

EXHIBIT "D"

REHABILITATION/MAINTENANCE SCOPE OF WORK

Priority	Description of Work	Cost Estimate	Completion Date
1.	Conduct test removal of exterior non-historic textured stucco to determine original finish. Test area should include a portion of the east elevation to determine if historic window or door openings are present under the stucco	\$1,500	2017
2.	Remove planter boxes in storefront windows and repair water damage to sills	\$1,000	2017
3.	Remove exterior non-historic textured stucco. Restore to original finish based on historic photographs and test removal of textured stucco	\$40,000	2017
4.	Engage a structural engineer to review hollow clay tile construction and prepare a plan for seismic retrofit	\$5,000	2018
5.	Remove chain link fence at rear of property. Replace with compatible fence meeting requirements of Old Towne Design Standards and Orange Municipal Code	\$7,000	2018
6.	Repair and paint all exterior wood storefront windows and transoms	\$10,000	2018
7.	Install new roof and correct roof drainage	\$30,000	2019
8.	Install six new HVAC units	\$60,000	2020
9.	Build two new Americans with Disabilities Act (ADA) compliant restrooms	\$25,000	2022
10.	Upgrade plumbing to copper	\$12,500	2022
TOTAL		\$192,000	