

EXHIBIT C

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN
TO:

CITY OF BEVERLY HILLS
Community Development Department
455 North Rexford Drive
Beverly Hills, CA 90210

ATTN: Community Development
Director

SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE

Recording Fee: Exempt pursuant to California Government Code Section 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

BY AND BETWEEN

THE CITY OF BEVERLY HILLS,
a municipal corporation, and

603 DOHENY ROAD LLC

GARY MASINO
Trustee of the Noah Levy Irrevocable Gift Trust, dated 10/14/06

FOR THE PRESERVATION AND BENEFIT OF THE LANDMARK PROPERTY
LOCATED AT

603 Doheny Road, Beverly Hills, California

(PHYSICAL ADDRESS)

4350-006-009

(ASSESSOR PARCEL NUMBER)

HISTORIC PROPERTY PRESERVATION AGREEMENT

THIS AGREEMENT ("Agreement") is made this 4th day of December, 2012, by and between the City of Beverly Hills, a municipal corporation ("City"), and 603 Doheny Road, LLC ("Owner").

RECITALS

WHEREAS, California Government Code Sections 50280, *et seq.* allow cities to enter into a contract with the owner(s) of a "qualified historical property," as that term is defined in Government Code Section 50280.1, for the purpose of providing for the use, maintenance, protection, and restoration of historical property so as to retain its characteristics as property of historic significance.

WHEREAS, the Owner holds fee title in and to that certain real property, together with associated structures and improvements thereon, commonly known as 603 Doheny Road, Beverly Hills, California (APN 4350-006-009) ("Historic Property"). A legal description of the Historic Property is attached hereto as Exhibit "A," and incorporated herein by this reference.

WHEREAS, on December 4, 2012, the City Council upon recommendation by the Cultural Heritage Commission designated the Historic Property as a "historic resource" pursuant to the terms and provisions of Title 10, Chapter 3, Article 32 of the Beverly Hills Municipal Code.

WHEREAS, the City and Owner desire to enter into this Agreement for the purpose of protecting and preserving the characteristics of historical significance of the Historic Property that help provide the community with a unique civic identity and character.

WHEREAS, the Owner, in consideration for abiding by the terms of this Agreement and Government Code Sections 50280 *et seq.*, is entitled to qualify for a reassessment of valuation of the Historic Property, pursuant to the provisions of Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code, and any corresponding adjustment in property taxes resulting therefrom.

TERMS

NOW, THEREFORE, the City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement. This Agreement shall be effective and commence on December 4th, 2012 ("Effective Date") and shall remain in effect for a term of ten (10) years thereafter.
2. Yearly Renewal. At the end of the initial ten-year term and each year thereafter upon the anniversary of

the Effective Date ("Renewal Date"), an additional one (1) year shall automatically be added to the remaining term of the Agreement, unless a Notice of Nonrenewal is delivered as provided in Section 3 of this Agreement. At least 90 days prior to the expiration of the initial ten year term of this Agreement, and prior to the expiration of each additional 10-year period as may accrue pursuant to automatic renewals, Owner shall submit a new list of projects for the forthcoming ten years for review and approval by the City's Director of Community Development or his/her designee.

3. Nonrenewal. If either the Owner or City desires in any year not to renew this Agreement, Owner or City shall serve a written notice of nonrenewal upon the other party in advance of the Renewal Date ("Notice of Nonrenewal"). The Notice of Nonrenewal shall be effective only if served by Owner upon City at least ninety (90) days prior to the Renewal Date, or if served by City upon Owner, the Notice of Nonrenewal shall be effective only if served upon Owner at least sixty (60) days prior to the Renewal Date. If either City or Owner serves a Notice of Nonrenewal in any year, this Agreement shall remain in effect only for the balance of the term then remaining.
4. Owner Protest of City Nonrenewal. Within fifteen (15) days of Owner's receipt of the Notice of Nonrenewal from City, Owner may file with City a written protest of the Notice of Nonrenewal. Upon receipt of the written protest, the City Council shall set a hearing prior to the expiration of the Renewal Date of this Agreement. Owner may furnish the City Council with any information that Owner deems relevant and shall furnish the City Council with any information it may require. The City Council may, at any time prior to the annual Renewal Date, withdraw its Notice of Nonrenewal.
5. Standards for Historic Property. During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements, and restrictions:
 - a. Owner shall preserve and maintain the characteristics of the historical significance of the Historic Property. Attached hereto as Exhibit "B," and incorporated herein by this reference, is a list of the minimum standards and conditions for maintenance, use, protection, and preservation of the Historic Property, which shall apply to the Historic Property and with which Owner shall comply throughout the term of this Agreement. In addition, Owner shall comply with the terms of the City's Historic Preservation Ordinance (Title 10, Chapter 3, Article 32 of the Beverly Hills Municipal Code), and shall obtain any applicable permits necessary to protect, preserve, restore, and rehabilitate the Historic Property so as to maintain its historical significance, except as set forth in paragraph 5.e.

- b. Owner shall, where necessary, repair, maintain, restore, and rehabilitate the Historic Property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation and the City of Beverly Hills. The condition of the exterior of the Historic Property on the effective date of this Agreement is documented in photographs attached as Exhibit "C" and incorporated herein by this reference. At a minimum, Owner shall continually maintain the exterior of the Historic Property in the same condition as documented in Exhibit "C," except as set forth in paragraph 5.e.
- c. Owner shall carry out specific restoration, repair, maintenance, and/or rehabilitation projects ("Preservation Plan") on the Historic Property by the end of the initial term of this Agreement, as outlined in the attached Exhibit "D," which is incorporated herein by this reference.
- d. All projects in the Preservation Plan shall be undertaken and completed in accordance with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.
- e. Owner is not obligated to repair, maintain, restore, and rehabilitate any condition at the Historic Property caused by an act of God, force majeure, or by other occurrence that is beyond the control of the Owner ("Non Covered Repairs"), and the Owner shall be excused from further performance of Owner's obligations and undertakings under this Agreement as to Non Covered Repairs. Provided, however, if one or more of the Non Covered Repairs are covered by insurance, Owner is obligated to make Non Covered Repairs up to the amount Owner receives from Owner's insurance covering Non Covered Repairs.
- f. The Preservation Plan contains a time table setting forth the period in which the given projects shall be done. This is an estimate only, and Owner shall control the actual timing and phasing of all projects under this Agreement. Owner may accelerate projects in which case the cost of the projects may exceed the amount of the real property tax reduction in any given year. Owner may apply future real property tax reductions to reimburse itself for the costs of these projects. In cases where the costs of the projects in any given year or years do not equal 80% of Owner's reduction in real property taxes, Owner may apply the unused funds to pay for future costs of the projects as they occur. Owner shall use reasonable efforts to insure that the work and costs incurred on the projects are spread over the entire term of this Agreement.

- g. The Preservation Plan contains cost estimates for the given projects. In the event that the actual costs for a given project or projects exceed the estimated costs contained the Preservation Plan, Owner may delete, modify, reduce, or limit the scop of the given project or projects to offset the increased costs. Conversely, in the event that the actual costs for a given project or projects are less than the estimated costs contained in the Preservation Plan, Owner may expand the scope of the projects or propose new projects to be funded with the unanticipated savings. Any changes shall be contingent upon the City’s approval of the changes in the projects by its Urban Designer or an individual appointed for this purpose by the City Manager. The City shall not unreasonable withhold approval of the changes.
 - h. If real property taxes on the property are not reduced each year by \$125,810, for a total reduction of \$1,258,100 over the ten year term of this Agreement (“Expected Tax Reduction”), Owner may delete, modify, reduce, or limit the scope of the projects in an amount equal to 80% of the difference between the actual reduction and the Expected Tax Reduction.
 - i. Owner may elect to substitute new or different projects for one or more of the projects set forth on the Preservation Plan. Any changes shall be contingent upon the City’s approval of the changes in the projects by its Urban Designer or an individual appointed for this purpose by the City Manager. The City shall not unreasonable withhold approval of the changes.
6. Minimum Annual Income to be Capitalized. The City and Owner agree that throughout the term of this Agreement, including any yearly renewals as provided for in paragraph 2, the annual net income to be capitalized when calculating the value of the property for property tax purposes, shall not be less than \$475,354.00.
7. Inspections. Upon reasonable advance notice, Owner shall allow inspection of the exterior of the Historic Property by representatives of the City, County Assessor, the State Department of Parks and Recreation, and State Board of Equalization as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement. Such inspection shall occur prior to a new agreement and every five (5) years thereafter.
8. Provisions of Information of Compliance. Owner hereby agrees to furnish City with any and all information requested by City, which City deems necessary or advisable to determine eligibility of the Historic Property and compliance with the terms and provisions of this Agreement.

9. Breach of Agreement Remedies.

- a. Notice of Breach; Opportunity to Cure. If Owner breaches any provision of this Agreement, City shall give written notice to Owner, by registered or certified mail, detailing Owner's violations ("First Notice"). If such violation is not corrected to the satisfaction of City within thirty (30) days after the date of the First Notice, or within such a reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within thirty (30) days and thereafter diligently pursued to completion), the City and the Owner shall engage in non-binding mediation before a mutually selected retired judge of the Superior Court, Court of Appeal or Supreme Court of the State of California. If the City and Owner cannot agree on a mediator, mediation shall be held at ADR Services, Inc., Century City, California before a mediator selected by ADR Services, Inc. If the mediation fails to resolve the claim by the City that the Owner is in breach of this Agreement or if the City claims that the Owner has failed to carry out the terms of any agreement reached through mediation, City shall notify Owner by registered or certified mail, detailing Owner's violations and setting forth the Cure Cost to remedy the breach ("Second Notice"). Owner may within thirty (30) days of the date of the Second Notice (i) cure the violations, or (ii) post with the City a corporate surety bond, cash bond, or other such collateral as is acceptable to the City in an amount equal to the Cure Cost ("Security"). The Cure Cost for failure to perform one or more of the projects set forth in the Preservation Plan shall be the amount set forth in Exhibit "D" for the given project or projects. If Owner timely cures the violation, the City shall release the Security to the Owner. If such violation is not cured to the satisfaction of the City within thirty (30) days after the Second Notice, City shall retain the Security as liquidated damages for the alleged violation of this Agreement and this Agreement shall remain in full force and effect. Upon retention of the Security, the City may only commence an action pursuant to Government Code Section 50284 (b) to enforce the contract, and shall not cancel the agreement based upon the violation(s) for which the Security was posted.
- b. Remedies. If City determines, following a duly noticed public hearing in accordance with Government Code Sections 50285 and 50286, that Owner breached any of the conditions of the Agreement, Owner allowed the Historic Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, or Owner failed to maintain and preserve the Historic Property in accordance with the terms of this Agreement, City shall either cancel this

Agreement except as provided in paragraph (A) above, or bring an action in court to enforce the contract. If this Agreement is cancelled under this paragraph, Owner shall pay a cancellation fee to the County of Los Angeles as required by Government Code Section 50286.

10. Eminent Domain Cancellation. If the Historic Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Agreement, this Agreement shall be cancelled. No cancellation fee pursuant to Government Code section 50286 shall be imposed if the Agreement is cancelled pursuant to this Section.
11. Waiver. City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement. All other remedies at law, in equity, and in City's regulations governing historic properties, which are not otherwise prohibited or limited in this Agreement, are available to the City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.
12. Binding Effect of Agreement. Owner hereby subjects the Historic Property to the covenants, conditions, and restrictions set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, conditions, and restrictions set forth herein shall be deemed covenants running with the land and shall inure to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument herein after executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations, and restrictions set forth in such contract, deed, or other instrument.
13. Covenants Run with the Land. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historical characteristics and significance of the Historic Property for the benefit of the public and the Owner.
14. Notice. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified in writing by the parties hereto:

City: City of Beverly Hills
Community Development Department, Planning Division
455 North Rexford Drive
Beverly Hills, CA 90210

Owner: 603 Doheny Road, LLC
c/o Goren, Marcus, Masino & Marsh, CPAs, LLP
11400 Olympic Blvd., Suite 350
Los Angeles, CA 90065
Attention: Gary Masino

15. Effect of Agreement. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions, or conditions cause the parties to be considered joint venturers or members of any joint enterprise.
16. Indemnity of City. Owner shall defend, indemnify, and hold harmless City and its elected officials, officers, agents, and employees from any actual or alleged claims, demands, causes of action, liability, loss, damage, or injury to property or persons, including wrongful death, whether imposed by a court of law or by administrative action of any federal, state, or local governmental agency, arising out of or incident to (i) the direct or indirect use, operation or maintenance of the Historic Property by Owner or Owner's contractor, subcontractor, employee, agent, lessee, licensee, invitee, or any other person; (ii) Owner's activities in connection with the Historic Property; and (iii) any restrictions on the use or development of the Historic Property, from application or enforcement of Title 10, Chapter 3, Article 32 of the City's Municipal Code. This indemnification includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorney's fees, related costs or expenses, and the reimbursement of City, its elected officials, employees, and agents for all legal expenses and costs incurred by each of them. Owner's obligation to indemnify shall survive the termination, cancellation, or expiration of this Agreement and shall not be restricted to insurance proceeds, if any, received by City, its elected officials, employees, or agents. Provided, however, any insurance proceeds received by City shall be a credit towards any amounts owed by Owner under this paragraph 16.
17. Binding Upon Successors and Assigns. All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.
18. Legal Costs. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, conditions or restrictions contained herein, or to determine the rights and

duties of any party hereunder, the prevailing party in such proceeding may recover all of its attorney's fees, court costs, and any other relief ordered by the court.

19. Severability. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.
20. Recordation. No later than twenty (20) days after the Effective Date, City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Los Angeles.
21. Amendments. This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.
22. Governing Law and Venue. This Agreement shall be construed and governed in accordance with the laws of the State of California. Any action at law or in equity by either of the parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Los Angeles, State of California, and the parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

IN WITNESS WHEREOF, City and Owner have executed this Agreement on the day and year first above written.

CITY OF BEVERLY HILLS

By: _____

WILLIAM W. BRIEN, M.D.
Mayor of the City of Beverly Hills,
California

ATTESTED TO:

By: _____
BYRON POPE
City Clerk

603 Doheny Road, LLC

By: _____

GARY MASINO
Trustee of the Noah Levy
Irrevocable Gift Trust, dated
10/14/06.

APPROVED AS TO FORM

LAURENCE S. WIENER
City Attorney

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On _____, before me, _____, the undersigned, a notary public in and for said State, personally appeared WILLIAM W. BRIEN, M.D. , 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.

Notary Signature

(SEAL)

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On _____, before me, _____, the undersigned, a notary public in and for said State, personally appeared BYRON POPE, 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.

Notary Signature

(SEAL)

EXHIBIT A - LEGAL DESCRIPTION

LOT 3 AND THAT PORTION OF LOT 4 OF TRACT NO. 7956, 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 92 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 43.59 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, SOUTH 61° 35' 00" EAST 239.62 FEET; THENCE SOUTH 84° 12' 10" EAST 56.97 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 MD 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 - MINIMUM STANDARDS AND CONDITIONS

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The ten standards for rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
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 will 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, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will 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 will 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 will 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 will be undertaken 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.

EXHIBIT C - PHOTOGRAPHS

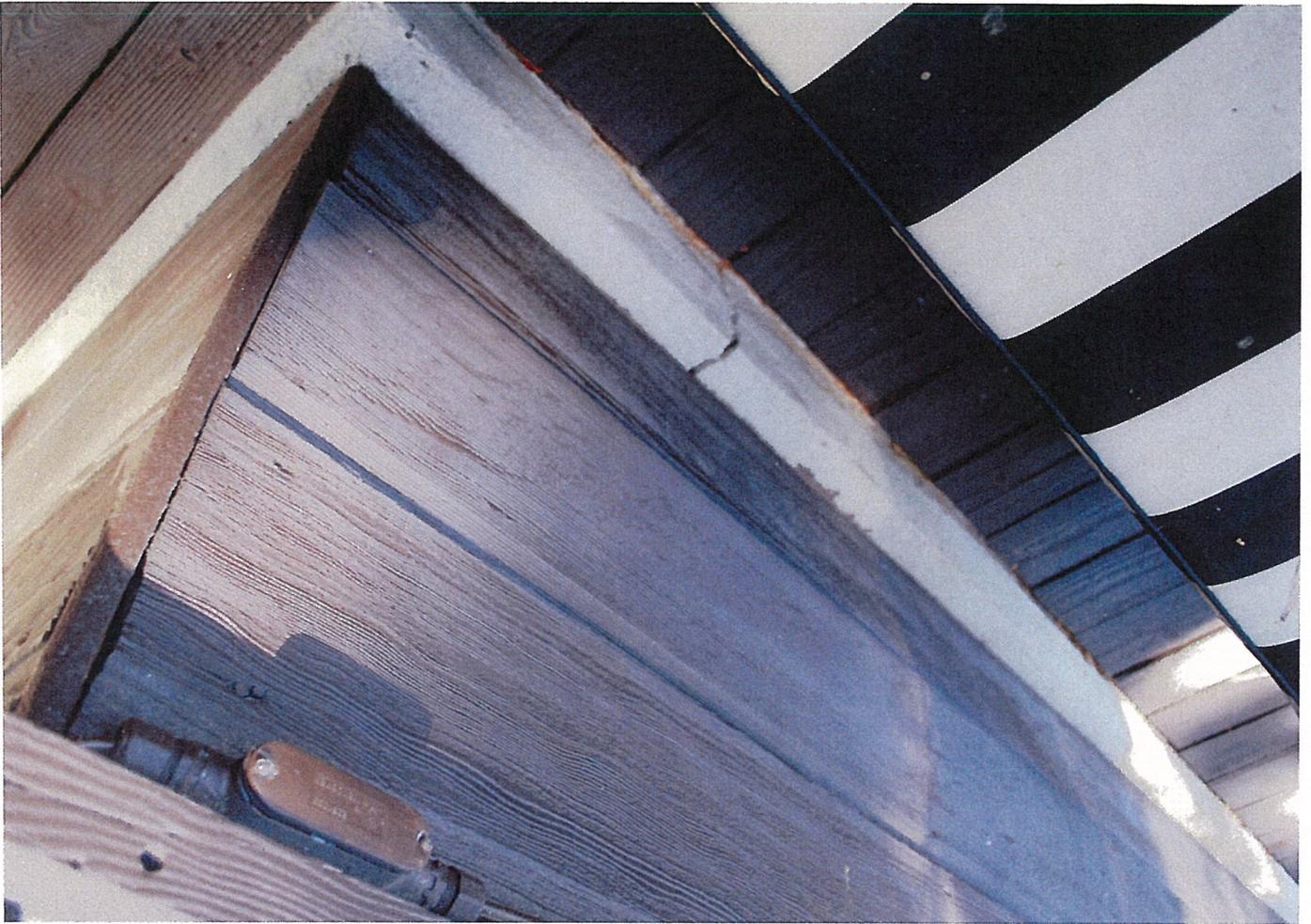








































EXHIBIT D - PRESERVATION PLAN



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 with a prominent initial 'M'.

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



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
ALL 10 YEARS	
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
ALL 10 YEARS	Subtotal:
	1,017,582.27
<hr/>	
All Years Projects Total:	1,017,582.27



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
Year 1	
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
Year 1	Subtotal: 106,708.57
Year 2	
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
Year 2	Subtotal: 105,331.67
Year 3	
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
Year 3		
Subtotal:		107,466.93
Year 4		
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
Year 4		
Subtotal:		99,968.78
Year 5		
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
Year 5		
Subtotal:		117,170.11
Year 6		
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
Year 6		
Subtotal:		79,159.63
Year 7		
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
Year 7		Subtotal:
		106,597.94
Year 8		
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
Year 8		Subtotal:
		89,500.01
Year 9		
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
Year 9		Subtotal:
		94,649.02
Year 10		
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
Year 10		Subtotal:
		111,029.61

603 Doheny Rd
Beverly Hills CA
Continued...

Rehabilitation/Maintenance Plan/ Timeline

10/02/12

Description	Price
All Years Projects Total:	1,017,582.27



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
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Year 1

Project 1 Ground Water Capture

300.000	General Note	0.01
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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
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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
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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
	<p>an approach is engineered to irrigate the forest with captured ground water and maintain the existing irrigation that services the current ground water irrigated areas. On call Arborist for direction on forest roots being uncovered during excavation for forest protection is budgeted in this category as well.</p>	
706.000	<p>Repair Documentation A comprehensive plan is generated and submitted to the city for permit.</p>	11,352.00
800.000	<p>General Note MEANS AND METHODS OF REPAIR This project is scheduled to start year 1 and be completed year 4.</p> <p>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.</p> <p>Year 1 expenditures for Ground Water Capture is subtotaled below.</p>	0.01
	<p>Project 1 Ground Water Capture Subtotal:</p>	44,666.27
	<p>Project 2 Cabin Roof Fire Protection</p>	
300.000	<p>General Note INVESTIGATION - REPORTS - DOCUMENTATION The Cabin in the Woods currently has cedar shingle roof covering. The City of Beverly Hills Fire Ordinance prohibiting the use of wood shingle or shake roofing material will become effective July 2013. The California Historic Building Code suggests alternate methods of preservation and fire protection when an historical element of a building is at odds with local fire ordinances. Standards for the preservation and restoration of historical structures encourage solutions utilizing the least intrusive methods. This project investigates a solution enabling the cedar roof to be left in place and untouched by installing a fire exclusion/protection system external to the cabin with minimal intrusion of the structure.</p> <p>This work is scheduled to begin year 1 and be completed year 3. Year 1 expenditures are itemized below.</p>	0.01

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
Project 4 Forest Maintenance		
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 healthy 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
Project 5 Building Maintenance Survey		
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
Project 6	Exterior Building Veneer Patching	
300.000	General Note	0.01
	INVESTIGATION - REPORTS - DOCUMENTATION	
	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
	MEANS AND METHODS OF REPAIR	
	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 open, 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: <u>12,771.02</u>
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
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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
Project 4 Forest Maintenance		
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
Project 5 Building Maintenance Survey		
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

Cost Code#	Description	Price
Project 6	Exterior Building Veneer Patching	
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
Year 2		Subtotal: 105,331.67

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
Project 4	Forest Maintenance		
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
Project 5	Building Maintenance Survey		
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
Project 6	Exterior Building Veneer Patching		
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

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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 INVESTIGATION - REPORTS - DOCUMENTATION This project is scheduled to begin in year 5 and be completed in year 6. 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. 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. Below are the itemized expenditures for Cabin Repair for year 5.	0.01
702.000	Investigative Deconstruction 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.	5,982.38
704.000	Consultant Analysis-Reporting The Arborist , based on observations from the excavation generates a recommendation for action that can arrest the tree roots impact on the structure.	4,031.25
800.000	General Note 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.	0.01
890.000	Permits Estimated costs for city permits and fees.	960.00

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
Project 4 Forest Maintenance		
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
Project 5 Building Maintenance Survey		
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
Project 6	Exterior Building Veneer Patching	
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
Project 8	HVAC Replacement	
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
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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
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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 MEANS AND METHODS OF REPAIR 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

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

Year 6

Project 3 Cabin Repair

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

Project	3 Cabin Repair	Subtotal:	6,966.01
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Project 4 Forest Maintenance

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

Project	4 Forest Maintenance	Subtotal:	20,000.01
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Cost Code#	Description	Price
Project 5	Building Maintenance Survey	
20100.000	Structure Maintenance Annual survey and maintenance program.	15,000.00
		15,000.00
Project 5	Building Maintenance Surve	Subtotal: 15,000.00
Project 6	Exterior Building Veneer Patching	
4813.000	Masonry Veneer Each year expenditures for concrete veneer crack patching.	4,500.00
		4,500.00
Project 6	Exterior Building Veneer Pat	Subtotal: 4,500.00
Project 9	Easterly Perimeter Wall Repair	
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

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Rehabilitation/Maintenance Plan/ Timeline

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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: 32,693.61
Year 6		Subtotal: 79,159.63

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>
Year 7 Subtotal:		106,597.94

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	<p>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.</p>	3,870.00
890.000	<p>Permits Estimated cost for city permits and fees.</p>	1,960.00
1742.000	<p>Progress Cleaning Cleanup and debris removal.</p>	1,161.00
7620.000	<p>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.</p>	1,935.00
9912.000	<p>Painting, Interior Incidental scratches and scrapes to adjacent finished surfaces are repaired and painted.</p>	1,548.00
15101.000	<p>Plumbing New Water supplies are run to humidity control equipment.</p>	5,805.00
16110.000	<p>Electrical Power is located and wired to new humidity control equipment.</p>	3,870.00
Project	8 HVAC Replacement	Subtotal: 20,149.01

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Continued...

Rehabilitation/Maintenance Plan/ Timeline

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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/repared 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>
		Budget Total: 1,017,582.27

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