

## Mills Act Historic Property Evaluation

Effective: 2010

<b>Property Address:</b> 758 Jackson Street	<b>APN:</b> 269-26-097
<b>Owners:</b> Paul Yang	<b>Date of Inspection:</b> 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:
<b>Aesthetics</b> (Overall Appearance; Is there a <i>plaque</i> visible?)		X			
<b>Paint Condition</b> (Is there any paint peeling off? Interior & Exterior)			X		new-exterior interior - missing patches
<b>Gutters &amp; Downspouts</b> (Are they blocked or filled? Are they intact?)			X		new but clogged in front
<b>Windows</b> (Overall condition including glass and frame)		X			crack-upstairs old, worn
<b>Roof Condition</b> (Are there any shingles detached or missing? Moss growth?)			X		
<b>Trim: Eaves, Fascia, Soffits</b> (Do these features look serviceable or worn?)			X		some exposed areas
<b>Exterior Walls</b> (Are there any cracks, stains, etc.? Look at South facing wall)			X		
<b>Foundation Condition</b> (Does it seem weak? Look for balanced or leaning walls)			X		no damage no cracks on footing
<b>Exterior Stairs</b> (Do they look safe or serviceable? Railings condition?)		X			back steps look unsafe
<b>Architectural Style</b> (Do the features match the stated style on HRI? Are there character defining elements?)			X		national

wiring - permits  
future - add central heating system

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

### Points Tally:

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