

Mills Act Historic Property Evaluation

Effective: 2010

Property Address: 758 Jackson Street	APN: 269-26-097
Owners: Paul Yang	Date of Inspection: November 2, 2017 @ 3:30 PM

Please state N/A under comments if characteristic does not apply to the historic property.

Primary Characteristics:

	Poor	Fair	Good	Excellent	Comments:
Aesthetics (Overall Appearance; Is there a plaque visible?)		X			
Paint Condition (Is there any paint peeling off? Interior & Exterior)			X		new-exterior interior - missing patches
Gutters & Downspouts (Are they blocked or filled? Are they intact?)			X		new but clogged in front
Windows (Overall condition including glass and frame)		X			crack-upstairs old, worn
Roof Condition (Are there any shingles detached or missing? Moss growth?)			X		
Trim: Eaves, Fascia, Soffits (Do these features look serviceable or worn?)			X		some exposed areas
Exterior Walls (Are there any cracks, stains, etc.? Look at South facing wall)			X		
Foundation Condition (Does it seem weak? Look for balanced or leaning walls)			X		no damage no cracks on footing
Exterior Stairs (Do they look safe or serviceable? Railings condition?)		X			back steps look unsafe
Architectural Style (Do the features match the stated style on HRI? Are there character defining elements?)			X		national

wiring - permits
future - add central heating system

HVAC System (Is there a system installed? Is it functional? Efficiency?)					no central system N/A
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Secondary Characteristics:

	Poor	Fair	Good	Excellent	Comments:
Landscaping (Does the lawn look well groomed? Are there any overgrown weeds/plants?)	X				no irrigation system
Fencing Condition (What type of material is being used?)			X		leaning a bit
Driveway & Garage (Are there any cracks or uneven pavement? How is the structure of the garage?)			X		driveway not finished
Front Walkway Condition (Are there any cracks or uneven pavement?)			X		
Sprinklers (Does there seem to be a system installed? Is it functional?)					N/A
Chimney Condition (Does it look functional or worn? Is there a spark arrestor?)		X			sparkar unserviceable men on top
Porch/Patio Condition (Is it worn? Are there any parts missing?)			X		

Points Tally:

	Amount Checked per Category	Tally Conversion
Excellent (4)		4 x =
Good (3)	11	3 x 11 = 33
Fair (2)	4	2 x 4 = 8
Poor (1)	1	1 x 1 = 1
N/A (0)		0 x =
Total Accumulated Points:		42

Percentage Calculation:

18 - (Number of characteristics that were N/A) = [Answer] 16

[Answer] x 4 = Total Possible Points 64

Total Accumulated Points/Total Possible Points = 0.66 x 100 = 66 %

EXHIBIT D

758 Jackston St. Santa Clara, CA

APN# 269-52-048

Mills Act – The description of the preservation or restoration efforts to be undertaken;

- 2009: Updated the interior of the property with new paint *molding*
 - 2010: Refinish the floor, add a stair rail
 - 2011: Bathrooms remodel
 - 2012: Rewire electrical wire and upgrade electrical service
 - 2013: Replace roof and gutter
 - 2014: Kitchen remodel
 - 2015: Repair and paint exterior siding *interior paint*
 - 2016: Drive way
 - 2017-2019: Landscaping, sprinkle system *- not done* *don't have plans to change window*
- orawn molding*

ADDITIONS:

In addition to restoring the house, I'd like to add an addition to the house. Due to the limit of additions to the 25% maximum allowed by the Mills Act, however, I may request some additional square footage if I am having difficulty fitting 3 bedrooms and 2 baths upstairs. *BLD 2010-23997 accessory unit (760 Jackson Street)*

It is my intention to make sure that any additions I make are sensitive to the historic character of the existing home.

BLD 2012-27527 water line relocation
~~BLD~~ 2017-01184 water heater replaced
BLD 2009-20309 remove portion of house