

EXHIBIT "C"

HISTORIC PROPERTY PRESERVATION AGREEMENT  
PROPOSED RESTORATION/REHABILITATION TASKS

The following projects shall be completed by the property owner of 909-911 Montana Avenue over the initial ten (10) year term of the contract.

Item	Year/timing	Task
		<b>Maintenance Tasks</b>
1	Annual	Walkway paving maintenance and repair
2	Annual	Landscape maintenance
3	Annual	Window maintenance and repair
4	Annual	Roof maintenance and repair
5	Annual	Door maintenance and repair
6	Annual	Maintain exterior painted finish
7	Annual	Termite maintenance and prevention
8	Annual	Systems maintenance including structural, mechanical, electrical, plumbing, gutter and downspouts
		<b>Rehabilitation/Restoration Tasks</b>
9	2018	Develop and implement a landscape plan
10	2018	Replace stairs at sidewalk in-kind with risers of uniform height for safety
11	2018	Construct handrails at sidewalk stairs for safety
12	2018	Inspect commercial bldg. flooring for hazardous materials
13	2018	Evaluate foundation, implement seismic upgrades as needed
14	2018	Install earthquake shut-off valve on gas system
15	2019	Repair stucco and mortar finishes on residential buildings
16	2019	Replace tilework on commercial building
17	2020	Service gutter system and revise for proper drainage
18	2021	Repair courtyard patio surface paving
19	2021	Repair/replace electrical system as needed
20	2022	Repair/replace uneven concrete at pedestrian walkway
21	2022	Repair/reconstruct retaining wall at front entry
22	2022	Evaluate roof at residential buildings, replace if necessary
23	2022	Remove heaters from res. bathrooms, install new heaters
24	2023	Reconstruct perforated CMU walls at front entry
25	2023	Evaluate replacing metal sliding-sash windows on commercial building
26	2024	Replace plumbing piping and water heaters
27	2025	Repair/replace windows as necessary on residential buildings
28	2025	Repair doors on residential buildings