

Ventura County
Agency



County of Ventura
County Executive Office
800 S. Victoria Avenue
Ventura, CA 93009

COUNTY OF VENTURA REDEVELOPMENT AGENCY

HOUSING CONSERVATION PROGRAM GUIDELINES

Adopted _____, 2009

TABLE OF CONTENTS

	PAGE
CHAPTER 1: GENERAL PROVISIONS	
Purpose.....	1
Scope.....	1
Administration.....	2
Definitions.....	4
Statutory Compliance.....	10
Internal Controls.....	11
Loan Committee Deliberations.....	14
CHAPTER 2: PROGRAM FINANCING	
Purpose and Applicability.....	16
Emergency and Minor Repair Program.....	16
Homeowner Rehabilitation Program.....	17
CHAPTER 3: PROCESSING PROCEDURES	
Purpose and Applicability.....	22
Program Implementation.....	22
Household Income.....	26
Income Verification.....	30
Housing Costs.....	32
Immigration Status.....	33
CHAPTER 4: PROPERTY REHABILITATION STANDARDS	
Purpose and Applicability.....	34
Categories of Rehabilitation.....	34
Code Compliance.....	35
Minimum Property Standards.....	35
General Property Improvements.....	38
Lead Based Paint Provisions.....	40
CHAPTER 5: PROCUREMENT STANDARDS	
Purpose and Applicability.....	42
Elements of Cost.....	42
Methods of Procurement.....	43
Contract Requirements.....	46
Construction Specifications.....	54

APPENDICIES

Appendix A: Site and Structural Survey Ratings.....	58
Appendix B: Residential Parcel Data Base.....	79
Appendix C: Housing Conservation Program Summary.....	86
Appendix D: Guideline Exhibits.....	90
Appendix E: Program Documents.....	96
Appendix F: General Conditions and Construction Specifications.....	150

CONSERVATION PROGRAM GUIDELINES

CHAPTER 1: GENERAL PROVISIONS

1.1 PURPOSE

The Housing Conservation **Program**¹ encompasses a variety of activities which collectively serve to remove blighting influences, stimulate private reinvestment and promote housing preservation within the Piru Redevelopment Project Area ("**Target Area**"). The purpose served by the **Program Guidelines** is to establish and implement policies governing financial assistance to **eligible applicants** of **qualifying property** which are rehabilitated, in whole or in part, with funds made available through the County of Ventura and its Redevelopment Agency (hereinafter collectively referred to as "**County**"). Specific objectives of the **Program Guidelines** are set forth below.

- a. Neighborhood Revitalization. To provide financial means for eradicating substandard housing conditions, aid in the prevention and elimination of slums and blighting influences, and promote neighborhood stabilization.
- b. Low and Moderate Income Benefit. To provide for conservation of the existing housing stock, principally for the benefit of **persons** and families of **low** and **moderate income**.
- c. Consistency of Application. To ensure that **persons** eligible for assistance and payments under the **Program** are treated fairly, consistently and equitably.

1.2 SCOPE

The procedures and benefits prescribed in these Guidelines apply solely to the housing Conservation activities described below.

- a. Emergency and Minor Repair Program. The Emergency and Minor Repair Program ("**EMRP**") consists of cash grants to eradicate **substandard** conditions of **qualifying property**, owned and occupied by **eligible applicants** who fail to qualify for financial assistance under the Homeowner Rehabilitation Program or the condition of **qualifying property** is such that a delay incident to normal processing would endanger the health, safety or welfare of the occupants. Only one **EMRP** grant may be approved for each **eligible applicant's qualifying property**. The scope of rehabilitation under **EMRP** is limited to property

¹ Words and phrases highlighted in bold type are defined in Section 1.4. of these **Guidelines**.

improvements necessary to attain compliance with minimum standards governing public health, safety and welfare.

- b. Homeowner Rehabilitation Program. The Homeowner Rehabilitation Program (“**HRP**”) consists of deferred payment loans to improve and extend the useful life of **qualifying property**, owned and occupied by **eligible applicants**. Except as prescribed in the **Program Guidelines**, no more than one **HRP** loan may be approved for each **eligible applicant’s qualifying property**. The scope of rehabilitation encompasses property improvements necessary to eradicate substandard conditions, attain compliance with minimum property standards and enhance the livability of **qualifying property**.

1.3 ADMINISTRATION

- a. Policy Formulation. These **Guidelines** shall be adopted by the **County of Ventura Redevelopment Agency Board of Directors (“Board”)** and shall be effective from the date of adoption until the earlier of: (1) cessation of the housing conservation activities described in this Chapter; or (2) termination of these **Guidelines** by subsequent resolution of the **Board**. At its convenience, the **Board** may amend these **Guidelines** as it deems necessary to fulfill local objectives inherent in the **Program** and/or statutory requirements that govern the **Program**.
1. Target Area Designation. For purposes of the **Program**, public funds made available under these **Guidelines** shall be limited to the improvement of **qualifying property** contained within the Piru Redevelopment Project Area as depicted in Appendix D. The **Board** may modify the **Target Area** from time to time.
2. Financial Resources. The **Board**, as part of the **County’s** annual budgetary process, shall establish the source and amount of funds to be dedicated to the **Program**. Potential sources include, but are not limited to, the federal Community Development Block Grant Program, federal Home Investment Partnerships Program, redevelopment Tax Increment housing set-aside funds, and proceeds of local mortgage revenue bonds.
3. Annual Work Program. In conjunction with the **County’s** annual budgetary process, **Program Staff** shall prepare and submit a report for **Board** consideration which: (i) describes activities undertaken in the current fiscal year, including expenditures and performance data; (ii) progress toward achieving goals established in the current fiscal year, including recommendations for enhancing **Program** effectiveness; and (iii) goals for the forthcoming fiscal year, including specific budgetary recommendations.

- b. Administrative Authority. Administration of these **Guidelines** shall be vested with the **County** Executive Office. The **Program Manager** ("**Manager**") of County Redevelopment Agency is hereby delegated the authorities described below.
1. Interpretation. The **Manager** is authorized to render decisions as to the applicability or interpretation of these **Guidelines** when such decisions are necessary. Decisions rendered by the **Manager** shall be deemed final unless appealed pursuant to the provisions of this Chapter.
 2. Financial Assistance. The **Manager** is authorized to approve all applications which conform to the eligibility criteria set forth in these **Guidelines** and summarized in Appendix D. Applications which do not conform to these **Guidelines** but, in the opinion of the **Manager**, are consistent with purposes of the **Program**, shall be referred to the **Loan Committee** for consideration pursuant to the provisions of this Chapter.
 3. Document Execution. The **Manager** is authorized to execute all loan instruments, grant agreements, construction contracts, and related **Program** documents for all applications (set forth in Appendix E), which are approved as to form by **County Counsel** pursuant to the provisions of this Chapter.
 4. Guideline Revisions. The **Manager** is authorized to make periodic corrections and updates to the guidelines so long as these continue to replicate the policy of the **Guidelines** adopted by the **Board**.
- c. Loan Committee. Representatives of various divisions the **County** Executive Office shall serve as the **Loan Committee**. The **Loan Committee** shall meet, as necessary, to hear and decide exceptions and appeals filed hereunder. The process for hearing and rendering decisions on exceptions and appeals shall be governed by the provisions of this Chapter. To the greatest extent practical, the **Loan Committee** shall consult with and employ policies and procedures of governmental programs which serve as the source of funding for **EMRP** and **HRP**.
- d. Exceptions. Exceptions from the terms of these **Guidelines**, including deviation from established eligibility criteria, shall be granted only when, because of special circumstances applicable to **applicants** or **qualifying property**, the strict application of the **Guidelines** conflict with the underlying purpose of the **Program**. Any exception granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the

Program. Exceptions may only be granted by the **Loan Committee** established pursuant to this Chapter.

- e. Appeals. Decisions rendered as to the applicability and interpretation of these **Guidelines** may be appealed by any **applicant** to the **Loan Committee**. Such appeals shall be filed on forms prescribed by the **County** and processed in accordance with the requirements of this Chapter. Decisions of the **Loan Committee** on contested decisions shall be deemed final and conclusive.

1.4 DEFINITIONS

Except where otherwise noted, the definitions appearing in this Section apply throughout these **Guidelines**.

- a. Applicant. The term "**applicant**" means all **persons** and other legal entities that own or purchase **qualifying property** by fee title or under a land sales contract. Where ownership is vested in more than one (1) **person** as "tenants in common," "joint tenants," or "community property," the term "**applicant**" may include any or all such **persons** subject to the provisions described below.
 - 1. Financial Assistance. In computing the amount of financial assistance for which an **eligible applicant** may be entitled, the terms and conditions of such assistance as prescribed in these **Guidelines**, including dollar thresholds, shall apply to all **persons** who reside or will reside at the **qualifying property** immediately following purchase and/or rehabilitation under the **Program**.
 - 2. Property Encumbrance. Where a deed of trust or similar instrument is required as security against the **qualifying property** as a condition of receiving financial assistance under these **Guidelines**, all **persons** having fee title ownership of such property must consent to any encumbrance thereof, but shall not be obligated to execute any Program documents (other than the deed of trust securing such debt) unless expressly required by the **County**.
- b. Code Enforcement. The term "**code enforcement**" means and includes any order, directive or notice issued by the **County** to remedy a condition of non-compliance with the Ventura County Ordinance Code.
- c. County. The term "**County**" means and includes the County of Ventura and the Ventura County Redevelopment Agency. Within this context, the definitions set forth below also apply throughout these **Guidelines**.

1. **Board**. The term "**Board**" means the **Board of Directors of the County of Ventura Redevelopment Agency**.
 2. **County Counsel**. The term "**County Counsel**" shall mean the duly appointed legal advisories to the **Board** and **County** staff.
 3. **County Clerk**. The term "**County Clerk**" shall mean the **County Clerk** of the **County** or the **County Clerk's** duly designated representative.
 4. **Manager**. The term "**Manager**" shall mean the **Manager** of the **County** Redevelopment Agency or the **Manager's** duly designated representative.
 5. **Loan Committee**. The term "**Loan Committee**" means the Division Managers of Finance, Governmental Services and Community Development within the **County** Executive Office (and their designated representatives).
 6. **Program Staff**. The term "**Program Staff**" means and includes individuals assigned to administer the **Program** by authority of the **County** Executive Officer.
- d. **Co-Applicant**. The term "**co-applicant**" means all **persons** and other legal entities, other than the holder of fee title, whose **income** or property is to be used by the **applicant** for the purpose of establishing credit. Explicitly included is the **applicant's** spouse if either joint application is desired or the capital assets of the **applicant** include community property.
 - e. **Conservation Specialist**. The term "**Conservation Specialist**" means one or more individuals or entities with whom the **County** has entered into contract to implement the **Program**, as independent contractors and not as employees of the **County**, including neighborhood outreach, application in-take, eligibility determination, property inspection, work write-up, grant/loan documentation, bid procurement, contract execution, fund disbursement, compliance monitoring and project close-out.
 - f. **Contractor**. The term "**contractor**" means a **person** within whom a **Participating Owner** contracts to undertake eligible property improvements under these **Guidelines**.
 - g. **Dwelling**. The term "**dwelling**" means the place of permanent or customary and usual residence of a **person** including, but not limited to, a mobile home, or any other residential unit which is considered real property under State law.

- h. **Eligible Applicant.** The term "**eligible applicant**" means an **applicant** who qualifies for financial assistance under the terms and conditions prescribed in Chapter 2.
- i. **Equity.** The term "**equity**" means the market value of property, either before or after rehabilitation, less all outstanding debts and liens as determined on the basis of independent appraisal or other reliable information. Within this context, the term "**appreciation**" means the increase in value of **qualifying property** from the time of loan origination under the **Program** to the time of sale or determination of value by real estate appraisal.
- i. **Guidelines.** The term "**Guidelines**" means the rules, procedures and regulations governing financial assistance under the **Program** as set forth herein.
- j. **Home Improvement Contractor.** The term "**home improvement contractor**" means a **contractor** licensed by the State of California under Chapter 9, Division 3 of the Business and Professions Code who is engaged in the business of home improvement, as defined in Section 7151 of said Code, either on a full or part-time basis.
- k. **Household.** The term "**household**" means an individual, or two or more **persons** related by blood, marriage, or adoption, or two or more unrelated **persons**, excluding employed servants or paid live-in companions, residing together as a single housekeeping unit in a **dwelling**. Within this context, the definitions set forth below also apply throughout these **Guidelines**.
 - 1. **Family.** Unless **Program Staff** determines that separate tenancies exist, the term "**family**" means two or more individuals, whether or not they are related by blood, marriage, or adoption, who live together in a **dwelling** as a single housekeeping unit.
 - 2. **Person.** The term "**person**" means any individual, **family**, partnership, corporation, or association.
- l. **Household Income.** The term "**household income**," as further qualified in Chapter 3, means total anticipated **income** of an **applicant** and all occupants of the **qualifying property** for the twelve (12) month period following the date of application under these **Guidelines**. The income of **co-applicants** shall not be included within the computation of **household income** unless such persons also reside at the **qualifying property** as their **principal residence**. Within this context, the following additional definitions apply:

1. **Very-Low Income.** The term “**very-low income**” encompasses all **applicants** whose **household incomes** do not exceed the qualifying limits for **very-low income** families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The qualifying limits appear in Appendix D, and as amended from time to time. These limits are equivalent to fifty percent (50%) of the Ventura County median **income**, adjusted for **family** size and other factors by **HUD**.
 2. **Low-Income.** The term “**low-income**” encompasses all **applicants** whose **household incomes** do not exceed the qualifying limits for **low-income** families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The qualifying limits appear in Appendix D, and as amended from time to time. These limits are equivalent to eighty percent (80%) of the Ventura County median **income**, adjusted for **family** size and other factors by **HUD**.
 3. **Moderate Income.** The term “**moderate-income**” encompasses all **applicants** whose **household incomes** do not exceed the qualifying limits for **moderate-income** families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The qualifying limits appear in Appendix D, and as amended from time to time. These limits are equivalent to one-hundred twenty percent (120%) of the Ventura County median **income**, adjusted for **family** size and other factors by **HUD**.
- m. **Housing Costs.** The term “**housing costs**,” as further qualified in Chapter 3, means the sum of all of the costs associated with the purchase and maintenance of a **dwelling** unit listed below.
1. **Mortgages.** Principal and interest on mortgage loans including property improvement loans and any mortgage insurance fees associated therewith. Not included in this category are costs associated with mortgage life or disability insurance for the benefit of the borrower or home **equity** debt which is used for a purpose other than purchase or improvement of an **owner-occupied dwelling**.
 2. **Taxes.** Property taxes and special assessments.
 3. **Insurance.** Fire and casualty insurance covering the replacement value of property improvements.
 4. **Maintenance.** Property maintenance and repairs.

5. Utilities. Utility costs encompassing gas, electricity, and other heating and refrigeration fuels, water, sewer, and refuse collection. Utilities specifically exclude telephone service and other telecommunication services.
- n. HUD. The term "**HUD**" means the Department of Housing and Urban Development of the United States of America, or its designee.
- o. Non-Profit Self-Help Organization. The term "**Non-Profit Self-Help Organization**" means and includes one or more agencies designated by the **County** to assist in implementing the **Program** under terms and conditions of a participating agreement entered into by and between the parties.
- p. Owner-Builder. The term "**owner-builder**" means a **Participating Owner** who is also the **contractor** for the purpose of these **Guidelines**.
- q. Owner-Occupant. The term "**owner-occupant**" means an **applicant** who resides in the **principal residence**, that he or she owns. Within the meaning of this definition, an **applicant** shall be deemed to be an **owner-occupant** if such **applicant** is eligible to claim a homeowner's exemption from property taxes on the **principal residence**, as verified by records of the Assessor's Office of the County, and the **principal residence** is situated on a single parcel of record upon which there is improved not more than four (4) separate **dwellings**.
- r. Overcrowding. The term "**overcrowding**" means a **dwelling** wherein the number of **persons** in residence, including all **family** members regardless of age, exceeds two **persons** per bedroom, plus one. Except for efficiency **dwellings**, a living room shall not be counted as a bedroom.
- s. Participating Owner. The term "**Participating Owner**" means an **eligible applicant** who has been approved for financial assistance under the **Program** and agrees to the terms and conditions there under.
- t. Principal Residence. The term "**principal residence**" means the specific **dwelling(s)** situated upon **qualifying property** and occupied by the **Participating Owner** for a minimum of ten (10) months per year.
- u. Program. The term "**Program**" means the Housing Conservation **Program** of the **County**. Within this context, the acronyms defined below also apply throughout these **Guidelines**.
1. EMRP. The term "**EMRP**" means the Emergency and Minor Repair Program as further described in Chapter 2.

2. **HRP**. The term “**HRP**” means the Homeowner Rehabilitation Program as further described in Chapter 2.
3. **PRS**. The term “**PRS**” means Property Rehabilitation Standards as further described in Chapter 4.
- v. **Qualifying Property**. The term “**qualifying property**,” means the **principal residence** of an **eligible applicant** which: (i) is situated on a single parcel of record upon which there is improved not more than four (4) separate **dwellings**; (ii) was constructed not less than ten (10) years prior to the date that application is made under the **Program**; and (iii) is located within the **Target Area**.
- w. **Replacement Cost**. The term “**replacement cost**” means the present value of the **principal residence** on the **qualifying property**, together with all appurtenant accessory structures, based on current building valuation data published by the International Conference of Building Officials and used by the **County’s** Building and Safety Division in the computation of building permit fees.
- x. **Standards of Affordability**. The term “**standards of affordability**” means the maximum **housing costs** deemed to be affordable for occupants of **qualifying property** according to the criteria set forth in Sections 50052.5 and 50053 of the Health and Safety Code. Under the standards set forth in the Health and Safety Code, a **dwelling** unit is considered to be affordable for an **owner-occupant** if **housing costs** do not exceed those thresholds applicable to each **income** category shown in Appendix D, and as amended from time to time.
- y. **Substandard Dwelling**. The term “**substandard dwelling**” means a **dwelling** that does not meet the minimum Code Compliance criteria encompassing **PRS** Category #1 as described in Ordinance 4.
- z. **Substantial Rehabilitation**. The term “**substantial rehabilitation**” means rehabilitation, the value of which constitutes 25 percent or more of the after rehabilitation value of a dwelling, inclusive of land value. The amount defining what constitutes substantial rehabilitation (hereinafter “**substantial rehabilitation threshold**”) shall be established on July 1st of every year by the County Executive Officer and shall be calculated according to the formula set forth below.

Formula

Substantial Rehabilitation Threshold = Current Median Sales Price For Single Family Homes in Piru (derived from County Assessor Parcel Data or comparable data source covering the previous calendar year) X 0.25

- aa. **Target Area.** The term “**Target Area**” means the Piru Redevelopment Project Area.

1.5 STATUTORY COMPLIANCE

These **Guidelines** and all property improvements completed thereunder are subject to the provisions of this Section.

- a. **Local, State and Federal Laws.** The purchase and rehabilitation of **qualifying property**, and implementation of these **Guidelines** in general, shall be accomplished in accordance with all applicable local, State and Federal laws governing the same including, without limitation, the General Plan and Zoning Ordinance of the **County**.
- b. **Community Redevelopment Act.** In certain instances, financial assistance under these Guidelines may involve funding under the California Community Redevelopment Law codified in Section 33000 et seq. of the Health and Safety Code. As such, whenever applicable, the **County** and each person who receives financial assistance hereunder are bound by the implementing regulations governing said Act including, without limitation, those statutes and regulations listed below.
 1. **Equal Opportunity.** The equal opportunity requirements and nondiscrimination clauses set forth in Health and Safety Code Sections 33435 and 33436.
 2. **Housing Affordability.** The housing affordability requirements and housing cost thresholds prescribed in Health and Safety Code Sections 33334.3 and 50052.5.
 3. **Covenant Subordination.** The loan and covenant subordination provisions set forth in Health and Safety Code Section 33334.14.
 4. **Relocation Assistance.** The relocation requirements set forth in Health and Safety Code Sections 33411 and 50460.
- c. **Federally-Assisted Contract Provisions.** In certain instances, financial assistance under these **Guidelines** may involve funding under Title I of the Housing and Community Act of 1974, as amended. As such, wherever applicable, the **County** and each **person** who receives financial assistance hereunder are bound by the implementing regulations governing said Act including, without limitation, those pertaining to the statutes and regulations listed below.
 1. **Historic Conservation.** National Historic Preservation Act (Public Law No. 89-665), Archaeological and Historical Conservation Act of

1974 (Public Law No. 93-291), and Executive Order No. 11593, including procedures prescribed by the Advisory Council on Historic Conservation in 36 Code of Federal Regulations, Part 800.

2. Labor Standards. Davis-Bacon Act, Contract Work Hours and Safety Standards Act (40 USC 3141 et seq.), and Copeland "Anti-Kickback" Act (18 USC 874 et seq.), including regulations set forth in 24 Code of Federal Regulations, Part 57, Section 570.603.
 3. Architectural Barriers. Architectural Barriers Act of 1968 (42 U.S.C. Sections 4151 - 4157) and Americans with Disabilities Act of 1990 (42 USC 12101 et seq.).
 4. Lead-Based Paint. Lead-Based Paint Poisoning Prevention Act, Section 401(b) (42 U.S.C. section 4831(b)).
 5. Debarred **Contractors**. Regulations regarding use of debarred, suspended or ineligible **contractors** set forth in 24 Code of Federal Regulations, Part 24.
 6. Section 3 Affirmative Action. Section 3 of the Housing and Urban Development Act of 1968, as amended, (12 U.S.C. Section 1701u) and implementing regulations set forth in 24 Code of Federal Regulations, Part 135.
 7. Environmental Clearance. National Environmental Policy Act of 1969, as amended (42 U.S.C. Section 4321 et seq.), and implementing regulations set forth in 24 Code of Federal Regulations, Part 58.
- d. Regulatory Conflict. These **Guidelines** have been developed with the specific objective of integrating regulations governing potential funding sources available to the **Program** including, but not limited to, the Home Investment Partnerships Program, Community Development Block Grant Program and local tax increments. In the case of conflict between these Guidelines and applicable regulations governing the source of funds used, the more restrictive provision shall apply.

1.6 INTERNAL CONTROLS

- a. Case Documentation. The **County** shall maintain a separate case file for each application received and funded under the **Program** for at least three (3) years from the date of termination of these **Guidelines**. Each separate rehabilitation case file shall include the information set forth below.

1. Case Log. A case log which documents the following:
 - (a) Applicant Profile. The name, mailing address, and telephone number of each **applicant**.
 - (b) Property Profile. The address, parcel number, occupancy and ownership characteristics, and eligibility determination applicable to each property for which application under the **Program** is made.
 - (c) Activity Record. The status of application processing including steps and dates upon which specific actions have transpired.
 - (d) Statutory Compliance. The source of **Program** funding and applicability of Community Redevelopment Law and Federally-Assisted Contract Provisions described herein.
 2. Forms. A copy of all forms used during the course of application processing.
 3. Appeal Record. A copy of any appeal filed under these **Guidelines**, a description of the action taken to resolve said appeal, and a copy of all pertinent determinations made pursuant thereto.
 4. Miscellaneous. Any and all other information pertinent to the rehabilitation of **qualifying property** under these **Guidelines**.
- b. Confidentiality. Records maintained by the **County** in accordance with the provisions of this Section are confidential and shall not be treated as public information, unless State or Federal law provides otherwise. Only authorized representatives of the **County** shall have access to said records. At the time application is made under the **Program**, each **applicant** shall sign a written consent to release and exchange such information as may be required for the **County** to complete its determination of eligibility hereunder.
 - c. Documentation. All stages of the application process applicable to these **Guidelines** shall be documented on forms prescribed by the **County**. Notwithstanding the provisions set forth below, the **Manager** may make minor modifications to **Program** documents without further review or approval provided such changes are not inconsistent with the policies set forth in these **Guidelines** or otherwise constitute substantial changes affecting determinations of eligibility, classes of beneficiaries or amounts of financial assistance.

1. Appendix C. An overall summary of the **Program** for purposes of education, outreach and marketing is contained in Appendix C and may be revised from time to time by **Program Staff** as necessary to incorporate periodic amendment of these **Guidelines** or updates in eligibility criteria (e.g., income limits, etc.). So long as the **Program** Summary replicates the adopted policies set forth in these **Guidelines**, periodic revision of the documents contained in Appendix D shall not constitute amendment of these **Guidelines** nor shall subsequent **Board** action be required.
 2. Appendix D. Except as otherwise indicated herein, the Exhibits contained in Appendix D constitute official policy of the **County** and may only be amended by action of the **Board**. Exceptions to this requirement are limited to **household income** classifications and **housing cost** thresholds and maintenance expenses and utility allowances which are governed by statute and shall be deemed amended concurrent with changes in applicable laws and implementing regulations as referenced in the Exhibits.
 3. Appendix E. All loan instruments, funding agreements, construction contracts, and other such documents that legally bind the **County** or otherwise encumber **Program** funds shall be subject to approval as to form by **County Counsel**. Once proforma documents have been approved as to form by **County Counsel**, all such documents shall be set forth in Appendix E and the **Manager** and **Program Staff** shall thereafter be authorized to use the approved forms to document all financial assistance provided under these **Guidelines**. So long as these approved forms are utilized, individual case review by **County Counsel** shall not be required. Documents approved by **County Counsel** pursuant to this Section shall not constitute amendment of these **Guidelines** nor shall subsequent **County Council** action be required.
 4. Appendix F. General conditions and construction specifications are contained in Appendix F and may be developed and amended from time to time at the discretion of **Program Staff** as necessary to fulfill the purpose and intent of these **Guidelines**. All documents developed by **Program Staff** pursuant to this Section shall be set forth in Appendix F and shall not constitute amendment of these **Guidelines** nor shall subsequent **Board** action be required.
- d. Administrative Decisions. All administrative decisions regarding **applicant** eligibility shall be set forth in writing per the Eligibility Criteria set forth in Appendix D. No loan instruments, funding agreements, construction contracts, or other such documents which legally bind the **County** or otherwise encumber **Program** funds shall be executed for

any project until after the Eligibility Determination form has been reviewed and duly executed by the appropriate parties described below.

1. Conforming Applications. For applications which conform to the eligibility criteria set forth in these **Guidelines** and summarized in Appendix D, the Eligibility Determination form shall be completed by the **Conservation Specialist** and submitted to the **Manager** for review and approval prior to granting a final commitment of funds under the **Program**. Applications meeting the requirements of this Section shall not require separate **Loan Committee** approval.
2. Nonconforming Applications. For applications which do not otherwise conform with the eligibility criteria set forth in these **Guidelines** and summarized in Appendix D, the Eligibility Determination form shall be completed by **Program Staff** and submitted to the **Loan Committee** for review and approval prior to granting a final commitment of funds under the **Program**.

1.7 LOAN COMMITTEE DELIBERATIONS

All exceptions recommended by the **Manager** and appeals filed by applicants are subject to the administrative hearing process set forth below.

- a. Filing Procedure. Exceptions recommended by the **Manager** may be initiated at any time; appeals by applicants must be filed with the **Manager** within twenty (20) days of the contested decision. Such recommendations and appeals must be documented in writing, setting forth with particularity: (i) the party initiating the administrative hearing process; (ii) the exception or decision in question; (iii) the basis for granting relief; and (iv) the exact remedy proposed.
- b. Hearing Schedule. The **Manager** shall set an administrative hearing date not less than ten (10) days or more than thirty (30) days from the date that the administrative hearing process is initiated. Written notice of the date, time and location of the administrative hearing, together with documentation in support of the request, shall be provided by the **Manager** to the **applicant** and **Loan Committee** at least ten (10) days prior to the hearing date.
- c. Committee Deliberations. At the time and place indicated in the written notice, the **applicant** shall have the opportunity (but not the obligation) to testify and present additional evidence concerning the matter. The **Loan Committee** shall decide the matter based upon the information furnished by the **Manager**, any documentary evidence previously submitted, and any additional evidence presented at the hearing. The **Loan Committee** may continue any hearing or request additional

information prior to issuing a written decision. At the conclusion of its deliberations, the **Loan Committee** shall render its decision in writing, setting forth the basis for that decision.

- d. Notification. Notice of the **Loan Committee**'s action shall be provided by the **Manager** to the **applicant** at the earliest possible date following receipt of the written decision.

CHAPTER 2: PROGRAM FINANCING

2.1 PURPOSE AND APPLICABILITY

This Chapter sets forth the financial parameters governing the improvement and preservation of **qualifying property** under the **Program** together with the terms and conditions of eligibility therefore.

2.2 EMERGENCY AND MINOR REPAIR PROGRAM (“EMRP”)

- a. **Program Purpose.** The principal objective of **EMRP** is to eradicate **substandard** conditions of **qualifying property**, owned and occupied by **eligible applicants** who fail to qualify for financial assistance under **HRP** or the condition of qualifying property is such that a delay incident to normal processing would endanger the health, safety or welfare of the of the occupants.
- b. **Financial Assistance.** **EMRP** consists of cash grants not to exceed the lesser of: (i) the actual cost of rectifying substandard housing conditions; or (ii) five thousand dollars (\$5,000). Grants shall be awarded on a first come, first served basis until all budgeted funds are exhausted. Only one **EMRP** grant may be approved for each **eligible applicant’s qualifying property**. **EMRP** grant proceeds may only be used to defray the Elements of Cost described in Chapter 5. All Administrative Fees (described for **HRP** below) shall be paid by the **County** on behalf of **Participating Owners**. All **EMRP** grants shall be evidenced by documents of the **County** and include a Participation Agreement governing the terms and conditions of financial assistance set forth in Appendix E.
- c. **Eligible Applicants.** Eligibility under **EMRP** is based on a combination of income, occupancy, housing conditions and financial capacity as follows: (i) the **applicant’s household income** may not exceed an amount qualifying as being **very-low, low or moderate income**; (ii) the **applicant** must be an **owner-occupant of qualifying property**; (iii) the **qualifying property** must constitute a **substandard dwelling** under **code enforcement**; and (iv) the **applicant** must lack financial capacity to qualify for financial assistance under **HRP** or the condition of the **qualifying property** is such that a delay to normal processing under **HRP** would endanger the health, safety or welfare of the occupants.
- d. **Property Rehabilitation Standards.** **EMRP** funds may only be expended for property improvements which are required to comply with minimum standards governing public health, safety and welfare (**PRS** Category #1 as described in Chapter 4). Included within **PRS** Category #1 are property improvements required to comply the **County’s** Ordinance

Code, the Uniform Housing Code and **HUD** Section 8 Housing Quality Standards prescribed in the Code of Federal Regulations (24 CFR 882.109). Where **EMRP** funds are insufficient to meet all of the standards set forth in **PRS** Category #1, the funds shall be used to eradicate immediate threats to the health and safety of the occupants.

- e. Procurement Standards. Property improvements completed in conjunction with **EMRP** will be undertaken by a **Non-Profit Self-Help Organizations** sanctioned by the **County**. Determinations as to the method of contracting and fund disbursement shall be relegated to the **Conservation Specialist** and shall take into account the urgency of needed improvements, the expertise required to perform the work and the most cost-effective means of administering the **Program**.

2.3 HOMEOWNER REHABILITATION PROGRAM (“HRP”)

- a. Program Purpose. The principal objective of **HRP** is to eradicate substandard housing, eliminate blighting influences and extend the useful economic life of **qualifying property**, owned and occupied by **eligible applicants**. The scope of rehabilitation encompasses property improvements necessary to eradicate substandard conditions, attain compliance with minimum property standards and enhance the livability of **qualifying property**.
- b. Financial Assistance. **HRP** consists of financial assistance in the form of deferred payment property improvement loans, originated by the **County**, with principal deferred for maximum of forty-five (45) years. All **HRP** loans are evidenced by documents of the County and include a promissory note, secured by a deed of trust on the property to be improved. **HRP** loans shall be awarded on a first-come, first-served basis until all budgeted funds are exhausted. Eligible expenses for which the proceeds of **HRP** loans may be used encompass: (i) Administrative Fees, subject to the provisions described elsewhere in this Section; and (ii) the Elements of Cost described in Chapter 5. Provisions governing the type, amount and conditions of financial assistance under **HRP** are set forth below.
 - 1. Loan Term. The maximum term for **HRP** loans is forty-five (45) years. None of the loans under **HRP** are assumable and all such loans shall become immediately due and payable upon sale or transfer of the **qualifying property**. As used herein, the term "transfer" shall mean the sale, execution of any land sale contract, or other conveyance of the **qualifying property** but shall not include the situation where the death of the **Participating Owner** results in his or her spouse receiving by law the full title in the **qualifying property** after having held the **qualifying property** as a joint tenant or as

community property. In addition, the term "transfer" shall not include the situation wherein the death of **Participating Owner** results in a child or children of the **Participating Owner** receiving title to the **qualifying property** so long as at least one child who is legal heir to the **qualifying property** occupies the **qualifying property** as his or her **principal residence**.

2. Loan Principal. Only one **HRP** loan may be approved for each **eligible applicant's qualifying property**. The minimum principal for an **HRP** loan shall be \$5,000 and maximum principal shall not exceed \$60,000. Where senior liens are in the form of adjustable rate, variable rate, or graduated payment mortgages that have the potential for negative amortization, the maximum amount of debt secured on the **qualifying property** shall not exceed eighty percent (80%) of the after-rehabilitation value of the **qualifying property**. If the **HRP** loan equals or exceeds an amount which exceeds the **substantial rehabilitation threshold**, the following special provisions shall apply:
 - (a) Applicant Eligibility. Monthly housing costs of the **applicant** must not exceed the **standards of affordability** as set forth in Appendix D. To satisfy this requirement, the proceeds of the **HRP** loan may be used to refinance existing debt secured on the **qualifying property**, provided that: (i) the amount of refinanced debt does not exceed twenty-five percent (25%) of the total **HRP** loan; (ii) the total **HRP** loan does not exceed seventy-five percent (75%) of the **replacement cost** of the structures located on the **qualifying property**; and (ii) the total **HRP** loan does not exceed ninety percent (90%) of the after-rehabilitation value of the **qualifying property**, all secured debt inclusive.
 - (b) Loan Subordination. In addition to the subordination requirements set forth below, debt senior to an **HRP** loan may only be refinanced if the monthly housing costs do not exceed the **standards of affordability** as set forth in Appendix D.
3. Documentation. All **HRP** loans shall be evidenced by the documents described below and set forth in Appendix E.
 - (a) Loan Documents. The terms and conditions of loan repayment shall be documented on forms prescribed by the **County**.
 - (b) Participation Agreement. The terms and conditions governing the use loan proceeds shall be documented in the form of a Participation Agreement and incorporates, by reference, the

Construction Agreement and Disbursement Instructions described in Chapter 5.

- (c) Covenants, Conditions and Restrictions. The terms and conditions governing use, maintenance and occupancy of the **qualifying property** shall be documented in the form of Covenants, Conditions and Restrictions ("CC&Rs"). The CC&Rs obligate the **Participating Owner** to: (i) abide by occupancy standards concerning overcrowding, violence, and drug related criminal activity; (ii) maintain the **qualifying property**, and all improvements situated thereon in a continuous state of good repair; (iii) comply with all local laws and regulations. The CC&Rs shall be recorded on **the qualifying property** concurrent with recordation of the Deed of Trust securing the **HRP** loan.
 - (d) Notice of Affordability. For **HRP** loans which exceed the **substantial rehabilitation threshold**, the terms and conditions governing continued affordability of the dwelling (in accordance with the requirements of California Health and Safety Code Section 33334.3) shall be documented in the form of an Affordable Housing Agreement and Notice of Affordability Restrictions on Transfer of Property (Appendix E).
4. Loan Subordination. No debt senior to an **HRP** loan may be refinanced unless the following criteria are satisfied: (i) the **Participating Owner** must be in full compliance with the terms and conditions of the Loan Documents, Participation Agreement and CC&Rs; (ii) the Deed of Trust securing the **HRP** loan must be ranked in no less a position than that which existed prior to refinancing, which position, in no event, may be less than third; (iii) the principal sum of the new loan must not exceed the current outstanding balance of all existing debt superior to the **HRP** loan plus an allowance for reasonable closing costs; and (iv) for **HRP** loans exceeding the substantial rehabilitation threshold, monthly housing costs must not exceed the **standards of affordability** as set forth in Appendix D. Where the new indebtedness consists of a fixed rate fully amortized loan, the maximum amount of debt secured on the **qualifying property** shall not exceed must not exceed ninety percent (90%). Where the new indebtedness consists of an adjustable rate, variable rate or graduated payment loan which has the potential for negative amortization, the maximum amount of debt secured on the **qualifying property** must not exceed eighty percent (80%).

5. Administrative Fees. Except as otherwise provided below, all Administrative Fees associated with applications made under **HRP** shall be borne by the **County**.
- (a) Preconstruction Costs. The costs of obtaining detailed architectural drawings shall be paid for by the **Participating Owner** either in advance of loan funding or as part of the work to be performed. Costs associated with termite inspection reports, deed reconveyances and recording fees as are necessary either to ascertain the scope of eligible property securing a new lien under **HRP** shall be borne by the **County**.
 - (b) Reapplication Fees. Where an **eligible applicant** voluntarily withdraws from the **Program** prior to **HRP** loan funding but after the **County** has incurred out-of-pocket expenses (including, but not limited to, fees for termite reports, title reports, credit reports, appraisals, and asbestos testing), such **applicant** who wishes to reapply or reactivate a canceled loan application shall reimburse the **County** for all direct expenses previously incurred. The **applicant** shall make said reimbursement, from **applicant's** own funds, prior to recommencement of loan processing. A separate reapplication fee shall be collected each time a canceled application is reactivated. No reapplication fee shall be payable by an **applicant** whose previous application was canceled by the **County** due to failure to qualify for financing.
 - (c) Fees for Duplicate Expenses. Should an **eligible applicant** fail to make necessary decisions or otherwise cooperate in a timely manner thereby causing delays and resulting in duplicated expenses (including, but not limited to, the costs of updating title reports, credit reports, and appraisals), the **applicant** shall be required to deposit the cash needed to cover those additional expenses before additional costs are incurred by the **County**.
- c. Eligible Applicants. Eligibility under **HRP** is based on a combination of income, occupancy, property indebtedness, financial capacity and source of Program funds as follows: (i) the **applicant** must be a United States citizen or qualified alien as defined in the Personal Responsibility and Work Opportunity Reconciliation Act of 1996; (ii) the **applicant's household income** may not exceed an amount qualifying as being **very-low, low or moderate income**; (iii) the **applicant** must be an **owner-occupant of qualifying property**; (iv) the **applicant** must have insurable title to **qualifying property**, free of liens and encumbrances other than secured debt and exceptions approved by the **County**; (v) the **qualifying property** must not be encumbered with three (3) or more existing secured loans and no existing lien may contain a balloon payment; and

(vi) the **applicant** must have sufficient **equity** to secure an **HRP** loan as set forth in this Section. In addition, for **HRP** loans exceeding the **substantial rehabilitation threshold**: (i) the **qualifying property** must constitute a **substandard dwelling** under **code enforcement**; and (ii) funds available under **EMRP** are insufficient or unavailable to correct the condition of the **qualifying property** that is the cause of **code enforcement**.

- d. Property Rehabilitation Standards. **HRP** loans proceeds may be expended for any category of property improvements described in Chapter 4 provided, at a minimum, the **qualifying property** shall be made to conform to **PRS** Category #1. No property improvement within a lower ranking **PRS** Category, as prioritized in Chapter 4, shall be undertaken without concurrent remedy of all deficiencies identified in each and every category of higher priority. Any property improvements desired by a **Participating Owner** which cannot be classified under **PRS** Categories #1, #2 or #3 may be incorporated into the rehabilitation project provided the required funds shall be paid from the funds of the **Participating Owner** independent of **HRP**.
- e. Procurement Standards. All property improvements completed in conjunction with **HRP** shall be undertaken by licensed **contractors**, under contract to the **Participating Owner**, in the manner prescribed for Competitive Negotiation or Non-Competitive Negotiation in Chapter 5.

CHAPTER 3: PROCESSING PROCEDURES

3.1 PURPOSE AND APPLICABILITY

This Chapter sets forth the general procedures to be followed in receiving and processing applications for financial assistance under the **Program**.

3.2 PROGRAM IMPLEMENTATION

- a. Eligibility Determination. The process of establishing eligibility for the type and amount of financial assistance under **EMRP** and **HRP** consists of five distinct steps as set forth below.
 1. Initial Application. All applications for financial assistance under the **Program** shall be evidenced on forms prescribed by the **County**. At the time of initial contact, a case file will be opened and cursory information shall be obtained from the **applicant** necessary to establish basic eligibility. Included as part of the initial application shall be a certification and release from the **applicant**, authorizing the **County** to conduct a physical inspection of the **qualifying property** and perform a search of relevant building and zoning records.
 2. Initial Survey. Upon receipt of a completed application, an appointment shall be made by the **Conservation Specialist** to conduct a physical inspection of the **qualifying property** to ascertain compliance with the **County's** Property Rehabilitation Standards (Chapter 4) and establish a rough estimate of rehabilitation costs. Concurrently, **Program Staff** shall verify property ownership, income, **housing costs** and immigration status. Where necessary, the **County** may require supplemental evaluation including, but not limited to, termite inspection reports, lead based paint testing and similar laboratory and field investigations. At the discretion of the **Conservation Specialist**, supplemental evaluation can be deferred until the Work Write-Up phase. Once necessary information has been gathered, a preliminary determination shall be made as described below.
 - (a) Emergency and Minor Repair Program. An **applicant** shall be deemed eligible for financial assistance under **EMRP** if: (i) the **applicant** meets the income, occupancy and property qualification standards prescribed in Chapter 2; and (ii) the condition of the **qualifying property** is such that a delay incident to normal processing under **HRP** would, in the opinion of **Program Staff**, threaten the health, safety or welfare of the occupants.
 - (b) Homeowner Rehabilitation Program. An **applicant** shall be deemed eligible for financial assistance under **HRP** if the **applicant**

meets the income, occupancy and property qualification standards prescribed in Chapter 2.

3. Preliminary Eligibility Determination. Upon completing the Initial Survey, an appointment shall be made by the **Conservation Specialist** to discuss the findings with each **applicant**. As part of the preliminary determination, each **applicant** shall be apprised of their financial options, loan procedures, and terms and conditions of participation under the **Program**. Where a determination is made that the **applicant** qualifies under **EMRP**, case processing shall proceed to the Work Write-Up phase described below. Where a determination is made that the **applicant** does not qualify for financial assistance under either **EMRP** or **HRP**, the **applicant** shall be advised of their appeal rights set forth in Chapter 1.
- b. Work Write-Up. Immediately following the Eligibility Determination phase, a subsequent inspection shall be made of the **qualifying property** by the **Conservation Specialist**. The purpose of the subsequent inspection shall be to establish the precise scope of rehabilitation and method of procurement. The scope of property improvements shall be modified, as necessary and appropriate, to align estimated costs with the amount and characteristics of financial assistance for which each **eligible applicant** is qualified under the **Program**. In no event shall the scope of property improvements be modified so as to be inconsistent with the Property Rehabilitation Standards prescribed in Chapter 4. If the maximum amount of financial assistance under the **Program** is insufficient to pay for the estimated cost required to comply with the Property Rehabilitation Standards, application processing shall be suspended until the **applicant** can furnish evidence of supplementary personal funds with which to complete all work.
 1. Emergency and Minor Repair Program. For **eligible applicants** who qualify under **EMRP**, the results of the Work Write-Up phase shall be conveyed to the **applicant** in the form of an abbreviated summary worksheet. All property improvements completed in conjunction with **EMRP** must be undertaken by licensed **contractors**, under contract to the **Participating Owner**; or **Non-Profit Self-Help Organizations** sanctioned by the **County**, in the manner prescribed for Small Purchases subject to the Procurement Procedures, Contracting Provisions and Contract Pricing specified in Chapter 5. To assist the **Participating Owner** in arranging for necessary labor and material, the **Conservation Specialist** shall furnish the names of **contractors** who qualify under the **Program**.
 2. Homeowner Rehabilitation Program. For **eligible applicants** who qualify under **HRP**, the precise scope and nature of property

improvements to be undertaken pursuant to the **Program** shall be set forth in the form of detailed construction specifications. All property improvements completed in conjunction with **HRP** shall be undertaken by licensed **contractors**, under contract to the **Participating Owner**, in the manner prescribed for Competitive Negotiation or Non-Competitive Negotiation in Chapter 5. An estimate shall be made by the **Conservation Specialist** of the total cost of work to be performed together with the line item components thereof. Estimates of cost shall be based on industry standards, prevailing locally, for comparable work performed. In consultation with the **applicant**, a decision shall be made on whether to employ Competitive or Non-Competitive Negotiation. Upon such determination, the Procurement Procedures, Contracting Provisions and Contract Pricing specified in Chapter 5 shall be followed.

- c. Statutory Clearance. After having determined both the scope and cost of work to be performed, **Conservation Specialist** shall undertake a statutory review of each prospective project. The purpose of the statutory review is to ascertain programmatic requirements associated with the source of funds used to originate **EMRP** and **HRP** grants and loans.
- d. Loan/Grant Origination. After having completed the necessary statutory clearance, **Conservation Specialist** shall complete and submit the Eligibility Determination Worksheet for approval by the **Program Staff** in accordance with the provisions Chapter 1. Upon receiving authorization, necessary financing and construction documents shall be drafted and executed by and between the **Participating Owner** and general **contractor**, as applicable. Thereafter, the **Conservation Specialist** shall submit the Eligibility Determination Form and **Program** documents to the **Program Staff** who will authorize the fund disbursement. **Program** documents and funding procedures differ depending on the type of financial assistance for which the **applicant** qualifies.
 - 1. Emergency and Minor Repair Program. For **applicants** who qualify under **EMRP**, the terms and conditions of financial assistance shall be documented in the form of a Participation Agreement set forth in Appendix E. The amount of financial assistance under **EMRP** shall coincide with the actual cost of completing the scope of work specified by the **County**, not to exceed a maximum sum equal to \$5,000. Following approval by the **County**, grant funds will be disbursed by the **Conservation Specialist** direct to the **contractors** and/or subcontractors employed by the **applicant**, and for work performed by the **Participating Owner**, grant funds will be disbursed: (i) direct to vendors and material supplies concurrent with submission of invoice in the time and manner set forth for Small Purchases in Chapter 5; or (ii) direct to the **Participating Owner** as reimbursement of eligible

expenditures. All work under **EMRP** must be completed within forty-five (45) days of grant approval.

2. Homeowner Rehabilitation Program. For **eligible applicants** who qualify under **HRP**, the terms and conditions of financial assistance shall be documented in manner prescribed in Chapter 2. The Loan Repayment Agreement shall be secured by a Deed of Trust on the **qualifying property**, the principal of which shall coincide with the cost of eligible rehabilitation work together with an allowance for contingencies. The size of the contingency allowance shall be tailored to each rehabilitation project taking into account total project costs, unique construction requirements and total funds available. Loan proceeds shall be considered to be disbursed on the date of recordation of the Deed of Trust and interest shall accrue from the date specified in the Loan Repayment Agreement. After funding is authorized by the Finance Division and all necessary documents have been recorded, the loan proceeds shall be administered by the **Conservation Specialist** in the manner described in Chapter 5. In the event that unforeseen cost overruns exceed the amount of funds reserved for construction contingencies, the documents evidencing the **HRP** loan shall be amended and the loan amount adjusted to correspond to the actual cost of construction; provided, however, in no event may the **HRP** loan be increased to a sum greater than allowed under these **Guidelines**.
- e. Project Completion. Where deemed necessary by the **Conservation Specialist**, a preconstruction conference shall be held with the **Participating Owner** and general **contractor** (if any) prior to issuance of Notices to Proceed. All necessary permits shall be procured prior to commencement of construction. Thereafter, disbursement of **Program** funds and construction execution shall be governed by the provisions of Chapter 5.
 1. Emergency and Minor Repair Program. Following completion of construction, the **Participating Owner** shall file a Notice of Completion with the **County**, together with all invoices, work orders and receipts evidencing cost and payment of the same. A review shall then be made of the documentation submitted by the **Participating Owner** to verify the authenticity of receipts filed and their relationship to the property improvements authorized by the **County**. Following this review, an appointment shall be made by the **Conservation Specialist** to reinspect the **qualifying property** so as to confirm that all work has been satisfactorily completed. Upon acceptance of the work, the **Conservation Specialist** shall disburse any remaining funds due and payable to the **Participating Owner** and any **contractor** employed by the **Participating Owner**.

2. Homeowner Rehabilitation Program. Following completion of construction, separate Notices of Completion for work allocated to the general **contractor** and **Participating Owner** (where **Participating Owner** serves as **owner-builder**) shall be executed and filed with the **County**. Following recordation of the applicable Notices of Completion, unobligated loan proceeds remaining in the escrow account shall be forwarded to the **County** and applied as a principal payment against the **HRP** loan. Undisbursed cash contributions of the **Participating Owner** shall be returned to the **Participating Owner**.

3.3 HOUSEHOLD INCOME

- a. General. **Household income** serves as the principal determinate of eligibility for **owner-occupants** under the **Program**. Where title to the **qualifying property** is vested with other **persons** in addition to the **Participating Owner**, only the income of those **persons** who reside at the **qualifying property** will be evaluated to determine the type and amount of financial assistance for which such **persons** are eligible.
- b. Income Determination. As defined in Chapter 1, **household income** encompasses the total anticipated income of an **eligible applicant** for the twelve (12) month period following the date of application under the **Program**. A different time frame may be used to compute income where circumstances particular to an **applicant** make it impractical to accurately forecast income over a twelve (12) month period. The provisions set forth below shall govern the determination of **household income**.
 1. Elements of Income. Except as otherwise provided in this Section, all payments from all sources received by the head of **household** and spouse (including a **family** head who is temporarily absent) and each additional member of the **family** who is at least eighteen (18) years of age shall be included in the annual income of a **household**. Income shall include, but not be limited to:
 - (a) Employment Income. The gross amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonus. For self-employed **persons**, income shall include the net amount received from operation of a business or profession or from rental of real or personal property (for this purpose, expenditures for business expansion, capital depreciation or amortization of capital indebtedness shall not be deducted to determine the net income from a business). Any withdrawal of cash or assets from the operation of a business or profession shall be included in income, except to the extent the

withdrawal is reimbursement of cash or assets invested in the operation by the **applicant's household**. In general, income for self-employed **persons** shall be based on the annual average sum earned over a three-year period immediately proceeding the date of application.

- (b) Supplemental Income. The full amount of periodic payments received from social security, annuities, insurance policies, retirement funds, pensions, disability or death benefits, and other similar types of periodic receipts; payments in lieu of earnings, such as unemployment and disability compensation, worker's compensation and severance pay; periodic and determinable allowances such as alimony and child support payments, and regular contributions or gifts received from **persons** not residing in the **dwelling**; all regular pay, special pay and allowances of a member of the Armed Forces (whether or not living in the **dwelling**) who is head of the **household** or spouse; and public assistance payments, provided, however, if such compensation includes an amount specifically designated for shelter and utilities which is subject to an adjustment by the public assistance agency in accordance with the actual cost of shelter and utilities, the amount of public assistance income to be included as **household income** shall consist of the amount of the allowance or grant exclusive of the amounts specifically designated for shelter and utilities, plus the maximum amount which the public assistance agency could in fact allow for the **family** for shelter and utilities.
- (c) Income From Assets. Interest, dividends and net income of any kind from real or personal property. Expenditures for business expansion, capital depreciation or amortization of capital indebtedness shall not be deducted to determine the net income from a business. Any withdrawal of cash or assets from the operation of a business or profession shall be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the **applicant's household**.
- (d) Assets. Where a **household** has net assets of \$5,000 or less, income from such assets shall be deemed to be the actual income from all assets, or an imputed income figure derived by applying a rate of three and one-half percent (3.5%) to all assets, whichever is greater. Where a household has net assets in excess of \$5,000, income shall include the actual amount of income, if any, derived from all of the net assets or five percent (5%) of the value of all such assets, whichever is greater. For purposes of this Section, net **family** assets means the value of

equity in all real property (other than the **applicant's** principal **residence**), savings, stocks, bonds and other forms of capital investment. Excluded from the computation of net assets are: (i) retirement funds with penalties for early withdrawal; and (ii) the value of personal property such as furniture and automobiles.

2. Non-Recurring Income. Payments from the sources listed below shall not be considered as **household income**, provided, however, that such unexpended sums shall be considered to be **household** assets and the income from such assets is includable as income.
 - (a) Gifts and Medical Reimbursement. Casual, sporadic and irregular gifts, and amounts which are specifically received for, or are a reimbursement of, the cost of illness or medical care.
 - (b) Settlement Income. Lump sum additions to **family** assets consisting of governmental payments and compensation for **applicant** losses including, but not limited to, insurance payments, deferred periodic payments of supplemental security income (SSI) or social security benefits that are received in a lump sum payment, and settlements for personal or property losses. Inheritances, capital gains, gambling proceeds and similar unearned income shall be included in the computation of **household income**.
 - (c) Scholarships. Amounts for educational scholarships paid directly to the student or to the educational institution and amount paid by the United States Government to a Veteran for use in meeting the cost of tuition, fees and books, to the extent that such amounts are so used. Any amounts of such scholarships, or payments to Veterans not used for the aforesaid purposes of which are available for subsistence are to be included as income. This exclusion is applicable also to all part-time students and to a full-time student who is considered as head of household or his or her spouse. Income from student loans, regardless of what such income is used for, is excluded in the computation of **household income**.
 - (d) Special Government Compensation. The special pay to a serviceman head of **household** away from home and exposed to hostile fire; relocation payments made pursuant to Federal, State, or local relocation law, foster child care payments; payments for the care of foster adults (usually individuals with disabilities, unrelated to the tenant **family**, who are unable to live alone), the value of coupon allotments for the purchase of food pursuant to the Food Stamp Act of 1964 which is excess of the amount

actually charged the eligible **household**; payments received under employment training Programs funded by **HUD** or the State of California, payments received pursuant to participation in the volunteer Programs under the ACTION Agency specifically including the National Volunteer Anti-Poverty Programs (i.e., VISTA, Service Learning Programs and Special Volunteer Programs), the National Older American Volunteer Programs for persons aged sixty (60) and over (i.e., Retired Senior Volunteer Programs, Foster Grandparent Program, Older American Community Services Program), and the National Volunteer Program to Assist Small Business Experience, (i.e., Service Corps of Retired Executive and Active Corps of Executives).

3. Other Exclusions from Income. Payments from the following sources shall not be includable for the purpose of computing **household income**:
 - (a) Adoption Assistance. Adoption assistance payments up to a maximum of \$480 per adopted child per year, or such other limit prescribed by law.
 - (b) Reparation Payments. Reparation payments made by a foreign government pursuant to claims filed under the laws of that government by **persons** who were persecuted during the Nazi era.
 - (c) Tax Refunds. Refunds or rebates paid to **owner-occupant households** under State or local law for the purpose of property tax relief on the **dwelling** unit they occupy.
 - (d) Disabled Assistance. Amounts paid by a State agency to a **household** with a developmentally disabled **family** member living at home to offset the cost of services and equipment needed to keep the developmentally disabled **family** member at home.
 - (e) Student Earnings. Earnings up to a maximum of \$480 per year for each full time student 18 years of age or older, excluding the head of **household** and spouse, or such other limit prescribed by law.

3.4 INCOME VERIFICATION

- a. General. At the time application is made under the **Program**, data shall be obtained and verified by such methods as may be necessary and reasonable to ensure full, true and complete information from which to base determinations of eligibility hereunder. Complete and accurate records of verification will be maintained and each **applicant** shall certify, under penalty of perjury, that all information furnished as part of the application is true and complete to the best of the **applicant's** knowledge and belief. Unless the **applicant** reports a significant change in circumstances which would affect eligibility hereunder, such as becoming unemployed following a period of employment, resultant determinations of eligibility shall remain in full force and effect for a period of six (6) months from the date of initial application, after which time new application and verification shall be required.
- b. Verification Methodology. Income verification under the **Program** shall be performed in accordance with the standards and criteria set forth below.
 1. Income Basis. If circumstances are such that it is not reasonably feasible to anticipate a level of income over a twelve (12) month period, a different basis may be used including, but not limited to, a shorter time frame of projection for a period of time preceding the date of application. Circumstances wherein an adjustment in the basis of determining **household** income is warranted include:
 - (a) Unemployment. A **person** is unemployed at the time of application and there are no anticipated prospects of re-employment.
 - (b) Self-Employment. A **person** is self-employed and annual income is either inconstant due to fluctuations in business or undeterminable due to the recentness of such employment.
 - (c) Seasonal and Temporary Employment. The conditions of employment and/or receipt of income are so unstable as to invalidate usual and normal standards of determination.
 2. Verification Standards. The following, although not all inclusive, represent the types of verification required for various sources and elements of **household income**:

(a) Employment Income.

- (1) Regular Employment. Letters and statements from employers, pay stubs and similar such receipts evidencing compensation, and/or IRS Tax Returns.
- (2) Self-Employment. Statements from Certified Public Accountants, notarized declarations, and/or IRS Tax Returns for three (3) years preceding the date of application.

(b) Supplemental Income.

- (1) Social Security Benefits. Award letter, bank statement evidencing direct deposit of benefits, and/or verification statement from the Social Security Administration.
- (2) Aid to Families With Dependent Children. Award letter and/or verification statement from the Public Social Services Agency.
- (3) Child Support/Alimony. Copy of divorce papers and/or verification statement from ex-spouse.
- (4) Veterans Benefits. Award letter, statement from bank evidencing direct deposit of benefits, and/or verification statement from the Veterans Administration.
- (5) Disability Benefits. Award letter, bank statement evidencing direct deposit of benefits, and/or statement of verification of payer.
- (6) Unemployment Benefits. Award letter, bank statement evidencing direct deposit of benefits, and/or verification statement from the California State Department of Employment Development.
- (7) Retirement/Pension Benefits. Award letter, check stub, and/or verification statement from the Pension fund.

(c) Income From Assets.

- (1) Savings Account Interest. Copy of quarterly statement, IRS Tax Returns, and/or verification statement from bank or savings and loan.

(2) Dividends. Copy of statement with amount received and/or IRS Tax Returns.

(3) Rental Income. Statement of net cash flow as verified by IRS Tax Returns.

(d) Assets.

(1) Liquid Assets. (i.e., Savings and Checking Accounts). Copy of savings passbook showing current balance, month or quarter-ending bank statement, and/or verification statement from financial institution.

(2) Marketable Securities. Copy of stock/bond and/or verification statement from benefactor.

(3) Equity in Real Estate. Copy of deed verification statement from mortgagor as to mortgage balance together with Assessor's valuation records, verified purchase price and/or independent appraisal.

3.5 HOUSING COSTS

a. General. **Housing costs** serve as a determinant of **applicant** eligibility when an **HRP** loan exceeds the **substantial rehabilitation threshold**.

b. Cost Determination. For the sake of consistency in applying minimum **housing costs** standards equally to all **applicants**, the **Conservation Specialist** will derive estimates for maintenance and utilities from the exhibits set forth in Appendix D. For the purpose of determining **housing costs** under the **Program**, the list set forth below, though not all inclusive, specifies the type of verification required to confirm the various elements of **housing costs**.

1. Mortgage Expenses. Statement from each lender as to the amount of monthly or annual costs for principal, interest, mortgage insurance premiums, or service charges for each purchase money or property improvement mortgage on the property to be improved. Loans for the construction of patio enclosures, spas, water conditioning equipment, or other general property improvements which are ineligible under the **Program**, shall not be includable in the computation of **housing costs**. In the absence of adequate verification to the contrary, it shall be presumed that home **equity** loans do not represent property improvement debt of the type defined as a housing cost within the meaning of this Section.

2. Taxes and Assessments. Copy of the most recent property tax bill from the County Assessor. In lieu of the tax bill, information listed in the most current Assessor's Rolls may be utilized without requiring further evidence from the **applicant**.
3. Insurance. Statement or premium notice from the insurance underwriter listing the amount of monthly or annual premium.
4. Property Maintenance. Monthly property maintenance expenses shall be determined on the basis of the table of Maintenance and Repair Estimates set forth in Appendix D. For properties with more than one **dwelling**, additional maintenance costs on the rental units shall be deemed to be ten percent (10%) of the anticipated gross rents after rehabilitation.
5. Utilities. Monthly utility expenses for gas, electricity, and other heating and refrigeration fuels, water, sewer, and refuse collection shall be determined on the basis of the table of Utility Allowances set forth in Appendix D.

3.6 IMMIGRATION STATUS

- a. General. The Personal Responsibility and Work Opportunity Reconciliation Act of 1996 prohibits an alien who is not a "qualified alien" from receiving certain types of public assistance. For purposes of the **Program**, a condition of eligibility is that an **applicant** must be a United States citizen or qualified alien.
- b. Verification. As part of the eligibility determination process, an **applicant's** citizenship and immigration status must be verified. The rules and regulations for conducting this review shall be governed by regulatory and policy guidance issued by the California Department of Housing and Community Development and **HUD**.

CHAPTER 4: PROPERTY REHABILITATION STANDARDS

4.1 PURPOSE AND APPLICABILITY

This Chapter prescribes the criteria and methods used to determine the eligibility of property improvements financed under the **Program**.

4.2 CATEGORIES OF REHABILITATION

- a. General. Listed in descending order of priority, three (3) categories of rehabilitation are used to classify eligible property improvements, each of which is more fully described elsewhere in this Chapter.
 1. PRS Category #1 - Code Compliance.
 2. PRS Category #2 - Minimum Property Standards.
 3. PRS Category #3 - General Property Improvements.
- b. Applicability. All property improvements, including those desired by the **Participating Owner** and those required by operation of these **Guidelines**, shall be determined by the **County** on the basis of physical inspection by the **Conservation Specialist**. No property improvement within a lower ranking **PRS** Category, as prioritized above, shall be undertaken without concurrent remedy of all deficiencies identified in each and every category of higher priority.
- c. Construction Integrity. Where necessary to optimize a property's useful life, replacement of relevant elements shall be required in lieu of repair. All construction, regardless of ranking or category of rehabilitation, shall comply with provisions described below:
 1. Building Code. Specified portions of the California Building Standards Code, model codes referenced by the California Building Standards Code and amendments adopted by the **County**, commonly known as the "Ventura **County** Building Code," as adopted and amended from time to time.
 2. Land Use Regulations. Land use regulations codified in Division 8, Ordinances 1 and 1.1 of the Ventura **County** Ordinance Code commonly known as the "Zoning Ordinance."
 3. State Building Regulations. Titles 24 and 25 of the California Code of Regulations commonly known as the "State Building Regulations."

4. Standard Work Specifications. Standard Work Specifications prepared pursuant to these **Guidelines** and set forth in Appendix G hereto.

4.3 CODE COMPLIANCE

- a. General. **PRS** Category #1 encompasses any and all improvements required to comply with minimum standards governing public health, safety and welfare. Included within this category are local, State and Federal regulations which are invoked by operation of law.
- b. Code Compliance. This subcategory includes any and all property improvements required to remedy inconsistencies with the Ventura **County** Ordinance Code. Remedy of all violations, as differentiated from legal nonconforming circumstances, shall be mandatory in all cases. Conditions which are nonconforming, but legally adequate by operation of law, shall, where funds are available, be corrected. In addition, the **County** Ordinance Code prescribes specified thresholds for requiring retroactive compliance with current zoning regulations.
- c. Uniform Housing Code. The Uniform Housing Code (established and adopted pursuant to the California Health and Safety Code and embodied within the Ventura **County** Building Code) prescribes the minimum standards by which all residential **dwelling**s must be maintained in order to preserve and protect public health, safety and welfare. Property improvements undertaken pursuant to the Uniform Housing Code include any and all actions necessary to eradicate substandard housing conditions, as such conditions are defined in said Code together with the criteria set forth in Section 17920.3 of the California Health and Safety Code.
- d. Section 8 Existing Housing Quality Standards. The standards prescribed in the Code of Federal Regulations (24 CFR 882.102 and 24 CFR part 5, subpart G) serve as the minimum conditions under which housing can be classified as decent, safe and sanitary.

4.4 MINIMUM PROPERTY STANDARDS

- a. General. **PRS** Category #2 encompasses any and all improvements required to prevent the occurrence of substandard housing conditions, extend the useful economic life of structures and maximize neighborhood impact.
- b. Building Modernization. This subcategory includes any and all property improvements necessary to remedy functional obsolescence. While the purpose of this subcategory is not to require full building renovation in

accordance with all modern construction practices, the objective is to selectively upgrade basic structural, electrical, mechanical, heating, and plumbing components so as to enhance use and occupancy beyond the mere elimination of threats to public health, safety and welfare. To alleviate **overcrowding**, the addition of a second bathroom constitutes an eligible improvement under this category where the **qualifying property** has only one bathroom and the **dwelling** is occupied by five (5) or more **persons**.

- c. Incipient Code Compliance. This subcategory includes any and all property improvements required to correct elements of buildings and property which are not presently code-deficient but by virtue of their age and/or condition could, in the foreseeable future, become hazardous or contrary to the standards prescribed for **PRS** Category #1.
- d. Energy and Water Conservation. The standards prescribed in the Code of Federal Regulations serve as the mandatory levels of various energy-efficient features that are considered as cost-effective in the rehabilitation of residential properties under these **Guidelines**. Property improvements undertaken encompass: (i) exterior weatherization consisting of weather-stripping, caulking and water heater insulation blankets; (ii) interior weatherization consisting of attic insulation, duct wrap and flow restrictors for showerheads and sink aerators; (iii) energy-efficient retrofit consisting of water saver toilets, wall insulation, floor insulation, space conditioning equipment, set back thermostats, pipe insulation, electronic ignition of forced air furnaces and gas cooking appliances; and (iv) energy-efficient lighting.
- e. Historic Preservation. This subcategory includes any and all property improvements necessary to restore the exterior condition of properties recognized for their historical, architectural and/or cultural significance as identified by local ordinance. As used in this context, restoration means the use of original materials and methods of construction applicable to each such **dwelling**. In furtherance of these objectives, applicable state building regulations allow replacement, retention and extension of original methods and materials of construction provided that structures do not become or continue to be substandard.
- f. Exterior Property Maintenance. This subcategory includes any and all property improvements necessary to remedy deferred property maintenance and improve the outward appearance of neighborhoods in accordance with the standards described below.
 - 1. Building Standards. The color, texture, material and construction integrity of all building exteriors visible from public right-of-way shall

be maintained in a continuous state of good repair and condition, free of all visual defects, blemishes and general deterioration.

- (a) Definition of Terms. As used herein, the term "building" means all **dwelling**s, garages, carports, and all other structures situated upon a **qualifying property**. The term "exterior," as used herein, means all perimeter walls including framing and covering; all doors and windows including panes and screens; all trim including window frames and sashes, door jambs, roof overhang, fascia boards, gutters and downspouts; all decks, porches and stairways; all foundations including crawl holes, vents and footings; all roofs including framing and covering; all weatherization improvements including caulking and weather-stripping; and all other architectural appendages and features visible from any public right-of-way.
 - (b) Evaluation Criteria. As used herein, the phrase "defects, blemishes and general deterioration" includes unfinished, weathered, chipped or peeling surfaces; dry rotted, warped or termite infested materials; missing, broken or damaged artifacts; unsightly markings, drawings, decorations and graffiti; and all other conditions out of harmony or conformity with the character of the neighborhood.
2. Property Standards. The exterior premises of all property visible from public right-of-way shall be maintained in a continuous state of good repair and condition, free of all visual nuisances, safety hazards and general deterioration.
- (a) Definition of Terms. As used herein, the term "premises" means all fences, driveways, walkways, vegetation, and all other exterior areas and improvements of the **qualifying property**.
 - (b) Evaluation Criteria. As used herein, the phrase "visual nuisances, safety hazards and general deterioration" includes overgrown vegetation, dead trees, weeds or debris; hazardous pools, ponds or excavations; storage of packing boxes, furniture, equipment, appliances, garbage cans, or similar articles anywhere within public view; clotheslines in front yards or unscreened side or rear yards; and all other improvements which are unsightly by reason of condition or location.

4.5 GENERAL PROPERTY IMPROVEMENTS

- a. General. **PRS** Category #3 encompasses all property improvements made in conjunction with **PRS** Categories #1 and #2 but which cannot be classified under any other **PRS** Category but by such inclusion enhances the structural, functional or aesthetic value of the **qualifying property**. Determinations of eligibility for property improvements not specifically listed herein shall be governed by Title I and 203(k) Programs of the Federal Housing Administration ("FHA").
- b. Eligible Property Improvements. Eligible general property improvements include, but are not limited to, the items described below.
 1. Building Additions. Bedroom additions to alleviate **overcrowding** shall qualify as an eligible code-related improvement for **owner-occupants** under **PRS** Category #1. Bathroom additions which do not otherwise qualify as an eligible improvement to alleviate **overcrowding** pursuant to the minimum property standards outlined under **PRS** Category #2, shall qualify as an eligible general property improvement for **Participating Owners** under this **PRS** Category #3, provided that the addition represents a second bathroom and the addition will not result in more than two bathrooms in any single **family** residence. Construction of utility compartments shall also qualify as an eligible general property improvement under this Section.
 2. Remodeling. Remodeling of bathrooms and kitchens including drop ceilings, countertops, cabinets, vanities, and appurtenant equipment and fixtures.
 3. Equipment and Fixtures. Replacement and installation of equipment and fixtures including, but not limited to, kitchen appliances encompassing stoves, ovens and built-in dishwashers. Wherever feasible kitchen cooking appliances shall be permanently fixed to the real property.
 4. Interior Finishing. Interior finishing consisting of painting, acoustic ceilings, finished carpentry, floor covering, and finished hardware.
 5. Building Components. Structural alterations constituting room remodeling, other than that allowed pursuant to this Section, including alterations related to wardrobe closets, pantries, entries and exits, and improvements of similar scope provided there is no enlargement of floor space.

6. Exterior Property Renovation. Repair and installation of exterior property improvements including fences, landscaping and irrigation, driveways, off-street parking, bay or garden windows, and appurtenant architectural features. All exterior decorative elements, ornaments and fixtures shall be in keeping with the original architectural style of the neighborhood. Decorative features deemed to be out of character with the original architectural theme of the neighborhood shall constitute ineligible general property improvements.
 7. Energy and Water Conservation Features. Purchase and installation of energy and water conservation features not otherwise specified under **PRS** Category #2.
 8. Repair of Ineligible Property Improvements. Repair of ineligible property improvements listed in this Section to the minimum extent necessary to rectify illegal nonconforming conditions.
- c. Ineligible Improvements. Ineligible general property improvements include, but are not limited to, the items described below.
1. Building Additions. Building additions, other than that allowed pursuant to this Section.
 2. Remodeling. Room remodeling, other than that which is allowed pursuant to this Section.
 3. Equipment and Fixtures. Replacement and installation of equipment and fixtures constituting personal property or items of a nonessential nature including garage door openers, draperies, trash compactors, burglar alarms and devices including wrought iron window accessories, area rugs, satellite dishes, window air-conditioning units, and non-fixable convenience kitchen appliances.
 4. Interior Finishing. Interior finishing of a laminated nature including wallpaper, paneling, and wood lathing.
 5. Exterior Property Renovation. Repair and installation of exterior property improvements, other than fences, which constitute non-essential amenities including but not limited to, including patio covers, accessory buildings, rear yard landscaping, swimming pools and saunas/spas.

4.6 LEAD BASED PAINT PROVISIONS

- a. Inspection Procedures. In compliance with applicable Federal statutes governing the prevention and elimination of lead-based paint hazards, the **Conservation Specialist** (or firms authorized by **Program Staff** to inspect and test for such hazards, hereinafter collectively referred to as "**Lead-Based Paint Evaluator**") shall make an inspection of all exposed areas of **qualifying property** to ascertain the condition, composition and abatement of painted surfaces. The exact level of investigation, subsequent noticing and required remediation shall be governed by the amount of financial assistance that is provided under the Program in accordance with the parameters set forth in Appendix D.
- b. Mandatory Testing. As part of the application process under Chapter 3 of these **Guidelines**, and depending upon the amount of financial assistance provided under the **Program** pursuant to Appendix D, an inquiry shall be made of the **applicant** and each occupant as to the existence of an elevated blood lead (EBL) level in any child under six years of age who resides at the **qualifying property**. As used herein, "EBL" means a confirmed concentration of lead in whole blood of 10 ug/dl (micrograms of lead per deciliter of whole blood) or greater. Where an **applicant** attests to the existence of such a condition and furnishes verifiable evidence of same, the **Lead-Based Paint Evaluator** shall, in all such cases where a child under six years of age tests positive for lead poisoning at or above 20 ug/dl, undertake environmental intervention by testing for lead in painted surfaces of the **dwelling** and/or in bare soil on the premises. Hazards which are of greatest concern are those to which young children are most frequently exposed, i.e., deteriorated lead-based paint, bare lead contaminated soil, and friction, chewable, or impact surfaces with intact lead-based paint. Lead content on painted surfaces shall be tested by using an x-ray fluorescence analyzer (XRF) or other method approved by **HUD**. Test readings of 1 mg/cm² or higher using an XRF shall be considered positive for presence of lead-based paint. Where a child under six years of age tests positive for lead at or above 10 ug/dl but less than 20 ug/dl, various counseling, monitoring, and prevention activities are recommended although environmental and/or medical intervention is not mandated.
- c. Inspection and Test Findings. Where any painted surface inspected pursuant to this Section is found to be defective, and depending upon the amount of financial assistance provided under the **Program** pursuant to Appendix D, treatment shall be provided to all such defective areas. As used herein, "defective" means paint that is cracking, scaling, chipping, peeling or loose. Where any painted surface is found to be both defective and lead-based pursuant to this Section,

current **HUD**-approved lead abatement procedures shall be implemented which, at a minimum consist of the permanent elimination, enclosure, or encapsulation of lead-based paint or lead-based paint hazards.

- d. Monitoring. Follow-up monitoring is required where lead-based paint hazards have been addressed with enclosure or encapsulation methods or where known lead-based paint surfaces have not been abated because the paint is not defective or present on chewable surfaces or other building components readily accessible to small children. The **Lead-Based Paint Evaluator** shall advise **Participating Owners** of their responsibility for follow-up monitoring including, but not limited to, visual surveys and re-evaluation.
- e. Miscellaneous Provisions. The **Lead-Based Paint Evaluator** shall advise **Participating Owners** of appropriate measures needed to protect the occupants during abatement procedures. Where necessary, these actions may include the temporary relocation of occupants during the abatement process. Lead-based paint and any other defective paint debris which has not been tested for lead content shall be disposed of in accordance with applicable Federal, State and local regulations.

CHAPTER 5: PROCUREMENT STANDARDS

5.1 PURPOSE AND APPLICABILITY

This Chapter sets forth the general parameters governing the procurement of supplies, equipment, construction and services under the **Program**.

5.2 ELEMENTS OF COST

- a. General. The eligibility of rehabilitation expenditures, financed in whole or in part under the **Program**, is a function of the type of property improvement, method of procurement, and elements of cost associated therewith.
- b. Work Write-Up. The precise scope and nature of property improvements to be undertaken pursuant to the **Program** shall be set forth in writing by the **County** and endorsed by each **Participating Owner** as part of the Participation Agreement (Appendix E) prior to the encumbrance of funds therefore. For all procurement, other than Small Purchases pursuant to this Chapter, an estimate shall be made by the **Conservation Specialist** of the total cost of work to be performed together with the line item components thereof. Estimates of cost shall be based on industry standards, prevailing locally, for comparable work performed. The scope of property improvements shall be modified, as necessary and appropriate, to align estimated costs with that of the characteristics of financial assistance for which each **applicant** is eligible under the **Program**. In no event shall the scope of property improvements be modified so as to be inconsistent with the Property Rehabilitation Standards prescribed in Chapter 4.
- c. Eligible Expenditures. For the purpose of ascertaining the nature and extent of financial assistance for which **eligible applicants** are entitled, allowable expenditures includable in computing the total cost of eligible property improvements encompass the items described below.
 1. Materials. Eligible material costs include all essential construction artifacts necessary to complete approved property improvements. Included hereunder are costs attributed to equipment rentals and purchase of special purpose tools.
 2. Labor. Eligible labor costs include all necessary construction services on approved property improvements rendered under contract to the **Participating Owner**. Explicitly excluded are labor costs of the **Participating Owner** and all **persons** related to the **Participating Owner** by blood or marriage or any **person** who has any interest, direct or indirect, which would conflict in any manner or

degree with the performance of work under the **Program** including, but not limited to, any financial interest of or **family** relationship between such **person** and the **Participating Owner** or whenever any relationship exists which would give the **Participating Owner** or any **person** who performs labor, control or influence over the cost of eligible property improvements or the price paid to sub**contractors**, material suppliers or equipment lessors.

3. Equipment and Fixtures. Eligible equipment and fixture costs include the purchase and installation of those items qualifying as eligible General Property Improvements described in Chapter 4 (PRS Category #3).
4. Professional Services. Eligible professional service costs include all necessary and reasonable pre-construction activities, not otherwise borne by the **County**, required requisite to undertaking work on approved property improvements. The responsibility of the **Participating Owner**, in this regard, includes, as applicable, the cost of obtaining detailed architectural drawings, certified site surveys, drainage and grading plans, and other such items not otherwise common or typical to the scope of rehabilitation contemplated under the **Program**.
5. Relocation. Eligible relocation costs include the actual cost of lodging incurred by the occupants of **qualifying property** during the period of construction wherein temporary displacement is deemed necessary and appropriate.
6. Administration. Eligible administrative costs include all permit fees required by public agencies in conjunction with the scope of rehabilitation proposed and all other necessary and reasonable administrative costs not otherwise borne by the **County** pursuant to Chapter 2.

5.3 METHODS OF PROCUREMENT

- a. General. The method by which supplies, equipment, construction and services may be procured under the **Program** is governed by the characteristics of financial assistance for which **eligible applicants** have been qualified to receive. Collectively, the methods of procurement prescribed herein are intended to insure that materials and services are obtained efficiently and economically and in compliance with statutory provisions governing rehabilitation, funded in whole or in part, with Federal assistance.

- b. Procurement Procedures. As set forth in Chapters 2 and 3, procurement of supplies, equipment, construction and services may be accomplished by one (1) or a combination of the means described below:
1. Small Purchases. Small Purchases are contracts subject to Public Contract Code section 20688.2 which do not exceed the amount specified in Public Contract Code section 20162 (as that section presently exists (\$5,000.00), or may be hereafter amended). Small Purchases, and methods of procurement thereby, encompass relatively simple and informal procedures that are sound and appropriate for the acquisition of services, supplies and other property. Wherein, Small Purchases are authorized under these **Guidelines**, price and rate quotations shall be obtained from an adequate number of qualified sources as are necessary and appropriate to ensure cost-effective acquisition.
 2. Competitive Negotiation. Competitive negotiation encompasses a procedure whereby bids are solicited from qualified **contractors** pursuant to which a fixed-price contract is awarded on the basis of two (2) or more bids submitted. This method of procurement shall be employed in any event, whenever the estimated cost of rehabilitation exceeds the amount specified in Public Contract Code section 20162 (as that section presently exists (\$5,000.00) or may hereafter be amended). To the extent not otherwise controlled by applicable ordinance provisions, the procedures embodied in competitive negotiation are described below:
 - (a) Price Solicitation. At such time as the scope of property improvements has been fully delineated and agreed to in writing by and between the **County** and each **Participating Owner**, all **contractors** qualifying under the provisions of this Chapter shall be given written notice by the **Conservation Specialist** as to the opportunity to bid upon work hereunder. A bid packet, consisting of those items listed elsewhere in this Chapter, shall be given to each qualified **contractor** who so requests and acknowledges receipt of same. Bids shall be prepared on forms prescribed by the **County** and shall be submitted within the times and at the place designated for receipt thereof. Each **contractor** shall be obliged to honor its bid for a period of thirty (30) calendar days from the date of bid closing.
 - (b) Contract Award. All bids shall be jointly reviewed and evaluated by the **Conservation Specialist** and each **Participating Owner** for whom proposals are solicited. Award of contract shall be left to the discretion of the **Participating Owner** within the limitations set forth in this Chapter. The **County** and each **Participating Owner**

shall have the individual right to reject any or all bids received, and to waive technical errors and/or discrepancies if to do so serves in the best interest of the **Program**. Within ten (10) calendar days of the award of contract, each **contractor** having submitted a bid shall be given written notice by the **Conservation Specialist** as to the identity and lump sum proposal of the successful bidder.

3. Non-Competitive Negotiation. Non-Competitive Negotiation constitutes procurement through solicitation of a proposal from only one (1) source, or after solicitation of a number of sources, competition is determined inadequate. Non-Competitive Negotiation may be used when procurement is infeasible under Competitive Negotiation. Circumstances under which procurement may be accomplished by Non-Competitive Negotiation are listed below.

- (a) Sole Source Procurement. A **Participating Owner** selects a qualified **contractor** with whom to negotiate exclusively for a contract amount not exceeding exceed the amount specified in Public Contract Code section 20162 (as that section presently exists (\$5,000.00), or may be hereafter amended).

- (b) Contract Pricing. The lump sum proposal of a qualified **contractor**, whose bid is solicited and selected through Competitive Negotiation, exceeds or falls short of the **County's** estimate of total cost by more than fifteen percent (15%) or contract cannot be awarded by virtue of the cost exceeding available financial resources. In such event, the provisions described below shall govern.

- (1) Owner Preference. Where two (2) or more bids have been received, at least one (1) of which is consistent with the Contract Pricing provisions prescribed in this Chapter, a contract may be awarded by the **Participating Owner** to a qualified **contractor** whose bid exceeds this threshold if, through Non-Competitive Negotiation, such **contractor** agrees voluntarily to reduce his lump sum proposal to within fifteen percent (15%) of the **County's** estimate of total cost.

- (2) Excessive Pricing. Where two (2) or more bids have been received, none of which is consistent with the Contract Pricing provisions prescribed in this Chapter and/or all such bids exceed financial resources available to the **Participating Owner**, a review shall be made of the scope of work, together with the **County's** total estimate of cost thereof, and adjustments shall be made as deemed appropriate.

Thereafter, a contract may be awarded to any bidder of the **Participating Owner's** choosing provided, through Non-Competitive Negotiation, such **contractor** agrees voluntarily to reduce his lump sum proposal to within fifteen percent (15%) of the **County's** estimate of total cost, as amended.

- (3) Inadequate Pricing. Where a lump sum proposal of a qualified **contractor** falls short of the **County's** total estimate of cost by more than fifteen percent (15%), the **County**, through Non-Competitive Negotiation, shall have the authority to cause the **contractor's** bid to be increased to a figure not less than fifteen percent (15%) below the **County's** estimate if, in the opinion of the **Conservation Specialist**, standards of quality of materials and workmanship could be jeopardized by accepting an inadequate bid proposal.
- (4) Public Exigency or Emergency. The urgency for procurement will not permit a delay incident to Competitive solicitation.
- (5) Inadequate Competition. After solicitation of a number of sources through Competitive or Non-Competitive Negotiation, competition is determined inadequate.
- (6) Contract Modifications. Issuance of addenda and change orders, subsequent to initial bid solicitation or contract award.

5.4 CONTRACT REQUIREMENTS

- a. Performance Requirements. Determinations as to who may undertake eligible property improvements are governed by the source and type of finance assistance for which an **eligible applicant** qualifies as set forth in Chapter 2. Provisions governing the performance of work hereunder are set forth below.
 - 1. General Requirements. All **persons** and business entities that perform labor on eligible property improvements and receive compensation from the **Participating Owner** must: (i) hold a current and valid Business License with the **County**; (ii) hold a valid State of California Contractor's License for work under contract totaling more than the dollar amount prescribed in the California Business and Professions Code; (iii) not have any interest, either direct or indirect, which would in any manner or degree conflict with the performance of work governed by these **Guidelines**, including, but not limited to, any financial interest or **family** relationship between a **Participating Owner** and **contractor** (a conflict of interest is also deemed to exist and is expressly prohibited whenever any relationship exists which

would give a **Participating Owner** control or influence over the cost of a contract or the price paid to sub**contractors**, material suppliers, laborers for wages, or equipment lessors); and (iv) not be debarred, suspended or otherwise ineligible to participate on federally-assisted projects as determined by HUD pursuant to Part 24, Title 24 of the Code of Federal Regulations.

2. **Contractor Eligibility.** Where a **contractor** is required to perform all or a portion of eligible property improvements under these **Guidelines**, **persons** qualified to undertake the same include only those **home improvement contractors** who comply with all of provisions set forth below.

- (a) **Application.** As a condition of participation under the **Program**, each **contractor** must make application on forms prescribed by the **County**. Each application shall remain valid for a period of two (2) years from the date of submission and shall contain the information listed below.

- (1) **Identification.** Identity and address of the **contractor**, both **personal** and business, including Social Security and Internal Revenue Service identification numbers. In the event the **contractor** is a business entity such as a corporation or partnership, the signatures on the qualification forms prescribed by the **County** must be by a corporate officer, or a partner named on the California State Contractor's License. In the case of corporations, signatures are required from a minimum two officers.

- (2) **Licensing.** Number and type of licenses maintained with the Contractor's State Licensing Board of California.

- (3) **References.** Bank, credit, material supplier, sub**contractors**, and job references.

- (4) **Employment.** Employment data denoting length of experience and size of work force.

- (5) **Insurance.** Insurance data denoting amounts and types of coverage, including certificates of same.

- (6) **Disclosure.** Disclosure statement, signed by the **contractor**, acknowledging the terms and conditions of participation under the **Program** and consenting to the disclosure and exchange of information by and between the **County**, each **Participating Owner**, and **Disbursement Control**. The

information obtained from the California State Contractors License Board together with bank and credit references shall be disclosed to the **Participating Owner** upon request prior to the award of any contract under the **Program**.

(b) Covenants and Conditions. For the duration of participation under the **Program**, each **contractor**, at a minimum, shall be required to furnish and maintain the items listed below.

(1) Business License. A current business license with the **County** in accordance with applicable provisions of the Ventura **County** Ordinance Code.

(2) State Contractors License. A current contractor's license with the State of California issued pursuant to Division 3, Chapter 9 of the Business and Professions Code, Type B-1 or better.

(3) Insurance. Worker's Compensation and General Liability Insurance (including property damage) with coverage of not less than the amounts specified below.

(A) Worker's Compensation Insurance. As required by the California State Workers' Compensation Law. The **County** must be covered as an additional insured as evidenced by the incorporation of a policy amendment to that effect.

(B) General Liability Insurance. \$1,000,000 for each single occurrence of **personal** injury and \$1,000,000 for a multiple occurrence including broad form property damage coverage. The **County** must also be covered as an additional insured as evidenced by the incorporation of certain mandatory policy amendments outlined in the **County's** General Liability endorsement form. Each General Liability policy shall also be summarized in a Certificate of Insurance form provided by the **County** which must be completed and signed by the authorized representative of the insurer.

(c) Qualifying Factors. Notwithstanding the qualification requirements described above, no **contractor** shall be eligible to participate in bidding under the **Program** should any of the circumstances listed below exist.

- (1) Federal Disqualification. A **contractor** who is debarred, suspended or otherwise ineligible to participate on federally-assisted projects as determined by **HUD** pursuant to Part 24, Title 24 of the Code of Federal Regulations.
- (2) Fiduciary Disqualification. A **contractor** who, by virtue of the following circumstances, is found unacceptable by the **County** or **Disbursement Control** for one or more of the reasons listed below.
- (A) Standing. Required license(s) have expired or have been revoked or suspended.
- (B) Legal Status. Mechanic or tax liens have been recorded and remain outstanding.
- (C) Court Judgments. A **contractor** with whom there exists any outstanding Court judgments with regard to work performed under the **contractor's** license.
- (D) Overdue Performance. A **contractor** with whom there exists one (1) or more incomplete project under the **Program** which exceeds the contract period for performance without extenuating circumstances.
- (E) Conflict of Interest. A **contractor** who has any interest, direct or indirect, which would conflict in any manner or degree with the performance of work under the **Program** including, but not limited to, any financial interest or **family** relationship between a **Participating Owner** and contractor or whenever any relationship exists which would give the **Participating Owner** control or influence over the cost of the rehabilitation contract or the price paid to sub**contractors**, material suppliers or equipment lessors.
- (d) Special Provisions for New **Contractors**. Until a **contractor** has successfully completed at least one project under the **Program** involving a minimum of \$25,000 in repairs or new construction, that **contractor** shall not be eligible for contract award on any other concurrent project under the **Program**. For the purposes of this Section, a "successfully completed" project under the **Program** shall be defined as a project for which a Notice of Completion relative to the **contractor's** responsibilities per contract with the **Participating Owner** has been recorded.

- b. Contract Pricing. All contracts, irrespective of method or procedure of procurement, shall be awarded on fixed-price basis. For all procurement, other than Small Purchases, contracts may only be awarded to those bidders whose lump sum proposals do not exceed fifteen percent (15%) of the **Conservation Specialist's** estimate of total cost. This requirement may be waived in the event that all bids received through Competitive Negotiation exceed fifteen percent (15%) of the **Conservation Specialist's** estimate of total cost derived in conjunction with the Work Write-Up, in which case, a contract may be awarded, at the joint discretion of the **County** and **Participating Owner**, to the lowest responsible bidder. In addition, the **County**, at its sole discretion, shall reserve the right to reject any bid which falls below fifteen percent (15%) of the **Conservation Specialist's** estimate of total cost or, alternatively, to cause the bid to be increased to within said fifteen percent (15%) through Non-Competitive Negotiation or to require performance bonds. Where contract is awarded by way of Competitive or Non-Competitive Negotiation under the provisions of this Chapter, the **contractor** shall be required to prepare and submit a construction budget which allocates costs according to the line item components comprising the work for which each party is responsible. Line item prices must be reasonable in relationship to corresponding elements of work to be performed. Judgments, in this regard, shall be made by the **Conservation Specialist** on the basis of those estimates derived in conjunction with the Work Write-Up. Modifications in the scope of work, subsequent to award of contract, may only be allowed if associated costs are deemed reasonable by the **Conservation Specialist** within the same context in which the contract was initially awarded.
- c. Funding Disbursement. Payment for the performance and completion of all property improvements authorized hereunder shall be accomplished in the manner described below.
1. Small Purchases. For Small Purchases undertaken pursuant to this Chapter, payment shall be made by the **Conservation Specialist** direct to the suppliers of labor, services and materials with whom the **Participating Owner** contracts to complete authorized property improvements. Expenditures must be substantiated by bona fide invoices, work orders and receipts denoting the cost and evidencing payment as described below.
- (a) Materials. Material expenditures must be evidenced by invoices and/or receipts of purchase indicating the **Participating Owner's** name and address of the **qualifying property**, name and address of material supplier, date of purchase, unit and total prices, and evidence of payment. Materials furnished under contract must be evidenced by a copy of the contract and/or work

order, **contractor's** name and address, date of contract and/or work order, **Participating Owner's** name and address of the **qualifying property**, description of work performed and contract price for same, and evidence of payment.

- (b) Labor. Labor costs must be evidenced by itemized invoices, work orders and/or contracts indicating the **Participating Owner's** name and address of the **qualifying property**, name and address of laborer and/or **contractor**, date of invoice, work order and/or contract, description of work performed and cost of labor for same, and evidence of payment. **Participating Owners** shall not be entitled to compensation for "sweat equity;" that is, labor performed directly by the **Participating Owner**.
 - (c) Notice of Completion. When all authorized property improvements have been completed, written notice to this effect shall be submitted by the **Participating Owner** to the **County** together with all invoices, work orders and receipts evidencing cost and payment of the same. All documentation shall be reviewed to verify the authenticity of receipts filed and their relationship to the property improvements authorized by the **Conservation Specialist**.
 - (d) Reinspection. Concurrent with verifying the **Participating Owner's** documentation, an inspection shall be made of the **qualifying property** by the **Conservation Specialist** so as to confirm that all work has been completed in a workmanlike fashion to the **County's** satisfaction. Upon acceptance of the work, the **Conservation Specialist** shall disburse any remaining funds due and payable to the **contractor** employed by the **Participating Owner**.
2. Competitive and Non-Competitive Negotiation. For Competitive and Non-Competitive procurement undertaken pursuant to this Chapter, payment shall be made through a construction escrow administered by the **Conservation Specialist**. Provisions governing the establishment and administration of construction escrows are set forth below.
- (a) Disbursement Instructions. Concurrent with the execution of loan documents, Disbursement Instructions shall be made and entered into by and between the **Participating Owner** and **County** governing administration of the construction escrow.

- (b) Escrow Deposit. Concurrent with execution of the Disbursement Instructions, the following deposits shall be made to the construction escrow:
- (1) Construction Agreement. The Construction Agreement entered into by and between the **contractor** and **Participating Owner** governing the terms and conditions of improvements to be made to the **qualifying property**.
 - (2) Construction Funds. The proceeds of financial assistance allocated to **Participating Owner** together with **personal** funds of the **Participating Owner**, if any, the sum of which shall be equal to the total cost of construction.
 - (3) Contingencies. Where deemed necessary and prudent by the **Conservation Specialist**, an allowance for unforeseen contingencies in accordance with the provisions of Chapter 3. Said contingency shall either be advanced with the **Participating Owner's** own funds or from the proceeds of the **HRP** loan and may only be allocated by Change Order to finance additional eligible improvements approved by **County** during the course of construction.
 - (4) Administrative Fees. Administrative Fees paid pursuant to the provisions of Chapter 2 including, but not limited to, recoverable costs incurred by the **County**.
- (c) Opening of Escrow. Upon receipt of Disbursement Instructions, the construction escrow shall be opened as described below.
- (1) Allocation of Funds. Funds shall be placed in a special non-interest bearing escrow account. Funds on deposit in the escrow account shall only be used and distributed in accordance with the terms and conditions of the Construction Agreement and Disbursement Instructions. Funds designated for construction shall be separate from Administrative Fees. Separate construction budgets and disbursement ledgers shall be established for the **contractor** and **Participating Owner** (where the **Participating Owner** is also serving as **owner-builder**) so as to clearly distinguish funds due the respective parties.
 - (2) Issuance of a Notice to Proceed. Concurrent with the allocation of funds, the **contractor** shall be furnished a dated Notice to Proceed confirming that construction funds are on deposit and outlining expected dates of completion.

- (d) Disposition of Funds. The **Conservation Specialist** shall disburse progress payments to the **contractor** and/or the **Participating Owner** (where the **Participating Owner** is serving as **owner-builder**) in the increments specified in the Construction Agreement and Disbursement Instructions as work proceeds and construction obligations are fulfilled. No payment shall be made to a **contractor** unless and until an equivalent amount of labor and/or materials have been supplied prior to that payment. Funds may be advanced to the **Participating Owner** (where the **Participating Owner** is serving as **owner-builder**), only to the extent outlined in the Construction Agreement and Disbursement Instructions, in order to allow Small Purchases procurement in preparation for work to be undertaken by the **Participating Owner**.
- (1) Progress Payment Authorization. Each progress payment shall be separately authorized by the **Participating Owner** and **County** when the **Conservation Specialist** has inspected the project and both the **Conservation Specialist** and **Participating Owner** agree that the requisite percentage of project completion has been achieved. No payment shall be made by the **Conservation Specialist** where such payment exceeds any cumulative disbursement threshold as outlined in the Construction Agreement and Disbursement Instructions as amended by Change Order signed by the **Participating Owner**, **contractor**, if any, and the **County**.
- (2) Contractor Retention. Construction funds held as retention for the **contractor** may only be disbursed in advance of completion upon written authorization in the form of a Change Order signed by the **Participating Owner** and the **County**. If no instructions regarding disbursement of the **contractor's** retention are received in the construction escrow before the recordation of a Notice of Completion, or during the subsequent mechanic's lien period, the **Conservation Specialist** shall disburse the entire lump sum of that retention thirty (30) days after the recordation of the Notice of Completion, provided, however, that the **Conservation Specialist** first confirms with the **County** Recorder that no liens have been recorded against the **qualifying property** for which work has been performed under the **Program**. At the joint consent of the **County** and **Participating Owner**, the retention period may be waived.

5.5 CONSTRUCTION SPECIFICATIONS

- a. General. The scope, method and conditions of construction by which eligible property improvements may be completed under the **Program** is a function of the method by which labor and materials are procured pursuant to this Chapter. All construction financed, in whole or in part, under the **Program** must be undertaken in a timely and workmanlike fashion subject to the provisions of this Section.
- b. Standard Contract Provisions. Standard contract provisions governing the scope, method and conditions of construction hereunder are described below.
 1. Small Construction Contracts. Small contracts for grading, clearing, demolition or construction which do not exceed the amount specified in Public Contract Code section 20162 (as that section presently exists, or may be hereafter amended), undertaken pursuant to this Chapter shall be undertaken in accordance with the applicable building and land use regulation embodied in the Ventura **County** Ordinance Code, and the provisions of Public Contract Code section 20688.2. Such contracts may be entered into without competitive bidding, and priority may be given to the residents of the redevelopment project area and to persons displaced from those areas as a result of the redevelopment activities. All labor and material furnished as part of such construction shall be of the highest standards and methods in accordance with accepted practices of corresponding construction trades. Judgments, in this regard, shall be rendered by the **Conservation Specialist**. All construction financed, in whole or part, under **EMRP** must be completed within forty-five (45) days of grant award; all construction financed, in whole or in part, under **HRP** must be completed within four (4) calendar months from the date of loan origination. The foregoing provisions shall be incorporated as part of the Work Write-up.
 2. Competitive Procurement. Any contract work of grading, clearing, demolition or construction if the cost of that work exceeds the amount specified in Public Contract Code section 20162 (as that section presently exists or may be hereafter amended) shall be done by contract after competitive bids pursuant to Public Contract Code sections 20688.2 and 20688.25. All bids for construction work shall be presented under sealed cover and shall be accompanied by one of the following forms of bidder's security: (a) cash, (b) cashier's check made payable to the redevelopment agency, (c) a certified check made payable to the redevelopment agency, or (d) a bidder's bond executed by an admitted surety insurer, made payable to the redevelopment agency. Upon an award to the lowest bidder, the

security of an unsuccessful bidder shall be returned in a reasonable period of time, but in no event shall the security be held beyond 60 days from the time the award is made. To the extent not otherwise controlled by applicable ordinance provisions, the bid packet, construction specifications, and construction documents shall consist of the following:

(a) Bid Packet. Bid packet consisting of:

- (1) Invitation for Bids. Cover sheet denoting the date of bid opening and closing, case identification number, address of the **qualifying property**, and location where bids are to be received. In general, a bid period of two (2) weeks shall be stipulated.
- (2) Instructions to Bidders. Written narrative describing the contract documents, method of preparing bid, obligations of bidder, method of contract award, and notification of results. In general, all bidders shall be notified in writing by the **Conservation Specialist** within two (2) weeks of the date of bid closing as to award of contract.
- (3) Bid Proposal. Bid forms executed and returned by each bidder indicating the lump sum cost of work to be performed, in written and figurative form.
- (4) Work Write-Up. Detailed description of work to be performed, together with plans and specifications, as prepared pursuant to this Chapter.
- (5) Addenda. Written amendments to the contract documents undertaken subsequent to the invitation for bids.

(b) Construction Specifications. Construction specifications consisting of the items described below.

- (1) General Conditions. Overriding provisions governing the interpretation of contract documents, relationships and responsibilities of the **contractor** and **Participating Owner**, and general parameters governing construction.
- (2) Standard Work Specifications. Details as to acceptable materials and methods of construction for corresponding elements of work to be performed.

- (c) Construction Documents. Construction documents consisting of the documents described below.
- (1) Disbursement Instructions. Disbursement instructions entered into pursuant to the provisions of this Chapter.
 - (2) Construction Agreement. Written agreement, entered into concurrent with the award of contract, by and between the **Participating Owner, County** and **contractor** to whom contract is awarded, if any.
3. Opportunities for Lower Income Project Area Residents. To the greatest extent feasible, opportunities for training and employment arising from any contract for work to be performed in connection with any redevelopment project shall be given to the lower income residents of the project area in accordance with the provisions of Public Contract Code section 20688.3.
4. Bonding Requirement. The redevelopment agency may require each successful bidder to file with it good and sufficient bonds, to be approved by it in accordance with Public Contract Code section 20688.4. The bonds shall be conditioned upon the faithful performance of the contract and upon the payment of all claims for labor and material in connection with the contract. The bonds shall contain the terms and conditions set forth in Chapter 7 (commencing with Section 3247) of Title 15 of Part 4 of Division 3 of the Civil Code, and are subject to the provisions of that chapter.
5. Equal Opportunity. Neither the **Participating Owner** nor any **contractor** shall discriminate because of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, handicap or disability. The **Participating Owner** and each **contractor** shall ensure that every effort is made to provide equal opportunity to every potential minority and women's business vendor, contractor or subcontractor.
6. Statutory Compliance. The **Participating Owner** and **contractor** shall comply with all statutory requirements governing the source of funds used to originate Program grants and loans. Said requirements shall be incorporated into the Construction Agreement referenced in this Section. As an example, and for sake of illustration only, if the source of **Program** funds is federal Community Development Block Grants and the amount of financial assistance for a **qualifying project** exceeds \$100,000, the **Participating Owner** and each **contractor** shall comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended

(12 U.S.C. 1701u) and implementing regulations set forth in Title 24, Part 135 of the Federal Code of Regulations. The aforesaid Section 3 requirements provide that, to the greatest extent feasible, economic opportunities generated by federal assistance be directed to **low** and **very low income persons**, particularly persons who are recipients of HUD assistance for housing.

APPENDIX A

SITE AND STRUCTURAL SURVEY RATINGS



SITE AND STRUCTURAL SURVEY

Survey Methodology: In the days following the Northridge earthquake that struck the Piru area in January 1994, County building inspectors red-tagged 18 buildings as unfit for occupancy and an additional 32 buildings for restricted entry. This initial designation of dangerous buildings did not differentiate between residential and non-residential building types, nor did it document conditions of buildings that were otherwise fit for occupancy. To provide a more definitive assessment of housing conditions, an exterior windshield survey was performed for the Project Area over a three week period and included four site visits on February 8, 15, 25 and 29, 2008. Residential properties and dwelling unit counts were identified on the basis of use codes employed by Ventura County Assessor. Each residential property was rated for site and structural conditions utilizing the survey form appearing as Figure 2. Points were assigned for the condition of major and minor structural elements and then totaled to arrive at an overall rating. The same approach was used to evaluate the exterior appearance and condition of non-structural elements. The totals were then used to differentiate between relative degrees of condition as described in Table 2.



TABLE 1: SURVEY CRITERIA		
	ELEMENTS	CONDITION RATINGS
STRUCTURE	Exterior Walls	Sound: There are no noticeable deficiencies and relevant components are well maintained. Point Rating: 0; Estimated Rehabilitation Cost: \$0
	Roof Structure	Minor Maintenance: Exterior components evidence easily correctable cosmetic deficiencies. Point Rating: 1-4; Estimated Rehabilitation Cost: 25% of Replacement Value.
	Windows/ Doors/Frames	Moderate Rehabilitation: Lack of regular or proper maintenance is evident. Relevant components evidence non-structural deterioration. Point Rating: 5-8; Estimated Rehabilitation Cost: 50% of Replacement Value.
	Porches/ Steps/Stairs	Major Rehabilitation: Relevant components evidence significant signs of neglect and duress including the onset of structural failure. Point Rating: 9-17; Estimated Rehabilitation Cost: 75% of Replacement Value.
	Garage Door	Dilapidated: Maintenance is nonexistent. Relevant components exhibit substantial and prolonged damage. Many structures have been boarded and fitness for human occupancy is questionable. Point Rating: 18+; Estimated Rehabilitation Cost: 100% of Replacement Value.
	Exposed Equipment	
SITE	Landscaping	Presentable: Exterior of property is generally well maintained and deficiencies, if any, are not offensive. Point Rating: 0-1; Estimated Rehabilitation Cost: \$0
	Vehicles	Attractive Nuisance: A combination of two or more offensive conditions are present (e.g., overgrown vegetation, inoperative vehicles, outside storage, driveway disrepair and/or deteriorated fences). Point Rating: 2-3; Estimated Rehabilitation Cost: 25% of Site Improvement Value.
	Litter	
	Driveway	Blighted: Maintenance is nonexistent. Two or more offensive conditions are present. Point Rating: 4-5; Estimated Rehabilitation Cost: 75% of Site Improvement Value.
	Fences/Walls	



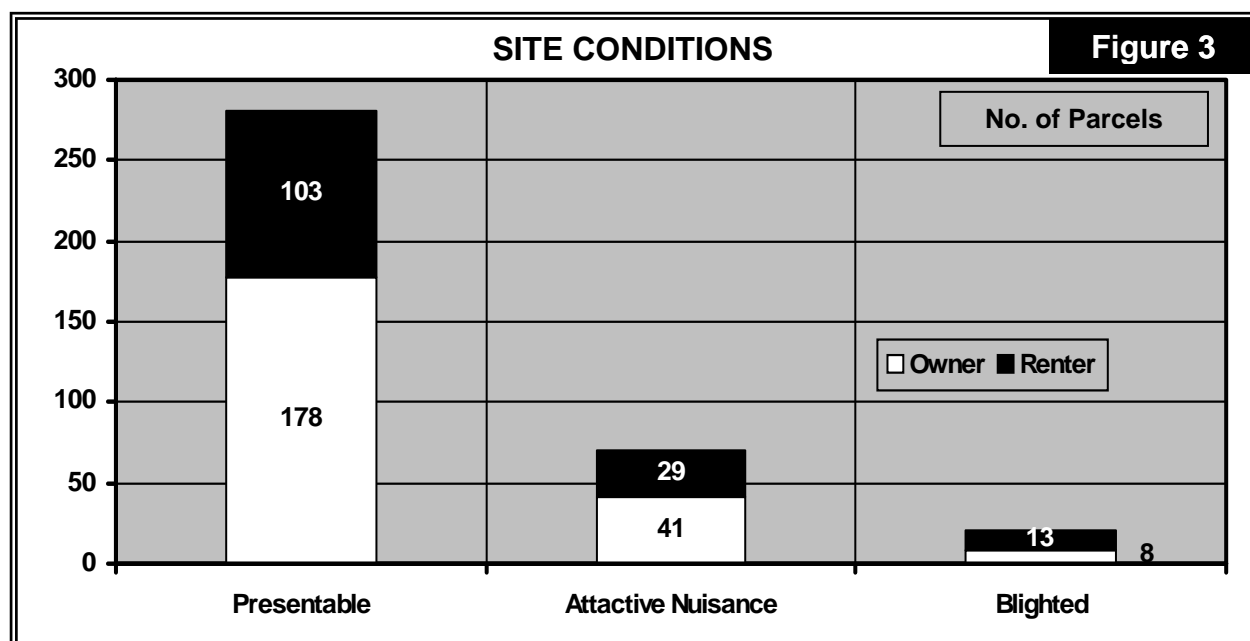
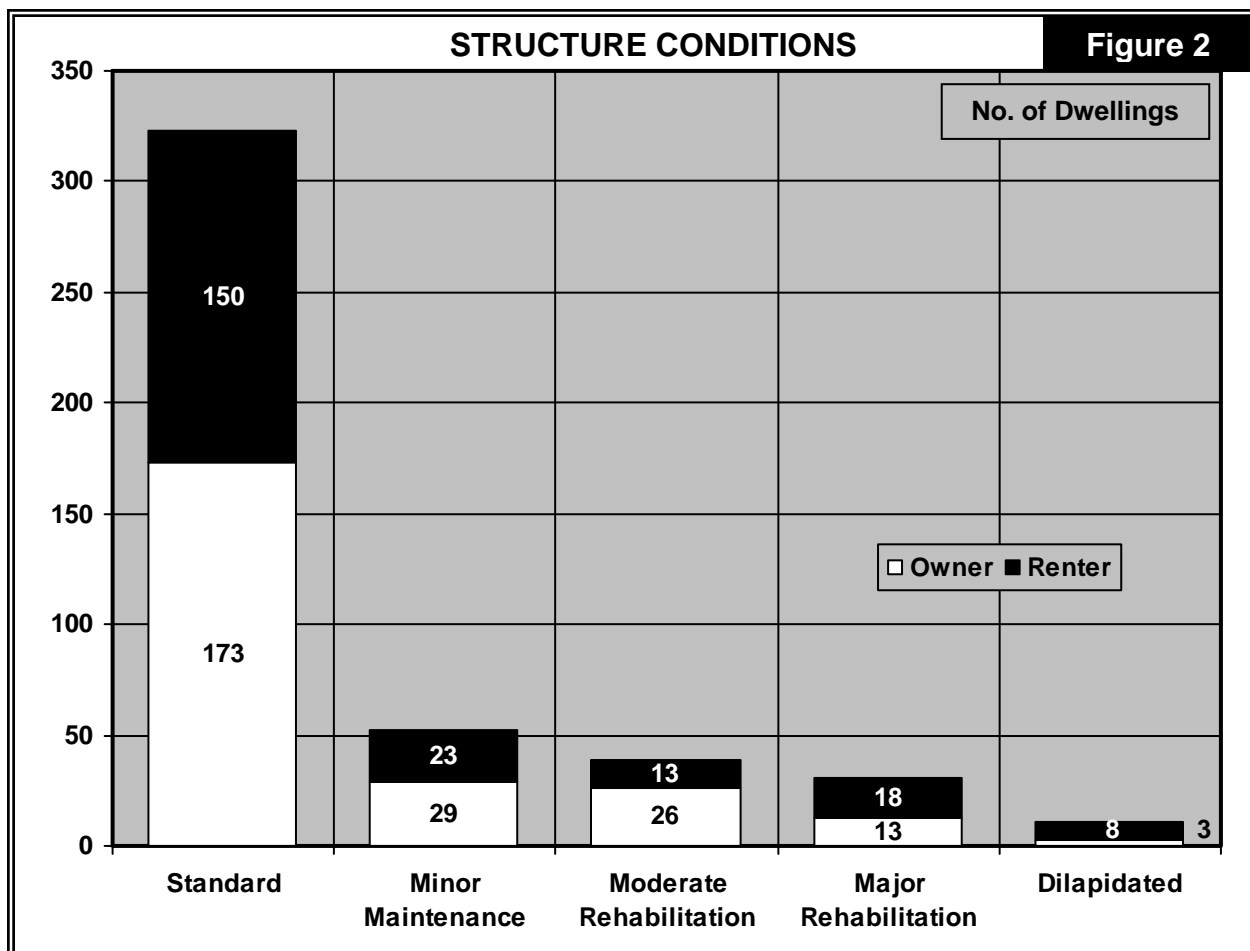
Statistical Results: The results of the site and structural survey are presented in Tables 2 and 3. In summary, 29% of the dwellings and 24% of the residential parcels exhibit varying degrees of deficiency. The breadth of deficiency for both site and structural conditions decreases with severity. Buildings requiring minor maintenance encompass 11% of the total, down to 2% for dilapidated structures. Similarly, properties with attractive nuisances represent 19% of the total, while blighted parcels encompass only 5%. In general, structure age, ownership and building size are positively correlated with building condition (the prevalence and severity of substandard conditions increases with building age, investor ownership and size of dwelling) and ownership is positively correlated with site condition (the prevalence and severity of exterior blight increases with investor ownership).

TABLE 2: STRUCTURE CONDITIONS	Survey Results (No. of Dwellings)						Building Averages		Rehabilitation Cost Estimates	
	Owner		Rental		Total					
	No.	%	No.	%	No.	%	Age (yrs.)	Size (sq.ft.)	%	Total
Standard	173	54%	150	46%	323	71%	28	1,351	0%	\$0
Minor Maint.	29	56%	23	44%	52	11%	66	1,078	10%	\$578,329
Mod. Rehab.	26	67%	13	33%	39	9%	72	1,020	50%	\$1,895,555
Major Rehab.	13	42%	18	58%	31	7%	67	1,770	75%	\$1,714,862
Dilapidated	3	27%	8	73%	11	2%	72	1,067	100%	\$909,051
Total	244	54%	212	46%	456	100%	40	1,217		\$5,097,796

TABLE 3: SITE CONDITIONS	Survey Results (No. of Parcels)						Site Averages	Rehabilitation Cost Estimates	
	Owner		Rental		Total				
	No.	%	No.	%	No.	%	Size (sq.ft.)	%	Total
Presentable	178	63%	103	37%	281	76%	8,632	0%	\$0
Att. Nuisance	41	59%	29	41%	70	19%	13,210	25%	\$288,962
Blighted	8	38%	13	62%	21	5%	10,281	75%	\$202,415
Total	244	66%	128	34%	372	100%	9,586		\$ 491,377

Cost Assessment: In deriving estimates of rehabilitation costs, a replacement cost factor of \$103 per square foot of building area is used. This figure represents the estimated cost for new residential construction as derived from valuation tables published by the International Conference of Building Officials. Each category of structural condition is then assigned a weighted percentage of replacement need based on severity: 10% for minor maintenance, 50% for moderate rehabilitation, 75% for major rehabilitation and 100% for dilapidated. These factors are then applied to building sizes specific to each parcel as reported by the Ventura County Assessor. A similar methodology is used in assessing site conditions based on parcel size and a replacement cost factor of \$2.50 per square foot of land area. This factor was further reduced by 50% to account for building coverage and weighted according to severity of condition: 25% for attractive nuisance and 50% for blighted. In sum total, rehabilitation costs attributable to structures are estimated at \$5.1 million and \$0.5 million to remedy site deficiencies.





Program Considerations: The overall average age of housing within the RDA Project Area is 42 years, with 42% of all dwellings at or above 50 years in age. This has two important ramifications: the likely presence of lead based paint and the possibility for historic significance. Both factors may influence case processing, property targeting and breadth of financial assistance. Additional considerations include the prevalence of vacant properties occupied by inoperative vehicles, decrepit out buildings, overgrown vegetation and outdoor storage. Equally distracting are large numbers of abandoned and boarded buildings, both commercial and residential in nature. These conditions have a downward affect on property values and could negatively influence the decisions of individuals to reinvest in the properties they own. These factors may warrant a strategic approach to code enforcement. Other targeting considerations include: (i) giving priority to properties located in the vicinity of community focal points (i.e., town plaza/train depot, community center and entry gateways); and (ii) concentrating efforts on a block by block basis, with priority given to the least or most substandard on the basis of the maps appearing as Figures 4 and 10.

Caveats and Limitations: The analysis contained in this Section is based, in part, on data from secondary sources; most notably, parcel information from the Ventura County Assessor. Utilizing Assessor Parcel use codes, an estimate of 456 residential dwellings has been derived for the Piru Redevelopment Project. This figure is 54 units less than what the Ventura County Planning Department estimates for the larger Piru Community Plan Area. The difference in unit counts may be explained by two primary causes: (i) the boundaries of the Piru Community Plan Area encompass an area that is larger than the RDA Project Area; and (ii) actual field conditions observed during the windshield surveys do not align precisely with what the Assessor's data base shows (e.g., addresses did not match parcel data, use codes did not match field conditions, etc.). Consequently, the estimate of 456 units must be viewed as just that: an approximation of field conditions. Likewise, the estimates of rehabilitation costs are subject to the same limitation; no warranty or representation is made that any of the estimates are exact.



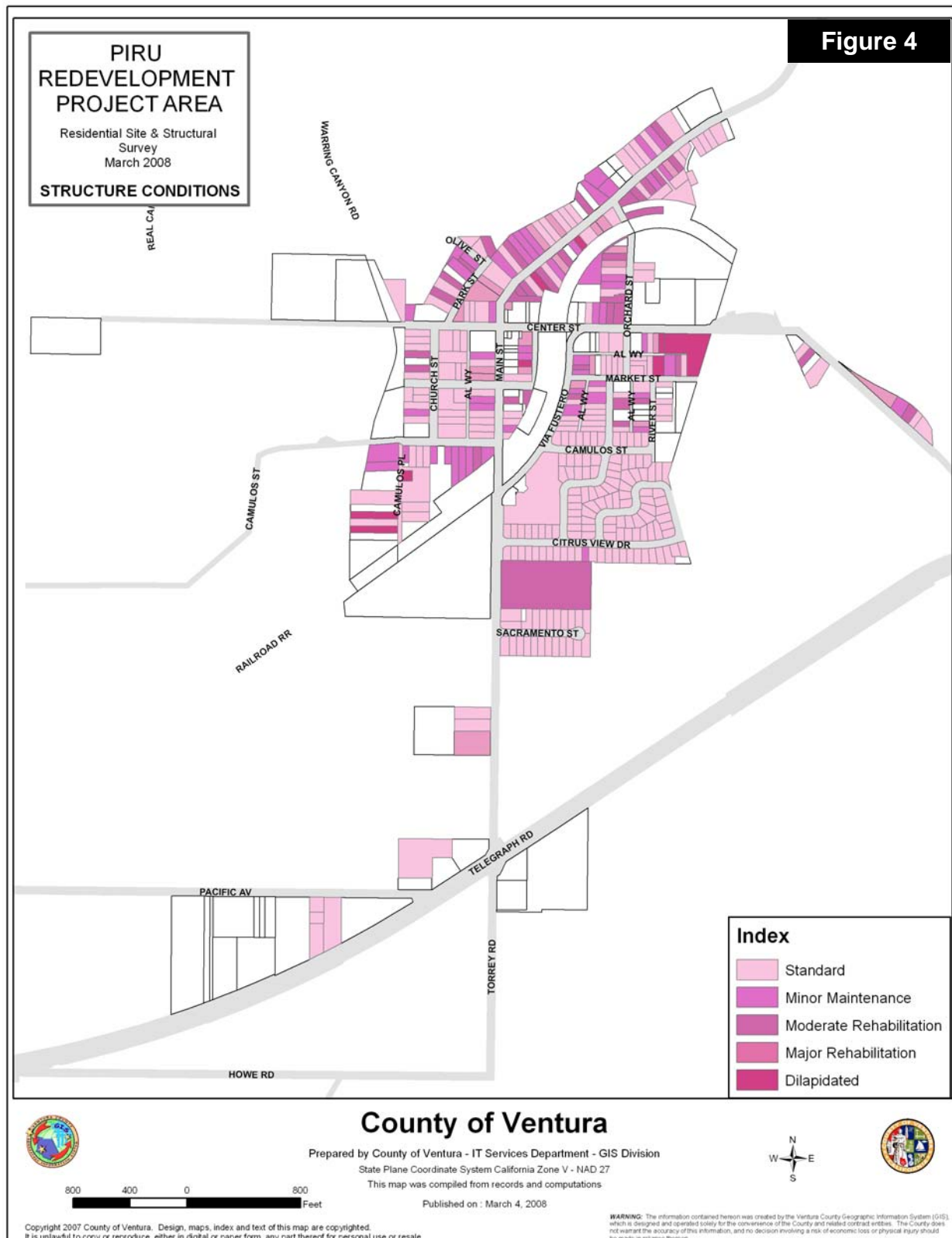




Figure 5

DILAPIDATED

Maintenance is nonexistent. Relevant components exhibit substantial and prolonged damage. Many structures have been boarded and fitness for human occupancy is questionable. Point Rating: 18+; Estimated Rehabilitation Cost Per Dwelling: \$83,000.



Figure 6

MAJOR REHABILITATION

Relevant components evidence significant signs of neglect and duress including the onset of structural failure. Point Rating: 9-17; Estimated Rehabilitation Cost Per Dwelling:





Lack of regular or proper maintenance is evident. Relevant components evidence non-structural deterioration. Point Rating: 5-8; Estimated Rehabilitation Cost Per Dwelling: \$49,000.

Figure 7

MODERATE REHABILITATION



Exterior components evidence easily correctable cosmetic deficiencies. Point Rating: 1-4; Estimated Rehabilitation Cost Per Dwelling: \$11,000.

Figure 8

MINOR MAINTENANCE



Figure 9



STANDARD

There are no noticeable deficiencies and relevant components are well maintained. Point Rating: 0; Estimated Rehabilitation Cost Per Dwelling: \$0



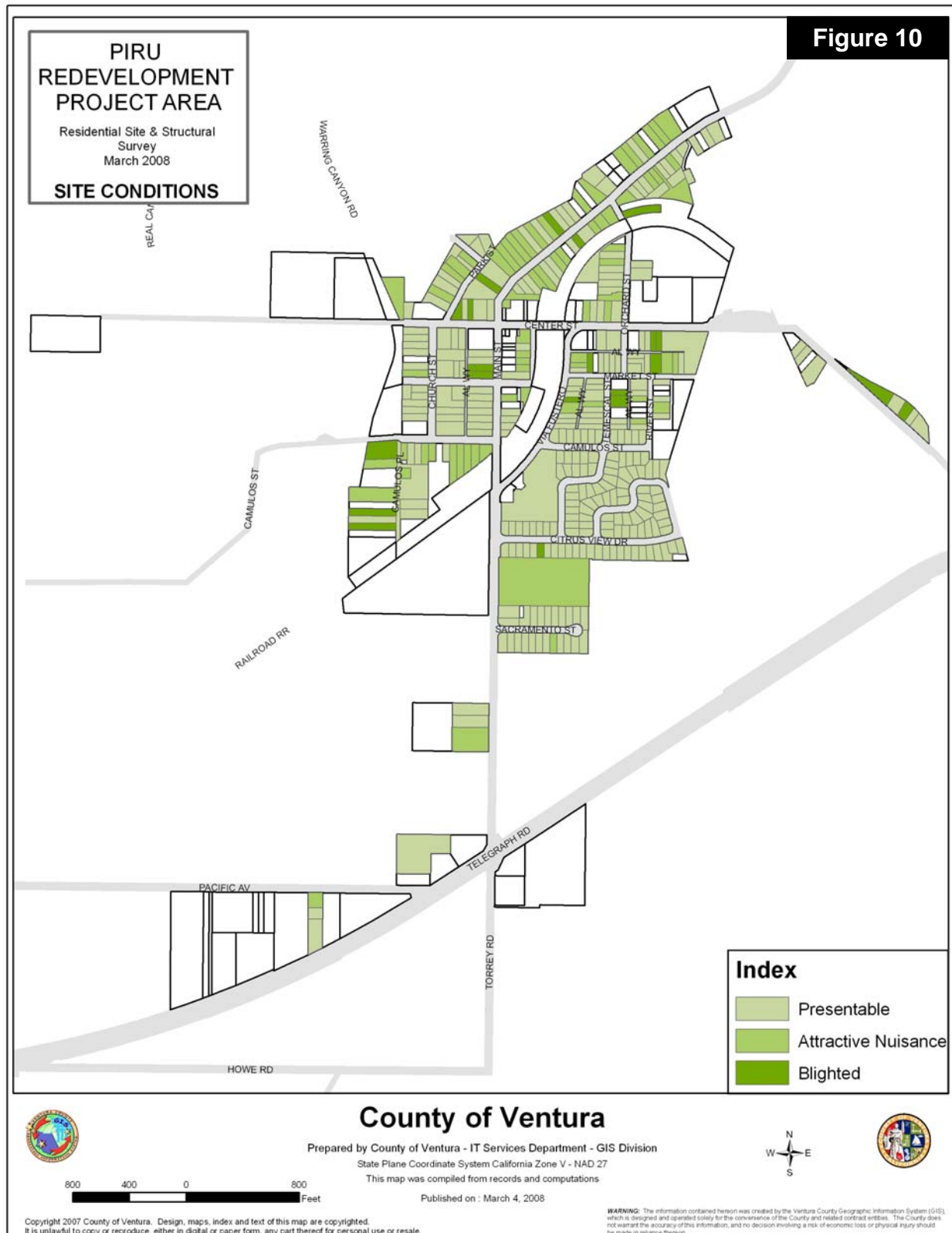


Figure 12



Blighted

Maintenance is nonexistent. Two or more offensive conditions are present (e.g., overgrown vegetation, inoperative vehicles, outside storage, driveway disrepair and/or deteriorated fences). Point Rating: 4-5; Estimated Rehabilitation Cost Per Property: \$10,000



Attractive Nuisance

A combination of two or more offensive conditions is present (e.g., overgrown vegetation, inoperative vehicles, outside storage, driveway disrepair and/or deteriorated fences). Point Rating: 2-3; Estimated Rehabilitation Cost Per Property: \$5,000.



Presentable

There are no noticeable deficiencies and relevant components are well maintained. Point Rating: 0; Estimated Rehabilitation Cost Per Property: \$0



PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS		HOUSING CONDITIONS SURVEY																														
			Structural Conditions														Site Conditions																
			Major Structural Elements				Minor Structural Elements										Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating										
			Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																							
			Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound																	
55019005	4156	E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1					
55019006	4162	E CENTER	ST	0	4	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1				
55019008	4168	E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1				
55020102	4203	E CENTER	ST	5	0	0	0	4	0	0	3	0	3	0	0	0	1	0	0	0	0	0	16	1	0	1	0	1	0	5			
55020103	4231	E CENTER	ST	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0			
55020104	4249	E CENTER	ST	0	0	2	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	1	0	1	0	1	5			
55020106	4267	E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
55020107	4253	E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0		
56003002	3863	E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2		
56004103	935	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
56004110	941	E MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	4		
56004111	949	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
56004113	961	N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	
56004114	953	N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2	
56004119	957	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
56004116	965	N MAIN	ST	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	3	
56004118	969	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	2	
56004121	911	MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	
56004122	953	ORCHARD	ST	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	1	
56004201	906	N MAIN	ST	0	0	2	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	0	0	0	0	0	0	0	2	
56004202	920	N MAIN	ST	0	0	2	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	1	
56004203	926	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56004204	932	N MAIN	ST	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	1
56004205	936	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 1

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS			HOUSING CONDITIONS SURVEY																												
					Structural Conditions												Site Conditions															
					Major Structural Elements						Minor Structural Elements						Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating									
					Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																				
					Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated								Deficient	Sound	Deteriorated	Deficient	Sound				
56004206	944	N MAIN	ST	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	1	0	1	0	0	0	2		
56004209	956	N MAIN	ST	0	4	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	1	0	0	0	1	
56004210	962	N MAIN	ST	0	0	2	0	0	0	0	0	1	0	3	0	0	0	0	0	0	6	1	0	0	0	0	0	1	0	0	2	
56004214	952	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	1	0	0	0	1	
56004215	948	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	2	
56004216	946	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
56004217	944	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56004220	978	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56004223	970	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	
56004224	968	E MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
56004225	994	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
56004227	990	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
56004228	982	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
56004229	986	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
56005101	3890	OLIVE	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	1
56005102	793	PARK	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	1	0	0	2
56005103	779	PARK	ST	0	0	2	0	4	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0
56005104	771	PARK	ST	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3	1	0	1	0	1	0	0	0	0	0	3
56005106	743	PARK	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005107	737	PARK	ST	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	5	1	0	0	0	1	0	0	0	0	0	2
56005108	719	PARK	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
56005110	751	PARK	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	3	0	0	0	0	1	0	0	0	0	0	1
56005111	765	PARK	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	0	1	0	1	0	0	0	2
56005113	3869	CENTER	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	1	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 2

Thomas E. Figg
Consulting Services



PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS		HOUSING CONDITIONS SURVEY																											
Structural Conditions															Site Conditions															
Major Structural Elements								Minor Structural Elements							Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating									
Exterior			Walls	Roof	Structure		Windows/ Doors		Porches/ Steps		Garage Door		Exposed Items																	
Deteriorated			Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound	Deteriorated	Deficient	Sound					
56005201	801	N PARK	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56005203	815	N PARK	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005301	3903	E CENTER	ST	0	4	0	0	5	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005302	3909	E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005303	3917	E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005305	717	N MAIN	ST	5	0	0	0	5	0	0	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005306	731	N MAIN	ST	0	4	0	0	5	0	0	0	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005307	739	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005326	753	N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005327	759	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005328	765	N MAIN	ST	0	0	2	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005329	777	N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005330	781	N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005331	793	N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005332	805	N MAIN	ST	5	0	0	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005333	811	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005334	819	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005335	823	N MAIN	ST	0	4	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005336	835	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005337	847	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005338	859	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005340	873	N MAIN	ST	0	0	0	0	0	0	0	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0
56005342	891	N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56005343	701	N MAIN	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 3

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS		HOUSING CONDITIONS SURVEY																																	
					Structural Conditions																Site Conditions															
					Major Structural Elements						Minor Structural Elements										Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating									
					Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																								
					Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound								
56005344	3925-2	E	CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
56006001	712	N	MAIN	ST	0	0	2	0	0	4	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
56006006	718	N	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
56006007	738	N	MAIN	ST	0	0	2	0	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006008	750		MAIN	ST	0	0	2	0	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006009	754		MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006010	760		MAIN	ST	5	0	0	0	5	0	0	0	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006011	778	N	MAIN	ST	0	0	2	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006012	782	N	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006013	794	N	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006014	806	N	MAIN	ST	0	0	2	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006015	812	N	MAIN	ST	0	0	2	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006017	824	N	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56006018	836	N	MAIN	ST	5	0	0	0	5	0	0	0	3	0	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56006019	848	N	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006020	866	N	MAIN	ST	0	0	0	0	5	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006026	761	N	ORCHARD	ST	0	0	0	0	5	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006028	733	N	ORCHARD	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006030	4027	E	CENTER	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006031	4023	E	CENTER	ST	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56006032	4013	E	CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006033	4005	E	CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006039	4019	E	CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56006040	799		ORCHARD	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 4

Thomas E. Figg
Consulting Services



PIRU REDEVELOPMENT PROJECT AREA

Site and Structural Survey Ratings

APN	SITUS ADDRESS			HOUSING CONDITIONS SURVEY																																	
				Structural Conditions																Site Conditions																	
				Major Structural Elements								Minor Structural Elements								Overall Structural Rating	Land-scape	Vehi-cles	Litter	Drive-way	Fences	Overall Site Rating											
				Exterior		Walls	Roof		Structure		Windows/ Doors		Porches/ Steps		Garage Door		Exposed Items																				
				Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound										
56006042	773	N	ORCHARD	ST	5	0	0	0	5	0	0	0	0	1	0	3	0	0	3	0	0	0	0	0	0	17	0	0	0	0	1	0	1	0	0	0	2
56006043	769	N	ORCHARD	ST	0	0	2	0	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0
56006044	747		ORCHARD	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0
56006045	753	N	ORCHARD	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	
56006046	874	N	MAIN	ST	5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	1	0	0	0	1	0	1	0	0	0	0	3
56006047	878	N	MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0	0	0	0	0	0	
56006048	695		ORCHARD	ST	0	0	2	0	0	4	0	0	0	1	0	0	0	0	0	0	0	0	0	0	7	0	0	1	0	1	0	0	0	1	0	0	3
56006049			ORCHARD	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56007001	840		ORCHARD	ST	0	4	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	6	1	0	1	0	1	0	1	0	1	0	5	
56007004	752		ORCHARD	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56007005	4061	E	CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009102	663		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009103	651		CHURCH	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	5	1	0	0	0	0	0	0	0	0	0	
56009105	625		CHURCH	ST	0	0	0	0	5	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	7	0	0	0	0	0	0	1	0	0	0	0	1
56009106	613		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	2	
56009107	697		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009108	681		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009201	3864	W	MARKET			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009202	599		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009203	577		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009204	555		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009205	533		CHURCH	ST	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	
56009206	521		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56009301	672		CHURCH	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA

Site and Structural Survey Ratings

[illegible]

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS	HOUSING CONDITIONS SURVEY																																
		Structural Conditions																Site Conditions																
		Major Structural Elements								Minor Structural Elements								Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating										
		Exterior	Walls	Roof	Structure		Windows/ Doors		Porches/ Steps		Garage Door		Exposed Items																					
					Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Deficient	Sound	Deteriorated	Deficient	Deficient	Sound	Deteriorated								Deficient	Deficient	Sound							
56010108	633 E PIRU	SO	5	0	0	0	0	4	0	0	0	3	0	0	0	0	0	3	0	0	0	1	0	16	0	0	0	0	1	0	0	0	2	
56010109	602 MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56010115	665 E PIRU	SO	5	0	0	0	0	4	0	0	0	1	0	0	1	0	3	0	0	3	0	0	17	0	0	1	0	1	0	1	0	0	0	3
56010116	659 E PIRU SQUARE	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	1	
56010203	3968 E MARKET	ST	0	0	0	0	0	4	0	0	0	0	0	0	0	0	3	0	0	0	0	7	0	0	0	1	0	0	0	0	1	0	0	2
56010207	512 N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56010208	526 N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0
56010209	534 N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56010210	548 N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56010218	570 N MAIN	ST	0	0	0	2	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1	0	0	0	1	0	0	0	0	0	0	2
56011105	4022 E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011106	4027 MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011107	4021 E MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0
56011109	4015 MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56011109	4013 MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56011111	4007 E MARKET	ST	0	4	0	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	10	1	0	1	0	1	0	1	0	1	0	5	0
56011112	104 VIA FUSTERO	ST	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	3	1	0	0	0	0	0	0	0	0	0	0	0	1
56011113	590 VIA FUSTERO		0	0	0	0	0	4	0	0	1	0	0	0	0	0	0	0	0	0	5	1	0	0	0	0	0	0	0	0	0	1	0	2
56011114	598 VIA FUSTERO		0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0	0	0	0	1	0	1	0	1	0	1	0	3
56011116	4010 CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
56011201	568 VIA FUSTERO		5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	1	0	1	1
56011202	551 TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	1
56011203	545 TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56011204	521 TEMESCAL	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 7

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS	HOUSING CONDITIONS SURVEY																															
		Structural Conditions																Site Conditions															
		Major Structural Elements								Minor Structural Elements								Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating									
		Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound								
		Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound								
56011205	509 TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	0	3		
56011207	485 TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
56011208	471 TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011212	550 VIA FUSTERO		0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
56011213	512 VIA FUSTERO	RD	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	1	0	1	0	0	0	0	0	0	0	2	
56011214	502 VIA FUSTERO		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011215	503 TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011216	495 TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011217	110 TELEGRAPH	RD	0	4	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	
56011218	112 TELEGRAPH	RD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	1	0	1	0	1	5	
56011219	VIA FUSTERO		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011220	488 VIA FUSTERO		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011302	4042 E CENTER	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0
56011303	4050 E CENTER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
56011305	4072 E CENTER	ST	5	0	0	0	5	0	0	3	0	0	3	0	0	3	0	0	0	0	19	1	0	0	0	0	0	0	0	0	0	0	1
56011306	4085 E MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011307	4081 E MARKET	ST	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1	0	0	0	0	0	1	0	0	0	0	2	
56011308	4075 E MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0	3	1	0	1	0	0	0	1	0	0	0	0	0	3	
56011309	4069 E MARKET	ST	5	0	0	0	4	0	0	3	0	0	3	0	0	3	0	0	1	19	1	0	1	0	1	0	1	0	1	0	1	0	5
56011310	4049 E MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
56011311	580 ORCHARD	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011312	570 ORCHARD	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011313	560 ORCHARD	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011314	4058 E CENTER	ST	5	0	0	0	4	0	0	1	0	3	0	0	1	0	3	0	0	17	1	0	0	0	1	0	1	0	1	0	1	0	4

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 8

Thomas E. Figg
Consulting Services



PIRU REDEVELOPMENT PROJECT AREA Site and Structural Survey Ratings

APN	SITUS ADDRESS		HOUSING CONDITIONS SURVEY																												
			Structural Conditions														Site Conditions														
			Major Structural Elements				Minor Structural Elements										Overall Structural Rating	Land-scape	Vehi-cles	Litter	Drive-way	Fences	Overall Site Rating								
			Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																					
			Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Deficient - Minor	Sound	Deteriorated	Deficient	Deficient - Minor	Sound	Deteriorated	Deficient								Deficient - Minor	Sound						
56011315	4066 E	CENTER	ST	5	0	0	0	5	0	0	0	3	0	0	3	0	0	3	0	0	22	1	0	0	0	1	0	1	0	4	
56011402	4042 E	MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56011403	521	RIVER	ST	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1
56011407	461	RIVER	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
56011408	468	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56011409	472	TEMESCAL	ST	0	4	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
56011411	514	TEMESCAL	ST	0	0	0	0	0	4	0	0	0	1	0	0	0	0	0	0	0	5	1	0	1	0	1	0	1	0	0	5
56011412	104	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	0	1	0	0	0
56011413	509	RIVER	ST	0	4	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	5	0	0	1	0	1	0	0	0	0
56011415	473	RIVER	ST	0	4	0	0	0	4	0	0	3	0	0	0	0	0	0	0	0	0	11	1	0	0	0	1	0	0	0	0
56011504	476	RIVER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56011505	496	RIVER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56011509	504	RIVER	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
56011511	4074 E	MARKET	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012005	449	CAMULOS	PL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012007	427	CAMULOS	PL	5	0	0	0	5	0	0	0	3	0	0	3	0	0	0	0	0	0	20	1	0	1	0	1	0	1	0	0
56012008	423	CAMULOS	PL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012009	411	CAMULOS	PL	5	0	0	0	5	0	0	0	3	0	0	3	0	0	0	0	0	0	22	1	0	1	0	1	0	1	0	0
56012014	3856 E	CAMULOS	ST	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4	1	0	1	0	0	0	0	0	0	0
56012016	3878	CAMULOS	ST	0	0	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	4	1	0	1	0	0	0	0	0	0
56012018	3892	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
56012019	3904	CAMULOS	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0
56012023	3838 E	CAMULOS	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	0	0	0	1	0	1	0	0	0
56012024	481	CAMULOS	PL	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 9

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA Site and Structural Survey Ratings

APN	SITUS ADDRESS	HOUSING CONDITIONS SURVEY																															
		Structural Conditions																Site Conditions															
		Major Structural Elements								Minor Structural Elements								Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating									
		Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																								
		Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound								
56012025	477 N MAIN	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012026	3932 E CAMULOS	ST	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012027	3864 CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012028	3870 E CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012030	428 CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012033	CAMULOS	PL	5	0	0	0	5	0	0	3	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012034	480 CAMULOS	PL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012035	432 CAMULOS	RD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012036	3928 CAMULOS	ST	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56012037	3914 CAMULOS	ST	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013016	4028 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013017	4034 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013018	4040 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013019	4046 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013020	4052 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013021	4058 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013022	4064 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013023	4070 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013024	4076 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013025	4082 CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013026	495 MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013027	491 MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013028	487 MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013029	483 MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 10

Thomas E. Figg
Consulting Services



PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS		HOUSING CONDITIONS SURVEY																											
			Structural Conditions																Site Conditions											
			Major Structural Elements						Minor Structural Elements										Overall Structural Rating	Land-scape	Vehi-cles	Litter	Drive-way	Fences	Overall Site Rating					
			Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																				
			Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound				
56013030	479	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013031	475	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013032	402	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013033	398	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013034	394	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013035	390	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013036	386	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013037	382	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013038	378	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013039	4029	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013040	4035	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013041	4041	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013042	4047	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013043	4059	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013044	4065	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013045	473	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013046	467	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013047	461	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013048	455	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013049	449	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013050	443	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013051	437	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013052	431	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013053	425	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 11

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS	HOUSING CONDITIONS SURVEY																															
		Structural Conditions																		Site Conditions													
		Major Structural Elements								Minor Structural Elements										Overall Structural Rating	Land- scape	Veh- icles	Litter	Drive- way	Fences				Overall Site Rating				
		Exterior		Walls	Roof	Structure		Windows/ Doors		Porches/ Steps		Garage Door		Exposed Items																			
		Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound															
Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound																	
56013054	4036	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013055	4048	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013056	4060	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013057	4072	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013058	4073	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013059	4061	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013060	4049	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013061	4037	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56013062	4025	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56018015	79	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56018016	125	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56018017	87	N MAIN	ST	0	4	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56018020	3851	E PACIFIC	AV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56019001	290	MAIN	ST	0	4	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56021010		PACIFIC	AV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56021011	3795	E TELEGRAPH	RD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56021012	3783	TELEGRAPH	RD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56021013	3807	TELEGRAPH	RD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022103	404	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022104	3982	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022105	3990	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022106	3996	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022107	4002	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022108	4010	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS		HOUSING CONDITIONS SURVEY																														
			Structural Conditions																Site Conditions														
			Major Structural Elements						Minor Structural Elements										Overall Structural Rating	Land-scape	Vehi-cles	Litter	Drive-way	Fences				Overall Site Rating					
			Exterior	Walls	Roof	Structure		Windows/ Doors		Porches/ Steps		Garage Door		Exposed Items																			
			Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient						Sound									
56022109	465	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022110	459	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022111	453	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022112	447	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022113	441	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022114	3981	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022115	3975	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022116	3969	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022117	3963	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022118	3957	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022119	3951	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022120	3945	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022121	3939	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022201	3979	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022202	3983	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022203	3991	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022204	3999	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022205	4003	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022206	4009	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022207	4017	CAMULOS	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022301	498	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022302	492	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022303	486	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022304	480	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 13

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS	HOUSING CONDITIONS SURVEY																																
		Structural Conditions																		Site Conditions														
		Major Structural Elements								Minor Structural Elements										Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences				Overall Site Rating					
		Exterior		Walls	Roof	Structure		Windows/ Doors		Porches/ Steps		Garage Door		Exposed Items																				
		Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound																
56022305	474	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022306	466	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022307	462	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022308	456	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022309	450	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022310	444	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022311	436	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022312	430	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022313	424	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022314	388	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022315	382	TEMESCAL	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022316	377	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022317	383	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022318	389	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022319	395	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022320	401	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022321	405	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022322	413	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022323	417	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022401	374	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022402	370	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022403	366	MARINA	CR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022501	3938	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022502	3944	CITRUS VIEW	DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey</

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS	HOUSING CONDITIONS SURVEY																													
		Structural Conditions																Site Conditions													
		Major Structural Elements						Minor Structural Elements										Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating							
		Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																						
		Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound																
Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound																		
56022503	3950	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56022504	3956	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022505	3962	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022506	3968	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022507	3974	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022508	3980	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022509	3986	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022510	3992	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022511	3998	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022512	4004	CITRUS VIEW DR	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022513	4010	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022514	4016	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56022515	4022	CITRUS VIEW DR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023001	248	N MAIN	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023002	3911	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023004	3929	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023005	3937	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023006	3945	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023007	3953	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023008	3961	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023009	3977	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023010	3985	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023011	3991	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
56023012	3999	SACRAMENT	ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 15

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT AREA **Site and Structural Survey Ratings**

APN	SITUS ADDRESS	HOUSING CONDITIONS SURVEY																																
		Structural Conditions																Site Conditions																
		Major Structural Elements								Minor Structural Elements								Overall Structural Rating	Land-scape	Veh-icles	Litter	Drive-way	Fences	Overall Site Rating										
		Exterior	Walls	Roof	Structure	Windows/ Doors	Porches/ Steps	Garage Door	Exposed Items																									
		Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient - Major	Deficient - Minor	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient								Sound									
Deteriorated	Deficient	Deficient	Sound	Deteriorated	Deficient	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound	Deteriorated	Deficient	Sound																		
56023013	3996	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
56023014	3988	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
56023015	3980	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
56023016	3972	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
56023017	3964	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0		
56023018	3956	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
56023019	3948	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
56023020	3940	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	
56023021	3932	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	
56023022	3924	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56023023	3916	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
56023024	3908	SACRAMENTO ST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Piru Redevelopment Project
Site and Structural Survey

March 2008
Page 16

Thomas E. Figg
Consulting Services



APPENDIX B

RESIDENTIAL PARCEL DATA BASE



**PIRU REDEVELOPMENT PROJECT
Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings		
55019005	4156 E	CENTER	ST	1110	1910	6168	1992	18	\$ 35,709	\$ 138,349	0	1	1
55019006	4162	CENTER	ST	1110	835	7250	1960	67	\$ 4,422	\$ 17,157	0	1	1
55019008	4168 E	CENTER	ST	1110	1713	20399	1958	76	\$ 8,948	\$ 52,438	0	1	1
55020102	4203 E	CENTER	ST	1333	1496	25308	1988		\$ 105,042	\$ 61,399	0		3
55020103	4231 E	CENTER	ST	1110	1004	11000	1971	80	\$ 10,739	\$ 48,614	0		1
55020104	4249	CENTER	ST	1110	720	8625	1980	79	\$ 11,140	\$ 45,386	1		1
55020106	4267 E	CENTER	ST	1222	1854	14283			\$ 17,885	\$ 44,639	1		2
55020107	4253 E	CENTER	ST	1110	896	5542	2003	77	\$ 180,168	\$ 62,529	0	1	1
56003002	3863 E	CENTER	ST	1400		30056	2004		\$ 91,840	\$ 76,083	1		4
56004103	935	MAIN	ST	1110	714	15000	1990	107	\$ 44,579	\$ 44,579	0	1	1
56004110	941 E	MAIN	ST	1110	998	10000		42	\$ 6,254	\$ 25,183	0	1	1
56004111	949 N	MAIN	ST	1110	1018	10000	1986	46	\$ 6,254	\$ 25,183	0	1	1
56004113	961 N	MAIN	ST	1110	998	10000	2002	42	\$ 108,101	\$ 71,345	0	1	1
56004114	953 N	MAIN	ST	1110	1046	10000	1997	46	\$ 71,505	\$ 40,517	0	1	1
56004115	957 N	MAIN	ST	1110	888	10000	1965	42	\$ 6,254	\$ 21,950	0	1	1
56004116	965 N	MAIN	ST	1110	1092	9900	1990	64	\$ 6,254	\$ 19,525	0	1	1
56004118	969 N	MAIN	ST	1210		22975	1975		\$ 10,121	\$ 33,797	0		2
56004121	911	MAIN	ST	1110	1436	11373	1984	23	\$ 17,881	\$ 93,274	1		1
56004122	953	ORCHARD	ST	1116	1213	15444	1969	41	\$ 7,141	\$ 31,079	0	1	1
56004201	906 N	MAIN	ST	1222	1820	8700	1998	46	\$ 62,089	\$ 83,756	0		2
56004202	920 N	MAIN	ST	1110	1180	5880	1980	46	\$ 6,254	\$ 27,942	0	1	1
56004203	926 N	MAIN	ST	1110	800	5615	2000	87	\$ 77,183	\$ 78,155	0		1
56004204	932 N	MAIN	ST	1110	480	6500	1989	87	\$ 68,653	\$ 87,876	0		1
56004205	936 N	MAIN	ST	1110	780	6500	1993	87	\$ 88,799	\$ 27,010	0		1
56004206	944 N	MAIN	ST	1110	500	5200		68	\$ 5,356	\$ 2,663	0		1
56004209	956 N	MAIN	ST	1222		6500	1960		\$ 6,260	\$ 21,954	0	1	2
56004210	962 N	MAIN	ST	1110	900	6500	1992	68	\$ 6,254	\$ 15,485	0	1	1
56004214	952 N	MAIN	ST	1116		5200	1990		\$ 3,520	\$ 58,072	0		1
56004215	948 N	MAIN	ST	1116	1431	25250	2002	2	\$ 105,981	\$ 163,900	0		1
56004216	946 N	MAIN	ST	1110	952	8987	1979	46	\$ 9,731	\$ 66,610	0		1
56004217	944 N	MAIN	ST	1110	388	9013	1959	82	\$ 4,455	\$ 1,944	0		1
56004220	978 N	MAIN	ST	1116	1560	5000	2003	2	\$ 105,982	\$ 159,669	0		1
56004223	970 N	MAIN	ST	1116	1056	5842	2000		\$ 137,829	\$ 50,720	0	1	1
56004224	968 E	MAIN	ST	1011	1291	5520	2000	6	\$ 53,476	\$ 44,752	0	1	0

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 1

Thomas E. Figg
Consulting Services

**PIRU REDEVELOPMENT PROJECT
Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings	
56004225	994 N MAIN	ST	1116	1325	10900	2003	2	\$ 114,808	\$ 147,550	0	1	1
56004227	990 N MAIN	ST	1116	1431	7500		2	\$ 8,409	\$ 163,900	0		1
56004228	982 MAIN	ST	1116	1431	7500	2004	2	\$ 122,400	\$ 159,169	0		1
56004229	986 MAIN	ST	1116	1431	7500		2	\$ 114,444	\$ 163,906	0		1
56005101	3890 OLIVE	ST	1110	1094	6450	1974	65	\$ 6,254	\$ 23,572	0	1	1
56005102	793 PARK	ST	1110	1336	7008	2002	89	\$ 158,973	\$ 105,981	0	1	1
56005103	779 PARK	ST	1110	890	4518	1994	97	\$ 87,058	\$ 18,649	0	1	1
56005104	771 PARK	ST	1110	1250	12558	1992	107	\$ 82,454	\$ 86,395	0		1
56005106	743 PARK	ST	1110	1300	12475	1983	107	\$ 42,438	\$ 36,373	0	1	1
56005107	737 PARK	ST	1110	2240	11111	1986	43	\$ 49,993	\$ 107,141	0	1	1
56005108	719 PARK	ST	1110	1456	12119	1998	107	\$ 114,716	\$ 23,972	0	1	1
56005110	751 PARK	ST	1110	720	6950	1999	107	\$ 80,300	\$ 28,678	0		1
56005111	765 PARK	ST	1110	1066	8442	1972	97	\$ 6,254	\$ 17,280	0		1
56005113	3869 CENTER	ST	1110	1422	7405	1981	46	\$ 31,225	\$ 46,844	0	1	1
56005201	801 N PARK	ST	1222	1844	15260	1983		\$ 9,018	\$ 31,626	0	1	2
56005203	815 N PARK	ST	1110	848	9850	1976	81	\$ 5,888	\$ 41,224	0	1	1
56005301	3903 E CENTER	ST	1110	616	8275	1974	85	\$ 5,356	\$ 8,313	0		1
56005302	3908 E CENTER	ST	1110	720	6000	1972	85	\$ 5,356	\$ 11,542	0	1	1
56005303	3917 E CENTER	ST	1110	720	5550	1983	85	\$ 30,306	\$ 15,148	0		1
56005305	717 N MAIN	ST	1110	984	22520	1990	25	\$ 36,023	\$ 110,435	0	1	1
56005306	731 N MAIN	ST	1110	768	9850	1994	81	\$ 87,054	\$ 23,624	0		1
56005307	739 N MAIN	ST	1110	560	22500	1979	87	\$ 25,979	\$ 42,233	0	1	1
56005326	753 N MAIN	ST	1110	988	14112	2003	77	\$ 201,365	\$ 61,000	1		1
56005327	759 N MAIN	ST	1110	720	11500	1983	79	\$ 5,356	\$ 6,697	0	1	1
56005328	765 N MAIN	ST	1222	2073	12000	1961		\$ 5,362	\$ 45,594	0	1	2
56005329	777 N MAIN	ST	1110	1326	12565	1981	44	\$ 5,356	\$ 29,312	0		1
56005330	781 MAIN	ST	1110	812	12000	1984	77	\$ 41,606	\$ 40,120	0		1
56005331	793 N MAIN	ST	1110	1560	11500	2001	57	\$ 118,910	\$ 91,885	1		1
56005332	805 N MAIN	ST	1110	380	11000	2000	53	\$ 89,973	\$ 22,492	0		1
56005333	811 N MAIN	ST	1110	2409	10500	1952	12	\$ 5,444	\$ 124,852	0	1	1
56005334	819 N MAIN	ST	1110	960	10000	2003	82	\$ 208,080	\$ 59,078	0	1	1
56005335	823 N MAIN	ST	1110	552	9500	1966	77	\$ 5,356	\$ 12,364	0	1	1
56005336	835 N MAIN	ST	1110	768	9000	1989	97	\$ 5,356	\$ 7,505	0	1	1
56005337	847 N MAIN	ST	1116	1438	8550	2004	3	\$ 229,500	\$ 76,500	0		1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 2

Thomas E. Figg
Consulting Services



PIRU REDEVELOPMENT PROJECT **Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56005338	859 N MAIN	ST	1110	918	7900	1989	46 \$ 5,364	\$ 20,448	0		1
56005340	873 N MAIN	ST	1110	672	9000	1984	97 \$ 37,149	\$ 27,274	0	1	1
56005342	891 N MAIN	ST	1110	1380	14325	1962	85 \$ 7,013	\$ 31,804	0	1	1
56005343	701 N MAIN	ST	1110	819	7500	1976	70 \$ 5,623	\$ 17,274	0	1	1
56005344	3925 E CENTER	ST	1321	2510	15000	2005		\$ 450,000	\$ 150,000	1	3
56006001	712 N MAIN	ST	1110	866	3220	1994	80 \$ 43,461	\$ 7,197	0	1	1
56006006	718 N MAIN	ST	1110	720	10940	2002	81 \$ 129,721	\$ 43,130	0	1	1
56006007	738 N MAIN	ST	1110	716	3486		87 \$ 4,455	\$ 5,170	0		1
56006008	750 N MAIN	ST	1110	1386	6431	1982	26 \$ 31,272	\$ 86,017	0	1	1
56006009	754 N MAIN	ST	1222	1008	8017	1977	29 \$ 10,121	\$ 98,049	0	1	2
56006010	760 N MAIN	ST	1222		7650	1993		\$ 15,933	\$ 20,334	0	2
56006011	778 N MAIN	ST	1110	694	10640	1978	107 \$ 10,753	\$ 11,579	0	1	1
56006012	782 N MAIN	ST	1110	2774	9813	1998	1 \$ 68,828	\$ 123,750	0	1	1
56006013	794 N MAIN	ST	1110	902	8545	2004	85 \$ 280,500	\$ 45,900	1		1
56006014	806 N MAIN	ST	1110	504	7482	1975	85 \$ 3,520	\$ 142	0	1	1
56006015	812 N MAIN	ST	1110	558	6610	1979	87 \$ 12,979	\$ 30,858	0		1
56006017	824 N MAIN	ST	1110	608	5389		85 \$ 5,356	\$ 9,127	0		1
56006018	836 N MAIN	ST	1110	888	5023	1977	71 \$ 5,362	\$ 11,548	0	1	1
56006019	848 N MAIN	ST	1110	1812	9600	1992	30 \$ 5,356	\$ 71,885	0	1	1
56006020	866 N MAIN	ST	1110	903	4860	1988	18 \$ 9,923	\$ 72,771	0	1	1
56006026	761 N ORCHARD	ST	1110	1233	8750	1999	19 \$ 5,356	\$ 97,691	0		1
56006028	733 N ORCHARD	ST	1110	1326	8785	2002	46 \$ 84,784	\$ 116,579	1		1
56006030	4027 E CENTER	ST	1110	1887	11250	2004	85 \$ 164,304	\$ 75,762	1		1
56006031	4023 E CENTER	ST	1110	1244	7500	1984	87 \$ 33,338	\$ 48,271	0	1	1
56006032	4013 E CENTER	ST	1110	1356	7500	1986	49 \$ 5,356	\$ 45,066	0		1
56006033	4005 E CENTER	ST	1110	1056	7500	2002	52 \$ 91,885	\$ 69,724	0		1
56006039	4018 E CENTER	ST	1110	1888	7500	1980	67 \$ 5,356	\$ 72,576	0		1
56006040	799 ORCHARD	ST	1116	1638	23100	2003	1 \$ 130,050	\$ 19,400	0		1
56006042	773 N ORCHARD	ST	1110	586	6500	1986	81 \$ 42,851	\$ 35,709	0	1	1
56006043	769 N ORCHARD	ST	1110	840	8600	2002	82 \$ 62,973	\$ 42,506	0	1	1
56006044	747 N ORCHARD	ST	1110	754	8750	2003	82 \$ 62,356	\$ 24,187	0		1
56006045	753 N ORCHARD	ST	1110	388	8750	2002	80 \$ 90,083	\$ 68,887	0	1	1
56006046	874 N MAIN	ST	1110	1248	7266	1962	57 \$ 5,362	\$ 18,278	0	1	1
56006047	878 N MAIN	ST	1110	1940	8753	1980	25 \$ 22,511	\$ 128,277	0	1	1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 3

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT **Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56006048	695 ORCHARD	ST	1110	1179	8751	2005	80 \$ 204,000	\$ 50,898	0		1
56006049		ORCHARD	ST	1110		8749	2005	\$ 190,000	\$ -	0	1
56007001	840 ORCHARD	ST	1116		13400	1990		\$ 101,624	\$ 12,065	0	1
56007004	752 ORCHARD	ST	1110	965	7530	2000	56 \$ 84,349	\$ 28,115	0	1	1
56007005	4061 E CENTER	ST	1333	1898	12750	2001		\$ 97,290	\$ 140,531	0	3
56009102	663 CHURCH	ST	1110	1216	9000	1997	46 \$ 70,102	\$ 70,102	1		1
56009103	651 CHURCH	ST	1110	616	9000	1973	60 \$ 6,254	\$ 60,978	0	1	1
56009105	625 CHURCH	ST	1110	1482	9000	1992	55 \$ 6,254	\$ 23,572	0	1	1
56009106	613 CHURCH	ST	1110	982	9000	1991	67 \$ 38,650	\$ 46,378	0	1	1
56009107	697 CHURCH	ST	1110	1333	9000	1999	127 \$ 114,716	\$ 51,622	1		1
56009108	681 CHURCH	ST	1110	2110	9000	1997	14 \$ 70,701	\$ 115,121	1		1
56009201	3864 W MARKET	ST	1110	1344	6300	1989	57 \$ 3,362	\$ 73,809	0		1
56009202	599 CHURCH	ST	1222		5850	1981		\$ 23,416	\$ 78,083	0	2
56009203	577 CHURCH	ST	1110	1075	5850	1998	58 \$ 103,244	\$ 67,107	0	1	1
56009204	555 CHURCH	ST	1110	832	9000	2004	56 \$ 244,494	\$ 41,616	0	1	1
56009205	533 CHURCH	ST	1110	624	9000	1980	62 \$ 6,254	\$ 12,260	0	1	1
56009206	521 CHURCH	ST	1222		9000	1980		\$ 21,490	\$ 121,174	0	2
56009301	672 CHURCH	ST	1110	840	15000	1972	92 \$ 12,530	\$ 5,170	0	1	1
56009302	3904 E CENTER	ST	1110	756	7500	2003	28 \$ 91,035	\$ 36,414	0		1
56009303	3904 E CENTER	ST	1011		7500	2003		\$ 91,035	\$ 26,010	0	0
56009305	649 N MAIN	ST	1116	1896	8989	2004	19 \$ 180,925	\$ 95,576	1		1
56009306	635 N MAIN	ST	1110	1139	8989	1998	37 \$ 79,659	\$ 63,225	0	1	1
56009307	623 N MAIN	ST	1110	1322	8989	1998	107 \$ 68,828	\$ 28,678	0		1
56009308	615 N MAIN	ST	1110	1004	8989	1964	117 \$ 6,254	\$ 9,032	0		1
56009309	3917 E MARKET	ST	1110	865	4800	1990	81 \$ 67,306	\$ 53,843	0		1
56009310	3898 E MARKET	ST	1110	1012	4800	1972	81 \$ 5,356	\$ 20,420	0	1	1
56009311	3885 E MARKET	ST	1110	1016	14400	1974	80 \$ 12,530	\$ 18,902	0	1	1
56009312	650 CHURCH	ST	1150		16000	2000		\$ 134,960	\$ 146,208	0	8
56009402	589 MAIN	ST	1110	2010	8987	1972	112 \$ 4,411	\$ 36,683	0	1	1
56009403	571 N MAIN	ST	1110	1421	8985	1971	107 \$ 6,254	\$ 22,179	1		1
56009404	563 N MAIN	ST	1110	1200	8984		87 \$ 6,255	\$ 17,924	0	1	1
56009405	549 N MAIN	ST	1110	1008	8982	1999	77 \$ 80,300	\$ 22,941	1		1
56009406	533 N MAIN	ST	1222	1900	8981	2005		\$ 408,000	\$ 112,200	1	2
56009407	525 N MAIN	ST	1110	1204	8979		56 \$ 6,254	\$ 70,601	0	1	1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 4

Thomas E. Figg
Consulting Services



PIRU REDEVELOPMENT PROJECT **Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56009408	511 N MAIN	ST	1110	1300	8978	1987	24 \$ 31,476	\$ 147,623	0		1
56009410	3886 MARKET	ST	1110	1464	21000		70 \$ 12,631	\$ 34,514	0	1	1
56009411	3914 MARKET	ST	1116		9000	1985		\$ 32,776	0		1
56009412	522 CHURCH	ST	1110	1312	10000	2000	18 \$ 112,467	\$ 73,103	1		1
56009413	532 CHURCH	ST	1110	1312	10000	1989	18 \$ 94,905	\$ 107,694	0		1
56009414	3889 CAMULOS	ST	1222		20000	1999		\$ 80,300	\$ 108,120	0	2
56010106	641 PIRU SQUARE	ST	1110	788	5006		50 \$ 5,356	\$ 17,170	0	1	1
56010107	637 E PIRU	SC	1110	940	5006		107 \$ 5,356	\$ 5,888	0		1
56010108	633 E PIRU	SC	1110	660	5006		87 \$ 5,356	\$ 5,888	0	1	1
56010109	602 MAIN	ST	1116	1600	10011			\$ 10,738	\$ 92,133	0	1
56010115	665 E PIRU	SC	1150		8750	1992		\$ 103,512	\$ 59,722	0	6
56010116	659 E PIRU SQUA	ST	1110	970	5006	2001	77 \$ 99,235	\$ 27,564	0		1
56010203	3968 E MARKET	ST	1110	800	3950	1996	82 \$ 29,791	\$ 25,781	0		1
56010207	512 N MAIN	ST	1110	726	2742	1979	81 \$ 3,567	\$ 6,075	0	1	1
56010208	526 N MAIN	ST	1110	720	4411	1992	55 \$ 64,601	\$ 25,837	0	1	1
56010209	534 N MAIN	ST	1011	2973	5921	2003	1 \$ 88,434	\$ 129,000	1		1
56010210	548 N MAIN	ST	1110	1130	6843	2005	58 \$ 290,700	\$ 76,500	0	1	1
56010218	570 N MAIN	ST	1110	880	5596	2005	67 \$ 290,700	\$ 56,100	0		1
56011105	4022 E CENTER	ST	1110	1744	14168	1981	42 \$ 12,530	\$ 60,629	0	1	1
56011106	4027 MARKET	ST	1110	1183	5492	1999	7 \$ 22,941	\$ 101,441	0	1	1
56011107	4021 E MARKET	ST	1110	520	5492	2003	84 \$ 158,973	\$ 10,596	0	1	1
56011108	4015 MARKET	ST	1110	768	5492	1995	84 \$ 72,935	\$ 48,529	0	1	1
56011109	4013 MARKET	ST	1110	864	5492		84 \$ 4,455	\$ 13,251	0	1	1
56011111	4007 E MARKET	ST	1222		5492	1990		\$ 4,460	\$ 23,753	0	1
56011112	104 VIA FUSTERO	ST	1110	1008	4222	1991	86 \$ 4,455	\$ 9,208	0		1
56011113	590 VIA FUSTERO	ST	1110	556	4118	1990	67 \$ 4,455	\$ 3,567	0		1
56011114	598 VIA FUSTERO	ST	1110	870	8079	2001	83 \$ 118,910	\$ 64,859	0	1	1
56011116	4010 CENTER	ST	1110	1147	9793	1983	10 \$ 7,154	\$ 87,629	0	1	1
56011201	568 VIA FUSTERO	ST	1110	1200	5662	1991	25 \$ 19,102	\$ 112,103	0		1
56011202	551 TEMESCAL	ST	1110	1008	4934	2002	78 \$ 91,885	\$ 64,859	0		1
56011203	545 TEMESCAL	ST	1110	900	5200	1980	58 \$ 4,497	\$ 23,956	0	1	1
56011204	521 TEMESCAL	ST	1110	1134	11201		87 \$ 8,043	\$ 17,729	0	1	1
56011205	509 TEMESCAL	ST	1110	616	6001	1955	58 \$ 4,455	\$ 10,828	0	1	1
56011207	485 TEMESCAL	ST	1110	985	6801	2001	82 \$ 110,262	\$ 43,992	1		1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 5

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT **Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56011208	471 TEMESCAL	ST	1110	660	7068	2002	82 \$ 90,083	\$ 52,990	1		1
56011212	550 VIA FUSTERO	ST	1110	880	3920	1998	82 \$ 58,416	\$ 22,017	0	1	1
56011213	512 VIA FUSTERO	RD	1110	1520	9397	1990	14 \$ 7,163	\$ 119,006	0	1	1
56011214	502 VIA FUSTERO	ST	1110	1160	5088	1994	42 \$ 67,597	\$ 70,669	0	1	1
56011215	503 TEMESCAL	ST	1110	1222	6267	1992	41 \$ 77,635	\$ 84,104	1		1
56011216	495 TEMESCAL	ST	1110	1632	6534	1999	53 \$ 56,886	\$ 73,829	0	1	1
56011217	110 TELEGRAPH	RD	1110	720	4308	1998	59 \$ 51,622	\$ 32,118	1		1
56011218	112 TELEGRAPH	RD	1110	720	4318	1994	59 \$ 62,182	\$ 31,086	0		1
56011219	VIA FUSTERO	ST	1110		5264			\$ 34,326	\$ -	0	1
56011220	488 VIA FUSTERO	ST	1110	1164	5561		78 \$ 34,326	\$ 139,800	0	1	1
56011302	4042 E CENTER	ST	1110	682	5600	1992	65 \$ 5,356	\$ 9,928	0		1
56011303	4050 E CENTER	ST	1110	780	5600	1998	84 \$ 57,357	\$ 18,350	0		1
56011305	4072 E CENTER	ST	1110	1092	60112	2004	82 \$ 612,000	\$ 20,400	0		1
56011306	4085 E MARKET	ST	1110	1054	6098	1992	81 \$ 90,576	\$ 78,262	0		1
56011307	4081 E MARKET	ST	1110	960	6000	1958	79 \$ 4,455	\$ 20,047	1		1
56011308	4075 E MARKET	ST	1110	630	12000	2000	78 \$ 77,425	\$ 24,928	0		1
56011309	4068 E MARKET	ST	1222		11200	1980		\$ 25,473	\$ 57,337	0	2
56011310	4048 E MARKET	ST	1110	960	5600	1976	87 \$ 4,274	\$ 12,046	0	1	1
56011311	580 ORCHARD	ST	1110	690	4200	1997	85 \$ 35,751	\$ 47,668	0		1
56011312	570 ORCHARD	ST	1110	1678	5740	1977	85 \$ 4,193	\$ 101,588	0	1	1
56011313	560 ORCHARD	ST	1110	1216	6860	1988	84 \$ 6,309	\$ 34,634	0	1	1
56011314	4058 E CENTER	ST	1110	864	5600	1974	67 \$ 5,356	\$ 16,392	0		1
56011315	4068 E CENTER	ST	1116		5600	1983		\$ 5,049	\$ 8,434	0	1
56011402	4042 E MARKET	ST	1110	995	9509	1995	80 \$ 86,031	\$ 78,407	0	1	1
56011403	521 RIVER	ST	1110	912	4800	2005	76 \$ 290,000	\$ 49,000	1		1
56011407	461 RIVER	ST	1110	1034	4800	1976	69 \$ 4,193	\$ 14,510	0		1
56011408	468 TEMESCAL	ST	1222		4800	1988		\$ 35,007	\$ 58,816	0	1
56011409	472 TEMESCAL	ST	1110	576	4800	1973	58 \$ 4,455	\$ 10,828	0		1
56011411	514 TEMESCAL	ST	1110	1220	9600	1989	80 \$ 13,704	\$ 28,227	0	1	1
56011412	104 TEMESCAL	ST	1110	988	4800	1999	45 \$ 4,455	\$ 18,091	0		1
56011413	509 RIVER	ST	1222		4800	1959		\$ 4,460	\$ 16,482	0	1
56011415	473 RIVER	ST	1110	760	4800		66 \$ 42,174	\$ 11,245	0	1	1
56011504	476 RIVER	ST	1110	396	4800	2003	40 \$ 132,476	\$ -	0		1
56011505	496 RIVER	ST	1110	854	9600	2002	77 \$ 84,784	\$ 21,195	0		1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 6

Thomas E. Figg
Consulting Services



PIRU REDEVELOPMENT PROJECT **Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56011509	504 RIVER	ST	1110	952	4800	1960	46 \$ 4,455	\$ 21,323	0	1	1
56011511	4074 E MARKET	ST	1222		4709	1989	\$ 16,096	\$ 95,192	0	1	2
56012005	449 CAMULOS	PL	1110	1360	33589	1991	58 \$ 7,209	\$ 48,767	0	1	1
56012007	427 CAMULOS	PL	1110	1220	16795	1999	77 \$ 89,973	\$ 78,726	0	1	1
56012008	423 CAMULOS	PL	1110	748	16795	2000	77 \$ 88,209	\$ -	0		1
56012009	411 CAMULOS	PL	1110	472	16795	1956	77 \$ 4,455	\$ 8,400	0	1	1
56012014	3856 E CAMULOS	ST	1110	1506	5040	2003	49 \$ 197,676	\$ 124,848	0	1	1
56012016	3878 CAMULOS	ST	1110	880	6250	2003	87 \$ 169,570	\$ 31,794	0	1	1
56012018	3892 CAMULOS	ST	1110	928	6250	1987	81 \$ 56,016	\$ 52,513	0		1
56012019	3904 CAMULOS	ST	1110	804	13420	1978	76 \$ 5,356	\$ 9,129	0		1
56012023	3838 E CAMULOS	ST	1110	730	27100	1974	70 \$ 8,043	\$ 14,723	0		1
56012024	481 CAMULOS	PL	1110	945	16800	2000	51 \$ 137,829	\$ 33,077	0		1
56012025	477 N MAIN	ST	1110	832	8117	1961	80 \$ 6,254	\$ 15,794	0	1	1
56012026	3932 E CAMULOS	ST	1110	1326	9126	1961	46 \$ 5,356	\$ 26,885	0	1	1
56012027	3864 CAMULOS	ST	1110	1424	15000	1988	75 \$ 26,316	\$ 50,410	0		1
56012028	3870 E CAMULOS	ST	1110	1238	7500	1998	57 \$ 81,785	\$ 67,763	0	1	1
56012030	428 CAMULOS	ST	1111	1295	13348	1964	1 \$ 3,596	\$ 38,000	0		1
56012033	CAMULOS	PL	1110	996	5472	1964	70 \$ 3,567	\$ 19,798	0		1
56012034	480 CAMULOS	PL	1110	800	57194	1994	21 \$ 136,806	\$ 49,743	0	1	1
56012035	432 CAMULOS	RD	1011	1483	13365		1 \$ 3,567	\$ 127,125	0		1
56012036	3928 CAMULOS	ST	1110	840	9646	1953	43 \$ 3,656	\$ 19,762	0		1
56012037	3914 CAMULOS	ST	1116		11523	1985	\$ 40,791	\$ 64,007	0	1	1
56013016	4028 CITRUS VIE	DR	1111	1240	5202	2002	4 \$ 88,615	\$ 130,778	0		1
56013017	4034 CITRUS VIE	DR	1111	1282	5203	2002	4 \$ 88,912	\$ 131,214	0		1
56013018	4040 CITRUS VIE	DR	1111	1240	5203	2002	4 \$ 88,615	\$ 130,778	0		1
56013019	4046 CITRUS VIE	DR	1111	1240	5292	2002	4 \$ 88,615	\$ 130,778	1		1
56013020	4052 CITRUS VIE	DR	1111	1282	5486	2002	4 \$ 88,912	\$ 134,376	0		1
56013021	4058 CITRUS VIE	DR	1111	1240	5764	2002	4 \$ 88,615	\$ 130,778	0		1
56013022	4064 CITRUS VIE	DR	1111	1240	6241	2002	4 \$ 88,615	\$ 130,778	0		1
56013023	4070 CITRUS VIE	DR	1111	1240	7632	2002	4 \$ 83,145	\$ 122,663	0		1
56013024	4076 CITRUS VIE	DR	1111	1240	5619	2002	4 \$ 88,615	\$ 130,778	1		1
56013025	4082 CITRUS VIE	DR	1111	1282	6070	2002	4 \$ 83,357	\$ 123,099	0		1
56013026	495 MARINA	CR	1111	1282	5118	2002	4 \$ 83,357	\$ 123,099	0		1
56013027	491 MARINA	CR	1111	1282	5004	2002	4 \$ 83,357	\$ 123,099	0		1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 7

Thomas E. Figg
Consulting Services

PIRU REDEVELOPMENT PROJECT **Residential Parcel Data Base**

APN (Short)	Situs Address		Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56013028	487	MARINA	CR	1111	1240	6211	2001	6 \$ 68,700	\$ 99,517	0	1	1
56013029	483	MARINA	CR	1111	1374	5876	2001	6 \$ 70,764	\$ 102,504	0		1
56013030	479	MARINA	CR	1111	1282	5215	2001	6 \$ 69,008	\$ 99,961	0		1
56013031	475	MARINA	CR	1111	1240	5068	2001	6 \$ 68,700	\$ 99,517	0		1
56013032	402	MARINA	CR	1111	1282	5163	2001	6 \$ 69,008	\$ 99,961	0		1
56013033	398	MARINA	CR	1111	1240	5203	2001	6 \$ 68,700	\$ 99,517	1		1
56013034	394	MARINA	CR	1111	1240	6434	2001	6 \$ 68,700	\$ 99,517	0		1
56013035	390	MARINA	CR	1111	1374	7343	2001	6 \$ 70,764	\$ 102,504	0		1
56013036	386	MARINA	CR	1111	1374	6254	2001	6 \$ 70,764	\$ 102,504	1		1
56013037	382	MARINA	CR	1111	1240	5149	2001	\$ 68,700	\$ 99,517	0		1
56013038	378	MARINA	CR	1111	1374	5185	2001	6 \$ 70,764	\$ 102,504	0		1
56013039	4029	CITRUS VIE	DR	1111	1374	5152	2002	4 \$ 90,603	\$ 133,711	0		1
56013040	4035	CITRUS VIE	DR	1111	1374	5152	2002	4 \$ 90,603	\$ 133,711	0		1
56013041	4041	CITRUS VIE	DR	1111	1374	5412	2002	4 \$ 85,132	\$ 125,596	0	1	1
56013042	4047	CITRUS VIE	DR	1111	1240	5409	2002	4 \$ 83,187	\$ 122,663	0		1
56013043	4059	CITRUS VIE	DR	1111	1282	6261	2002	4 \$ 83,441	\$ 123,099	0		1
56013044	4065	CITRUS VIE	DR	1111	1240	6657	2002	4 \$ 83,117	\$ 122,663	0	1	1
56013045	473	MARINA	CR	1111	1282	7646	2001	6 \$ 69,008	\$ 99,961	0	1	1
56013046	467	MARINA	CR	1111	1240	6313	2001	6 \$ 68,700	\$ 99,517	0		1
56013047	461	MARINA	CR	1111	1240	6567	2001	6 \$ 68,700	\$ 99,517	0		1
56013048	455	MARINA	CR	1111	1240	5038	2001	6 \$ 68,700	\$ 99,517	0		1
56013049	449	MARINA	CR	1111	1240	5678	2001	6 \$ 68,700	\$ 99,517	0		1
56013050	443	MARINA	CR	1111	1374	7943	2001	6 \$ 70,764	\$ 102,504	0		1
56013051	437	MARINA	CR	1111	1240	5247	2001	6 \$ 68,700	\$ 99,517	0		1
56013052	431	MARINA	CR	1111	1240	5025	2001	6 \$ 68,700	\$ 99,517	0		1
56013053	425	MARINA	CR	1111	1282	5211	2001	6 \$ 69,008	\$ 99,961	0		1
56013054	4036	CAMULOS	ST	1111	1282	5490	2002	4 \$ 83,597	\$ 123,305	0		1
56013055	4048	CAMULOS	ST	1111	1282	4997	2002	4 \$ 83,597	\$ 123,305	0	1	1
56013056	4060	CAMULOS	ST	1111	1240	5035	2002	4 \$ 83,301	\$ 122,867	0		1
56013057	4072	CAMULOS	ST	1111	1240	5244	2002	4 \$ 83,301	\$ 122,867	0		1
56013058	4073	CAMULOS	ST	1111	1282	5134	2002	4 \$ 83,597	\$ 123,305	0		1
56013059	4061	CAMULOS	ST	1111	1240	5110	2002	4 \$ 83,301	\$ 122,867	0		1
56013060	4049	CAMULOS	ST	1111	1282	5112	2002	4 \$ 83,597	\$ 123,305	0	1	1
56013061	4037	CAMULOS	ST	1111	1240	5114	2005	4 \$ 229,500	\$ 229,500	0	1	1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 8

Thomas E. Figg
Consulting Services



**PIRU REDEVELOPMENT PROJECT
Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56013062	4025 CAMULOS	ST 1111	1240	5129	2002	4	\$ 83,301	\$ 122,867	0		1
56018015	79 N MAIN	ST 1110	1274	22087	2001	40	\$ 135,126	\$ 124,315	1		1
56018016	125 N MAIN	ST 1110	640	22087	1991	21	\$ 10,738	\$ 112,356	0	1	1
56018017	87 N MAIN	ST 1110	900	43592	2002	69	\$ 162,152	\$ 60,535	0		1
56018020	3851 E PACIFIC	AV 1110		84666		87	\$ 24,013	\$ 10,140	0		1
56019001	290 N MAIN	ST 1112		217800	2004		\$ 386,580	\$ 20,400	0		1
56021010	PACIFIC	AV 1110	1254	10600	1994	54	\$ 82,904	\$ 80,145	0		1
56021011	3795 E TELEGRAPH	RD 1110	634	8000	1990	52	\$ 133,300	\$ 50,649	0		1
56021012	3783 TELEGRAPH	RD 1110	1036	20850	1990	50	\$ 166,629	\$ 82,640	0		1
56021013	### TELEGRAPH	RD 6534	1036	46018	2003				0		15
56022103	404 N MAIN	ST 1160		139542			\$ 708,244	#####	0		35
56022104	3982 CAMULOS	ST 1111	1336	5089	1999	10	\$ 73,876	\$ 110,815	1		1
56022105	3990 CAMULOS	ST 1111	1469	5040	2002	10	\$ 99,452	\$ 149,179	1		1
56022106	3996 CAMULOS	ST 1111	1469	5040	2005	10	\$ 237,150	\$ 237,150	1		1
56022107	4002 CAMULOS	ST 1111	1748	5220	1998	10	\$ 78,932	\$ 118,402	0	1	1
56022108	4010 CAMULOS	ST 1111	1469	5973	2005	7	\$ 255,000	\$ 255,000	1		1
56022109	465 TEMESCAL	ST 1111	1336	5010	2003	7	\$ 152,418	\$ 152,418	0	1	1
56022110	459 TEMESCAL	ST 1111	1748	5064	2004	9	\$ 196,375	\$ 196,375	0	1	1
56022111	453 TEMESCAL	ST 1111	1336	5253	1996	10	\$ 73,594	\$ 110,394	0	1	1
56022112	447 TEMESCAL	ST 1111	1469	5140	1998	10	\$ 73,416	\$ 110,127	1		1
56022113	441 TEMESCAL	ST 1111	1469	6056	1996	11	\$ 74,793	\$ 112,192	0	1	1
56022114	3981 CITRUS VIE	DR 1111	1748	5141	1998	11	\$ 83,187	\$ 124,781	0	1	1
56022115	3975 CITRUS VIE	DR 1111	1336	4850	2004	11	\$ 196,350	\$ 196,350	0		1
56022116	3969 CITRUS VIE	DR 1111	1748	4850	2001	11	\$ 95,128	\$ 142,692	0	1	1
56022117	3963 CITRUS VIE	DR 1111	1748	4850	1997	11	\$ 75,710	\$ 113,570	1		1
56022118	3957 CITRUS VIE	DR 1111	1336	4850	2004	11	\$ 191,250	\$ 191,250	1		1
56022119	3951 CITRUS VIE	DR 1111	1748	4850	2005	10	\$ 224,400	\$ 224,400	1		1
56022120	3945 CITRUS VIE	DR 1111	1748	4850	2001	11	\$ 86,221	\$ 129,331	0	1	1
56022121	3939 CITRUS VIE	DR 1111	1336	5208	1996	11	\$ 68,507	\$ 102,766	1		1
56022201	3979 CAMULOS	ST 1111	1336	5683	2003	10	\$ 150,337	\$ 150,337	0	1	1
56022202	3983 CAMULOS	ST 1111	1748	5613	1999	10	\$ 84,528	\$ 131,315	0	1	1
56022203	3991 CAMULOS	ST 1111	1469	5130	2001	10	\$ 99,106	\$ 148,659	1		1
56022204	3999 CAMULOS	ST 1111	1748	5230	1999	10	\$ 78,759	\$ 118,138	0	1	1
56022205	4003 CAMULOS	ST 1111	1748	5228	2005	10	\$ 244,800	\$ 244,800	0	1	1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 9

Thomas E. Figg
Consulting Services

**PIRU REDEVELOPMENT PROJECT
Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56022206	4009 CAMULOS	ST 1111	1469	5226	2005	10	\$ 102,116	\$ 133,589	0	1	1
56022207	4017 CAMULOS	ST 1111	1336	5241	2004	10	\$ 169,065	\$ 169,065	1		1
56022301	498 TEMESCAL	ST 1111	1469	5456	2000	7	\$ 79,176	\$ 118,765	0		1
56022302	492 TEMESCAL	ST 1111	1336	5149	2000	7	\$ 74,672	\$ 112,009	0	1	1
56022303	486 TEMESCAL	ST 1111	1748	5161	2000	7	\$ 81,870	\$ 122,805	0	1	1
56022304	480 TEMESCAL	ST 1111	1748	6157	2000	7	\$ 91,418	\$ 174,967	1		1
56022305	474 TEMESCAL	ST 1111	1336	5533	2000	9	\$ 75,576	\$ 113,366	0	1	1
56022306	466 TEMESCAL	ST 1111	1469	5049	2005	7	\$ 240,000	\$ 240,000	0		1
56022307	462 TEMESCAL	ST 1111	1469	5124	2004	7	\$ 184,671	\$ 184,671	1		1
56022308	456 TEMESCAL	ST 1111	1336	5739	2000	7	\$ 76,340	\$ 149,514	0	1	1
56022309	450 TEMESCAL	ST 1111	1469	5004	1997	10	\$ 74,728	\$ 112,094	0	1	1
56022310	444 TEMESCAL	ST 1111	1748	5003	2002	10	\$ 108,078	\$ 162,118	1		1
56022311	436 TEMESCAL	ST 1111	1469	5001	2001	11	\$ 95,128	\$ 142,692	0		1
56022312	430 TEMESCAL	ST 1111	1748	5000	2002	11	\$ 113,612	\$ 170,419	1		1
56022313	424 TEMESCAL	ST 1111	1748	5000	1998	11	\$ 77,064	\$ 115,597	1		1
56022314	388 TEMESCAL	ST 1111	1748	5000	1996	11	\$ 79,845	\$ 119,772	0	1	1
56022315	382 TEMESCAL	ST 1111	1336	5591	2003	11	\$ 95,113	\$ 124,677	0	1	1
56022316	377 MARINA	CR 1111	1336	5291	2004	9	\$ 160,741	\$ 160,741	0		1
56022317	383 MARINA	CR 1111	1748	5000	2002	9	\$ 110,856	\$ 166,285	0	1	1
56022318	389 MARINA	CR 1111	1469	5020	1999	9	\$ 74,406	\$ 111,610	0	1	1
56022319	395 MARINA	CR 1111	1748	6338	2004	9	\$ 212,670	\$ 212,670	1		1
56022320	401 MARINA	CR 1111	1748	6013	2005	9	\$ 244,800	\$ 244,800	0	1	1
56022321	405 MARINA	CR 1111	1469	5321	2002	9	\$ 114,036	\$ 171,055	1		1
56022322	413 MARINA	CR 1111	1748	5067	1999	9	\$ 81,915	\$ 122,874	0	1	1
56022323	417 MARINA	CR 1111	1748	5839	2005	9	\$ 267,500	\$ 267,500	0		1
56022401	374 MARINA	CR 1111	1336	5008	1999	9	\$ 75,551	\$ 113,329	0	1	1
56022402	370 MARINA	CR 1111	1469	5060	2002	9	\$ 102,045	\$ 153,070	1		1
56022403	366 MARINA	CR 1111	1469	5250	2005	9	\$ 259,000	\$ 259,000	0		1
56022501	3938 CITRUS VIE	DR 1111	1336	5463	2003	11	\$ 150,441	\$ 150,441	0	1	1
56022502	3944 CITRUS VIE	DR 1111	1748	5100	2004	11	\$ 206,779	\$ 206,779	0	1	1
56022503	3950 CITRUS VIE	DR 1111	1748	5100	2005	11	\$ 229,500	\$ 229,500	0	1	1
56022504	3956 CITRUS VIE	DR 1111	1748	5100	2005	11	\$ 223,635	\$ 223,635	1		1
56022505	3962 CITRUS VIE	DR 1111	1336	5100	1999	11	\$ 69,502	\$ 104,257	0	1	1
56022506	3968 CITRUS VIE	DR 1111	1469	5100	2005	11	\$ 102,863	\$ 148,047	0		1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 10

Thomas E. Figg
Consulting Services



**PIRU REDEVELOPMENT PROJECT
Residential Parcel Data Base**

APN (Short)	Situs Address	Site Use Code	Building Size (s.f.)	Land Area (s.f.)	Date of Sale	Building Age (yrs.)	Land Valuation	Building Valuation	OO by Address	OO by Tax Exemption	No. of Dwellings
56022507	3974 CITRUS VIE DR	1111	1748	5100	2004	11	\$ 214,200	\$ 214,200	0	1	1
56022508	3980 CITRUS VIE DR	1111	1748	5100	2002	11	\$ 114,036	\$ 171,055	0	1	1
56022509	3986 CITRUS VIE DR	1111	1748	5100	2001	10	\$ 92,966	\$ 139,449	0	1	1
56022510	3992 CITRUS VIE DR	1111	1748	5100	1996	11	\$ 79,394	\$ 119,093	0	1	1
56022511	3998 CITRUS VIE DR	1111	1336	5100	1996	11	\$ 69,192	\$ 103,789	0	1	1
56022512	4004 CITRUS VIE DR	1111	1469	5100	2000	10	\$ 76,185	\$ 114,279	1	1	1
56022513	4010 CITRUS VIE DR	1111	1469	6035	1996	11	\$ 76,604	\$ 114,908	1	1	1
56022514	4016 CITRUS VIE DR	1111	1469	5925	1996	11	\$ 76,830	\$ 119,748	0	1	1
56022515	4022 CITRUS VIE DR	1111	1469	5285	1996	11	\$ 73,840	\$ 110,762	0	1	1
56023001	248 N MAIN ST	1110	1748	12876	1995	87	\$ 98,326	\$ 119,219	0	1	1
56023002	3911 SACRAMEN ST	1110	1071	8276	2003	4	\$ 107,993	\$ 30,520	0	1	1
56023004	3929 SACRAMEN ST	1110	1150	8276	2003	4	\$ 107,993	\$ 30,520	0	1	1
56023005	3937 SACRAMEN ST	1110	1098	6970	2003	4	\$ 107,993	\$ 30,520	0	1	1
56023006	3945 SACRAMEN ST	1110	1098	6970	2003	4	\$ 107,993	\$ 30,514	0	1	1
56023007	3953 SACRAMEN ST	1110	1098	6970	2003	4	\$ 107,993	\$ 30,520	0	1	1
56023008	3961 SACRAMEN ST	1110	1092	6970	2004	3	\$ 229,500	\$ 76,500	0	1	1
56023009	3977 SACRAMEN ST	1110	1092	6970	2004	3	\$ 229,500	\$ 76,500	0	1	1
56023010	3985 SACRAMEN ST	1110	1275	6970	2003	4	\$ 110,008	\$ 34,268	0	1	1
56023011	3991 SACRAMEN ST	1011	1094	6970	2002	6	\$ 91,885	\$ 52,033	0	1	1
56023012	3999 SACRAMEN ST	1011	1127	8712	2002	6	\$ 91,885	\$ 52,033	0	1	1
56023013	3996 SACRAMEN ST	1110	1103	9148	2001	6	\$ 86,480	\$ 57,438	0	1	1
56023014	3988 SACRAMEN ST	1110	1086	6970	2001	6	\$ 82,696	\$ 64,099	0	1	1
56023015	3980 SACRAMEN ST	1110	1086	6534	2001	6	\$ 82,696	\$ 69,718	0	1	1
56023016	3972 SACRAMEN ST	1110	1098	6534	2001	6	\$ 82,696	\$ 53,073	0	1	1
56023017	3964 SACRAMEN ST	1110	1279	6970	2001	6	\$ 82,696	\$ 56,382	0	1	1
56023018	3956 SACRAMEN ST	1110	1274	6970	2001	7	\$ 82,696	\$ 64,882	0	1	1
56023019	3948 SACRAMEN ST	1110	1456	6970	2000	7	\$ 77,183	\$ 120,736	0	1	1
56023020	3940 SACRAMEN ST	1110	1103	6970	2000	7	\$ 77,183	\$ 105,300	0	1	1
56023021	3932 SACRAMEN ST	1110	1103	6970	2000	8	\$ 77,183	\$ 105,300	0	1	1
56023022	3924 SACRAMEN ST	1110	1103	6970	2000	8	\$ 77,183	\$ 105,300	0	1	1
56023023	3916 SACRAMEN ST	1110	1458	6970	2005	2	\$ 200,000	\$ 100,000	0	1	1
56023024	3908 SACRAMEN ST	1011	1262	8712	2005	2	\$ 210,000	\$ 88,000	0	1	1

Piru Redevelopment Project
Residential Parcel Data Base

March 2008
Page 11

Thomas E. Figg
Consulting Services



APPENDIX C

HOUSING CONSERVATION PROGRAM SUMMARY



PIRU HOUSING CONSERVATION PROGRAM

Piru Earthquake Recovery Program Redevelopment Project

Current as of September 2008

GENERAL DESCRIPTION

The Piru Housing Conservation Program ("Program") encompasses a variety of activities which collectively serve to remove blighting influences, stimulate private reinvestment and promote housing preservation within the Piru Redevelopment Project Area. The Program is funded by a combination of redevelopment tax increment and federal Community Development Block Grants that are earmarked principally for the benefit of low and moderate income persons. Although not all-inclusive, the Program involves the following basic components:

Code Enforcement. Code enforcement is focused on eradicating substandard buildings and zoning ordinance violations. Priority is placed on commercial and residential buildings which are boarded, abandoned or so severely dilapidated as to constitute an immediate threat to public health and safety. Attention is also focused on the exterior condition of properties which exhibit extreme neglect and negatively impact the visual appearance of neighborhoods.

Financial Assistance. Financial assistance in the form of deferred payment home improvement loans (HRP) and emergency repair grants (EMRP) are available to qualifying property owners. Funds are targeted to owner-occupants of single family homes to undertake needed repairs and improvements. Although correction of code violations and deferred maintenance are of paramount importance, general property improvements desired by the property owner area also allowed.

Neighborhood Services. Neighborhood services in the form of organized clean-up days, community outreach events and self-help assistance through non-profit partners serve to promote housing conservation objectives and supplement resources available to project area residents. In particular, advertised clean-up days entail the placement of large refuse bins at designated locations to allow residents an opportunity to rid their properties of unwanted artifacts.

FINANCIAL ASSISTANCE

Eligible Recipients. Eligibility for financial assistance under the Program is based on a combination of income, occupancy, housing conditions and financial capacity as follows: (i) the applicant's household income may not exceed an amount as defined in Table 1 below; (ii) the applicant must be an owner-occupant of **Qualifying Property**; and (iii) the applicant must satisfy the criteria listed for corresponding types of assistance. No **Eligible Recipient** shall be entitled to receive more than one **EMRP** grant or one **HRP** loan for each **Qualifying Property**. Furthermore, an **HRP** loan may not be combined with an **EMRP** grant.

TABLE 1	No. of Persons in Household						
	1	2	3	4	5	6	7
	\$70,500	\$80,600	\$90,600	\$100,700	\$108,800	\$116,800	\$124,900

Source: Department of Housing and Community Development, State of California, February 28, 2008.
Note: The income limits in Table 1 reflect an amount deemed "moderate" under applicable household income definitions prescribed under State law. The amounts shown change annually and are automatically updated.

Qualifying Property. **Qualifying Property** consists of single family homes located within the Piru Redevelopment Project area. Subject to the availability of funds, requests for financial assistance shall be processed according to the following priorities: (i) **Qualifying Property** that is under code enforcement; (ii) conditions that constitute a threat to the occupants; (iii) **Qualifying Property** that is included within a designated target area; and (iv) **Qualifying Property** that has been identified as a candidate for historic designation.

Property Rehabilitation Standards. Financial assistance may only be expended for property improvements which: (i) are required to comply with the State Building Code, Uniform Housing Code, Section 8 Housing Quality Standards, Ventura County Code and Exterior Property Maintenance Standards; or (ii) enhance the structural, functional or aesthetic value of the qualifying property in accordance with FHA criteria. All actual and incipient code violations must first be remedied before general property improvements may be undertaken. Furthermore, general property improvement may only be undertaken with **HRP** loans and may not exceed 49% of the total cost of rehabilitation.



EMERGENCY AND MINOR REPAIR PROGRAM ("EMRP")

Program Purpose. The principal objective of **EMRP** is to eradicate substandard housing conditions in circumstances where: (i) the **Qualifying Property** which an **Eligible Recipient** occupies is presently under code enforcement; (ii) the property owner fails to qualify for financial assistance under **HRP**; and/or (iii) the condition of **Qualifying Property** is such that a delay incident to normal processing would endanger the health, safety or welfare of the of the occupants.

Financial Assistance. **EMRP** consists of cash grants not to exceed the lesser of: (i) the actual cost of rectifying substandard housing conditions; or (ii) five thousand dollars (\$5,000). **EMRP** may not be combined with any other form of assistance available under the **Program**. **EMRP** funds for which **Eligible Recipients** are entitled shall be distributed direct to contractors for whom the work is performed upon presentation of verifiable receipts for materials and labor (other than labor performed by the **Eligible Recipient** or relatives).

HOMEOWNER REHABILITATION PROGRAM ("HRP")

Program Purpose. The principal objective of **HRP** is to eradicate substandard housing and extend the useful economic life of **Qualifying Property**, owned and occupied by **Eligible Recipients**. The scope of rehabilitation encompasses property improvements necessary to eradicate substandard conditions, attain compliance with **Property Rehabilitation Standards** (described more fully below) and enhance the livability of **Qualifying Property** consistent with Title 1 and 203(k) program guidelines of the Federal Housing Administration ("FHA").

Financial Assistance. **HRP** consists of deferred payment home equity loans for 100% the cost of eligible rehabilitation work. There are no payments on the deferred loan until a lump sum payoff is triggered at sale, transfer, refinance, or when the **Eligible Recipient** no longer resides at the home. All loans are evidenced by a Promissory Note and secured by a Deed of Trust. In no event may the **HRP** loan exceed 75% of the **Replacement Cost** of the **Qualifying Property**, and maximum property debt may not exceed 90% of total after-rehab value, all liens inclusive.

Interest Rate. For **HRP** loans less than \$75,000, no interest is charged. For **HRP** loans that exceed \$75,000, interest is charged in the form of equity sharing equal to the percentage which the **HRP** loan represents of the after-rehabilitation value of the **Qualifying Property**, adjusted downward in increments for each full year which the **Eligible Recipient** owns and occupies the property. All interest is forgiven after 45 years of continuous occupancy.

Housing Affordability. For **HRP** loans which exceed 25% of the after-rehab value of the **Qualifying Property**, housing costs may not exceed the Standards of Affordability prescribed in Section 50052.2 of the California Health and Safety Code. Loan proceeds may be used to refinance existing indebtedness in order to comply with the Standards of Affordability provided that the amount of the **HRP** loan does not exceed 50% of the **Replacement Cost** of the **Qualifying Property**.

Procurement Provisions. Provided an **Eligible Recipient** possesses the time and skills required to perform such work, all property improvements completed in conjunction with **HRP** may be undertaken by an **Eligible Recipient**, as owner-builder. Determinations of an **Eligible Recipient's** ability to serve as owner-builder shall be made by **Program** staff. Where work is not otherwise performed by the **Eligible Recipient**, as owner-builder, all property improvements completed in conjunction with **HRP** shall be undertaken by licensed contractors, under contract to the **Eligible Recipient**.

Property Covenants. All **Eligible Recipients** must abide by the following Conditions, Covenants and Restrictions:

- The property must, at all times, be maintained in a continuous state of good condition and repair;
- The property must, at all times, be maintained in compliance with all local laws;
- No occupant of the property may engage in drug related criminal activities; and/or
- No occupant of the property may engage in violent acts.

Miscellaneous Provisions. **Eligible Recipients** must provide fire and hazard insurance, covering total debt secured on the **Qualifying Property**. A loss Payable Endorsement, naming the County of Ventura, must be obtained. **Replacement Cost**, for purposes of the **Program**, is defined as the current estimated cost, based on new construction valuation, of replacing all existing structures on the **Qualifying Property**. As of January 1, 2008, new construction valuation is estimated at \$105 per square foot.



PROPERTY REHABILITATION STANDARDS

Improvement Categories. Listed in descending order of priority, three categories of rehabilitation are used to classify eligible property improvements: **PRS Category #1** - Code Compliance; **PRS Category #2** - Minimum Property Standards; and **PRS Category #3** - General Property Improvements. All property improvements shall be determined on the basis of physical inspection by **Program** staff. No property improvement within a lower ranking **PRS** Category, as prioritized above, shall be undertaken without concurrent remedy of all deficiencies identified in each and every category of higher priority.

PRS Category #1. **PRS** Category #1 encompasses any and all improvements required to comply with minimum standards governing public health, safety and welfare. Included within this category are local, State and Federal regulations which are invoked by operation of law including the State Building Code, Uniform Housing Code, Section 8 Housing Quality Standards and the Ventura County Code.

PRS Category #2. **PRS** Category #2 encompasses any and all improvements required to prevent the occurrence of substandard housing conditions, extend the useful economic life of structures and maximize neighborhood impact. Included in this category is building modernization, incipient code compliance, energy and water conservation features, historic preservation and **Exterior Property Maintenance** (described more fully below).

PRS Category #3. **PRS** Category #3 encompasses all property improvements which cannot be classified under any other **PRS** Category but by such inclusion enhances the structural, functional or aesthetic value of the **Qualifying Property**. Included in this category are building additions to alleviate overcrowded conditions, bathroom and kitchen remodeling, replacement of equipment and fixtures, interior finishing and exterior property renovation.

EXTERIOR PROPERTY MAINTENANCE

Building Standards. The color, texture, material and construction integrity of all building exteriors visible from public right-of-way shall be maintained in a continuous state of good repair and condition, free of all visual defects, blemishes and general deterioration.

Definition of Terms. The term "building" means all dwellings, garages, carports, and all other structures situated upon a **Qualifying Property**. The term "exterior" means all perimeter walls including framing and covering; all doors and windows including panes and screens; all trim including window frames and sashes, door jambs, roof overhang, fascia boards, gutters and downspouts; all decks, porches and stairways; all foundations including crawl holes, vents and footings; all roofs including framing and covering; all weatherization improvements including caulking and weather-stripping; and all other architectural appendages and features visible from any public right-of-way.

Evaluation Criteria. The phrase "defects, blemishes and general deterioration" includes unfinished, weathered, chipped or peeling surfaces; dry rotted, warped or termite infested materials; missing, broken or damaged artifacts; unsightly markings, drawings, decorations and graffiti; and all other conditions out of harmony or conformity with the character of the neighborhood.

Property Standards. The exterior premises of the **Qualifying Property** visible from public right-of-way shall be maintained in a continuous state of good repair and condition, free of all visual nuisances, safety hazards and general deterioration.

Definition of Terms. The term "premises" means all fences, driveways, walkways, vegetation, and all other exterior areas and improvements of the **Qualifying Property**.

Evaluation Criteria. The phrase "visual nuisances, safety hazards and general deterioration" includes overgrown vegetation, dead trees, weeds or debris; hazardous pools, ponds or excavations; storage of packing boxes, furniture, equipment, appliances, garbage cans, or similar articles anywhere within public view; clotheslines in front yards or unscreened side or rear yards; and all other improvements which are unsightly by reason of condition or location.

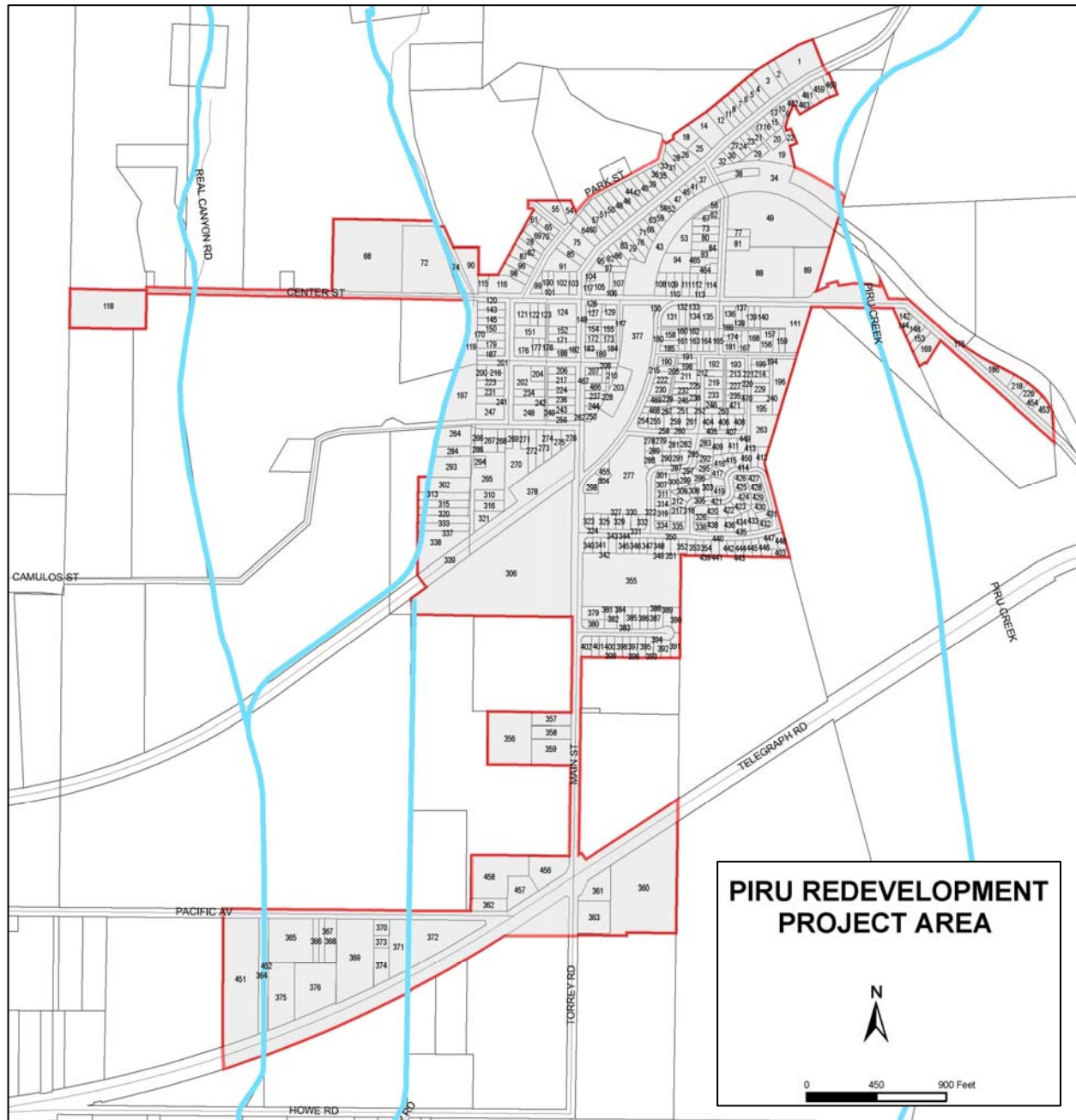


APPENDIX D

GUIDELINE EXHIBITS



EXHIBIT NO. 1 TARGET AREA MAP



NOTE: The figures appearing in Exhibit Nos. 2 through 6 are subject to change pending publication of updated information by the U.S. Department of Housing and Urban Development, California Department of Housing and Community Development and Housing Authority of Ventura County. New information, as published, shall automatically supersede the data appearing in these Exhibits.



EXHIBIT NO. 2 ELIGIBILITY CRITERIA

TABLE 1: ELIGIBLE APPLICANTS

OWNERSHIP/OCCUPANCY	HOUSEHOLD INCOME		QUALIFYING PROPERTY
	EMRP	HRP	
Owner-Occupant; U.S. Citizen or Qualified Alien	Very-Low, Low and Moderate Income		Principal Residence; 1 to 4 Units

TABLE 2: INCOME CLASSIFICATION

No. of Persons	1	2	3	4	5	6
Income Limit	\$70,500	\$80,600	\$90,600	\$100,700	\$108,800	\$116,800

Source: Department of Housing and Community Development, State of California, February 28, 2008.

Note: The income limits in Table 2 reflect an amount deemed "moderate" under applicable household income definitions prescribed under State law. The amounts shown change annually and are automatically updated.

TABLE 3: HOUSING COST COMPUTATION

CLASSIFICATION		INCOME RANGE	FORMULAS
Income	Category		
Very-Low	#1	Less than or Equal to 50% of AMI	30% of 50% of AMI
Low	#2	51% to 70% of AMI	30% of 70% of AMI
	#3	71% to 80% of AMI	30% of Household Income
Moderate	#4	81% to 100% of AMI	35% of 110% of AMI
	#5	110% to 120% of AMI	35% of Household Income

Source: Section 50052.5 of the Health and Safety Code of the State of California.

Note: "AMI" means Areawide Median Income (for Ventura County).

TABLE 4: HOUSING COST NUMERIC LIMITS

Income Category	NO. OF PERSONS IN HOUSEHOLD					
	1	2	3	4	5	6
#1	\$734	\$839	\$944	\$1,049	\$1,133	\$1,216
#2	\$1,027	\$1,174	\$1,321	\$1,468	\$1,586	\$1,703
#3	\$1,200	\$1,371	\$1,543	\$1,714	\$1,851	\$1,988
#4	\$1,883	\$2,153	\$2,422	\$2,692	\$2,907	\$3,122
#5	\$2,056	\$2,351	\$2,643	\$2,937	\$3,173	\$3,407

Source: Figures shown above are expressed as monthly costs and are computed from Tables 2 and 3. Categories #3 and #5 reflect on the maximum limit for low and moderate income households; housing cost thresholds for Categories #3 and #5 will vary according to actual household income of the applicant.



EXHIBIT NO. 3 PROGRAM FINANCING

TABLE 1: PROGRAM FUNDING SOURCES

INCOME CATEGORY	FEDERAL SOURCES		LOCAL SOURCES		
	Federal HOME	Federal CDBG	Tax Increment	Revenue Bonds	General Funds
Very-Low	Not Currently Available	EMRP & HRP	EMRP & HRP	Not Currently Available	Not Currently Available
Low					
Moderate	Not Applicable				

Notes: HOME and CDBG are acronyms for programs administered by HUD. Tax Increment, Revenue Bonds and General Funds are local funding sources. Abbreviations appearing in Table 1 indicate types of financial assistance available under the Program.

TABLE 2: AMOUNT OF FINANCIAL ASSISTANCE

	MINIMUM AMOUNT	MAXIMUM AMOUNT
EMRP Grant	No Minimum	\$5,000
HRP Loan	\$5,000	Lesser of 75% of Replacement Cost and 90% Combined Loan to Value ("CLTV"), All Debts Included

TABLE 3: TERMS AND INTEREST RATE

	MAXIMUM TERM	INTEREST RATE	
EMRP Grant	Not Applicable	Not Applicable	
HRP Loan	45 Years	Less than Substantial Rehabilitation Threshold (< \$75,000 for 2008)	More than Substantial Rehabilitation Threshold (> \$75,000 for 2008)
		No Interest is Charged	Equity Sharing with Interest Forgiveness Based on Length of Occupancy (See Exhibit 4 For Example)

TABLE 4: CONDITIONS OF FINANCIAL ASSISTANCE

TYPE OF FINANCIAL ASSISTANCE		ELGIBLE PROPERTY IMPROVEMENTS			METHOD OF PROCUREMENT	
EMRP Grant	HRP Loan	PRS #1	PRS #2	PRS #3	Small Purchase	Competitive Negotiation
X		X			X	
	X	All PRS Categories so long as Qualifying Property Conforms with PRS Categories #1 & 2			Subject to Determinations by Program Staff, Either Method of Procurement May Be Used	



EXHIBIT NO. 4

HOUSING COST FACTORS

TABLE 1: MAINTENANCE AND REPAIR ESTIMATES

SQUARE FEET	SINGLE FAMILY HOMES – TYPE AND AGE								
	0 – 10 YEARS OLD		10 – 20 YEARS OLD		20 – 30 YEARS OLD		OVER 30 YEARS OLD		PUD or CONDO
	1-Story	2-Story	1-Story	2-Story	1-Story	2-Story	1-Story	2-Story	
Under 1,000	\$53	\$56	\$90	\$97	\$104	\$113	\$122	\$132	\$18
1,000 – 1,499	\$66	\$71	\$123	\$130	\$145	\$151	\$161	\$168	\$25
1,500 – 1,999	\$81	\$90	\$148	\$159	\$164	\$174	\$184	\$192	\$30
2,000 – 2,499	\$95	\$104	\$171	\$186	\$186	\$199	\$210	\$219	
2,500 – 3,000	\$105	\$115	\$194	\$207	\$212	\$220	\$225	\$240	

Source: Department of Housing and Urban Development, United States, April 1, 1990.

Notes: Figures shown have been updated to account for inflation since the date of initial publication.

TABLE 2: UTILITY ALLOWANCES

UTILITY COMPONENT	NO. OF BEDROOMS				
	0	1	2	3	4
Natural Gas	\$23	\$31	\$39	\$47	\$54
Electricity	\$37	\$45	\$52	\$64	\$75
Water & Sewer	\$23	\$33	\$44	\$51	\$61
Trash Collection	\$13	\$16	\$19	\$19	\$19
Miscellaneous/Other	\$17	\$17	\$17	\$17	\$17
TOTAL	\$113	\$142	\$171	\$198	\$226

Source: Housing Authority of Ventura County. Figures shown are effective October 10, 2007.



EXHIBIT NO. 5

LEAD-BASED PAINT REGULATIONS

AMOUNT OF FINANCIAL ASSISTANCE PER UNIT (Net of Soft Costs and Lead-Based Paint Remediation)			
	Under \$5,000	\$5,000 - \$25,000	Over \$25,000
EXEMPTIONS	<ul style="list-style-type: none"> Units Built After 1978 Studio and SRO Units Housing for the Elderly Verified Lead-Free Property Units to be Demolished Property Not Used for Habitation Painted Surfaces Not Disturbed Emergency Actions 	<ul style="list-style-type: none"> Units Built After 1978 Studio and SRO Units Housing for the Elderly Verified Lead-Free Property Units to be Demolished Property Not Used for Habitation Painted Surfaces Not Disturbed Emergency Actions 	<ul style="list-style-type: none"> Units Built After 1978 Studio and SRO Units Housing for the Elderly Verified Lead-Free Property Units to be Demolished Property Not Used for Habitation Painted Surfaces Not Disturbed Emergency Actions
NOTICING	Minimum Required: Lead Hazard Pamphlet and Notice of Evaluation or Presumption Within 15 Days of Initiation. Additional Notice: Notice of Hazard Reduction Within 15 Days After Remediation.	Minimum Required: Lead Hazard Pamphlet and Notice of Evaluation or Presumption Within 15 Days of Initiation. Additional Notice: Notice of Hazard Reduction Within 15 Days After Remediation.	Minimum Required: Lead Hazard Pamphlet and Notice of Evaluation or Presumption Within 15 Days of Initiation. Additional Notice: Notice of Hazard Reduction Within 15 Days After Remediation.
EVALUATION	Minimum Required: Paint Test All Surfaces to be Disturbed (Performed by a Certified Paint Inspector). Option: Presume Lead Based Paint is Present.	Minimum Required: Paint Test All Surfaces to be Disturbed & Perform Lead Hazard Screen. Additional Evaluation: If Lead Hazard Screen Exceeds Measurement Thresholds, Risk Assessment Must be Performed by a Certified Risk Assessor (On-Site Inspection, Paint Testing, Dust and Soil Sampling, Laboratory Analysis & Report Preparation). Option: Presume Lead Based Paint and/or Hazards are Present in Lieu of Evaluation.	Minimum Required: Paint Test All Surfaces to be Disturbed & Perform Lead Hazard Screen (Paint Testing, Dust Sampling & Laboratory Analysis). Additional Evaluation: If Lead Hazard Screen Exceeds Measurement Thresholds, Risk Assessment Must be Performed by a Certified Risk Assessor. Option: Presume Lead Based Paint is Present and Conduct Risk Assessment.
REMEDIATION	Testing Finds no Lead or Disturbed Surfaces are Less Than Di Minimis Levels: No Further Action Required. Lead is Present by Test or Presumption and Disturbed Surfaces are More Than Di Minimis Levels: Safe Work Practices (Prohibited Construction Methods, Occupant Protection, Worksite Preparation & Specialized Cleaning).	Testing Finds No Lead Based Paint Hazards: No Further Action Required. Lead Based Hazards are Presumptively Present: Standard Treatments (Paint Stabilization, Protective Coverings, Friction/ Impact Surface Repair, Soil Treatment & Safe Work Practices). Lead Based Hazards are Present by Test: Interim Controls Determined by Risk Assessment (Occupant Protection, Paint Stabilization with Safe Work Practices, Friction/Impact Surface Repair, Chewable Surface Repair, Lead Dust Control & Soil Treatment).	Testing Finds No Lead Based Paint Hazards: No Further Action Required Lead Based Hazards are Present by Test or Presumption: Interim Controls on Undisturbed Exterior Surfaces and Abatement of All Other Lead-Based Paint Hazards (Hazard Removal, Enclosure or Encapsulation, Fixture Replacement & Permanent Covering).
CLEARANCE	Disturbed Paint Surfaces Constitute Di Minimis Levels (20 sf. on Exterior Surfaces, 2 sf. in Any One Room or 10% of Component Surface): No Clearance Required. Disturbed Paint Surfaces Exceed Threshold: Clearance Examination of Worksite (Visual Assessment, Dust Sampling, Laboratory Analysis & Report Preparation).	Testing Finds No Lead Based Paint Hazards: No Further Action Required. Standard Treatments and Interim Controls: Clearance Examination of Dwelling Must be Performed by a Certified Risk Assessor, Certified Lead-Based Paint Inspector, or Clearance Technician (Approved by a Certified Risk Assessor or Paint Inspector).	Testing Finds No Lead Based Paint Hazards: No Further Action Required Abatement: Clearance Examination of Dwelling Must be Performed by a Certified Risk Assessor or Certified Lead-Based Paint Inspector.
MONITORING	HOME Funds and Flexible Subsidy CILP Not Involved: No Ongoing Maintenance Required. HOME Funds or Flexible Subsidy CILP Are Involved: Owners of Rental Property Are Required to Provide Regular Lead Based Paint Maintenance Activities.	HOME Funds and Flexible Subsidy CILP Not Involved: No Ongoing Maintenance Required. HOME Funds or Flexible Subsidy CILP Are Involved: Owners of Rental Property Are Required to Provide Regular Lead Based Paint Maintenance Activities.	HOME Funds and Flexible Subsidy CILP Not Involved: No Ongoing Maintenance Required. HOME Funds or Flexible Subsidy CILP Are Involved: Owners of Rental Property Required to Provide Regular Lead Based Paint Maintenance Activities.
WORKERS	Safe Work Practices: No Certification Required.	Standard Treatments and Interim Controls: Certified Abatement Supervisors, Certified Abatement Workers, and Non-Certified Workers Either Supervised by a Certified Abatement Supervisor or Trained in a HUD-Accepted Course.	Abatement: Certified Abatement Supervisors and Certified Abatement Workers Supervised by a Certified Abatement Supervisor.



APPENDIX E

PROGRAM DOCUMENTS



Pursuant to Sections 6103 and 27383 of the California Government Code, the County of Ventura is not required to pay Ventura County recording fees.

After recording, return to:
County of Ventura
County Executive Office
Attn: Redevelopment Agency Manager
800 South Victoria Avenue
Ventura, CA 93009

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

AFFIDAVIT – DEATH OF JOINT TENANT

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

STATE OF CALIFORNIA,
COUNTY OF VENTURA

_____, of legal age, being first
duly sworn, deposes and says:

That _____, the decedent mentioned in the attached certified copy of Certificate of Death, is the same person who executed the Loan Repayment Agreement dated _____, executed by _____ to _____, on _____, as joint tenants, recorded as Instrument No. _____, on _____, _____, in book _____, page _____, of Official Records of Ventura County, California, covering the property described in Exhibit "A" attached hereto and incorporated by this reference herein.

Date

**Signatures must be acknowledged*



STATE OF CALIFORNIA)
) s.s.
COUNTY OF _____)

On _____, _____, before me,
Date

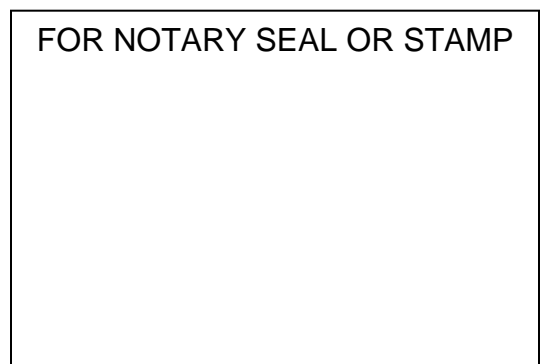
Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared

Name of Signer(s)

personally known to me/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.

WITNESS my hand and official seal.



Signature of Notary Public



AMENDMENT TO PARTICIPATION AGREEMENT

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

THIS AMENDMENT to Participation Agreement is made on the _____ day of _____, _____, by and between the County of Ventura, (hereinafter referred to as "County"), and _____, individual(s) (hereinafter referred to as "Owner")

WHEREAS, County and Owner have heretofore entered into that certain Participation Agreement dated _____, _____, by which Owner agreed to borrow the sum of _____ DOLLARS (\$_____) under County's Homeowner Rehabilitation Program and by which Owner agreed to use the proceeds of such loan to perform rehabilitation work on the single family residence owned by Owner at _____, Piru, California (hereinafter referred to as "Property"); and

WHEREAS, County and Owner have determined that an additional loan in the amount of _____ DOLLARS (\$_____) will be required to complete the rehabilitation work to be performed to the Property pursuant to the Participation Agreement; and

WHEREAS, by reason thereof County and Owner now desire to amend the foregoing Participation Agreement to increase the sum of money borrowed by Owner under the County's Homeowner Rehabilitation Program to _____ DOLLARS (\$_____).

NOW, THEREFORE, County and Owner agree that Section I, Paragraph 1 of the Participation Agreement between County and Owner dated _____, _____, be and as hereby amended to read as follows:

"I. FINANCIAL ASSISTANCE.

1. Subject to the terms and conditions set forth in Parts II through V of this Agreement, Owner accepts the terms and conditions of financial assistance under County's Homeowner Rehabilitation Program and agrees to borrow _____ DOLLARS (\$_____) (hereinafter referred to as "Loan") for the purpose of making the repairs and improvements to the Property described in the Schedule of Repairs and Improvements attached hereto by this reference incorporated herein (hereinafter referred to as "Repairs and Improvements")."

County and Owner further agree that except as herein provided all other provisions of the foregoing Participation Agreement shall remain in full force and effect.



IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day and year first above written.

Date

OWNER

Date

OWNER

COUNTY OF VENTURA

Date

By: Redevelopment Agency Manager



CONSTRUCTION AGREEMENT

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

THIS AGREEMENT is made and entered into this ____ day of _____,
by and between _____
(hereinafter referred to as "Owner"), and _____
(hereinafter referred to as "Contractor").

RECITALS

A. The County of Ventura (hereinafter referred to as "County") has authorized a Homeowner Rehabilitation Program as part of an overall Housing Conservation Strategy (as may be amended and modified from time to time, hereinafter referred to as "Program").

B. As part of County's implementation of Program, County has executed a separate agreement with Comprehensive Housing Services, Inc., (hereinafter referred to as "Disbursement Control") for the administration and disbursement of Program proceeds. Owner and Contractor recognize and agree that nothing herein contained nor any action of any person shall be construed so as to make County, Disbursement Control or any officer or employee thereof, a party to this Agreement.

C. As a means of ensuring compliance with Program objectives, County has drafted this Agreement as an approved form for use by the parties hereto governing the terms and conditions of rehabilitation authorized hereunder (hereinafter referred to as "Work"). This Agreement and any agreement, document, or instrument attached hereto or referred to herein integrate all terms and conditions mentioned herein or incidental hereto, and supersede all oral negotiations and prior writings in respect to the subject matter hereof; provided, however, that this Agreement, in no way, supersedes or relieves either Owner or Contractor from complying with all other applicable requirements of law including, but not limited to, Contractors License Law pertaining to Home Improvement Businesses as set forth in Article 10 of Chapter 9, Division 3 of the Business and Professions Code of the State of California, Section 7090 of said Code, and Section 1689.8 of the Civil Code, as amended.

D. Any notice between the parties hereto may be given by mailing the same, postage prepaid, to Owner at _____,
_____ and to Contractor at _____,
_____, or to such other addresses as either party may, in writing, hereafter indicate.



TERMS AND CONDITIONS

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL AGREEMENTS MADE HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. DESCRIPTION OF WORK.

Contractor agrees to furnish all supervision, technical personnel, labor, materials, equipment, tools and services necessary to perform and complete all Work described in the Work Write-Up signed by Owner and dated _____, in a good workmanlike manner, free of all liens and encumbrances and in accordance with the terms of this Agreement and in compliance with all other Contract Documents and Specifications incorporated by reference herein.

Contractor acknowledges and understands that it shall not be authorized to perform any Work other than that which is described in the Work Write-Up except as provided by written "Change Order" approved by County and executed by the parties hereto. Contractor shall procure all County, and State permits and licenses, including municipal business license, and pay all charges and fees for the same and shall give all notices necessary and incidental to the due and lawful prosecution of Work. All permits and licenses required for corresponding elements of Work to be performed shall be obtained prior to commencing such Work and all associated costs are specifically included in the amounts listed in Paragraphs 5 and 6 below.

2. IDENTIFICATION OF PROPERTY.

The property upon which Work is to be performed pursuant to this Agreement is located at _____, Piru, California, further described as Ventura County Assessor's Parcel No. _____, (hereinafter referred to as "Property").

3. DISBURSEMENT CONTROL AGREEMENT.

Owner and Contractor agree to utilize the construction fund disbursement services of Disbursement Control and to comply with the terms and conditions of the Control Instructions executed pursuant thereto and concurrent herewith. The County shall deposit the proceeds of financial assistance for which Owner is qualified pursuant to Program together with personal funds of Owner, if any, the sum of which equals the amounts required to complete the Work described in the Work Write-Up as set forth below. Funds in said fund disbursement account shall be subject to the schedule of disbursements outlined in the Control Instructions. County may, for good cause, and at its discretion, direct Disbursement Control to delay or deny payment for Work which, for reasons of quality or quantity is in dispute, or for Work not done in accordance with the Contract Documents and Specifications. Owner and Contractor agree to defend, indemnify, protect, and hold County and its agents, officers, and employees harmless from and against any claims for damages which might arise out of a dispute with



Disbursement Control or an error or omission on the part of Disbursement Control in the disbursement of construction funds.

4. PAYMENT SCHEDULE TO CONTRACTOR.

Owner agrees to pay Contractor the sum of _____ DOLLARS (\$_____) as full and complete payment for the performance and completion of all Work described in the Work Write-Up. Progress payments shall be made incrementally as Work proceeds. Each progress payment shall be individually authorized by Owner and no progress payment shall be authorized unless an equivalent value of labor and materials has been furnished in advance of that payment. Progress payment shall be made directly to Contractor by Disbursement Control upon receipt of an Authorization for Payment form signed by at least one Owner of record and an authorized County representative. If building permits have been issued, the property must have been inspected and approved by the County Building Official as conforming to applicable Code requirements prior to disbursement.

Should additional Work be incorporated into this Agreement by Change Order, payment for such additional Work shall be disbursed concurrent with the final payment.

5. NOTICE OF COMPLETION.

Upon completion of any Work for which Contractor is responsible, Owner agrees to sign a separate Notice of Completion and deliver said Notice to County for recordation within five (5) calendar days of such completion.

6. LIEN RELEASES.

Contractor is required to provide lien releases for all materials and labor furnished by Contractor in conjunction with the performance of the Work. Owner shall be obligated to provide both County and Contractor with a copy of any Preliminary Notice received by Owner in conjunction with the Work. Further, Owner shall notify the County immediately of any mechanic's lien recorded against the property upon which Work is performed pursuant to this Agreement.

As Work progresses, before each progress payment request is accepted by County for processing, Contractor shall provide County with executed Conditional Lien Releases from all subcontractors, laborers, and material suppliers who supplied labor, services, and/or materials at the project site or specifically for the project. Receipts shall be required for materials purchased on a cash basis. After the disbursement of the progress payment to which said Conditional Lien Releases and materials receipts relate, and before any subsequent progress payment is authorized, Contractor shall supply County with executed Unconditional Lien Releases or copies of cancelled checks to said subcontractors, laborers, or suppliers to confirm that the full amount of the obligations represented by the Conditional Lien Releases submitted with the previous progress payment have been discharged.



When Work is complete and before recordation of the Notice of Completion, Contractor shall deliver all executed Unconditional Lien Releases to County together with Contractor's record of all subcontractors, laborers, and material suppliers employed in conjunction with the Work, the receipt of which shall be requisite to authorizing Disbursement Control to disburse the fourth progress payment and accepting the Notice of Completion for recordation.

7. PERFORMANCE SCHEDULE.

Contractor agrees to commence Work pursuant to this Agreement within ten (10) calendar days after the date of receipt of a written Notice to Proceed issued by Disbursement Control and shall diligently prosecute same to completion within one-hundred twenty (120) calendar days thereafter. If Notices to Proceed are not issued within thirty (30) calendar days following the date of execution of this Agreement, either party may terminate this Agreement without liability to the other.

The earliest anticipated date by which Work may commence pursuant to this Paragraph is _____, _____, whereas, the latest anticipated date of commencement is _____. Unless delayed by causes not reasonably foreseeable at the time of execution of this Agreement which are beyond the control and without fault or negligence of either party hereto, the latest anticipated date by which all Work must be completed is _____, _____.

In addition to other remedies and penalties, failure by Contractor, without lawful excuse, to substantially commence Work within twenty (20) days from the date by which Contractor is required to proceed pursuant to this Agreement is a violation of the Contractors License Law, punishable by a fine of not less than one hundred dollars (\$100) nor more than five thousand dollars (\$5,000) or by imprisonment in the county jail not exceeding one (1) year, or by both such fine and imprisonment. Substantial commencement, within the meaning of this Paragraph, constitutes the provision of labor and materials equivalent to five percent (5%) of the Schedule "A" contract price.

If completion of the Work is delayed beyond the completion date and no extension of time is approved by Owner in writing or required by operation of the General Conditions, the parties agree that Owner would suffer damages, but that such damages would be extremely difficult to quantify. Therefore, it is agreed that a reasonable estimate of the damages to be suffered by Owner in the event that final completion is not achieved by the date recited, and no extension of time has been approved by the Owner in writing, is one-half (1/2) of one percent (1%) the total contract amount payable to Contractor set forth in Paragraph 5. Damages are cumulative and the aforesaid percentage shall to the contract amount each and every day until completion.

Owner and Contractor agree that if Owner or Contractor at any time abandons Work by a cessation of labor for a period of thirty (30) days or more, fails to apply funds paid for a specific purpose to such purpose, violates any law of the State of California relative to Work, or violates any provision of this Agreement, then County may, at its discretion, take possession of the Work and all tools, materials, and equipment located at Property

for the purpose of completing said Work in Owner's or Contractor's name to the extent that monies remain in escrow for such purpose.

8. OWNER COVENANTS AND RESTRICTIONS.

Owner agrees to defend, indemnify, protect, and hold County and its agents, officers, and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to Owner's employees or agents which arise from or are caused by the acts or omissions of Owner and his/her agents, officers, or employees, in performing Work herein, and all expenses of investigating and defending against same; provided, however, that Owner's duty to indemnify and hold harmless shall not include any claims or liability arising from the established sole negligence or willful misconduct of County, its agents, officers or employees.

Owner shall keep in force at his/her own expense and throughout Owner's performance under this Agreement, unless expressly waived by County in writing, public liability insurance for bodily injury in the amount of Two Hundred Thousand Dollars (\$200,000) each person and Five Hundred Thousand Dollars (\$500,000) each accident, and for property damage insurance in the amount of One Hundred Thousand Dollars (\$100,000). Said insurance coverage shall be evidenced by an endorsement issued by the insuring company which, in addition to providing for the type and limits of insurance coverage herein provided for, shall also provide that County is an additional insured under the coverage afforded, that the coverage afforded is primary to any and all coverages which may be available to County in connection with Owner's performance under this Agreement, and provide that the insurer will give County at least thirty (30) days prior notice of cancellation or material change in coverage.

With respect to Contractor's performance of Work pursuant to the Work Write-Up:

a. Owner shall permit Contractor to undertake Work and provide access to Property for same between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding legal holidays.

b. All existing utility services available to Property and which are currently billed to Owner, or for which Owner can obtain tenant approval, shall be available to Contractor, without charge, including electric power (110 volts), gas, water, and telephone, for local calls only.

c. Occupants of Property shall cooperate with and aid Contractor by vacating Work areas, where required, and assist in the removal and replacement of rugs, coverings, and furniture, as necessary.

d. Owner shall furnish Contractor, with reasonable promptness, information and services under Owner's control to avoid delay in the orderly progress of Work for which Contractor is responsible.



e. In the event arbitration is initiated pursuant to Paragraph 14 below, Owner shall not prohibit Contractor from performing any Work other than that which is disputed.

9. CONTRACTOR COVENANTS AND RESTRICTIONS.

Contractor agrees to defend, indemnify, protect, and hold County and its agents, officers, and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to Contractor's employees or agents which arise from or are caused by the acts or omissions of Contractor and his/her agents, officers, or employees, in performing Work herein, and all expenses of investigating and defending against same; provided, however, that Contractor's duty to indemnify and hold harmless shall not include any claims or liability arising from the established sole negligence or willful misconduct of County, its agents, officers or employees.

With respect to Contractor's performance of Work pursuant to the Work Write-Up:

The scope of Work for which Contractor is responsible shall be accepted only when it shall have been completed satisfactorily to Owner as evidenced by Owner's signature on a written Notice of Completion. Owner's acceptance of Contractor's Work shall, in no event, relieve Contractor from obtaining final building inspection clearance as may be required in conjunction with any permit obtained through County.

Contractor warrants that all materials, fixtures, and equipment furnished by Contractor and subcontractors employed thereby shall be new, of good quality, and of good title, and that Work has been done in a neat and professional manner. As a condition precedent to acceptance of Work for which Contractor is responsible, Contractor shall obtain and deliver to Owner all manufacturers' and suppliers' written guarantees and warranties.

Neither acceptance of Contractor's Work nor use of Property by the occupants thereof shall constitute acceptance of any Work not done in accordance with the Contract Documents and Specifications or relieve Contractor for faulty materials or workmanship. Contractor shall promptly remedy any defects in Work for which Contractor is responsible, and pay for any damage to other Work resulting there from, which may appear WITHIN A PERIOD OF ONE (1) YEAR from the date of execution of the Notice of Completion. Owner shall give notice of observed defects with reasonable promptness.

d. In the event arbitration is initiated pursuant to Paragraph 15 below, Contractor shall cease only those portions of Work which are in dispute. In all other respects, Contractor shall continue to prosecute this Agreement to its timely completion.

e. Contractor shall maintain for his/her employees statutory worker's compensation insurance coverage. Said insurance coverage shall be evidenced by a certificate of insurance in a form approved by County.



f. Contractor shall keep in force at his own expense and throughout his performance, under his/her contract with Owner, public liability insurance coverage for bodily injury and property damage in the amount of \$1,000,000, combined single limit. Said insurance coverage shall be evidenced by an endorsement issued by the insuring company which, in addition to providing for the type and limits of insurance coverage herein provided for, shall also provide that County is an additional insured under the coverage afforded; that the coverage afforded is primary to any and all coverages which may be available to County in connection with contractor's performance under his/her contract with Owner, and provide that the insurer shall give County at least thirty (30) days prior notice of cancellation or material change in coverage.

10. ROLE OF THE COUNTY.

Work to be performed under this Agreement is financed in whole or in part by a loan originated by or through County. The Owner, on the other hand, is solely responsible for monitoring all Work performed under this Agreement, approving progress payments, and ensuring that all terms of the Agreement are fulfilled by Contractor.

11. CONFLICT OF INTEREST.

Owner and Contractor warrant and represent that neither has any interest, either direct or indirect, which would in any manner or degree conflict with the performance of Work performed under this Agreement, including, but not limited to, any financial interest or family relationship between Owner and Contractor. A conflict of interest is also deemed to exist and is expressly prohibited whenever any relationship exists which would give Owner control or influence over the cost of the rehabilitation Work or the price paid to subcontractors, material suppliers, laborers for wages, or equipment lessors.

12. EQUAL OPPORTUNITY

Neither Owner nor Contractor shall discriminate because of race, creed, color, national origin, age, sex, political affiliation, handicap, beliefs or marital or familial status. Owner and Contractor shall ensure that every effort is made to provide equal opportunity to every potential minority and women's business vendor, contractor or subcontractor.

13. COMPLIANCE AND ARBITRATION.

Contractor and Owner agree to permit County and Disbursement Control or their designees to examine and inspect all Work, and all subcontractors, materials, equipment, payrolls and conditions of employment pertaining to such Work, including all relevant data and records, for the purpose of ascertaining compliance with the provisions of this Agreement. Failure to cure any and all abnormalities observed by County or Disbursement Control or their designees shall entitle such representatives to assume all rights and privileges as are possessed by the parties hereto with respect to ensuring adherence to the terms and conditions of this Agreement. In addition to other remedies and penalties, County, at its option, may cancel and terminate the proceeds of financial assistance which Owner has received pursuant to Program in the event of Owner's breach of this Agreement.



All controversies arising from or relating to the application, execution, or interpretation of this Agreement including, but not limited to, disputes as to workmanship and/or quality which arise either during the course of construction or the one (1) year warranty period prescribed in Paragraph 11 above, shall be mediated by the Ventura Center for Dispute Settlement unless it so declines. Agreements which are the outcome of the mediation process shall be binding.

14. DIVISIBILITY.

It is intended that each paragraph of this Agreement shall be viewed as separate and divisible and, in the event that any paragraph shall be held to be invalid, the remaining paragraphs shall continue to be in full force and effect.

CERTIFICATION

IN WITNESS WHEREOF, Owner and Contractor have executed three copies of this Agreement, each of which is deemed to be an original. Owner and Contractor each binds him/herself, his/her partners, successor, assigns, and legal representatives to the other party hereto and to the partners, successors, assigns, and legal representatives of such other party with respect to all covenants, agreements, and obligations contained in this Agreement; provided, further, that neither party shall assign this Agreement or sublet it as a whole without the written consent of the other and County, nor shall either party assign any monies due or to become due hereunder without such written consent. The undersigned also acknowledge receipt of the Notices, Notice of Cancellation, Notice to Owner attached hereto as required by law.

DATED this _____ day of _____, _____.

CONTRACTOR:

OWNER:

State License No: _____



Pursuant to Sections 6103 and 27383 of the California Government Code, the County of Ventura is not required to pay Ventura County recording fees.

After recording, return to:
County of Ventura
County Executive Office
Attn: Redevelopment Agency Manager
800 South Victoria Avenue
Ventura, CA 93009

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("hereinafter referred to as "Declaration") is made and entered into by and between the County of Ventura (hereinafter referred to as "COUNTY") and _____ (hereinafter referred to as "Owner").

RECITALS

A. The County of Ventura has authorized an Homeowner Rehabilitation Program (hereinafter referred to as "HRP") as part of an overall Housing Conservation Strategy (as may be amended and modified from time to time, hereinafter referred to as "Program").

B. As part of said Program, the County of Ventura offers preferential loan financing to eligible owner-occupants for repair and rehabilitation of certain qualified residential properties.

C. As a condition requisite to participating in the Program, recipients of subsidized loans must certify adherence to certain provisions governing the use and occupancy of property that is rehabilitated, in whole or in part, with the Program funds.

D. The Owner has been approved for receiving an HRP loan under the Program and, by this Declaration, agrees to abide by the conditions of participation prescribed below.



ARTICLE 1 GENERAL TERMS AND CONDITIONS

1.01 Identification of Property. The property to which this Declaration apply includes all residential dwellings, appurtenances, land and related improvements located at _____, Piru, California, further identified and legally described in Exhibit "A" attached hereto and incorporated by this reference herein (hereinafter referred to as "Property").

1.02 Maintenance Covenants. The Owner shall maintain the Property, at all times, in a continuous state of good condition and repair in accordance with the standards set forth below.

a. Building Standards. The color, texture, material and construction integrity of all building exteriors visible from any and all public right-of-way shall be maintained in a continuous state of good repair and condition, free of all visual defects, blemishes and general deterioration.

(1) Definition of Terms. As used herein, the term "building" means all dwellings, garages, carports, and all other structures situated upon the Property. The term "exterior," as used herein, means all perimeter walls including framing and covering; all doors and windows including panes and screens; all trim including window frames and sashes, door jambs, roof overhang, fascia boards, gutters and downspouts; all decks, porches and stairways; all foundations including crawl holes, vents and footings; all roofs including framing and covering; all weatherization improvements including caulking and weather-stripping; and all other architectural appendages and features visible from any public right-of-way.

(2) Evaluation Criteria. As used herein, the phrase "defects, blemishes and general deterioration" includes unfinished, weathered, chipped or peeling surfaces; dry rotted, warped or termite infested materials; missing, broken or damaged artifacts; unsightly markings, drawings, decorations and graffiti; and all other conditions out of harmony or conformity with the character of the neighborhood.

b. Property Standards. The exterior premises of all property visible from any and all public right-of-way shall be maintained in a continuous state of good repair and condition, free of all visual nuisances, safety hazards and general deterioration.

(1) Definition of Terms. As used herein, the term "premises" means all fences, driveways, walkways, vegetation, and all other exterior areas and improvements of the Property.

(2) Evaluation Criteria. As used herein, the phrase "visual nuisances, safety hazards and general deterioration" includes overgrown vegetation,



dead trees, weeds or debris; hazardous pools, ponds or excavations; storage of packing boxes, furniture, equipment, appliances, garbage cans, or similar articles anywhere within public view; clotheslines in front yards or unscreened side or rear yards; and all other improvements which are unsightly by reason of condition or location.

1.03. Use Covenants. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Ventura County Ordinance Code and Development Permits, if any, issued therefore.

1.04. Occupancy Covenants. No dwelling upon the Property shall be occupied so as to violate the standards set forth below.

a. Overcrowding. The number of persons residing at the Property, at any time (except for visitation not greater than 72 hours in duration), including all household members regardless of age, shall not exceed two (2) persons per habitable bedroom, plus one.

b. Unlawful Use. The Property shall not be used, maintained or occupied in violation of any federal, state and local law. A violation of this standard shall be deemed to have occurred upon a judgment being rendered in a Court of competent jurisdiction that the Property is used, maintained or occupied in violation of any local, state or federal law, and such violation is not remedied within thirty (30) days of the date of the Court's judgment. As used herein, the term "maintained in violation of local law" includes, but is not limited to, any violation of the Ventura County Ordinance Code.

c. Criminal Activity. The Property shall not be occupied by any person who engages in violent acts or criminal activity. A violation of this standard shall be deemed to have occurred upon a judgment being rendered in a Court of competent jurisdiction that the Owner, any member of the Owner's household, or any guest or other person under the Owner's control has engaged in: (i) serious acts of violence or threats of violence on the Property or any portion of common area of which the Property may be part, including but not limited to, unlawful discharge of firearms; or (ii) criminal activity on the Property or any portion of common area of which the Property may be part, including, but not limited to, drug-related criminal activity. As used herein, the term "drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, a controlled substance (as defined in Section 102 of the Controlled Substance Act, 21 U.S.C. 802).

1.05. Nondiscrimination Covenants. The Owner, for itself and its successors and assigns, shall abide by the nondiscrimination covenants set forth below.

a. Basic Covenant. The Owner covenants and agrees for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital



status, age, handicap, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Owner itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Property.

b. Nondiscrimination Clauses. The Owner shall refrain from discriminating on the basis of race, color, creed, religion, sex, marital status, handicap, national origin or ancestry of any person with regard to use or occupancy of the Property. All deeds and contracts relating to the Site or any part thereof shall contain and be subject to substantially the following nondiscrimination or nonsegregation clauses:

1. Deeds. In deeds: "The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, age, handicap, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land herein conveyed, nor shall the grantee himself or herself or any person claiming under or through him or her establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the land herein conveyed. The foregoing covenants shall run with the land."

2. Contracts. In contracts: "There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, age, handicap, ancestry or national origin in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises, nor shall the transferee himself or herself or any person claiming under or through him or her establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the premises."

ARTICLE 2 APPLICABILITY AND ENFORCEMENT

2.01 Periodic Inspection. Upon reasonable notice from the County, the Owner shall permit the County to inspect the property and examine all pertinent records maintained by the Owner for the purpose of determining the Owner's compliance with the terms of this Declaration.

2.02 Violations. In the event of any violation or threatened violation by the Owner of the terms, restrictions, covenants, and conditions provided in this Declaration,



the County shall have, in addition to the right to collect damages as provided in Section 2.05 below, the right to enjoin such violation or threatened violation in a Court of competent jurisdiction. Injunctive relief under this Section shall be governed by the following provisions:

a. Excuse for Nonperformance. If performance of any act or obligation of the Owner is prevented or delayed by act of God, war, labor disputes, or other cause or causes beyond the reasonable control of the Owner, the time for the performance of the act or obligation will be extended for the period that such act or performance is delayed or prevented by any such cause.

b. Notice Prerequisite to Default. The Owner shall not be in default under this Declaration except under such provisions as require the performance of any act on or before a specific date or within a specified period of time, unless the Owner has been given a written notice specifying the default and fails to cure it within the period of thirty (30) days, or commences to cure the default within said period, and if the default cannot be cured within said period, the Owner thereafter does not diligently proceed to complete the curing of the default.

c. Appeals. The Owner shall have the right to appeal any Notice of Default issued pursuant to Section 2.03.b. in accordance with the procedures described in Section 2.03.

2.03 Appeals. Judgments rendered as to the applicability and interpretation of this Declaration including, but not limited to, the determination of violations hereunder, may be appealed by the Owner for administrative hearing. Such appeals shall be filed on forms prescribed by the County and processed in accordance with the requirements of this Section 2.03.

a. Filing Procedure. Appeals by the Owner must be filed with the County Executive Office to the attention of the Redevelopment Agency Manager at the address listed below within twenty (20) days of the contested action. As used herein, the term "contested action" includes, but is not limited to, the date of receipt by the Owner of a Notice of Default issued pursuant to Section 2.02.b. of this Declaration. The appeal must be in writing and set forth with particularity: (i) the party making the request; (ii) the decision or violation in question; (iii) the basis for granting relief; and (iv) and the exact remedy proposed. A request for an initial administrative review shall be a mandatory prerequisite to a request for an administrative hearing.

b. Hearing Schedule. The County's Redevelopment Agency Manager shall set an administrative hearing date not less than ten (10) days or more than thirty (30) days from the date that the administrative hearing process is initiated. Written notice of the date, time and location of the administrative hearing, together with documentation in support of the request, shall be provided by the County's Redevelopment Agency Manager to the Owner and the County's Loan Committee

(constituted and established pursuant to the Program) at least ten (10) days prior to the hearing date.

c. Committee Deliberations. At the time and place indicated in the written notice, the Owner shall have the opportunity (but not the obligation) to testify and present additional evidence concerning the matter. The County's Loan Committee shall decide the matter based upon the information furnished by the County's Redevelopment Agency Manager, any documentary evidence previously submitted, and any additional evidence presented at the hearing. The Loan Committee may continue any hearing or request additional information prior to issuing a written decision. At the conclusion of its deliberations, the Loan Committee shall render its decision in writing, setting forth the basis for that decision.

d. Notification. Notice of the Loan Committee's action shall be provided by the County's Redevelopment Agency Manager to the Owner at the earliest possible date following receipt of the written decision.

2.04 Effect of Breach. It is expressly agreed that no breach of this Declaration will entitle the Owner to cancel, rescind, or otherwise terminate this Declaration, but this limitation will not affect, in any manner, any other rights or remedies which the County may have by reason of any breach of this Declaration. A breach of any of the terms, conditions, covenants or restrictions of this Declaration will not defeat or render invalid the lien of any institution first mortgage or institutional first deed of trust, made in good faith and for value, and such terms, condition, covenant or restriction will be extinguished on and after title to the Property or any portion of such is acquired by foreclosure, trustee's sale or otherwise.

2.05 Remedies. If the Owner fails to perform any obligation under this Declaration, or fails to cure the default within thirty (30) days after the County has notified the Owner in writing of the default pursuant to Section 2.02.b., or if the default cannot be cured within thirty (30) days, fails to commence to cure within 30 days and thereafter diligently pursue such cure, the County shall have the right to bring an action at law or in equity compel performance by the Owner of its obligations under this Declaration and/or for damages including, but not limited to, recovery of all costs incurred by the County in subsidizing the HRP loan received by the Owner under the Program plus attorney fees and associated costs of enforcement in a reasonable sum fixed by the Court.

2.06 Term and Duration. Except as otherwise provided in subpart "b" of this Section 2.06 below, this Declaration, and each covenant, restriction, and undertaking of this Declaration shall, without regard to technical classification and designation, be binding for the benefit and in favor of the County, its successors and assigns, the County and any successor in interest to the Property or any part thereof, and shall run with the land.

a. Effectuation Date. This Declaration and each covenant, condition, and restriction herein shall become effective immediately upon execution of this Declaration.

b. Cancellation Provisions. At the Owner's sole discretion, the covenants set forth in Sections 1.02, 1.03 and 1.04 of this Declaration may be terminated at anytime upon full repayment of the HRP loan described in the Recitals of this Declaration.

c. Amendment Provisions. This Declaration and any provision, covenant, condition, or restriction contained within it may be cancelled, extended, modified, or amended as to the whole of this Declaration or any portion of it, with the mutual consent of the County and the Owner.

d. Effect of Amendments. No cancellation, extension, modification, or amendment will be effective until a written instrument setting forth its terms have been executed, acknowledged, and recorded in the Office of the Recorder of Ventura County, California. No such amendment, modification, extension or cancellation will affect the rights of any mortgagee under a mortgage or the trustee or beneficiary under any deed of trust constituting a lien on the Property at the time unless the mortgagee, or beneficiary and trustee consent to such, and any such amendment, modification, extension or cancellation will be extinguished on and after title to the Property or any portion of such is acquired by foreclosure, trustee's sale or otherwise. No tenant, lessee, licensee, or other persons having a possessory interest, other than the County or Owner, will be required to join in the execution of or consent to any act of the parties taken subject to this Section.

2.07 Miscellaneous.

a. Severability. If any clause, sentence, or other portion of the terms, conditions, covenants, and restrictions of this Declaration become illegal, null, or void for any reason, or be held by any Court of competent jurisdiction to be so, the remaining portions will remain in full force and effect. In the event of conflict between the provisions of this Declaration and any federal or state law or regulation governing the Program described in the Recitals of this Declaration, such laws and regulations shall supersede those particular provisions of this Declaration which are in conflict.

b. Notices. All notices, statements, demands, approvals, or other communications (referred to above and hereinafter as "notices") to be given under or pursuant to this Declaration shall be in writing, addressed to the parties at their respective addresses as provided on the signature lines below, and will be delivered in person, or by certified or registered mail, postage prepaid, or by telegraph or cable, charges prepaid. If mailed or telegraphed, the notice shall be deemed to have been given twenty-four (24) hours after the date of mailing, or date of delivery to the telegraph or cable company.



c. Approvals. Whenever approval is required, unless otherwise provided herein, it shall not be unreasonably withheld. Unless provision is made for a specific period of time, it shall be deemed to be thirty (30) days, and if any party neither approves nor disapproves within that period, the party shall be deemed to have given its approval. If a party disapproves, the reasons must be stated.

d. Entire Declaration, Waivers, and Amendments. This Declaration is executed as one (1) original. None of the terms, covenants, agreements, or conditions set forth in this Declaration shall be deemed to be merged with any agreement or deed covering an interest in the Property, and this Declaration shall continue in full force and effect with respect to the Property before and after such conveyances.

e. Recordation. This Declaration, upon their execution, shall be recorded by the County with the Office of the Recorder of Ventura County, California.

_____	_____*
Date	OWNER

_____	_____*
Date	OWNER

**Signatures must be acknowledged*



STATE OF CALIFORNIA)
) S.S.
COUNTY OF _____)

On _____, _____, before me,
Date

Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared

Name of Signer(s)

personally known to me/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.

WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Signature of Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY
[To be Inserted]



Pursuant to Sections 6103 and 27383 of the California Government Code, the County of Ventura is not required to pay Ventura County recording fees.

After recording, return to:
County of Ventura
County Executive Office
Attn: Redevelopment Agency Manager
800 South Victoria Avenue
Ventura, CA 93009

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

DEED OF TRUST

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

THIS DEED OF TRUST, made on this _____ day of _____, by _____, owner of certain real property described in Exhibit "A" (hereinafter referred to as "Trustor"), whose address is _____, Piru, California, to Rehab Financial Corporation, (hereinafter referred to as "Trustee"), whose business address is 7372 Prince Drive Suite 108, Huntington Beach, CA 92647 in favor of the County of Ventura, (hereinafter referred to as "Beneficiary"), whose business address is 800 South Victoria Avenue, Ventura, California, 93009.

Trustor irrevocably grants, transfers, and assigns to Trustee in trust, with power of sale, all that property, including all easements and rights of way used in connection therewith or as a means of access thereto, in the community of Piru, County of Ventura, State of California, described in Exhibit "A" attached hereto and incorporated by this reference herein (hereinafter referred to as "Property").

Together with the rents, issues and profits thereof, subject however to the right reserved by Trustor in Paragraph B-13(b) hereof to collect and apply such rents, issues and profits, prior to any default hereunder.

For the purpose of securing payment of the indebtedness evidenced by the Loan Repayment Agreement executed by Trustor, dated the ____ day of _____, In the principal sum of _____ DOLLARS (\$_____), payable to Beneficiary and any extension of amendment thereof; payment of such further sums which Trustor may hereafter borrow from Beneficiary when evidenced by amendment to said Loan Repayment Agreement; and the performance of each agreement of Trustor incorporated herein by reference or contained herein.



A. To protect the security of this Deed of Trust, Trustor agrees:

1. To maintain the property in good condition and repair; not to remove or demolish any building or improvement thereon; to complete promptly in workmanlike manner any improvement hereafter constructed thereon and to restore promptly in workmanlike manner any improvement thereon that is damaged or destroyed, and to pay when due all costs incurred therefore or in connection therewith; to comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; not to commit or permit any waste thereof or any act upon the property in violation of law or of covenants, conditions, or restrictions affecting the property.

2. To provide, maintain and deliver to Beneficiary a certificate evidencing fire insurance in an amount satisfactory to and with loss payable to Beneficiary, and if required by Beneficiary, other insurance satisfactory to and with loss payable to Beneficiary as additional insured. The amount collected under any fire or other insurance policy and all insurance premiums may be applied by Beneficiary upon any indebtedness secured hereby in such order as Beneficiary determines, or at the option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and also, if at any time Beneficiary or Trustee is a party to or appears in any such action or proceeding, or in any action or proceeding to enforce any obligation hereby secured, to pay all costs and expenses paid or incurred by them or either of them in connection therewith, and attorney's fees in a reasonable sum.

4. If Trustor fails to make any payment or to do any act as herein provided, then Beneficiary or Trustee but without obligation so to do, and with or without notice or demand upon Trustor, and without releasing Trustor from any obligation hereof may (a) make payment or do such act in a manner and to such extent as either deems necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon the property for such purpose; (b) appear in or commence any action or proceeding purporting to affect the security thereof or the rights or powers of Beneficiary or Trustee; (c) pay, purchase, contest, or compromise any encumbrance, charge or lien that, in the judgment of either, appears to be superior hereto; and in exercising any such power, Beneficiary or Trustee may incur necessary expenses, including reasonable attorney's fees.

5. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof.

B. It is mutually agreed that:

1. Any award of damages made in connection with the condemnation for public use or injury to the property or any part thereof is hereby assigned and shall be paid to Beneficiary, who may apply or release such monies received thereof in the same manner and with the same effect as above provided for the disposition of proceeds of fire and other insurance. Trustor will execute such further assignment of any such award as Beneficiary or Trustee requires.

2. The acceptance by Beneficiary of any payment less than the amount then due shall be deemed an acceptance on account only and shall not constitute a waiver of the obligation of Trustor to pay the entire sum then due or of Beneficiary's right either to require prompt payment of all sums then due or to declare default. The acceptance of payment of any sum secured hereby after its due date will not waive the right of Beneficiary either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay. No waiver of any default shall be a waiver of any preceding or succeeding default of any kind.

3. At any time or from time to time, without liability therefore and with or without notice, upon written request of Beneficiary and presentation of this Deed of Trust and the Loan Repayment Agreement for amendment, and without affecting the personal liability of any person for payment of the indebtedness secured hereby or the effect of this Deed of Trust upon the remainder of the property, Trustee may reconvey any part of the property, consent to the making of any map or plat thereof, join in granting any easement, or join in any extension agreement or any agreement subordinating the lien or change thereof.

4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, surrender of this Deed of Trust and the Loan Repayment Agreement for cancellation and retention, and payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance shall be conclusive proof of the truthfulness thereof. The grantee may be designated in such reconveyances as "the person or persons legally entitled thereto."

5. If Trustor or any subsequent owner of the Property covered hereby shall occupy the Property, or any part thereof, after any default in payment of any amount secured by this Deed of Trust, Trustor or such owner shall pay to Beneficiary in advance on the first day of each month a reasonable rental for the premises so occupied. On failure to pay such reasonable rental, Trustor or such owner may be removed from the premises by summary dispossession proceedings or by any other appropriate action or proceeding.

6. If default is made in payment of any indebtedness or in performance of any agreement hereby secured, then Beneficiary, with or without notice to Trustor, may declare all sums secured hereby immediately due and payable by instituting suit for the recovery thereof or the foreclosure of this Deed of Trust, or by



delivering to Trustee a written declaration of default and demand for sale, as well as a written notice of default and of election to cause the property to be sold, which notice Trustee shall cause to be filed for record. If such declaration is delivered to Trustee, Beneficiary also shall deposit with Trustee this Deed of Trust, the Loan Repayment Agreement, and all documents evidencing expenditures secured hereby.

7. Should Trustor, without the consent in writing of Beneficiary:

(a) voluntarily sell, transfer, or convey his/her interest in the Property or any part thereof, or if by operation of law, it should be sold, transferred, or conveyed;

(b) refinance any debt secured by a deed of trust on the Property, which refinance must conform to guidelines then in effect and adopted by Beneficiary;

(c) discontinue of use of the Property as the primary residence of the Trustor;

(d) default on any debt secured by a deed of trust on the Property senior to the Deed of Trust securing the Loan Repayment Agreement resulting in commencement of foreclosure; or

(e) violate any of the terms and conditions of the Loan Repayment Agreement, Deed of Trust, or Participation Agreement entered into by and between Trustor and Beneficiary governing use of the loan proceeds derived from the Loan Repayment Agreement, and Trustor fails to cure the default within thirty (30) days following receipt of written notice from Beneficiary specifying the default, or commence to cure the default within said period and if the default cannot be cured within said period, Trustor thereafter does not diligently proceed to complete the curing of the default;

then Beneficiary may, at its option, declare all sums secured hereby immediately due and payable. As used herein, the term "transfer" shall mean the sale, execution of any land sale contract, or other conveyance of Property but shall not include the situation where the death of Trustor results in his or her spouse receiving by law the full title in the Property after having held Property as a joint tenant or as community property. In addition, the term "transfer" shall not include the situation wherein the death of Trustor results in a child or children of Trustor receiving title to the Property so long as at least one child who is legal heir to the Property occupies the Property as his or her principal residence. Beneficiary's consent to any one transaction listed in subparagraphs (a) through (e) of this Paragraph B-7 shall not be deemed to be a waiver of the right to require such consent to future or successive transactions.

8. After the time then required by law has elapsed after recordation of such notice of default, and notice of sale having been given as then required by law, Trustee, with or without demand on Trustor, shall sell the property at the time and place fixed in the notice of sale, either as a whole or in separate parcels



and in such order as Trustee determines, at public auction, to the highest bidder, for cash in lawful money of the United States, payable at time of sale. Trustee may postpone from time to time sale of all or any portion of the property by public announcement at the time and place of sale originally fixed or at the last preceding postponed time. Trustee shall deliver to the purchaser its deed conveying the property sold, but withhold any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustor, Trustee, Beneficiary, or any other person may purchase at the sale.

9. After deducting all costs, fees and expenses of Trustee and of this trust, including cost of evidence of title and reasonable attorney's fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: (a) all sums expended under the terms hereof and not theretofore repaid, with accrued interest at the amount allowed by law in effect at the date hereof; and (b) all other sums then secured hereby in such order as Beneficiary, in the exercise of its sole discretion, directs. The remainder, if any, shall be paid to the person or persons legally entitled thereto.

10. Before trustee's sale Beneficiary may rescind such notices of default and of election to cause the property to be sold by delivering to Trustee a written notice of rescission, which notice, when recorded, shall cancel any prior declaration of default, demand for sale, and acceleration of maturity. The exercise of such right of rescission shall not constitute a waiver of any default then existing or subsequently occurring, or impair the right of Beneficiary to deliver to Trustee other declarations of default and demands for sale or notices of default and of election to cause the property to be sold, or otherwise affect any provision of the secured agreement or this Deed of Trust or any of the rights, obligations or remedies of Beneficiary or Trustee hereunder.

11. Beneficiary may from time to time, as provided by statute, or by a writing signed and acknowledged by it and recorded in the office of the county recorder of the county in which the land or such part thereof as is then affected by this Deed of Trust is situated, appoint another trustee in place of Trustee herein named; and thereupon, the Trustee herein named shall be discharged, and the trustee so appointed shall be substituted as trustee hereunder with the same effect as if originally named trustee herein.

12. If two or more persons are designated as trustees herein, any or all powers granted herein to Trustee may be exercised by any of such persons if the other person or persons is unable, for any reason, to act. Any recital of such inability in any instrument executed by any of such persons shall be conclusive against Trustor, his or her heirs and assigns.

13. Trustor reserves the right, prior to any default in payment of any indebtedness or performance of any obligation secured hereby, to collect all such rents, royalties, issues and profits as but not before, they become due. Upon any such default, Trustor's right to collect such monies shall cease, not only as to amounts accruing thereafter, but also as to amounts then accrued and unpaid. In the event of default, Beneficiary, with or without notice and without regard to the adequacy of



securing for the indebtedness hereby secured, whether in person or by agent, or by a receiver to be appointed by the court: (a) may enter upon and take possession of the property at any time and manage and control it in Beneficiary's discretion; and (b) with or without taking possession, may sue for or otherwise collect the rents, issues and profits thereof, whether past due or coming due thereafter and apply the same, less costs and expenses of operation and collecting, including reasonable attorney's fees, upon any obligation secured hereby and in such order as Beneficiary determines. None of the aforesaid acts shall cure or waive any default hereunder or invalidate any act done pursuant to such notice. Beneficiary shall not be required to act diligently in the care or management of the property or in collecting any rents, royalties, or other profits that it is hereby authorized to collect, and shall be accountable only for sums actually received.

14. Without affecting the liability of Trustor or of any other party now or hereafter bound by the terms hereof for any obligation secured hereby, Beneficiary, from time to time and with or without notice, may release any person now or hereafter liable for performance of such obligation, and may extend the time for payment or performance, accept additional security, and later, substitute or release any security.

15. In any action brought to foreclose this Deed of Trust or to enforce any right of Beneficiary or of Trustee hereunder, Trustor shall pay to Beneficiary and to Trustee attorney's fees in a reasonable sum, to be fixed by the court.

16. No remedy hereby given to Beneficiary or Trustee is exclusive of any other remedy hereunder or under any present or future law.

17. The pleading of any statute of limitations as a defense to any and all obligations secured by this Deed of Trust is hereby waived, to the full extent and permissible by law.

18. In the event of default in the payment of any indebtedness secured hereby, and if such indebtedness is secured at any time by any other instrument, Beneficiary shall not be obligated to resort to any security in any particular order; and the exercise by Beneficiary of any right or remedy with respect to any security shall not be a waiver of or limitation on the right of Beneficiary to exercise, at any time or from time to time thereafter, any right or remedy with respect to this Deed of Trust.

19. Trustor shall, upon request made by Beneficiary, furnish the Beneficiary with annual statements covering the operations of the property.

20. Beneficiary may collect a "late charge" not to exceed an amount equal to five percent (5%) of any installment that is not paid within thirty (30) days from the due date thereof, to cover the extra expense involved in handling delinquent payments.



21. This Deed of Trust applies to, inures to the benefit of, and binds, all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, successors in interest and assigns. The term "Beneficiary" means the obligee including assignees of the obligee, under the Loan Repayment Agreement secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and neuter, and the singular number includes the plural, and all obligations of each Trustor hereunder are joint and several.

22. Trustee accepts this trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee is a party unless brought by Trustee.

23. If one or more riders are executed by Trustor and recorded together with this Deed of Trust, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were a part of this Deed of Trust.

24. The Trustor herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, handicap or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall the Trustor himself or herself or any person claiming under or through him or her establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in Property. The foregoing covenants shall run with the land.

C. TRUSTOR AND BENEFICIARY FURTHER COVENANT AND AGREE AS FOLLOWS:

Beneficiary shall give notice to Trustor prior to acceleration following Trustor's breach of any covenant or agreement in this Deed of Trust (but not prior to acceleration under Paragraph B-7 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Trustor, by which the default must be cured; (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. The notice shall further inform Trustor of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Beneficiary at its option may require immediate payment in full of all sums secured by this Deed of Trust without further demand



and may invoke the power of sale and any other remedies permitted by applicable law. Beneficiary shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Beneficiary invokes the power of sale, Beneficiary shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Beneficiary's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Beneficiary or Trustee shall mail copies of the notice as prescribed by applicable law to Trustor and to the other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Trustor, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines.

Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Beneficiary or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser a Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Deed of Trust; and (c) any excess to the person or persons legally entitled to it.

BY SIGNING BELOW, Trustor accepts and agrees to the terms and covenants contained in this Deed of Trust and each rider (if any) executed by Trustor and recorded with it.

Executed at _____ on the date first above written.

TRUSTOR

Date _____ *

TRUSTOR

Date _____ *



**Signatures must be acknowledged*

STATE OF CALIFORNIA)
) s.s.
COUNTY OF _____)

On _____, _____, before me,
Date

Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared

Name of Signer(s)

personally known to me/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.

WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Signature of Notary Public



EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY



FAIR LENDING NOTICE
(California Health & Safety Code section 35805 et seq.)

HOMEOWNER REHABILITATION PROGRAM
COUNTY OF VENTURA

TO: ALL APPLICANTS FOR A LOAN FOR THE REHABILITATION, IMPROVEMENT
A ONE-TO-FOUR FAMILY RESIDENCE.

UNDER THE HOUSING FINANCIAL DISCRIMINATION ACT OF 1977, IT IS
UNLAWFUL FOR A FINANCIAL INSTITUTION TO REFUSE TO MAKE A LOAN OR
TO OFFER LESS FAVORABLE TERMS THAN NORMAL (SUCH AS A HIGHER
INTEREST RATE, LARGER DOWN PAYMENT OR SHORTER MATURITY) BASED
ON ANY OF THE FOLLOWING CONSIDERATION:

1. NEIGHBORHOOD CHARACTERISTICS, CONDITIONS OR TRENDS (SUCH AS
THE AVERAGE AGE OF THE HOMES OF THE INCOME LEVEL IN THE
NEIGHBORHOOD) EXCEPT TO A LIMITED EXTENT NECESSARY TO AVOID AN
UNSAFE AND UNSOUND BUSINESS PRACTICE.
2. RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, MARITAL STATUS,
NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME,
HANDICAP OR DISABILITY.

IT IS ALSO UNLAWFUL TO CONSIDER, IN APPRAISING A RESIDENCE, THE
RACIAL, ETHNIC, RELIGIOUS, OR NATIONAL ORIGIN COMPOSITION OF A
PARTICULAR NEIGHBORHOOD WHETHER OR NOT SUCH COMPOSITION IS
UNDERGOING CHANGE OR IS EXPECTED TO UNDERGO CHANGE.

IF YOU WISH TO FILE A COMPLAINT, OR IF YOU HAVE QUESTIONS ABOUT
YOUR RIGHTS, CONTACT:

SECRETARY OF THE BUSINESS, TRANSPORTATION AND HOUSING AGENCY
1120 "N" STREET
SACRAMENTO CA 95814

OR CALL: (916) 445-1331

IF YOU FILE A COMPLAINT, THE LAW REQUIRES THAT YOU RECEIVE A
DECISION WITHIN THIRTY (30) DAYS.

Applicant/Borrower (Signature)

Applicant/Borrower (Signature)



FIRST MORTGAGE PROTECTION RIDER
(TO BE ATTACHED TO THE DEED OF TRUST)

NOTICE: *THIS RIDER ADDS PROVISIONS TO THE DEED OF TRUST SUBORDINATING THE LIEN OF THE DEED OF TRUST DESCRIBED HEREIN TO THE LIEN OF ANOTHER DEED OF TRUST AND PROVIDING FOR OTHER PROTECTIONS TO THE SENIOR LIEN HOLDER.*

THIS FIRST MORTGAGE PROTECTION RIDER is made and is incorporated into and shall be deemed to amend and supplement the Loan Repayment Agreement and Deed of Trust of the same date given by the undersigned (the "Trustor") to secure Trustor's Loan Repayment Agreement to the COUNTY OF VENTURA (the "Beneficiary") of the same date (the "Loan Repayment Agreement") and covering the property described in the Deed of Trust (the "Property") and located at: _____, Piru, California.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Deed of Trust, Trustor and Beneficiary further covenant and agree as follows:

A. Subordination. The Loan Repayment Agreement evidenced by this Deed of Trust is subordinate to the indebtedness secured by a first deed of trust (the "Senior Deed of Trust") given by Trustor, as trustor, to _____

as beneficiary ("Senior Lien Holder") and recorded concurrently herewith and is subject to the rights of the Senior Lien Holder, including, but not limited to its rights under the Senior Deed of Trust. The terms and provisions of the Senior Deed of Trust are paramount and controlling, superseding any other terms and provisions hereof in conflict therewith. In the event of a sale at foreclosure or deed in lieu of foreclosure of the Senior Deed of Trust, or upon assignment of the Senior Deed of Trust to the Secretary of the United States Department of Housing and Urban Development ("the Secretary"), any provisions herein or any provisions in any other collateral agreement restricting the use of the Property to low or moderate income households or otherwise restricting the Trustor's ability to sell the Property shall have no further force or effect on subsequent owners or purchasers of the Property. Any person, including his/her successors or assigns (other than the Trustor or a related entity of the Trustor), receiving title to the Property as a result of a foreclosure sale or deed in lieu of foreclosure of the First Deed of Trust shall receive title to the Property free and clear of such restrictions.

B. Notice to Beneficiary by Senior Lien Holder. If the Senior Lien Holder acquires title to the Property pursuant to a deed in lieu of foreclosure, the lien of this Deed of Trust shall automatically terminate upon the Senior Lien Holder's acquisition of title, provided that: (i) the Beneficiary has been given written notice of



a default under the Senior Deed of Trust; and (ii) the Beneficiary shall not have cured the default under the First Deed of Trust, or diligently pursued curing the default as determined by the Senior Lien Holder, within the 60-day period provided in such notice sent to the Beneficiary.

C. Notice by Beneficiary to Senior Lien Holder. Paragraph C of the Deed of Trust is amended and restated in full as follows:

Beneficiary shall give written notice to Trustor and the Senior Lien Holder prior to acceleration following Trustor's breach of any covenant or agreement in the Loan Repayment Agreement or the Deed of Trust. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 40 days from the date the given to Trustor (and with respect to the Senior Lien Holder, 60 days from the date the notice is given to the Senior Lien Holder), by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. The notice shall further inform Trustor of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Trustor to acceleration and sale. If the default is not cured by the Trustor on or before the date specified in the notice, and the Senior Lien Holder has not exercised its right to cure the default, then Beneficiary at its option may require immediate payment in full of all sums secured by this Deed of Trust without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Beneficiary shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph C, including, but not limited to, reasonable costs of title evidence.

Notwithstanding Beneficiary's right to invoke any remedies hereunder, as provided in this Deed of Trust, the Beneficiary agrees that it will not commence foreclosure proceedings or accept a deed in lieu of foreclosure, or exercise any other rights or remedies hereunder for default until it has given the Senior Lien Holder at least 60 days' prior written notice.

If Beneficiary invokes the power of sale, Beneficiary or Trustee shall mail copies of a notice of sale in the manner prescribed by applicable law to Trustor, the Senior Lien Holder and to the other persons prescribed by applicable law. Trustee shall give notice of sale by public advertisement for the time and in the manner prescribed by applicable law. Trustee, without demand on Trustor, shall sell the Property at public auction to the highest bidder for cash at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the property to any later time on the same date by public announcement at the time and place of any previously scheduled sale. Beneficiary or its designee may purchase the Property at any sale.



Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorney's fees; (b) to all sums secured by this Deed of Trust; and (c) any excess to the person or persons legally entitled to it.

BY SIGNING BELOW, Trustor accepts and agrees to the terms and provisions contained in this First Mortgage Protection Rider.

	*	
_____		_____
Trustor		Date
	*	
_____		_____
Trustor		Date

*** Signatures must be acknowledged**



STATE OF CALIFORNIA)
) S.S.
COUNTY OF _____)

On _____, _____, before me,
Date

Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared

Name of Signer(s)

personally known to me/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.

WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Signature of Notary Public



FORGIVABLE LOAN AGREEMENT

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

THIS AGREEMENT is made and executed this ____ day of _____, _____, by and between the County of Ventura, (hereinafter referred to as "County"), and _____, hereinafter referred to as "Borrower(s)".

WITNESSETH:

WHEREAS, in accordance with the terms and conditions of that certain agreement between County and Borrower(s) dated _____, _____, and entitled "Participation Agreement" (hereinafter referred to as "Participation Agreement"), County has agreed to loaned to Borrower(s) the sum of DOLLARS (\$_____) under County's Homeowner Rehabilitation Program for the purpose of facilitating Borrower('s/s') rehabilitation of that certain property improved with a single family residence, situated in Piru, California, and described in the Participation Agreement (hereinafter referred to as "Property"); and

WHEREAS, by this Loan Repayment Agreement (hereinafter "Loan Repayment Agreement"), County and Borrower(s) desire to set forth the terms and conditions under which the loan made by County to Borrower(s) will be repaid by Borrower(s) or otherwise forgiven; and

WHEREAS, this Loan Repayment Agreement and Borrower('s/s') obligation to repay this loan made by County to Borrower(s) in the manner and within the time provided herein shall be secured by a deed of trust which shall be a lien on the Property and executed and recorded on even date herewith (hereinafter referred to as "Deed of Trust").

NOW, THEREFORE, in consideration of the premises hereinbefore set forth, County and Borrower(s) agree as follows:

1. Borrower(s) Acknowledgement(s) and Agrees: The Loan is subject to the terms, conditions and restrictions of the Federal Community Development Block Grant (CDBG) Program and the implementing guidelines.

2. Term/Borrower's Promise to Pay. The term of the Note is fifteen years. No periodic payments are required hereunder. In consideration of the loan made by County to the Borrower(s), Borrower(s) agree(s) to pay any unpaid principal balance as follows:

(a) The entire principal amount is due and payable to the Lender within the first five years.



(b) At the end of the sixth year, 10% of the original principal shall be forgiven.

(c) At the end of year seven and for each year after, an additional 10% of the original principal shall be forgiven.

(d) At the end of the fifteen (15) year term, the entire original principal is forgiven.

3. Loan Repayment. The outstanding principal under this Loan Repayment Agreement shall be due and payable upon the occurrence of any of the following events:

a. In the event of any sale, transfer or conveyance of the Property, whether the sale, transfer or conveyance is voluntary or not voluntarily;

b. In the event Borrower(s) refinance any debt secured by a Deed of Trust on the Property without the prior written consent of County, which refinance must conform to guidelines then in effect and adopted by the County governing the Homeowner Rehabilitation Program;

c. In the event that Borrower(s) cease(s) to occupy the Property as Borrower('s/s') principal place of residence;

d. In the event that Borrower(s) default on any debt secured by a Deed of Trust on the Property senior to the Deed of Trust securing this Loan Repayment Agreement resulting in commencement of foreclosure;

e. In the event that Borrower(s) violate any of the terms or conditions of this Loan Repayment Agreement, Deed of Trust or Participation Agreement, and Borrower(s) fail to cure the default within thirty (30) days following receipt of written notice from County specifying the default, or commence to cure the default within said period and if the default cannot be cured within said period, Borrower(s) thereafter do not diligently proceed to complete the curing of the default; or

4. Additional Terms

a. **Definition of Transfer.** As used in Paragraph 3, the term "transfer" shall mean the sale, execution of any land sale contract, or other conveyance of the Property but shall not include the situation where the death of Borrower(s) results in his or her spouse receiving by law the full title in the Property after having held the Property as a joint tenant or as community property. In addition, the term "transfer" shall not include the situation wherein the death of Borrower(s) results in a child or children of Borrower(s) receiving title to the Property so long as at least one child who is legal heir to the Property occupies the Property as his or her principal residence.



b. Loan Prepayment. The prepayment of principal under this Loan Repayment Agreement may be made by Borrower(s) at any time, in whole or in part, without penalty for such prepayment.

c. Place for Payment. All principal when due, shall be payable in lawful money of the United States of America and shall be paid to the County's loan servicing agent which is located at 7372 Prince Drive Suite 108, Huntington Beach, CA 92647 or at such other place as County may specify in writing.

d. Loan Assumption. This Loan Repayment Agreement may not be assumed by a subsequent purchaser of the Property.

e. Joint and Several. The Borrower, if more than one, shall be jointly and severally liable hereunder for the repayment of the loan under this Loan Repayment Agreement.

f. Borrower(s) Waivers. Borrower(s) waive any rights to require County to: (i) demand payment of amounts due (known as "presentment"), (ii) give notice that amounts due have not been paid (known as "notice of dishonor") and (iii) obtain an official certification or nonpayment (known as "protest").

g. Notice to County. Borrower(s) (or Borrower's heirs following the death of Borrower) agree to notify County not less than thirty (30) days prior to: (i) the sale of Property; (ii) the transfer, including, without limitation, lease exchange or other dispositions of any interest in the Property; (iii) any proposed refinancing of any First Lien; or (iv) the close of Borrower(s)' probate estate.

5. Secured Note. In addition to the protections given to County under this Loan Repayment Agreement, a Deed of Trust (sometimes called the "Security Instrument") dated the same date of this Loan Repayment Agreement, protects County from possible losses which might result in the event of default by Borrower. The Deed of Trust describes how and under what conditions Borrower may be required to make immediate payment in full of all amounts owed under this Loan Repayment Agreement.

IN WITNESS WHEREIN the parties have executed this Agreement in Ventura, California, on the dates set forth below.

Date

BORROWER

Date

BORROWER

COUNTY OF VENTURA

Date

By: Redevelopment Agency Manager



NOTICE OF RIGHT TO CANCEL

LOAN REPAYMENT AGREEMENT SECURED BY DEED OF TRUST

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

Your Right To Cancel:

You are entering into a transaction that will result in a security interest in your home. You have a legal right under federal law to cancel this transaction, without cost, within three business days from whichever of the following events occurs last:

- (a) the date of the transaction, which is _____;
- (b) the date you received your Truth in Lending Disclosures; or
- (c) the date you received this Notice of Right to Cancel.

If you cancel the transaction, the security interest is also cancelled. Within twenty (20) calendar days after we receive your notice, we must take the steps necessary to reflect the fact that the security interest in your home has been cancelled, and we must return to you any money or property you have given to us or to anyone else in connection with this transaction.

You may keep any money or property we have given you until we have done the things mentioned above, but you must then offer to return the money or property. If it is impractical or unfair for you to return the property, you must offer its reasonable value. You may offer to return the property at your home or at the location of the property. Money must be returned to the address below. If we do not take possession of the money or property within twenty (20) calendar days of your offer, you may keep it without further obligation.

How to Cancel:

If you decide to cancel to transaction, you may do so by notifying us in writing at:

County of Ventura
Attn: County Executive Office
800 South Victoria Avenue
Ventura, CA 93009

You may use any written statement that is signed and dated by you and states your intention to cancel, or you may use this notice by dating and signing below. Keep one copy of this notice because it contains important information about your rights.

If you cancel by mail or fax, you must send the notice no later than midnight of _____, _____, (or midnight of the third business day following the latest of the three events listed above). If you send or deliver your written notice to cancel some other way, it must be delivered to the above address no later than that time.



I WISH TO CANCEL

(Consumer's Signature)

(Date)

ACKNOWLEDGEMENT OF RECEIPT OF TWO COPIES OF NOTICE

Each of the undersigned hereby acknowledges receipt of two copies of the Notice above.

(Consumer's Signature)

(Date)

(Consumer's Signature)

(Date)

(Consumer's Signature)

(Date)

(Consumer's Signature)

(Date)



PARTICIPATION AGREEMENT

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

THIS AGREEMENT is made on the _____ day of _____, _____, by and between the County of Ventura, (hereinafter referred to as "County"), and _____, individual(s) (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, Owner owns all of that certain real property improved with a single family residence located at _____, Piru, California (hereinafter referred to "Property"), which is in need of rehabilitation; and

WHEREAS, Owner desires to participate in County's Housing Preservation Program and has received approval from County in the form of a subsidized loan under County's Homeowner Rehabilitation Program (hereinafter referred to as "Program") subject to the provisions of Parts I through VIII of this Agreement; and

WHEREAS, financial assistance received by Owner under the Program is to be evidenced by a Loan Repayment Agreement secured by a Deed of Trust to be a lien on the Property; and

WHEREAS, as further consideration for receipt of financial assistance under the Program, Owner desires to undertake various covenants to assure completion of the repairs and improvements in a manner which will protect County's financial interest in the project and form of assistance provided under the Program during the period of time the repairs and improvements are being made.

NOW THEREFORE, County and Owner agree as follows:

I. FINANCIAL ASSISTANCE.

1. Subject to the terms and conditions set forth in Parts II through V of this Agreement, Owner accepts the terms and conditions of financial assistance under the Program and agrees to borrow _____ DOLLARS (\$_____) (hereinafter referred to as "Loan") for the purpose of making the repairs and improvements to the Property described in the "Schedule of Repairs and Improvements" attached hereto and by this reference incorporated herein by this reference incorporated herein (hereinafter referred to as "Repairs and Improvements").



2. The Loan shall be evidenced by a Loan Repayment Agreement between Owner and County and shall be secured by a Deed of Trust, also executed contemporaneously herewith, which shall be a lien on the Property.

3. All work performed on Repairs and Improvements shall be evidenced by a Construction Agreement and Control Instructions executed contemporaneously herewith and incorporated herein by this reference. If Owner performs any or all of the Repairs and Improvements, Owner shall abide by the terms and conditions of Part II of this Agreement.

4. Upon recordation of the Deed of Trust, but no later than the date of commencement of work on the Repairs and Improvements, proceeds from the Loan shall be deposited in a non-interest bearing Fund Disbursement Account designated by the County (hereinafter referred to as "Disbursement Control"), said funds to be held and administered by Disbursement Control in said account for the benefit of Owner, and, except as expressly hereinafter provided, to be disbursed by Disbursement Control in accordance with the Construction Agreement and Control Instructions.

5. Upon completion of the Repairs and Improvements on the Property and final payment, the unexpended balance of funds (if any) held by Disbursement Control in the Fund Disbursement Account shall be disbursed to County and credited toward any unpaid balance on the Loan.

II. CONTRACTOR PROVISIONS.

1. Work on all Repairs and Improvements performed under contract to Owner shall be completed by contractors licensed under the laws of the State of California. Owner's employment of a contractor shall be under a contract in writing, a copy of which shall be furnished to County, which shall provide that the contractor will make all of the Repairs and Improvements for a total price not to exceed the amount of the Loan or Grant (as the case may be) unless expressly waived by County in writing. All such contracts shall provide as follows:

a. That the contractor will hold County harmless and free from any and all liabilities arising out of or related to the contractor's performance under his/her contract with Owner and that should any claim be made against County by suit or otherwise arising out of contractor's performance under his/her contract with Owner, contractor will defend County and indemnify County for amount of any judgment rendered against County or any sums paid out in settlement or otherwise.

b. That the contractor will keep in force at his/her own expense and throughout his performance, under his/her contract with Owner, public liability insurance coverage for bodily injury and property damage in the amount of \$1,000,000, combined single limit. Said insurance coverage shall be evidenced by an endorsement issued by the insuring company.

c. That the contractor shall maintain for his/her employees statutory worker's compensation insurance coverage, said insurance coverage to be evidenced by a certificate of insurance.

d. That neither Owner nor the contractor shall discriminate because of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, handicap or disability. Owner and the contractor shall ensure that every effort is made to provide equal opportunity to every potential minority and women's business vendor, contractor or subcontractor.

2. Repairs and Improvements completed by a contractor shall be performed in a workmanlike manner and in compliance with all applicable laws, ordinances, rules and regulations of all federal, state, county or municipal governments or agencies now in force or that may be enacted hereafter, including the restrictions on the use of lead based paint set forth in Title 24, Part 35 of the Code of Federal Regulations.

3. No additions or changes to the Repairs and Improvements by a contractor shall be made without the prior written consent of County for each such change or addition. Changes and additions shall be submitted to County on a Change Order in a form acceptable to and approved in writing by County, and shall be duly approved and signed by Owner and contractor. Any change order forms executed in the above manner shall be incorporated in and become a part of this Agreement.

4. County, through its officers, agents or employees shall have the right, at all reasonable times, to enter upon the property and to inspect work performed by contractor(s) on the Repairs and Improvements. If such work is not satisfactory to County, County may stop work on the Repairs and Improvements and order the replacement or correction thereof or additions thereto and withhold all disbursements hereunder until such work on the Repairs and Improvements is satisfactory to it. Inspection by County thereof is for the sole purpose of verifying satisfactory completion and is not to be construed as a representation that the Repairs and Improvements will be free from faulty material or workmanship. Owner should make or cause to be made such other independent inspection as he/she may desire for his/her own protection.

5. Owner irrevocably appoints County as Owner's agent to file for record any notice of completion, cessation of labor or any other notice County deems necessary to file to protect any of the interests of County. However, County shall have no duty to make such filing.

III. INDEMNIFICATION AND INSURANCE.

1. Owner will hold County harmless and free from any and all liabilities arising out of or related to Owner's performance under this Agreement. Should any claim be made against County by suit or otherwise arising out of Owner's performance under this Agreement, Owner will defend County and indemnify County for the amount



of any judgment rendered against County or any sum paid out in settlement or otherwise.

IV. DEFAULT AND REMEDIES.

1. Each of the following events shall constitute events of default under this Agreement:

a. Substantial deviations from the Repairs and Improvements without prior approval of County or the appearance of defective materials or workmanship which is not corrected within thirty (30) days after written notice thereof.

b. Cessation of work on the Repairs and Improvements prior to completion for a continuous period of thirty (30) days or more.

c. The filing of any claim of lien against the Property or the service of any notice to withhold funds applicable to the funds held by Disbursement Control in the Fund Disbursement Account for Owner and the continued maintenance of said claim of lien or notice to withhold for a period of ten (10) days without discharge or satisfaction thereof.

d. Owner's assignment of any of his/her rights under this Agreement either voluntarily or by operation of law.

e. Owner's filing of a petition in bankruptcy or any other relief under the Bankruptcy Act, or any other state or federal insolvency law, as now existing or as hereafter amended; or if Owner is adjudicated bankrupt; or if any petition filed against Owner under the provisions of the Bankruptcy Act is approved; or if a general assignment for the benefit of creditors is made by Owner.

f. The sale of the Property prior to completion of the Repairs and Improvements.

g. The breach of any covenant, warranty, promise or representation under this Agreement.

Upon any default, County has the right to: (i) terminate this Agreement; (ii) bring an action at law or in equity for damages including, but not limited to, recovery of all costs incurred by the County in subsidizing the Loan; and/or (iii) apply all or any part of the unexpended funds of the Fund Disbursement Account toward any unpaid balance due under the Loan Repayment Agreement. County shall also have the right, but not the obligation, to cure any default. No waiver of any default or breach by Owner hereunder shall be implied from any omission by County to take action on account of such default if such default persists or is repeated, and no express waiver shall effect any default other than the default in the express waiver and it shall be operative only for the time and to the extent therein stated.

V. MISCELLANEOUS.

1. Owner acknowledges, understands and agrees as follows:

a. The relationship between Owner and County is, and shall at all times remain, solely that of borrower and lender, and County neither undertakes nor assumes any responsibility or duty to Owner to select or supervise the contractors, subcontractors or material suppliers employed or utilized in making the Repairs and Improvements.

b. County owes no duty of care to protect Owner against negligent, faulty, inadequate or defective Repairs or Improvements.

2. Owner shall maintain the improvements, both interior and exterior, and landscaping on the Property: (i) in a clean, safe and presentable manner; (ii) consistent with community standards; (iii) in a manner which will uphold the value of the Property; (iv) in accordance with the Ventura County Code of Ordinances; and (v) in accordance with any and all covenants and agreements established by any homeowner's association or other regulatory entity recognized by area property owners. Owner and County shall execute and record the Declaration against the Property in the Official Records of Ventura County, California. Owner also agrees to comply with all applicable federal, state and local laws.

3. Owner has submitted an application and additional information verifying income eligibility to the County prior to execution of this Agreement. Owner represents, warrants, and declares under penalty of perjury to County that all information Owner has provided and will provide in the future to County is and will be true, correct and complete. Owner acknowledges that County is relying upon Owner's representations as to income, household size, assets and other information to determine whether Owner is eligible under the Homeowner Rehabilitation Program and County would not have entered into this Agreement if Owner did not qualify.

4. The Property shall be used as the principal personal residence of Owner and Owner's immediate family and for no other purpose. Owner shall not enter into an agreement for the rental or lease of the Property. Owner may request a temporary waiver of the foregoing requirement in the event of extreme hardship requiring Owner to move to another geographical area or to less expensive housing, including, for example and without limitation, transfer of job location, loss of job, or unexpected major expenses. County may approve or disapprove such request in its sole discretion, and may require as a condition of approval that Owner only rent the Property to persons and families who are eligible to participate under the Program. Owner shall, upon demand by County, submit to County an affidavit of occupancy verifying Owner's compliance with this paragraph. Such affidavit may be required by County on an annual basis.



5. Owner covenants and agrees for itself and any successors in interest that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, source of income, handicap or disability in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the Property, nor shall Owner itself or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the Property.

6. Owner has read and understands the whole of this Agreement and agrees that no representation, promise or agreement not expressed in this Agreement has been made to induce Owner to enter into it.

Date

OWNER

Date

OWNER

COUNTY OF VENTURA

Date

By: Redevelopment Agency Manager



REQUEST FOR FULL RECONVEYANCE
**To be used only when Loan Repayment Agreement
has been satisfied**

**HOMEOWNER REHABILITATION PROGRAM
COUNTY OF VENTURA**

To _____, Trustee, Dated _____
_____, _____.

The undersigned is the legal owner and holder of all indebtedness secured by the attached Deed of Trust. All sums secured by said Deed of Trust have been paid, and you are requested, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

Do not lose or destroy this Deed of Trust OR THE LOAN REPAYMENT AGREEMENT which it secures. Both must be delivered to the Trustee for cancellation before reconveyance will be made.

DEED OF TRUST WITH POWER OF SALE (SHORT FORM)
_____ (Name of Trustee)
_____ _____ (Mailing Address of Trustee)



Pursuant to Sections 6103 and 27383 of the California Government Code, the County of Ventura is not required to pay Ventura County recording fees.

After recording, return to:
County of Ventura
County Executive Office
Attn: Redevelopment Agency Manager
800 South Victoria Avenue
Ventura, CA 93009

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

County of Ventura is the owner and holder of the Loan Repayment Agreement secured by the Deed of Trust, dated _____, _____, made by _____ as Trustor, _____, as Trustee, for the benefit of County of Ventura as Beneficiary, which Deed of Trust was recorded on _____, Instrument No. _____, in the office of the County Recorder of Ventura County, California.

County of Ventura hereby substitutes _____, as Trustee under said Deed of Trust.

_____ hereby accepts said appointments as Trustee under said Deed of Trust and, as successor Trustee, and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

IN WITNESS WHEREOF, _____, has caused this instrument to be executed by its duly authorized officer, this _____ day of _____, _____.

COUNTY OF VENTURA

By: Redevelopment Agency Manager

Dated: _____

By: TRUSTOR

Dated: _____

**Signatures must be acknowledged*



STATE OF CALIFORNIA)
) S.S.
COUNTY OF _____)

On _____, _____, before me,
Date

Name and Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared

Name of Signer(s)

personally known to me/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.

WITNESS my hand and official seal.

FOR NOTARY SEAL OR STAMP

Signature of Notary Public

TRUTH IN LENDING DISCLOSURE STATEMENT

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

CREDITOR: County of Ventura County Executive Office 800 South Victoria Avenue Ventura, California 93009	BORROWER AND PROPERTY:
DATE:	LOAN AMOUNT:
LOAN NUMBER:	LENDER: County of Ventura

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate. <div style="text-align: right;">0%</div>	FINANCE CHARGE <i>The dollar amount the credit will cost you.</i> <div style="text-align: right;">\$ 0</div>	Amount Financed <i>The amount of credit provided to you or on your behalf.</i> <div style="text-align: right;">\$ 0</div>	Total of Payments <i>The amount you will have paid after you have made all payments as scheduled.</i> <div style="text-align: right;">\$ 0</div>
---	--	--	---

Your payment schedule will be:

Number of Payments	Amount of Payments	When Payment is Due
1	\$	Upon Sale, refinance, foreclosure, non-owner occupancy or default

INSURANCE: You must obtain property insurance from any company that is in good standing with the State of California.

SECURITY: You are giving a security interest in the real property you own, identified above.

PREPAYMENT: If you pay the loan off early, you not have to pay a penalty.

I/We acknowledge receipt of one copy each of this Statement.

 Borrower Date Co-Borrower Date



TRUTH IN LENDING DISCLOSURE STATEMENT

HOMEOWNER REHABILITATION PROGRAM COUNTY OF VENTURA

CREDITOR: County of Ventura County Executive Office 800 South Victoria Avenue Ventura, California 93009	BORROWER AND PROPERTY:
DATE:	LOAN AMOUNT:
LOAN NUMBER:	LENDER: County of Ventura

ITEMIZATION OF AMOUNT FINANCED

Amount Financed in this loan transaction:

\$ _____ Construction Allowance, to be paid on your behalf for construction on
your property _____

\$ _____ [] see attached list for breakdown

Lender paid Finance Charges in this transaction:

\$125.00 _____ Fund disbursement Fee to Rehab Financial Corp.
for construction fund disbursement services

\$195.00 _____ Compliance Monitoring Fee to Rehab Financial Corp. for loan
servicing and follow-up after loan closing

\$ _____ [] see attached list for breakdown

\$ _____ **Total Lender paid Finance Charges**

I/We acknowledge receipt of one copy each of this itemization and approve the above disbursements.

Borrower Date Co-Borrower Date



APPENDIX F

GENERAL CONDITIONS AND CONSTRUCTION SPECIFICATIONS



GENERAL CONDITIONS

1.0 DEFINITIONS

Except where otherwise noted, the definitions appearing below apply throughout these Contract Documents and Specifications:

1.1 County. The term "County" means the County of Ventura.

1.2 Contractor. The term "Contractor" means a home improvement contractor licensed by the State of California under Chapter 9, Division 3 of the Business and Professions Code who is engaged in the business of home improvement, as defined in Section 7151 of said Code, and who is qualified to participate in the Homeowner Rehabilitation Program of the County under criteria set forth in the Conservation Program Guidelines.

1.3 Homeowner Rehabilitation Program Agreement. The term in "Homeowner Rehabilitation Program Agreement" means that certain contractual instrument contained Division in Exhibit E. Said Agreement may be modified from time to time and is included herein for illustrative purposes only. The Homeowner Rehabilitation Program Agreement which is applicable to each project includes only that document which is actually executed by and between the parties thereto.

1.4 Owner. The term "Owner" means a person or other legal entity who owns certain real property to be improved under the Homeowner Rehabilitation Program.

1.5 Work. The term "Work" means the scope of improvements to be made to specified real property under the Homeowner Rehabilitation Program as described in the Work Write-Up applicable to such property.

2.0 DESCRIPTION OF WORK

2.1 Work Write-Up. The Contractor shall furnish all supervision, technical personnel, labor, materials, equipment, tools and service necessary to perform and complete all Work described in the Work Write-Up in accordance with the terms of the Homeowner Rehabilitation Program Agreement applicable thereto and in compliance with all other Contract Documents and Specifications incorporated by reference therein.

2.2 Drawings and Specifications. Any drawing or sketches which may be attached to or furnished with the Work Write-Up are intended to clarify or further describe the Work to be performed. Figured dimensions take precedence over scaled measurements, detail drawings over general drawings, and drawings of latter date over those of earlier date. In like manner, addenda to specifications take precedence over original specifications and earlier addenda thereto. In general, the drawings indicate dimensions, positions, and kind of construction; the Work Write-Up indicates qualities of



materials and methods of workmanship. Any Work indicated on the drawings and not mentioned in the Work Write-Up, or vice versa, shall be furnished by the Contractor as though fully set forth in both. Work not particularly detailed, marked or specified shall be the same as similar parts that are detailed, marked or specified.

2.3 Shop Drawings and Samples. When required by the Work Write-Up and prior to commencement of applicable construction, the Contractor shall submit complete shop drawings, samples, and a list of materials and equipment for the Owner's approval. Submittals shall include all pertinent data, type, grade, color, capacities, ratings, dimensional drawings, and manufacturer's specifications. Drawings shall include complete details of construction and, as applicable, shall show thicknesses of materials, finishes, methods of fabrication and erection, anchoring, jointing, reinforcing, and provisions for expansion and contraction and for installation of hardware. Shop drawings and samples shall be dated and contain the name of the project and, as applicable, a description of equipment, materials, and items, and complete identification of locations at which materials or equipment are to be installed.

2.4 Special Conditions. Where specified in the Work Write-Up, the Contractor shall abide by all Special Conditions as may be applicable to the Work to be performed on real property to be improved.

2.5 Change Orders.

a. No changes shall be made in the Work to be performed without written approval of the Owner, Contractor and County.

b. Except for the purpose of affording protection against any emergency endangering life or property, the Contractor shall made no change in the Work, provide any extra or additional labor, services or materials beyond that actually required for the execution of the Work, unless pursuant to a written change order approved for such purpose. No claim for an adjustment of the original contract price will be valid unless so ordered.

c. Each change order shall include in its final form a detailed description of the change in the Work, the Contractor's proposal for change in price and/or time for completion or a conformed copy thereof, a definite statement as to the resulting change in the original contract price and/or time, and the statement that all Work involved in the change shall be performed in accordance with contract requirements except as modified by the change order.

3.0 CONTRACT PERFORMANCE.

3.1 Commencement and Completion. The Contractor shall commence Work within ten (10) calendar days after the date of receipt of a written Notice to Proceed and shall diligently prosecute the same to completion within ninety (90) calendar days thereafter. If the Notice to Proceed is not issued within thirty (30) calendar days following the date of execution of the Homeowner Rehabilitation Program Agreement, the Contractor may, at his option and without liability, withdraw from said Agreement.

3.2 Schedule of Performance. No Work shall be performed on Saturday, Sunday or any legal holiday nor shall construction commence earlier than 8:00 a.m. or proceed after 5:00 p.m. unless such days and hours are approved in advance by the Owner. Should Work be ceased for a period of five (5) or more consecutive working days following commencement, the Contractor shall give advance notice to the Owner of such cessation together with the anticipated date of return. Cessation of labor for a period of thirty (30) or more consecutive days shall constitute Work abandonment in which case the Contractor shall be deemed in breach of the Construction Agreements.

3.3 Extensions of Time. All time limits governing the Contractor's performance of Work shall be extended by the number of working days which the Contractor is prevented from performing the Work as a result of any of the following:

a. Acts of the Government, including controls or restrictions upon or requisitioning of materials, equipment, tools or labor by reason of War, National Defense, or any other national emergency.

b. Acts of the Owner.

c. Causes not reasonably foreseeable by parties to the Construction Agreements at the time of execution of said Agreement which are beyond the control and without the fault or negligence of the Contractor, including but not restricted to, acts of God or of the public enemy, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and weather of unusual severity such as hurricanes, tornadoes, cyclones, and other extreme weather conditions.

d. Cessation of Work by operation of the Homeowner Rehabilitation Program Agreement including, but not limited to, mediation and arbitration.

e. Delays of any authorized subcontractor occasioned by any of the causes specified in subparagraphs a, b, c, or d above.

4.0 METHODS AND MATERIALS OF CONSTRUCTION.

4.1 Standard Work Specifications. All Work shall be performed in accordance with the Standard Work Specifications insofar as the same may apply to the Work Write-Up. In the event of conflict between the Standard Work Specifications and Work

Write-Up, the latter shall take precedence over and be used in lieu of such conflicting provisions.

4.2 Code Compliance. Except where otherwise noted, all Work shall be performed in accordance with applicable laws, ordinances, and codes of the County governing such construction including, without limitation, Building, Electrical, Mechanical Plumbing, Fire and Zoning regulations as adopted by the County, including uniform codes incorporated by reference, and codified in the County Ordinance Code (hereinafter collectively referred to as "County Regulations").

4.3 Materials. All materials shall be pure, unadulterated, and shall be the manufacturer's first quality and best grade, and shall be delivered to the site of the Work, as applicable, in original, unopened, unbroken containers, wrappings, or bags with labels thereon, intact and legible. Labels shall plainly show the designated product name, manufacturer, directions, color, and quality, all of which shall be legible at the time of use. Materials, equipment, fixtures, and accessories shall be delivered to the site in an undamaged condition and shall be carefully stored off the ground to provide proper ventilation, drainage, and protection against weather, dampness, staining, soiling, contamination, deterioration, chipping and breakage. Where references within either the Work Write-Up or Standard Work Specifications are made to specific products by name and/or catalog number, products of equal or better quality by other manufacturers may be substituted by the Contractor subject to the Owner's prior approval.

4.4 Labor. All Work shall be executed by skilled craftsmen, experienced in their trade and in accordance with accepted practices of their trade. All Work shall be of the highest standards and methods.

5.0 CONTRACT COORDINATION.

5.1 Preconstruction Conference. Prior to commencement of Work, the Contractor shall meet with the County and Owner to discuss the following points:

- a. Administration procedures.
- b. Communication channels.
- c. Construction and inspection schedules.
- d. Shop drawings and samples.
- e. Material substitutions.

5.2 Subcontractors. The Contractor shall be responsible for coordinating the operation of all trades, subcontractors, or material suppliers engaged upon the Work and shall guarantee to each subcontractor employed thereupon the location and



measurements which they may require for their respective Work. Within this context, the Contractor shall be obligated as follows:

a. The Contractor shall provide to all subcontractors a complete review of the Work Write-Up and Standard Work Specifications prior to commencing the Work.

b. The Contractor shall ensure that all subcontractors are duly licensed for the trade in which they perform Work and shall cause all subcontractors to obtain and maintain a business license with the County for so long as they are employed by the Contractor in the performance of the Work.

c. The Contractor shall be fully responsible to the Owner for the acts and omissions of all subcontractors and/or persons directly or indirectly employed by them.

d. The Contractor shall cause appropriate provisions to be inserted in all subcontracts requiring each subcontractor to comply with applicable provisions of the Homeowner Rehabilitation Program Agreement.

e. Nothing contained in the Homeowner Rehabilitation Program Agreement shall create any contractual relationship between any subcontractor, Owner and/or County.

5.3 Utilities. All existing utility services available to the property upon which the Work is to be performed and which are currently billed to the Owner, or for which the Owner can obtain tenant approval, shall be available to the Contractor, without charge, including electric power (110 volts), gas, water, and telephone, for local calls only. Excessive utility charges resulting from a gas or water line puncture or a similar anomaly caused by the Contractor or a subcontractor in the performance of Work shall be paid by the Contractor. When the Contractor must disconnect or otherwise interrupt such services, including plumbing fixtures, to effect repairs or replacement, the use and availability of such services shall not be denied to the occupant of the property except during normal working hours (8:00 a.m. to 5:00 p.m.) Where such cases occur that disruptions or disconnection will be other than during normal working hours, the Contractor shall obtain approval of the occupant twenty-four (24) hours in advance of such interruption.

5.4 Occupancy. Except as otherwise noted in the Special Conditions to the Work Write-Up, occupants of the property upon which the Work is to be performed shall remain in residency for the duration of construction. The Contractor shall schedule and perform the Work in such a manner as to cause minimum inconvenience to the Owner or tenant that continues to occupy the premises during construction. Such occupants shall be required to cooperate with and aid the Contractor by vacating work areas where required and assisting in the removal and replacement of rugs, coverings, and furniture



as necessary. All buildings wherein the Work is performed shall be secured at the end of each day's work.

5.5 Progress Meetings. The County and Owner may require job progress meetings during the performance of the Work. The Contractor and any or all of his subcontractors shall attend these meetings as requested by the County and Owner.

6.0 SAFETY STANDARDS.

6.1 Dust Control. The Contractor is required to control the dust for the duration of construction of the Work. The control may be required by job conditions, the County or the Owner. In any case, the Contractor shall use water or other means to control the dust. No chemical agents may be used without written authorization from the Building & Safety Division of the County. The Contractor is solely responsible for safety problems, accidents or any other complications, claims or problems arising from inadequate dust control.

6.2 Traffic Control. In the event traffic controls shall become necessary by the decision of the Contractor, County and/or Owner, all traffic control devices and procedures shall be in strict conformance with the California Department of Transportation Manual of "Warning Signs, Lights and Devices for Use in Performance of Work Upon Highways" (latest edition). The Contractor shall be fully responsible for maintenance and location of all devices twenty-four (24) hours per day, seven (7) days a week.

6.3 Street Maintenance. Excess soil and all construction debris generated by the performance of the Work shall be cleared from public streets on a daily basis. These requirements shall include the removal of all obstructions from gutter flow lines.

6.4 Standing Water. Surface or subsurface water or other fluid shall not be permitted to accumulate on the site or in excavations relating to the Work which is to be performed. Should such conditions develop or be encountered, the water or other fluid shall be controlled and suitable disposed of by means of temporary pumps, piping, drainage lines, and ditches, dams, or other methods as approved or authorized by applicable ordinances and regulations of the County.

6.5 Fences and Barricades. The Contractor shall confine operations at the site to areas permitted by law, ordinance, permits and the Work Write-Up and shall not unreasonably encumber the site with any materials or equipment. The Contractor shall construct and maintain fences, barricades, shoring, warning signs and lights as required by law or ordinance and as required to protect the Owner's property from injury or loss and as necessary to the protection of the general public. The Contractor shall provide walks around any obstructions made in a public place for carrying on the Work as required by County regulation. The Contractor shall exhaust all practical means to protect the general public from danger and/or inconveniences resulting from the Work.



7.0 MISCELLANEOUS PROVISIONS.

7.1 Fees and Permits. The Contractor shall procure all County, County and State permits and licenses, including a municipal business license, and pay all charges and fees for the same and shall give all notices necessary and incidental to the due and lawful prosecution of the Work. All permits and licenses required for corresponding elements of Work to be performed shall be obtained prior to commencing the Work and all associated costs shall be included in the original contract price.

7.2 Damage to Existing Facilities. The Contractor shall be responsible for replacement with like kind and quality of any existing fixtures or facilities damaged by the Contractor during the performance of the Work.

7.3 Project Sign. Subject to the Owner's prior approval, the Contractor shall install a project sign provided by the County identifying the project as rehabilitation facilitated through the County's Homeowner Rehabilitation Program. Where approved by the Owner, the project sign shall be installed in yard areas visible from adjoining public rights-of-way within fifteen (15) calendar days from the date of the receipt of the Notice to Proceed. The project sign shall remain on the property of the Owner until completion of the Work. Subject to the Owner's prior approval and for the same duration applicable to the County's project sign, the Contractor may also post a sign identifying the Contractor performing the Work. No other signs shall be allowed on the site.

7.4 Public Utilities. The Contractor shall take suitable steps to ensure that all public utilities encountered in connection with the Work will not be damaged. The Contractor shall send notices, and make all necessary arrangements, and provide all services required for the care of gas mains, water pipes, sewer pipes, telephone and telegraph lines, conduits, cables and other equipment or property. The Contractor shall make all arrangements and pay all fees required by the utility companies to move or remove their meters, poles, cables, guy wires, or equipment in or set under the property which will interfere with the Work or which will not be required in the new construction.

7.5 Tests and Inspections. All tests and inspections, including termite certifications, required for the Work to be performed which involve expense shall be paid for by the Contractor insofar as it pertains to Work described in the Work Write-Up and shall be included in the original contract price.

7.6 Salvaged Materials. Where the Work involves the removal or disconnection of existing materials and equipment and no provision is made for their reuse, these items shall become the property of the Contractor and shall be removed from the site by the Contractor. Except where otherwise noted, reuse of salvaged materials is specifically prohibited.



8.0 CLEANING AND CLEAN UP.

8.1 During Construction. The Contractor shall keep the premises clean and orderly for the duration of construction. The Contractor shall take precautionary steps to protect existing property against damage by using drop cloths and other protective means, where needed. Waste, trash and debris shall be removed and disposed of in a safe, acceptable manner, in accordance with applicable laws and ordinances of the County. No such waste material or debris shall be buried or burned on the site.

8.2 Building Clean Up. Prior to executing a Notice of Completion and after all Work is essentially complete, the Contractor shall thoroughly clean all buildings and portions thereof wherein the Work has been performed, utilizing professional building cleaners. Items to be cleaned include, but are not limited to, all glass, plastic, doors, opening frames, grills, trim, and exposed non-porous metal surfaces, floor covering, light fixtures and cover plates, plumbing fixtures and trim, and all finished surfaces affected by the Work. The Contractor shall remove ink trademarks from laminated plastic surfaces and shall vacuum clean all buildings and portions thereof wherein the Work has been performed and remove all spots, smears, dust, debris, handprints, and defacement of every sort, including those of vandals. The Contractor shall follow the recommendations of the manufacturers of the materials and items to be cleaned for all cleaning, polishing, and treatment such as waxing.

8.3 Site Clean Up. Prior to executing the Notice of Completion, the Contractor shall thoroughly clean the entire site and put it into a neat acceptable condition. The Contractor shall remove from the entire site all construction waste and unused materials, loose rocks and stones, excess earth, roots, weeds, and all debris of any description resulting from the Work. The Contractor shall hose down and scrub where necessary all new concrete and asphalt pavement and paved walks, and all existing concrete and asphalt pavement and walks dirtied as a result of the Work and shall thoroughly remove mortar droppings from concrete walks and other pavements where they occur.

9.0 CONTRACT COMPLETION.

9.1 Acceptance of Work. The Work shall be accepted only when it shall have been completed satisfactorily to the Owner as evidenced by the Owner's counter-execution of the Notice of Completion. The Owner's acceptance of the Work shall, in no event, relieve the Contractor from obtaining final building inspection clearance as may be required in conjunction with any permit obtained through the County.

9.2 Guarantees. The Contractor warrants that all materials, fixtures, and equipment furnished by the Contractor and the subcontractors shall be new, of good quality, and of good title, and that the Work has been done in a neat and professional manner. As a condition precedent to acceptance of the Work, the Contractor shall obtain and deliver to the Owner all manufacturer's and supplier's written guarantees and warranties.



9.3 Warranty. Neither acceptance of the Work nor use of the premises by the Owner or occupant shall constitute an acceptance of Work not done in accordance with the Construction Agreements or relieve the Contractor for faulty materials or workmanship. The Contractor shall promptly remedy any defects in the Work, and pay for any damage to other work resulting there from, which may appear WITHIN A PERIOD OF ONE YEAR from the date of execution of the Notice of Completion. The Owner shall give notice of observed defects with reasonable promptness.

9.4 Dispute Resolution. All controversies arising from or related to the Work shall be mediated by the Ventura Center for Dispute Settlement unless it so declines. Agreements which are the outcome of the mediation process shall be binding on all parties to those Agreements. In the event that no agreement is reached through mediation, the case shall be resubmitted to the Ventura Center for Dispute Settlement for binding arbitration. The arbitrator shall have the final authority to order Work performed, to order payment from one party to another, and to order who shall bear the costs of arbitration.

STANDARD WORK SPECIFICATIONS

0.0 INDEX

Section	Title
1.0	Demolition, Clearing, and Grubbing
2.0	Fences
3.0	Earthwork
4.0	Exterior Paving and Site Improvement
5.0	Concrete
6.0	Masonry
7.0	Damp proofing and Waterproofing
8.0	Structural Steel
9.0	Gutters and Downspouts
10.0	Flashing
11.0	Caulking
12.0	Carpentry
13.0	Roofing
14.0	Windows and Glazing
15.0	Interior Finishes
16.0	Exterior Finishes
17.0	Doors and Locksets
18.0	Cabinets and Countertops
19.0	Trim
20.0	Flooring
21.0	Ceramic Tile
22.0	Acoustical Work
23.0	Insulation
24.0	Rough and Finish Hardware
25.0	Painting
26.0	Plumbing
27.0	Heating and Ventilation
28.0	Electrical
29.0	Pest Control



1.0 DEMOLITION, CLEARING, AND GRUBBING.

1.1 This work shall be executed in a safe, orderly manner, and in accordance with applicable codes.

1.2 Asbestos removal shall be performed in strict accordance with the Rules and Regulations of the Ventura County Air Pollution Control District. Contact that office for detailed instructions on proper removal and disposal.

1.3 The Contractor shall protect existing materials and apparatus from damage and shall repair damage caused by him at no cost to the Owner.

1.4 Remove trees and plant materials, with Owner's approval, from areas to be cleared. Maintain protection of trees and plant materials which are to remain after completion of work.

1.5 Debris shall not be allowed to accumulate.

1.6 At the completion of demolition work, floors shall be left broom clean and ready for other trades to start work.

1.7 All debris on the site and in the improvements shall be removed, including debris on the roofs of the improvements. Defective antennas, guy wires or other supports shall be repaired.

1.8 All viable existing trees and shrubs shall be pruned to remove all dead branches, suckers and excessive growth. When any limbs larger than two inches in diameter are removed from trees, the butt ends of those branches remaining on the trees shall be sealed in accordance with good horticultural practice.

1.9 All weeds, dead trees and excessive shrubbery, ivy, vines, etc., shall be removed from the site, including the public parkway. All lawns shall be mowed and trimmed.

1.10 Materials that are to be reused, such as doors, trim or lumber, shall be kept separate from trash and debris.

2.0 FENCES.

2.1 Wooden.

a. Line posts shall be redwood measuring 4 inches X 4 inches X 8 feet long. Line posts shall be placed at not more than eight (8) foot intervals and shall be set in concrete footing a minimum of two (2) feet in depth. Each post shall be fully encased in concrete to a minimum of two (2) inches around the bottom and all sides of the post up to grade level.

b. The 2 X 4 rails shall be attached approximately one (1) foot from bottom and one (1) foot from top. Wood fence siding shall be 1 inch X 8 inch X 6 feet long, and each board shall be nailed with four (4) 8 penny galvanized nails.

c. The tops of all wood fence siding shall be dog-eared unless specified otherwise in the Work Write-Up.

d. All gates shall be equipped with heavy duty hinges and a locking device able to receive a padlock for security.

2.2 Chain Link.

a. Line posts shall be galvanized iron two (2) inches outside diameter minimum. The wire used in the manufacture of the chain link fabric shall be not less than No. 11-1/2 gauge and shall be approximately two (2) inch mesh. Line posts shall be placed at not more than ten (10) foot intervals and shall be set in concrete footing a minimum of two (2) feet in depth. No. 9 gauge tension wire shall be attached to the bottom of the fence and each fence post. Top rail shall be 1-3/8 inch outside diameter.

b. Gate frames shall be 1-3/8 inch outside diameter galvanized pipe. Fabric shall be chain link with wire used in manufacturing not less than 11-1/2 gauge and shall be approximately two (2) inch mesh. All gates shall be equipped with a locking device able to receive a padlock for security.

3.0 EARTHWORK.

3.1 Placing of footings and foundations on earth fill will not be permitted. Fill excess cuts under footing and foundations with concrete and under slabs with tamped gravel. Excavations for footings shall be in neat and accurately cut trenches to depths and grades shown on drawings. In the absence of drawings, County Regulations shall govern.

3.2 Deposit fill and backfill in layers not exceeding six (6) inches under slabs, pavements, and other surfacing, and twelve (12) inches under other areas. Compact each layer with mechanical equipment, and when required, compact in strict accordance with engineer's recommendations.

3.3 Water shall not be permitted to accumulate in excavated or crawl space areas. Drain by positive method to a storm drain or natural drainage area.

3.4 Backfill shall be brought to a suitable elevation above finished grade to provide for anticipated settlement and shrinkage. There shall be a minimum of twelve (12) inches clearance between finish grade and wood framing materials.



4.0 EXTERIOR PAVING AND SITE IMPROVEMENT.

- 4.1 Work within the open space of each property shall provide for:
- a. Immediate diversion of water away from building and drainage from the lot.
 - b. Prevention of soil saturation detrimental to structures and lot use.
- 4.2 Natural site assets such as existing trees, shrubs, and ground cover shall be preserved and protected wherever practicable.
- 4.3 Concrete slabs supported directly on the ground shall be a minimum of four (4) inches thick. Such slabs shall have expansion joints at the public walk or curb and at garage or carport slab and supplementary expansion joints at approximately ten (10) foot intervals. Concrete shall be finished to provide smooth surface true to cross section and grade and shall be adequately cured for a period of three days.
- 4.4 Minimum width for main walk shall be three (3) feet, and for service walk, two (2) feet.
- 4.5 Driveway pavement shall be concrete, unless otherwise specified.
- 4.6 Exterior pavement and concrete garage floor shall be pitched for drainage.
- 4.7 Transition in paving level shall be beveled in such a manner as to prevent contact of car undercarriage or bumper with surface.
- 4.8 Transit mixers or any other on-site mixing machine or device shall be cleaned out on the property. Transit mixer excess concrete shall be washed out from chutes into a wheel barrow and delivered to a pre-dug hole in the rear yard. The washing out of chutes or tools onto streets, walkways, or gutters is expressly prohibited.

5.0 CONCRETE.

- 5.1 Provide all poured concrete shown on drawings, plans, or specifications.
- 5.2 The minimum ultimate compressive strength of concrete at 28 days shall govern its usage. Minimum compressive strength for all footings, piers, and foundation walls, flat work such as sidewalks, driveways, supported stairs, landings, and slabs on grade shall be 2,000 pounds per square inch.
- 5.3 Interior floor slabs on grade shall be four (4) inches minimum thickness with steel trowel finish. Base course shall be compact and level and completely covered with .006 visqueen.

5.4 Exterior concrete slabs shall be four (4) inches minimum thickness with a float and broom, or exposed aggregate finish. Exterior concrete flat work and garage floors shall be pitched for drainage.

5.5 Exterior slabs shall be scored and shall be provided with expansion joints to prevent cracking during expansion and contraction. Expansion joints 1/2 inch thick and extending the full depth of the slab shall be placed at all points where the walk abuts the curbs or other fixed objects.

6.0 MASONRY.

6.1 Solid masonry shall be laid in full bed and head joints.

6.2 Hollow masonry shall be laid with mortar applied to bed and head joints of face shells except that the first course shall be laid in a full mortar bed.

6.3 Foundation walls and piers supporting wood frame construction shall extend at least six (6) inches above finish grade.

6.4 Exterior piers, if hollow masonry, shall have cells filled with concrete grout. Height above grade shall not exceed three times the least dimension unless reinforced. Design and construction of all piers shall comply with County Regulations.

6.5 All masonry and uniform masonry veneer shall be supported on masonry, concrete, or steel. All masonry construction including reinforced masonry shall comply with all applicable County Regulations and shall have prior design approval by the County where permits are required.

6.6 Masonry chimneys shall be properly reinforced and anchored to building frame. Interior chimneys may be excluded from anchoring to building frame.

6.7 The mortar used in all masonry shall consist of one part masonry cement to not more than three parts damp loose sand, measured by volume.

6.8 The mortar used in all masonry shall consist of:

- a. Concrete Block. 1:3 (one part cement and three parts dry clean sand)
- b. Brick Masonry. 1:1:6 (one part cement, one part lime, six parts dry clean sand)

Water shall be clean and free from injurious amounts of acids, alkalis, organic materials or other deleterious substances.

6.9 All masonry units shall be laid plumb, level, and true to line. Lay out all face courses before setting, to minimize cutting closures or jumping bond. All head joints in both face brick and backup work shall be completely full of mortar.

6.10 Point and fill all holes and cracks in exposed joints with additional fresh mortar. If the mortar has hardened, defects shall be chiseled out, wetted and refilled solidly with fresh mortar and tooled as specified.

6.11 Clean exposed masonry surfaces thoroughly from top down to remove stains and mortar deposited during construction.

7.0 DAMPPROOFING AND WATERPROOFING.

7.1 Basements and habitable spaces below grade shall be designed and constructed so as to be adequately protected at all points against moisture penetration.

7.2 Suitable access curbs shall be provided at all crawl holes to eliminate flooding under floors due to surface runoff.

7.3 Surfaces shall be properly cleaned and prepared before applying waterproofing and damp proofing treatment.

7.4 Concrete slab-on-ground in habitable spaces shall be constructed to prevent damage by moisture or vapor to flooring materials or embedded duct work.

7.5 Wood, cork, linoleum or vinyl, when installed on below grade slabs, shall be installed in accordance with specific recommendations of manufacturer.

7.6 Vapor barriers when used under slabs having duct work or piping shall be installed with at least six (6) inch laps. Membrane laps shall be sealed when used as barrier in below grade slabs of habitable spaces.

8.0 STRUCTURAL STEEL.

8.1 Design and fabrication of structural steel shall be in accordance with A.I.S.C. specifications.

8.2 Structural steel shall be at least Type A-7 or A-36.

8.3 Bearing on walls for lintels, beams and girders shall be that required to distribute load, but not less than four (4) inches.

8.4 Bearing plates, 1/4 inch minimum thickness, shall be installed where beams or girders rest on masonry and shall be bedded in at least 1/4 inch mortar.



8.5 Columns supporting wood beams or girders shall have suitable column cap installed. Column cap shall be anchored to beam. Column base shall be securely anchored with full bearing on concrete or masonry.

8.6 All steel shall be furnished with one shop-applied coat of primer. Field welds and connections shall be painted after erection. The shop paint shall be non-lead or another rust inhibitive steel primer.

9.0 GUTTERS AND DOWNSPOUTS.

9.1 Metal gutters and downspouts shall be at least 26 gauges galvanized sheet metal, .027 inch aluminum or .025 inch copper. All exposed gutters and downspouts shall be primed and painted with a suitable primer and with at least two coats of durable exterior grade paint.

9.2 When the gutters and downspouts are specified to be the type which are extruded on site, the Owner shall make a color selection from a range of twelve different possible choices.

9.3 Gutters shall be pitched to downspout with supports at four (4) feet on center maximum.

9.4 Joints at corners and splices of metal gutters shall be suitable watertight joints.

9.5 Install strainer at head of downspout when connected to an underground drain.

9.6 Downspouts shall be fastened at top and bottom and at each six (6) foot interval. Downspouts shall be directed to an underground drain or onto suitable splash blocks and shall drain away from structure.

10.0 FLASHING.

10.1 Exposed or applied flashing shall be 26 gauge galvanized sheet metal or .02 inch copper.

10.2 All exposed galvanized sheet metal shall be primed and painted with an approved metallic, corrosion resistant paint.

10.3 Heads and sills of new openings shall be suitably flashed and caulked.

10.4 Caulk between wood and masonry around all openings. Caulk all intersections of masonry with other materials. Prime all wood prior to caulking.



10.5 Flashing on chimney shall extend at least four (4) inches up on wall or under roofing at least twelve (12) inches.

10.6 Pipes projecting through roof shall be counter flashed or have joints sealed with mastic.

11.0 CAULKING.

11.1 Caulking compound shall be an elastic waterproof compound of oil and resin base. Caulking material shall be polyester, silicone, or another elastic compound of comparable quality.

11.2 Backing for caulking compound shall be of rope fiber, free from oil and other staining substances.

11.3 Backing for sealant shall be premolded, resilient filler.

11.4 Generally, if not specified differently, for frames set in masonry or concrete, use caulking compound. For frames set in stone, use sealant.

11.5 Joints at shelf angles and vertical exterior building expansion joints shall be continuously sealed with sealing compound.

11.6 Porous surfaces shall be primed before application of the caulking as recommended by the manufacturer of the caulking compound.

11.7 Joints and spaces to be caulked shall be dry and free from dust and loose mortar.

11.8 All joints more than 3/4 inch deep and joints without a suitable backstop shall be packed with rope fiber to within 1/2 inch of surface.

11.9 Mixing of two component materials and applications, using caulking gun or knife, shall be strictly in accordance with the manufacturer's recommendations.

11.10 Sills and thresholds shall be set in a full bed of caulking compound.

11.11 All caulked joints shall be finished with a proper tool and all excess compound removed.

11.12 All caulking work shall be completed before a finish coat of paint is applied.



12. **CARPENTRY.**

12.1 **Framing.**

- a. All structural framing lumber shall be construction grade No. 2 or better.
- b. No wood shall be in contact with earth or within six (6) inches of finish grade.
- c. Minimum bearing for joists framing into masonry shall be three (3) inches. Joists framing into masonry shall be preservative treated or shall be redwood, foundation grade.
- d. Studs shall be continuous without splicing and shall be sufficiently anchored to sill and top plates.
- e. Top plates shall be double. Plates shall be lapped at corners and lapped or anchored to principal intersecting partitions. Splices in lower member of top plate shall occur over studs, and in upper member at least four (4) feet away from splice in lower member.
- f. When top plates are cut more than one-half their width, reinforce with 1/8 inch thick steel straps, 18 inches in length.

12.2 **Exterior Wood Wall Framing.**

- a. Exterior wall framing including studs, corner posts, headers, and plates shall be designed to support design loads and provide adequate resistance to racking.
- b. Unless otherwise shown, space studs shall be 16 inches on center.
- c. Double studs shall be at all openings.
- d. Partition corners shall be constructed of not less than three (3) full framing members, set to receive interior finish.
- e. Walls and bearing partitions shall have double top plates.
- f. Plates resting on masonry or concrete shall be anchored with bolts.
- g. Wall sheathing and horizontal sheathing shall be a minimum of (1) inch thick, maximum twelve (12) inches wide.



h. Joints shall be made over supports and each board shall bear on at least three supports and not more than two adjacent boards breaking joints on same stud, except at ends.

i. Boards shall be tongue and groove, ship lapped, or square edge.

j. Plywood sheathing shall be exterior grade and minimum thickness shall be 3/8 inch.

k. Exterior grade plywood shall be used where exposed to weather or where necessary for structural purposes.

12.3 Subflooring and Underlayment.

a. Plywood subflooring shall be plyscore or grade "C-C" or better; minimum thickness shall be 3/4 inch where joists are spaced at 16 inches on center and edges shall be continuously supported.

b. Minimum thickness for subfloor boards supporting wood strip flooring shall be 3/4 inch; minimum width shall be six (6) inches.

c. Minimum thickness of underlayment for resilient flooring shall be 3/8 inch for plywood and 3/8 inch for hardboard. Plywood shall be underlayment grade or better. Exterior grade is approved for moisture areas, such as bathrooms, kitchens and laundry rooms.

d. Subfloor boards used as base for adhesive-applied resilient flooring and ceramic tile shall have minimum thickness of 3/4 inch, unless separate underlayment is provided.

12.4 Stairs.

a. Design and construction of stairways and exits shall conform to the provisions of County Regulations.

b. Wood stairs shall be hardwood or vertical grain kiln-dried softwood.

c. Finish lumber shall be kiln-dried, free from tool marks and defects and shall be of a species suitable for its intended use.

d. Stringers shall have solid bearing top and bottom. Top of stringer shall have not less than four (4) inches end bearing or be adequately anchored to header. Exterior stair shall bear upon top of slab or on bottom step constructed of concrete.



e. When distance between stringer exceeds two feet, six inches (2'6"), a center stringer shall be installed, except that two (2) inch treads may span three (3) feet between stringers.

f. All stairs shall also conform to County Regulations.

13.0 ROOFING.

13.1 General.

a. Roofing installation shall be in accordance with County Regulations and as per recommendations of manufacturer. New roofs shall be guaranteed for twenty (20) years for materials and five (5) years on labor.

b. The roofing Contractor shall inspect the roof for compatibility of the roof and sloping with the specified roofing system and materials, and for any defects of the roof, and state his findings to the Owner.

c. All work shall be done in strict accordance with instructions of the manufacturer of the selected roof covering and as specified in this section.

d. Materials shall be delivered bearing the manufacturer's name and brand.

e. Surfaces to which roofing is to be applied shall be even, sound, thoroughly clean, dry and free from all defects that might affect the quality of the application. Base sheets shall be nailed at 16 inches on center on nailable roofs.

f. Roof jacks shall be applied to all vent stacks. All protrusions through the roof such as conduit pipes, television, antennas, etc., should have asphalt asbestos cement installed around them. All skylights, scuttle holes, etc. shall be repaired.

g. An inspection of the roof sheathing and nailing by the County Building and Safety Division is required prior to the application of the roof covering.

h. Nailing of approved flakeboard sheathing shall be by deformed shank nails per the I.C.B.O. research report.



13.2 Treatment of Old Roofing Prior to Receiving New Roof.

a. Sweep surface clean of all gravel, debris, and dirt, etc. Cut and repair all wrinkles, blisters and/or leaking areas in the old roof prior to applying the new roof.

b. Repairs to the existing roof should be made with a minimum of two layers of No. 15 asphalt saturated felt mopping solid to the existing roof as well as between the layers with roofing asphalt 185 to 200 degrees F.

13.3 Roofing - Smooth Surface. If the existing roof is a smooth ungraveled surface, after all repairs have been made to the roof, install two layers of No. 30 Coated Roofing Felt lapping each layer 19 inches over the preceding one, mopping solid to the existing roof as well as between the layers with Steep Roofing Asphalt. Where the slope of the roof deck is below one (1) inch per foot, Special Roofing Bitumen shall be used to mop up the surface of the existing roof as well as between the layers and top surface in lieu of the Steep Roofing Asphalt or Special Roofing Bitumen.

13.4 Roofing - Gravel Surface.

a. After all repairs have been made to the existing roof and all loose gravel, debris, etc. has been removed, install one layer of 1/2 inch fiberglass roof insulation directly to the surface of the present roof in Steep Roofing Asphalt 185 to 200 degrees F while hot using approximately 20 lbs. per 100 square feet. Over surface or roof insulation, install one layer of base sheet, lapping each sheet four (4) inches over each preceding sheet, and lap ends six (6) inches in Steep Roofing Asphalt 185 to 200 degrees F.

b. Over the surface of the base sheet install either two or three layers of No. 15 asphalt saturated felt, mopping solid between the layers as well as to the base sheet with Special Roofing Bitumen. After all felts are in place, pour and gravel the surface using approximately 60 lbs. of Special Roofing Bitumen for 100 square feet of roof area into which embed 400 lbs. of roofing gravel 1/4" to 5/8" in size or 300 lbs. roofing slag per 100 square feet of roof area. Quantities of liquid bitumen to be used for mopping between the layers of No. 15 asphalt shall be approximately 20 lbs. per 100 square feet.

13.5 Roofing - Asphalt, Fiberglass, and Wood Shingles.

a. Asphalt and fiberglass composition shingles shall be Class C of the Underwriters Laboratories Inc. Underlayment shall be asphalt saturated felt No. 15 or No. 30. Minimum weight of composition shingles shall be #235-#240.

b. Nailing shall be with corrosion resistant shingle nails in a pattern as recommended by the manufacturer. Shingles extending into the valley shall be sawed



to proper miter. Install valley flashing as recommended by the manufacturer. Use factory assembled units for hips and ridges.

c. Each bundle of asphalt shingles shall be delivered to job site with seals unbroken and label intact. Labeling shall indicate compliance with Underwriters Laboratories, Inc. #235 Class C label or better.

d. A suitable starting course providing double thickness at eaves shall be used for all shingle applications.

e. Wood shingles and wood shakes shall extend one inch beyond roof sheathing at eave line and rake edge. NOTE: Pursuant to Fire District Ordinance, no wood shakes or wood shingles are allowed unless part of a fire rated assembly.

f. At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be provided. Perimeter edges of all existing roofs shall be protected with metal stripping when reroofing.

g. Asphalt or fiberglass shingles shall be laid to form an even pattern such as "third break points" or the "running bond" typically used in block wall construction.

h. Old roof covering shall be removed, if necessary. Inspection approval by the County Building and Safety Division is required prior to installation of new roofing.

14.0 WINDOWS AND GLAZING.

14.1 Glass shall be at least "B" grade, double strength for areas up to twelve (12) square feet. Thickness shall be as specified in County Regulations and the Health and Safety Code of the State of California, Section 25997 for the specific use. All bathroom windows shall be glazed with obscure glass.

14.2 When specified to be made easily operable, plane edges, replace sash cords and weights or install spring loaded sash balances, as necessary. Replace broken or cracked panes.

14.3 Provide headers, trimmers and flashing. Patch and paint adjacent wall surfaces to match existing. All aluminum windows shall be anodized and manufactured by International Hi-Lite, T. M. Cobb, Marshall or a comparable company.

14.4 Installation of windows shall comply with the recommendations of the manufacturer. Hardware shall be installed and suitable means of locking shall be provided.



14.5 Glass set in wood shall be secured in place with springs or glazing points, and wood shall be primed and painted, and face-puttied. In doors glass shall be bedded in with putty and secured with stops.

14.6 Glass set in metal with glazing clips shall be back-puttied or set in neoprene glazing bed with putty appropriate for purpose.

14.7 At completion of work leave glass whole, free from cracks and rattles, and clean. Glass with frosted or etched finish shall be cleaned within 24 hours after setting.

14.8 Wire screens when provided shall be size 16 X 16 or 18 X 14 per inch aluminum mesh. Screens shall be tight fitting, and shall be easily removable. New screens shall be tubular design.

14.9 Openings of new window units shall be framed to provide a rigid enclosure for the installation of windows.

14.10 Double studs shall be used at all openings.

14.11 Frames shall be set plumb, level, and square within clearance limits of the prospective openings.

14.12 Frames shall be fastened securely to the wall masonry or wall framing. For metal windows, use anchors or slips as directed by manufacturer.

14.13 Windows shall have weather stripping.

14.14 Window units shall be prime coated prior to installation.

14.15 Aluminum frames in contact with masonry, shall have a protective coating.

14.16 Manufactured windows and sliding glass doors shall be certified and clearly labeled as meeting the requirements of ANSI (A134.1) for air infiltration.

14.17 All swinging doors and windows exposed to ambient conditions or to unconditioned areas such as garages shall be fully weather stripped.

14.18 All installed windows shall be left clean, tight, and weatherproof.

14.19 Repairs of windows or replacements of frames, sills, sash, trim and hardware shall match existing work in design and dimensions unless otherwise specified in the Work Write-Up.

14.20 Chain shall be used in all sash cord replacement



14.21 Two window lifts and one locking device shall be installed on all sash replacements.

14.22 When new sashes are installed into existing frame, the Contractor shall check all window parting stops. Stops that are missing, broken, rotted, or impair proper window operation shall be replaced by the Contractor.

15.0 INTERIOR FINISHES.

15.1 General.

a. Where wall coverings are specified, the Contractor's estimate shall include the cost to make framing members comply with minimum standards. The estimate shall include the cost to install new molding, trim, base, and paint for new drywall, plaster, and paneling.

b. A framing inspection is required before a wall or ceiling covering is replaced. On all rooms that have new wall and ceiling covering installed with drywall, plaster, or paneling, the estimate shall include the price to install new molding, trim, base, and paint.

c. All existing molding is to be removed and plaster grounds installed.

d. Install plaster rings on all electrical outlets, or reset outlet boxes to new surface level.

e. All new interior wall coverings shall include painting, except prefinished paneling or wall covering.

f. Minimum thickness, maximum support spacing, applications and nailing for wall finish materials shall be in accordance with recommendations of manufacturer of acceptable standards.

g. Walls and ceilings shall be finished level and corners shall be plumb and straight.

h. Wall finish in shower compartments, around bathtubs or in the areas susceptible to moisture, shall be waterproof material. Corner joints at bathtub, top edge of wainscot and at intersections with other materials shall be caulked and suitably protected.

15.2 Lath and Plaster.

a. Plaster materials shall be standard commercial brands. Mix and application shall be in accordance with trade specifications.



b. Minimum thickness of plaster over metal lath, wire fabric, masonry or concrete shall be 5/8 inch; over gypsum lath, fiberboard lath, or wood lath, 1/2 inch. See County Regulations as to the requirements for gypsum plaster and Portland cement plaster which differ in some cases.

c. Apply plaster in three-coat work or in two-coat work if base is gypsum lath or masonry.

d. Install suitable plaster grounds of required plaster thickness at openings and at intersection of walls and floor.

e. Internal angles shall be reinforced with expanded metal lath or cornerite having not less than two (2) inch legs, or of woven or welded wire fabric of equivalent strength. External angles shall be protected with corner bead.

f. For gypsum or fiber lath, reinforce corners of all openings with strips of metal lath (approximately 6" X 8"); install at 45 degrees.

g. Perforated lath supported by clips shall not be used for ceiling installations.

h. Gypsum lath shall not be used as a base for Portland cement plaster.

i. All cracks in existing plaster to be patched are to be routed out, cleaned, patched, and sanded level and consistent with the surrounding wall or ceiling surface.

j. Broken or damaged plaster or drywall shall be cut out to straight lines with clean sharp edges. Apply a coat of bonding material to all edges. Joining shall be flush and smooth so that the joints between the existing and the new plaster will be imperceptible. The repaired area shall match the adjacent work in plane, finish, and texture.

15.3 Drywall, Hardboard, and Plywood.

a. Gypsum drywall shall be installed with all external corners protected with metal corner bead. All drywall installed shall be taped, puttied, sanded and textured to an even surface.

b. Minimum thickness for gypsum drywall applied directly to framing members shall be 1/2 inch.

c. Minimum thickness for hardboard shall be 3/8"-3/4" (particleboard) or 1/2"-25/32" (fiberboard) over solid backing and/or open framing with supports spaced not more than 16 inches on center.



d. Minimum thickness of plywood applied directly to wall framing members shall be 5/16 inch.

e. Maximum spacing of supports for 1/2 inch fiberboard shall be 16 inches on center. For 3/4 inch fiberboard, maximum support spacing shall be 24 inches on center. Minimum thickness of fiberboard applied directly to wall framing members shall be 1/2 inch.

f. Provide solid backing for all edges of panel wall finish materials. Specify quality or price of panels.

15.4 Drywall Installation.

a. Finish coat shall be a smooth trowel finish, troweled wet to produce a smooth dense, straight and true surface.

b. Moisture resistant greenboard drywall shall be used as a base for tile application in shower and bath enclosures.

c. Installation of drywall on wood studs and ceiling joists shall comply with the following minimum requirements:

(1) Thickness of the board shall be a minimum of 1/2 inch.

(2) Spacing of nailing members shall not exceed 16 inches on center for ceilings and bearing walls and 24 inches on center for non-bearing walls. Spaces between nails shall not exceed seven (7) inches.

(3) Install water resistant gypsum wall board base in the bath enclosure. Apply wall board with long edge horizontally over the tub, allowing 1/4 inch space between the board and the tub.

(4) Spacing of nails in bath and shower enclosures shall be four (4) inches on center. Joints shall be taped and cemented.

16.0 EXTERIOR FINISHES.

16.1 Siding.

a. Install building paper over studs before installing sheathing on exterior walls of habitable areas.

b. Butt joints of siding shall occur over studs; joints in adjacent pieces shall be staggered.



c. When repair or replacement of exterior siding is indicated, replace with siding to match existing. Prime and paint to blend with existing surroundings.

d. Plywood siding shall be exterior grade and shall bear an approved label.

16.2 Sandblasting.

a. Sandblasting, if permitted by the Ventura County Air Pollution Control District, must be performed in accordance with the provisions of the California Health and Safety Code, Division 26, Part 4, Chapter 3, Article 4.

b. Sandblasting may be undertaken only by a licensed sandblasting contractor who has a current and valid permit and clearance from the Ventura County Air Pollution Control District.

16.3 Stucco.

a. Stucco shall be applied, set, fogged, damp-cured and finished as per County Regulations and in accordance with acceptable standards of workmanship.

b. Stucco shall not be applied when the temperature is below 40 degrees Fahrenheit or when temperature is not expected to remain at 40 degrees or higher until initial set.

c. Metal lath for stucco shall be galvanized.

d. Three coat stucco application shall be used over wood frame construction. Two coat application may be used over masonry surfaces.

e. Minimum thickness of hand-applied two coat stucco work shall be 5/8 inch. Minimum thickness of machine-applied work and hand-applied three coat work shall be 7/8 inch.

f. Stucco shall be clean and sound after all related work has been completed.

g. Painting around set work and trim, and repairing of damaged sections shall be performed in an acceptable manner. Painting and repairs shall match existing work in texture and color.

h. When structure is to have lath and stucco over existing siding, the Contractor is required to remove all door and window casings, and replace with 7/8 inch metal trim milcore or stucco mold. The estimate shall include price for replacement of existing vents and access doors and installation of new vents to provide minimum ventilation to underfloor and attic areas. When exterior wall covering is altered or



replaced, Contractor shall exercise care to ensure that new trim at doors and windows is installed so that existing screens and screen doors fit properly or install new screens and screen door.

i. All new stucco woodwork, doors, windows, frames, fascia, trim, etc. shall be primed and painted.

j. Provide stucco grounds at intersection of walls with floors and at all openings where frame does not serve as a ground.

k. Gypsum plaster shall be as noted in the Work Write-Up. Plaster shall consist of three coat work on metal lath; two coat work on gypsum lath, masonry, and concrete. Finish coat only may be applied over concrete having a suitable bonding agent.

l. Minimum thickness of plaster over masonry, metal lath, or wire lath shall be 5/8 inch. Minimum thickness over gypsum lath shall be 1/2 inch.

m. Maximum thickness over concrete walls shall be 5/8 inch, over concrete ceilings, 3/8 inch.

n. With application of scratch coat and brown coat, the stucco or plaster shall be brought to a straight and even surface to fill out grounds to within 1/8 inch. It shall be left rough, ready to receive the finish coat. The finish may be omitted on surfaces where paneling is scheduled.

o. Apply U.S.G. 3.4 lb self-furring Diamond mesh metal lath over the old ceiling by nailing through into the joists using two (2) inch 11 gauge galvanized roofing nails, six (6) inches on center. Plaster using three coat work with Red-Top wood fiber plaster for scratch and brown coat and gauging plaster and lime putty for finish coat.

p. When old plaster is removed and two or more studs are exposed, remove wood lath and then apply 3/8 inch Rocklath or Diamond mesh metal lath to studs. Plaster using two coat work.

17.0 DOORS AND LOCKSETS.

17.1 New Installations.

a. When installing a new front entrance door, the new door shall be equipped with a peep hole or an interview slot for security.

b. Exterior wood doors shall be of solid construction and shall not be less than 1-3/4 inches in thickness except that service and garage passage doors may be 1-3/8 inches.



- c. Exterior doors shall be weatherproof, fully weather stripped, and watertight and a suitable watertight threshold shall be provided.
- d. Interior passage and closet doors shall be not less than 1-3/8 inches in thickness, except as indicated otherwise in drawings or Work Write-Up.
- e. All interior doors shall be hinged for removal.
- f. Casings and jambs shall be replaced if necessary.
- g. All door installations shall include new hinges, locksets, latches, threshold, door stop and all necessary trim. Door shall fit opening and operate properly. Include repair, patching and painting of all areas affected by the installation.
- h. Exterior soft wood doors shall be treated with water-repellent preservatives.
- i. One-hour fire doors (when one hour fire doors with "B" label are required) shall be flush type, 1-3/4 inch thick, solid core and equipped with self-closing devices.
- j. Each door shall be accurately cut, trimmed, and fitted to its frame with appropriate allowance for a painter's finish. Clearance at the sides patched are to be routed out, cleaned, patched, and sanded level and consistent with the surrounding wall or ceiling surface.
- k. New sliding glass doors shall be equipped with tempered glass and a locking device. The movable portion of the door shall slide on an interior track for security reasons.
- l. No exterior door shall be removed for a period of time to exceed eight (8) hours. A usable door shall be installed at the end of the day.

17.2 Repair Doors.

- a. All doors shall be repaired and adjusted for proper operation and fit. All doors shall be planed if necessary to ensure non-sticking operation after painting. Striker plates and/or stops shall be adjusted so that the door will fit properly and latch will easily engage.
- b. Enlarged screw holes in doors and jambs shall be repaired by enlarging the hole to a minimum of 3/8 inch and installing a hardwood dowel with glue, then re-drilling for screw. All splits, where applicable, shall be repaired by gluing and clamping only; no nails may be used.



c. All defective wood trim shall be repaired or new matched wood trim shall be furnished and installed where needed.

d. Doors shall be installed after completion of all other work which would raise the moisture content of the doors or damage door surfaces.

e. A 1/8 inch clearance at sides and top, clearance of 1/4 inch over thresholds, and 1/2 inch over floors shall be provided.

f. Dimensions of all exterior exit door and interior doors shall comply with County Regulations.

17.3 Doors and Lockset Specifications.

a. Entry Door: 1-3/4 inch solid core door, with three 3-1/2 inch X 3-1/2 inch butt hinges, and Westlock Model No. 830, Schlage Model No. A52WD, or comparable lockset.

b. Passage Door: 1-3/4 inch hollow core door, with two 3-1/2 inch X 3-1/2 inch butt hinges, and Westlock Model No. 800, Schlage Model No. A105, or comparable lockset.

c. Bathroom Door: 1-3/8 inch hollow core door, with two 3-1/2 inch X 3-1/2 inch butt hinges, and Westlock Model No. 810, Schlage Model No. A405, or comparable lockset.

d. Screen Door: Empire door, Model No. 1020, 6900 or 6923, or comparable with latch set and pneumatic door closer.

e. Combination Door: Bel Air, Hollywood Nu-View door, Tyco lush, or comparable. Door shall be 1-3/8 inches thick, with two 3-1/2 inch X 3-1/2 inch butt hinges or door may also be 1-3/4 inches thick, with three 3-1/2 inch X 3-1/2 inch butt hinges. Locksets shall be Westlock Model No. 830, Schlage Model No. A52WD, or comparable. All doors shall be primed and painted. See painting specifications.

f. A thumb-operated bolt lockset refers to a locking device which may be used in conjunction with a doorknob lockset. This device utilizes a thumb bolt throw on the interior of the door which, when turned, will move a bolt into the jamb stock of the door. This type of lock may be opened from the exterior with a key only, and may be operated with the thumb bolt from the interior. When installing new thumb-operated bolt locksets, they shall match the existing or newly installed hardware and the minimum throw distance shall be one inch.

g. A key-lock type of lockset refers to a locking device which may be used in conjunction with a doorknob lockset. This device is operated from both the interior and exterior with a key, which, when turned, will move a bolt into the jamb stock

of the door. When installing new key-lock type locksets, they shall match the existing or newly installed hardware and the minimum throw distance shall be one inch.

18.0 CABINETS AND COUNTERTOPS.

18.1 General.

a. Construction and installation of wood and metal cabinets shall be in accordance with acceptable standards. All cabinets shall be shop fabricated casework. All necessary hardware and installation shall be included in price. Cabinets shall be painted as per painting specifications.

b. Minimum gauge of steel for metal cabinets and grade of wood or wood cabinet work shall be suitable for its intended use.

c. Minimum depth of wall shelves shall be 11 inches. Minimum depth of base cabinets shall be 24 inches.

d. Shelving shall be securely braced against warping and sagging. Provide intermediate supports for shelves over four (4) feet long.

e. Countertop finish shall be waterproof corrosion resistant material. Countertop installation shall be suitable for its intended use.

f. A four (4) inch minimum backsplash shall be provided where countertop abuts walls or built-in cabinet work.

g. All edges including sink and surface units shall have suitable protective edging installed.

h. Cabinets shall be erected straight, level, and plumb, and securely anchored in place. Scribe and closely fit cabinets to adjacent work. Provide necessary grounds and anchors for securing trim and cabinets in place.



18.2 Cabinet Door and/or Drawer Replacement and/or Breadboard.

Replacement cabinet doors, drawers and breadboard shall match the existing in general construction, style, and appearance.

18.3 Repair Cabinet Doors, Drawers and Breadboard.

All cabinet doors and drawers shall be adjusted to open and close properly. Breadboards shall be solid wood only, constructed to preclude warping.

18.4 Replace Cabinet Hardware.

a. Replacement hardware shall match the existing hardware, otherwise all new hinges, knobs, pulls and catches shall be installed. Use all metal hardware.

b. Where all new hardware is furnished in a room, the cabinet door hinges shall be self-closing. Door pulls and knobs shall match the hinges. Provide all new hardware when called for in the description of work. All cabinet doors and drawers shall open and close properly.

19.0 TRIM.

19.1 Finish lumber shall be dressed free of tool marks and objectionable defects. Grade shall be suitable for its intended use.

19.2 Replacement and installation of new trim or molding shall match existing in size and profile or otherwise be reasonably appropriate upon finished installation.

20.0 FLOORING.

20.1 Resilient Flooring.

a. Surfaces to receive resilient flooring shall be clean, dry, smooth even and without defects. Underlayment is required over wood flooring.

b. Asphalt tile shall not be less than 1/8 inch minimum thickness. Vinyl composition tile shall not be less than 3/32 inch thick with wearing surface not less than 3/64 inch thick.

c. Apply adhesive and lay flooring in accordance with manufacturer's standard specifications.

d. For installation of resilient flooring on slab-on-grade, adequate precautions shall be taken to protect against moisture penetration.



- e. Provide and install new base shoe molding, as needed.
- f. After floors have set sufficiently to become seated, clean with recommended neutral cleaner. Upon completion, leave floors and base clean, smooth, and free from buckles, cracks, and projecting edges.
- g. Existing floor covering shall be removed when necessary, if not specified. Provide underlayment of tempboard, plywood, or masonite when subflooring is in such a condition to warrant. Underlayment in bathrooms, kitchens, and laundry rooms shall be of water-resistant material and shall be installed under toilets and standing tubs.
- h. Linoleum shall be Armstrong Castillian, Kentile, Congoleum Pacemaker, Congoleum Spring, or comparable equal.
- i. Vinyl composition tile shall be by Kentile or Armstrong, or comparable equal.
- j. Adhesives shall be as recommended by manufacturers.
- k. Leveling compound and crack filler shall be as manufactured by Aetna Manufacturing Company for concrete floors, or comparable equal.
- l. Contractor shall submit a complete range of colors and types for the Owner's selection. One of each color or type selected shall be retained by the Owner. All material placed in the building shall match such samples. All old molding is to be removed and new molding is to be installed and finish applied to surface.
- m. The flooring shall be carefully and neatly scribed to the walls and other boundaries and upon completion, the installation shall present a straight, level, even, clean, and satisfactory surface. Edge strips shall be installed where required. Vinyl base shall be installed in accordance with the manufacturer's recommendations. The vinyl base shall be 2-1/2 inches high by 0.08 inches thick. The colors of the flooring and the base are to be approved by the Owner prior to installation. Prior to installation of flooring in a bathroom, the toilet shall be removed and replaced after the floor covering is installed. Provide a new wax ring for the toilet. The maximum outage for the toilet is eight (8) hours.
- n. Doors shall be trimmed as necessary to prevent rubbing new floors.

20.2 Carpets.

- a. Wall-to-wall carpet shall be installed by the stretched-in method using tackless strips. Contractor agrees that within one year, if restretching is determined as being necessary because of excessive shrinkage or stretching, it will be done in a professional manner at no expense to the Owner.



b. Carpet shall be nylon Hi-Lo or plush pile installed over 1/2 inch bonded urethane carpet cushion conforming to FHA Bulletin UM-47A. At a minimum, carpet shall conform to the standards outlined in FHA Bulletin UM 44-C. Color of carpeting shall be approved by the Owner prior to installation. Contractor shall furnish the Owner with a copy of laboratory certificate. The carpet shall be installed in accordance with the manufacturer's specifications. Remove quarter-round molding before installing carpet.

c. Aluminum binder bars with concealed fasteners shall be installed to protect the finished carpet edge.

d. Doors shall be trimmed as necessary to prevent rubbing new floor covering. The trimmed edge of any exterior door shall be painted to match the existing color.

e. Contractor shall move and replace all furniture, appliances and household goods as necessary to install floor coverings.

21.0 CERAMIC TILE.

21.1 General.

a. Tile shall be Mosaic, Francisca, Huntington, or equal. Contractor shall submit a complete range of colors and types for the Owner's selection. One of each color or type selected shall be retained by the Owner. All materials placed in the building shall match such samples.

b. Adhesive, primer, caulking compound and prepared grout, when used, shall be as recommended by the manufacturer of the tile and shall be furnished with the tile. Application and installation shall be in accordance with manufacturer's standard specifications.

c. Cement plaster application over wood frame construction shall be three-coat work. Two-coat double-up work may be used over masonry bases. Scratch coat and plumb coat (setting bed) shall have minimum thickness of 3/4 inch total. Minimum thickness of skim coat shall be 1/8 inch.

d. Ceramic floor tile installation shall have setting bed not less than 1-1/4 inches. Subfloor shall be covered to resist moisture.

e. Floor tile operations shall wait until wall tile setting has been completed when both are to be applied in same space.

f. Damp cure after grouting approximately three days. No foot traffic shall be permitted over finished floors less than 48 hours immediately after installation.



g. Upon completion, all tile floor and wall surfaces shall be thoroughly cleaned in such a manner as not to damage the glazed surfaces.

h. Protect finished work while plastering and grinding is in process.

i. Provide shower curtain rod if no enclosure is being installed.

j. Ceramic tile shall be applied over waterproof cement surfaces only.

k. Two coats of cement plaster shall be used for shower and bath enclosures. Plaster shall be one (1) inch thick and shall be installed on galvanized lath.

21.2 Construction and Workmanship.

a. Tile may be set in Portland Cement Mortar, in Dry-Set Portland Cement Grout or installed with organic adhesives. Tile shall be firmly in place with finished surfaces in true planes. Joints shall be straight, uniform in width, and solidly filled. Completed work shall be free from hollow sounding areas and loose, cracked, or defective tile.

b. Cutting and drilling of tile shall be done with proper tools, neatly, and without marring the surface.

c. Cut edges of tile against trim or in connection shall be carefully ground and joined.

d. Wall finish shall extend into reveal of the openings unless otherwise directed.

22.0 ACOUSTICAL WORK.

22.1 Acoustical material shall be high quality standard commercial brands and shall be installed in accordance with manufacturer's specifications.

22.2 Priming of surfaces and application of acoustical material shall be in strict accordance with specifications of the manufacturer.

22.3 Adhesive, if used, shall be special non-staining waterproof type that is resistant to alkaline solutions.

22.4 On uneven surfaces, acoustical material shall be mechanically fastened to leveling strips.

22.5 Acoustical material which is to be installed over plaster, shall not be applied until plastering is completed and thoroughly dry.



23.0 INSULATION.

23.1 Thermal insulation materials shall be delivered to the job site with seals unbroken and labels intact.

23.2 Blowing or pouring type insulation shall be installed in attic space if roof slope is less than 3 to 12.

23.3 Insulation materials shall not readily absorb or retain moisture and shall be non-combustible and shall not attract insects or vermin.

23.4 All insulation installed in an attic area shall, at a minimum, meet an R-19 rating, unless otherwise specified.

23.5 All insulation installed in wall areas shall, at a minimum, meet an R-11 rating, unless otherwise specified.

23.6 The Contractor shall take precautions to keep insulation material a minimum of twelve (12) inches from all attic vents and from the upper combustion air portion of a forced air heating unit.

24.0 ROUGH AND FINISH HARDWARE.

24.1 All hardware, both rough and finish, shall be standard brands and fully suitable for the intended purpose.

24.2 Finish hardware shall fit perfectly, be uniform in color and free from imperfections affecting serviceability or marring appearance.

24.3 The installation of finish hardware shall be performed in a workmanlike manner in accordance with the standards of the relevant trade.

24.4 Doors provided for openings to a bathroom or toilet compartment shall be provided with a suitable privacy lockset.

24.5 Window units shall have suitable means of locking.

24.6 Finish hardware shall not be installed until after surface finishing is completed.

24.7 Provide stops for all doors where hardware or door will strike a finished wall or fixed equipment.



25.0 PAINTING.

25.1 Regulatory Compliance.

a. Prohibited Use of Lead-Based Paints.

(1) Policy. The use of lead based paint is strictly prohibited. As defined in section 501(3) of the Lead-Based Paint Poisoning Prevention Action, Pub. L. 91-695, 84 Stat. 2078, as amended by Pub. L. 93-151 and Pub. L. 94-317 (42 USC 4821 et seq.) and the National Consumer Health Information and Health Promotion Act of 1976 (PL 94-317), "lead based paint" means: (a) any paint containing more than five-tenths of one per centum lead by weight (calculated as lead metal) in the total nonvolatile content of the paint or the equivalent measure of lead in the dried film of paint already applied or both; or (b) with respect to paint which is manufactured after June 22, 1977, lead based paint means any paint containing more than six one-hundredths of one per centum lead by weight (calculated as lead metal) in the total nonvolatile content of the paint or the equivalent measure of lead in the dried film of paint already applied.

(2) Applicability. All construction specified in the Work Write-Up is governed by this restriction. The prohibition applies to all exterior and interior surfaces of residential structures

b. Abatement of Pre-Existing Lead Based Paint. No existing lead based paint surfaces may be washed and repainted without thorough abatement by one of the two approved methods:

(1) Covering. A layer of gypsum drywall, paneling, or a fiberglass cloth barrier may be used to cover the defective paint surface. Permanently attached, non-strippable wallpaper may also be used.

(2) Removal. When removal is selected as the abatement method, all of the lead based paint must be removed by scraping, or heat treatment using either an infra-red or coil type heat gun, or chemical paint removers. Machine sanding and/or use of propane torches to remove paint is expressly prohibited. Lead based paint debris shall be well wrapped and disposed of in the trash. Burning or washing such debris into the soil is expressly prohibited.

c. Regulation of Volatile Organic Compound Levels. All materials used shall be in compliance with Rule 74.2 Architectural Coatings from the Ventura County Air Pollution Control District Rules and Regulations.

25.2 General.

a. All paints and other coatings shall be standard commercial brands with a history of satisfactory use under similar conditions.



b. All paint materials shall be delivered to site in manufacturer's sealed containers. The paint or coating selected shall be designed for and recommended by the manufacturer for the specific use proposed. If it should become necessary in order to give good coverage because of surface conditions or paint colors, it is the obligation of the Contractor to apply sufficient coats to obtain complete coverage.

c. All surfaces to be finished shall be clean, smooth, and free of foreign materials, holes, cracks or irregularities and must be dry to the touch, except for specific instructed applications. Existing paint which has chipped and peeled shall be removed, patched, or sanded to match existing surfaces before new paint is applied, and all bare spots shall be primed and/or sealed.

d. Application of paint or other coatings shall be in strict accordance with manufacturer's directions.

e. Finish hardware and light fixtures shall be removed during painting operations or otherwise protected.

f. Each coat of paint shall be well brushed or rolled on, worked out evenly and allowed to dry before subsequent coats are applied.

g. Finished work shall be in uniform color, smooth and free from defects. Edges where paint adjoins other materials or colors shall be sharp and clean, without overlapping.

h. Prepared materials shall be used without thinning or the addition of any material except as directed by the manufacturer and where volatile organic compound levels will not be altered to exceed the levels permissible under Rule 74.2 Architectural Coatings.

i. All colors shall be selected by the Owner.

j. Application of paint shall be accomplished by qualified painters and finishers.

k. All materials shall be applied and cut in to dry uniformly to the color and sheen specified. The paint finish shall be free from brush marks, runs, sags, laps, wrinkles, streaks, or other surface imperfections.

l. All windows shall be free from binding and sticking when the paint is dry.

m. Schedule cleaning and painting and other trades so that dust and other contaminants will not fall on wet, newly painted surfaces.



n. The area of work shall be left in a clean and orderly condition with all paint spots, discarded equipment, and rags removed.

25.3 Interior Painting.

a. Protective covers or drop cloths shall be used to protect floors, fixtures, and furniture. Spattered surfaces from which paint cannot be removed shall be corrected without additional cost to the Owner.

b. Prior to painting previously enameled walls, ceilings and wood shall be washed with a solution of trisodium phosphate and water or other suitable material to remove accumulated dirt, grease and sheen.

c. All wall paper on walls to be painted shall be completely removed unless otherwise authorized by the Owner.

d. Repair all cracks in walls and ceilings of all rooms being repainted. Use proper type of patching material for all areas being repainted. Fill cracks solid and blend in repaired areas with texture of surface being repaired. Prime cracked areas prior to painting. When painting of walls and ceilings of a room is specified including painting requirements for plaster and drywall, this shall include all trim, windows, doors, frames, cabinets, and closets. All new doors windows, frames, and trim shall be painted even if not specifically indicated.

e. Previously painted surfaces shall receive two coats, one coat of prime and one coat of finish. New surfaces shall receive three coats, one coat of primer and two coats of finish.

f. The top and bottom edges of interior doors shall receive one coat.

g. All wood surfaces shall be scraped and sanded to a smooth surface.

h. All previously finished natural finished wood shall be sanded and refinished with two coats of exterior varnish. New finished wood shall be stained, sealed, and finished with two coats of exterior varnish.

i. All joints and corners of gypsum wall board and ceilings shall be taped, troweled with two coats of topping, and smoothly sanded. Walls and ceilings shall be textured except kitchens and bathrooms, which shall be sanded for smooth finish.

j. Finish coat in kitchens, service porches, and bathrooms shall provide a durable and washable semi-gloss surface.



k. Heating and exhaust registers and grills, including their frames and baffles, shall be painted with heat resistant paint the color of the surface in which they are installed.

l. Prime coat for walls and ceilings shall be Dunn-Edwards Vinylastic (W-101), Decratrend Speedeze (702), or comparable equal.

m. Finish coat for walls and ceilings shall be Dunn-Edwards Decovel (W-401), Decratrend Polytone (71), or comparable equal.

n. Prime coat for kitchens, bathrooms, service porches, and woodwork shall be Dunn-Edwards Vinylastic (W-101), Decratrend Speedeze (702), or comparable equal.

o. Finish coat for kitchens, bathrooms, service porches and woodwork shall be Dunn-Edwards Decoglo (W-450), Decratrend Aquasheen (74), or comparable equal.

p. Wood stain for doors shall be Dunn-Edwards Stain seal (V-108-6) Light Oak, McCluskey Tunseal available through Decratrend, or comparable equal.

q. Clear sealer for stained surfaces shall be Dunn-Edwards Resinseal (V-195), McCluskey Clear Wood Sealer available through Decratrend, or comparable equal.

r. Varnish for stained surfaces shall be Dunn-Edwards Decothane (IP-628) Semi-Gloss, Decratrend Polyurethane Varnish (94-050), or comparable equal.

25.4 Exterior Painting.

a. The Contractor shall remove only those plants that will interfere with the painting operations. The Contractor shall protect all remaining plants and walks by covering with a tarp or other satisfactory material.

b. Exterior paint shall not be applied in damp rainy weather or until surface has thoroughly dried from the effects of such weather. Exterior paint or varnish shall not be applied when the outside temperature is below 50 degrees F.

c. All wood surfaces shall be hydro blasted, wire brushed, scraped or machine sanded to a smooth surface. Care shall be exercised not to gouge or deface the wood.

d. All new wood shall receive three coats.

e. All bare wood shall be primed prior to painting.



- f. Other wood surfaces shall receive a base coat and a finish coat.
- g. The top and bottom edges of exterior doors shall receive two coats.
- h. All natural finished wood shall be sanded and refinished with two coats of exterior varnish.
- i. Previously painted stucco surfaces shall be hydro blasted or feather blasted. Contractor shall patch and fill all cracks and apply one coat of stucco surface conditioner sealer and one coat of stucco exterior paint.
- j. Caulk all exterior door and window frames completely. The Contractor shall re-putty all windows where putty is loose, cracked, or missing and replace any cracked or broken window glass on windows and doors.
- k. When painting of exterior trim is specified, this shall include doors, windows, all frames, eaves, soffits, porches, and all appendages.
- l. Concrete to be painted shall be cleaned of all loose materials, patched as necessary to form a smooth finish, and painted with a prime coat and a finish coat.
- m. Gutters, downspouts, and other sheet metal shall be sanded and scraped to remove loose and peeling paint. Bare areas shall be primed prior to applying two coats of paint over entire surface.
- n. Prime coat for stucco shall be Dunn-Edwards Surfaco (42-52), Decratrend Surface Conditioner (24F), or comparable equal.
- o. Finish coat for stucco shall be Dunn-Edwards Vin-L-Tex (W-01), Decratrend Duracryl (712), or comparable equal.
- p. Prime coat for shingles, siding, trim, window sash, doors, and garage doors shall be Dunn-Edwards Loc Kote (42-23), Decratrend Decraprime (42), or comparable equal.
- q. Prime coat for galvanized, aluminum, and iron surfaces (gutters and downspouts) shall be Dunn-Edwards quick drying Galv-Alum (43-7), Decratrend Decragrip (61-107), or comparable equal.
- r. Prime coat for steel surfaces where surface preparation will not be sufficient to completely remove rust shall be a red oxide primer such as Dunn-Edwards Bloc-Rust (43-4), Decratrend Red Oxide Primer (61-702), or comparable equal.



s. Finish coat for shingles, siding trim, windows, sash, gutters, downspouts, doors, and garage doors shall be Dunn-Edwards Rancho House & Trim Paint (QD-60 series-gloss), Decratrend Decratrim (12), or comparable equal.

t. Solid body exterior stain for fascia, trim, or wood siding shall be Dunn-Edwards Acri-Hues 100% acrylic stain (W-703), Decratrend Decra-Stain Cal-rustic (79), or comparable equal.

u. Paint for porch floor and steps shall be Dunn-Edwards Tuff Floor floor coating (W-810), Decratrend Decrapoxy (78), or comparable equal.

v. Wood stain for doors shall be Dunn-Edwards Stainseal (V-108-6) Light Oak, McCluskey Tunseal available through Decratrend, or comparable equal.

w. Clear sealer for stained surfaces shall be Dunn-Edwards Resinseal (V-195), McCluskey Clear Wood Sealer available through Decratrend, or comparable equal.

x. Varnish for stained surfaces shall be Dunn-Edwards Decothane (IP-628) Semi-Gloss, Decratrend Polyurethane Varnish (94-050), or comparable equal.

26.0 PLUMBING.

26.1 General.

a. All work shall be executed and inspected in accordance with all local and state Codes, including the State Energy Code, covering each respective section. Contractor shall be responsible for completion under these rules without additional cost to the Owner.

b. The Contractor shall be responsible for the repair of all sidewalks, utilities, or appurtenances thereto affected by execution of the work under his contract.

c. Plumbing equipment, fixtures and materials shall comply with and be installed in accordance with County Regulations.

d. Backfill and compact all trenches with earth or clay free of rocks, boulders, or debris.

e. Piping shall be installed without damage to structural members.

f. All fixture installation and replacement shall include price to cover traps, vents, faucets, connection to hot and cold water and drainage systems, and all trim necessary to mount fixture in an approved manner and include repair of damaged areas exposed or affected by the installation.



g. All plumbing is to be concealed. Permission to expose plumbing must be obtained from the Owner prior to installation.

h. A double compartment kitchen sink with a garbage disposal unit is required for replacement or new installation unless otherwise specified.

i. Contractor shall investigate all piping under a proposed addition and include a price to cover replacement if required.

j. Water heaters shall be glass lined, complete with controls, pressure release valve line and with a five year tank warranty.

k. Water heater relocation or replacement shall meet County Regulations for vent assembly, combustion air, gas and water connections, and valves. All of these parts must be properly supported. Damage to a relocated water heater shall be at the Contractor's expense.

l. Gas piping, valves, and fittings shall be in accordance with County Regulations.

m. Any plumbing fixture damaged during temporary removal and replacement shall be replaced at Contractor's expense.

26.2 Valves, Traps, Supply Lines and Angle Stops.

Drain traps, waste pipes, strainers, shut-off valves, and supply lines shall be chrome plated metal or brass and shall be provided with watertight neoprene or rubber seals.

26.3 Toilet.

All new toilets shall be ultra-low flush models which utilize no more than 1.6 gallons per flush.

26.4 Refinish Tubs, Sinks, Ceramic Tile.

Refinish shall be with Perma Ceram or equal, and meet the U.S. Department of Commerce requirements (Commercial Standard 77-63) by which all new bathtubs are manufactured. The finish shall be applied in accordance with the manufacturer's recommendations.



26.5 Tub/Shower Enclosure.

Enclosure shall be shatterproof plastic panels with silver anodized tarnish resistant aluminum and all necessary hardware, including towel bars.

26.6 Pressure Relief Valve.

Install a high limit cutoff and pressure Temperature relief valve and pipe discharge per County Regulations.

26.7 Clean Out Sewers.

All sewer lines and waste lines shall be cleaned out by means of a power snake and flushed clean.

26.8 Repair Leaky Faucets.

Leaking faucets shall be repaired by dressing the valve seats and installing new washers.

26.9 Solder and Sweat Joints.

Solder containing more than 0.20 percent lead is prohibited for joints and fittings in any construction of a potable water supply system or any user pipelines.

26.10 Medicine Cabinet.

Recessed medicine cabinet shall be stainless steel frame with plate glass mirror door, equipped with a minimum of three plate glass shelves with polished edges. The medicine cabinet shall be centered directly over the sink or vanity. Any excess spaces shall be skimmed, and any surface gaps closed. The medicine cabinet shall be Per-Bilt, Dura Steel, or comparable equal.

26.11 Plumbing Fixtures.

The following plumbing fixtures shall be Moen, Price Pfister, Peerless, Delta, or equal. All fixtures shall be chrome plated.

a. Kitchen sink wall mounted faucet with two handles and swing spout.

b. Lavatory deck type faucet with two acrylic handles. Shower faucet with two acrylic handles, arm and shower head. Tub drain and strainer.

c. Showerheads, lavatory faucets and sink faucets shall be equipped with flow control devices to limit flow to 2.5 gallons per minute.



26.12 Repair Shower.

- a. Remove damaged plaster and damaged studs to the nearest structurally sound support studs.
- b. Furnish and install material to match existing construction and rebuild shower doorway.
- c. Remove shower tile and replace with material matching existing in color and styling. Work shall be done by a qualified workman and tile shall be installed in accordance with the American National Standard Specifications for installation of ceramic tile. See plumbing section above for faucet.

26.13 Caulk Kitchen Sink and Bathtub.

Remove old caulking around existing fixtures before recaulking around sink and bathtub.

27.0 HEATING AND VENTILATION.

27.1 General.

- a. Installation of heating and ventilating equipment, accessories, and appurtenances, shall comply with the published accepted standards of relevant professional associations. Labeling and listing of equipment by Underwriters Laboratories, Inc., is accepted as conforming to design standards. All installations shall comply with the State Energy Code. All heating equipment and/or appliances shall be State Certified.
- b. The Contractor shall be responsible for the repair of all sidewalks, utilities, or appurtenances thereto affected by execution of the work under his contract.
- c. Provide wall thermostat, complete vent assembly, roof flashing, and gas piping for new heaters. Repair, patching, and painting of all areas affected shall be in an approved manner, and shall match existing surroundings.
- d. Thermostat wiring is to be concealed within a wall. Wall heaters are to be installed within walls. If walls are not of sufficient depth, they shall be furred out as necessary and measured from rear of existing wall depth.
- e. A wall furnace is to be vented through roof. A through-wall furnace is considered to be vented through the wall.
- f. Each heating system shall provide a uniform inside room temperature of 70 degrees F when the outside temperature is -10 degrees F.



g. Existing plants specified in the Work Write-Up to be repaired, shall be thoroughly cleaned and all worn parts, fittings and accessories replaced and the entire system tested and left in perfect working condition.

27.2 Remove Heating Unit.

The furnace and all equipment incidental to its operation shall be removed and the opening properly sealed to match the existing adjacent wall and/or floor covering.

27.3 Gas Pipe Removal.

Gas pipe removal shall include capping the pipe in the wall or under the floor and properly painting and/or sealing the hole.

28.0 ELECTRICAL.

28.1 General.

a. All material shall be UL approved and conform to County Regulations. All electrical equipment/appliances shall be State Certified. The Contractor shall obtain a permit for all electrical work. All unapproved wiring shall be removed.

b. The Contractor shall be responsible for the repair of all sidewalks, utilities, or appurtenances thereto affected by execution of the work under his contract.

c. When the description of work requires a new electrical service, all existing circuits shall be checked out, repaired and balanced as required. All new loads, outlets, lights, etc., shall be on additional circuits, unless prior approval is obtained from the County Building and Safety Division. All existing service panels, subpanels, etc., shall be removed and all circuits reconnected to the new service. Repair affected areas to the condition of adjacent surfaces.

d. Where existing services, subpanels, etc., which will be removed are in enclosures that are not integral parts of the design of the structure, the enclosures shall be removed and affected areas repaired to the condition of adjacent surfaces.

e. Where additional outlets, loads, etc., are specified, the Contractor shall be responsible for an electrical service of adequate capacity to serve the new and existing loads.

f. All electrical services shall be installed at the location recommended by the serving utility. Contact the Customer Service Planner at Southern California Edison.



g. When the Work Write-Up calls for removal of non-complying wiring, it shall be removed in its entirety. This is to include boxes, lights, old panels, etc., and to include repair, patching, and painting of all wall, ceiling, etc., areas affected. All new wiring shall be concealed within walls and ceilings, unless joint approval of Owner and County is obtained prior to installation.

h. On installation of new electrical fixtures or replacement of existing fixtures, they shall be energized and operable.

i. All cutting of surfaces required to perform electrical work shall be repaired and brought back to the existing condition of adjacent work at the completion of the job.

j. The Contractor shall guarantee all work furnished and installed under this section to be free from defects in materials and workmanship for a period of one full year from the date of final acceptance of the work.

k. Wall light fixtures shall be new one-bulb fixtures with a rectangular frosted glass shade manufactured by Edison, Lightcraft, or equal.

l. Kitchen ceiling fixtures shall be new two-bulb fixtures with spherical frosted glass shades manufactured by Edison, Lightcraft, or equal.

28.2 Exterior Light Fixtures.

a. Wall light fixtures shall be one-bulb fixtures, with black enameled frames and clear glass shades manufactured by Edison, Lightcraft, or equal.

b. All newly added electrical outlets, lighting fixtures, wall heaters, etc., shall be placed on new circuits and circuit breakers and grounded as provided in County Regulations. The minimum size wire used shall be 12 gauge. Newly added light fixtures, heaters, etc., shall include a wall switch, necessary parts and materials, and be fully operable.

28.3 Electrical Outlets and/or Cover Plates.

Duplex receptacles shall be three-pronged and grounded. New plastic covers shall be installed. New circuits shall comply with County Regulations (see Electrical Work-General).

28.4 Light Switches and/or Cover Plates.

Light switches shall be new, rated at 10 ampere, 120 volt. New plastic switch plate covers shall be installed.



28.5 Interior Light Fixtures.

Ceiling light fixtures shall be new fixtures with spherical frosted glass shades manufactured by Edison, Lightcraft, or equal.

28.6 Pushbutton to Door Chime.

The pushbutton shall be brass color plastic with white bar and shall be properly installed and fully operable. The pushbutton shall be Nutone, Sears, or comparable equal.

28.7 Smoke Detectors.

a. Smoke detectors shall conform to County Regulations and the following:

(1) Production of an 85 decibel or greater alarm.

(2) Smoke detectors shall be powered by house circuit in new construction. Battery powered smoke detectors are permissible in existing construction.

(3) Have two separate sensors, one photo electric and one ionization, with test switches for each sensor.

b. The smoke detectors shall be completely operative after installation.

28.8 Branch Circuits.

a. For lighting and general use, at least two 15 ampere circuits shall be provided to serve lighting and receptacle outlets for the first 500 square feet of gross floor area. Provide one additional circuit for each additional 500 square feet or fraction thereof.

b. Provide at least two (2) 20 ampere circuits to serve receptacle outlets in kitchen, dining room, and laundry area.

c. An outside fixture with interior wall switch control shall be installed at each main and service doorway.

d. The bathroom fixtures shall be controlled by a wall switch not readily accessible from bath or shower.



28.9 Receptacle Outlets.

a. At least one duplex receptacles shall be installed over each counter work space in the kitchen. A receptacle shall be installed over each counter space wider than twelve (12) inches. Countertop spaces separated by range tops, refrigerators, or sinks shall be considered to be separate counter spaces.

b. All switches and receptacles shall be flush mounted.

c. The Contractor shall be responsible for the installation of fixtures and equipment, and for ensuring final inspection of the complete electrical installations by the County Building Inspector.

29.0 PEST CONTROL.

29.1 All stumps, roots, fallen timber, and other wood product debris shall be removed from building site before completion.

29.2 Concrete porch floors, entrance platforms, planters, screens, fences, and other appurtenances shall be separated from main structures or suitably protected against entrance of termites.

29.3 Soil treatment against infestation shall be guaranteed effective for a period of not less than five years from date of treatment.

29.4 Preservative treated lumber shall be suitably identified as to the name of the treater, preservative used, and the retention in pounds per cubic foot.

29.5 Lumber required to be treated against damage by decay shall bear the official grade mark and stamp of the association or independent inspection agency grading the species.

29.6 All termite or dry rot work shall be finaled through the proper agencies and a Certificate of Compliance shall be issued before job completion.

