



# MILLS ACT HISTORICAL PROPERTY CONTRACT

## SUPPLEMENTAL APPLICATION

Note: Applications must be submitted in both hard copy and digital copy form to the Planning Department at 49 South Van Ness Avenue., Suite 1400 by May 1 in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

### Property Information

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Project Address:

Block/Lot(s):

Is the entire property owner-occupied?

Yes  No

If **NO**, please provide an approximate square footage for owner-occupied areas vs. rental income (non-owner-occupied areas). Attach a separate sheet of paper if necessary.

### Rental Income Information

Include information regarding any rental income on the property, including anticipated annual expenses, such as utilities, garage, insurance, building maintenance, etc.? Attach a separate sheet of paper if necessary.

### Property Owner's Information

(If more than three owners attach additional sheets as necessary. Property owner names must be listed exactly as listed on the deed)

Name (Owner 1):

Company/Organization:

Address:

Email Address:

Telephone:

Name (Owner 2):

Company/Organization:

Address:

Email Address:

Telephone:

Name (Owner 3):

Company/Organization:

Address:

Email Address:

Telephone:

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Do you own other property in the City and County of San Francisco?

Yes  No

If **YES**, please list the addresses and Block/Lot(s) for all other property owned within the City of San Francisco.

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**Applicant Information**  Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

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**Please Select Billing Contact**  Owner  Applicant

Name:

Email Address:

Telephone:

Please Select Primary Project Contact:  Owner  Applicant

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**Qualified Historic Property**

- Individually Designated Pursuant to Article 10 of the Planning Code.  
Landmark No.:\_\_\_\_ Landmark Name: \_\_\_\_\_
- Contributing Building in a Landmark District Designated Pursuant to Article 10 of the Planning Code.  
Landmark District Name: \_\_\_\_\_
- Significant (Category I or II) Pursuant to Article 11 of the Planning Code.
- Contributory (Category III) Pursuant to Article 11 of the Planning Code
- Contributory (Category IV) to a Conservation District Pursuant to Article 11 of the Planning Code.
- Individual Landmark under the California Register of Historical Resources
- Contributory Building in California Register of Historical Resources Historic Districts.
- Individual Landmark listed in the National Register of Historic Places.
- Contributory Building listed in the National Register of Historic Places as a Historic District.
- Submitted a complete application for listing or designation on or before December 31 of the year before the application is made.

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Are there any outstanding violations on the property from the San Francisco Planning Department or the Department of Building Inspection? If **YES**, all outstanding violations must be abated and closed for eligibility for the Mills Act.

Yes  No

Are taxes on all property owned within the City and County of San Francisco paid to date? If **NO**, all property taxes must be paid for eligibility for the Mills Act.

Yes  No

**NOTE:** All property owners are required to include a copy of their most recent property tax bill.

## Tax Assessment Value

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Most Recent Assessed Value: \$

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Choose one of the following options:

The property is a Residential Building valued at less than \$3,000,000

Yes  No

The property is a Commercial/Industrial Building valued at less than \$5,000,000

Yes  No

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## Exemption from Tax Assessment Value

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If the property value exceeds the Tax Assessment Value, please explain below how the property meets the following two criteria and why it should be exempt from the Tax Assessment Value.

1. The site, building, or object, or structure is a particularly significant resource and represents an exceptional example of an architectural style, the work of a master, or is associated with the lives of significant persons or events important to local or natural history;

2. Granting the exemption will assist in the preservation of a site, building, or object, or structure that would otherwise be in danger of demolition, substantial alteration, or disrepair.

**NOTE:** A Historic Structures Report, completed by a qualified historic preservation consultant, must be submitted in order to apply for an exemption from the tax assessment value.

Property owner will ensure that a portion of the Mills Act tax savings will be used to finance the preservation, rehabilitation, and maintenance of the property.

Yes  No



## Photographic Documentation

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Provide both interior and exterior images (either on separate sheets of paper or digitally) and label the images properly.

## Site Plan

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On a separate sheet of paper, show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions on a site plan.

## Rehabilitation/Restoration & Maintenance Plans

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A 10 Year Rehabilitation/Restoration Plan, including estimates prepared by qualified contractors, has been submitted detailing work to be performed on the subject property

Yes  No

A 10 Year Maintenance Plan has been submitted detailing work to be performed on the subject property

Yes  No

Proposed work will meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the California Historic Building Code and all applicable Codes and Guidelines, including the Planning Code and Building Code.

Yes  No

## Rehabilitation/Restoration Plan (Exhibit A)

---

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

<b>Scope: #</b>	<b>Building Feature:</b>		
<input type="checkbox"/> Maintenance	<input type="checkbox"/> Rehab/Restoration	<input type="checkbox"/> Completed	<input type="checkbox"/> Proposed
Contract year work completion:			
Total Cost: \$			
Description of work:			

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Contract year work completion:	
Total Cost: \$	
Description of work:	



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Total Cost: \$	
Description of work:	

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Total Cost: \$			
Description of work:			

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Total Cost: \$	
Description of work:	

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Contract year work completion:			
Total Cost: \$			
Description of work:			

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<input type="checkbox"/> Completed	<input type="checkbox"/> Proposed
Contract year work completion:	
Total Cost: \$	
Description of work:	

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<input type="checkbox"/> Maintenance	<input type="checkbox"/> Rehab/Restoration
<input type="checkbox"/> Completed	<input type="checkbox"/> Proposed
Contract year work completion:	
Total Cost: \$	
Description of work:	

## Maintenance Plan (Exhibit B)

---

Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

<b>Scope: #</b>	<b>Building Feature:</b>
<input type="checkbox"/> Maintenance	<input type="checkbox"/> Rehab/Restoration
<input type="checkbox"/> Completed	<input type="checkbox"/> Proposed
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

## Maintenance Plan (Exhibit B)

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Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

<b>Scope: #</b>	<b>Building Feature:</b>
<input type="checkbox"/> Maintenance	<input type="checkbox"/> Rehab/Restoration
<input type="checkbox"/> Completed	<input type="checkbox"/> Proposed
Contract year work completion: Annually	
Total Cost: \$	
Description of work:	



## Maintenance Plan (Exhibit B)

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Use this form to outline your Maintenance Plan. Copy this page as necessary to include all maintenance scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

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<input type="checkbox"/> Maintenance	<input type="checkbox"/> Rehab/Restoration
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Contract year work completion: Annually	
Total Cost: \$	
Description of work:	

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<input type="checkbox"/> Maintenance	<input type="checkbox"/> Rehab/Restoration
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Total Cost: \$	
Description of work:	

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<input type="checkbox"/> Maintenance	<input type="checkbox"/> Rehab/Restoration
<input type="checkbox"/> Completed	<input type="checkbox"/> Proposed
Contract year work completion:	
Total Cost: \$	
Description of work:	

## Signature and Notary Acknowledgement Form

---

By signing below, I/we acknowledge that I/we am/are the owner(s) of the structure referenced above and by applying for exemption from the limitations certify, under the penalty of perjury, that the information attached and provided is accurate. Attach notary acknowledgement.

**Mark Stempel**

Name (Print)

Date

Signature

4/17/23

Mark Stempel

See Attached California  
Notarial Certificate

**Gail Dunnett**

Name (Print)

Date

Signature

4/15/23

Gail Dunnett

SEE ATTACHED  
CALIFORNIA  
ALL-PURPOSE ACKNOWLEDGEMENT

**Neil Stempel**

Name (Print)

Date

Signature

## Public Information Release

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Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- I understand that submitted documents will become public records under the California Public Records Act, and that these documents will be made available upon request to members of the public for inspection and copying.
- I acknowledge that all photographs and images submitted as part of the application may be used by the City without compensation.

**Mark Stempel**

Name (Print)

Date

Signature

4/17/23

Mark Stempel

# CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Marin)

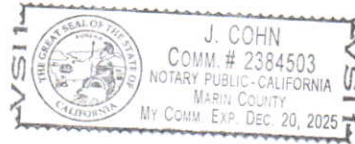
On April 17, 2023 before me, J. Cohn Notary Public  
(insert name and title of the officer)

personally appeared Mark Steppel  
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 J. Cohn (Seal)



Doc: Packet Mills Act Historical Property Contract

Dated 4/17/2023

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

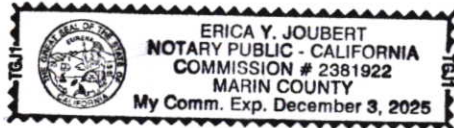
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of MARIN )  
On April 15<sup>th</sup>, 2023 before me, ERICA Y. JOUBERT, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared GAIL DUNNETT  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Planning/Supplemental Application

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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Mark Stempel

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Gail Dunnett

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

Neil Stempel

\_\_\_\_\_  
Name (Print)

4/17/23

\_\_\_\_\_  
Date

Neil Stempel

\_\_\_\_\_  
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Mark Stempel

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**ILLINOIS NOTARY ACKNOWLEDGEMENT  
(INDIVIDUAL)**

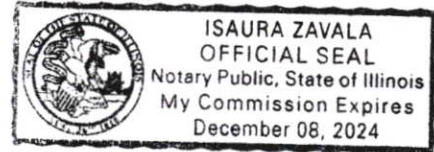
State of Illinois  
County of Cook

This instrument was acknowledged before me on 17 April, 2023 (Date) by  
Neil Stempel (Name(s) of Person(s)).

Isaura Zavala  
Signature of Notary Public  
Construction Accounting Manager  
Title or Rank

My Commission Expires: 12-08-2024

(Seal)





# MILLS ACT HISTORICAL PROPERTY CONTRACT APPLICATION CHECKLIST:

Applicants should complete this checklist and submit along with the application to ensure that all necessary materials have been provided. **Any application found to be incomplete may nullify the timelines in this application.**

Applications must be submitted as a hard copy and a digital copy to the Planning Department Mills Act Coordinator by **May 1st** in order to comply with the established timelines.

## 1. Mills Act Application

YES  NO Has each property owner signed?

YES  NO Has each signature been notarized?

## 2. High Property Value Exemption Form & Historic Structure Report (if applicable)

Required for Residential properties with an assessed value over \$3,000,000 and Commercial/Industrial properties with an assessed value over \$5,000,000.

YES  NO Have you included a separate sheet of paper adequately justifying how the property meets the following exemption criteria and why it should be exempt from the property tax valuations?

YES  NO Have you included a copy of the Historic Structure Report completed by a qualified consultant?

## 3. Priority Consideration Criteria Checklist

YES  NO Have you included a separate sheet of paper adequately justifying how the property meets three or more priority consideration criteria?

## 4. Draft Mills Act Historical Property Contract

YES  NO Have you reviewed the Planning Department's standard "Historical Property Contract"?

## 5. Notary Acknowledgement Form

YES  NO Is the Acknowledgement Form complete?

YES  NO Do the signatures match the names and capacities of signers?

## 6. Draft Rehabilitation/Restoration and Draft Maintenance Plans

YES  NO Have you identified and completed the Rehabilitation/Restoration, and Maintenance Plans organized by contract year, including all supporting documentation, such as photographs and contractor's estimates related to the scopes of work?

## 7. Photographic Documentation

YES  NO Have you provided both interior and exterior images (either digitally or on separate sheets of paper)? Are the images properly labeled?

## 8. Site Plan

- YES  NO Does your site plan show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions?

## 9. Tax Bill

- YES  NO Did you include a copy of your most recent tax bill?

## 10. Rental Income Information

- YES  NO Did you include information regarding any rental income on the property, including anticipated annual expenses, such as utilities, garage, insurance, building maintenance, etc.?

## 11. Application Fee Payment

- YES  NO Did you include a check payable to the San Francisco Planning Department? The current fee schedule for applications can be found on the Planning Department website.

## 12. Eligibility

- YES  NO Is your property a qualified historic property?
- YES  NO If no, did you submit a complete city landmark designation application before December 31 of the previous year.

## 13. Project Review Meeting

- YES  NO Did you attend a Project Review Meeting with Preservation Staff?

If yes, please provide date of Project Review Meeting. Date: \_\_\_\_\_

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation

**West Elevation (front):**



**Figure 1:** West (front) elevation view of building looking SE (Garavaglia Architecture, 2022).

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation



**Figure 2:** West elevation view of pediment and third floor windows (Garavaglia Architecture, 2023).



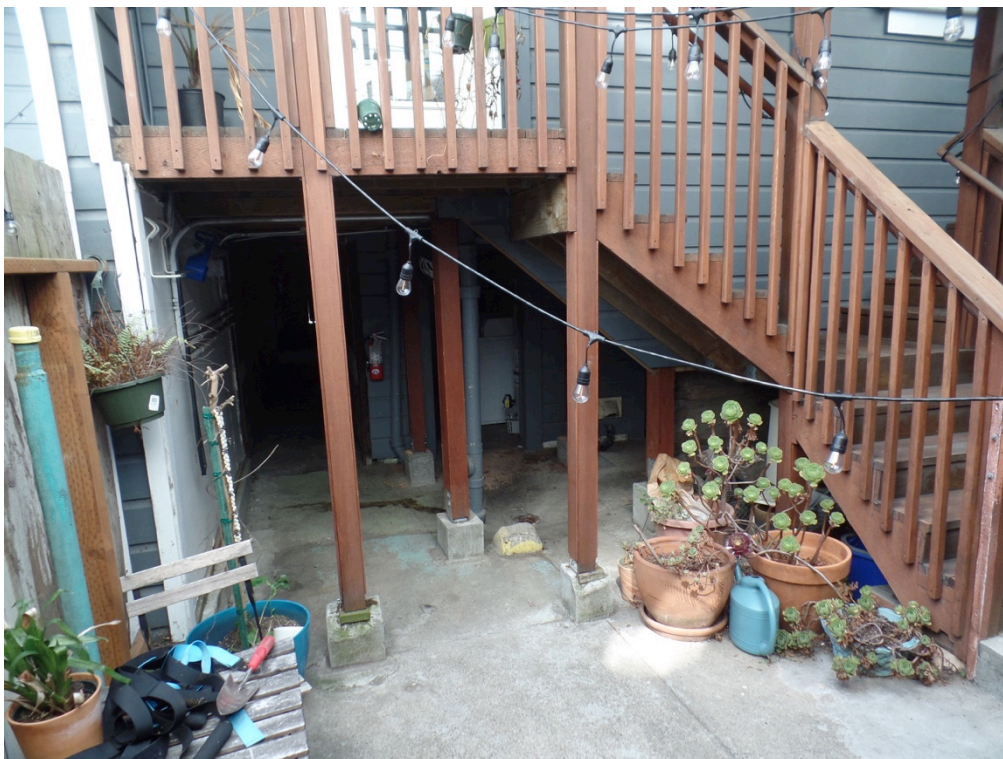
**Figure 3:** West elevation view of garage mural and front stairs (Garavaglia Architecture, 2022).

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation

**East Elevation (rear):**



**Figure 4:** East elevation view of second and third levels and rear stairs (Garavaglia Architecture, 2022).



**Figure 5:** East elevation view of ground level and rear stairs (Garavaglia Architecture, 2022).

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation

**North Elevation:**



**Figure 6:** North elevation view from sidewalk on Fillmore Street (Garavaglia Architecture, 2022).

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation



**Figure 7:** North elevation view between subject building (left) and neighboring structure at 160 Fillmore (right) (Garavaglia Architecture, 2023).



**Figure 8:** North elevation view of window alcove (Garavaglia Architecture, 2023).

**Rehabilitation Scope #1: Foundation Sill Bolting**



**Figure 9:** View of original brick chimney foundation (Garavaglia Architecture, 2022).



**Figure 10:** View of previous partial pier and post foundation work (Garavaglia Architecture, 2022).



**Rehabilitation Scope #2: Facade Rehabilitation – Front Elevation**



**Figure 11:** Front elevation view of peeling paint, worn wood elements at bay windows on third level (Garavaglia Architecture, 2023).



**Figure 12:** Front elevation view of peeling paint on bay window at second level (Garavaglia Architecture, 2022).

**Rehabilitation Scope #4: North Side Elevation – Earth Wood Contact**



**Figure 13:** North elevation view of earth-wood contact (Garavaglia Architecture, 2023).



**Figure 14:** North elevation view of earth-wood contact (Garavaglia Architecture, 2023).

**Rehabilitation Scope #5: Front Entry Stair Rehabilitation**



**Figure 15:** View of front entry stairs to third level. Note gap in baluster near landing (Garavaglia Architecture, 2023).



**Figure 16:** View of front entry stairs to second level (Garavaglia Architecture, 2023).

**Rehabilitation Scope #7: Window Rehabilitation of Front Wood Windows**



**Figure 17:** Interior view of front bay window in Unit 152A. Note deterioration at interior sill (Garavaglia Architecture, 2023).



**Figure 18:** Interior view of front bay window in Unit 152A. Note damage at jamb and lower stile (Garavaglia Architecture, 2023).



**Figure 19:** Interior view from Unit 152A looking down into south elevation window alcove. Note gap between sash and sill at upper window (Garavaglia Architecture, 2023).

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation

**Rehabilitation Scope #9: Soft Story Upgrade**



**Figure 20:** West elevation view of building from across Fillmore Street. Ground level is considered a soft story (Garavaglia Architecture, 2022).

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation



**Figure 21:** West elevation view of building looking SE. Ground level is considered a soft story (Garavaglia Architecture, 2022).



148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation

**Rehabilitation Scope #10: Replace Roofing**



**Figure 22:** View of north elevation roof looking SE (Garavaglia Architecture, 2023).



**Figure 23:** View of rear north elevation roof looking S (Garavaglia Architecture, 2023).

148-152A Fillmore Street, San Francisco  
Mills Act – Photographic Documentation

**Rehabilitation Scope #11: Exterior Doors**



**Figure 24:** Exterior view of front door to Unit 150 (Garavaglia Architecture, 2023).

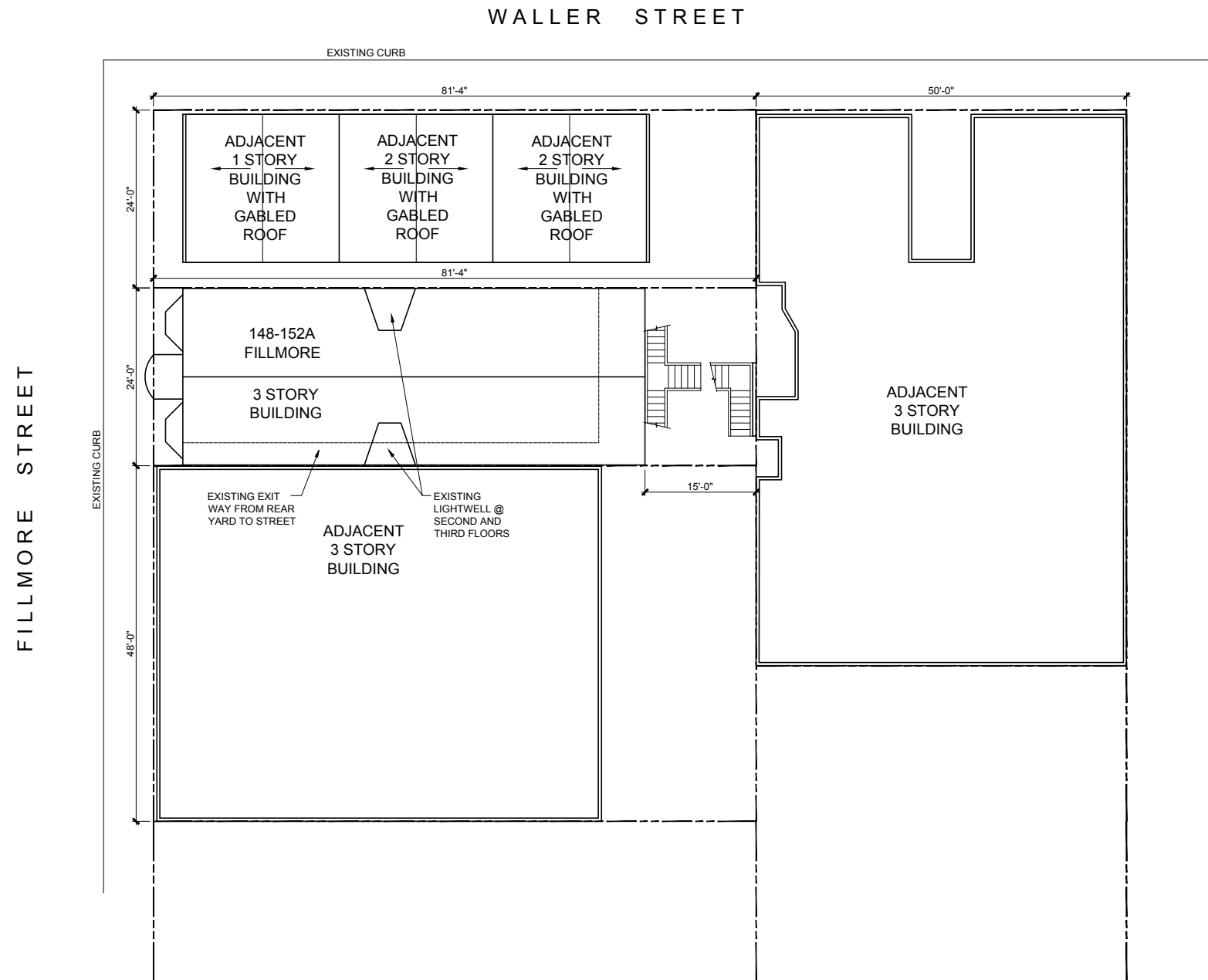


**Figure 25:** Interior view of 8-panel door to ground level on front elevation (Garavaglia Architecture, 2022).

SHEET NOTES



148-152A FILLMORE ST  
SAN FRANCISCO  
CA 94117



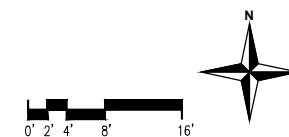
KEY NOTES

SITE PLAN  
EXISTING

PROJ. NO. 2021-006  
SCALE 1/8" = 1'-0"  
DATE 14 APR 2023  
PHASE SD  
DRAWN HA  
CHECKED AW

NO.	DATE	REVISION
1	14 APR 2023	MILLS ACT APPLICATION

1 SITE PLAN  
SCALE: 1/8" = 1'-0"



SHEET NO.  
**A-1.01**  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT. COPYRIGHT 2023 GARAVAGLIA ARCHITECTURE, INC.



City & County of San Francisco  
 José Cisneros, Treasurer  
 David Augustine, Tax Collector  
 Property Tax Bill (Secured)

1 Dr. Carlton B. Goodlett Place  
 City Hall, Room 140  
 San Francisco, CA 94102  
 www.sftreasurer.org

For Fiscal Year July 1, 2022 through June 30, 2023

Vol 06	Block 0868	Lot 025	Bill No 20220303784	Mail Date October 11, 2022	Property Location 148-152 FILLMORE ST
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Assessed on January 1, 2022 at 12:01am  
 To: NAME WITHHELD PER CA AB 2238

**ADDRESS INFORMATION  
 NOT AVAILABLE ONLINE**

<b>▶ TOTAL DUE</b>		<b>\$36,130.82</b>
1st Installment	2nd Installment	
\$18,065.41	\$18,065.41	
Due 12/12/2022	Due 04/10/2023	

**Important Messages**

Assessed Value	
Description	Full Value
Land	\$2,081,021
Structure	\$891,864
Fixtures	
Personal Property	
Gross Taxable Value	\$2,972,885
Less HO Exemption	\$0
Less Other Exemption	\$0
<b>Net Taxable Value</b>	<b>\$2,972,885</b>
<b>Tax Amount</b>	<b>\$35,072.20</b>

Direct Charges and Special Assessments		
Type	Telephone	Amount Due
46 - San Francisco Bay Restoration Authority	(888) 508-8157	\$12.00
89 - SFUSD Facilities District	(415) 355-2203	\$40.52
91 - SFCCD Parcel Tax	(415) 487-2400	\$99.00
92 - Apartment Lic. Fee	(628) 652-3374	\$326.00
98 - SFUSD - Teacher Support	(415) 355-2203	\$283.86
101 - School Parcel Tax of 2020	(415) 355-2203	\$297.24
<b>Total Direct Charges and Special Assessments</b>		<b>\$1,058.62</b>

Keep this portion for your records. See back of bill for payment options and additional information.



City & County of San Francisco  
 Property Tax Bill (Secured)  
 For Fiscal Year July 1, 2022 through June 30, 2023

Pay online at [www.sftreasurer.org](http://www.sftreasurer.org)

Vol 06	Block 0868	Lot 025	Bill No 20220303784	Property Location 148-152 FILLMORE ST
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Check if contribution to Arts Fund is enclosed.  
 For other donation opportunities go to [www.Give2SF.org](http://www.Give2SF.org)

Write your block and lot on your check.  
 2nd Installment cannot be accepted unless 1st is paid.

San Francisco Tax Collector  
 Secured Property Tax  
 P.O. Box 7426  
 San Francisco, CA 94120-7426

2nd Installment Due		
Pay by	April 10, 2023	<b>\$18,065.41</b>
If paid after includes 10% applicable fees	April 10, 2023 penalty and	\$19,916.95

0608680002500 20220303784 000000000 000000000 0000 2003



City & County of San Francisco  
 Property Tax Bill (Secured)  
 For Fiscal Year July 1, 2022 through June 30, 2023

Pay online at [www.sftreasurer.org](http://www.sftreasurer.org)

Vol 06	Block 0868	Lot 025	Bill No 20220303784	Property Location 148-152 FILLMORE ST
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Check if contribution to Arts Fund is enclosed.  
 For other donation opportunities go to [www.Give2SF.org](http://www.Give2SF.org)

Write your block and lot on your check.  
 If property has been sold, please forward bill to new owner.

San Francisco Tax Collector  
 Secured Property Tax  
 P.O. Box 7426  
 San Francisco, CA 94120-7426

1st Installment Due		
Pay by	December 12, 2022	<b>\$18,065.41</b>
If paid after includes 10% penalty	December 12, 2022	\$19,871.95
Paid 11/29/2022		

Pay Now	Contact Us	Tax Rate Information	
<p>Online: <a href="http://www.sftreasurer.org">www.sftreasurer.org</a></p> <p>Mail a check payable to "SF Tax Collector" with the bottom portion of bill in the enclosed envelope</p> <p>In person at City Hall, Room 140. Monday – Friday 8:00AM – 5:00PM Office hours subject to change - please check our website at : <a href="http://www.sftreasurer.org">www.sftreasurer.org</a></p>	<p>Free language assistance</p> <p>Call: 3-1-1 415-701-2311 from outside of San Francisco</p> <p>Submit questions online: <a href="http://www.sftreasurer.org/contact-us">www.sftreasurer.org/contact-us</a></p>	<p>Countywide Tax (Secured) 1.00000000%</p> <p>S.F. Bay Area Rapid Transit District Debt Service 0.01400000%</p> <p>S.F. Community College District Debt Service 0.01595993%</p> <p>City and County of S.F. Debt Service 0.10761763%</p> <p>S.F. Unified School District Debt Service 0.04216026%</p>	<p><b>TOTAL</b> <b>1.17973782%</b></p>

If you disagree with the assessed value as shown on your tax bill, you have the right to an informal assessment review by the Assessor-Recorder's Office. Visit [www.sfassessor.org](http://www.sfassessor.org) for more information. You also have the right to file an application for reduction in assessment for the following year with the Assessment Appeals Board. The filing period is July 2 to September 15. Visit [www.sfgov.org/aab](http://www.sfgov.org/aab) or call 415-554-6778 for more information. If an informal or formal assessment review is requested, relief from penalties shall apply only to the difference between the Assessor-Recorder's final determination of value and the value on the assessment roll for the fiscal year covered.

If a "**Tax-Defaulted**" message is shown on the front of this bill, it indicates that prior year taxes are unpaid. Visit our website for more information.

New owners and current owners with new construction may be required to pay a **supplemental tax bill**. Supplemental tax bills are issued in addition to this annual tax bill.

**Property Tax Postponement for Senior Citizens, Blind, or Disabled Persons**

The State Controller's Office (SCO) administers the Property Tax Postponement (PTP) program, which allows eligible homeowners to postpone payment of current year property taxes on their primary residence. PTP applications are accepted from October 1 to February 10 each year. Go to the SCO website at [www.sco.ca.gov/ardtax\\_prop\\_tax\\_postponement.html](http://www.sco.ca.gov/ardtax_prop_tax_postponement.html) for more information. If you have any questions or to request an application, call 1-800-952-5661 or email [postponement@sco.ca.gov](mailto:postponement@sco.ca.gov)

Did you...

Submit payment for the exact amount?

Confirm that you have sufficient funds in your account? If your payment is not honored by the bank, the payment is null and void and a \$50.00 "Payment Failure Fee" will be charged in addition to any late payment penalties.

If the delinquent date falls on a Saturday, Sunday or legal holiday, no penalty is charged if payment is made by 5 PM on the next business day.

If any portion of the total amount due is unpaid after 5 PM on June 30, 2023 , it will be necessary to pay (a) delinquent penalties, (b) costs, (c) redemption penalties, and (d) a redemption fee. After 5 years of tax delinquency, the Tax Collector has the power to sell tax-defaulted property that is not redeemed.

Did you...

Submit payment for the exact amount?

Confirm that you have sufficient funds in your account? If your payment is not honored by the bank, the payment is null and void and a \$50.00 "Payment Failure Fee" will be charged in addition to any late payment penalties.

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## Cash Flow - 12 Month

### Structure Properties, Inc

Properties: 148 - 152 Fillmore Street - 148 Fillmore Street San Francisco, CA 94117

Owned By: 14 Maiden LLC

Period Range: Apr 2022 to Mar 2023

Accounting Basis: Cash

GL Account Map: None - use master chart of accounts

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
<b>Operating Income &amp; Expense</b>													
<b>Income</b>													
<b>Rental Revenue</b>													
Residential Rent	12,584.00	12,543.00	12,653.00	12,598.00	9,599.00	12,599.00	12,598.00	12,598.00	13,903.70	9,688.97	17,793.15	12,916.25	152,074.07
<b>Total Rental Revenue</b>	<b>12,584.00</b>	<b>12,543.00</b>	<b>12,653.00</b>	<b>12,598.00</b>	<b>9,599.00</b>	<b>12,599.00</b>	<b>12,598.00</b>	<b>12,598.00</b>	<b>13,903.70</b>	<b>9,688.97</b>	<b>17,793.15</b>	<b>12,916.25</b>	<b>152,074.07</b>
<b>Other Income</b>													
Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	50.00
Bond Pass-through	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.33	35.33	327.70	398.36
Laundry	72.95	90.25	101.76	111.36	74.88	117.12	108.29	155.52	132.47	119.05	105.60	114.04	1,303.29
Rent Board Fees	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	59.00	0.00	115.00	177.00
Miscellaneous	0.00	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
<b>Total Other Income</b>	<b>72.95</b>	<b>90.25</b>	<b>101.76</b>	<b>111.36</b>	<b>74.89</b>	<b>120.12</b>	<b>108.29</b>	<b>155.52</b>	<b>132.47</b>	<b>213.38</b>	<b>140.93</b>	<b>606.74</b>	<b>1,928.66</b>
<b>Total Operating Income</b>	<b>12,656.95</b>	<b>12,633.25</b>	<b>12,754.76</b>	<b>12,709.36</b>	<b>9,673.89</b>	<b>12,719.12</b>	<b>12,706.29</b>	<b>12,753.52</b>	<b>14,036.17</b>	<b>9,902.35</b>	<b>17,934.08</b>	<b>13,522.99</b>	<b>154,002.73</b>
<b>Expense</b>													
<b>Management &amp; General Expenses</b>													
Tenant Related Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	210.00	0.00	360.00
Legal	0.00	810.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	810.00
Professional Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,345.00	1,345.00
Violation Radar Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30.00	30.00
Appfolio Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.00	45.00
Tenant Security Deposit Interest	0.00	0.00	0.00	0.00	0.00	3.00	0.00	0.00	0.00	20.99	0.00	170.40	194.39
Software Leasing Fees	15.00	0.00	45.00	0.00	0.00	0.00	45.00	0.00	135.00	0.00	0.00	0.00	240.00
Management Fee	500.00	629.20	832.56	637.74	635.47	500.00	635.96	635.31	637.68	701.81	500.00	896.70	7,742.43
<b>Total Management &amp; General Expenses</b>	<b>515.00</b>	<b>1,439.20</b>	<b>877.56</b>	<b>637.74</b>	<b>635.47</b>	<b>503.00</b>	<b>680.96</b>	<b>635.31</b>	<b>772.68</b>	<b>872.80</b>	<b>710.00</b>	<b>2,487.10</b>	<b>10,766.82</b>

## Cash Flow - 12 Month

Account Name	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
<b>Code Compliance</b>													
Fire Extinguisher Cert/Test/Repair	0.00	0.00	372.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	372.26
Fire Sprinkler Cert/Test/Repair	0.00	0.00	0.00	375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	375.00
Vector Control	109.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	109.00
604 Affidavit	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	187.50	0.00	901.26	0.00	1,588.76
<b>Total Code Compliance</b>	<b>109.00</b>	<b>0.00</b>	<b>372.26</b>	<b>375.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>187.50</b>	<b>0.00</b>	<b>901.26</b>	<b>0.00</b>	<b>2,445.02</b>
<b>Contracts</b>													
Pest Control Contract	0.00	0.00	0.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	250.00
Landscaping Contract	100.00	0.00	380.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	480.00
<b>Total Contracts</b>	<b>100.00</b>	<b>0.00</b>	<b>380.00</b>	<b>0.00</b>	<b>250.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>730.00</b>
<b>Unit Repairs and Maintenance</b>													
Unit Plumbing Repairs	0.00	0.00	325.00	0.00	0.00	0.00	0.00	0.00	0.00	4,032.04	0.00	495.00	4,852.04
Unit Electrical Repairs	0.00	0.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	80.00
Unit Locks Keys Doors	0.00	0.00	0.00	0.00	160.00	120.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00
Unit Windows and Screens	0.00	790.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	620.00	1,485.00
Other Unit R&M	0.00	0.00	320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00
<b>Total Unit Repairs and Maintenance</b>	<b>0.00</b>	<b>790.00</b>	<b>725.00</b>	<b>0.00</b>	<b>160.00</b>	<b>120.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,107.04</b>	<b>0.00</b>	<b>1,115.00</b>	<b>7,017.04</b>
<b>Building Repairs and Maintenance</b>													
Common Area Plumbing	0.00	275.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275.00
Common Area Door/Lock/Key Repairs	47.68	0.00	7.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55.48
Common Area R&M	0.00	0.00	0.00	0.00	0.00	940.00	0.00	0.00	0.00	0.00	0.00	0.00	940.00
HVAC	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	446.75	446.75
<b>Total Building Repairs and Maintenance</b>	<b>47.68</b>	<b>275.00</b>	<b>7.80</b>	<b>0.00</b>	<b>0.00</b>	<b>940.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>446.75</b>	<b>1,717.23</b>
<b>Utilities</b>													
Electric & Gas	0.00	72.85	0.00	0.00	108.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	181.49
Electric	0.00	0.00	128.70	128.17	0.00	91.08	70.04	55.13	50.98	101.05	105.64	171.29	902.08
Gas	0.00	0.00	63.87	66.08	23.72	21.67	0.00	30.03	68.96	129.90	86.25	147.93	638.41
Water	0.00	3,575.78	198.19	0.00	0.00	285.88	0.00	630.93	295.39	286.34	336.64	321.11	5,930.26
Trash	0.00	439.78	208.89	208.89	208.89	208.89	208.89	208.89	208.89	208.89	227.53	227.53	2,565.96



## Cash Flow - 12 Month

Account Name	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Total
Cable/Internet	0.00	0.00	0.00	140.00	105.00	0.00	0.00	105.00	0.00	0.00	105.00	0.00	455.00
<b>Total Utilities</b>	<b>0.00</b>	<b>4,088.41</b>	<b>599.65</b>	<b>543.14</b>	<b>446.25</b>	<b>607.52</b>	<b>278.93</b>	<b>1,029.98</b>	<b>624.22</b>	<b>726.18</b>	<b>861.06</b>	<b>867.86</b>	<b>10,673.20</b>
<b>Taxes and Insurance</b>													
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,065.41	0.00	0.00	0.00	18,065.41	36,130.82
Rent Board Fee Tax Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	177.00	0.00	177.00
<b>Total Taxes and Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>18,065.41</b>	<b>0.00</b>	<b>0.00</b>	<b>177.00</b>	<b>18,065.41</b>	<b>36,307.82</b>
<b>Total Operating Expense</b>	<b>771.68</b>	<b>6,592.61</b>	<b>2,962.27</b>	<b>1,555.88</b>	<b>1,491.72</b>	<b>2,670.52</b>	<b>959.89</b>	<b>19,730.70</b>	<b>1,584.40</b>	<b>5,706.02</b>	<b>2,649.32</b>	<b>22,982.12</b>	<b>69,657.13</b>
<b>NOI - Net Operating Income</b>	<b>11,885.27</b>	<b>6,040.64</b>	<b>9,792.49</b>	<b>11,153.48</b>	<b>8,182.17</b>	<b>10,048.60</b>	<b>11,746.40</b>	<b>-6,977.18</b>	<b>12,451.77</b>	<b>4,196.33</b>	<b>15,284.76</b>	<b>-9,459.13</b>	<b>84,345.60</b>
Total Income	12,656.95	12,633.25	12,754.76	12,709.36	9,673.89	12,719.12	12,706.29	12,753.52	14,036.17	9,902.35	17,934.08	13,522.99	154,002.73
Total Expense	771.68	6,592.61	2,962.27	1,555.88	1,491.72	2,670.52	959.89	19,730.70	1,584.40	5,706.02	2,649.32	22,982.12	69,657.13
<b>Net Income</b>	<b>11,885.27</b>	<b>6,040.64</b>	<b>9,792.49</b>	<b>11,153.48</b>	<b>8,182.17</b>	<b>10,048.60</b>	<b>11,746.40</b>	<b>-6,977.18</b>	<b>12,451.77</b>	<b>4,196.33</b>	<b>15,284.76</b>	<b>-9,459.13</b>	<b>84,345.60</b>
<b>Other Items</b>													
Reserve - Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,000.00	-3,000.00	-3,000.00	-3,000.00	12,000.00	0.00
Prepaid Rent	4,194.00	-2,949.00	-45.00	2,700.00	2,999.00	-2,700.00	-2,999.00	0.00	0.00	2,700.00	-2,513.38	2,708.01	4,094.63
Payment Made Directly to Owner	-6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-6.00
Distribution of Excess Cash	-10,839.61	-12,006.69	-4,866.10	-11,153.48	-6,622.17	-11,894.48	-8,444.52	0.00	0.00	-6,072.00	-12,498.32	-263.34	-84,660.71
<b>Net Other Items</b>	<b>-6,651.61</b>	<b>-14,955.69</b>	<b>-4,911.10</b>	<b>-8,453.48</b>	<b>-3,623.17</b>	<b>-14,594.48</b>	<b>-11,443.52</b>	<b>-3,000.00</b>	<b>-3,000.00</b>	<b>-6,372.00</b>	<b>-18,011.70</b>	<b>14,444.67</b>	<b>-80,572.08</b>
<b>Cash Flow</b>	<b>5,233.66</b>	<b>-8,915.05</b>	<b>4,881.39</b>	<b>2,700.00</b>	<b>4,559.00</b>	<b>-4,545.88</b>	<b>302.88</b>	<b>-9,977.18</b>	<b>9,451.77</b>	<b>-2,175.67</b>	<b>-2,726.94</b>	<b>4,985.54</b>	<b>3,773.52</b>
<b>Beginning Cash</b>	<b>7,700.00</b>	<b>12,933.66</b>	<b>4,018.61</b>	<b>8,900.00</b>	<b>11,600.00</b>	<b>16,159.00</b>	<b>11,613.12</b>	<b>11,916.00</b>	<b>1,938.82</b>	<b>11,390.59</b>	<b>9,214.92</b>	<b>6,487.98</b>	<b>7,700.00</b>
<b>Beginning Cash + Cash Flow</b>	<b>12,933.66</b>	<b>4,018.61</b>	<b>8,900.00</b>	<b>11,600.00</b>	<b>16,159.00</b>	<b>11,613.12</b>	<b>11,916.00</b>	<b>1,938.82</b>	<b>11,390.59</b>	<b>9,214.92</b>	<b>6,487.98</b>	<b>11,473.52</b>	<b>11,473.52</b>
<b>Actual Ending Cash</b>	<b>12,933.66</b>	<b>4,018.61</b>	<b>8,900.00</b>	<b>11,600.00</b>	<b>16,159.00</b>	<b>11,613.12</b>	<b>11,916.00</b>	<b>1,938.82</b>	<b>11,390.59</b>	<b>9,214.92</b>	<b>6,487.98</b>	<b>11,473.52</b>	<b>11,473.52</b>

**Rent Roll (Itemized)**

**Properties:** 148 - 152 Fillmore Street - 148 Fillmore Street San Francisco, CA 94117

**Units:** Active

**GL Accounts:** 4015: Residential Rent, 4020: Commercial Rent, 4105: Parking, 4120: Bond Pass-through, 4140: Cam Recovery, and 4165: Storage

**As of:** 03/31/2023

Unit	BD/BA	Tenant	Status	Residential Rent	Commercial Rent	Past Due	Bond Pass-through	Parking	Cam Recovery	Move-in	Move-out	Storage
<b>148 - 152 Fillmore Street - 148 Fillmore Street San Francisco, CA 94117</b>												
148	2/1.00	Dan Schulman	Current	3,067.98	0.00	0.00	36.72	0.00	0.00	07/21/2021		0.00
150	2/1.00	Steven Tran	Current	2,859.30	0.00	-2,894.63	35.33	0.00	0.00	05/01/2016		0.00
152	1/2.00	Michael Bock	Current	3,900.00	0.00	-3,900.00	0.00	0.00	0.00	03/01/2022		0.00
152A	2/1.00	Robert Wiesner	Current	3,088.97	0.00	0.00	35.33	0.00	0.00	12/04/2020		0.00
152G	0/1.00		Vacant- Unrented									
<b>5 Units</b>			<b>80.0% Occupied</b>	<b>12,916.25</b>	<b>0.00</b>	<b>-6,794.63</b>	<b>107.38</b>	<b>0.00</b>	<b>0.00</b>			<b>0.00</b>
<b>Total 5 Units</b>			<b>80.0% Occupied</b>	<b>12,916.25</b>	<b>0.00</b>	<b>-6,794.63</b>	<b>107.38</b>	<b>0.00</b>	<b>0.00</b>			<b>0.00</b>