



REPORT TO THE HISTORIC PRESERVATION COMMISSION

AGENDA ITEM NO. VA
HPC MEETING: 06/28/2010

June 28, 2010

FROM: JERRY BISHOP, Assistant Director
Planning and Development Department

APPROVED BY

THROUGH: KEVIN FABINO, Planning Manager
Secretary, Historic Preservation Commission

DEPARTMENT DIRECTOR

BY: KARANA HATTERSLEY-DRAYTON
Historic Preservation Project Manager

SUBJECT: STATUS REPORT ON VIOLATIONS PURSUANT TO FMC 12-1601 ET SEQ. FOR THE HELM HOME (HP#112, 1901) LOCATED AT 1749 L STREET

RECOMMENDATION

Staff recommends that the Historic Preservation Commission 1) review and accept the attached technical reports submitted by Granville Homes Inc. for the Helm Home (HP#112, 1901) located at 1749 L Street; 2) request a Stabilization Plan from the developer that includes a more complete work plan with an estimated budget and timeline for restoration of the property; and 3) stipulate a date certain for the presentation of this comprehensive Stabilization Plan to the Commission.

EXECUTIVE SUMMARY

The property owner of the Helm Home, the Housing Authorities of the City and County of Fresno, ("HACCF") presented an outline of their restoration plans for their L Street properties at the May 24, 2010 meeting of the Historic Preservation Commission. This "L Street Proposed Plan Overview" included the following outline for a stabilization plan for the Helm Home:

- Structural Analysis
- Prioritization of stabilization needs
- Estimated budget for stabilization
- Timeline for stabilization

The attached "Stabilization Plan" is submitted on behalf of the Housing Authorities by Granville Homes, Inc. who are currently in contract with the HACCF to purchase the Helm Home (Exhibit C).

The attached documents include a list of "critical concerns," although not prioritized, a brief report by Don Wadsack, Contractor; an asbestos survey by Krazan and Associates; a pest report as well as the City's "Notice and Order Repair or Rehabilitate Dangerous Building(s)" filed on February 1, 2010. As noted in Exhibit B of the Helm Plan, the intent of Granville Homes is to "thoroughly investigate stabilization options for the Helm home and implement as much as financially feasible to preserve and restore the historical value of the west side" (Exhibit C). Staff acknowledges that several technical studies have been recently commissioned. However, as promised by the Housing Authorities, a more comprehensive report with timeline and a set of priorities is required.

BACKGROUND

The Helm Home (aka the "Alamo House") was constructed in 1901 and was designed by McDougall Brothers Architects. The Helm family were early Fresno pioneers; William Helm, built houses for each of his seven children including this property for his son Frank. Although depicted in M. Theo Kearney's Fresno County California and the Evolution of the Fruit Vale Estate as a "typical residence," in fact this Mission Revival style home was anything but typical for the era. The Mission Revival, a style of architecture which adapted elements from the California missions of the 18th and early 19th centuries, was rarely used in Fresno for residential building. More common was its use for commercial and industrial buildings, such as the Santa Fe Depot. In addition, the home with its magnificent wood paneled entryway was clearly designed for a family of more considerable means.

The home was designated a historic resource by action of the Fresno City Council on March 4, 1980 for its association with the Helm family and architecturally as an example of the Mission Revival. The building has been vacant for several years and has deteriorated due to water intrusion and neglect.

The Historic Preservation Commission at its February 23, 2009 public hearing requested that staff pursue formal action under the Minimum Maintenance provisions of the Historic Preservation Ordinance FMC 12-1626 regarding several properties on L Street including the Helm Home. On February 27, 2009 a formal "Courtesy Notice" was sent to the property owner, Fresno Leadership Foundation, which specifically cited violations of the Minimum Maintenance standards pursuant to the Historic Preservation Ordinance. A time frame to address these violations was set with a September 1, 2009 deadline (Exhibit D).

On January 25, 2010 the Historic Preservation Commission reviewed the status of the Courtesy Notice previously filed with the former owner, Fresno Leadership Foundation (One by One), and reviewed the L Street Historic Preservation Plan. In addition, the Commission considered the staff recommendation to take action pursuant to Section 12-1626 of the FMC regarding violations of the Minimum Maintenance provisions on the Helm Home (1749 L Street). The City of Fresno's Code Enforcement Division mailed "Notice and Order To Repair or Demolish Dangerous Building(s)" to the (former) property owners on February 1, 2010.

On March 30, 2010 the Housing Authorities completed the purchase of the Helm Home. A "Notice to New Owner Regarding Existing Notice and Order" for 1749 L Street was mailed to the Authority on April 20, 2010.

At the April 26, 2010 Commission meeting the Housing Authority staff gave a brief presentation regarding their intentions for the Helm Home and other properties recently purchased along L Street and San Joaquin Street. The Commission requested that the Authority return in a month and deliver a formal written report on the Agency's plans for restoration of these historic properties. The Housing Authority provided a brief written overview of their conceptual plans ("L Street Proposed Plan Overview") at the May meeting and planned to return to the June meeting with several requests for specific action as well as a strategic plan for the Helm Home.

The attached reports indicate that the structural issues for the Helm are potentially severe. Asbestos is prevalent in the basement in pipes and boiler insulation, in the mastic used for the roofing materials, in some floor tiles as well as in the sprayed on acoustical ceiling. Asbestos was not found in the plaster, in the roof tiles, etc. Some pest and fungus infestation was recorded. It is still unclear what the overall costs for rehabilitation of the Helm Home will be much less a time line for completion.

REPORT TO THE HISTORIC PRESERVATION COMMISSION

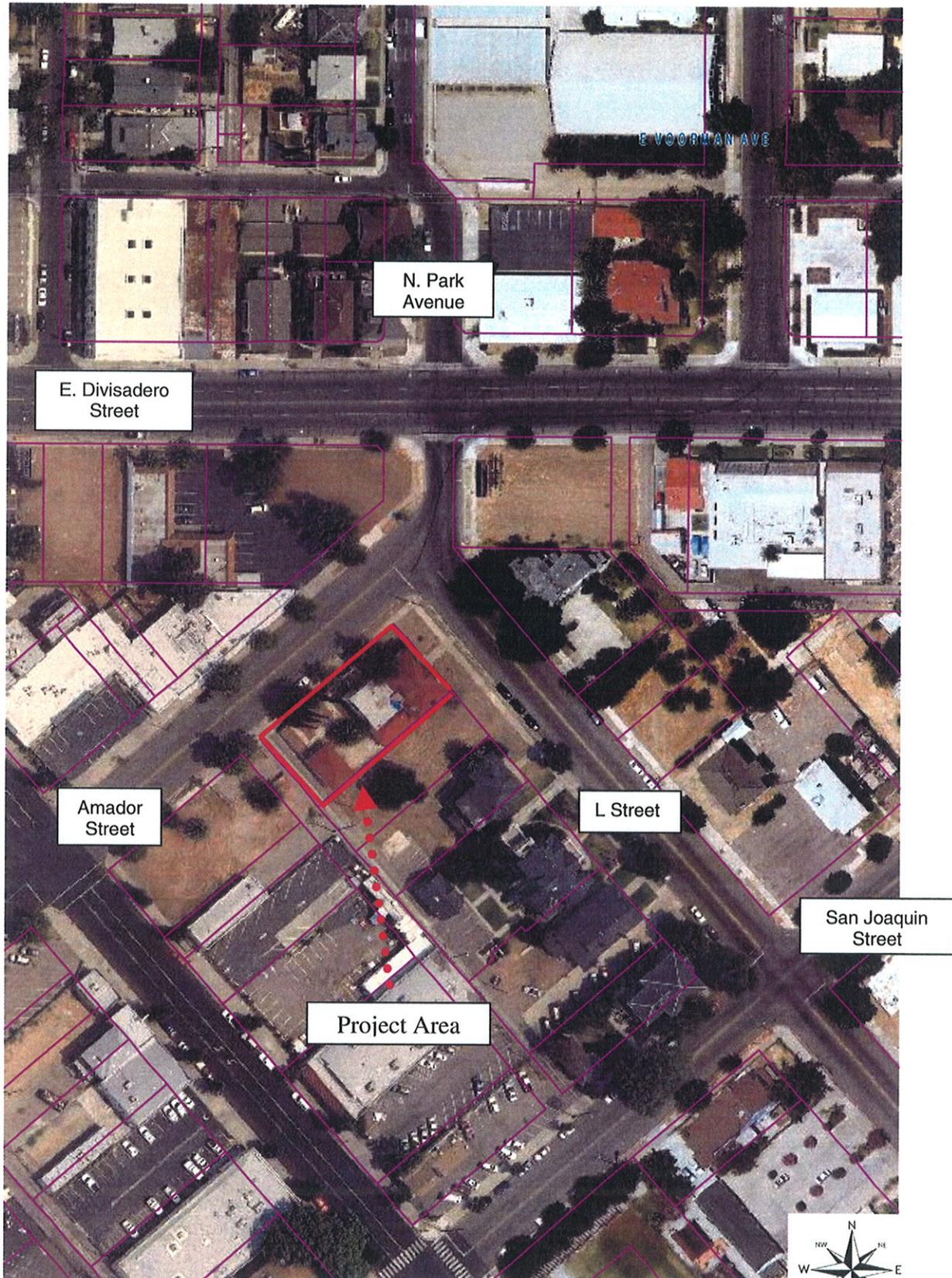
Status Report on Helm Home, June 28, 2010

Page 3

A site visit by staff to the Helm Home on June 23, 2010 indicated that character defining features of the interior of the home are still intact including leaded glass windows, original fireplaces and the intricate wood panelled entryway.

- Attachments:
- Exhibit A - Aerial (2008) of the Helm Home.
 - Exhibit B - Updated DPR Form, Helm Home, Urbana Preservation February 2006.
 - Exhibit C - "Stabilization Plan for Historic Helm Property" Submitted by Granville Homes 11 June 2010.
 - Exhibit D - Courtesy Notice to Fresno Leadership Foundation 27 February 2009.

Aerial Photograph (2008)
Helm Home (HP#112, 1901)
1749 L Street



Primary#: _____
HRI #: _____
Trinomial: N/A

Page 1 of 1 *Resource Name or # (Assigned by recorder) 1749 L Street
*Recorded by: W. Tinsley & N. Purvis Urbana Preservation & Planning, 248 3rd Street, #841, Oakland, CA 94607, 1518 Myrtle Avenue, San Diego, CA 92103
*Date recorded: February 2006 Continuation Update

PREVIOUSLY DOCUMENTED / EVALUATED PROPERTY UPDATE FORM

Address: 1749 L Street APN: 466-132-01

City of Fresno Arts-Culture Historic Property Survey Block #: 13 Year Built: 1901

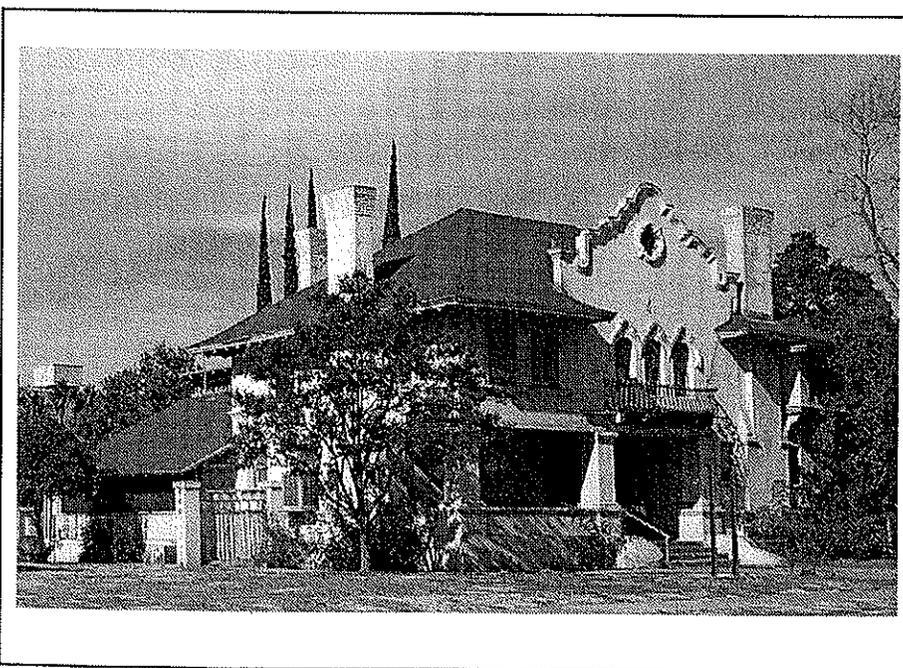
Exterior Condition: Poor Architectural Style: Mission

Previous Documentation Reference & Date: Fresno Historic Site #112, City of Fresno Council Resolution No. 80-133
NR eligibility determination, City of Fresno Council Resolution No. 79-71
Fresno County Historic Landmark #70

California Register of Historical Resources Status Code (NRHP/CRHS): 5S1 / 3B

Current Photograph & Brief Property Description:

Originally constructed in 1901 as the residence of the Frank Helm family, this house is a rare example of Mission style residential architecture in Fresno. Popularized in California from the 1890s to 1920s, the style was based on the historical interpretation of the Spanish Missions established throughout the southwestern United States (present-day) during Spanish colonization of the area. The style was adopted by the Sante Fe and Southern Pacific Railroad Company's for their respective stations and resort hotels throughout the West, including Fresno's Sante Fe Railroad Depot located at 2650 Tulare Street (built in c.1896). The Helm House at 1749 L Street, commonly referred to as the Alamo House, is comprised of a hipped roof over a central volume with wide unenclosed eaves and a center-set elaborately articulated capped mission-form parapet featuring a quatrefoil window with ornamental surround above three arched single-hung wood sash windows with mission-form drip molding. Designed by the McDougal Brothers architectural firm, the house is asymmetrically composed around the center-set front entrance; with a wide front porch recessed into the left-side of the facade and supported by four square piers atop a solid wall. The northeast corner of the dwelling is punctuated by a north facing second story oriel window. Three corbelled chimneys are located around the perimeter – at the northeast corner, and south and west eave walls. A single-story volume covered by a lean-to roof is sited along the south/southwest corner. Clerestory windows span the upper level rear elevations. The north elevation, fronting Amador Street features several arched openings that have been infilled. A swimming pool and remnants of a garage or carriage house are located in the backyard of the home. This property, although in poor material condition, appears to retain a high degree of integrity.



References:

1. 'The Helm Home – 1749 L Street' from pg. 28 of *Heritage Fresno: Homes & People*, 1975.
2. Ileane Marcum & William Patnaude, Alamo House – Historic Resources Inventory Form, June 1978.
3. City of Fresno Council Resolution No. 80-133.
4. Pg. 139 of M. Theo Kearney's 'Fresno County California' showing the Helm House.
5. 'Alamo House' unidentified source from City of Fresno Historic Preservation Files, c.1990s.

Attachments:

Ileane Marcum & William Patnaude, Alamo House – Historic Resources Inventory Form, June 1978.



June 11, 2010

Mrs. Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno

Re: 'L' Street Plan

Dear Mrs. Hattersley-Drayton:

As you are aware, Granville Homes is in contract with the Housing Authorities of the City and Counties of Fresno ("HACCF"), to purchase the properties they currently own on L Street and San Joaquin Street. It is our intent, pending the close of escrow to stabilize the Helm Home and preserve the Bean Home. Below is a summary of the plan.

West Side Summary: The following amendments to the west side of the street are intended to preserve the historical resources that still contribute to the landscape of the City. We are sympathetic to the HPC's intention to conserve the historic sections of the City of Fresno, but we also feel that by taking the following actions, we can also help revitalize an area of Fresno that has been damaged by both natural disasters and human neglect.

- 1) "The Helm Home" - Stabilize building exterior and landscape
 - a. (Exhibit A – Stabilization Plan)

- 2) "The Bean Home" – Preserve (estimated budget amount \$57,500)
 - a. Remove fungus, dry rot and subterranean termite damage
 - b. Paint interior, touch-up exterior
 - c. Replace flooring
 - d. Restore Carriage House (interior/exterior)
 - e. Trimming and cleaning of landscape
 - f. Misc interior upgrades

With the respectful request for cooperation by the HPC, we feel that we can not only help alleviate some of the ongoing neglect that is occurring in this area, but also add new revenue and interest into the area.

Please feel free to contact me with any questions or for further clarification as needed.

Sincerely,


Darius Assem
President

June 11, 2011
Mrs. Karana Hattersley-Drayton
Re: L Street Plan

Exhibit 'A'

Stabilization Plan for Historic Helm Property

Property: 1747 L Street, Fresno CA 93721- "The Helm Home"
Assessor Parcel Number- # 466-132-01
Owner- Housing Authorities of the City and County of Fresno (HACCF)
1331 Fulton Mall, Fresno CA 93721

The Helm home is a 1901 Single Family Residence, which was converted into office use at one time. The home is a 2-story building and is in need of major exterior and interior rehabilitation and repair. The abandoned home has been neglected for over 15-20 years and over this time has suffered devastating and some irreversible damages.

The intent of our plan is to thoroughly investigate stabilization options for the Helm home and implement as much as financially feasible to preserve and restore the historical value of the west side of L Street.

The following is a list of critical concerns to be further investigated and prioritized according to urgency and funding:

- Lead and Asbestos abatement per Parc Environmental Report
- Investigate into findings of Wood Destroying Pests and Organism Report
- Investigate masonry issues:
 - Cracks in front elevation
 - Deteriorated mortar
 - Loose bricks and cracking in fireplaces
 - Cracking and leaning in columns
- Investigate shoring of cantilevered northeast corner
- Removal of trash and debris on property
- Investigate windows
 - Repair and/or replacement
- Investigate exterior doors
 - Repair and/or replacement
- Investigate exterior finishing repair and/or replacement
- Investigate removal and/or repair of pool
- Investigate irrigation and landscaping plan for front yard

*Since Granville Homes is not the property owner at this time, we can only put together a preliminary stabilization plan. Further structural engineering and building plans will be needed.

Information on current condition of home is based on the following reports:

- 1) Notice and Order to Repair or Demolish Dangerous Building(s), February 1, 2010
- 2) Certificate of Existence of a Dangerous Building(s), Recorded March 2, 2010
- 3) Asbestos Survey, June 9, 2010
- 4) Wood Destroying Pest and Organism Inspection Report, June 11, 2010
- 5) Inspection by Masonry Contractor, June 10, 2010



CODE ENFORCEMENT DIVISION
2600 FRESNO STREET, ROOM 3070
FRESNO, CA 93721
(559) 621-8400, FAX (559) 488-1078
www.fresno.gov/

Call or Schedule an Appointment with:
Jesse J. Morrison
(559) 621-8425
Office Hours: 10am - noon

April 20, 2010

MAILED BY CERTIFIED AND FIRST CLASS MAIL

Housing Authority of the City of Fresno
PO Box 11985
Fresno, CA 93776

Dear Property Owner:

SUBJECT: NOTICE TO NEW OWNER REGARDING EXISTING NOTICE AND ORDER
ADDRESS: 1749 L Street
APN: 466-132-01
CASE#: 09-00001954

It has come to the attention of the Code Enforcement Division that you are the new owner of the subject property. The purpose of this letter is to bring to your attention the ongoing Code Enforcement action related to this property. On **February 1, 2010**, the Code Enforcement Division issued a Notice and Order to Repair or Demolish Dangerous Building to the previous owner. A Certificate of Existence of a Dangerous Building was recorded with the Fresno County Recorder's Office.

Enclosed is a copy of the original Certificate of Existence and Notice and Order. As the new owner, you are responsible for correcting all violations within the time frames identified in the Notice and Order. If you fail to correct the violations within the time specified in this Notice and Order, City staff may take action to permanently correct the violation. If the building official has determined that it is economically unfeasible to repair the building(s), the City will proceed to demolish the building(s) at the owner's expense. The following options are also available to staff: issuance of administrative citations with penalties commencing at \$200 per violation and initiating legal action.

A fee of \$100 per hour is being charged for the enforcement services required to correct the violations on your property. This fee includes inspections of the property, and administrative time used by staff to resolve this matter. These charges are in addition to any required permits or related fees necessary to correct the violation.

NOTICE TO TAXPAYERS: Pursuant to the provisions of Sections 17274 and 24436.5 of the California Revenue and Taxation Code, the owner may lose certain deductions for interest, taxes, depreciation and/or amortization attributable to rental income derived from substandard housing.

Should you need additional time to correct these violations or have questions regarding the Notice and Order, please contact the above named inspector within ten (10) days of the date of this letter.

Sincerely,

Al Brajkovich
Housing Program Supervisor

ATTACHMENTS- Copy of Certificate of Existence and DBO Notice and Order

c: File
Site Posting
Karana Hattersley-Drayton- Project Manager- Historic Preservation (Personal Service)

JJM:jjm

RECORDING REQUESTED BY and
for the benefit of the City of Fresno
AND WHEN RECORDED MAIL TO

Name City of Fresno
Planning and Development Department
Code Enforcement Division
Address 2600 Fresno Street, Rm. 3070
City & State Fresno CA 93721-3605



FRESNO County Recorder
Robert C. Werner
DOC- 2010-0028004
Tuesday, MAR 02, 2010 11:52:00
Ttl Pd \$0.00 Nbr-0003169678
DJG/R6/1-9

9

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF EXISTENCE OF A DANGEROUS BUILDING(S)

Pursuant to the provisions of Article 4 of Chapter 11 of the Municipal Code of the City of Fresno, the undersigned Building Official of the City of Fresno hereby certifies as follows:

- 1. The premises located at 1749 L Street situated in the City of Fresno, County of Fresno, State of California, particularly described as follows:

Assessor's Parcel Number: 466-132-01
Property Owner(s) Fresno Leadership Foundation

have been inspected and there exists on said premises, a building which is dangerous as defined by the Fresno Municipal Code.

- 2. The record owner has been so notified and ordered by a Notice and Order (copy attached) to submit all required documents for approval by April 1, 2010, obtain all required permits and commence repairs as soon as the foregoing documents are approved, but no later than June 1, 2010, and complete the repairs by December 1, 2010. The owner has the option of lawfully demolishing said building/structure by obtaining all required permits and commencing demolition by April 1, 2010, and completing demolition by June 1, 2010.
- 3. The owner has waived rights to an administrative hearing by failing to timely file an appeal.
- 4. Failure to meet the time deadlines will result in the City taking administrative action to demolish said building.
- 5. Subsequent purchasers/owners will be held to the times prescribed above.

DEVELOPMENT DEPARTMENT
John M. Dugan, AICP, Director
Building Official of the City of Fresno

2-25-10
Date

Jerry L. Schuber Sr.
Housing Program Supervisor
Code Enforcement Division

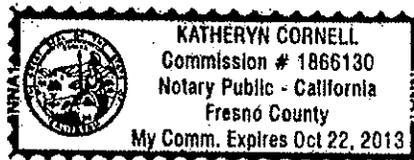
State of California)
County of Fresno)

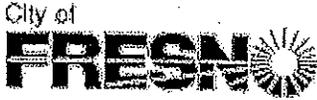
On February 25, 2010, before me, Katheryn Cornell, Notary Public, personally appeared Jerry L. Schuber Sr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Katheryn Cornell (Seal)





PLANNING AND DEVELOPMENT DEPARTMENT

CODE ENFORCEMENT DIVISION
2600 FRESNO STREET, ROOM 3070
FRESNO, CA 93721
(559) 621-8400, FAX (559) 488-1078
www.fresno.gov/

CASE #: 09-1954
RE: 1749 L Street
APN: 466-132-01

February 1, 2010

MAILED BY CERTIFIED AND FIRST CLASS MAIL

Fresno Leadership Foundation
1727 L Street, # 101
Fresno, CA 93721

NOTICE AND ORDER

TO REPAIR OR DEMOLISH DANGEROUS BUILDING(S)

NOTICE: The subject property has been inspected by staff and found to be in violation of the Fresno Municipal Code.

VIOLATIONS AND CORRECTIVE ACTION REQUIRED: Attached is a list of violations and corrective action required. We are requiring that all listed violations be corrected and completed within the time frame noted on attached Appendix "A". Staff will re-inspect the property to determine if corrections are in progress or have been completed.

FAILURE TO COMPLY: Failure to correct the violations within the time frame can result in any or all of the following actions:

1. Issue of administrative citations with penalties starting at \$200 per violation.
2. Administrative action by the City to permanently eliminate the violations at the owner's expense.
3. Request the City Attorney to institute legal action.

APPEAL: Any person entitled to service of this notice and order pursuant to Fresno Municipal Code Section 11-417 may file an appeal with the Building Official pursuant to Article 5 of Chapter 11 of the Fresno Municipal Code, provided the appeal is received by the Building Official within 15 days of the service of this Notice and Order. The Application for Appeal may be obtained from the Development Department and must be filed in writing with the secretary of the Building Commission located on the third floor of City Hall, 2600 Fresno Street, Room 3043, Fresno, CA 93721, (559) 621-8082. A non-refundable application fee of \$108.00 (payable to the City of Fresno), as set forth in the Master Fee Schedule of the City of Fresno, is also required and must be submitted with the appeal application. Failure to submit the required fee will result in invalidation of the appeal application. Please be advised that if the Notice and Order is upheld on appeal the City may recover enforcement costs including, but not limited to, costs incurred in investigating and defending the Notice and Order on appeal. Enforcement costs incurred by the City are recoverable even if the code violations(s) is corrected by the property owner and/or beneficiary of record.

FEES: A fee of \$100.00 per hour is being charged by this Department for the time spent on this case, including but not limited to inspections of the property and administrative time used by staff to resolve this matter. These charges will be in addition to any required permits or related fees necessary to correct the violations.

NOTICE TO TAXPAYERS: If the building is used or intended to be used for dwelling purposes, in accordance with sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year.

If you have any questions, please contact Jesse J. Morrison at (559) 621-8425 from 10 am- noon.

Sincerely,

Bill Kuc "For"
Al Brajkovich
Housing Program Supervisor
JJM:jjm

c: File
Site Posting
Central Valley Community Bank- Clovis, CA
Central Valley Community Bank- Fresno, CA
Karana Hattersley-Drayton- Project Manager- Historic Preservation (Personal Service)

APPENDIX "A" TO NOTICE AND ORDER

REPAIR OR REHABILITATE DANGEROUS BUILDING(S)

Address: 1749 L Street

Date: February 1, 2010

APN: 466-132-01

Case: 09-1954

PLEASE BE AWARE THAT DURING THE REPUBLICATION PROCESS CITY NOTICES MAY CONTAIN INCORRECT FMC SECTION NUMBER REFERENCES BUT IT IS COUNCIL'S INTENT THAT THE REPUBLICATION WITHOUT SUBSTANTIVE CHANGE TO ANY LANGUAGE OF THE CODE IS A RESTATEMENT OF THE LAW AND WILL NOT/DOES NOT AFFECT THE OPERATION OF ITS PROVISION.

Pursuant to Chapter 11, Article 4 of the Fresno Municipal Code ("FMC"), an inspection of the building(s) was conducted and the following dangerous conditions and hazards were found as defined within said Article.

Historical Record

| | |
|-----------------------|--------------------------------|
| Annex Date: | 10/27/1885 |
| Zoning: | C-4- Central Trading |
| Occupancy: | R-3 |
| Use: | Residential (last known use) |
| Type of Construction: | Type V- (non-fire sprinklered) |

This property is listed on the "Local Register of Historic Resources" and, as such, is also regulated by FMC Chapter 12 Article 16 (Historic Preservation Ordinance). Therefore, it is subject to the Historic Resource Permit Review Process as described in FMC Section 12-1617. et. seq.

DWELLING

Mainly, this building is considered to be dangerous by reason of:

Building and Structural Defects

- *B 1. Deteriorated, structurally unsound unreinforced exterior brick walls at front and rear area at the north side in violation of FMC 11-411.(a).(5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq.
Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.
Option: Demolish the building in accordance with all applicable codes and regulations.
- *B 2. Deteriorated, dry rotted wood components at roofed overhang at front porch in violation of FMC 11-411.(a).(5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq.
Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.
Option: Demolish the building in accordance with all applicable codes and regulations.
3. Lack of approved smoke detectors in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 907.2.10.1.2 et. seq., 3401.2 et. seq. Install an approved smoke detector in the hallway or area prior to the bedrooms and each room used for sleeping purposes.

APPENDIX "A" TO NOTICE AND ORDER

1749 L Street

Page 2 of 7

- *B 4. Deteriorated, dry rotted wood components at bay window at front north side in violation of FMC 11-411.(a).(5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.
Option: Demolish the building in accordance with all applicable codes and regulations.
- *B 5. Deteriorated, dry rotted wood floor framing components at second floor in violation of FMC 11-411.(a).(5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.
Option: Demolish the building in accordance with all applicable codes and regulations.
- *B 6. Deteriorated, dry rotted roof framing members at several locations (caused by roof leakage) in violation of FMC 11-411.(a).(5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.
Option: Demolish the building in accordance with all applicable codes and regulations.
- *B 7. Deteriorated lime mortar at exterior brick walls in violation of FMC 11-411.(a) (5, 13); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit plan of repair for all damaged components prepared by a California licensed Architect or Engineer to the Planning and Development Department for review and approval. Upon approval, obtain required permits and complete repairs as approved.
- *B 8. Lack of positive direct connection from the roof framing members to the wall or support members in violation of FMC 11-411.(a) (5, 7, 13); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit construction documents and calculations to provide positive direct connection from the roof framing members to the wall or support members, prepared by a California licensed Architect or Engineer to the Planning and Development Department for review and approval. Upon approval, obtain required permits and complete repairs as approved.
- *B 9. Evidence of roof leakage at several locations in violation of FMC 11-411.(a).(13); 11-100.100.100.1; CBC 102; 103; 1503; 3402. Repair or replace roof covering as needed to provide weather protection.
- *B 10. Lack of waterproofing in that there are damaged and/or missing window frames at various locations in violation of FMC; 11-411.(a) (5, 13, 14); 11-100.100.100.1; CBC 102; 1401.1; 3402. Repair or replace all damaged/missing window components.
- *B 11. Lack of waterproofing in that there is broken or missing window glass at various locations in violation of FMC 11-411.(a) (5, 13, 14); 11-100.100.100.1; CBC 102; 1401.1; 3402; 3403.4. Replace all broken or missing glass. Replacement of glass shall be as required for new installations.

12. Damaged walls and ceilings (framing and/or drywall) throughout in violation of FMC 11-411.(a) (11, 13); 11-100.100.100.1; CBC 102; 3402. Replace all damaged components as needed.
13. Damaged or missing entry/exit doors in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Repair or replace as needed and install a threshold and weather stripping.
- *B 14. Damaged stairs at basement in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 105, 113, 115; CBC 1009.1 et. seq.; 3401.2 et. seq. Repair stairs as needed.
15. Lack of weather protection at exterior surfaces exposing them to weather damage in violation of FMC 11-411.(a) (13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Provide approved exterior weather protection on the entire structure (paint).

Plumbing/Mechanical Defects

- *P/M 1. Lack of adequate heating system in violation of FMC 11-411.(a) (13, 15); 11-103; CBC 1204; CMC Appendix Chapter 1 §104.4; 109.0. Install heating facilities to serve the dwelling capable of maintaining a temperature of 68 degrees Fahrenheit to a height of three (3) feet above the floor throughout all habitable rooms.
- *P 2. Damaged or missing water heater in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5. Install an approved hot water heater to provide hot water to plumbing fixtures that are normally supplied with hot water.
*P Water heater shall be installed to meet minimum California Plumbing Code requirements. CPC Chapters 5 & 6.
- *P 3. Lack of backflow protection at hose bibs in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC 603.4.7. Install a listed non-removable hose bibb type backflow preventer or vacuum breaker at each hose bibb.
- *P 4. Damaged or missing fixtures at bathrooms in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install approved fixtures in an approved manner to provide required sanitary facilities.
- *P 5. Damaged or missing kitchen sink is missing in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install approved fixture in an approved manner.
- *P/E 6. Lack of approved laundry facility in violation of FMC 11-411.(a) (13, 15); 11-105; CPC Appendix Chapter 1 § 101.5.5; CPC Table 4-1. Install waste, vent and water supply lines in an approved manner to provide a laundry facility. When laundry facilities are provided, it will be required that a 3-wire receptacle, on a separate 20 amp circuit, be installed at the washer location.

Electrical Defects

- *E 1. Failure to maintain electrical equipment in that existing electrical wiring, fixtures and related equipment have been altered or removed in violation of FMC 11-411.(a). (13); 11-100.400.088.1; CEC 110.2; 110.3. (a) (1-8), (b); 110.12. (a-c). Submit plans and specifications, including load calculations, prepared by a California licensed electrical engineer, for review and approval for all electrical alterations. Upon approval, obtain required permits and inspections necessary to final all permits. This includes providing required electrical equipment based on occupancy and use.

REAR ACCESSORY BUILDING

- *B 1. Missing support posts at roofed area at north side in violation of FMC 11-411.(a).(5, 8, 9, 13, 15); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Submit structural analysis (including plans and details) identifying all damaged areas and proposed measures for permanent repairs, prepared by a California licensed Architect and/or Engineer, to the Development Department for review and approval. Upon approval of plans, obtain required permits and complete any needed repairs as approved.
- *B 2. Lack of waterproofing in that there are damaged and/or missing window frames at various locations in violation of FMC; 11-411.(a). (5, 13, 14); 11-100.100.100.1; CBC 102; 1401.1;3402. Repair or replace all damaged/missing window components.
- *B 3. Lack of waterproofing in that there is broken or missing window glass at various locations in violation of FMC 11-411.(a). (5, 13, 14); 11-100.100.100.1; CBC 102; 1401.1; 3402; 3403.4. Replace all broken or missing glass. Replacement of glass shall be as required for new installations.
- 4. Damaged or missing entry/exit doors in violation of FMC 11-411.(a) (13); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Repair or replace as needed and install a threshold and weather stripping.
- 5. Lack of weather protection at exterior surfaces exposing them to weather damage in violation of FMC 11-411.(a) (13); 11-101; CBC Appendix Chapter 1 §§ 113, 115; CBC 3401.2 et. seq. Provide approved exterior weather protection on the entire structure (paint).

General Requirements

- 1. City records show that the building(s) at the premises was built before 1/1/1978. As such, pursuant to and as defined by H&S Code § 17920.10, testing for "lead hazards" shall be conducted by a DHS Certified Inspector/Assessor if there is existing deteriorated paint or paint that would be disturbed by the repairs or rehabilitation in excess of 2 square feet of interior paint, 20 square feet of exterior paint or ten percent of the surface area of the interior or exterior type of component with a small surface area (examples include window sills, baseboards, and trim). FMC 11-411.(a) (13); H&S § 17920.10. In addition, any lead abatement shall be done pursuant to, and in accordance with, California Code of Regulations Title 17, Division 1, Chapter 8, Article 16 § 36100 and H&S Code §§ 105250-105257. This includes following HUD/EPA recommended "Lead Safe Work Practices".

Note: This item not required if you choose to demolish the building(s).

2. Failure to maintain building(s) free from public nuisance violations to wit the building(s) is in a condition which constitutes a "blighted building" in violation of FMC 11-411.(a) (12, 13, 16, 17); 10-605(m). Remove all conditions which constitute a blighted building as described by the following FMC Section 10-603(c):

(c) "Blighted Building" means a vacant residential, commercial or industrial building and all yards surrounding the building that reduces the aesthetic appearance of its neighborhood, area or district, is offensive to the senses, or is detrimental to nearby property or property values. A blighted building includes a vacant building and the yards surrounding the building that are not being actively maintained, or actively monitored, or actively secured. To actively maintain, monitor, and secure a vacant building, the owner or his or her agent must comply with all sections of this article and do all of the following:

(i) Maintain all yards in compliance with any applicable development permits. If there are no applicable development permits, maintain all interior yards (those that are not visible to the general public) in a safe condition, including keeping all plant materials controlled to avoid overgrowth; maintain all exterior yards (those that are visible to the general public), including park strips, with landscaping, as defined in this section, installed and maintained in a trimmed, live and healthy condition;

(ii) Maintain the exterior of the building, including, but not limited to, paint and finishes, in good condition;

(iii) Remove all trash and debris within seventy-two (72) hours of their placement or abandonment on the property;

(iv) Maintain the building in continuing compliance with all applicable state and local codes and regulations and any applicable city issued permits; and

(v) Take all reasonable steps necessary to prevent criminal activity on the premises, including, but not limited to [to- jjm], the use and sale of controlled substances, prostitution and criminal street gang activity; and

(vi) Secure the property, both structure and grounds, against trespassers, including maintaining all windows and doors with locks, replacing all broken doors or windows, and securing any other openings into the structure which are readily accessible to trespassers by boarding or such other means as shall be accepted by the Director. For purposes of securing the building, boarding-up windows and doors shall be a disfavored technique and may only be used when it is determined by the Director that no other reasonable alternative exists. When a building is boarded, the owner shall comply with the requirements of Section 13-100.1500*, unless the Director requires alternative standards.

**CED Note: The correct Section reference should have been 13-1100.1500 which is now Section 11-335.*

(vii) Remove all graffiti on the property within forty-eight (48) hours of placement on the property.

SECTION 11-406. ABATEMENT OF DANGEROUS BUILDINGS. All buildings or portions thereof which are determined after inspection by the Building Official or Fire Chief to be dangerous as defined in this article are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, or demolition in accordance with the procedure specified in Section 11-418 of this article. (Added Ord. 97-70, § 2, eff. 1-4-98).

SECTION 11-407. VIOLATIONS. No person, firm, corporation, or other entity, whether as owner, lessee, sublessee, or occupant, shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building, structure, or lot, or cause or permit the same to be done, contrary to, or in violation of any of the provisions of this article, and each day that any building or lot is used, occupied, or maintained contrary to or in violation of any provision of this article shall be deemed a separate offense. (Added Ord. 97-70, § 2, eff. 1-4-98).

SECTION 11-408. BUILDING PERMIT. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause or permit the same to be done, without first obtaining required permits and a separate building permit for each such building or structure from the Building Official in the manner and according to the conditions prescribed in this code. Time periods set forth in this article supersede all other time allotment ordinarily permitted under the provisions of the Fresno Building Code. (Added Ord. 97-70, § 2, eff. 1-4-98).

SECTION 11-418. REPAIR, REHABILITATION, OR DEMOLITION.

(a) The building shall be repaired in accordance with the current Fresno Building Code or other current code applicable to the type of dangerous conditions requiring repair; or

(b) The building shall be demolished at the option of the building owner; or

(c) If the building or structure is vacant and does not constitute an imminent danger to life, limb, property or safety, it shall be boarded and temporarily secured against entry pursuant to Section 11-422 of this article.

(d) The building or structure may be posted with a placard(s) by the Fire Chief for the purpose of notifying Fire Department personnel of any potential dangers posed by the building or structure or any other requirements, restrictions or limitations for safely fighting a fire involving the building or structure. (Added Ord. 97-70, § 2, eff. 1-4-98; Am. Ord. 2001-133, § 1, eff. 1-18-05).

SECTION 11-421. EXTENSION OF TIME.

(a) The Building Official shall have the discretionary power, to grant an extension of time to comply with the Notice and Order upon receipt of the following: (1) an application from a person required to conform to a Notice and Order and (2) a written agreement binding such person to comply with said order. The extension of time shall be granted in 30-day increments not exceed an additional one hundred eighty (180) days within which to complete said repair or rehabilitation. Such extension may be granted if the Building Official determines that said action will not create or perpetuate a situation imminently dangerous to life or property. The Building Official's authority to extend time is limited to the physical repair, or rehabilitation of the premises and will not in any way affect or extend the time to appeal any Notice and Order. (Added Ord. 97-70, § 2, eff. 1-4-98).

The Building Official has determined, per Section 11-414.(a)(3)(ii), that it is economically infeasible to repair or rehabilitate the building(s) in violation. Failure to repair or demolish within the time noted may result in the City taking action to demolish the building(s) at your expense. The property owner has the option of repairing or demolishing the building(s) pursuant to Section 11-418.

Should you decide to repair the building(s), the repairs shall meet the requirements for new building(s) as described in Section 3403.2 and/or 3403.5 et. seq., as applicable, of the Uniform Building Code. Prior to commencing work, any required plans and specifications for repairs must be submitted to the Planning and Development Department. Once your plans are approved, permits will be issued for the commencement of the work.

This property is listed on the "Local Register of Historic Resources" and, as such, is also regulated by FMC Chapter 12 Article 16 (Historic Preservation Ordinance). Therefore, it is subject to the Historic Resource Permit Review Process as described in FMC Section 12-1617. et. seq.

If you decide to demolish the building(s), you will need to obtain an Application For Demolition Permit from the Planning and Development Department. You will be required to provide a complete site plan drawn to scale clearly indicating all structures and property lines of the parcel. The Planning Division must review the proposed Demolition Permit Application and will then refer you to the Historic Preservation Officer (Karana Hattersley-Drayton (559) 621-8520) for review and signature. **DO NOT PROCEED WITH THE FOLLOWING STEPS UNTIL APPROVED BY THE HISTORIC PRESERVATION OFFICER.** Contact PG&E at (800) 743-5000 and schedule to have all PG&E services disconnected and/or capped off. You must also contact the San Joaquin Valley Air Pollution Control District at (559) 230-5950 regarding asbestos testing and removal from the building(s). Once you have satisfied their requirements, they will issue you a "Demolition Permit Release". Take the release form and the Application for Demolition Permit (signed by the Historic Preservation Officer) to the Planning Division for final review and signature. After this final review and signature, take the application to the Permit Counter to obtain a sewer cap and demolition permit. Once the sewer has been capped or the septic tank and drain wells filled, contact the Plumbing Section at (559) 621-8116. They will inspect the work and clear the permit if the work is done properly. When all demolition work is complete, including the removal of all foundations, paved walkways and driveways, basements backfilled and lot leveled, contact the Building Section at (559) 621-8116. They will inspect the property and verify all work is done correctly and then clear the permit.

DEADLINES:

If you choose to repair the building(s)

- Submit required documents (construction plans/specifications, etc) to the Planning and Development Department for approval by **April 1, 2010**. Diligently follow through with any plan check corrections and requirements.
- Obtain all required permits and commence work as soon as the afore mentioned documents are approved by Planning and Development, but no later than **June 1, 2010**.
- All required permits to be finalized by their respective Departments and all corrections to be completed by **December 1, 2010**.

If you choose to demolish the building(s) following the guidelines listed above

- Obtain all required permits and commence demolition by **April 1, 2010**.
- Complete demolition and have all permits finalized by **June 1, 2010**.

Note: Time periods set forth in this article supersede all other time allotment ordinarily permitted under the provisions of the Fresno Building Code, FMC 11-408.

If you are unable to meet any of the above referenced deadlines, contact the Code Enforcement Division immediately regarding a possible extension of time per Section 11-421.

ALL ITEMS MARKED WITH AN ASTERISK (*) AND A LETTER REQUIRE PERMITS

Bring this correction notice with you to the Development Department permit counter (559) 621-8084 when obtaining permits. A permit and inspections may be required on *unmarked* items depending on the extent of the repair.

- *B** Building permit and inspection required.
- *P or *M** Plumbing/Mechanical permits and inspection required.
- *E** Electrical permit and inspection required.

To request inspections after permits have been obtained, call the Inspection Services Section at (559) 621-8116 for inspection of correction items that require permits.

AFTER ALL REQUIRED PERMITS ARE FINALIZED, AN INSPECTION BY THE CODE ENFORCEMENT DIVISION IS REQUIRED TO CLEAR THIS NOTICE AND ORDER.

Jesse J. Morrison
Code Enforcement Inspector

Don Wadsack Masonry
1141 E. Athens Ave.
Fresno, CA 93711

Re: 1749 L Street "Helm Home"

Dear Mrs. Ascarte-Patton,

After review of Appendix "A" To Notice and Order dated February 1, 2010 in regards to building and structural defects (unsound unreinforced brick walls and deteriorated lime mortar), and onsite field review on June 10, 2010 below is a summary of our findings:

- Front elevation suffers from structural masonry cracks that have penetrated through the exterior into the interior of the building
- Side and rear elevation suffers from exterior structural masonry cracks
- Masonry fireplaces have loose bricks and exterior cracking
- Masonry cracks in exterior columns with loss of structural integrity

Upon interior inspection of the brick walls we found deteriorated lime and mortar. During and after lightly tapping on the wall you could hear the mortar running between the brick air space.

In my professional opinion the front elevation at the second story could completely fall apart and crumble upon any repairs. The columns need to be rebuilt from the ground up, and the fireplaces can be repaired.

Please feel free to contact me with any other questions.

Sincerely,



Don Wadsack
Owner
Contractor License # 894264

**ASBESTOS SURVEY
RESIDENCE
1749 L STREET
FRESNO, CALIFORNIA**

Project No. 014-10067
June 14, 2010

Prepared for:
Ms. Amber Martinez
Granville Homes, Inc.
1396 West Herndon Avenue, Suite 101
Fresno, California 93711
(559) 436-0900

Prepared by:
Krazan & Associates, Inc.
215 West Dakota Avenue
Clovis, California 93612
(559) 348-2200

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Project No. 014-10067

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GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

June 14, 2010

Project No. 014-10067

**ASBESTOS SURVEY
RESIDENCE
1749 L STREET
FRESNO, CALIFORNIA**

1.0 INTRODUCTION

This report presents the results of our asbestos survey for the structures located at 1749 L St. in Fresno, California. The asbestos survey was conducted under the conditions of Krazan & Associates, Inc.'s (Krazan's) Proposal No. P10-068, dated May 25, 2010. Ms. Amber Martinez gave written authorization on May 27, 2010, for Krazan to proceed with the asbestos survey.

2.0 PURPOSE AND SCOPE OF WORK

The purpose of the asbestos survey was to identify and quantify the presence of potential asbestos-containing materials (ACMs) at the on-site structures. The scope of work for the asbestos survey included conducting a visual survey of the structures and conducting bulk sampling and analysis of materials suspected to contain asbestos. This survey was performed in accordance with local, state, and federal regulations.

3.0 BUILDING DESCRIPTION

The site is located on the west side of L Street, south of Amador in Fresno, California. The structure was a two-story structure with pier and post foundation, stucco, wood, and brick exterior walls, with composite shingle and mineral surface rolled roofing. Interior construction included gypsum board, sprayed-on acoustic, plaster, and wood ceilings; gypsum board, plaster, wood, and brick walls; and wood floors overlain (in areas) by floor tiles and ceramic tiles. An in ground swimming pool is located in the backyard. Also, a wood framed free-standing garage structure with wood interior and exterior walls and composite shingle roof is located on the alley behind the residence.

4.0 INVESTIGATIVE METHODS

4.1 Sampling Protocols

Fifty (50) samples of suspected ACMs were collected from throughout the on-site structures. Sample locations for this survey were chosen in a semi-random fashion with emphasis placed on minimizing damage to the sampled materials. The samples were collected by carefully removing a small amount of the suspect material in a non-abrasive manner. If possible, samples were collected from existing damaged areas or loose pieces of materials. Each sample was placed in a separate sealed plastic bag, and labeled with the project number and sample number. Refer to the Floor Plan following the text for the bulk sample locations.

4.2 Laboratory Analytical Methods

The bulk samples collected were analyzed by A.E.S.L. Environmental of Tempe, Arizona, to detect the presence, type, and percentage of asbestos by polarized light microscopy/dispersion staining, following the procedure described in 40 CFR 763, Subpart E, Appendix A (AHERA). Copies of the Certified Analytical Results and Chain-of-Custody Record are included in Appendix A.

5.0 RESULTS OF INVESTIGATION

As stated previously, 50 samples of suspected ACMs were collected from throughout the structures. Analytical laboratory results and field observations of the materials sampled have been summarized on Table I, following the text of this report. Information presented within the table includes the sample number, the sample description, the location where the sample was obtained, the asbestos content, the volume of ACMs identified (typically expressed in square feet), the condition of the material sampled, and a listing of locations where similar (homogenous) ACMs were also noted (although not necessarily sampled in these areas). In addition, footnotes have been provided to convey pertinent information regarding the specific sample or homogenous material.

The following materials were identified as containing at least one percent asbestos:

Sprayed-on acoustic ceiling – throughout structure (Sample Nos. 7, 8, 9, 16, 17, and 18). This material would be considered a friable ACM under the NESHAP Regulations.

9-in by 9-in Floor tile / mastic – throughout structure (Sample Nos. 19 and 20). This material would be considered a Category I non-friable ACM under the NESHAP Regulations.

The following materials were identified as containing at least one percent asbestos: (continued)

Boiler insulation – basement (Sample No. 25). This material would be considered a friable ACM under the NESHAP Regulations.

Pipe insulation – basement (Sample No. 27). This material would be considered a friable ACM under the NESHAP Regulations.

Vent pipe – basement (Sample No. 28). This material would be considered a Category II non-friable ACM under the NESHAP Regulations.

Roof mastic – associated with rolled roofing seams (hot mop), penetrations, and patches (Sample Nos. 40 and 41). This material would be considered a Category I non-friable ACM under the NESHAP Regulations.

6.0 CONCLUSIONS

The National Emissions Standards for Hazardous Air Pollutants (NESHAP) defines regulated asbestos-containing materials (RACM) as the following: friable materials containing more than one percent asbestos as determined by polarized light microscopy; Category I non-friable materials (i.e., floor tiles, asphalt roofing products) containing more than one percent asbestos that have become friable, have been subjected to or will be subjected to sanding, grinding, cutting, or abrading; and Category II non-friable materials (i.e., non-friable asbestos-containing materials that are not Category I materials) containing more than one percent asbestos that have a high probability of becoming or have already been reduced to a friable condition by demolition or renovation activities. The above-noted samples that contain greater than one percent asbestos meet the definition of a RACM under the NESHAP. In addition, the California Division of Occupational Safety and Health (Cal-OSHA) defines asbestos-containing construction material (ACCM) as greater than 0.1 percent asbestos. The above-noted samples that contain greater than 0.1 percent asbestos would meet the definition of an ACCM.

If these asbestos-containing materials are left in place, the occupants of the structure should avoid buffing, sanding, grinding, or abrading these materials in any way. These activities could potentially release asbestos fibers. An Operations and Maintenance Program (O&M Program) could be developed for the management of asbestos-containing materials if left in place. The development and implementation of such a program would require the designation and training of an asbestos program manager. The asbestos program manager would be responsible for conducting periodic inspections of the asbestos-containing materials, record keeping requirements, and providing awareness training

necessary for any maintenance or custodial personnel required to clean or repair these materials. Furthermore, it is recommended that the asbestos program manager notify all potentially affected individuals.

When building maintenance, repair, renovation, or other activities disturb or damage ACMs, asbestos fibers may be released creating a potential hazard. Therefore, removal of friable and non-friable ACMs that have the potential to become friable during demolition and/or renovation is federally regulated under the NESHAP. The San Joaquin Valley Unified Air Pollution Control District (APCD) is the responsible agency on the local level to enforce the NESHAP. The APCD Regional Office requires that asbestos-containing materials (ACM) be removed prior to renovation or demolition activities. Additionally, the APCD must be notified prior to any demolition and/or renovation activities.

7.0 LIMITATIONS

This survey and review of the subject property has been limited in scope. This investigation is undertaken with the risk that visual observations and random sampling alone would not reveal the presence, full nature, and extent of asbestos-containing materials. Krazan makes no representation as to the asbestos content of materials not sampled or that were inaccessible to our inspector (i.e., between walls, beneath floors, in pipe chases, etc.). The asbestos sample locations and building dimensions were measured/located in the field by tape measurement from existing features. Therefore, the sample locations, building dimensions, and approximate square footage of asbestos-containing materials should be considered accurate only to the degree implied by the methods used.

The findings presented in this report were based on field observations, random sampling and analysis, review of available data, and discussions with local regulatory and advisory agencies. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used. The information presented herewith was based on professional interpretation using presently accepted methods with a degree of conservatism deemed proper as of the report date. We do not warrant that future technical developments cannot supersede such data.

This asbestos survey is not intended to be the sole basis for asbestos removal bids. Confirmation of the condition and volume of the ACMs should be conducted by prospective removal contractors prior to accepting removal bids. This report is provided for the exclusive use of the client noted on the cover

page and is subject to the terms and conditions in the applicable contract between the Client and Krazan. The client is the only party to whom Krazan has explained the risks involved and has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from the client's point of view. Any third party use of this report, including use by the Client's lender, prospective purchaser, or lessee will be subject to the terms and conditions governing the contractual work between the Client and Krazan. The unauthorized use of, reliance on, or release of the information contained in this report, without the expressed written consent of Krazan, is strictly prohibited and will be without risk or liability to Krazan.

Asbestos analysis was conducted by a laboratory accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) administered by the National Institute of Standards and Technology (NIST). The results of the asbestos analyses are accurate only to the degree and care of ensuring the testing accuracy and the representative nature of the samples obtained.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office at (559) 348-2200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.



(Jeffrey R. Noel)
DOSH Certified Asbestos Consultant
No. 00-2828

JRN/aw

2c: herewith

TABLE I
ASBESTOS ANALYSIS RESULTS
 Residence
 1749 L Street
 Fresno, California
 June 9, 2010 Sampling

| Sample No. | Sample Description | Structure | Sample Location | Asbestos Content | Approx. Sq. Ft. | Condition / Friability | Notes / Additional Locations |
|------------|------------------------------------|------------------|----------------------------|------------------|-----------------|------------------------|------------------------------|
| 1 | Plaster | residence | bedroom | ND | NC | NA | homogenous throughout |
| 2 | Plaster | residence | kitchen | ND | NC | NA | homogenous throughout |
| 3 | Plaster | residence | bedroom | ND | NC | NA | homogenous throughout |
| 4 | Texture associated with plaster | residence | bedroom | ND | NC | NA | homogenous throughout |
| 5 | Texture associated with plaster | residence | large room | ND | NC | NA | homogenous throughout |
| 6 | Texture associated with plaster | residence | bedroom | ND | NC | NA | homogenous throughout |
| 7 | Sprayed-on acoustic | residence | bedroom | 2% | 2800 | NA | homogenous throughout |
| 8 | Sprayed-on acoustic | residence | enclosed side porch | 2% | see # 7 | NA | homogenous throughout |
| 9 | Sprayed-on acoustic | residence | vestibule | 2% | see # 7 | NA | homogenous throughout |
| 10 | Gypsum board / taping material | residence | bedroom | ND | NC | NA | homogenous throughout |
| 11 | Gypsum board / taping material | residence | bedroom | ND | NC | NA | homogenous throughout |
| 12 | Gypsum board / taping material | residence | bedroom | ND | NC | NA | homogenous throughout |
| 13 | Texture with gypsum board | residence | bedroom | ND | NC | NA | homogenous throughout |
| 14 | Texture with gypsum board | residence | hallway | ND | NC | NA | homogenous throughout |
| 15 | Texture with gypsum board | residence | bathroom | ND | NC | NA | homogenous throughout |
| 16 | Sprayed-on acoustic | residence | bedroom | 2% | see # 7 | NA | homogenous throughout |
| 17 | Sprayed-on acoustic | residence | bedroom | 2% | see # 7 | NA | homogenous throughout |
| 18 | Sprayed-on acoustic | residence | bedroom | 2% | see # 7 | NA | homogenous throughout |
| 19 | 9-in by 9-in Floor tile / mastic | residence | entry | 4% / 3% | 500 | NA | black |
| 20 | 9-in by 9-in Floor tile / mastic | residence | entry | 4% / 3% | 500 | NA | off-white |
| 21 | Vapor barrier | residence | entry | ND | NC | NA | under # 19 & 20 |
| 22 | 12-in by 12-in Floor tile / mastic | residence | bathroom | ND | NC | NA | |
| 23 | Leveling compound | residence | bathroom | ND | NC | NA | |
| 24 | Boiler wrap | residence | basement | ND | NC | NA | cloth wrap |
| 25 | Boiler insulation | residence | basement | 30% | 50 | NA | under # 24 |

NA = Not applicable
 NC = Not calculated
 ND = None detected
 Trace = Less than one percent (<1%) chrysotile asbestos

F = Fair condition
 G = Good condition
 NF = Non-friable
 FR = Friable

TABLE I (Continued)
ASBESTOS ANALYSIS RESULTS

Residence
 1749 L Street
 Fresno, California
 June 9, 2010 Sampling

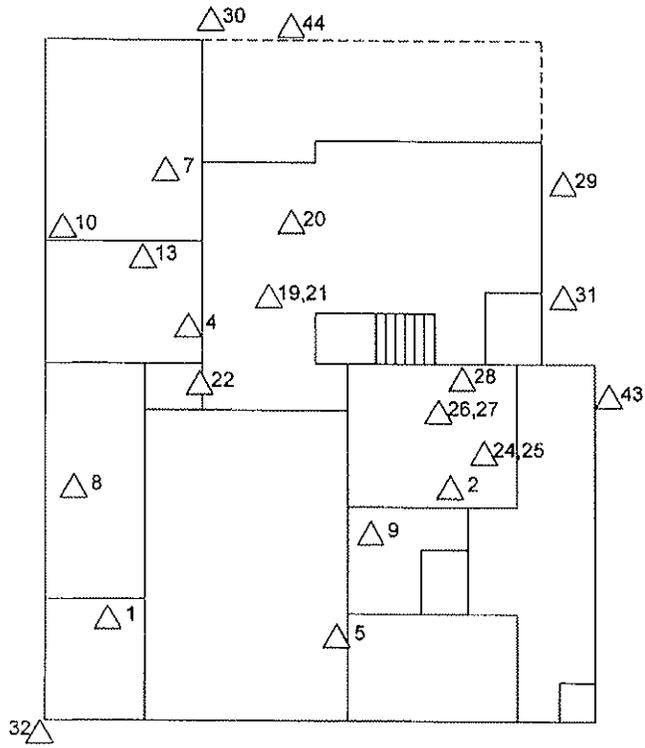
| Sample No. | Sample Description | Structure | Sample Location | Asbestos Content | Approx. Sq. Ft. | Condition / Friability | Notes/ Additional Locations |
|------------|--------------------------------|-----------|-----------------|------------------|-----------------|------------------------|-------------------------------|
| 26 | Pipe wrap | residence | basement | ND | NC | NA | cloth wrap |
| 27 | Pipe insulation | residence | basement | 60% | 300 | NA | under # 26 |
| 28 | Vent pipe | residence | basement | 30% | 2 | NA | scrap on ground |
| 29 | Window putty | residence | exterior | ND | NC | NA | |
| 30 | Stucco | residence | exterior | ND | NC | NA | homogenous throughout |
| 31 | Stucco | residence | exterior | ND | NC | NA | homogenous throughout |
| 32 | Stucco | residence | exterior | ND | NC | NA | homogenous throughout |
| 33 | Composite shingle | residence | exterior | ND | NC | NA | red |
| 34 | Roofing felt | residence | roof | ND | NC | NA | under # 33 |
| 35 | Composite shingle | residence | roof | ND | NC | NA | |
| 36 | Mineral surface rolled roofing | residence | roof | ND | NC | NA | |
| 37 | Mineral surface rolled roofing | residence | roof | ND | NC | NA | under # 36 |
| 38 | Mineral surface rolled roofing | residence | roof | ND | NC | NA | under # 37 |
| 39 | Mineral surface rolled roofing | residence | roof | ND | NC | NA | under # 38 |
| 40 | Roof mastic | residence | roof | 2% | 600 | NA | roofing seams |
| 41 | Roof mastic | residence | roof | 2% | 10 | NA | roof penetrations & patches |
| 42 | Roofing | residence | roof | ND | NC | NA | coated fabric |
| 43 | Textured paint | residence | exterior | ND | NC | NA | homogenous throughout |
| 44 | Mineral surface rolled roofing | residence | roof | ND | NC | NA | green scraps over front porch |
| 45 | Pool deck | --- | swimming pool | ND | NC | NA | homogenous throughout |
| 46 | Pool lip | --- | swimming pool | ND | NC | NA | homogenous throughout |
| 47 | Pool interior | --- | swimming pool | ND | NC | NA | homogenous throughout |
| 48 | Composite shingle | garage | roof | ND | NC | NA | red |
| 49 | Roofing felt | garage | roof | ND | NC | NA | under # 48 |
| 50 | Roof core | residence | hallway | ND | NC | NA | under hallway floor |

NA = Not applicable
 NC = Not calculated
 ND = None detected
 Trace = Less than one percent (<1%) chrysotile asbestos

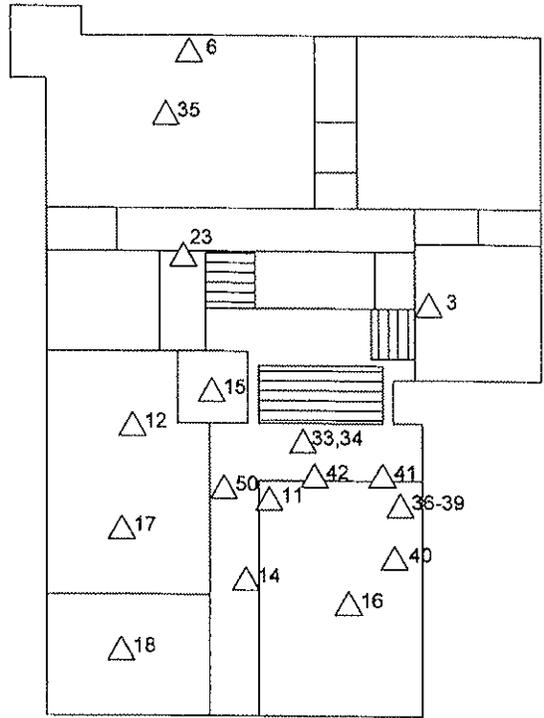
F = Fair condition
 G = Good condition
 NF = Non-friable
 FR = Friable

L Street

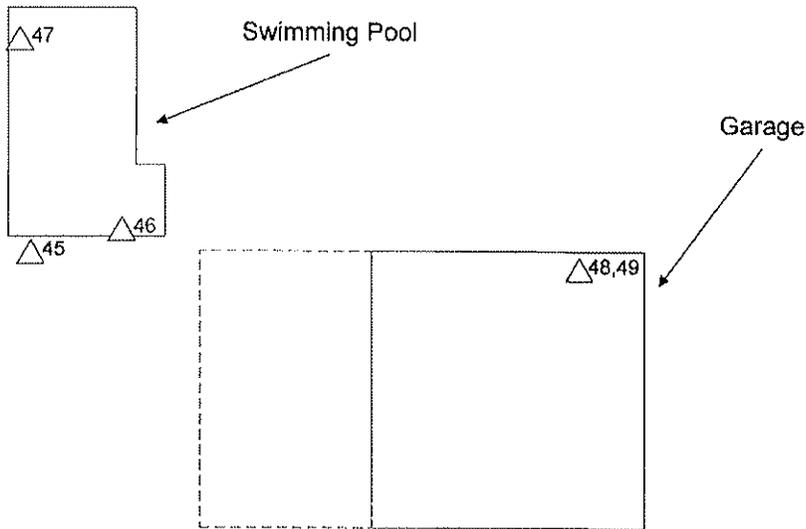
Amador Street



Ground Floor Level



Second Floor Level



EXPLANATION

△ BUILDING MATERIAL SAMPLE LOCATION

FLOOR PLAN WITH BUILDING MATERIAL SAMPLE LOCATIONS

RESIDENCE
1749 L STREET
FRESNO, CALIFORNIA

Scale:
NOT TO SCALE

Date:
6 / 10

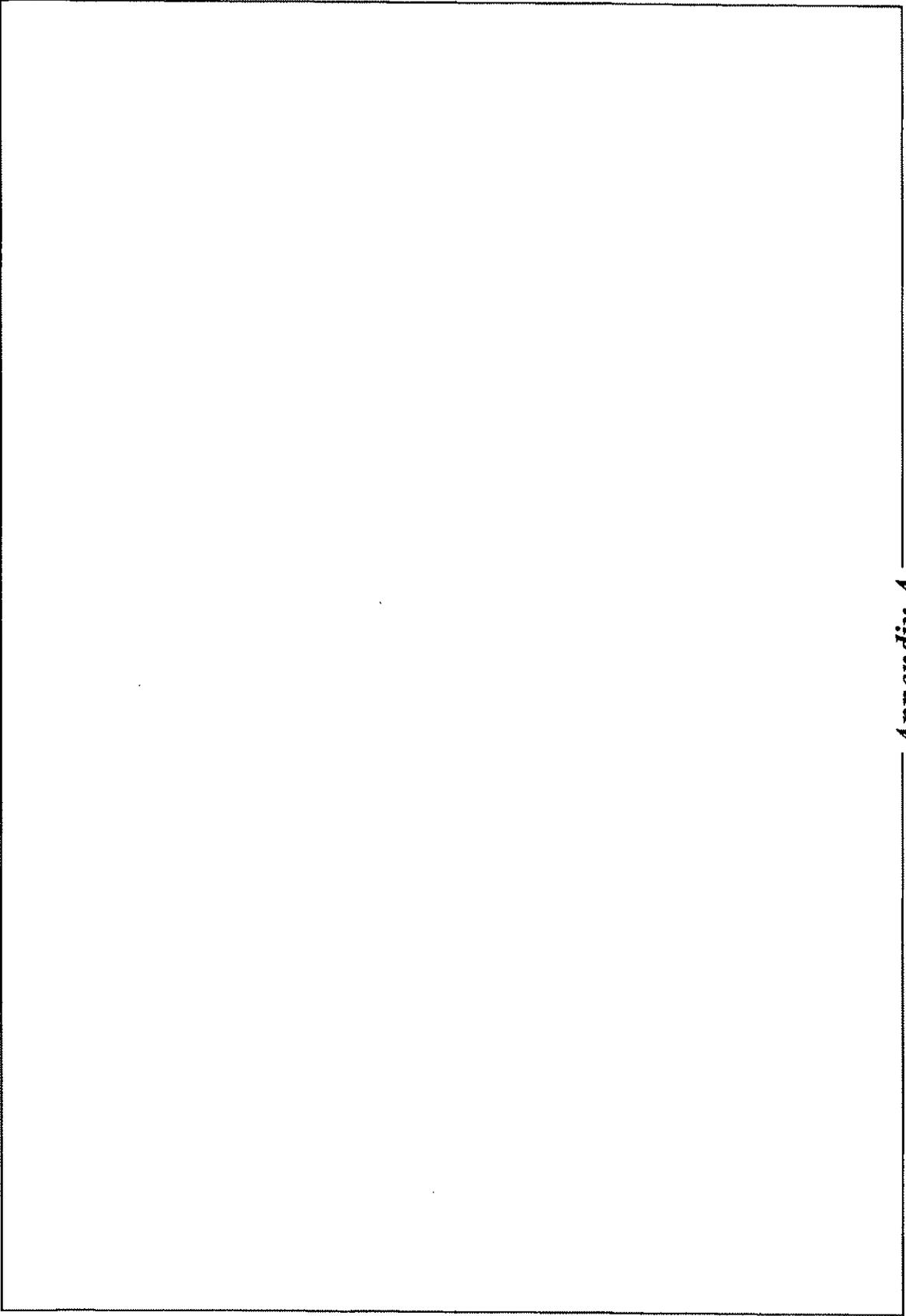
Drawn by:
J. R. N.

Approved by:
J.R.N

Project No.
014-10067

Figure No.
1

 **Krazan**
ENGINEERS, GEOLOGISTS AND ENVIRONMENTAL SPECIALISTS
Offices Serving the Western United States



BULK ASBESTOS ANALYSIS SUMMARY REPORT

CLIENT NAME: Krazan & Associates, Inc.
 215 W. Dakota Avenue
 Clovis, CA 93612

DATE OF RECEIPT: June 10, 2010
SAMPLE CONDITION: Good
DATE ANALYZED: June 11, 2010

A.E.S.L. LABORATORY #: 10-A388

PROJECT: Residence / 01410067

| A.E.S.L. LAB SAMPLE ID # | CLIENT SAMPLE ID # | SAMPLE DESCRIPTION & COLOR | TEST RESULTS | | OTHER MATERIALS |
|--------------------------------|--------------------------|----------------------------------|--------------|---------------|----------------------------------|
| | | | Pos. / Neg. | % & Type | |
| A388-1 | 1 | White Plaster | Negative | ----- | 100% Non-Fibrous |
| A388-2 | 2 | White Plaster | Negative | ----- | 100% Non-Fibrous |
| A388-3 | 3 | White Plaster | Negative | ----- | 100% Non-Fibrous |
| A388-4 | 4 | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-5 | 5 | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-6 | 6 | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-7 | 7 | White Spray-on Acoustic | Positive | 2% Chrysotile | 98% Non-Fibrous |
| A388-8 | 8 | White Spray-on Acoustic | Positive | 2% Chrysotile | 98% Non-Fibrous |
| A388-9 | 9 | White Spray-on Acoustic | Positive | 2% Chrysotile | 98% Non-Fibrous |
| A388-9 | 9 | White Gypsum | Negative | ----- | 10% Cellulose 90% Non-Fibrous |
| A388-10 a | 10 a | White Gypsum | Negative | ----- | 10% Cellulose 90% Non-Fibrous |
| A388-10 b | 10 b | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-11 a | 11 a | White Gypsum | Negative | ----- | 10% Cellulose 90% Non-Fibrous |
| A388-11 b | 11 b | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-12 a | 12 a | White Gypsum | Negative | ----- | 10% Cellulose 90% Non-Fibrous |
| A388-12 b | 12 b | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-13 | 13 | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-14 | 14 | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-15 | 15 | White Texture | Negative | ----- | 100% Non-Fibrous |
| A388-16 | 16 | White Spray-on Acoustic | Positive | 2% Chrysotile | 2% Cellulose 96% Non-Fibrous |
| A388-17 | 17 | White Spray-on Acoustic | Positive | 2% Chrysotile | 2% Cellulose 96% Non-Fibrous |
| A388-18 | 18 | White Spray-on Acoustic | Positive | 2% Chrysotile | 2% Cellulose 96% Non-Fibrous |
| A388-19 a | 19 a | Black 9x9 Floor Tile | Positive | 4% Chrysotile | 96% Non-Fibrous |
| A388-19 b | 19 b | Black Mastic | Positive | 3% Chrysotile | 97% Non-Fibrous |
| A388-20 a | 20 a | Tan 9x9 Floor Tile | Positive | 4% Chrysotile | 96% Non-Fibrous |
| A388-20 b | 20 b | Black Mastic | Positive | 3% Chrysotile | 97% Non-Fibrous |
| A388-21 | 21 | Black Vapor Barrier | Negative | ----- | 30% Cellulose 70% Non-Fibrous |
| A388-22 a | 22 a | Gray Floor Tile | Negative | ----- | 100% Non-Fibrous |

| A.E.S.L. LAB SAMPLE ID # | CLIENT SAMPLE ID # | SAMPLE DESCRIPTION & COLOR | TEST RESULTS | | OTHER MATERIALS |
|--------------------------------|--------------------------|----------------------------------|--------------|-----------------------------------|--------------------------------------|
| | | | Pos. / Neg. | % & Type | |
| A388-22 b | 22 b | Clear Mastic | Negative | ----- | 100% Non-Fibrous |
| A338-23 | 23 | White Leveling Compound | Negative | ----- | 100% Non-Fibrous |
| A388-24 | 24 | Gray Wrap | Negative | ----- | 100% Synthetic Fibers |
| A388-25 | 25 | White Insulation | Positive | 30% Chrysotile | 70% Non-Fibrous |
| A388-26 | 26 | Gray Wrap | Negative | ----- | 100% Synthetic Fibers |
| A388-27 | 27 | White Insulation | Positive | 60% Chrysotile | 40% Cellulose |
| A388-28 | 28 | Gray Vent Pipe | Positive | 20% Chrysotile 10% Crocidolite | 70% Non-Fibrous |
| A388-29 | 29 | White Window Putty | Negative | ----- | 100% Non-Fibrous |
| A388-30 | 30 | Gray Stucco | Negative | ----- | 100% Non-Fibrous |
| A388-31 | 31 | Gray Stucco | Negative | ----- | 100% Non-Fibrous |
| A388-32 | 32 | Gray Stucco2 | Negative | ----- | 100% Non-Fibrous |
| A388-33 | 33 | Black Composite Shingle | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-34 | 34 | Black Felt | Negative | ----- | 30% Cellulose 70% Non-Fibrous |
| A388-35 | 35 | Black Composite Shingle | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-36 | 36 | Black MSRR | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-37 | 37 | Black MSRR | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-38 | 38 | Black MSRR | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-39 | 39 | Black MSRR | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-40 | 40 | Black Roof Mastic | Positive | 2% Chrysotile | 98% Non-Fibrous |
| A388-41 | 41 | Black Roof Mastic | Positive | 2% Chrysotile | 98% Non-Fibrous |
| A388-42 | 42 | Black Roofing | Negative | ----- | 20% Cellulose 80% Non-Fibrous |
| A388-43 | 43 | White Paint | Negative | ----- | 100% Non-Fibrous |
| A388-44 | 44 | Black MSRR | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-45 | 45 | White Material | Negative | ----- | 100% Non-Fibrous |
| A388-46 | 46 | White Material | Negative | ----- | 100% Non-Fibrous |
| A388-47 | 47 | White Material | Negative | ----- | 100% Non-Fibrous |
| A388-48 | 48 | White Composite Shingle | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-49 | 49 | Black Felt | Negative | ----- | 30% Cellulose 70% Non-Fibrous |
| A388-50 a | 50 a | Black Roofing Core | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-50 b | 50 b | Black Roofing Core | Negative | ----- | 20% Fibrous Glass 80% Non-Fibrous |
| A388-50 c | 50 c | Black Roofing Core | Negative | ----- | 20% Cellulose 80% Non-Fibrous |

Method: Polarized Light Microscopy, EPA Method 600/R-93/116

The result quantitations reported are estimation based on the methods of visual microscopic estimation, which is considered only a semi-quantitative technique. Also, this report is indicative only of the sample material A.E.S.L. Laboratory received. Results do not necessarily reflect the makeup of the entire span of the material from which the samples were derived. Sampling techniques and/or sample handling may affect the integrity of the sample/s before submission to A.E.S.L. Laboratory and hence the outcome of the laboratory results. Samples not destroyed by testing are retained a minimum of thirty days.

A.E.S.L. Laboratory recommends re-analysis by point count or Transmission Electron Microscopy (TEM) for materials that are found to contain less than ten percent (<10%) asbestos by PLM.

This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of A.E.S.L.

Analyzed by: 
Shawn Kearney

Z:\AESL\bulk\10-A000\10-A388.doc

POINT COUNT TRACE RESULTS

A.E.S.L. LABORATORY #: 10-A388

PO #: 14-

Page 1 of 2

BULK ASBESTOS SAMPLE CHAIN OF CUSTODY

TURNAROUND TIME: HR / Same Day / 24HR / 48HR

Client Name: Krazan & Associates, Inc. Phone: (559) 348-2200
 Address: 215 West Dakota Avenue City: Clovis State: California
 Contact: Jeff Nohl Phone: (559) 348-2200
 Zip: 93612

PROJECT NAME: Residence PROJECT ID #: 01410067 DATE SAMPLES TAKEN: 6/9/10

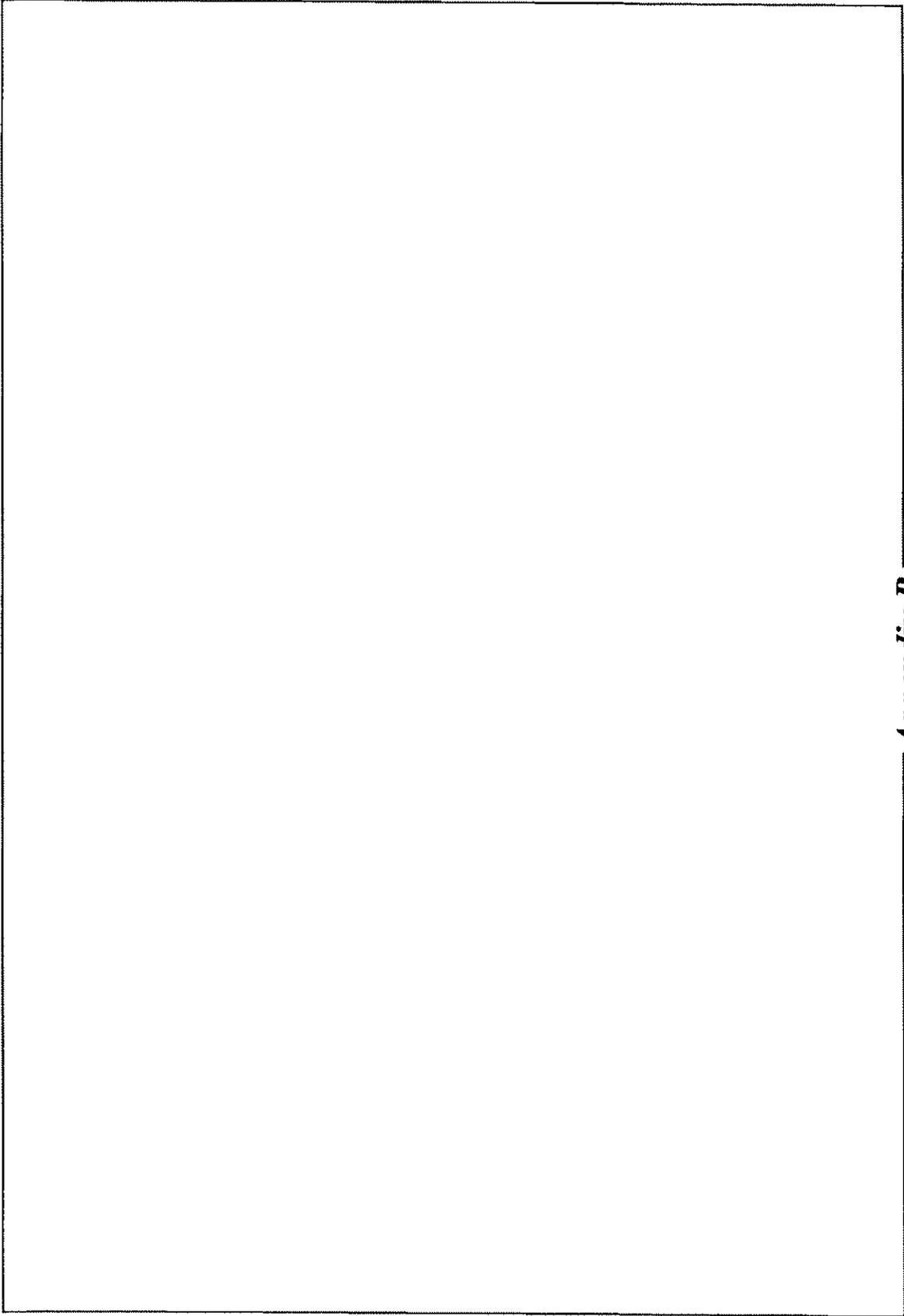
SAMPLES RECVD (#): 50 DATE RECVD: 10-10-11 CONDITION: Ad SAMPLES ACCEPTED (Y/N): D IF NO. WHY? ***

*** SAMPLES TO BE RETURNED TO CLIENT AFTER 30 DAYS OR DISPOSED OF BY A.E.S.L. (OR) ***
 (IF NOT SPECIFIED WILL AUTOMATICALLY BE DISPOSED OF AFTER 30 DAYS)

| A.E.S.L. Sample # | Client ID# | Sample Location | Sample Description | A.E.S.L. Sample # | Client ID# | Sample Location | Sample Description |
|-------------------|------------|-----------------|--------------------|-------------------|------------|-----------------|--------------------|
| 1 | | 1749 L St. | Plaster | 21 | | 1749 L St. | Vapor barrier |
| 2 | | | ↓ | 22 | | | 12x12 floor tile |
| 3 | | | | 23 | | | Leveling compound |
| 4 | | | Texture | 24 | | | Boiler wrap |
| 5 | | | ↓ | 25 | | | Boiler insulation |
| 6 | | | | 26 | | | Pipe wrap |
| 7 | | | Sprayed Acoustic | 27 | | | Pipe insulation |
| 8 | | | ↓ | 28 | | | Vent pipe |
| 9 | | | | 29 | | | Window putty |
| 10 | | | GRITM | 30 | | | Stucco |
| 11 | | | ↓ | 31 | | | ↓ |
| 12 | | | | 32 | | | ↓ |
| 13 | | | Texture | 33 | | | Compound string |
| 14 | | | ↓ | 34 | | | Roofing felt |
| 15 | | | | 35 | | | Compound string |
| 16 | | | Sprayed Acoustic | 36 | | | MSRR |
| 17 | | | ↓ | 37 | | | ↓ |
| 18 | | | | 38 | | | ↓ |
| 19 | | | 9x9 floor tile | 39 | | | ↓ |
| 20 | | | ↓ | 40 | | | Roof mastic |

A.E.S.L. ENVIRONMENTAL LABORATORY
 800 NORTH MARY STREET, SUITE 6
 TEMPE, ARIZONA 85281-1945
 PHONE (480) 966-3714 FAX (480) 394-0188

RELINQUISHED BY: [Signature] DATE: 6/9/10
 RECEIVED AT A.E.S.L. BY: CM DATE: 6-10-10



Appendix B

DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
ASBESTOS CONSULTANT and TRAINER APPROVAL UNIT
 2211 Park Towne Circle, Suite 1
 Sacramento, CA 95825
 Tel: (916) 574-2993 Fax: (916) 483-0572



009132828C

210

August 06, 2009

Jeffrey Ronald Noel
 1055 Chennault Ave
 Clovis CA 93611

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. To maintain your certification, please abide by the rules printed on the back of the certification card.

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification. Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as a CAC or CSST.

Please inform our office at the above address, fax number or actu@dir.ca.gov of any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

Jeff Ferrell
 Senior Industrial Hygienist

JF/ms

Attachment: Certification Card
 cc: File

State of California
 Division of Occupational Safety and Health
 Certified Asbestos Consultant

Jeffrey Ronald Noel

Name

Certification No. 00-2828

Expires on 10/18/10

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code



WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

| | | | |
|-----------------------------|--|---------------------------------------|--------------------------|
| BUILDING NO. 1749 | STREET, CITY, STATE, ZIP L Street, Fresno CA 93721 | Date of Inspection 6/8/2010 | No. of Pages 7 |
|-----------------------------|--|---------------------------------------|--------------------------|



| | | |
|---|--|---|
| Firm Registration No. PR 3504 | Report No. 7348 | Escrow No. |
| Ordered By: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja | Property Owner/Party of Interest Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja | Report Sent To: Granville Homes 1396 W. Herndon #104 Fresno, CA 93711 Attn: Aja |

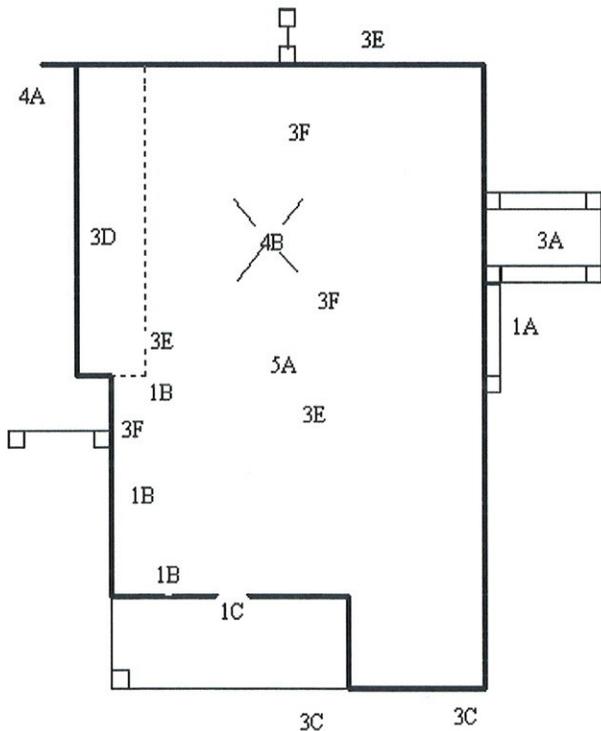
COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

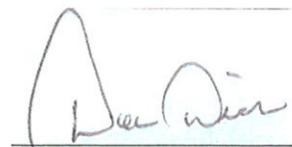
| | |
|---|------------------------------------|
| General Description: Two story, framed, stucco sided residence vacant and unoccupied, comp shingle roof on a raised foundation | Inspection Tag Posted: Basement |
| | Other Inspection Tags: NONE |

An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites Drywood Termites Fungus/Dryrot Other Findings Further Inspection

If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Don Dias License No. FR21001 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

1749

L Street, Fresno CA 93721

6/8/2010

7348

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

FURTHER INSPECTION : ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CAN NOT BE DEFINED AS SECTION 1 AND SECTION 2.

The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls: spaces between a floor or porch deck and the ceiling or soffit below: stall showers over finished ceilings: such structural segments as porte cocheres, enclosed bay windows, buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, built-in cabinet work: floor beneath coverings, areas where storage conditions or locks makes inspection impractical.

OUR TERMITE COMPANY is not a licensed roofing firm. If any interested party desires further information, a licensed roofer should be consulted.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE. THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

THE FOLLOWING INFORMATION IS BEING SUPPLIED TO HELP OUR CLIENTS BETTER UNDERSTAND THE DIFFERENCE BETWEEN SECTION I & SECTION II FINDINGS. IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

Section I

Section I: contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection.

Section II

Section II: contains conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

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INSPECTION DATE

REPORT NO.

THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL. THIS COMPANY CANNOT BE HELD LIABLE FOR ANY HIDDEN LEAKS OR LEAKS THAT OCCUR AFTER THE DATE OF THIS ORIGINAL INSPECTION.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD. NO ROOF CERTIFICATIONS WILL BE GIVEN BY THIS COMPANY. IF A ROOF CERTIFICATION IS NEEDED AFTER REPAIRS INVOLVING REMOVAL AND REPLACEMENT OF ROOFING MATERIALS, IT MUST BE OBTAINED FROM A LICENSED ROOFER.

NOTICE Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company...you... have a right to seek a second opinion...from another company.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold spores concerning indoor air quality should be directed to a Certified Industrial Hygienist.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

NOTE The Attic was partially inaccessible for inspection due to insulation. A visual inspection from the crawl space was made and no infestations or infections were noted at the time of inspection.

Subterranean Termites:

FINDING 1A

Subterranean termite damage noted to the window framing as indicated on the diagram.

1749

L Street, Fresno CA 93721

6/8/2010

7348

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Subterranean Termites:

RECOMMENDATION 1A-1

Drill through the concrete slabs abutting the exterior foundation , and cold joints of the garage and pressure treat the soil with registered chemicals for the control of subterranean termites. Trench and treat along the exterior of the foundation. Remove all cellulose debris from the substructure and apply chemical. Mister Sprayman Pest Control assumes no responsibility for possible damage to floor coverings, hidden pipes, conduits, or ducts.

***** This is a Section 1 Item *****

RECOMMENDATION 1A-2

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 1B

Subterranean termite damage noted to the hadwood flooring and sub flooring as indicated on the diagram.

RECOMMENDATION 1B-1

Refer to recommendation 1A-1 for the control of subterranean termites.

***** This is a Section 1 Item *****

RECOMMENDATION 1B-2

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 1C

Subterranean termites, earth to wood contact and damage noted at the front porch framing, as indicated on the diagram.

RECOMMENDATION 1C-1

Refer to recommendation 1A-1 for the control of subterranean termites.

***** This is a Section 1 Item *****

RECOMMENDATION 1C-2

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

Fungus/Dryrot:

FINDING 3A

Fungus infection and damage noted to the attached arbor framing as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3A

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 3B

Fungus infection and damage noted to the 2nd story exterior railing as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3B

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

1749

L. Street, Fresno CA 93721

6/8/2010

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BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Fungus/Dryrot:

FINDING 3C

Fungus infection and damage noted to the eave framing as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3C

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 3D

Fungus infection, earth to wood contact and damage noted to the basement stairs, and adjacent wall framing.

RECOMMENDATION 3D

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 3E

Fungus infection, earth to wood contact and damage noted to the basement door jambs and threshold.

RECOMMENDATION 3E

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

FINDING 3F

Fungus infection and damage noted to the basement window casing as indicated on the diagram. Condition appears to be due to exposure to the exposure.

RECOMMENDATION 3F

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 1 Item *****

Other Findings:

FINDING 4A

Earth-wood contact noted at the attached fence to wood sided structure as indicated on the diagram. This condition is conducive to subterranean termites infestations, excessive moisture conditions and fungus development.

RECOMMENDATION 4A

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 2 Item *****

FINDING 4B

Water damage noted to the 2nd story walls, ceiling, and flooring as indicated on the diagram. This condition appears to be due to past or present roof leaks.

RECOMMENDATION 4B

We recommend other trades to make necessary repairs and corrections.

***** This is a Section 2 Item *****

| | | | |
|--------------|---------------------------|-----------------|------------|
| 1749 | L Street, Fresno CA 93721 | 6/8/2010 | 7348 |
| BUILDING NO. | STREET, CITY, STATE, ZIP | INSPECTION DATE | REPORT NO. |

Further Inspection:

ITEM 5A Water service to the structure was turned off at the time of this inspection. We recommend further inspection after the water is restored to determine if water leakage exists within the structure.

***** Unknown Further Inspection Recommended *****

MISTER SPRAYMAN PEST CONTROL DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. MISTER SPRAYMAN PEST CONTROL ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

IF ANY INFESTATION, INFECTION OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL FILE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR RESPONSIBLE FOR CONTROLLING SUCH DAMAGE. IF THE ADDITIONAL WORK IS WITHIN THE SCOPE OF THIS COMPANYS OPERATIONS, A COST WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

WE ENCLOSE OUR BILL FOR \$75 TO COVER OUR INSPECTION AND REPORT.

1749

L Street, Fresno CA 93721

6/8/2010

7348

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

OCCUPANTS CHEMICAL NOTICE

Mister Sprayman Pest Control will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled

___ SUBTERRANEAN TERMITES ___ FUNGUS or DRY ROT
___ BEETLES ___ DRY-WOOD TERMITES ___ OTHER

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- A. VIKANE: (Sulfuryl Fluoride)
B. COPPER NAPHTHENATE: Active ingredients: Copper Naphthenate 20%; Inert ingredients 80%.
C. PREMISE: Active ingredients: Imidacloprid,1-(6-Chloro-3-pyridiny)methyl) -N-nitro-2-imidazolidinimine....75.0% Inert ingredients.....25.0% 100.0%
D. OTHER:

(3) "State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the State finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:

- Mister Sprayman Pest Control (559)322-5252
Poison Control Center Fresno (800)876-4766
Structural Pest Control
1422 Howe Avenue Suite 3, Sacramento, CA 95825 (916) 263-2540 or (900) 737-8188
County Agriculture Commissioners
Fresno (559) 456-7510, Kings (209) 582-3211, Madera (559) 675-7876,
Mariposa (209) 966-2075, Merced (209) 385-7431, San Joaquin (209) 468-3300
Tulare (209) 733-6391
Health Offices
Fresno (559) 445-0666, Kings (209) 584-1401, Madera (559) 675-7893,
Mariposa (209)966-3689, Merced (209) 385-7710, San Joaquin (209)468-3400,
Tulare (209) 685-2500

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT Date

Don Wadsack Masonry
1141 E. Athens Ave.
Fresno, CA 93711

Re: 1749 L Street "Helm Home"

Dear Mrs. Ascarte-Patton,

After review of Appendix "A" To Notice and Order dated February 1, 2010 in regards to building and structural defects (unsound unreinforced brick walls and deteriorated lime mortar), and onsite field review on June 10, 2010 below is a summary of our findings:

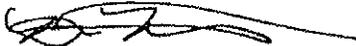
- Front elevation suffers from structural masonry cracks that have penetrated through the exterior into the interior of the building
- Side and rear elevation suffers from exterior structural masonry cracks
- Masonry fireplaces have loose bricks and exterior cracking
- Masonry cracks in exterior columns with loss of structural integrity

Upon interior inspection of the brick walls we found deteriorated lime and mortar. During and after lightly tapping on the wall you could hear the mortar running between the brick air space.

In my professional opinion the front elevation at the second story could completely fall apart and crumble upon any repairs. The columns need to be rebuilt from the ground up, and the fireplaces can be repaired.

Please feel free to contact me with any other questions.

Sincerely,



Don Wadsack
Owner
Contractor License # 894264

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8003 FAX (559) 498-1012

Please reply to:
(559) 621-8520

February 27, 2009

Mike Zachry
Fresno Leadership Foundation
1727 L Street, #101
Fresno, CA 93721

Dear Mr. Zachry:

At its February 23, 2009 public hearing the City's Historic Preservation Commission directed staff to pursue formal action under the Minimum Maintenance provisions of the Historic Preservation Ordinance. Attached is a Courtesy Notice detailing the failure of your organization, One by One Leadership Foundation/Fresno Leadership Foundation ("Foundation"), to respond to numerous violations under the Ordinance (FMC 12-1601 et seq.)

It is the intent of this letter to clarify the concerns which the Historic Preservation Commission, the Fulton-Lowell Design Review Committee, and Planning and Development staff have raised over the past three years regarding several of the designated historic properties owned by the Foundation. It is also the hope of all involved that the Foundation can respond to these concerns as quickly as possible. However, failure to address these violations in a timely fashion will lead to a Notice and Order and subsequent fines of up to \$10,000 per violation.

As a reminder, the Commission and its staff have worked with your organization over the past several years in good faith to assist the Foundation in both its program goals and in the restoration of these historic properties, which remain some of the City's "crown jewels," Specifically:

- **October 23, 2006:** The Historic Preservation and the Fulton-Lowell Design Review Committee held a joint public meeting to discuss historic issues with the Foundation. Topics included 1) the Foundation's short and long-range plans for restoration and preservation of the various historic properties, and 2) review of the minimum maintenance reports on six of the seven properties owned by the Foundation.
- **February 7, 2007:** Planning and Development Department staff met with you and Don Eskes regarding plans to rebuild the Burks home which had recently burned, the potential subdivision of the lot at the northeast corner of San Joaquin and L Street, and how best to market the properties and raise funds for restoration. At that time staff recommended that the Foundation apply for a CDBG grant for façade improvements.
- **February 26, 2007:** Foundation staff presented a report to the Historic Preservation Commission. The Commission minutes include the following: "Mr. Estes commented

One by One Minimum Maintenance Courtesy Notice

that the fire damaged building on San Joaquin was completely covered with insurance and that they will replace it with all anticipated code updates. On "L" Street, the Judge Creighton home should be completed by December, 2007, and has only minimum roofing issues. CDBG funds are helping with the restoration issues at three of the "L" Street houses, including roofing, painting, and blight outside of the structures. All deferred maintenance issues should be resolved with the grant."

- **March 8, 2007:** Letter from Historic Preservation Commission Chair, Kevin Enns-Rempel in support of the Foundation's CDBG grant request for funds to help with façade improvements for 1717, 1743 and 1749 L Street.
- **April 2, 2007:** Reports completed by the Department's consultant, Joe Burke, under the Minimum Maintenance standards of the City's Historic Preservation Ordinance for properties owned by Fresno Leadership Foundation mailed to Foundation (see additional copies as attached).
- **May 15, 2007:** Staff meeting with Restoration Team (Yosemite Drafting and Design Company) over rebuild of the Burks Home.

In addition to other numerous calls and consultations, Department staff also met at the Foundation offices with staff and potential stakeholders to discuss creative solutions to marketing the various buildings in the campus.

The following properties owned by the Foundation continue to have multiple violations under the Minimum Maintenance Provisions of the City's Historic Preservation Ordinance (FM 12-1626) as recorded in 2006 by the City's consultant Joe Burke and through a site visit by the City's Historic Preservation Project Manager on February 4, 2009. With minor exceptions the violations noted are for exteriors only and were made from the public right-of-way. Based upon the condition of the exteriors it is assumed that there are multiple violations on the interiors of these buildings as well:

The Helm Home (1749 L Street, HP #112):

The Helm Home has the most critical issues of all the Foundation's historic properties and is probably the most important historically and architecturally. Structural issues appear severe with cracks in exterior that extend through the masonry; particularly critical is the cantilevered northeast corner of the façade. In addition, the cornice of the roof is in poor repair and the lack of support for a portion of the garage is equally alarming (see attached report and photos). Recent interior visits by private potential investors also indicate that there are significant animal feces inside.

Violations of FMC 12-1626(1), (4), (5).

The Newman Home (1743 L Street, HP#117)

This 1911 home is currently vacant and boarded. There are numerous breaks in the wood shingle cladding, damaged cornice materials, broken stairs and steps.

Violations of FMC 12-1626 (1), (4), (5) (8).

One by One Minimum Maintenance Courtesy Notice

Dr. Floyd L. R. Burks Home (2221-2223 San Joaquin Street, HR #006)

The Burks Home was in excellent condition when on May 22, 2006 it was listed as a heritage resource upon request of One by One staff (see attached primary record from 2.8.06). Due to a fire in the adjacent property the Burks home sustained severe fire damage in late 2006. The Foundation reported that the building had 100% insurance coverage and would be rebuilt using the Secretary of Interior's Standards. Foundation staff and their consultants met with City staff on May 15, 2007 to discuss the protocol. As of February 5, 2009, the building has neither been repaired nor demolished.

Violations of FMC 12-1626 (3) (4) (5) (8) (9) (10).

The Judge William D. Crichton Home (1718 L Street, HR #005).

Other than a new roof, there are no apparent changes to the condition of this building since it was designated a heritage resource upon request of the Foundation. There are broken windows on the former sleeping porch.

Violations of FMC 12-1626 (8)

It is important to note that two historic buildings owned by the Foundation, 1727 L Street (The Long/Black Home) and 1705 L Street (The Bean Home) appear to be in good to excellent condition. In addition, all lawn areas at the various historic properties are well tended.

Time Frame to Repair Violations:

Due to the number of properties owned by the Foundation, but also in light of the extended length of time that has occurred since the Commission and staff first brought these conditions to the attention of the Foundation, we recommend that all serious maintenance issues (versus cosmetic ones such as exterior paint) be completed no later than **September 1, 2009. The one exception is that we request that new supports be attached immediately to the underside of the overhang on the garage at the Helm Home.** This area poses an eminent threat to public health and safety.

Enforcement Action:

If these violations continue unabated enforcement action in the form of a Notice and Order, which will include violations of state and local law other than the Historic Preservation Ordinance, will follow with fines up to \$10,000 per violation, as allowed under FMC 12-1628. As always the Commission and city staff are willing to work with the property owners to reach a fair and equitable solution, but not at the expense of the further destruction of these historic resources.

Sincerely,

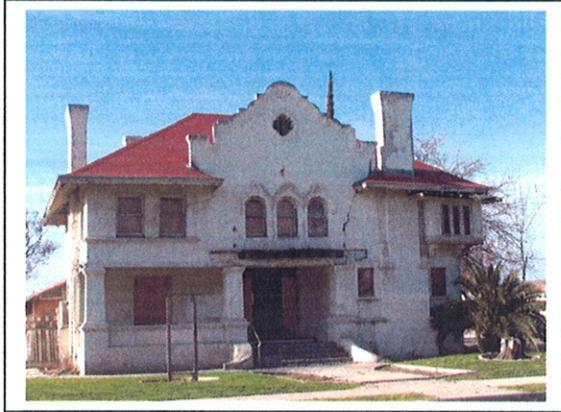
Karana Hattersley-Drayton
Historic Preservation Project Manager
City of Fresno

One by One Minimum Maintenance Courtesy Notice

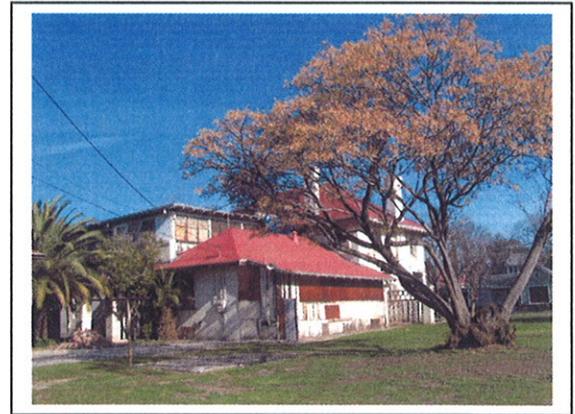
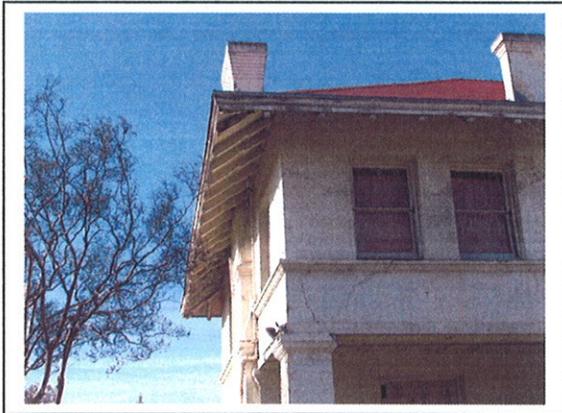
Copy: Bill Smittcamp, President (One by One Leadership Foundation)
Keith Bergthold, Interim Director (Planning and Development Dept.)
Jerry Bishop, Assistant Director (Planning and Development Dept.)
Darrell Unruh, Planning Manager (Secretary, Historic Preservation Commission)
Don Simmons, Ph.D. (Chair, Historic Preservation Commission)
Charlotte Hylton, Deputy City Attorney

Enc. Minimum Maintenance reports for 1749 L Street and 1717 L Street.
Additional photos of 1749 L Street, 1717 L Street, 1718 L Street and 2221-23
San Joaquin, 4 February 2009.
Primary Record for 2221-23 San Joaquin
City of Fresno Historic Preservation Ordinance

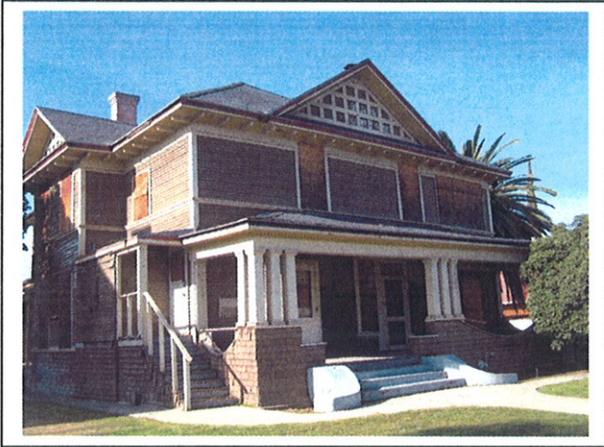
Photos, February 4, 2009



Helm Home (HP# 112)



One by One Minimum Maintenance Courtesy Notice

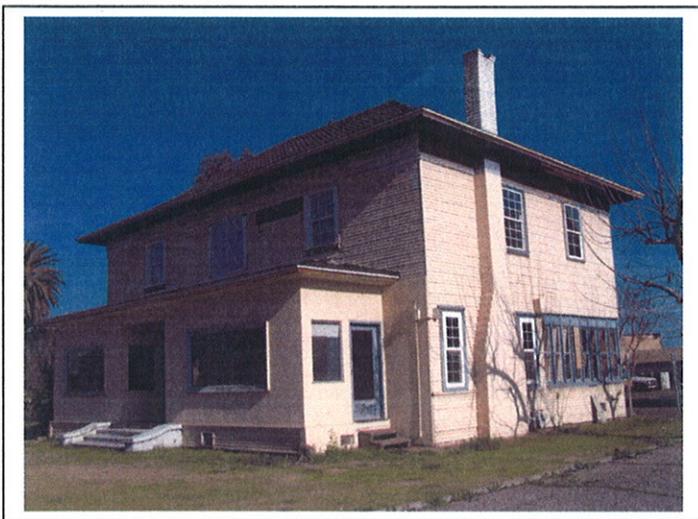


Newman Home (HP#117)



Dr. Floyd L. R. Burks Home (HR #006)

One by One Minimum Maintenance Courtesy Notice



**Judge Crichton Home
HR # 005**

