

EXHIBIT G

SCHEDULE OF RESTORATION

Detailed Restoration Plan

1. Stabilization
 - a. Security – Change all locks on exterior doors; secure any broken windows; install a temporary security system
 - b. Restore power/phone
 - c. Install Smoke alarms throughout house
 - d. Establish Mail – install mailbox and setup mail service
 - e. Garbage Service – Sorted household garbage is free to dump at local landfill; transported by owner
 - f. Pest Control – hire contractor to determine required pest control
2. Well & Septic
 - a. Well Testing – Because the existing well is hand dug with an open top it must be checked for water quality
 - b. Secure Well Cover – If water is potable, well cover must be secured properly for reasons of contamination and safety
 - c. Drill Well and Connect – if the existing well is contaminated we will drill a new one and connect to existing plumbing system including new submersible pump and line
 - d. Septic System Testing – Test to make sure everything is draining properly
 - e. Install New Septic System and Connect – If septic is inadequate for use we will contract to install a new septic system
3. Plumbing
 - a. Repair/Restore Plumbing – removal of Quest plumbing to install new CPVC where accessible; check well pump capacity
 - b. Install New Water Heater
 - c. Install New Kitchen Plumbing and Fixtures with Kitchen remodeling
 - d. Install New bathroom Plumbing and Fixtures with Bathrooms remodeling
 - e. New Boiler System – the old boiler system is obsolete; inspect plumbing and radiators throughout the house
4. Roof
 - a. Replace Roof Shingles – tear off existing shingles and replace with new architectural shingles that we will have approved by DNR; install ridge vent on peak of roof for passive air flow out of attic (this is common practice for moisture control); the ridge vent will not alter original details of the roof

- b. Paint/Restore Soffit and Install Gutters – paint existing soffit area and replace rotted wood as needed; we will install half round brown aluminum gutters and round down spouts to match era copper gutters and spouts on the back of the house to help prevent/alleviate existing water problem
5. Exterior Repair
- a. Replace Porch – dig new footers; construct new masonry piers with existing brick and/or used brick to match existing; new treated lumber framing; new roof with architectural shingles; new treated lumber tongue and groove deck boards; new handrail and spindles to match era
 - b. Install Storm Windows – install custom storm windows that will not obstruct view of existing windows or take away character from original windows
 - c. Repair Exterior Masonry - remove deteriorated masonry as needed and re-point on exterior walls
 - d. Repair Shutters - repair and replace hinged shutters as needed
6. Interior Restoration and Repair
- a. Patch and Repair Plaster – small plaster patchwork will be done with blue board and imperial plaster veneer to match original plaster
 - b. Lower Living Room (original house) – replace framing on back wall as needed; install blue board and coat with imperial plaster veneer
 - c. Paint – paint entire house including lead paint abatement; walls, ceiling, trim, and doors; use colors consistent with a colonial house of that era
 - d. Lead Paint Inspection – we will follow lead based regulations regarding encapsulation of lead based paint; we are aware all areas causing friction (windows, doors, stairways, etc.) need to be addressed preventing peeling of any lead paint; we will have the house inspected after painting is complete
 - e. Hardwood Floors and Stairs - patch, sand, and polyurethane floors
 - f. Fireplaces/Woodstoves – install electric inserts into bedrooms; restore existing wood stoves on 1st floor
 - g. Upgrade Electric – replace outlets and switches throughout house; install new outlets within baseboard to match existing; bathrooms and kitchens on new GFI; new 220W for range and dryer; upgrade wiring as needed
 - h. Install new phone and cable wiring
 - i. Replace light fixtures – install light fixtures that match the era (sconce lighting throughout house)
 - j. Install Air Conditioning - install new split system high velocity air conditioning; high velocity duct work that has very low impact on historical value of house (3-4" round vents compared to 6" x 9" standard residential vents); with the split system, one unit will be located in the basement, and another in the attic; from the

basement to the 1st floor you will have small vents in each room on the floor; the vents have a round wood escutcheon that will be stained to match floor; from the attic to the 2nd floor there will be 4" round vents in the ceiling with escutcheons painted to match ceiling color; condensing units will be placed in an inconspicuous location and hidden with landscaping

- k. Remodel Kitchen – total renovation of kitchen; new hardwood floor to match existing hardwood floors (if possible to find); if hardwood floors cannot be matched, tile will be installed; new wood cabinets, new solid surface counter tops, new sink, fixtures, and appliances
 - l. New Powder Room – install a new bathroom between the kitchen and dining room; there is an open area with plumbing readily available to create 1st floor powder room
 - m. Remodel Bathrooms on second floor – new tubs, toilets, vanities and sinks, tile floors and walls
7. Landscaping/Drainage
- a. Regrade Back of House – there is water infiltration on back side of house; the grade drains the water directly towards the house; regrade to direct water away from house
 - b. Remove Excess Vegetation – this includes bamboo, overgrowth, and dead trees
 - c. Driveway - regrade driveway with crush and run stone
 - d. Parking Area – create parking area that will be site for future garage
 - e. Landscape – we will need to do research to find appropriate plants of that era and local species
8. Exterior Modifications
- a. Lower Porch – install slate overtop concrete landing; replace porch railings to match upper porch
9. Structures
- a. Garage – we will build a two car garage to emulate an outbuilding that was on the Evans property when the hydro electric plant was in operation; we will use cedar clap board siding; the final garage plan and location will be approved by DNR; please refer to Figure I after Project Restoration Schedule

Summary of Proposed Schedule and Budget

Year 2008	Sweat Equity	Labor	Materials	Total
	\$5,425	\$400	\$45,975	\$51,800

The first year will be securing the property and beginning the process of making the house livable including well and septic testing, plumbing, heat, replacing roof, repairing plaster and painting, regrading, removing excess vegetation, and driveway maintenance.

Year 2009	Sweat Equity	Labor	Materials	Total
	\$14,000	\$8,400	\$42,900	\$65,300

The beginning of the second year we will be finishing up the process of making the house livable including plumbing, air conditioning, replacing porch, painting, restoring hardwood floors, and remodeling the kitchen.

Year 2010	Sweat Equity	Labor	Materials	Total
	\$6,833		\$7,167	\$14,000

The third year we will remodel the bathrooms in the house and continue working on the outside landscape.

Year 2011	Sweat Equity	Labor	Materials	Total
	\$6,600		\$6,075	\$12,675

The fourth year we will install custom storm windows, repair exterior masonry, and construct new powder room on the first floor.

Year 2012	Sweat Equity	Labor	Materials	Total
	\$11,133	\$2,000	\$16,667	\$29,800

The fifth year we will repair exterior masonry along with adding slate on top of the lower concrete porch. We will refurbish the existing wood stoves and continue working on the outside landscape.

Year 2013	Sweat Equity	Labor	Materials	Total
	\$2,334		\$21,666	\$24,000

The sixth year we will finish up the outside landscape and build the proposed garage.

Total	Sweat Equity	Labor	Materials	Total
	\$46,325	\$10,800	\$140,450	\$197,575

Project Budget

	Task	Sweat Equity	Labor	Materials	Total
Stabilization					
1.a	Security	\$400		\$250	\$250
1.b	Restore Power/Phone	\$125		\$50	\$50
1.c	Install Smoke Alarms	\$100		\$100	\$100
1.d	Establish Mail	\$50		\$100	\$100
1.e	Garbage Service			\$0	\$0
1.f	Pest Control			\$900	\$900
Well & Septic					
2.a	Well Testing		\$150		\$150
2.b	Secure Well Cover			\$75	\$75
2.c	Drill Well and Connect	\$200		\$6,800	\$6,800
2.d	Septic System Testing		\$250		\$250
2.e	Install New Septic System and Connect			\$8,800	\$8,800
Plumbing					
3.a	Repair/Restore Plumbing	\$500		\$800	\$800
3.b	Install New Water Heater	\$250		\$300	\$300
3.c	Install New Kitchen Plumbing and Fixtures	\$400		\$575	\$575
3.d	Install New bathroom Plumbing and Fixtures	\$2,000		\$2,000	\$2,000
3.e	New Boiler System			\$4,700	\$4,700
Roof					
4.a	Replace Roof Shingles			\$6,500	\$6,500
4.b	Paint and/or Restore Soffit and Install Gutters			\$5,000	\$5,000
Exterior Repair					
5.a	Replace Porch	\$3,000	\$2,000	\$6,000	\$8,000
5.b	Install Storm Windows	\$2,600		\$3,750	\$3,750
5.c	Repair Exterior Masonry	\$3,000		\$8,000	\$8,000
5.d	Repair Shutters	\$1,000		\$325	\$325
Interior Repair					
6.a	Patch and Repair Old Plaster	\$1,000		\$800	\$800
6.b	Lower Living Room (original house)	\$2,800		\$2,000	\$2,000
6.c	Paint			\$8,000	\$8,000
6.d	Lead Paint Inspection		\$400		\$400
6.e	Hardwood Floors and Stairs	\$2,600		\$1,450	\$1,450
6.f	Fireplaces/Woodstoves	\$800		\$2,000	\$2,000
6.g	Upgrade Electric	\$1,000	\$4,000	\$1,250	\$5,250
6.h	Install new phone and cable wiring	\$200		\$125	\$125
6.i	Replace light fixtures	\$800		\$3,000	\$3,000
6.j	Install Air Conditioning			\$12,000	\$12,000
6.k	Remodel Kitchen	\$4,000	\$2,000	\$8,500	\$10,500
6.l	New Powder Room	\$3,000		\$2,000	\$2,000
6.m	Remodel Bathrooms	\$4,500		\$5,500	\$5,500
Landscaping/Drainage					
7.a-7.d	Regrade, Remove Vegetation, Driveway, Parking			\$8,800	\$8,800
7.e	Landscape	\$7,000		\$5,000	\$5,000
Exterior Modifications					
8.a	Lower Porch	\$5,000	\$2,000	\$5,000	\$7,000
Structures					
9.a	Garage			\$20,000	\$20,000
	Total	\$46,325	\$10,800	\$140,450	\$197,575

Sweat Equity = manhours * \$25

Sweat Equity is NOT calculated in the Total Cost

Sweat Equity IS calculated in the Total Gift

Labor refers to the cost of hiring laborer(s) to assist in construction

Materials include both labor and materials in those cases where both will be contracted to an outside contractor where a single estimate is given

Projected Restoration Schedule

	2008	2009	2010	2011	2012	2013
Stabilization						
1.a Security	↕					
1.b Restore Power/Phone	↕					
1.c Install Smoke Alarms	↕					
1.d Establish Mail	↕					
1.e Garbage Service	↕					
1.f Pest Control	↕					
Well & Septic						
2.a Well Testing	↕					
2.b Secure Well Cover	↕					
2.c Drill Well and Connect	↕					
2.d Septic System Testing	↕					
2.e Install New Septic System and Connect	↕					
Plumbing						
3.a Repair/Restore Plumbing	↕					
3.b Install New Water Heater	↕					
3.c Install New Kitchen Plumbing and Fixtures	↕					
3.d Install New bathroom Plumbing and Fixtures	↕					
3.e New Boiler System	↕					
Roof						
4.a Replace Roof Shingles	↕					
4.b New Soffit, Fascia, and Gutters	↕					
Exterior Repair						
5.a Replace Porch	↕					
5.b Install Storm Windows	↕					
5.c Repair Exterior Masonry				↕		
5.d Repair Shutters				↕		
Interior Repair						
6.a Patch and Repair Plaster	↕					
6.b Lower Living Room (original house)	↕					
6.c Paint	↕					
6.d Lead Paint Inspection	↕					
6.e Hardwood Floors and Stairs	↕					
6.f Fireplaces/Woodstoves	↕					
6.g Upgrade Electric		↕				
6.h Install new phone and cable wiring		↕				
6.i Replace light fixtures		↕				
6.j Install Air Conditioning		↕				
6.k Remodel Kitchen		↕				
6.l New Powder Room		↕				
6.m Remodel Bathrooms		↕				
Landscaping/Drainage						
7.a-7.d Regrade, Remove Excess Veg., Driveway, Parking	↕					
7.e Landscape						
Exterior Modifications						
8.a Lower Porch						
9.a Garage						