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CITY OF LOS ANGELES  
NOTARY ACKNOWLEDGMENT FORM

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

State of California

County of LOS ANGELES

On May 20, 2010 before me, Duane A. Finley, NOTARY PUBLIC personally  
(DATE) (HERE INSERT NAME OF THE OFFICER)

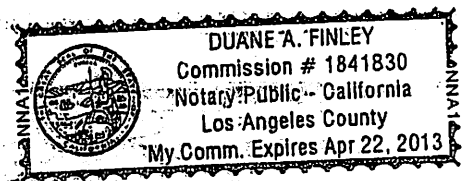
appeared JOSEPH KHOURY  
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) who 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.

Duane A. Finley  
(SIGNATURE)



(PLACE NOTARY SEAL ABOVE)

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title of type of Document: HISTORICAL PROPERTY CONTRACT

Document Date: 4-27-10 Number of Pages: 6

Signer(s) Other Than Named Above: N/A

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: Joseph Khoury  
Individual  
Officer  
Title(s): President  
Partner — Limited General Partner  
Attorney-in-Fact  
Trustee  
Guardian or Conservator  
Other: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
Individual  
Corporate Officer  
Title(s): \_\_\_\_\_  
Partner — Limited General Partner  
Attorney-in-Fact  
Trustee  
Guardian or Conservator  
Other: \_\_\_\_\_

Signer is Representing: VILLAGE GREEN HOA

Signer is Representing: \_\_\_\_\_

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CITY OF LOS ANGELES

HISTORICAL PROPERTY CONTRACT PROGRAM APPLICATION

OWNER INFORMATION

OWNER(S) OF PROPERTY: Village Green Owners' Association (VGOA) - Steven Keylon, primary contact

OWNER(S) MAILING ADDRESS: 5300 Rodeo Road, Los Angeles, CA 90016

HOME TELEPHONE: 323-293-2868 WORK TELEPHONE: 626-312-3288

MOBILE TELEPHONE: 415-407-1050 FAX:

E-MAIL ADDRESS: srk1941@gmail.com

PROPERTY ADDRESS: Various (see attached spreadsheet)

PROPERTY PURCHASE DATE: Various

LEGAL DESCRIPTION	TRACT/S	BLOCK/S	LOT/S	ARB NO/S.	CENSUS TRACT
	TR 29544-C	None	1	None	2360

ASSESSOR IDENTIFICATION NUMBER: 5 0 2 5 - 0 0 9 - B R K  
(BOOK) (PAGE) (PARCEL)

MOST RECENT ASSESSED VALUE OF LAND AND IMPROVEMENTS: \$

ZONING:  SINGLE-FAMILY  MULTI-FAMILY/COMMERCIAL COUNCIL DISTRICT NUMBER: 8

HISTORIC CULTURAL MONUMENT NAME: The Village Green

HPOZ NAME: HISTORIC-CULTURAL MONUMENT NUMBER: 174

BUILDING CONSTRUCTION DATE: 1941-42

ARCHITECT: Reginald Johnson; Wilson, Merrill & Alexander; Clarence Stein

ARCHITECTURAL STYLE OF BUILDING: Vernacular Modern

TAXES ON ALL PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE PAID TO DATE  YES  NO

ADDRESSES FOR ALL OTHER PROPERTY OWNED WITHIN THE CITY OF LOS ANGELES ARE NOTED ON A SEPARATE SHEET OF PAPER LABELED "ATTACHMENT E."  IF NONE, CHECK HERE

THERE ARE NO OUTSTANDING ORDERS TO COMPLY ON THE PROPERTY FROM THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY OR THE LOS ANGELES HOUSING DEPARTMENT.

I AM (WE ARE) THE PRESENT OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND HEREBY APPLY FOR AN HISTORICAL PROPERTY CONTRACT.

Signature: Steven Keylon, Date: 5/28/10

OWNER SIGNATURE DATE  
STEVEN KEYLON  
PRINT NAME

OWNER SIGNATURE DATE  
PRINT NAME

EXHIBIT "A"

# REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 5300 Rodeo Road, Los Angeles, California 90016

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently-completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

Rehabilitation/Restoration     Maintenance

Building Feature: Concrete Repair

Cost \$ 108,165 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008-09

Description of work: Repair or replace concrete around property to mitigate trip hazards

Rehabilitation/Restoration     Maintenance

Building Feature: Asphalt Repair

Cost \$ 18,445 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008

Description of work: Repair or replace asphalt as necessary

Rehabilitation/Restoration     Maintenance

Building Feature: Residential Building Painting

Cost \$ 454,306 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008-09

Description of work: Painting of Residential Buildings, including stucco repair

Rehabilitation/Restoration     Maintenance

Building Feature: Garage Court Repair

Cost \$ 98,936 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008

Description of work: Wood Repair of Garage Buildings

Rehabilitation/Restoration     Maintenance

Building Feature: Garage Paint

Cost \$ 107,865 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008

Description of work: Painting of Garage Buildings

EXHIBIT "A"

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Rehabilitation/Restoration     Maintenance

Building Feature: Tree Pruning

Cost \$ 296,039 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008-09

Description of work: Pruning trees on 1/3 of property each year (aggressive, long overdue pruning, to establish routine process going forward)

Rehabilitation/Restoration     Maintenance

Building Feature: Landscaping

Cost \$ 724,875 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008-09

Description of work: Routine Maintenance of Historic Landscape

Rehabilitation/Restoration     Maintenance

Building Feature: Roof Cleaning

Cost \$ 16,500 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2008-09

Description of work: Annual Cleaning of Roofs

Rehabilitation/Restoration     Maintenance

Building Feature: Historic Structure Report

Cost \$ 78,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Creation of an Historic Structure Report by Architectural Resources Group

Rehabilitation/Restoration     Maintenance

Building Feature: Sewers (Residential)

Cost \$ 154,430 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2009

Description of work: Replacement of Building Sewers (Project 15% complete as of 2009)

EXHIBIT "A"

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Rehabilitation/Restoration     Maintenance

Building Feature: Sewers (Laundry Rooms)

Cost \$ 12,250 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2009

Description of work: Replacement of Sewers from Laundry Rooms (Will be bundled up with Residential Sewer Project going forward)

Rehabilitation/Restoration     Maintenance

Building Feature: Interior Repiping

Cost \$ 132,551 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2009

Description of work: Replacement of Residential Building Pipes (Replace with Copper) - Project 55% complete as of 2009

Rehabilitation/Restoration     Maintenance

Building Feature: Sewers (Residential)

Cost \$ 140,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Replacement of Building Sewers (Represents 7% of work needed to complete project)

Rehabilitation/Restoration     Maintenance

Building Feature: Interior Repiping

Cost \$ 189,100 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Replacement of Residential Building Pipes (Replace with Copper) - (Represents 4% necessary to complete project)

Rehabilitation/Restoration     Maintenance

Building Feature: Concrete Repair

Cost \$ 50,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Repair or replace concrete around property to mitigate trip hazards

EXHIBIT "A"

# REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 5300 Rodeo Road, Los Angeles, California 90016

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Rehabilitation/Restoration     Maintenance

Building Feature: Landscaping

Cost \$ 366,450 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Routine Maintenance of Historic Landscape

Rehabilitation/Restoration     Maintenance

Building Feature: Roof Cleaning

Cost \$ 10,500 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Routine Roof Cleaning

Rehabilitation/Restoration     Maintenance

Building Feature: Glazing Repair

Cost \$ 500 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Routine Maintenance to Repair Window Glazing

Rehabilitation/Restoration     Maintenance

Building Feature: Cultural Landscape Report

Cost \$ 20,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2012

Description of work: Completion of a Cultural Landscape Report

Rehabilitation/Restoration     Maintenance

Building Feature: Structural Engineer

Cost \$ 50,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2012

Description of work: Hiring of Structural Engineer to assess and develop solutions to foundation issues

**EXHIBIT "A"**

# REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Rehabilitation/Restoration     Maintenance

Building Feature: Asphalt Repair

Cost \$ 14,100 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Repair or replace asphalt as necessary

Rehabilitation/Restoration     Maintenance

Building Feature: Painting of Residential Buildings, including stucco repair

Cost \$ 94,200 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Painting of Residential Buildings, including stucco repair

Rehabilitation/Restoration     Maintenance

Building Feature: Garage Court Repair

Cost \$ 62,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Repair wood in garage buildings

Rehabilitation/Restoration     Maintenance

Building Feature: Garage Paint

Cost \$ 48,825 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Painting of Garage Buildings

Rehabilitation/Restoration     Maintenance

Building Feature: Tree Pruning

Cost \$ 113,340 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2010

Description of work: Final phase of aggressive tree pruning to correct deferred maintenance.

EXHIBIT "A"

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Rehabilitation/Restoration     Maintenance

Building Feature: Building Stabilization

Cost \$ 800,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2013

Description of work: Stabilization of Buildings #8 and 14 (settlement issues)

Rehabilitation/Restoration     Maintenance

Building Feature: Historic Paint Analysis

Cost \$ 8,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2013

Description of work: Paint analysis of historic colors for residential, garage, office and maintenance yard buildings

Rehabilitation/Restoration     Maintenance

Building Feature: Sewers (Residential)

Cost \$ 504,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2011-16

Description of work: Replacement of Sewer Lines for Balance of Property (78% remaining - 13% a year for six years)

Rehabilitation/Restoration     Maintenance

Building Feature: Interior Repiping

Cost \$ 786,600 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2011-16

Description of work: Replacement of Residential Building Pipes (Replace with Copper) - (Represents 7% per year to complete repiping the Balance of Property)

Rehabilitation/Restoration     Maintenance

Building Feature: Irrigation Well Pump

Cost \$ 360,000 (round to nearest dollar)

Completed     Proposed

Contract Year of Proposed Work Completion: 2011-16

Description of work: Annual allocations (60,000/yr) for the eventual replacement of well and pump

EXHIBIT "A"



REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Rehabilitation/Restoration  Maintenance

Building Feature: Concrete Repair

Cost \$ 55,600 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Annual Allowance (55,600/yr = 606,000) to mitigate tripping hazards

Rehabilitation/Restoration  Maintenance

Building Feature: Serpentine Wall Repair

Cost \$ 1,380,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: 2011-2020

Description of work: Repair/rebuilding of Serpentine Walls on entire property (138,000/yr)

Rehabilitation/Restoration  Maintenance

Building Feature: Asphalt Repair

Cost \$ 30,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: 2011

Description of work: Repair or replace asphalt as necessary

Rehabilitation/Restoration  Maintenance

Building Feature: Painting of Residential Buildings, including stucco repair

Cost \$ 220,250 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Painting of Residential Buildings, including stucco repair (220,250 x 11 = 2,422,750)

Rehabilitation/Restoration  Maintenance

Building Feature: Wood Repair - fences and balconies

Cost \$ 5,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2012-21

Description of work: Repair or replacement of wood elements (5,000/yr x 10 = 50,000)

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Rehabilitation/Restoration  Maintenance

Building Feature: Landscaping

Cost \$ 388,981 (round to nearest dollar)

Completed  Proposed Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Annual Allowance (388,981/yr x 11 = 4,278,792) for routine maintenance on Historic Landscape

Rehabilitation/Restoration  Maintenance

Building Feature: Slurry/Restripe Driveways

Cost \$ 10,600 (round to nearest dollar)

Completed  Proposed Contract Year of Proposed Work Completion: 2011

Description of work: Resurface Asphalt areas and Repaint Stripes

Rehabilitation/Restoration  Maintenance

Building Feature: Roof Cleaning

Cost \$ 21,727 (round to nearest dollar)

Completed  Proposed Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Routine Roof Cleaning (21,727 x 11 = 238,997)

Rehabilitation/Restoration  Maintenance

Building Feature: Glazing Repair

Cost \$ 500 (round to nearest dollar)

Completed  Proposed Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Window Glazing Replacement (500/yr x 11 = 5,500)

Rehabilitation/Restoration  Maintenance

Building Feature: Mural - Conservator Consultation

Cost \$ 20,000 (round to nearest dollar)

Completed  Proposed Contract Year of Proposed Work Completion: 2015

Description of work: Hiring conservator for the restoration of the Rico Lebrun mural in the former Administration Building

EXHIBIT "A"

# REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Rehabilitation/Restoration  Maintenance

Building Feature: Painting of Garage Buildings

Cost \$ 114,613 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Painting of Garages (114,613 x 11 = 1,260,750)

Rehabilitation/Restoration  Maintenance

Building Feature: Garage Court Repair

Cost \$ 394,499 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Repair or Replace wood elements on garage buildings (35,909/yr x 11 = 394,499)

Rehabilitation/Restoration  Maintenance

Building Feature: Tree Pruning

Cost \$ 70,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2011-2021

Description of work: Routine Maintenance Tree Pruning (70,000/yr x 11 = 770,000)

Rehabilitation/Restoration  Maintenance

Building Feature: Roofs - Garages

Cost \$ 77,185 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2012-2021

Description of work: Replacement of Garage Roofs (77,185 x 10 = 771,850)

Rehabilitation/Restoration  Maintenance

Building Feature: Roof - Residential

Cost \$ 228,245 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: Annual 2012-2021

Description of work: Replace Roofs in Historic Color Palette (228,245/yr x 10 = 2,282,450)

EXHIBIT "A"

REHABILITATION/RESTORATION/MAINTENANCE PLAN

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Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

Rehabilitation/Restoration  Maintenance

Building Feature: Non-historic Window Replacement

Cost \$ 10,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: 2015

Description of work: Replacement of non-historic windows

Rehabilitation/Restoration  Maintenance

Building Feature: Site Drainage

Cost \$ 10,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: 2016

Description of work: Reslope areas on property that pond during rain

Rehabilitation/Restoration  Maintenance

Building Feature: Light/Unit Address Fixtures

Cost \$ 93,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: 2017

Description of work: Reproduction Front Porch Address Light Fixtures for Residential Units

Rehabilitation/Restoration  Maintenance

Building Feature: Sliding Door Replacement

Cost \$ 75,000 (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion: 2021

Description of work: Replacement of non-historic sliding glass doors

Rehabilitation/Restoration  Maintenance

Building Feature:

Cost \$ (round to nearest dollar)

Completed  Proposed

Contract Year of Proposed Work Completion:

Description of work:

EXHIBIT "A"

# MAINTENANCE AND REHABILITATION STANDARDS AND CONDITIONS

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## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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 materials 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 historic 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 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 shall 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.

## PROPERTY MAINTENANCE

All buildings, structures, yards and other improvements shall be maintained in a superior manner. All current building and zoning codes will be enforced. The following conditions are prohibited:

- a. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
- b. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
- c. Stagnant water or open excavations.
- d. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
- e. Peeling exterior paint or unremoved/uncovered graffiti.
- f. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
- g. Other substandard conditions as cited by the Cultural Heritage Commission, the Director of Planning, or the City's Historical Property Contracts Manager.

## CONDITIONS

This Historical Property Contract provides the potential for property tax reduction in exchange for agreement to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior's Standards, may be required to be removed and the original conditions remedied as part of this contract.

**EXHIBIT "B"**