: TRA:02410  
WEST DISTRICT OFFICE  
6120 BRISTOL PARKWAY  
CULVER CITY CA 90230  
(310)665-5300

VALUATION INFORMATION		
ROLL YEAR 11-12	CURRENT ASSESSED VALUE	TAXABLE VALUE
LAND	11,700,000	11,700,000
IMPROVEMENTS	4,050,000	4,050,000

ACCT. NO.: PRINT NO.: 51979 BILL ID.:

TOTAL 15,750,000  
LESS EXEMPTION:  
NET TAXABLE VALUE 15,750,000

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

This page is part of your document - DO NOT DISCARD



20100154564



Pages:  
0003

Recorded/Filed In Official Records  
Recorder's Office, Los Angeles County,  
California

02/03/10 AT 09:11AM

FEES:	22.00
TAXES:	0.00
OTHER:	0.00
PAID:	22.00



LEADSHEET



201002030030010

00001879650



002523474

SEQ:  
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO

ROBERT E. STRAUSS, Esq  
WEINSTOCK, MANION, REISMAN,  
SHORE & NEUMANN, A LAW CORPORATION  
1875 Century Park East, Suite 2000  
Los Angeles, CA 90067

MAIL TAX STATEMENTS TO

Gary Masino, Manager  
11400 Olympic Blvd., Suite 350  
Los Angeles, CA 90064



2

Space above this line for Recorder's Use Only

GRANT DEED

GRANT DEED (Excluded from Reappraisal Under Proposition 13, i.e., Calif. Const Art 13A §1 et. seq)

ASSESSOR'S PARCEL NUMBER: 4350-006-009

The undersigned Grantor declares under penalty of perjury that the following is true and correct:  
Documentary Transfer tax is \$ -0-

The grantor and grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11923(d).

GRANTOR: GARY MASINO, Trustee of THE NOAH LEVY 2006 IRREVOCABLE GIFT TRUST,

hereby GRANTS TO: 603 DOHENY ROAD LLC, a California limited liability company, its entire interest in and to the following described real property in the City of Beverly Hills, County of Los Angeles, State of California:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS "EXHIBIT A" AND MADE A PART HEREOF.

Subject to all liens, encumbrances, conditions, covenants, restrictions, reservations, easements and rights of way of record  
Commonly known as: 603 Doheny Road, Beverly Hills, CA 90210.

Dated: 1/27, 2010

THE NOAH LEVY 2006 IRREVOCABLE GIFT TRUST

By: [Signature]  
GARY MASINO, Trustee

State of California  
County of Los Angeles

On JANUARY 27, 2010, before me, H. TOUSSANT, a Notary Public, personally appeared GARY MASINO, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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]  
Notary Public

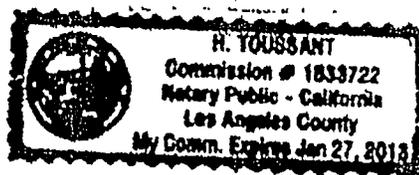


EXHIBIT "A"

LEGAL DESCRIPTION

LOT 3 AND THAT PORTION OF LOT 4 OF TRACT NO. 7856, AS DESIGNATED AND SHOWN ON MAP OF SAID BEVERLY HILLS, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 120 PAGES 87 THROUGH 82 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 3, DISTANT THEREON NORTH 77° 12' 04" EAST 43.58 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, SOUTH 61° 35' 00" EAST 238.62 FEET; THENCE SOUTH 84° 12' 10" EAST 58.87 FEET; THENCE NORTH 68° 49' 05" EAST 71.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, SAID CORNER BEING IN THE WESTERLY LINE OF SCHUYLER ROAD, 40 FEET WIDE; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SCHUYLER ROAD AND THE EASTERLY LINE OF SAID LOT 4, NORTH 23° 21' 20" WEST, A DISTANCE OF 85.00 FEET; THENCE SOUTH 66° 07' 35" WEST, 64.00 FEET; THENCE NORTH 60° 37' 10" WEST 77.00 FEET; THENCE NORTH 89° 42' 40" WEST 173 FEET MORE OR LESS TO THE POINT OF BEGINNING

APN: 4350-006-009

Commonly known as: 603 Doheny Road, Beverly Hills, CA 90210

## **EXHIBIT B**

October 02, 2012



City of Beverly Hills  
**MEMBERS OF THE CULTURAL HERITAGE COMMISSION**  
455 N. Rexford Drive  
Beverly Hills, CA 90210

**Re: REPAIR AND REHABILITATION PLAN FOR 603 DOHENY ROAD, THE  
LILIORE GREEN PALMER RAINS ESTATE**

Dear Members of the Cultural Heritage Commission:

It was a pleasure meeting you at the property, 603 Doheny Road, the Liliore Green Palmer Rains Estate. I am sure that you were as impressed with the property as I am. I would like to set forth the reasoning behind the repair and rehabilitation plan for this unique property.

Completed in 1940, the late Period Revival residence is an interesting blend of Adam, French Revival, Georgian Revival and Rustic style influences by prolific local builder, James F. Dickason (1894-1949). The two-story residence is situated at the center of the sloping site and is surrounded by a lush mature landscape with numerous specimen trees featuring an impressive Tree Grove of Canary Pine (*Pinus canariensis*) on the hillside behind the house (202 Pines); two mature Red Oak (*Quercus rubrus*) along the north side of the driveway; and two mature Coast Live Oak (*Quercus agrifolia*) and one mature *Jacaranda mimosifolia* in front of the house. Ancillary buildings include the original Rustic cabin sited on the hillside amongst the trees to the northwest of the house. Additional site features include a natural spring and associated historic cistern, rose garden, garden terraces and retaining walls, garden sculpture, main driveway, secondary road, a broad lawn, sidewalks, steps, stairs, patios, a pool and pool house, a tennis court, and the perimeter wall and gates.

The Canary Pine grove pre-exists the development of the estate, as depicted on a historic aerial photograph in 1927. Another feature which contributes to the historical significance of the property is the natural spring. When the estate was first created, a cistern was installed to capture and provide water for the property and, in particular, the over 200 canary pine trees. The historic cistern and water system still exists; hence, the first objective of the rehabilitation plan is to preserve and protect the grove of canary pine trees, and to restore the historic cistern and water system to provide for the watering of the property as originally intended from the natural water source. The ground water capture project shall be completed during years one through four of the rehabilitation plan.

The Rustic-style Cabin is an important character defining feature of the property and is original to the estate. This intact wood-frame cabin retains its original roof, timber and frame construction and large screened window openings. It is surrounded by a raised wood deck built around the preexisting trees that grow through the deck. After the water capture project, the second



rehabilitation priority in our plan is fire protection and preservation of the Cabin. The roots of the tree at the south east corner of the cabin has begun to upend the corner of the cabin, causing structural cracking at the corner of the foundation as well as buckling of the wall structure and raising of the roof assembly. The cabin repair and fire suppression projects will be conducted during years one through three of the rehabilitation plan.

Maintenance of the forest and specimen trees is important to protect the integrity of this historic property. An arborist has been retained to provide recommendations for the proper maintenance of the forest, which is included in the rehabilitation plan through the entire ten year period.

Other important yearly activities required to protect and maintain the property's historic appearance include an annual maintenance and repair survey for the residence and character defining features of the property, which will identify and determine the a plan for the necessary minor property repairs. Special attention will be paid to the capstone cast veneer and underlying structure of the front façade of the residence which will require on-going maintenance. There are several vertical cracks in the exterior masonry of the residence, indicating the building is settling. As part of the maintenance program, exterior painting will need to be completed near the end of the ten-year period, at which time the existing finishes will be repaired and painted to protect the wood trim and windows. The HVAC and utility systems will also have outlived their useful life and will be replaced. Well functioning utility systems are necessary to protect the historic structure by maintaining a controlled interior environment within the building and providing for its current residential use.

Finally, the repair of the easterly perimeter wall is important for protecting the historic character of the property. The wall is veneered with a capstone cast veneer similar to the residence and the garden terraces. There is a large mature original eucalyptus tree that has pushed up the wall, which is in danger of collapse. The existing wall will be reconfigured around the tree and reconstructed so that the tree can grow under the wall. Both the tree and the wall are character defining features of the property.

Sincerely,  
PCR SERVICES CORPORATION

A handwritten signature in black ink, reading 'Margarita Wuellner'. The signature is written in a cursive, flowing style.

Margarita Jerabek Wuellner, Ph.D.  
Director of Historic Resources/Principal Architectural Historian

**NOTARY OF ACKNOWLEDGEMENT AFFIDAVIT**

*The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties for the filing of this application. (Additional sheets may be attached)*

State of California

County of LOS ANGELES

On October 3, 2012 before me, LEAH ALTMAN, NOTARY PUBLIC  
(DATE) (HERE INSERT NAME OF THE OFFICER)

personally appeared GARY MASINO,  
NAME(S) OF SIGNER(S)

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.

Leah Altman  
(SIGNATURE)



**DESCRIPTION OF ATTACHED DOCUMENT**

Title of type of Document: **MILLS ACT CONTRACT**

Document Date: October 3, 2012 Number of Pages 19 (15 + 4)

Signer(s) Other Than Named Above: \_\_\_\_\_



**440 S. Hindry Ave**  
**Suite G Inglewood, CA 90301**  
 NOTE tEST

# 603 Doheny Road Beverly Hills

## Rehabilitation/Maintenance Plan/ Timeline

### SUMMARY OF PROJECTS

10/02/12

Description	Price
<b>ALL 10 YEARS</b>	
Project 1 Ground Water Capture	167,327.56
Project 2 Cabin Roof Fire Protection	85,877.28
Project 3 Cabin Repair	35,032.16
Project 4 Forest Maintenance	200,000.07
Project 5 Building Maintenance Survey	150,000.05
Project 6 Exterior Building Veneer Patching	53,271.03
Project 7 Exterior Painting	85,000.02
Project 8 HVAC Replacement	119,610.53
Project 9 Easterly Perimeter Wall Repair	121,463.57
<b>ALL 10 YEARS</b>	<b>Subtotal:</b>
	<b>1,017,582.27</b>
<hr/>	
<b>All Years Projects Total:</b>	<b>1,017,582.27</b>



440 S. Hindry Ave  
Suite G Inglewood, CA 90301

# 603 Doheny Road Beverly Hills Rehabilitation/Maintenance Plan/ Timeline

## SUMMARY OF PROJECTS BY YEAR

10/02/12

Description	Price
<b>Year 1</b>	
Project 1 Ground Water Capture	44,666.27
Project 2 Cabin Roof Fire Protection	14,271.26
Project 4 Forest Maintenance	20,000.01
Project 5 Building Maintenance Survey	15,000.01
Project 6 Exterior Building Veneer Patching	12,771.02
<b>Year 1</b>	<b>Subtotal: 106,708.57</b>
<b>Year 2</b>	
Project 1 Ground Water Capture	38,891.89
Project 2 Cabin Roof Fire Protection	26,939.76
Project 4 Forest Maintenance	20,000.01
Project 5 Building Maintenance Survey	15,000.01
Project 6 Exterior Building Veneer Patching	4,500.00
<b>Year 2</b>	<b>Subtotal: 105,331.67</b>
<b>Year 3</b>	
Project 1 Ground Water Capture	23,300.64
Project 2 Cabin Roof Fire Protection	44,666.26
Project 4 Forest Maintenance	20,000.01
Project 5 Building Maintenance Survey	15,000.01
Project 6 Exterior Building Veneer Patching	4,500.01

Description	Price
<b>Year 3</b>	<b>Subtotal: 107,466.93</b>
<b>Year 4</b>	
Project 1 Ground Water Capture	60,468.76
Project 4 Forest Maintenance	20,000.01
Project 5 Building Maintenance Survey	15,000.01
Project 6 Exterior Building Veneer Patching	4,500.00
<b>Year 4</b>	<b>Subtotal: 99,968.78</b>
<b>Year 5</b>	
Project 3 Cabin Repair	28,066.15
Project 4 Forest Maintenance	20,000.01
Project 5 Building Maintenance Survey	15,000.01
Project 6 Exterior Building Veneer Patching	4,500.00
Project 8 HVAC Replacement	27,931.91
Project 9 Easterly Perimeter Wall Repair	21,672.03
<b>Year 5</b>	<b>Subtotal: 117,170.11</b>
<b>Year 6</b>	
Project 3 Cabin Repair	6,966.01
Project 4 Forest Maintenance	20,000.01
Project 5 Building Maintenance Survey	15,000.00
Project 6 Exterior Building Veneer Patching	4,500.00
Project 9 Easterly Perimeter Wall Repair	32,693.61
<b>Year 6</b>	<b>Subtotal: 79,159.63</b>
<b>Year 7</b>	
Project 4 Forest Maintenance	20,000.01

Description		Price
Project 5	Building Maintenance Survey	15,000.00
Project 6	Exterior Building Veneer Patching	4,500.00
Project 9	Easterly Perimeter Wall Repair	67,097.93
<b>Year 7</b>		
		<b>Subtotal:</b>
		<b>106,597.94</b>
<b>Year 8</b>		
Project 4	Forest Maintenance	20,000.00
Project 5	Building Maintenance Survey	15,000.00
Project 6	Exterior Building Veneer Patching	4,500.00
Project 7	Exterior Painting	50,000.01
<b>Year 8</b>		
		<b>Subtotal:</b>
		<b>89,500.01</b>
<b>Year 9</b>		
Project 4	Forest Maintenance	20,000.00
Project 5	Building Maintenance Survey	15,000.00
Project 6	Exterior Building Veneer Patching	4,500.00
Project 7	Exterior Painting	35,000.01
Project 8	HVAC Replacement	20,149.01
<b>Year 9</b>		
		<b>Subtotal:</b>
		<b>94,649.02</b>
<b>Year 10</b>		
Project 4	Forest Maintenance	20,000.00
Project 5	Building Maintenance Survey	15,000.00
Project 6	Exterior Building Veneer Patching	4,500.00
Project 8	HVAC Replacement	71,529.61
<b>Year 10</b>		
		<b>Subtotal:</b>
		<b>111,029.61</b>

Description	Price
<b>All Years Projects Total:</b>	<b>1,017,582.27</b>



440 S. Hindry Ave  
Suite G Inglewood, CA 90301

# 603 Doheny Road Beverly Hills Rehabilitation/Maintenance Plan/ Timeline

## PROJECTS DETAIL BY YEAR

10/02/12

Cost Code#	Description	Price
------------	-------------	-------

**Year 1**

**Project 1 Ground Water Capture**

300.000 General Note 0.01

INVESTIGATION - REPORTS - DOCUMENTATION

This project is scheduled to begin in year 1 and be completed in year 4.

The property is situated on and adjacent to an underground river and high water table. The original construction of the property took advantage of this feature by building a cistern that captures water year round to irrigate landscaping adjacent to and south of the main residence. Sometime later, in an effort to preserve and maintain the urban forest located along the northern half of the property, an irrigation system was installed within this forest using city water. The intent is to augment the ground water capture infrastructure to irrigate the entire property without the use of city water.

Generally, additional fill lines to the tank are installed from the existing cistern to the tank. Plumbing and pumps are reconfigured at both cistern and tank to accommodate the additional water flow for irrigation. A new larger capacity filtering system is installed for the irrigation water. Bypass valves are installed to allow for switching from city to captured water if necessary. Fire department standpipes are assessed to ensure proper capacity for tank water use for fire fighting.

Year 1 expenditures for Ground Water Capture are itemized below.

702.000 Investigative Deconstruction 5,418.00

Existing water capture plumbing has been repaired, reconfigured and added to over the years. Currently there does not exist an accurate asbuilt plan of the system. Excavations are conducted to uncover at various locations the existing system to allow consultants to accurately determine what is currently installed. This work is done under the guidance of the Arborist and where connected to historic structures, in consultation with the Architectural Historian to protect and preserve

704.000 Consultant Analysis-Reporting 27,896.25

An irrigation study is generated to determine actual water need. Based on this need and information collected from field observations and exposing existing conditions,



Cost Code#	Description	Price
702.000	Investigative Deconstruction Existing water sources and piping systems that could be used for the fire protection system are located in the vicinity of the cabin. This work involves exposing underground piping, identifying flows and sizes.	2,500.00
704.000	Consultant Analysis-Reporting A fire technician engineer in conjunction with a mechanical engineer design the fire protection system as well as the water delivery system.	4,031.25
706.000	Repair Documentation A preservation/replacement plan is generated and submitted to the city for review and approval.	7,740.00
Project 2 Cabin Roof Fire Protection Subtotal:		14,271.26
<b>Project 4 Forest Maintenance</b>		
300.000	General Note Forest Maintenance is an ongoing expenditure for the care of over 200 Canary Island pines situated in the forest north of the main residence. Each year will show the same budget for this task.	0.01
2923.000	Tree Maintenance All trees on the property require attention to keep them heathy and thriving on an annual basis. A maintenance program for these trees include pruning, possible removals and installations, soil treatment, insect control and any emergency work that may come up during the course of a year. There would also be continuous evaluations and consulting on an as needed basis to assist in coordinating the maintenance program.	20,000.00
Project 4 Forest Maintenance Subtotal:		20,000.01
<b>Project 5 Building Maintenance Survey</b>		
300.000	General Note Year 1 expenditures are itemized below. This cost is assumed to be constant throughout the 10 year period.	0.01

Cost Code#	Description	Price
20100.000	Structure Maintenance	15,000.00
	The structure requires ongoing attention and maintenance to ensure its' protection and longevity. On an annual schedule the following would be addressed.	
	Inspection of all exposed interior and exterior woodwork addressing issues using appropriate Secretary of the Interior Historical guidelines.	
	Inspection of exterior eaves and soffits and repair of deteriorating areas.	
	Inspection of all doors and windows for proper operation and correction/repair as required.	
	Inspection of all drainage devices, clearing of debris from gutters, leaders and downspouts.	
Project 5	Building Maintenance Surve	Subtotal: 15,000.01
<b>Project 6</b>	<b>Exterior Building Veneer Patching</b>	
300.000	General Note	0.01
	<b>INVESTIGATION - REPORTS - DOCUMENTATION</b>	
	The exterior of the main residence exhibits cracking in many areas. Of concern are larger cracks located on the south elevation just west of the entrance to the kitchen eating area. These cracks will be opened, then grouted with material compatible with color and texture of the original material.	
	A continuing crack maintenance program is instituted to treat cracks as they occur on the structure.	
	First year costs are higher for patching to catch up with the current condition of the veneer. Years 2 through 10 will be more of a maintenance, ongoing minor repairs to arrest any cracking occurring on a regular basis.	
	Year 1 expenditures are itemized below.	
800.000	General Note	0.01
	<b>MEANS AND METHODS OF REPAIR</b>	
	The exterior of the main residence exhibits cracking in many areas. Of concern are larger cracks located on the south elevation just west of the entrance to the kitchen eating area. These cracks are scraped, then grouted with material compatible with color and texture of the original material.	
	A continuing crack maintenance program is instituted to treat cracks as they occur on the structure.	
1542.000	Scaffolding and Platforms	1,161.00
	Scaffolding is erected for veneer repair on building facade.	
	After repair, scaffolding is disassembled and removed from site.	

Cost Code#	Description	Price
1742.000	Progress Cleaning Debris removal and site cleanup.	1,161.00
2900.000	Planting Existing shrubs and plants are removed, boxed stored and returned to their original location after the repair work is done.	1,548.00
4813.000	Masonry Veneer Damaged or incorrectly repaired grout is removed. New grout consistent in texture and color to the original grout and concrete veneer is placed for the repair. Cracks in the concrete veneer itself are treated in the same fashion.	8,901.00
Project	6 Exterior Building Veneer Pat	Subtotal: 12,771.02
Year 1		Subtotal: 106,708.57

**Year 2**

**Project 1 Ground Water Capture**

300.000	General Note Year 2 expenditures are itemized below.	0.01
890.000	Permits Estimated cost for city permits and fees.	6,400.00
2081.000	Fire Connections Assessment and configuration of existing fire connection to water storage tank.	12,093.75
2314.000	On Site Utility Trenching A trench is dug from the existing cistern to the tank with the guidance of the Arborist for matters regarding tree root protection. When new plumbing lines are laid, trench is backfilled.	10,723.13
16110.000	Electrical Electrical connections for new and existing pumps are installed at both tank and cistern.	9,675.00

Project	1	Ground Water Capture	Subtotal:	38,891.89
---------	---	----------------------	-----------	-----------

**Project 2 Cabin Roof Fire Protection**

300.000	General Note Year 2 expenditures are itemized below.	0.01
890.000	Permits	2,720.00
1742.000	Progress Cleaning Site Debris is collected and removed from the site.	1,935.00
2316.000	Excavation Costs associated with excavation and export of soils related to vault installation. and steel tube sprinkler supports.	6,966.00

Cost Code#	Description	Price
2510.000	Water Utility Existing Fire service is located, tapped and plumbed to the cabin for fire suppression.	10,481.25
2605.000	Fire Sprinkler Vault An underground vault it supplied and installed to house detector checks, valves and flow switches for cabin fire protection.	4,837.50
Project 2 Cabin Roof Fire Protection Subtotal:		26,939.76
<b>Project 4 Forest Maintenance</b>		
300.000	General Note Year 2 expenditures are itemized below. This is an ongoing maintenance program.	0.01
2923.000	Tree Maintenance Annual forest maintenance.	20,000.00
Project 4 Forest Maintenance Subtotal:		20,000.01
<b>Project 5 Building Maintenance Survey</b>		
300.000	General Note This is an ongoing maintenance effort. Year 2 expenditures are noted below.	0.01
20100.000	Structure Maintenance Annual survey and maintenance program.	15,000.00
Project 5 Building Maintenance Surve Subtotal:		15,000.01

<b>Cost Code#</b>	<b>Description</b>	<b>Price</b>
<b>Project 6</b>	<b>Exterior Building Veneer Patching</b>	
4813.000	Masonry Veneer Each year expenditures for concrete veneer crack patching.	4,500.00
Project 6	Exterior Building Veneer Pat	Subtotal:
		<u>4,500.00</u>
<b>Year 2</b>		<b>Subtotal:</b>
		<b>105,331.67</b>

**Year 3**

**Project 1 Ground Water Capture**

300.000 General Note 0.01  
 Year 3 expenditures are noted below.

2510.000 Water Utility 23,300.63  
 New fill lines are installed from cistern to tank.  
 Plumbing is reconfigured at tank.  
 Plumbing is reconfigured at cistern.  
 New pumps and devices as determined by the repair documentation are supplied and installed.

---

Project 1 Ground Water Capture Subtotal: 23,300.64

**Project 2 Cabin Roof Fire Protection**

300.000 General Note 0.01  
 Year 3 expenditures are noted below.

3310.000 Structural Concrete 17,253.75  
 Labor and material to place concrete and poles.

5123.000 Tubular Steel 8,062.50  
 Steel tubes designed to be set in concrete and support exterior fire sprinklers are supplied and delivered to the site.

10520.000 Fire Protection Specialties 15,318.75  
 Large exterior type fire sprinklers mounted on steel poles surrounding the cabin are supplied and installed.

16110.000 Electrical 4,031.25  
 Line and low voltage installation for flow switches, fire bells, strobe and fire alarm switching.

Cost Code#	Description		Price
Project 2	Cabin Roof Fire Protection	Subtotal:	44,666.26
<b>Project 4</b>	<b>Forest Maintenance</b>		
300.000	General Note Year 3 expenditures are noted below.		0.01
2923.000	Tree Maintenance Annual forest maintenance.		20,000.00
Project 4	Forest Maintenance	Subtotal:	20,000.01
<b>Project 5</b>	<b>Building Maintenance Survey</b>		
300.000	General Note Year 3 expenditures are noted below.		0.01
20100.000	Structure Maintenance Annual survey and maintenance program.		15,000.00
Project 5	Building Maintenance Surve	Subtotal:	15,000.01
<b>Project 6</b>	<b>Exterior Building Veneer Patching</b>		
300.000	General Note Year 3 expenditures are noted below.		0.01
4813.000	Masonry Veneer Each year expenditures for concrete veneer crack patching.		4,500.00
Project 6	Exterior Building Veneer Pat	Subtotal:	4,500.01

Cost Code#	Description	Price
Year 3	Subtotal:	107,466.93

**Year 4**

**Project 1 Ground Water Capture**

300.000 General Note 0.01  
 Year 4 expenditures are noted below.

2510.000 Water Utility 20,156.25

15470.000 Water Filtration Devices 40,312.50  
 New irrigation water filtration system is supplied and installed.

---

Project 1 Ground Water Capture Subtotal: 60,468.76

**Project 4 Forest Maintenance**

300.000 General Note 0.01  
 Year 4 expenditures are noted below.

2923.000 Tree Maintenance 20,000.00  
 Annual forest maintenance.

---

Project 4 Forest Maintenance Subtotal: 20,000.01

**Project 5 Building Maintenance Survey**

300.000 General Note 0.01  
 Year 4 expenditures are noted below.

20100.000 Structure Maintenance 15,000.00  
 Annual survey and maintenance program.

---

Project 5 Building Maintenance Surve Subtotal: 15,000.01

**Project 6 Exterior Building Veneer Patching**

4813.000 Masonry Veneer 4,500.00  
 Each year expenditures for concrete veneer crack patching.

Cost Code#	Description		Price
Project	6 Exterior Building Veneer Pat	Subtotal:	<u>4,500.00</u>
Year 4		Subtotal:	99,968.78

**Year 5**

**Project 3 Cabin Repair**

300.000	General Note	0.01
	INVESTIGATION - REPORTS - DOCUMENTATION	
	This project is scheduled to begin in year 5 and be completed in year 6.	
	<p>The cabin, situated on a wooded hillside is being undermined and displaced by tree roots. The goal of this repair is to arrest the encroachment of the tree root under the cabin foundation to prevent any further undermining of the structure and to selectively repair the damage to the stone flooring inside the cabin.</p>	
	<p>Investigation consists of removing a portion of the deck surrounding the tree excavating down around the roots of the tree and having the Arborist make a determination for an appropriate course of action.</p>	
	<p>Below are the itemized expenditures for Cabin Repair for year 5.</p>	
702.000	Investigative Deconstruction	5,982.38
	Existing decking not being disturbed is protected.	
	Decking is removed to access the area around the tree	
	Soil is removed from around the tree to expose the upper root system and the portions of the root that are undermining the cabin.	
704.000	Consultant Analysis-Reporting	4,031.25
	The Arborist , based on observations from the excavation generates a recommendation for action that can arrest the tree roots impact on the structure.	
800.000	General Note	0.01
	MEANS AND METHODS OF REPAIR	
	Generally, a portion of the existing deck is removed, the immediate area around the tree is exposed, air spades are used to expose the roots which are then trimmed. The deck is replaced.	
890.000	Permits	960.00
	Estimated costs for city permits and fees.	

Cost Code#	Description	Price
2923.000	Tree Maintenance After roots are exposed, pruning is conducted to arrest the tree's impact on the structure foundation.	4,837.50
6150.000	Wood Decking After pruning wood deck is reassembled.	5,805.00
9637.000	Stone Flooring Existing stone flooring is salvaged and reinstalled after tree root pruning is complete.	5,643.75
13286.000	Packout Remove contents of cabin and store. After repair is complete contents are returned.	806.25
Project 3 Cabin Repair		Subtotal: 28,066.15
<b>Project 4 Forest Maintenance</b>		
300.000	General Note Year 5 expenditures are noted below.	0.01
2923.000	Tree Maintenance Annual forest maintenance.	20,000.00
Project 4 Forest Maintenance		Subtotal: 20,000.01
<b>Project 5 Building Maintenance Survey</b>		
300.000	General Note Year 5 expenditures are noted below.	0.01
20100.000	Structure Maintenance Annual survey and maintenance program.	15,000.00

Cost Code#	Description	Price
Project 5	Building Maintenance Surve	Subtotal: 15,000.01
<b>Project 6</b>	<b>Exterior Building Veneer Patching</b>	
4813.000	Masonry Veneer Each year expenditures for concrete veneer crack patching.	4,500.00
Project 6	Exterior Building Veneer Pat	Subtotal: 4,500.00
<b>Project 8</b>	<b>HVAC Replacement</b>	
300.000	General Note Replacing the hot water system is scheduled for year 5 and completion in year 5. A visual observation determines the method for replacing a leaking 100 gas hot water heater sitting in a make shift containment basin. The existing water heater may have been installed prior to improvements in the basement making it larger than door ways constructed between it and the exit. New installation would consist of removing or replacing the containment basin, installing either a pair of water heaters or a boiler with storage tank to augment capacity.  Expenditures for this portion of the HVAC project are itemized below.	0.01
704.000	Consultant Analysis-Reporting A mechanical engineer will size and specify equipment sufficient to service the home. Recommendations for venting the equipment will also be presented.	2,418.75
890.000	Permits Estimated cost for city permits and fees.	600.00
1740.000	Cleaning All waterproofing material plastered to the concrete floor and walls is removed.	1,612.50
2222.000	Selective Building Demolition Existing basin is removed.	2,418.75

Cost Code#	Description	Price
6200.000	Finish Carpentry Labor to remove doors/casings and jambs to allow removal of old water heater and then reinstall all items removed.	2,902.50
7620.000	Sheet Metal Flashing and Trim Oversized drip pans for water heaters fabricated and installed.	2,015.63
9912.000	Painting, Interior Painting of interior trim that was removed and reset.	1,209.38
15101.000	Plumbing Existing water heater is disconnected and removed from premises. Two new commercial grade 85 Gal high recovery water heaters are set and installed.	13,383.76
16110.000	Electrical Electrical work to render safe old water heater vent power and supply venting power for new water heaters.	1,370.63

---

Project	8	HVAC Replacement	Subtotal:	27,931.91
---------	---	------------------	-----------	-----------

**Project 9 Easterly Perimeter Wall Repair**

300.000	General Note INVESTIGATION - REPORTS - DOCUMENTATION This project is scheduled to commence in year 5 and be completed in year 7.	0.01
---------	--	------

The following line items identified with 700 series line cost codes describe the work and costs associated with investigating, analyzing information, submitting consultant reports and generating a repair document that will define the scope of work and be submitted for building department approval and permits.

South of the main gate, the original concrete veneer perimeter wall has failed due to a large Eucalyptus tree on the city side that has grown against the wall and pushed it in causing it to fail. Though other areas of the wall are being impacted by owner trees, the scope of the repair addresses only this specific location. The wall exhibits stress fractures from other trees on the property

Cost Code#	Description	Price
	side in various locations. Unless the cause of this stress is removed (removal of trees) other sections of the wall will fail as well.	
	Year 5 expenditures are itemized below.	
702.000	Investigative Deconstruction No removals or deconstructive testing is required at this location. Damage is self evident. Consultants will be able to reasonably determine solutions with a physical inspection.	0.01
704.000	Consultant Analysis-Reporting Soils and structural engineering reports will be required to confirm and specify the correct course of action to repair the greatest damage to the failed portion of the wall. An arborist is also retained to evaluate the state of existing trees in the vicinity of the repair and recommend which trees should remain and which trees should be removed.	15,480.00
800.000	General Note <b>MEANS AND METHODS OF REPAIR</b> All following line items define in description and cost the scopes of work for specific operations related to the repair.  Generally, the existing failed wall and its foundations are removed. The wall is relocated slightly east to allow further growth of street side trees. A caisson/grade beam foundation is built to support the new wall so tree roots will not disrupt the new wall. Molds are made of the original concrete veneer, and duplicated to match existing.	0.01
2920.000	Trees Estimated cost to remove 2 trees on property side of wall to facilitate repair of existing perimeter wall.	6,192.00
Project	9 Easterly Perimeter Wall Rep	Subtotal:
		21,672.03

Cost Code#	Description	Price
Year 5	Subtotal:	117,170.11

Year 6

**Project 3 Cabin Repair**

300.000	General Note	0.01
	Final year expenditures itemized below.	
9637.000	Stone Flooring	2,741.25
	Salvaged stone flooring is reinstalled.	
9911.000	Painting, Exterior	2,418.75
	Where necessary, deck stains are touched up.	
15101.000	Plumbing	903.00
	Miscellaneous plumbing as may be disturbed during the repair process is reconfigured or relocated as necessary.	
16110.000	Electrical	903.00
	Miscellaneous electrical as may be uncovered or disturbed during the repair is relocated or removed and reset as necessary.	

---

Project	3 Cabin Repair	Subtotal:	6,966.01
---------	----------------	-----------	----------

**Project 4 Forest Maintenance**

300.000	General Note	0.01
	Year 6 expenditures are noted below.	
2923.000	Tree Maintenance	20,000.00
	Annual forest maintenance.	

---

Project	4 Forest Maintenance	Subtotal:	20,000.01
---------	----------------------	-----------	-----------

Cost Code#	Description	Price
<b>Project 5</b>	<b>Building Maintenance Survey</b>	
20100.000	Structure Maintenance Annual survey and maintenance program.	15,000.00
		<hr/>
Project 5	Building Maintenance Surve	Subtotal: 15,000.00
<b>Project 6</b>	<b>Exterior Building Veneer Patching</b>	
4813.000	Masonry Veneer Each year expenditures for concrete veneer crack patching.	4,500.00
		<hr/>
Project 6	Exterior Building Veneer Pat	Subtotal: 4,500.00
<b>Project 9</b>	<b>Easterly Perimeter Wall Repair</b>	
300.000	General Note Year 6 expenditures are noted below.	0.01
706.000	Repair Documentation Based on the consultant recommendations a Repair Plan with Specifications is generated for execution of the work. This plan is submitted to the city for approval and permits.	6,192.00
890.000	Permits Estimated cost for city permits and fees.	4,520.00
1742.000	Progress Cleaning Debris removal and site cleanup.	1,857.60
2220.000	Site Demolition Demolish and Remove remnants of wall and pilasters after veneers have been salvaged. Demolish and remove footings from wall and pilaster.	9,907.20

Cost Code#	Description		Price
2316.000	Excavation 2-6 x 2-6 x 5 ft deepened pads or caissons are excavated. 2-0 x 2-0 x 16 ft excavation for grade beam is excavated. All spoils are removed from site.		10,216.80
Project	9 Easterly Perimeter Wall Rep	Subtotal:	<u>32,693.61</u>
<b>Year 6</b>		<b>Subtotal:</b>	<b>79,159.63</b>

**Year 7**

**Project 4 Forest Maintenance**

300.000 General Note 0.01  
 Year 7 expenditures are noted below.

2923.000 Tree Maintenance 20,000.00  
 Annual forest maintenance.

---

Project 4 Forest Maintenance Subtotal: 20,000.01

**Project 5 Building Maintenance Survey**

20100.000 Structure Maintenance 15,000.00  
 Annual survey and maintenance program.

---

Project 5 Building Maintenance Surve Subtotal: 15,000.00

**Project 6 Exterior Building Veneer Patching**

4813.000 Masonry Veneer 4,500.00  
 Each year expenditures for concrete veneer crack patching.

---

Project 6 Exterior Building Veneer Pat Subtotal: 4,500.00

**Project 9 Easterly Perimeter Wall Repair**

300.000 General Note 0.01  
 Expenditures for year 7 itemized below.  
 This project is completed in this year.

2828.000 Site Concrete 14,591.33  
 Site concrete consists of deepened pads to support a grade beam that in  
 turn will support a relocated masonry wall to match existing.

Cost Code#	Description	Price
2829.000	Site Masonry Walls Standard 8-8-16 concrete block units are used for the core of the new wall.	4,953.60
4728.000	Precast Assemblies Molds are made from salvaged original materials. Several samples are made to create a good match of color and texture as closely as possible to the original material.	11,610.00
4813.000	Masonry Veneer Existing concrete veneer is salvaged from existing damaged wall. New pilaster and new perimeter wall is clad in existing or remanufactured veneer. Walls and pilaster are capped to match existing.	34,942.99
16110.000	Electrical Conduits carrying power to landscape lighting requires relocation in the vicinity of the wall repair.	1,000.00
Project	9 Easterly Perimeter Wall Rep	Subtotal:
		<u>67,097.93</u>
<b>Year 7</b>		<b>Subtotal:</b>
		<b>106,597.94</b>

**Year 8**

**Project 4 Forest Maintenance**

2923.000 Tree Maintenance 20,000.00  
 Annual forest maintenance.

---

Project 4 Forest Maintenance Subtotal: 20,000.00

**Project 5 Building Maintenance Survey**

20100.000 Structure Maintenance 15,000.00  
 Annual survey and maintenance program.

---

Project 5 Building Maintenance Surve Subtotal: 15,000.00

**Project 6 Exterior Building Veneer Patching**

4813.000 Masonry Veneer 4,500.00  
 Each year expenditures for concrete veneer crack patching.

---

Project 6 Exterior Building Veneer Pat Subtotal: 4,500.00

**Project 7 Exterior Painting**

800.000 General Note 0.01  
 This project is scheduled to begin in year 8 and be completed in year 9.  
 Exterior Painting is required on the exterior of the building to preserve and  
 protect the structure. Exterior painting consists of all facia, soffits, metalwork,  
 steel windows and wood doors.

9911.000 Painting, Exterior 50,000.00

---

Project 7 Exterior Painting Subtotal: 50,000.01

Cost Code#	Description	Price
Year 8	Subtotal:	89,500.01

**Year 9**

**Project 4 Forest Maintenance**

2923.000 Tree Maintenance 20,000.00  
 Annual forest maintenance.

---

Project 4 Forest Maintenance Subtotal: 20,000.00

**Project 5 Building Maintenance Survey**

20100.000 Structure Maintenance 15,000.00  
 Annual survey and maintenance program.

---

Project 5 Building Maintenance Surve Subtotal: 15,000.00

**Project 6 Exterior Building Veneer Patching**

4813.000 Masonry Veneer 4,500.00  
 Each year expenditures for concrete veneer crack patching.

---

Project 6 Exterior Building Veneer Pat Subtotal: 4,500.00

**Project 7 Exterior Painting**

300.000 General Note 0.01  
 Year 9 expenditures for painting.

9911.000 Painting, Exterior 35,000.00

---

Project 7 Exterior Painting Subtotal: 35,000.01

**Project 8 HVAC Replacement**

300.000 General Note 0.01  
 The humidity portion of the HVAC work begins in year 9 and is completed in year 10.

Currently, no humidity controls exist for the conditioned space within the residence. All hardwood flooring on both floors show cupping in some degree.

Cost Code#	Description	Price
	<p>This is a sign of too much or too little moisture content in the air. Additionally, artwork and furnishings require a constant and predetermined amount of humidity in the air to prevent deterioration. Humidity controls are installed on existing HVAC equipment to maintain proper conditions for artwork, flooring and furnishings.</p> <p>Expenditures for this project for this year 9 are itemized below.</p>	
704.000	Consultant Analysis-Reporting A mechanical engineer inspects and quantifies the internal air moisture content, inspects the existing HVAC equipment and recommends appropriate modifications and alterations to the equipment for humidity controls.	3,870.00
890.000	Permits Estimated cost for city permits and fees.	1,960.00
1742.000	Progress Cleaning Cleanup and debris removal.	1,161.00
7620.000	Sheet Metal Flashing and Trim Drip pans are fabricated and installed at all air handler locations to prevent water damage from potential leaks or malfunctions.	1,935.00
9912.000	Painting, Interior Incidental scratches and scrapes to adjacent finished surfaces are repaired and painted.	1,548.00
15101.000	Plumbing New Water supplies are run to humidity control equipment.	5,805.00
16110.000	Electrical Power is located and wired to new humidity control equipment.	3,870.00
Project	8 HVAC Replacement	Subtotal: 20,149.01

Cost Code#	Description	Price
Year 9	Subtotal:	94,649.02

**Year 10**

**Project 4 Forest Maintenance**

2923.000 Tree Maintenance 20,000.00  
 Annual forest maintenance.

---

Project 4 Forest Maintenance Subtotal: 20,000.00

**Project 5 Building Maintenance Survey**

20100.000 Structure Maintenance 15,000.00  
 Annual survey and maintenance program.

---

Project 5 Building Maintenance Surve Subtotal: 15,000.00

**Project 6 Exterior Building Veneer Patching**

4813.000 Masonry Veneer 4,500.00  
 Each year expenditures for concrete veneer crack patching.

---

Project 6 Exterior Building Veneer Pat Subtotal: 4,500.00

**Project 8 HVAC Replacement**

300.000 General Note 0.01  
 Year 10 expenditures include replacement of all condenser units and completion of humidity controls on the HVAC equipment.  
 Existing HVAC condenser units are replaced in both the main house and pool house. A total of 6 units are removed and replaced.

Expenditures for this project for year 10 are itemized below.

890.000 Permits 1,560.00  
 Estimated cost for city permits and fees.

1760.000 Protect Installed Construction 1,083.60  
 Walkways, gates, fences and landscaping is protected/repaired during and

Cost Code#	Description	Price
	after installations.	
15705.000	HVAC Existing Condensing units in both the main house and pool house are removed and replaced. Old units are disposed of off site.	68,886.00
Project	8 HVAC Replacement	Subtotal: <u>71,529.61</u>
Year 10		Subtotal: <u>111,029.61</u>
		<b>Budget Total: 1,017,582.27</b>

# 603 DOHENY ROAD BEVERLY HILLS

## SIGNIFICANT TREE NARRATIVE

The history of 603 Doheny Road began even before the current residence was built on this property. Part of the historic nature of this property is the vast inventory of mature trees that surround this property. There are over 20 different species of trees throughout the property, which provide variety and interest to this estate.

The most significant specie of tree on the property is the Canary Island Pine (*Pinus canariensis*). The immense grove of Canary pine trees in the rear of the property consist of 202 trees. These Canary Pine trees appear to be approximately 100 - 120 years old based on the photographs provided from the 1950s, and anecdotal information regarding the history of the estate. The aerial photographs from the 50's show this grove of Canary Pines already established and mature in size. This significant growth of pine trees appears to have been intentionally planted by the original owners of this property.

There are many other significant trees on this property that contribute to the landmark status of this property. Some of the other significant species are the red oak trees located at the entry of the property. These trees are not native to California and most likely were planted as a reminder of the east coast to the original owners. The fact that they have matured into broad canopied trees with excellent health and vigor is due to their continual care and maintenance.

Native oaks, such as the Coast Live Oak (*Quercus agrifolia*) flank both sides of the front of the residence. The original owner planted these two specimen trees and have thrived and provided a beautiful entrance to the estate.

A lush forest of trees also surrounds the perimeter of the property. There are several species of trees located around the perimeter of the property such as *Eucalyptus globulus* (Blue Gum), *Podocarpus gracilior*, *Jacaranda mimosifolia*, *Liquidambar styraciflua*, *Pinus halepensis* (Aleppo Pine), *Pittosporum undulatum*, *Umbellularia californica* (California Bay Laurel), *Harpephyllum caffrum* (Kaffir Plum Tree), *Sequoia sempervirens* (Coast Redwood), and *Cinnamomum camphora* (Camphor Tree).

The collection of trees throughout this property is truly remarkable and a testament to the care provided by the owners through the years and the impact that this urban forest provides to this significant estate.

***The Tree Resource***  
***Lisa Smith, Registered Consulting Arborist #464***

---

September 30, 2012

Re: 603 Doheny Road, Beverly Hills, CA

**Tree Management Program – Proposal**

Provided is a breakdown of work associated with the management of the trees throughout the property and costs associated with that work.

**Pruning                      \$10,000**

Includes: Corrective pruning on Canary Pine, Red Oak, Coast Live Oak, Jacaranda, Blue Gum, and deadwood removal on trees such as Pittosporum, Kaffir Plum, Camphor & Aleppo Pine.

**Removals:                      \$2,000**

Editing of trees that are dead, diseased or dying & creating potentially unsafe conditions.

**Treatment:                      \$1,500**

Spray and Soil drench for reducing insect populations on affected trees and reducing fungal issues in areas more prone to pathogen development.

**Planting:                      \$3,250**

Installation of new specimen trees to maintain integrity of tree inventory.

**Emergency:                      \$500**

Work required based on inclement weather, catastrophic wind events, etc.

**Specialty:                      \$1,500**

Cabling and/or bracing of trees in higher traffic areas, removal of excess soil around base of canary pines annually, and any activities beyond the normal maintenance of trees.

**Permits:                      \$250**

Anticipated permitting for any activities that may affect the adjacent city roadways.

**Consulting:                      \$1,000**

Annual inspections of trees, developing specific maintenance plans based on annual needs, observations and supervision of work performed, etc.

Lisa Smith, Registered Consulting Arborist #464  
ISA Certified Arborist #WE3782  
Certified Tree Risk Assessor #482  
ASCA Member of American Society of Consulting Arborists

