

EXHIBIT C

Rehabilitation, Restoration, and Preservation Plan

492 Randolph had remained untouched or maintain for many year by the previous owner. It saw some damage during the 2014 earthquake.

Upgrades completed and in progress

- Removal of chimney as it was deemed unsafe. We restored and preserved the ornate exterior chimney cap which remains on the building.
- Replacement of full foundation and leveling of property
- Addition of sub-pump system and drainage around perimeter of the home
- All new electrical wiring (including meter and service)
- All new gas lines (including new gas meter and line from street)
- All new plumbing (including new water line from street)
- All new HVAC and insulation.
- Addition of full fire sprinklers throughout all level of the property

Preservation completed and in progress

- Preservation and restoration of grand turned wood main staircase.
- Preservation and restoration of existing original windows (70+ window count)
- Preservation and restoration of original interior moldings
- Preservation and restoration of interior doors and casings (count 25+), sliding pocket doors (count 3).
- Preservation and restoration of 2 gas fire places found on the main level in the parlor and entry foyer
- Preservation and restoration of all 4 stain glass windows.
- Preservation and restoration of the exterior entry way (handrails, turned and carved posts supporting latticework). Much of the original woodwork pieces were found in the basement. These exact parts will be refurbished and used.
- Preservation and restoration of last remaining original hardwood floors on the main level
- Preservation and restoration of exterior stucco damaged by the 2014 earthquake
- Preservation and restoration of exterior dry rot and paint. Exterior paint color selection was completed by Bob Buckter of San Francisco who specializes in Victorians. (see attached color list and his website www.drcolor.com)
- Preservation and maintenance of original 4 palm trees and upgrade landscaping.

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May 21, 2018

Syrios Restoration
35-El Plazuela Street
San Francisco, CA 94127

JOB 11356 492-Randolf Street, Napa, CA **EXTERIOR Scheme A**

Color Specification

Color # 1A AC-37

BM "Big Bend Beige," a custom Benjamin Moore color in N401 Regal Select low lustre acrylic exterior finish.

Placement

Main body....Cornice soffits....

Color # 2A SAIL CLOTH

Benjamin Moore #096-77 in N403 Regal Select soft gloss acrylic exterior finish.

Placement

Cornice fascia....Gutters....Corner boards....Bellybands....Balustrade assembly....

Dentil blocks....Brackets....Columns....Pilasters....Window and door casings, and sills....

Color # 3A ESSEX GREEN

Benjamin Moore #096-43 in N403 Regal Select Soft gloss acrylic exterior finish.

NOTE: ABSOLUTELY NO SUBSTITUTES ALLOWED.

Placement

Window sash....Specified frieze borders Specified panels

Color # 4A BRIARWOOD

BM EXT RM, a standard Benjamin Moore color in N 401 Regal Select low lustre acrylic exterior finish.

Placement

Friezes....Bottom color....Bay stucco Front door casings

Color # 5A HC-64

A custom Benjamin-Moore color (Townsend Harbor Brown) in N401 Regal Select low lustre acrylic exterior finish.

Placement

Specified fine panel mouldings

Color # 6 AC-27

A custom Benjamin Moore color (Galveston Gray) in N401 Regal Select low lustre acrylic exterior finish.

Placement

Make in floor paint for previously painted walking surfaces

Color # 7 GL 22 KARAT PATENT GOLD LEAF

Obtainable at Flax Art in SF, or look up a major art supply store in your area in the phone book and call them to see if they have it to sell. Alternate Source, usually substantially lower prices: SINOPIA, 321-7th St., SF Flor large orders and better discount: lagold.com

Application: 1. Varnish subject area or use a recommended "size"

2. Rag off to 90% dry (barely tacky) or let dry on its own.

3. Lay Gold onto the sticky surface. May have to lightly brush off excess gold.

4. Never varnish, shellac, or seal over gold. Gold should last 20+ years. Trim around gold with appropriate paint color.

ABSOLUTELY NO SUBSTITUTES SHALL BE ALLOWED, OR SUFFER MY WRATH!

Placement

Specified fine accenting

Get 23kt patent gold leaf from lagoldleafus.com: One Box.

Color # 8 HC 153

A custom Benjamin-Moore color (Marlboro Blue) in N401 Regal Select low lustre acrylic exterior finish.

Placement

Porch ceiling

Color # 9 GLOSS OIL BLACK

Obtainable from Fine Paints of Europe, Webster & near Geary (Safeway complex) in S.F.

Placement

Two front doors

General Recommendations

Make sure paint matches enclosed samples, prior to leaving store because listed formulas may not be accurate.

If the color base has changed, the supplier must exactly match to customer sample in like sheen and finish. Put a dot of the new "match" on my swatch. If it disappears after dry, it is an exact match. Otherwise send it back.

Test colors on building in designated areas for owner approval.

Numbered photos are 1 of a kind documents. Copy them in color at Kinko's, four to a page. Give these copies to painters.

Cut color swatches in half. Keep half, give half of each to painter