

30 October 2017

Tiffany Vien
City of Santa Clara
Planning Department

Hello Tiffany,

With an appreciation for residential architecture and charming neighborhoods, I was given the opportunity to purchase the house at 741 Lincoln Street in December of 2005. Unmarried, energetic and bright eyed, I initially tackled interior projects making it more habitable and comfortable – sweat equity investments. As a graduate of architecture from UC Berkeley, I purchased the property, envisioning it in its former beauty.

In 2010, my wife and I were married. With kindred spirits, we dreamt of restoring the home and applied for the Mills Act in 2011. In the following years, our family grew to four and we have little time other than raising our family. My life changed from the original plan.

Over the years, improvements were made concentrated on enhancing the streetscape, but the majority of our efforts have been in maintenance. With the high costs of construction, the lack of time and money, and the need for a total house rebuilding, we have decided to sell the property to an owner that has more resources to complete the project.

Thus far, I have approximately \$5,000 in expensed streetscape improvements. Regarding the rebuilding of the house for the Mills Act improvements to endure, the ballpark estimate is \$500,000. I have attached the rebuild estimate and receipts for your file.

Please feel free to contact me with any questions.

Best regards,

Grant Takamoto

2-6-2017

Grant Takamoto
741 Lincoln St.
Santa Clara Ca 95050

Reference: 741 Lincoln St.
Structure Evaluation

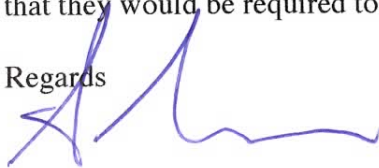
Dear Grant

This letter is in reference to our conversation last week concerning the condition of the property at 741 Lincoln St. in Santa Clara. The purpose of the inspection was to evaluate the condition of the property, what would be needed to improve the property to its former condition and what budgetary price that would be. Below is my professional evaluation of the property in its current condition.

Although it is clear that this property has been maintained in an inhabitable state with repair work done to the foundation, termite repair to the structure and complete exterior painting, it is also clear that the structure is nearing its intended life span without major improvements. The electrical, plumbing, heating and foundation are in need of replacement to the current building standards.

In my professional opinion, the cost of rehabilitation of this property will be in the \$500,000 range. As this price is far above what you had stated was available, my recommendation is that the property be sold to someone who can afford the expense. As the property currently has the Mills Act agreement, it should be disclosed to the buyer that they would be required to continue with the improvements to the property.

Regards



Grasmoen Construction
104 Casa Grande
Los Gatos Ca 95032
General Contractors Lic. #617306

Cardenas Roofing

1746 Mocking Pl. Way

(408)270-7961

San Jose, CA 95121

Cont. Lic. #701627

741 LINCOLN ST
SANTA CLARA

3/3/17

CLEAN GUTTERS & DOWN SPOUTS
SEAL CORNERS.

\$150⁰⁰

V8362



Kelly-Moore Paint Company Inc.
Store 817-Santa Clara
2057 El Camino Real Santa Clara Ca 95050
(408) 615-9260

MEZA'S PAINTING
808-ME7968
NAME: DOMINGO G. MEZA

ORDER #817-29888871
INVOICE #817-00000337788
P.O.#/Job: LINCOLN

11614 ZIN 123 ACRYL P 59.97 T
PROMO DISCOUNT 6.00-
3 @ \$19.99

34198 PAINT CARE RECO 2.25 T
3 @ \$0.75

2176 1245-014-5G ACR 169.36 T

34199 PAINT CARE RECO 1.60 T

2080 1240-178-5G ACR 335.06 T
2 @ \$167.53

34199 PAINT CARE RECO 3.20 T
2 @ \$1.60

5705 DAP CAULK A.PLU 27.48 T
PROMO DISCOUNT 3.60-
12 @ \$2.29

46978 STNBL CRPT WD 8.79 T
PROMO DISCOUNT 2.50-

5695 DAP GLAZING CMP 8.19 T
PROMO DISCOUNT 2.32-

SUBTOTAL 601.48
TAX 52.63
TOTAL 654.11
VISA (654.11)

SALES ASSOCIATE: CRATHE

\$2654
EXTERIOR
PAINT

11-16-16 K-M 654
11-23-16 DOMINGO V5291 100-8
12-2-16 DOMINGO V5296 600
12-8-16 DOMINGO V5314 400



Green Gardener

Manuel Medeiros
1224 Las Palmas Drive
Santa Clara, CA 95051

Invoice

Number: 1057

Date: September 23, 2013

Bill To:

Scott Grasmoe
P.O. Box 3232
Saratoga, CA 95070

Ship To:

Date	Description	Amount
	891 Burbank. 1/5 yard of gorilla hair	60.00
	2 valves	26.00
	Labor	70.00
	Timer for Gretchen	60.00
	Cleanup on Franklin St	100.00
	New Lawn and Sprinkles on Linclon St	700.00
	Jefferson - HomeDepot	55.00
	Labor	150.00

SCOTT A GRASMOEN
200 BEL AYRE DR.
SANTA CLARA CA 95050

4578

11-35/1210 CA
89841

Pay To The
Order Of

MANUEL MEDEIROS

Date

\$1,221

ONE THOUSAND TWO HUNDRED TWENTY ONE

Dollars



Bank of America

ACH R/T 121000358

For

#1057

Bank of America Advantage®

\$1,221.00

121000358 000972103834 4578

Harland Clarke

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$1,221.00	\$0.00	\$0.00	\$0.00	\$1,221.00

Coastal Construction & Lumber Co.

525 Sunol Street
San Jose, CA 95126
USA

Voice: 408-995-0791
Fax: 408-995-5449

INVOICE

Invoice Number: 66073
Invoice Date: Mar 19, 2012
Page: 1

Duplicate

Bill To:

Residential 2012

Ship to:

Jim Griffin
108 Privada Luisita
Los Gatos, CA 95030
Coastal Tag # 13097

Customer ID	Customer PO	Payment Terms	
Residential2012		C.O.D.	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Matt	Truck #		3/19/12

Quantity	Item	Description	Unit Price	Amount
1.00		RESIDENTIAL: 15859 & 1595 Santa Clara Street, Santa Clara, CA		
1.00	Residential	Fencing Per Proposal	1,792.00	1,792.00
SHARSD FENCE				

Subtotal	1,792.00
Sales Tax	
Total Invoice Amount	1,792.00
Payment/Credit Applied	
TOTAL	1,792.00

Check/Credit Memo No: