

ATTACHMENT "B"

MILLS ACT AGREEMENT SUPPLEMENTAL (See Attached) (To be completed by the Owner)

Please list, to the best of your knowledge, the improvements that have been made over the past 10 years to maintain or rehabilitate this property.

YEAR

IMPROVEMENT

Please see attached document.

Please list the improvements and restorations that you intend to make over the next 10 years. List them in order of your priority based upon anticipated need for proper maintenance.

PRIORITY

IMPROVEMENT/RESTORATIONS

Please see attached document.

OWNER CERTIFICATION:

I certify that I am presently the legal owner of the subject property. Further, I acknowledge the supplemental information on this form will be used as an exhibit attached to the Mills Act Agreement.

Signature: _____

ATTACHMENT "B"
Mills Act Agreement Supplemental (cont.)

Known Improvements over the last 10 Years

<u>Year</u>	<u>Improvement</u>
2015	Removal of tree that was damaging driveway and exterior walls
2015	Removal of tree that was clogging drainage lines and disturbing foundations
2015	Removal of invasive vines that were damaging walls and stucco and killing trees
2015	Repair/Resurface of driveway
2015	Remediated infestations of mold, fungus, rats, thrips, loopers, ants, bees, spiders, cats, and whitefly
2015	Repair of walls lining driveway
2015	Repair of corroded/bent front driveway gate
2015	Numerous repairs to walls across the property
2015	Relocated sprinkler controls and repaired concrete between garage and side yard
2015	Replaced broken/termite destroyed garage door
2015	Reconstructed sash window in garage and replaced counter weights/sash cord
2015	Repaired and repainted stucco on garage
2015	Replaced missing door between garage and studio/office
2015	Replaced irreparable exterior door and frame on studio/office with like door
2015	Capped walls on the west and south of the property and applied stucco and paint in the same fashion as the interior and west property line masonry walls
2015	Removed many dead trees and excess vegetation. Ground over 25 stumps. Engaged an arborist and a landscaper to review remaining plants and clean up the property
2015	Engaged landscape architect with Balboa Park experience to draw a base plan for concepts
2015	Cleaned up curb side area and planted mature sego palms, elephant foot palms and cactus
2015	Added several ornamental fruit trees to street-side yard (guava, papaya, kumquat, kaffir lime). Added several succulents.
2015	Installed a temporary landscape in the front yard to enhance the street view of the home
2015	Repaired and refinished wood flooring throughout the house
2015	Removed an non-operational asbestos lined gas floor heater from upstairs bedroom and repaired flooring
2015	Removed visible exterior telephone wire
2015	Repaired numerous critical electric problems on 1 st floor of home
2015	Replaced X10 electrical with UPB
2015	Repaired outside lighting
2015	Replaced wrought iron courtyard gate
2015	Replaced worn and failing electrical breaker panel (175A) with new panel (200A)
2015	New electrical circuits added to the second floor of the home to increase functionality
2015	Installed wrought iron fixtures in the bathrooms to bring them more in line with the style of the house

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- 2015 Added new doors to kitchen cabinetry and had a new custom cabinet added to match existing style
- 2015 Replaced dishwasher and garbage disposal and installed water filtration system
- 2015 Began repair/restoration of interior sash windows
- 2015 Fireplaces were inspected, chimneys cleaned and flues replaced with stainless steel flues
- 2015 Repaired roof of pool pump house and replaced all termite damaged fascia.
- 2015 Resurfaced and retiled existing pool
- 2015 Added hot tub in the style of the pool
- 2015 Replaced/supplemented pool pumps and heating equipment
- 2015 Ground out exterior drainage pipes that were blocked with tree roots
- 2015 Replaced repaired fascia on Pool house
- 2015 Repaired numerous cracked windows in the Pool house and screened all the windows
- 2015 Replaced toilet in Pool house
- 2015 Repaired clothes dryer in Pool house
- 2015 Treated for termites throughout property
- 2015 Began formal planting of mission style garden in the back yard. Planters built and 18 fruit trees planted as well as numerous fruit vines.
- 2015 Courtyard fountain repaired/resealed
- 2015 Installed courtyard lighting
- 2015 Replaced incandescent bulbs and canned lighting with LED's throughout the main house
- 2015 Replaced/Repaired leaky gas hose in kitchen
- 2015 Restored garden benches

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Planned Improvements/Restoration over the next 10 Years

<u>Priority</u>	<u>Improvement/Restorations</u>
1)	Solar Installation (in process – awaiting permit)
2)	Continued repair of the original casement windows (ongoing)
3)	Replace existing studio/office outbuilding with an "in-kind" structure that is up to code
4)	Replace ivy covered, dilapidated fencing on north and east sides with masonry fence and wrought iron fencing (see attached concept drawing)
5)	Formal Spanish garden in front yard with hardscape and fountain (see attached concept drawing)
6)	Electrical upgrades to replace the remaining existing knob and tube electrical system
7)	Repair and maintenance of exterior stucco and add period/style appropriate ornamentation
8)	Restore and protect exterior ornamental iron work
9)	Replace galvanized (some leaking) and polybutylene water distribution with copper
10)	Replace accessible cast iron (some leaking) plumbing waste line with ABS
11)	Structural reinforcement (if necessary)
12)	Restore Mission garden gate
13)	Restore outside closet doors
14)	Run gas line to studio/office
15)	Drip irrigation system throughout property
16)	Add tile ornamentation to outdoor fireplace
17)	Repair/replace awning fabric
18)	Install style appropriate ornamental railing on stairs to front door
19)	Add insulation to attic and basement
20)	Add exhaust fan to first floor bathroom
21)	Improve stormwater handling

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VOIGTRITTER RESIDENCE



DAVID REID
 LANDSCAPE
 ARCHITECTS



DATE: 10/11/11
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 APPROVED BY: [Redacted]
 TITLE: [Redacted]

**VOIGTRITTER
 RESIDENCE**
 10000 [Redacted]
 OAKLAND, CALIFORNIA

BASE SHEET

SHEET
L-1
 OF 1

