



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted:
Received By:
F&G Check Submitted:

1505 Crest Drive, Manhattan Beach, CA 90266

Project Address

The East one-half of Lot 5, in Tract 2541, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 24, Page 86 of Maps, in the office of the County Recorder of said county.

Legal Description

Medium Density Residential

RM (Medium Density Residential) 3

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

☐ Major Development (Public Hearing required)

☐ Public Hearing Required (due to UP, Var, ME, etc.)

☐ Minor Development (Public Hearing, if requested)

☐ No Public Hearing Required

Submitted Application (check all that apply)

<input type="checkbox"/> Appeal to PC/PPIC/BBA/CC	4225	<input type="checkbox"/> Use Permit (Residential)	4330
<input type="checkbox"/> Coastal Development Permit	4341	<input type="checkbox"/> Use Permit (Commercial)	4330
<input type="checkbox"/> Continuance	4343	<input type="checkbox"/> Use Permit Amendment	4332
<input type="checkbox"/> Cultural Landmark	4336	<input type="checkbox"/> Variance	4331
<input type="checkbox"/> Environmental Assessment	4225	<input type="checkbox"/> Park/Rec Quimby Fee	4425
<input type="checkbox"/> Minor Exception	4333	<input type="checkbox"/> Pre-application meeting	4425
<input type="checkbox"/> Subdivision (Map Deposit)	4300	<input type="checkbox"/> Public Hearing Notice	4339
<input type="checkbox"/> Subdivision (Tentative Map)	4334	<input type="checkbox"/> Lot Merger/Adjust./\$15 rec.	4225
<input type="checkbox"/> Subdivision (Final)	4334	<input type="checkbox"/> Zoning Business Review	4337
<input type="checkbox"/> Subdivision (Lot Line Adjust.)	4335	<input type="checkbox"/> Zoning Report	4340
<input type="checkbox"/> Telecom (New or Renewed)	4338	<input checked="" type="checkbox"/> Other Mills Act Contract	

Fee Summary: (See fees on reverse side)

Total Amount: \$ 7,455 (less Pre-Application Fee if applied within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Amy Dantzler & Julie Anderson

Name

2451 Solar Drive, Los Angeles, CA 90046

Mailing Address

Owner

Applicant(s)/Appellant(s) Relationship to Property

Amy Dantzler, Applicant

310-877-8361; amy.dantzler@gmail.com

Contact Person (include relation to applicant/appellant)

Phone number / email

2451 Solar Drive, Los Angeles, CA 90046

Address

310-877-8361; 310-480-6767;

amy.dantzler@gmail.com/ drjulieanderson6767@gmail.com

Applicant(s)/Appellant(s) Signature

Phone number / email

Complete Project Description- including any demolition (attach additional pages as necessary)

Mills Act Historical Property Contract for a City Historic Landmark of a 1740 square foot three-story single family residence constructed in 1964.

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse) ◆

OWNER'S AFFIDAVIT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

I/We AMY DANTZLER + JULIE ANDERSON being duly sworn, depose and say that I am/we are the owner(s) of the property involved in this application and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my/our knowledge and belief(s).

Amy Dantzler + Julie Anderson
Signature of Property Owner(s) - (Not Owner in Escrow or Lessee)

AMY DANTZLER + JULIE ANDERSON
Print Name

2451 SOLAR DRIVE, LOS ANGELES, CA 90046
Mailing Address

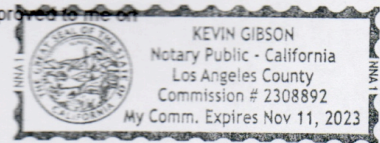
310.877.8361/AMY.DANTZLERC@gmail.com 310.480.6767/dp1ieanders6767@gmail.com
Telephone/email

Subscribed and sworn to (or affirmed) before me this 29 day of JANUARY, 2022
by AMY DANTZLER + JULIE ANDERSON, present in person

the basis of satisfactory evidence to be the person(s) who appeared before me.

Kevin Gibson
Signature
Notary Public

SEAL



Fee Schedule Summary

Below are the fees typically associated with the corresponding applications. Additional fees not shown on this sheet may apply - refer to current City Fee Resolution (contact the Planning Division for assistance.) Fees are subject to annual adjustment.

Submitted Application (circle applicable fees, apply total to Fee Summary on application)

Coastal Development Permit

Public hearing - no other discretionary approval required:	\$ 3,948	✉
Public hearing - other discretionary approvals required:	1,940	✉
No public hearing required - administrative:	1,509	✉
Transfer:	155	

Use Permit

Use Permit:	\$ 8,393	✉
Master Use Permit:	10,908	✉
Master Use Permit Amendment:	7,414	✉
Master Use Permit Conversion:	5,035	✉

Variance

Filing Fee:	\$ 8,421	✉
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Minor Exception

Without notice:	\$ 353	
With notice:	1,575	✉

Subdivision

Certificate of Compliance:	\$ 1,652	
Final Parcel Map + mapping deposit:	601	
Final Tract Map + mapping deposit:	601	
Mapping Deposit (paid with Final Map application):	500	
Merger of Parcels or Lot Line Adjustment:	1,184	
Quimby (Parks & Recreation) fee (per unit/lot):	1,817	
Tentative Parcel Map (4 or less lots / units) No Public Hearing:	1,397	
Tentative Parcel Map (4 or less lots / units) Public Hearing:	3,546	✉
Tentative Tract Map (5 or more lots / units) No Public Hearing:	4,074	✉

Environmental Review (contact Planning Division for applicable fee)

Environmental Assessment (no Initial Study prepared):	\$ 215	
Environmental Assessment (if Initial Study is prepared):	3,133	

✉ Public Hearing Notice applies to all projects with public hearings and covers the City's costs of envelopes, postage and handling the mailing of public notices. Add this to filing fees above, as applicable:

Coastal Permit - 100 ft. Radius	\$ 182	
Large Family Daycare - 100 ft. Radius	56	
Minor Exception - 300 ft. Radius	129	
Other Permits - 300 to 500 ft. Radius	263	
Code, General Plan, Zoning Amendments	588	

Effective 07/01/2020



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

Mills Act Application

Property Information	
Address of Property:	1505 Crest Drive, Manhattan Beach, CA 90266
Legal Description:	The East one-half of Lot 5, in Tract 2541, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 24, Page 86 of Maps, in the office of the County Recorder of said county
Assessor Identification No.:	417 001 037 21
Date of Purchase by Current Owner:	November 4, 2020
Building size (sq. ft.):	1675
Assessed Value:	\$1,804,500
Property Taxes Paid to Date? (Check One):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Use Category:	<input checked="" type="checkbox"/> Single Family House <input type="checkbox"/> Multi Family/Commercial

Property Owner Information (please use legal name/s, as appears on deed)	
Owner Name(s): Julie Anderson Trust & Amy Dantzler Trust	
Address: 2451 Solar Drive, Los Angeles, CA 90046	
Phone Number: 310-480-6767/ 310-877-8361	Email: drjulieanderson6767@gmail.com/ amy.dantzler@gmail.com

Has the building been seismically retrofitted (e.g. bolted to the foundation)? ☒ Yes ☐ No

If so, provide written documentation such as a building permit or contractor/inspector certification.

Note: Seismic retrofitting is a standard condition for all historic landmarks with a Mills Act Contract. This requirement must be completed within 10 years of approval of the Contract.

Additional Information must be submitted with this application:

- ☒ Copy of the current Grant Deed with the property's legal description.
- ☒ Copy of the most recent tax bill.
- ☒ Rehabilitation, Restoration, and Maintenance Plan for proposed changes (window replacement, wood trim work, etc.). (Plan and timeline with itemized cost estimate of work)
- ☒ Photographs of the Property
- ☒ Estimated Property Tax Calculation

I hereby certify that I am the present owner of the subject property described above and that I have reviewed the subject application and apply for consideration for a Mills Act Contract. I further understand that a Mills Act Application does not result in an automatic entitlement and each application is evaluated on its own merits on its historical significance and inclusion in the City's program.

Owner's Signature:	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; border-radius: 10px; padding: 2px; font-size: x-small; margin-right: 5px;">DocuSigned by:</div> </div> <div style="font-size: x-small; margin-top: 2px;">9B35D782C8CD474...</div>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; border-radius: 10px; padding: 2px; font-size: x-small; margin-right: 5px;">DocuSigned by:</div> </div> <div style="font-size: x-small; margin-top: 2px;">61355F7D35B1409...</div>	Date: 1/30/2022
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CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

SAMPLE- Rehabilitation, Restoration, and Maintenance Plan

Please use this form for your rehabilitation, restoration and maintenance plan and timeline. Copy this form as necessary to include all work items that apply to your property. *After the initial ten (10) year period, a new "Rehabilitation, Restoration, and Maintenance Plan" must be submitted.* Most applications will have more than four work items in their work plan. You may also prepare a separate list of rehabilitation work proposed, provided all of the information below is included. Include all proposed exterior and interior work (including electrical, plumbing, etc.) to be completed within the next ten years. Please complete all requested information on this form. Formal quotes are not required for all items but staff may request documentation of stated costs upon review.

	Contract Year	Building Feature	Proposed Work/Task	Est. Cost
1.	2019	Exterior walls and trim	Scrape, surface preparation, repaint entire exterior	\$ 8,500
2.	2020	Windows	Replace broken glass, scrape, surface preparation, repaint, re-caulk, repair all windows on front and south elevations. Replace jalousie window at kitchen with new double-hinge.	\$ 7,300
3.	2022	Plumbing	Replace water pipes to house, replace kitchen plumbing and sink fixtures	\$ 3,220
4.	2024	Re-roof	Re-roof entire house with new composition shingles.	\$ 9,220
5.				\$
6.				\$
7.				\$
8.				\$
9.				\$
TOTAL COST:				\$ 28,220



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

Rehabilitation, Restoration, and Maintenance Plan

Please use this form for your rehabilitation, restoration and maintenance plan and timeline. Copy this form as necessary to include all work items that apply to your property. *After the initial ten (10) year period, a new "Rehabilitation, Restoration, and Maintenance Plan" must be submitted.* Most applications will have more than four work items in their work plan. You may also prepare a separate list of rehabilitation work proposed, provided all of the information below is included. Include all proposed exterior and interior work (including electrical, plumbing, etc.) to be completed within the next ten years. Please complete all requested information on this form. Formal quotes are not required for all items but staff may request documentation of stated costs upon review.

	Contract Year	Building Feature	Proposed Work/Task	Est. Cost
1.		SEE ATTACHED SCHEDULE A		\$
2.				\$
3.				\$
4.				\$
5.				\$
6.				\$
7.				\$
8.				\$
9.				\$
				TOTAL COST: \$



CITY OF MANHATTAN BEACH MILLS ACT APPLICATION PACKET

Estimated Property Tax Calculation

The following is an example showing the possible tax benefits to the historical property owner of an owner-occupied single-family dwelling. THIS IS ONLY A SAMPLE. Your reduced property tax under a Mills Act contract is not guaranteed to match this calculation because some figures are determined at the discretion of the assessor. The parties to a historical property agreement may stipulate a minimum annual income to be capitalized, in which case the income to be capitalized may not be less than the stipulated amount.

INCOME OF PROPERTY

	Potential Monthly Rental Income	\$ 7,500
		x 12 months
1	Potential Annual Rental Income =	\$ 90,000

Even if the property is owner-occupied, the County Assessor's Office uses a state-mandated reassessment formula based on "capitalization income" rather than simple "market value." Remember to include all potential sources of income (i.e. filming, advertising, etc.).

ANNUAL EXPENSES

	Insurance	
	Utilities	
	Maintenance	
	Other	
2	Total expenses	\$ 18,000

Approximately 20% of Line 1
Ex) Fire, liability, water, gas, electric, gardening, cleaning, security
Mortgage payments and property taxes are **not** operating expenses.

NET OPERATING INCOME

	Line 1	\$ 90,000
		-
	Line 2	\$ 18,000
		=
3	Net Operating Income	\$ 72,000

Interest component is determined by the State Board of Equalization by September of the year preceding the assessment year and is based on the effective rate on conventional mortgages as determined by the Federal Home Loan Bank Board. 2018's assessment is 4.00 percent.

CAPITALIZATION RATE

	Interest Component	4%
	Historic Property Risk	4%
	Amortization Component	4%
	Property Tax Component +	1%
4	Capitalization Component	13%

4% - single family

The land is a non-depreciating asset so the amortization is adjusted. Estimate the percentage of total property value attributable to improvements, multiplied by the reciprocal of the remaining life of improvements. Wood frame is typically 20 years, masonry is typically 50 years.
If 70% of the property value is attributed to improvements, and the life of the improvement is 20 years, use $70\% \times 1/20 = 3.5\%$.

TAXES

	Line 3	\$ 72,000
		÷
	Line 4	13 %
		=
5	Mills Act Assessment	\$ 553,846
		x
	Mills Act property tax: 1%	0.01
		=
6	Tax under Mills Act	\$ 5,538
	Current Property Tax	\$ 20,675
		-
	Line 6	\$ 5,538
		=
	Tax Savings to Owner	\$ 15,137

The Property Tax Component (Post-Prop. 13) is fixed component of 1%.

Pre Mills Act; Assessed value x .01

2021

ANNUAL SECURED PROPERTY TAX BILL

2021

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY
SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2021 TO JUNE 30, 2022

KEITH KNOX, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE, CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

ASSESSOR'S ID. NO. YR SEQ CK

PROPERTY IDENTIFICATION

ASSESSOR'S ID. NO.: 4179 001 037 21 000

OWNER OF RECORD AS OF JANUARY 1, 2021

SAME AS BELOW

MAILING ADDRESS

0174814-0174814 SNGL 003 1234-- 343458



ANDERSON, JULIE TR
 JULIE ANDERSON TRUST AND
 DANTZLER, AMY TR AMY DANTZLER TR
 2451 SOLAR DR
 LOS ANGELES CA 90046-1740



Save Money – Save Time – Pay Online
ftc.lacounty.gov

Electronic Payment Information

(Required for Online and Telephone Payments)

ID#: 19 4179 001 037 1 YEAR: 21 SEQUENCE: 000 5

Personal Identification Number (PIN)

PIN: I42HTC

SPECIAL INFORMATION

PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION

1505 CREST DR MANHATTAN
 TRACT NO 2541 E 1/2 OF
 LOT 5

ROLL YEAR 21-22

LAND
 IMPROVEMENTS

VALUATION INFORMATION

CURRENT ASSESSED VALUE

1,443,600
 360,900

TAXABLE VALUE

1,443,600
 360,900

ASSESSOR'S REGIONAL OFFICE

REGION #14 INDEX: TRA: 06174
 SOUTH DISTRICT OFFICE
 1401 E WILLOW STREET
 SIGNAL HILL CA 90755
 (562) 256-1701

ACCT. NO.: PRINT NO.: 185962 BILL ID.:

TOTAL 1,804,500
 LESS EXEMPTION:

NET TAXABLE VALUE 1,804,500

1ST

\$10,337.69

DUE NOVEMBER 1, 2021

(After December 10, 2021, add 10% penalty)

2ND

\$10,337.67

DUE FEBRUARY 1, 2022

(After April 10, 2022, add 10% penalty and \$10 cost)

1ST

+
2ND

\$20,675.36

IF PAYING BOTH BY DECEMBER 10, 2021
(Include 1st & 2nd stubs if paying by mail)

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00.

SEE REVERSE SIDE FOR MORE INFORMATION.

This page is part of your document - DO NOT DISCARD



20201397095



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

11/04/20 AT 08:00AM

FEES: 28.00

TAXES: 1,984.95

OTHER: 0.00

PAID: 2,012.95



LEADSHEET



202011041000096

00019245821



011400551

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

072050084-JT

RECORDING REQUESTED BY:
USA National Title Company

AND WHEN RECORDED MAIL TO:

Julie Anderson & Amy Dantzler
2451 Solar Drive
Los Angeles, CA 90046-1740

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 072050084

Escrow No.: 006554-MI

AP#: 4179-001-037

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,984.95

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Manhattan Beach **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tad O. Thormodsgaard and Kelly Thormodsgaard, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

Julie Anderson, as Trustee of The Julie Anderson Living Trust Created Under Declaration of Trust Dated July 28, 2004, as to an undivided 1/2 interest and Amy Dantzler as Trustee of The Amy Dantzler Living Trust Created Under Declaration of Trust Dated July 28, 2004 , as to an undivided 1/2 interest, all as Tenants in Common

the real property in the City of Manhattan Beach, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 1505 Crest Drive, Manhattan Beach, CA 90266

DATED: September 24, 2020

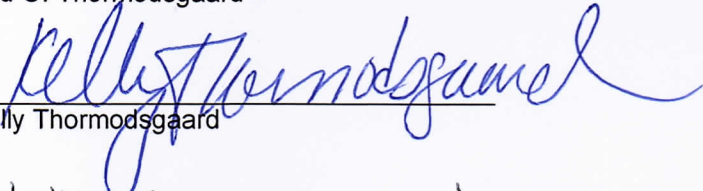
**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: September 24, 2020


Tad O. Thormodsgaard
Kelly Thormodsgaard

Kelly Thormodsgaard

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los AngelesOn Oct 23, 2020before me, Mittra Imankhan

A Notary Public personally appeared

Tad O Thormodsgaard andKelly Thormodsgaard

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



EXHIBIT 'A'

Parcel 1:

The East one-half of Lot 5, in Tract No. 2541, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 24, Page 86 of Maps, in the office of the County Recorder of said county.

Parcel 2:

An easement for public utilities and incidental purposes over the North 3 feet of Lot 5 in Tract No. 2541, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in Book 24, Page 86 of Maps, in the office of the County Recorder of said county.

Except the East one half thereof.

APN: 4179-001-037

ATTACHMENT A: Rehabilitation, Restoration and Maintenance Plan - 1505 Crest Drive, Manhattan Beach

Contract Year	Est. Cost	Building Feature	Proposed Work/Task
2021	\$18,460.00	Architectural Plans and Engineering Calculations	Architect/Structural Engineer for earthquake retrofitting, general building safety and plans to return structure to original single family home use, removing unpermitted interior walls and finishes
2021	\$25,550.00	Framing/ Earthquake Retrofitting	Framing to return to original single family residence, sheer lateral reinforcement walls. This included epoxying new brackets into the slab, plywood sheathing and deputy inspections
2022	\$66,800.00	Plumbing	Replace water and sewer pipes, replace all plumbing, replace all drainage, sinks, bath fixtures
2022	\$9,950.00	Fire Sprinkler System	Installation of sprinkler system and install new water meter for sprinkler system
2022	\$17,850.00	HVAC	Install new HVAC system
2022	\$45,600.00	Windows/ Doors	Replace all windows and doors to provide better weatherization and rehabilitate rotted openings. Add skylights along gable peak to provide additional light and access to new HVAC Unit
2022	\$65,247.00	Electrical/ Lighting	Upgrade electric panel to current code, rewire entire house for safety and add EV charging stations per CA green building code
2022	\$17,600.00	Stucco/ Exterior Painting	Repair stucco cracks/ holes, remove oxidation and deterioration due to salt air, paint entire exterior of house
2022	\$18,250.00	Exterior Siding/ Beam Repair	Replace exterior termite damaged and rotted siding, beams and railings on exterior
2022	\$31,000.00	Interior Painting and Staining	Restore water/ termite damaged T&G wood gable ceilings and beamed ceilings, repair drywall, repaint interior, refinish wood
2022	\$9,800.00	Exterior Wood Decking and Walls	Repair and replace as needed rotted exterior wood decking and garden walls
2022	\$4,800.00	Garage Door	Replace damaged garage door
2022	\$8,800.00	Original Stained Glass	Rehabilitate original stained glass front door and showcase feature stained glass front large window, reseal glass gaskets, and reconstruct rotted window frames
2023	\$3,800.00	Termite Treatment	Tent house for termite protection
2026	\$28,000.00	Second Story Deck Beams	Replace sagging, rotted, termite damaged wood decking
2030	\$22,000.00	Exterior Paint	Repaint entire exterior
2031	\$20,000.00	Roof	Replace Roof
2032	\$36,000.00	Interior Painting and Staining	Repaint entire interior
Total	\$449,507.00		

ATTACHMENT B: Photo Index**1505 Crest Drive, Manhattan Beach**

Photo Number	Description
1	Front of house, facing Crest Drive
2	Front of house, facing Crest Drive
3	South side of house; note unstable, deteriorating stair case
4	South side of house; note peeling paint, cracking stucco
5	North side of house
6	North side of house; note pre-exisiting door to unpermitted unit
7	Back side of house; note deteriorating wood deck, fencing
8	Back side of house; note deteriorating wood deck, fencing, leaking slider
9	Back side of house; note improper wiring, leaking windows, rotting gate
10	Electric panel; note that panel is antiquated, insufficient for today's appliances, unsafe, rusting
11	Front of house, facing Crest Drive; note sagging support beams
12	Close up of beams and deck on front of house; note termite damage, inadequate beam repairs
12A	Close up of deck railing; note termite and dryrot damage
13	Close up of beams on front of house; note dryrot due to improper sliding door installation, termite damage
13A	Close of of A Frame structure and stained glass; note termite and dryrot damage
13B	Close of of A Frame structure and stained glass; note termite and dryrot damage
14	Front door, prominent feature
15	A Frame structure and loft, prominent feature; note water staining on wood, termite damage
16	A Frame structure and loft, prominent feature; note water staining on wood, termite damage
17	A Frame structure and stairs to loft, stained glass, prominent features
18	A Frame structure and stained glass, prominent feature; note water staining on wood, termite damage
19	A Frame structure, stained glass, kitchen; note water staining on wood, termite damage, damaged window frame
20	A Frame structure, stained glass, kitchen; note water staining on wood, termite damage, damaged window frame
21	A Frame structure and stained glass, prominent feature; note water staining on wood, termite damage
22	Kitchen; note damaged cabinetry, termite damage and water staining in ceiling
23	Primary bathroom; note peeling vynal flooring, deteriorating bathtub, termite damage in ceiling
24	Primary bathroom; note deteriorating bathtub and sink
25	Primary bedroom; note water staining and termite damage in ceiling
26	Bedroom, guest; note water staining in ceiling
27	A Frame structure and loft, prominent feature; note water staining on wood, termite damage
28	Loft Landing, prominent feature; note water staining, termite damage on wood
29	Loft Landing; note water staining, termite damage on wood
30	Loft landing, third floor bedroom; note water staining, termite damaged wood
31	A frame structure from loft; note water staining, termite damaged wood
32	Loft bathroom, third floor
33	Loft bathroom, third floor
34	Bedroom, third floor
35	Stairs connecting first and second floors; note closed off from access by prior owner, dryrot and mold present
36	Stairs connecting first and second floors; note closed off from access by prior owner, dryrot and mold present
37	First floor; note sloping floor in previously unpermitted rental unit
38	First floor wet bar, bath, stairs; note water damaged wall
39	First floor bathroom; note mold/ mildew present
40	Laundry room, first floor



NO
PARKING
THIS
STREET

1605



















ON
100 A
OFF

UPSTAIRS

BATH
UPSTAIRS

30 On/I
30 On/I
15A
20

20
20
20
20
50
50

X001123263

TEST

CIRCUIT BREAKER

9	17
10	18
11	19
12	20
13	21
14	22



























































