



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: May 23, 2018
Inspection Date: May 22, 2017; 2:00pm
Filing Date: May 1, 2018
Case No.: 2018-007338MLS
Project Address: 811 Treat Avenue
Block/Lot: 3613/053
Eligibility: Individually listed on the National Register of Historic Places
Zoning: RH-3 – Residential – House, Three Family
Height & Bulk: 40X
Supervisor District: District 9 (Hillary Ronen)
Project Sponsor: Golden Gate Properties LLC
Address: 2170 Sutter Street
San Francisco, CA 94115
415-440-0404
Paul Iantorno, Paolo@realtywestsf.com
Staff Contact: Shannon Ferguson – (415) 575-9074
shannon.ferguson@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

PRE-INSPECTION

- Application fee paid
- Record of calls or e-mails to applicant to schedule pre-contract inspection

5/3/2018: respond to email from consultant. Confirm receipt of application.

5/15/2018: schedule and confirm site visit. Respond to consultant questions.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

INSPECTION OVERVIEW

Date and time of inspection: Tuesday, May 22, 2:00pm

Parties present: Shannon Ferguson, Johanna Street (consultant), Paul Iantorno

- Provide applicant with business cards
- Inform applicant of contract cancellation policy
- Inform applicant of monitoring process

Inspect property. If multi-family or commercial building, inspection included a:

- Thorough sample of units/spaces
 - Representative
 - Limited
- Review any recently completed and in progress work to confirm compliance with Contract.
 - Review areas of proposed work to ensure compliance with Contract.
 - Review proposed maintenance work to ensure compliance with Contract.
 - Identify and photograph any existing, non-compliant features to be returned to original condition during contract period. **n/a**

- Yes** **No** Does the application and documentation accurately reflect the property's existing condition? If no, items/issues noted:
- Yes** **No** Does the proposed scope of work appear to meet the Secretary of the Interior's Standards? If no, items/issues noted: See below
- Yes** **No** Does the property meet the exemption criteria, including architectural style, work of a master architect, important persons or danger of deterioration or demolition without rehabilitation? If no, items/issues noted: **n/a**
- Yes** **No** Conditions for approval? If yes, see below.

NOTES

811 Treat Avenue (District 9) is located on the east side of Treat Avenue between 21st and 22nd streets, Assessor's Block 3613, Lot 053. The subject property is located within the RH-3 – Residential-House, Three Family zoning district and 40X Height and Bulk district. The subject property is individually listed on the National Register of Historic Places. Known as the Henry Geilfuss House, the property comprises an Italianate main residence designed by local master architect Henry Geilfuss circa 1882 as his personal residence; a raised room (c. 1882, altered c. 1900); a workshop (c. 1920) and a garage (c. 1940). The main residence and raised room are contributing features; the workshop and garage are non-contributing features that were added after Geilfuss moved from the property. The main residence and raised room contains five rental units.

The subject property is currently valued by the Assessor's Office at under \$3,000,000. Therefore, an exemption from the tax assessment value is not required.

Rehabilitation work was completed in 2015-2016. Completed work includes removal of non-historic stucco; repair/restoration of wood siding, trim and decorative features; replacement of aluminum windows with compatible windows at the front facade; repair of remaining historic wood windows; exterior painting; new wood stair; and foundation and structural work. The applicant proposes to replace the roof with an estimated cost of \$67,000.

The maintenance plan proposes annual inspections and any necessary repair of the wood siding, trim, and decorative features, windows, wood stair, foundation, and roof with an estimated cost of \$2,600.

- Does not include seismic work because of fear of displacing current tenants.
- Includes replacement of garage door at raised room with a more compatible door.

PHOTOGRAPHS









APPLICATION FOR Mills Act Historical Property Contract

Applications must be submitted in both hard copy and digital copy form to the Planning Department at 1650 Mission St., Suite 400 by May 1st in order to comply with the timelines established in the Application Guide. Please submit only the Application and required documents.

1. Owner/Applicant Information (If more than three owners, attach additional sheets as necessary.)

| | |
|---|---|
| PROPERTY OWNER 1 NAME: GOLDEN PROPERTIES LLC | TELEPHONE: () 415 440 0404 |
| PROPERTY OWNER 1 ADDRESS: 2170 SUTTER ST. SF CA 94115 | EMAIL: paolo@realtywestsf.com |
| PROPERTY OWNER 2 NAME: | TELEPHONE: () |
| PROPERTY OWNER 2 ADDRESS: | EMAIL: |
| PROPERTY OWNER 3 NAME: | TELEPHONE: () |
| PROPERTY OWNER 3 ADDRESS: | EMAIL: |

2. Subject Property Information

| | |
|---|---|
| PROPERTY ADDRESS: 811 TREAT AVE. SAN FRANCISCO CA | ZIP CODE: 94110 |
| PROPERTY PURCHASE DATE: 8/10/2012 | ASSESSOR BLOCK/LOT(S): 3613/053 |
| MOST RECENT ASSESSED VALUE: \$ 954,932 | ZONING DISTRICT: RH-3 |

Are taxes on all property owned within the City and County of San Francisco paid to date? YES NO

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) on a separate sheet of paper.

Do you own other property in the City and County of San Francisco? YES NO
If Yes, please list the addresses for all other property owned within the City of San Francisco on a separate sheet of paper.

Are there any outstanding enforcement cases on the property from the San Francisco Planning Department or the Department of Building Inspection? YES NO
If Yes, all outstanding enforcement cases must be abated and closed for eligibility for the Mills Act.

I/we am/are the present owner(s) of the property described above and hereby apply for an historical property contract. By signing below, I affirm that all information provided in this application is true and correct. I further swear and affirm that false information will be subject to penalty and revocation of the Mills Act Contract.

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

Owner Signature: *Paolo Jacobs* Date: **04/27/2018**

MILLS ACT HISTORICAL PROPERTY CONTRACT

Application Checklist:

Applicant should complete this checklist and submit along with the application to ensure that all necessary materials have been provided. Saying "No" to any of the following questions may nullify the timelines established in this application.

| | | | |
|-----------|---|---|--|
| 1 | Mills Act Application Has each property owner signed? Has each signature been notarized? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 2 | High Property Value Exemption Form & Historic Structure Report Required for Residential properties with an assessed value over \$3,000,000 and Commercial/Industrial properties with an assessed value over \$5,000,000. Have you included a copy of the Historic Structures Report completed by a qualified consultant? | YES <input type="checkbox"/> | NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/> |
| 3 | Draft Mills Act Historical Property Contract Are you using the Planning Department's standard "Historical Property Contract?" Have all owners signed and dated the contract? Have all signatures been notarized? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 4 | Notary Acknowledgement Form Is the Acknowledgement Form complete? Do the signatures match the names and capacities of signers? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 5 | Draft Rehabilitation/Restoration/Maintenance Plan Have you identified and completed the Rehabilitation, Restoration, and Maintenance Plan organized by contract year, including all supporting documentation related to the scopes of work? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 6 | Photographic Documentation Have you provided both interior and exterior images (either digital, printed, or on a CD)? Are the images properly labeled? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 7 | Site Plan Does your site plan show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 8 | Tax Bill Did you include a copy of your most recent tax bill? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 9 | Rental Income Information Did you include information regarding any rental income on the property, including anticipated annual expenses, such as utilities, garage, insurance, building maintenance, etc.? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 10 | Payment Did you include a check payable to the San Francisco Planning Department? Current application fees can be found on the Planning Department Fee Schedule under Preservation Applications. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| 11 | Recordation Requirements A Board of Supervisors approved and fully executed Mills Act Historical Property contract must be recorded with the Assessor-Recorder. The contract must be <u>accompanied</u> by the following in order to meet recording requirements: - All approvals, signatures, recordation attachments - Fee: Check payable to the Office of the Assessor-Recorder" in the appropriate recording fee amount Please visit www.sfassessor.org for an up-to-date fee schedule for property contracts. - Preliminary Change of Ownership Report (PCOR). Please visit www.sfassessor.org for an up-to-date PCOR (see example on page 20). | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

3. Property Value Eligibility:

Choose one of the following options:

| | | |
|---|---|--|
| The property is a Residential Building valued at less than \$3,000,000. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| The property is a Commercial/Industrial Building valued at less than \$5,000,000. | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> |

*If the property value exceeds these options, please complete the following: Application of Exemption.

Application for Exemption from Property Tax Valuation

If answered "no" to either question above please explain on a separate sheet of paper, how the property meets the following two criteria and why it should be exempt from the property tax valuations.

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; or
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. (A Historic Structures Report, completed by a qualified historic preservation consultant, must be submitted in order to meet this requirement.)

4. Property Tax Bill


All property owners are required to attach a copy of their recent property tax bill.

| |
|--|
| PROPERTY OWNER NAMES: GOLDEN PROPERTIES LLC |
| MOST RECENT ASSESSED PROPERTY VALUE: \$ 954,932 |
| PROPERTY ADDRESS: 811 TREAT AVE. SAN FRANCISCO CA 94110 |

5. Other Information

All property owners are required to attach a copy of all other information as outlined in the checklist on page 7 of this application.

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.

Owner Signature:  Date: April 26, 2018

Owner Signature: _____ Date: _____

Owner Signature: _____ Date: _____

5. Rehabilitation/Restoration & Maintenance Plan

| | |
|--|---|
| A 10 Year Rehabilitation/Restoration Plan has been submitted detailing work to be performed on the subject property | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| A 10 Year Maintenance Plan has been submitted detailing work to be performed on the subject property | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| Proposed work will meet the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i> and/or the California Historic Building Code. | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> |
| 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 <input checked="" type="checkbox"/> NO <input type="checkbox"/> |

Use this form to outline your rehabilitation/restoration plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed rehabilitation work (if applicable) and continue with work you propose to complete within the next ten years, followed by your proposed maintenance work. Arranging all scopes of work in order of priority.

Please note that *all applicable Codes and Guidelines apply to all work*, including the Planning Code and Building Code. If components of the proposed Plan require approvals by the Historic Preservation Commission, Planning Commission, Zoning Administrator, or any other government body, these **approvals must be secured prior to applying for a Mills Act Historical Property Contract**. This plan will be included along with any other supporting documents as part of the Mills Act Historical Property contract.

| | |
|--|---|
| # ____ (Provide a scope number) | BUILDING FEATURE: |
| Rehab/Restoration <input type="checkbox"/> | Maintenance <input type="checkbox"/> Completed <input type="checkbox"/> Proposed <input type="checkbox"/> |
| CONTRACT YEAR FOR WORK COMPLETION: | |
| TOTAL COST (rounded to nearest dollar): | |
| DESCRIPTION OF WORK: | |
| SEE ATTACHED | |

Exhibit A: Rehabilitation/Restoration Plan for 811 Treat Avenue

#1 Building Feature: Horizontal wood siding, wood trim and wood decorative features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2018

Total Cost: \$1,500

Description of Work:

The exterior horizontal wood siding, wood trim and exterior wood decorative features of the Main House and Raised Room including the porch and front stair were in fair condition. All exterior wood elements were evaluated for repair. Missing elements were recreated to match existing similar. Broken elements were repaired with a wood patch if larger than 2" or epoxy if smaller. All rot was removed and patched or repaired. Best preservation practices were be utilized. Work was performed by qualified persons with experience with historic wood elements and was in conformance with NPS Preservation Brief #45 *Preserving Historic Wood Porches*.

#2 Building Feature: Exterior paint

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2018

Total Cost: \$64,500

Description of Work:

The Main House and Raise Room was repainted once repairs were completed. Best preservation practices will be utilized. Work will be performed by qualified persons with experience with historic buildings and will be in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*.

#3 Building Feature: Replace non-original garage door

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$7,700

Description of Work:

A non-original garage door was at the end of the driveway to the north of the Main House and below the Raised Room. It will be removed and replaced with a carriage style wood garage door that is more compatible. Best preservation practices will be utilized. Work will be performed by qualified persons with experience with historic buildings.

#4 Building Feature: Decorative glass restoration

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2019

Total Cost: \$2,000

Description of Work:

The decorative glass in one panel of the double front doors of the Main House is partially missing. This element is to be recreated by a qualified artisan experienced with Victorian-era etched glass.

#5 Building Feature: Roof

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2022

Total Cost: \$20,000

Description of Work:

The roof of the Main House and Raised Room is nearing the end of its material life and is due to be replaced. The size, shape and configuration of the roof will be retained. Best preservation practices will be utilized during installation of the new roofing material to protect existing features to remain from damage. Work will be performed by qualified persons with experience with historic buildings.

Exhibit B: Maintenance Plan for 811 Treat Avenue

#3 Building Feature: Foundation and structure

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$100

Description of Work:

Each year the building will be inspected for cracks. Any cracks found in the concrete foundation or slab or diagonal cracks found on the interior drywall will be recorded. A crack gauge will be installed on cracks larger than a ¼". If movement is recorded a structural engineer will be brought in to determine cause.

#6 Building Feature: Roof, gutters and drains

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The roof, gutters and drains of the Main House and Raised Room are to be inspected and cleaned every year. Debris is to be removed. Standing water is to be drained and the drainage issue resolved. Material deterioration is to be repaired. Drain and gutter attachments are to be checked and reattached if necessary. Evidence of leaks or standing water are to be addressed. Best preservation practices will be utilized during inspection to protect existing features from damage. Work will be performed by qualified persons with experience with historic buildings.

#7 Building Feature: Wood Windows and Doors

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$1,000

Description of Work:

The exterior of the windows and doors of the Main House and Raised Room will be cleaned annually by hand. Limited water will be used. There will be no power washing. Each window will be checked for operation as much as possible but annually at a minimum. Any issue with the original windows, such as broken sash cord or detached weight will be addressed by qualified persons with experience with historic wood windows and in conformance with NPS Preservation Brief #9 *The Repair of Historic Wooden Windows*. Any sign of water on the interior of any of the windows will be addressed immediately. Wood repairs will be made in kind. Hardware for the windows and doors will be lubricated regularly and replacement hardware should be in kind or era-appropriate.

#8 Building Feature: Wood stairs and porch

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Annually

Total Cost: \$500

Description of Work:

The painted wood stair and decks will be cleaned every year using limited water. No pressure washing will be done. Best preservation practices will be utilized to protect other features from damage and work will be performed by qualified persons with experience with historic buildings. Repaint where paint is failing. The underside of all decks and stairs will be inspected for mold and rot. If found, the wood will be repaired or replaced.

#9 Building Feature: Horizontal wood siding, wood trim and wood decorative features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: Every five years

Total Cost: \$500

Description of Work:

Inspect horizontal wood siding, wood trim, and decorative wood features. Should the paint show failure in any location a qualified person with experience with historic buildings will assess the cause of the problem in conformance with NPS Preservation Brief #10 *Exterior Paint Problems on Historic Woodwork*. Deteriorated wood will be replaced in kind as necessary. Every five years the exterior wood work will be very gently cleaned of dirt and debris by hand and without the use of excessive water. The work will be performed by qualified persons with experience with historic buildings.

7. Other Information

Photographs



6. Draft Mills Act Historical Property Agreement

Please complete the following Draft Mills Act Historical Property Agreement and submit with your application. A final Mills Act Historical Property Agreement will be issued by the City Attorney once the Board of Supervisors approves the contract. The contract is not in effect until it is fully executed and recorded with the Office of the Assessor-Recorder.

Any modifications made to this standard City contract by the applicant or if an independently-prepared contract is used, it shall be subject to approval by the City Attorney prior to consideration by the Historic Preservation Commission and the Board of Supervisors. This will result in additional application processing time and the timeline provided in the application will be nullified.

Recording Requested by,
and when recorded, send notice to:
Director of Planning
1650 Mission Street
San Francisco, California 94103-2414

California Mills Act Historical Property Agreement

HENRY GEILFUSS HOUSE
PROPERTY NAME (IF ANY)

811 TREAT AVENUE
PROPERTY ADDRESS

San Francisco, California

THIS AGREEMENT is entered into by and between the City and County of San Francisco, a California municipal corporation ("City") and GOLDEN PROPERTIES LLC ("Owner/s").

RECITALS

Owners are the owners of the property located at 811 TREAT AVENUE, in San Francisco, California
3613 1053. The building located at 811 TREAT AVENUE
BLOCK NUMBER LOT NUMBER PROPERTY ADDRESS

is designated as LISTED ON THE NATIONAL REGISTER, e.g. "a City Landmark pursuant to Article
10 of the Planning Code") and is also known as the HENRY GEILFUSS HOUSE.
HISTORIC NAME OF PROPERTY (IF ANY)

Owners desire to execute a rehabilitation and ongoing maintenance project for the Historic Property. Owners' application calls for the rehabilitation and restoration of the Historic Property according to established preservation standards, which it estimates will cost approximately THREE HUNDRED TEN THOUSAND (\$ 310,000). See Rehabilitation Plan, Exhibit A.
AMOUNT IN WORD FORMAT AMOUNT IN NUMERICAL FORMAT

Owners' application calls for the maintenance of the Historic Property according to established preservation standards, which is estimated will cost approximately THREE THOUSAND FIVE HUNDRED (\$ 3,500) annually. See Maintenance Plan, Exhibit B.
AMOUNT IN WORD FORMAT AMOUNT IN NUMERICAL FORMAT

The State of California has adopted the "Mills Act" (California Government Code Sections 50280-50290, and California Revenue & Taxation Code, Article 1.9 [Section 439 et seq.] authorizing local governments to enter into agreements with property owners to potentially reduce their property taxes in return for improvement to and maintenance of historic properties. The City has adopted enabling legislation, San Francisco Administrative Code Chapter 71, authorizing it to participate in the Mills Act program.

Owners desire to enter into a Mills Act Agreement (also referred to as a "Historic Property Agreement") with the City to help mitigate its anticipated expenditures to restore and maintain the Historic Property. The City is willing to enter into such Agreement to mitigate these expenditures and to induce Owners to restore and maintain the Historic Property in excellent condition in the future.

NOW, THEREFORE, in consideration of the mutual obligations, covenants, and conditions contained herein, the parties hereto do agree as follows:

1. Application of Mills Act.

The benefits, privileges, restrictions and obligations provided for in the Mills Act shall be applied to the Historic Property during the time that this Agreement is in effect commencing from the date of recordation of this Agreement.

2. Rehabilitation of the Historic Property.

Owners shall undertake and complete the work set forth in Exhibit A ("Rehabilitation Plan") attached hereto according to certain standards and requirements. Such standards and requirements shall include, but not be limited to: the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"); the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation ("OHP Rules and Regulations"); the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10. The Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than six (6) months after recordation of this Agreement, shall commence the work within six (6) months of receipt of necessary permits, and shall complete the work within three (3) years from the date of receipt of permits. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. Work shall be deemed complete when the Director of Planning determines that the Historic Property has been rehabilitated in accordance with the standards set forth in this Paragraph. Failure to timely complete the work shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein.

3. Maintenance.

Owners shall maintain the Historic Property during the time this Agreement is in effect in accordance with the standards for maintenance set forth in Exhibit B ("Maintenance Plan"), the Secretary's Standards; the OHP Rules and Regulations; the State Historical Building Code as determined applicable by the City; all applicable building safety standards; and the requirements of the Historic Preservation Commission, the Planning Commission, and the Board of Supervisors, including but not limited to any Certificates of Appropriateness approved under Planning Code Article 10.

4. Damage.

Should the Historic Property incur damage from any cause whatsoever, which damages fifty percent (50%) or less of the Historic Property, Owners shall replace and repair the damaged area(s) of the Historic Property. For repairs that do not require a permit, Owners shall commence the repair work within thirty (30) days of incurring the damage and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Where specialized services are required due to the nature of the work and the historic character of the features damaged, "commence the repair work" within the meaning of this paragraph may include contracting for repair services. For repairs that require a permit(s), Owners shall proceed diligently in applying for any necessary permits for the work and shall apply for such permits not less than sixty (60) days after the damage has been incurred, commence the repair work within one hundred twenty (120) days of receipt of the required permit(s), and shall diligently prosecute the repair to completion within a reasonable period of time, as determined by the City. Upon written request by the Owners, the Zoning Administrator, at his or her discretion, may grant an extension of the time periods set forth in this paragraph. Owners may apply for an extension by a letter to the Zoning Administrator, and the Zoning Administrator may grant the extension by letter without a hearing. All repair work shall comply with the design and standards established for the Historic Property in Exhibits A and B attached hereto and Paragraph 3 herein. In the case of damage to twenty percent (20%) or more of the Historic Property due to a catastrophic event, such as an earthquake, or in the case of damage from any cause whatsoever that destroys more than fifty percent (50%) of the Historic Property, the City and Owners may mutually agree to terminate this Agreement. Upon such termination, Owners shall not be obligated to pay the cancellation fee set forth in Paragraph 14 of this Agreement. Upon such termination, the City shall assess the full value of the Historic Property without regard to any restriction imposed upon the Historic Property by this Agreement and Owners shall pay property taxes to the City based upon the valuation of the Historic Property as of the date of termination.

5. Insurance.

Owners shall secure adequate property insurance to meet Owners' repair and replacement obligations under this Agreement and shall submit evidence of such insurance to the City upon request.

6. Inspections.

Owners shall permit periodic examination of the exterior and interior of the Historic Property by representatives of the Historic Preservation Commission, the City's Assessor, the Department of Building Inspection, the Planning Department, the Office of Historic Preservation of the California Department of Parks and Recreation, and the State Board of Equalization, upon seventy-two (72) hours advance notice, to monitor Owners' compliance with the terms of this Agreement. Owners shall provide all reasonable information and documentation about the Historic Property demonstrating compliance with this Agreement as requested by any of the above-referenced representatives.

7. Term.

This Agreement shall be effective upon the date of its recordation and shall be in effect for a term of ten years from such date ("Initial Term"). As provided in Government Code section 50282, one year shall be added automatically to the Initial Term, on each anniversary date of this Agreement, unless notice of nonrenewal is given as set forth in Paragraph 10 herein.

8. Valuation.

Pursuant to Section 439.4 of the California Revenue and Taxation Code, as amended from time to time, this Agreement must have been signed, accepted and recorded on or before the lien date (January 1) for a fiscal year (the following July 1-June 30) for the Historic Property to be valued under the taxation provisions of the Mills Act for that fiscal year.

9. Termination.

In the event Owners terminates this Agreement during the Initial Term, Owners shall pay the Cancellation Fee as set forth in Paragraph 15 herein. In addition, the City Assessor-Recorder shall determine the fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement and shall reassess the property taxes payable for the fair market value of the Historic Property as of the date of Termination without regard to any restrictions imposed on the Historic Property by this Agreement. Such reassessment of the property taxes for the Historic Property shall be effective and payable six (6) months from the date of Termination.

10. Notice of Nonrenewal.

If in any year after the Initial Term of this Agreement has expired either the Owners or the City desires not to renew this Agreement that party shall serve written notice on the other party in advance of the annual renewal date. Unless the Owners serves written notice to the City at least ninety (90) days prior to the date of renewal or the City serves written notice to the Owners sixty (60) days prior to the date of renewal, one year shall be automatically added to the term of the Agreement. The Board of Supervisors shall make the City's determination that this Agreement shall not be renewed and shall send a notice of nonrenewal to the Owners. Upon receipt by the Owners of a notice of nonrenewal from the City, Owners may make a written protest. At any time prior to the renewal date, City may withdraw its notice of nonrenewal. If in any year after the expiration of the Initial Term of the Agreement, either party serves notice of nonrenewal of this Agreement, this Agreement shall remain in effect for the balance of the period remaining since the execution of the last renewal of the Agreement.

11. Payment of Fees.

Within one month of the execution of this Agreement, City shall tender to Owners a written accounting of its reasonable costs related to the preparation and approval of the Agreement as provided for in Government Code Section 50281.1 and San Francisco Administrative Code Section 71.6. Owners shall promptly pay the requested amount within forty-five (45) days of receipt.

12. Default.

An event of default under this Agreement may be any one of the following:

- (a) Owners' failure to timely complete the rehabilitation work set forth in Exhibit A in accordance with the standards set forth in Paragraph 2 herein;
- (b) Owners' failure to maintain the Historic Property in accordance with the requirements of Paragraph 3 herein;
- (c) Owners' failure to repair any damage to the Historic Property in a timely manner as provided in Paragraph 4 herein;
- (d) Owners' failure to allow any inspections as provided in Paragraph 6 herein;
- (e) Owners' termination of this Agreement during the Initial Term;
- (f) Owners' failure to pay any fees requested by the City as provided in Paragraph 11 herein;
- (g) Owners' failure to maintain adequate insurance for the replacement cost of the Historic Property; or
- (h) Owners' failure to comply with any other provision of this Agreement.

An event of default shall result in cancellation of this Agreement as set forth in Paragraphs 13 and 14 herein and payment of the cancellation fee and all property taxes due upon the Assessor's determination of the full value of the Historic Property as set forth in Paragraph 14 herein. In order to determine whether an event of default has occurred, the Board of Supervisors shall conduct a public hearing as set forth in Paragraph 13 herein prior to cancellation of this Agreement.

13. Cancellation.

As provided for in Government Code Section 50284, City may initiate proceedings to cancel this Agreement if it makes a reasonable determination that Owners have breached any condition or covenant contained in this Agreement, has defaulted as provided in Paragraph 12 herein, or has allowed the Historic Property to deteriorate such that the safety and integrity of the Historic Property is threatened or it would no longer meet the standards for a Qualified Historic Property. In order to cancel this Agreement, City shall provide notice to the Owners and to the public and conduct a public hearing before the Board of Supervisors as provided for in Government Code Section 50285. The Board of Supervisors shall determine whether this Agreement should be cancelled. The cancellation must be provided to the Office of the Assessor-Recorder for recordation.

14. Cancellation Fee.

If the City cancels this Agreement as set forth in Paragraph 13 above, Owners shall pay a cancellation fee of twelve and one-half percent (12.5%) of the fair market value of the Historic Property at the time of cancellation. The City Assessor shall determine fair market value of the Historic Property without regard to any restriction imposed on the Historic Property by this Agreement. The cancellation fee shall be paid to the City Tax Collector at such time and in such manner as the City shall prescribe. As of the date of cancellation, the Owners shall pay property taxes to the City without regard to any restriction imposed on the Historic Property by this Agreement and based upon the Assessor's determination of the fair market value of the Historic Property as of the date of cancellation.

15. Enforcement of Agreement.

In lieu of the above provision to cancel the Agreement, the City may bring an action to specifically enforce or to enjoin any breach of any condition or covenant of this Agreement. Should the City determine that the Owners has breached this Agreement, the City shall give the Owners written notice by registered or certified mail setting forth the grounds for the breach. If the Owners do not correct the breach, or if it does not undertake and diligently pursue corrective action, to the reasonable satisfaction of the City within thirty (30) days from the date of receipt of the notice, then the City may, without further notice, initiate default procedures under this Agreement as set forth in Paragraph 13 and bring any action necessary to enforce the obligations of the Owners set forth in this Agreement. The City does not waive any claim of default by the Owners if it does not enforce or cancel this Agreement.

16. Indemnification.

The Owners shall indemnify, defend, and hold harmless the City and all of its boards, commissions, departments, agencies, agents and employees (individually and collectively, the "City") from and against any and all liabilities, losses, costs, claims, judgments, settlements, damages, liens, fines, penalties and expenses incurred in connection with or arising in whole or in part from: (a) any accident, injury to or death of a person, loss of or damage to property occurring in or about the Historic Property; (b) the use or occupancy of the Historic Property by the Owners, their Agents or Invitees; (c) the condition of the Historic Property; (d) any construction or other work undertaken by Owners on the Historic Property; or (e) any claims by unit or interval Owners for property tax reductions in excess those provided for under this Agreement. This indemnification shall include, without limitation, reasonable fees for attorneys, consultants, and experts and related costs that may be incurred by the City and all indemnified parties specified in this Paragraph and the City's cost of investigating any claim. In addition to Owners' obligation to indemnify City, Owners specifically acknowledge and agree that they have an immediate and independent obligation to defend City from any claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false, or fraudulent, which obligation arises at the time such claim is tendered to Owners by City, and continues at all times thereafter. The Owners' obligations under this Paragraph shall survive termination of this Agreement.

17. Eminent Domain.

In the event that a public agency acquires the Historic Property in whole or part by eminent domain or other similar action, this Agreement shall be cancelled and no cancellation fee imposed as provided by Government Code Section 50288.

18. Binding on Successors and Assigns.

The covenants, benefits, restrictions, and obligations contained in this Agreement shall be deemed to run with the land and shall be binding upon and inure to the benefit of all successors and assigns in interest of the Owners.

19. Legal Fees.

In the event that either the City or the Owners fail to perform any of their obligations under this Agreement or in the event a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the prevailing party may recover all costs and expenses incurred in enforcing or establishing its rights hereunder, including reasonable attorneys' fees, in addition to court costs and any other relief ordered by a court of competent jurisdiction. Reasonable attorneys fees of the City's Office of the City Attorney shall be based on the fees regularly charged by private attorneys with the equivalent number of years of experience who practice in the City of San Francisco in law firms with approximately the same number of attorneys as employed by the Office of the City Attorney.

20. Governing Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California.

21. Recordation.

The contract will not be considered final until this agreement has been recorded with the Office of the Assessor-Recorder of the City and County of San Francisco.

22. Amendments.

This Agreement may be amended in whole or in part only by a written recorded instrument executed by the parties hereto in the same manner as this Agreement.

23. No Implied Waiver.

No failure by the City to insist on the strict performance of any obligation of the Owners under this Agreement or to exercise any right, power, or remedy arising out of a breach hereof shall constitute a waiver of such breach or of the City's right to demand strict compliance with any terms of this Agreement.

24. Authority.

If the Owners sign as a corporation or a partnership, each of the persons executing this Agreement on behalf of the Owners does hereby covenant and warrant that such entity is a duly authorized and existing entity, that such entity has and is qualified to do business in California, that the Owner has full right and authority to enter into this Agreement, and that each and all of the persons signing on behalf of the Owners are authorized to do so.

25. Severability.

If any provision of this Agreement is determined to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each other provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

26. Tropical Hardwood Ban.

The City urges companies not to import, purchase, obtain or use for any purpose, any tropical hardwood or tropical hardwood product.

27. Charter Provisions.

This Agreement is governed by and subject to the provisions of the Charter of the City.

28. Signatures.

This Agreement may be signed and dated in parts

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as follows:

CARMEN CHU
ASSESSOR-RECORDER
CITY & COUNTY OF SAN FRANCISCO

Date

JOHN RAHAIM
DIRECTOR OF PLANNING
CITY & COUNTY OF SAN FRANCISCO

Date

APPROVED AS PER FORM:
DENNIS HERRERA
CITY ATTORNEY
CITY & COUNTY OF SAN FRANCISCO

Signature

Date

Print name
DEPUTY CITY ATTORNEY

Sergio Tantor _____
Signature Date 4/26/2018

Signature

Date

SERGIO TANTOR

Print name
OWNER

Print name
OWNER

Owner/s' signatures must be notarized. Attach notary forms to the end of this agreement.
(If more than one owner, add additional signature lines. All owners must sign this agreement.)

7. Notary Acknowledgment Form

The notarized signature of the majority representative owner or owners, as established by deed or contract, of the subject property or properties is required for the filing of this application. (Additional sheets may be attached.)

State of California

County of: San Francisco

On: April 26, 2018 before me, S. Chiang
DATE INSERT NAME OF THE OFFICER


NOTARY PUBLIC personally appeared: Sergio Jantorno
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person(s) who 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.

S. Chiang
SIGNATURE

S. CHIANG
COMM. #2108903
NOTARY PUBLIC - CALIFORNIA
SAN FRANCISCO COUNTY
My Commission Expires 04/28/2019

(PLACE NOTARY SEAL ABOVE)

Application for Mills Act Historical Property contract for 811 Treat Ave

2. Subject Property Information

Is the entire property owner-occupied? No, the property is 100% rental.

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

4049 3rd Street

766 7th Avenue

375 16th Avenue

4126 17th Street

4443-45 18th Street

4131 24th Street

132-38 Albion Street

165-71 Albion Street

421 Arguello Boulevard

314 Arleta Avenue

316-18 Arleta Avenue

322 Arleta Avenue

70-72 Belcher Street

1730-34 Bryant Street

959-69 Capp Street

834-44 Central Avenue

735-37 Clayton Street

75-77 Dolores Terrace

562-64 Fell Street

1147 Filbert Street

1060 Folsom Street

1052-58 Folsom Street

1123-27 Folsom Street

1353-57 Folsom Street

1484-90 Golden Gate Avenue

2059 Golden Gate Avenue

1515 Gough Street

543-47 Grove Street

1684-88 Grove Street

630-36 Guerrero Street

642-46 Guerrero Street

1274-76 Hampshire Street

1280 Hampshire Street

1320 Hawes Street

453-65 Hayes Street

945-949 Hayes Street

1339-43 Hayes Street

267-9 Hickory Street

1280 Hollister Avenue

444 Ivy Street
1541 Jennings Street
1825 Laguna Street
2610 Lake Street #4&7
615-17 Masonic Avenue
1951-57 McAllister Street
1958-62 McAllister Street
615 Minna Street
1555 Monterey Boulevard
639-41 Natoma Street
35-37 Norton Street
262-64 Oak Street
2027-37 Oak Street
1353 Oakdale Avenue
112-14 Pfeiffer Street
726-30 Presidio Avenue
1359 Quesada Avenue
1467 Quesada Avenue
19 Rausch Street
1271 Revere Avenue
1379 Revere Avenue
1267-69 Rhode Island Street
190-94 Russ Street
37 Rutledge Street
380 San Jose Avenue
454-58 South Van Ness Avenue
1971-75 Sutter Street
2166-70 Sutter Street
2280-84 Sutter Street
2287-91 Sutter Street
2615 Sutter Street
811 Treat Avenue

5. Rehabilitation/Restoration & Maintenance Plan

#1 Building Feature: Horizontal wood siding, wood trim and wood decorative features

Rehab/Restoration Maintenance Completed Proposed

Contract Year Work Completion: 2017-18 for rehabilitation, inspected every five years thereafter.

Total Cost: \$50,000 for rehabilitation; \$1,000 for inspections.

Description of Work:

The exterior horizontal wood siding, wood trim and exterior wood decorative features including the porch and front stair are in fair condition. All exterior wood elements will be evaluated for repair. Missing elements will be recreated to match

Rehab/Restoration Maintenance Completed Proposed
Contract Year Work Completion: 2017-18 for rehabilitation, inspected every ten years thereafter.

Total Cost: \$100,000 for rehabilitation; \$1,000 for inspections.

Description of Work:

Repair and replace existing foundation. Bolt structure and reinforce with additional framing as needed. Best preservation practices will be utilized. Work will be performed by qualified persons with experience with historic buildings and will be in conformance with NPS Preservation Brief #41 *The Seismic Retrofit of Historic Buildings*.

7. Other Information

Photographs







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

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

For Fiscal Year July 1, 2017 through June 30, 2018

| | | | | | | |
|-----|-------|-----|----------------|----------|--------------------|-------------------|
| Vol | Block | Lot | Account Number | Tax Rate | Original Mail Date | Property Location |
| 24 | 3613 | 053 | 361300530 | 1.1723% | October 11, 2017 | 811 TREAT AV |

Assessed on January 1, 2017 at 12:01am
 To: GOLDEN PROPERTIES LLC

GOLDEN PROPERTIES LLC
2170 SUTTER ST
SAN FRANCISCO CA 94115

| Description | Full Value | Tax Amount |
|--------------------------|----------------|--------------------|
| Land | 668,453 | 7,836.27 |
| Structure | 286,479 | 3,358.39 |
| Fixtures | | |
| Personal Property | | |
| Gross Taxable Value | | 954,932 |
| Less HO Exemption | | |
| Less Other Exemption | | |
| Net Taxable Value | 954,932 | \$11,194.66 |

| Code | Type | Telephone | Amount Due |
|---|----------------------|----------------|-----------------|
| 29 | RENT STABILIZATION | (415) 701-2311 | 225.00 |
| 46 | SF BAY RS PARCEL TAX | (888) 508-8157 | 12.00 |
| 89 | SFUSD FACILITY DIST | (415) 355-2203 | 92.00 |
| 91 | SFCCD PARCEL TAX | (415) 487-2400 | 99.00 |
| 92 | APARTMENT LIC. FEE | (415) 558-6220 | 326.00 |
| 98 | SF - TEACHER SUPPORT | (415) 355-2203 | 244.10 |
| Total Direct Charges and Special Assessments | | | \$998.10 |

RECEIVED

NOV 27 2017

BY: _____

| | | |
|-------------------------------|--|---------------------------------|
| ▶ TOTAL DUE | | \$12,192.76 |
| 1st Installment | | \$6,096.38 |
| 2nd Installment | | \$6,096.38 |
| Due: November 1, 2017 | | Due: February 1, 2018 |
| Delinquent after Dec 11, 2017 | | Delinquent after April 10, 2018 |

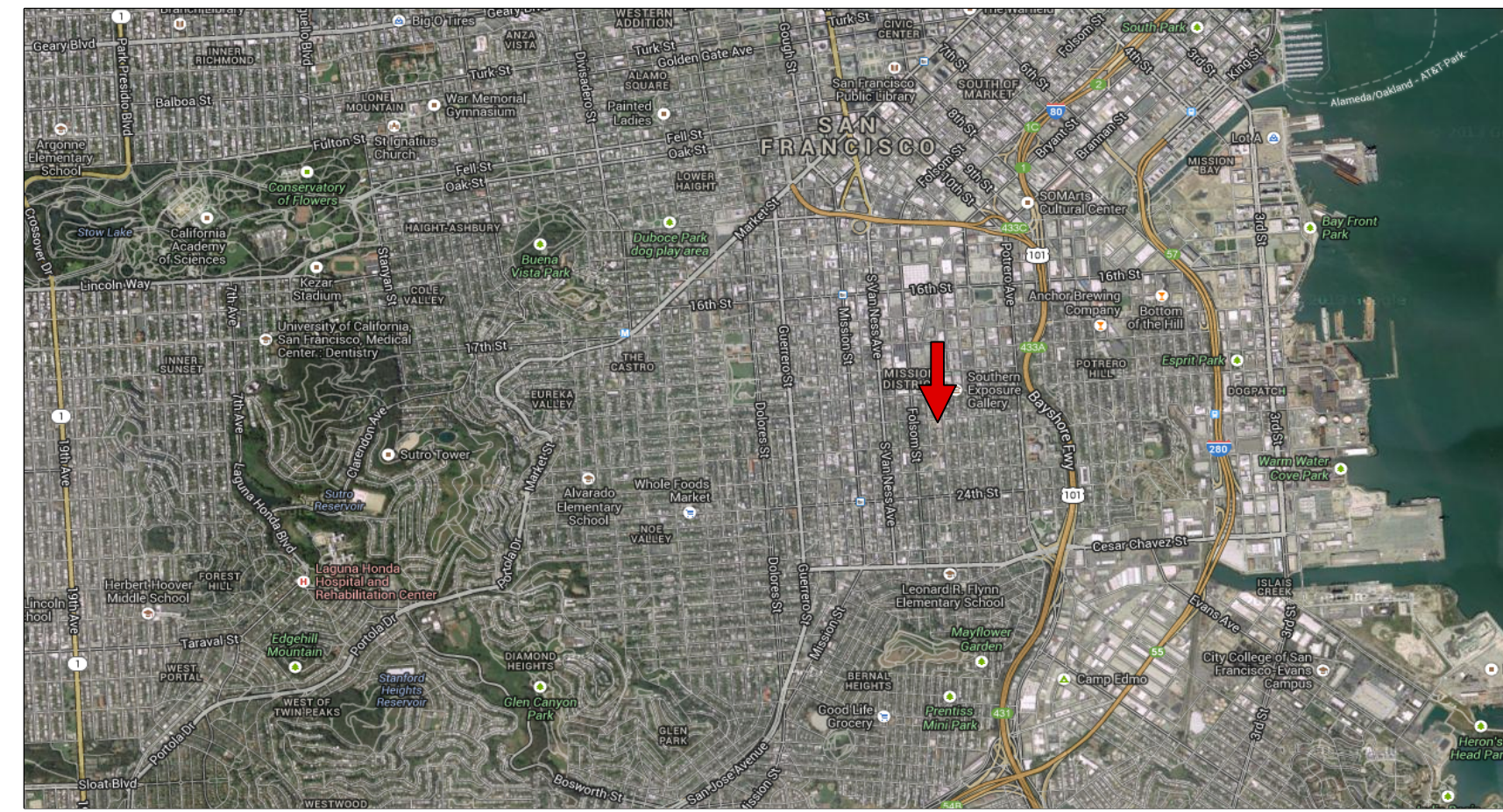
Pay online at SFTREASURER.ORG

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

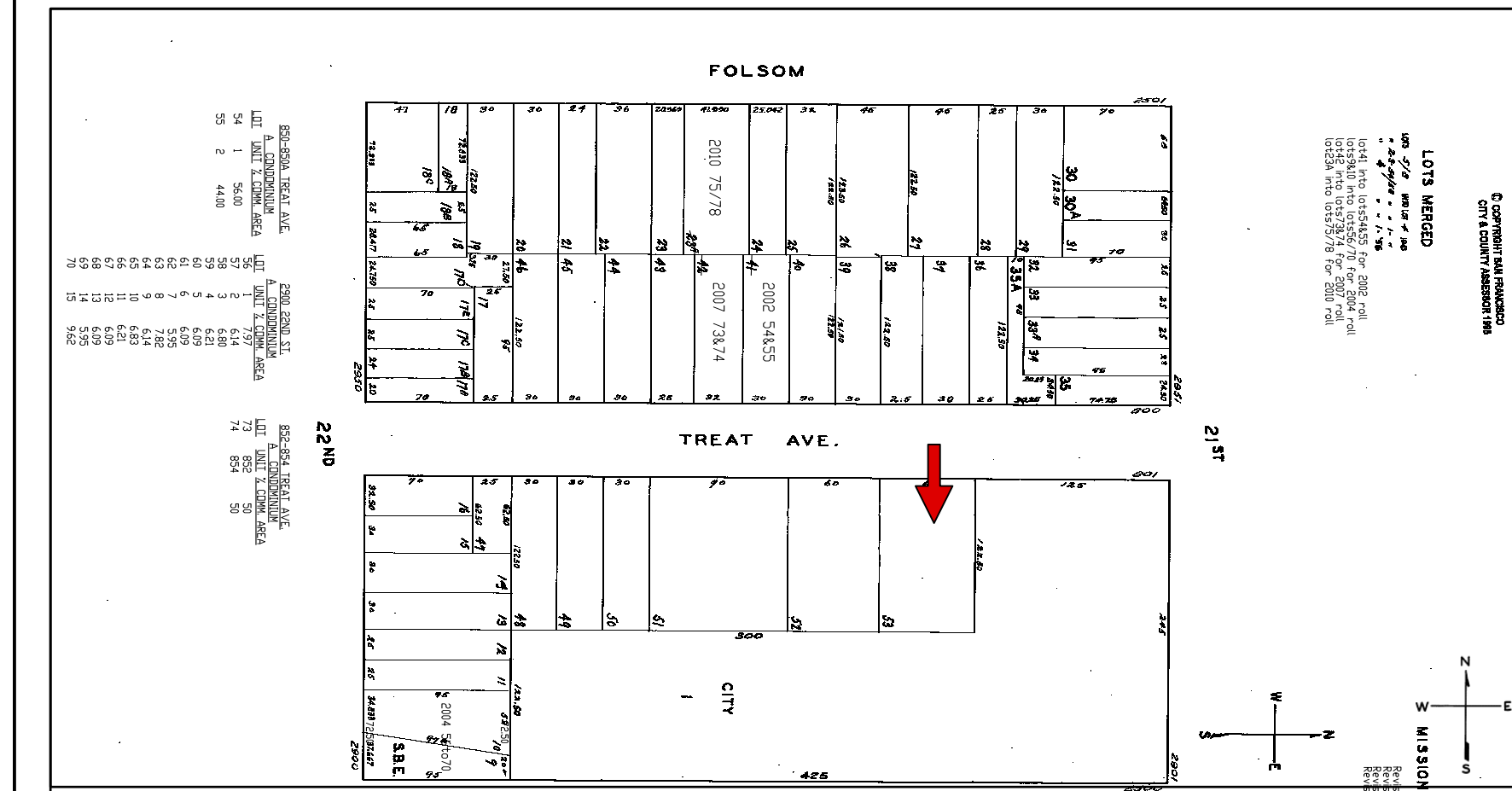
SCOPE OF WORK:

1. PROPOSED HORIZONTAL ADDITION TO EXISTING TWO-CAR GARAGE TO ACCOMODATE 7 CLASS 1 BICYCLE PARKING.
2. CONVERSION OF EXISTING STORAGE SHED AT REAR TO LIVING SPACE TO ACCOMODATE THE ADDITION OF TWO ADDITIONAL DWELLING UNITS (7 TOTAL)
3. EXTERIOR MODIFICATIONS TO EXISTING BUILDINGS
4. ADDITION OF (N) ROOF DECK AT REAR BLDG.

@ 811 TREAT AVE, SAN FRANCISCO, CA



AREA MAP



ASSESSOR'S MAP

PROJECT NAME

**811 Treat Avenue
SAN FRANCISCO, CA**

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
2. ALL ATTACHMENTS, CONNECTIONS OR FASTENING OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE OF THE BUILDING INDUSTRY. DRAWINGS SHOWS ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT ILLUSTRATE EVERY DETAIL.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERROR OR OMISSIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER'S ATTENTION IMMEDIATELY.
4. UNLESS OTHERWISE NOTED, ALL ANGLES SHALL BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL SHALL BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED SHALL BE CENTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE LEVEL, PLUMB AND SQUARE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND PROTECTION DURING CONSTRUCTION. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROTECTED. ALL MATERIALS DELIVERED TO THE SITE SHALL BE PROPERLY STORED AND PROTECTED UNTIL INSTALLATION. ALL LUMBER SHALL BE PROTECTED FROM MOISTURE AND STORED ABOVE GROUND.
6. DETAILED AND/OR LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL SCALED DIMENSIONS SHALL BE VERIFIED.
7. ALL WORK SHALL BE DONE UNDER PERMIT. PLANS AND CALCULATIONS, IF REQUIRED, SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

PROJECT DATA

| | |
|---|--|
| LOT AREA: | 7,348 S.F. (60'x122.5') |
| YEAR BUILT (FRONT & BACK BLDGS): | 1892 |
| (E) NUMBER OF UNITS: | 5 |
| (N) NUMBER OF UNITS: | 7 (2 NEW UNITS@ REAR BLDG) |
| (N) BICYCLE PARKING (CLASS 1): | 7 TOTAL |
| NUMBER OF STORIES (REAR BUILDING): | 2 (NO CHANGE) |
| (E) BUILDING HEIGHT (REAR BUILDING): | 25'-4" ±MAX HT (NO CHANGE) |
| HEIGHT/BULK LIMIT: | 40-x |
| OCCUPANCY GROUP: | R-2 |
| ZONING: | RH-3 |
| TYPE OF CONSTRUCTION: | V-B |
| BLOCK AND LOT : | 3613-053 |
| APPLICABLE CODES: | 2013 CALIFORNIA CODE EDITIONS W/ SAN FRANCISCO AMENDMENTS |

ABBREVIATION

| | | | |
|---------|-----------------------|--------|---|
| # | POUND OR NUMBER | H.C. | HANDICAPPED |
| & | AND | HI | HIGH |
| @ | AT | HM | HOLLOW METAL |
| ABV | ABOVE | HP | HIGH POINT |
| ACT | ACOUSTIC CEILING TILE | HR | HOUR |
| AD | AREA DRAIN | HVAC | HEATING, VENTILATING, AND AIR CONDITIONING |
| AFF | ABOVE FINISHED FLOOR | IRGWB | IMPACT RESISTANT GYPSUM WALLBOARD |
| ALUM | ALUMINUM | ILO | IN LIEU OF |
| APPROX | APPROXIMATE | INSUL | INSULATED |
| ANOD | ANODIZED | INT | INTERIOR |
| ASPH | ASPHALT | LO | LOW |
| BD | BOARD | MAX | MAXIMUM |
| BLDG | BUILDING | MECH | MECHANICAL |
| BLKG | BLOCKING | MEMBR | MEMBRANE |
| BOT | BOTTOM | MIN | MINIMUM |
| BSMT | BASEMENT | MO | MASONRY OPENING |
| BST | BOTTOM OF STAIRS | MTL | METAL |
| BYND | BEYOND | (N) | NEW |
| CIP | CAST IN PLACE | NIC | NOT IN CONTRACT |
| CHNL | CHANNEL | NO | NUMBER |
| CJ | CONTROL JOINT | NOM | NOMINAL |
| CLG | CEILING | N.T.S. | NOT TO SCALE |
| CLO | CLOSET | O.C. | ON CENTER |
| CLR | CLEAR | OFF | OFFICE |
| CNTR | COUNTER | OH | OPPOSITE HAND |
| CMU | CONCRETE MASONRY UNIT | OZ | OUNCE |
| COL | COLUMN | PCC | PRE-CAST CONCRETE |
| COMPR | COMPRESSIBLE | P.L. | PROPERTY LINE |
| CONC | CONCRETE | PLUMB | PLUMBING |
| CONT | CONTINUOUS | PLYD | PLYWOOD |
| CORR | CORRIDOR | PT | PRESSURE TREATED |
| CPT | CARPET | PNT | PAINT/PAINTE |
| CT | CERAMIC TILE | PVC | POLYVINYL CHLORIDE |
| CTR | CENTER | RBR | RUBBER |
| CTYD | COURTYARD | RCP | REFLECTED CEILING PLAN |
| DBL | DOUBLE | RD | ROOF DRAIN |
| DEMO | DEMOLISH | RDWD | REDWOOD |
| DET | DETAIL | REQD | REQUIRED |
| D.F. | DRINKING FOUNTAIN | RM | ROOM |
| DIA | DIAMETER | S.F. | SQUARE FOOT |
| DIMS | DIMENSIONS | SIM | SIMILAR |
| DN | DOWN | SPEC | SPECIFIED OR SPECIFICATION |
| DR | DOOR | SPK | SPRINKLER |
| DWG | DRAWING | SSTL | STAINLESS STEEL |
| (E) | EXISTING | STC | SOUND TRANSMISSION COEFFICIENT |
| EA | EACH | STD | STANDARD |
| EL | ELEVATION | STL | STEEL |
| ELEC | ELECTRICAL | STRUCT | STRUCTURAL |
| ELEV | ELEVATOR/ELEVATION | SQ. | SQUARE |
| EQ | EQUAL | T&G | TONGUE AND GROOVE |
| EXT | EXTERIOR | TC | TOP OF CURB |
| EXP JT | EXPANSION JOINT | TELE | TELEPHONE |
| EXT | EXTERIOR | TLT | TOILET |
| F.D. | FLOOR DRAIN | TO | TOP OF |
| FEC | FIRE EXTINGUISHER | TOC | TOP OF CONCRETE |
| CABINET | | TOS | TOP OF STEEL |
| FIXT | FIXTURE | TP | TOILET PAPER DISPENSER |
| FLR | FLOOR | T/D | TELEPHONE/DATA |
| FLUOR | FLUORESCENT | TST | TOP OF STAIRS |
| FM | FILLED METAL | TYP | TYPICAL |
| FND | FOUNDATION | U.N.O. | UNLESS NOTED OTHERWISE |
| FO | FACE OF | U/S | UNDERSIDE |
| F.O.F. | FACE OF FINISH | V.I.F. | VERIFY IN FIELD |
| FURR | FURRING | VP | VISION PANEL |
| GA | GAUGE | W/ | WITH |
| GALV | GALVANIZED | WD | WOOD |
| G.B. | GRAB BAR | W.H. | WATER HEATER |
| GND | GROUND | | |
| GRP | GROUP | | |
| GWB | GYPSUM WALL BOARD | | |
| GYP | GYPSUM | | |

Omega Consulting Engineers, LLP
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203

SHEET TITLE

Cover Sheet

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ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN B.G.

CHECKED P.M.

DATE 12/19/2013

REVISED DATE 04/27/2015

JOB NO. 13-001

SHEET NO.

A-0.1

DRAWING INDEX:

| | |
|--------------|---|
| A-0.1 | COVER SHEET |
| A-1.0 | (E) SITE PLAN |
| A-1.1 | (N) SITE PLAN |
| A-2.0 | FIRST FLOOR DEMOLITION PLAN |
| A-2.1 | (E) & (N) FIRST FLOOR PLANS |
| A-2.2 | (E) & (N) SECOND FLOOR PLANS |
| A-2.3 | GARAGE F.P. & WINDOW DETAILS |
| A-3.0 | (N) FRONT ELEVATIONS |
| A-3.1 | RIGHT ELEVATIONS |
| A-3.2 | (N) SECTION A-A & ELEVATIONS |
| GP-1 | GREEN POINT CHECKLIST |

| PARKING SUMMARY TABLE | (E) | PROPOSED TO BE ADDED |
|--|--------------------|-----------------------------|
| COVERED PARKING (WITHIN (E) GARAGE)) | 2 | 0 |
| COVERED BICYCLE PARKING (WITHIN (E) GARAGE) | 0 | 7 |
| TOTAL | 2 | 7 |
| GROSS FLOOR AREA SUMMARY* *PER SF PLANNING CODE § 102.9 | | |
| FRONT BLDG | 1,590 Sq Ft | 1,590 Sq Ft |
| REAR BLDG | 3,085 Sq Ft | 2,959 Sq Ft |
| GARAGE BLDG | 565 Sq Ft | 637 Sq Ft |
| TOTAL | 5,240Sq Ft | 5,680 Sq Ft |
| USABLE OPEN SPACE SUMMARY | | |
| FRONT YARD/DECK (COMMON) | | 1,096 Sq Ft |
| CENTRAL COURTYARD (COMMON) | | 1,750+/- Sq Ft |
| REAR BUILDING ROOF DECK (COMMON) | | 870 Sq Ft |
| REQUIRED REAR YARD: 7,348x45%=3,306 Sq Ft | TOTAL: | 3,714 Sq Ft |

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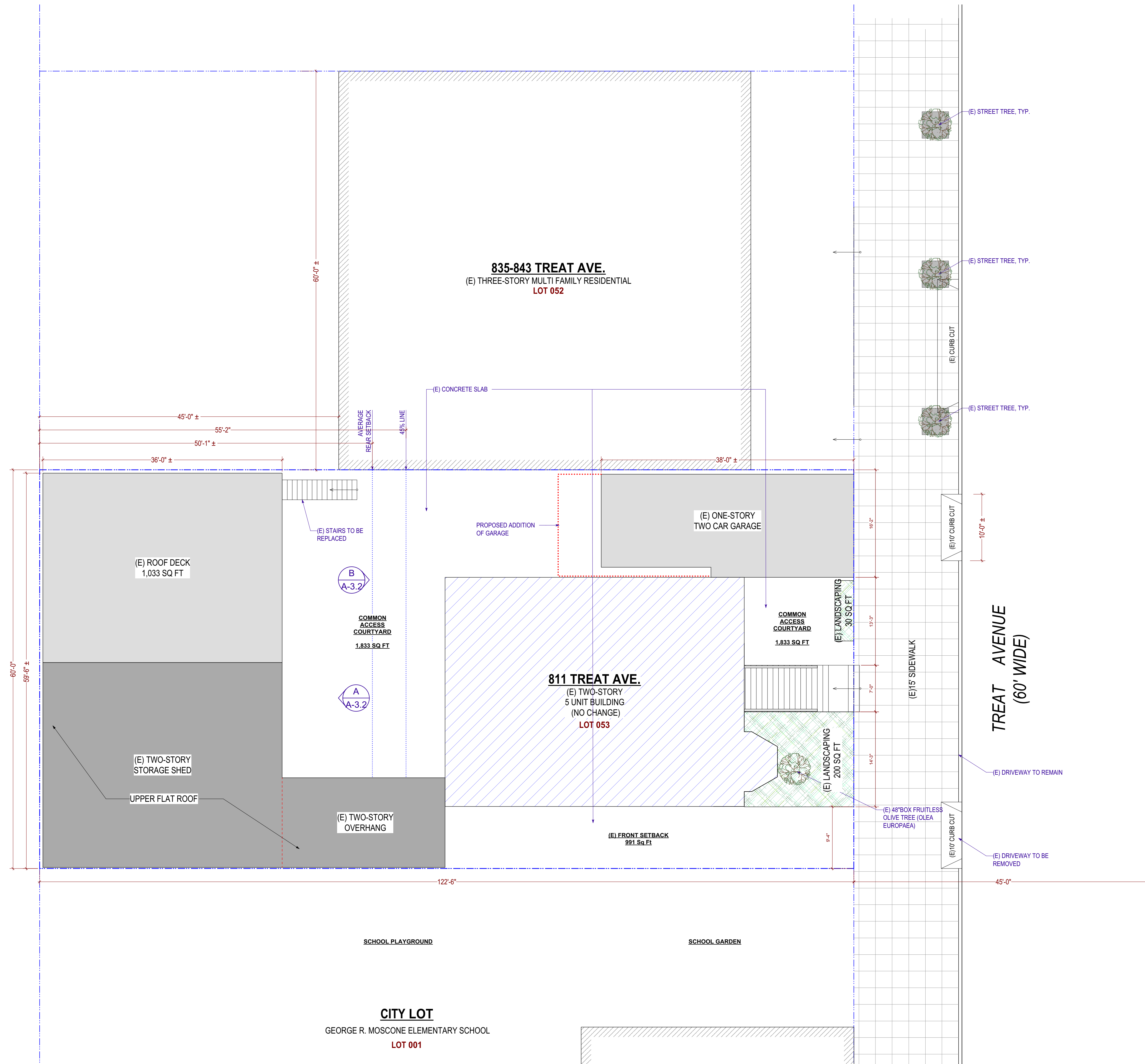
DATE 12/19/2013

REVISED DATE 04/27/2015

JOB NO. 13-001

SHEET NO.

A-1.1



Existing Site Plan
1/8" = 1'-0"





811 TREAT AVE.
 Existing Front Elevation (West)
 1/4" = 1'-0"

| SYMBOL | MATERIAL | COLOR | FINISH |
|--------|--|---------|--------------|
| [1] | 8" HORIZONTAL WOOD SIDING | BROWN | PAINTED |
| [2] | WOOD FRAMED DBL HUNG WNDW W/ CLR GLASS | WHITE | PAINTED |
| [3] | SOLID CORE WOOD DOOR | NATURAL | STAINED WOOD |



811 TREAT AVE.
 Proposed Front Elevation (West)
 1/4" = 1'-0"

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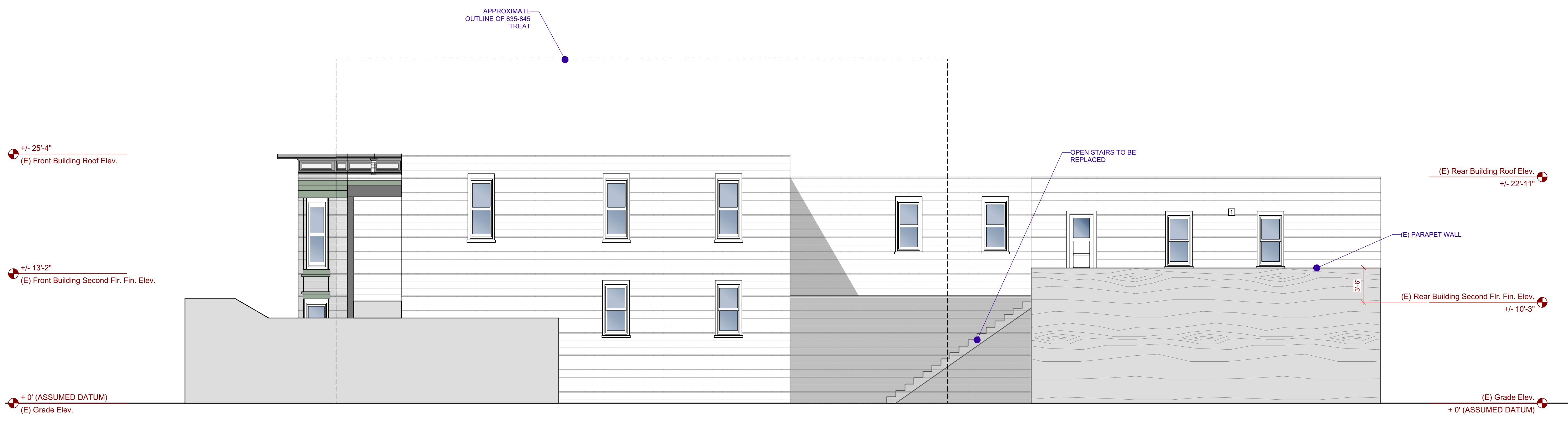
CHECKED P.M.

DATE 12/19/2013

REVISED DATE 04/27/2015

JOB NO. 13-001

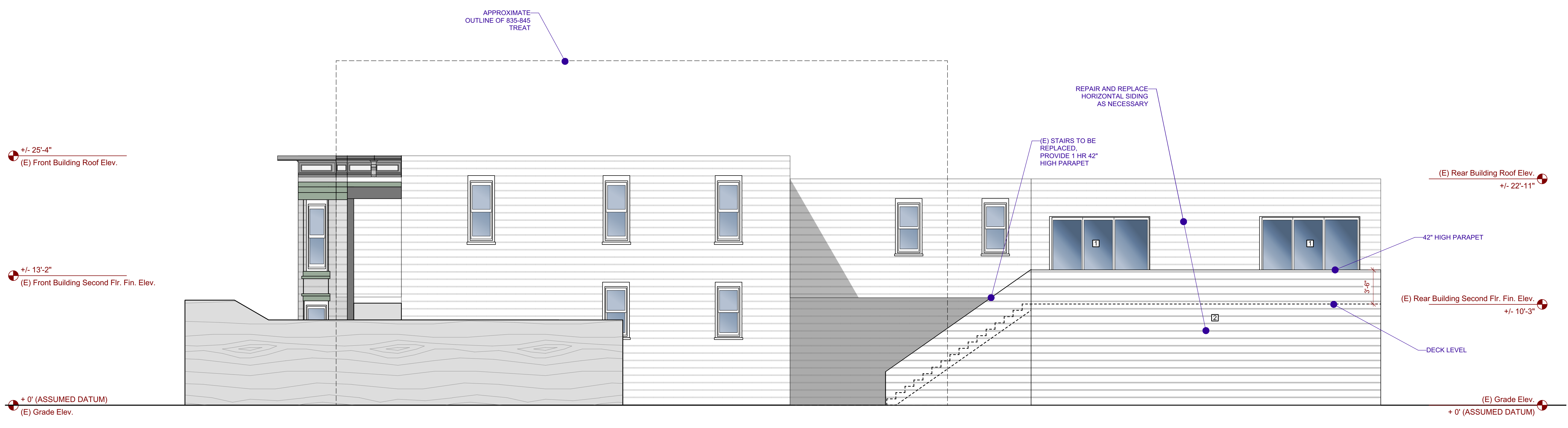
SHEET NO.



Existing Right Elevation (South)
 3/16" = 1'-0"

Omega Consulting Engineers, LLP
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 922.0200
 FAX: (415) 922.0203

SHEET TITLE
Building Elevations



Proposed Right Elevation (South)
 3/16" = 1'-0"

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ISSUES / REVISIONS

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| DRAWN | B.G. |
| CHECKED | P.M. |
| DATE | 12/19/2013 |
| REVISED DATE | 04/27/2015 |
| JOB NO. | 13-001 |
| SHEET NO. | A-3.1 |

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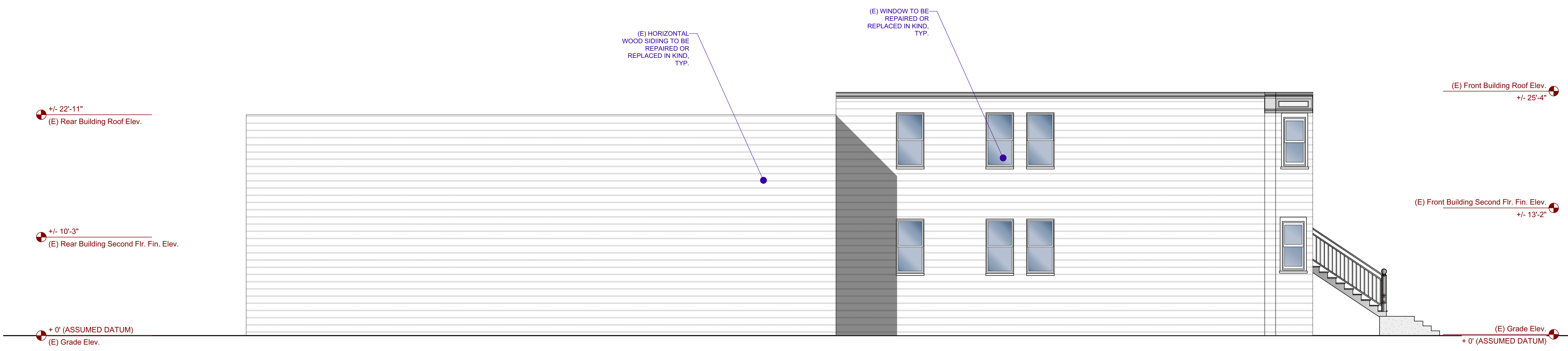
DATE 12/19/2013

REVISED DATE 04/27/2015

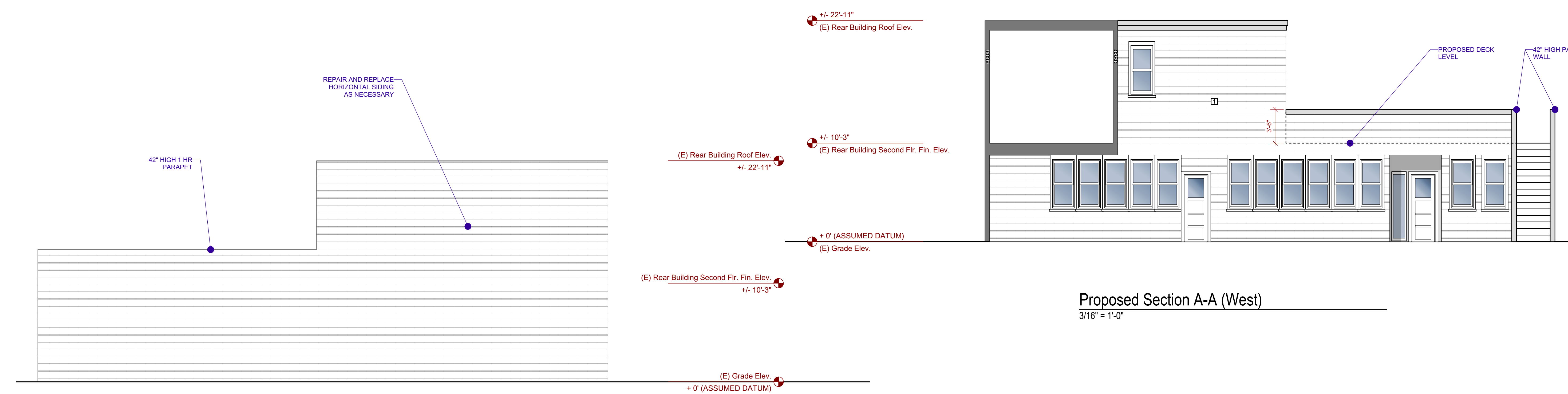
JOB NO. 13-001

SHEET NO.

A-3.2



Existing Left Elevation (North) (No Change)
3/16" = 1'-0"



Proposed Section A-A (West)
3/16" = 1'-0"

Existing Rear Elevation (East) (No Change)
3/16" = 1'-0"

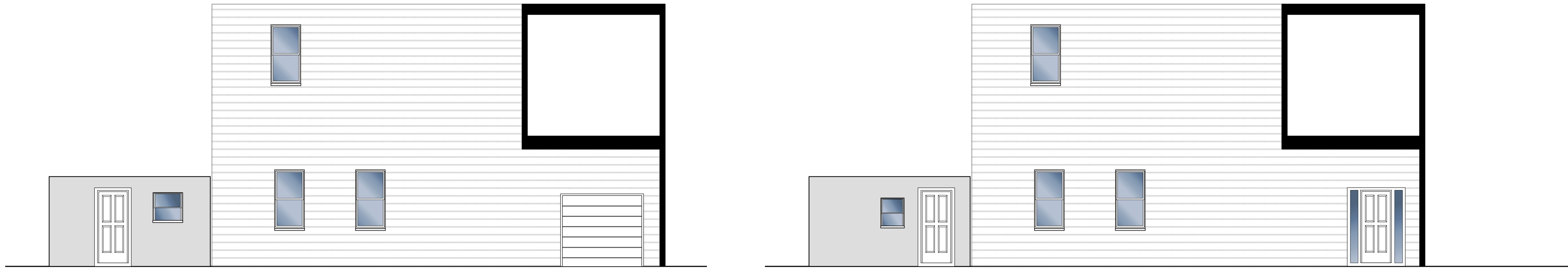
PROJECT NAME

811 Treat Avenue
SAN FRANCISCO, CA

Ωmega Consulting Engineers, LLP
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 922.0200
FAX: (415) 922.0203

SHEET TITLE

**Building Elevations
& Sections**



Proposed Section B-B (East)
3/16" = 1'-0"

Proposed Section B-B (East)
3/16" = 1'-0"

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ISSUES / REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

DRAWN B.G.

CHECKED P.M.

DATE 12/19/2013

REVISED DATE 04/27/2015

JOB NO. 13-001

SHEET NO.

A-3.3

809-11 Treat Avenue

Unit #1 \$563.83

Unit #2 \$ 900.00

Unit #3 \$563.83

Unit # 4 \$529.56

Unit # 5 \$563.83

Parking \$115.00

Parking \$115.00

Mortgage \$2,349.27

Tax \$1,549.00

Insurance \$210.00

Utilities \$380.00

Maintenance

\$150.00

RELIANCE CONSTRUCTION

851 Burlway Rd. (Suite 800)
 Burlingame, CA 94010
 P: (650) 347-9100 F: (650) 558-9300
 www.reliance-const.com

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/12/2018 | 2018-510 |

| |
|---|
| BILL TO: |
| Paul Iantorno Golden Properties, LLC Site: 811 Treat Ave., San Francisco, CA paolo@realtywestsf.com |

| P.O. # | Terms | Project |
|--------|-------|---|
| N/A | ASAP | 811 Treat Ave., San Francisco, CA 94110 |

| Description | Quantity | Rates | Amount |
|---|----------|--------------|--------------|
| 811 Treat Ave., San Francisco, CA 94110 Perform PREP / FINISH PAINTING at Exterior Work performed: Fri., 3/23 to Fri., 4/13/18 | | | |
| Line Item Painting Cost per Proposal | 1 | \$ 19,000.00 | \$ 19,000.00 |
| Additional Carpentry work for dry-rot | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Subtotal | | | \$ 20,500.00 |
| Sales Tax | | | \$ - |
| Total | | | \$ 20,500.00 |
| Payments | | | \$ - |
| Balance Due | | | \$ 20,500.00 |



RELIANCE CONSTRUCTION

851 Burlway Rd. (Suite 800)
 Burlingame, CA 94010
 P: (650) 347-9100 F: (650) 558-9300
 www.reliance-const.com

Invoice

| Date | Invoice # |
|-----------|-----------|
| 3/12/2018 | 2018-390 |

| BILL TO: |
|---|
| Paul Iantorno Golden Properties, LLC Site: 811 Treat Ave., San Francisco, CA paolo@realtywestsf.com |

| P.O. # | Terms | Project |
|--------|-------|---|
| N/A | ASAP | 811 Treat Ave., San Francisco, CA 94110 |

| Description | Quantity | Rates | Amount |
|---|----------|--------------|--------------|
| 811 Treat Ave., San Francisco, CA 94110 Perform Primer Application at Exterior Work performed: Sat., 3/10 to Sun., 3/11/18 Line Item Cost per Proposal (Primer application) | 1 | \$ 19,500.00 | \$ 19,500.00 |
| Subtotal | | | \$ 19,500.00 |
| Sales Tax | | | \$ - |
| Total | | | \$ 19,500.00 |
| Payments | | | \$ - |
| Balance Due | | | \$ 19,500.00 |



RELIANCE CONSTRUCTION

851 Burlway Rd. (Suite 800)
 Burlingame, CA 94010
 P: (650) 347-9100 F: (650) 558-9300
 www.reliance-const.com

Invoice

| Date | Invoice # |
|----------|-----------|
| 3/8/2018 | 2018-350 |

| BILL TO: |
|---|
| Paul Iantorno Golden Properties, LLC Site: 811 Treat Ave., San Francisco, CA paolo@realtywestsf.com |

| P.O. # | Terms | Project |
|--------|-------|---|
| N/A | ASAP | 811 Treat Ave., San Francisco, CA 94404 |

| Description | Quantity | Rates | Amount |
|---|----------|--------------|--------------|
| 811 Treat Ave., San Francisco, CA 94404 Perform Lead Cleanup and Stabilize Exterior Work performed: Mon., 3/5 to Thu., 3/8/18 Line Item Cost per Proposal, Ver 3 (2/28/18) Primer will be billed separately, on completion | 1 | \$ 24,500.00 | \$ 24,500.00 |
| Subtotal | | | \$ 24,500.00 |
| Sales Tax | | | \$ - |
| Total | | | \$ 24,500.00 |
| Payments | | | \$ - |
| Balance Due | | | \$ 24,500.00 |

