



SAN FRANCISCO PLANNING DEPARTMENT

PRE-APPROVAL INSPECTION REPORT

Report Date: May 24, 2019
Inspection Date: May 16, 2019; 9:30am
Filing Date: May 1, 2019
Case No.: 2019-006323MLS
Project Address: 2251 Webster Street
Block/Lot: 0612/001A
Eligibility: Contributor to the Webster Street Historic District
Zoning: RH-2 – Residential-House, Two-Family
Height & Bulk: 40-X
Supervisor District: District 2 (Catherine Stefani)
Project Sponsor: Sally Ann Sadosky
Address: 2251 Webster Street
San Francisco, CA 94115
415-298-0036
ssadosky@gmail.com
Staff Contact: Michelle Taylor – (415) 575-9197
Michelle.taylor@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
- 5/7/2019: Email applicant to schedule site visit.
- 5/14/2019: Email applicant to follow up on scheduling site visit.
- 5/15/2019: Email applicant to confirm site visit.

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: Thursday, May 16, 2019, 9:30am

Parties present: Michelle Taylor, Shannon Ferguson, Sally Sadosky

- 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:
- 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

2251 Webster Street (District 2) is located on the west side of Webster Street between Washington and Clay streets, Assessor's Block 0612, Lot 001A. The subject property is located within a RH-2 (Residential-House, Two-Family District) zoning district and a 40-X Height and Bulk district. The subject property is a contributing building to the Webster Street Historic District. It is a two-story, plus basement, wood-frame, single-family dwelling designed in the Italianate style and built in circa 1900.

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.

The applicant has completed dry rot repair and exterior painting along with repairs and maintenance on the windows in 2019. The subject property was previously seismically strengthened at the east, west, and south walls and half of the north wall; the applicant has determined that seismically strengthening the remaining portion of the north wall is cost prohibitive at this time. The rehabilitation plan proposes to repair or replace windows in kind, repair interior plaster and lathe damaged by a leaking window, repair or replace the front door in kind, repair roofing, full roof replacement, replace rear exterior door, and paint and restoration of façade. The estimated cost of the proposed rehabilitation work is \$92,060.

The maintenance plan proposes to inspect and make any necessary repairs to the siding, windows, front porch, and roof on an annual basis. The estimated cost of maintenance work is \$2,880 annually.

PHOTOGRAPHS



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.

- | | |
|--|--|
| <p>1 Mills Act Application
 Has each property owner signed?
 Has each signature been notarized?</p> | <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>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?</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/>
 N/A <input checked="" type="checkbox"/></p> |
| <p>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?</p> | <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>4 Notary Acknowledgement Form
 Is the Acknowledgement Form complete?
 Do the signatures match the names and capacities of signers?</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>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?</p> | <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>6 Photographic Documentation
 Have you provided both interior and exterior images (either digital, printed, or on a CD)? Are the images properly labeled?</p> | <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>7 Site Plan
 Does your site plan show all buildings on the property including lot boundary lines, street name(s), north arrow and dimensions?</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>8 Tax Bill
 Did you include a copy of your most recent tax bill?</p> | <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>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.?</p> | <p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> |
| <p>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.</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/>
 \$ 2959</p> |
| <p>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).</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |

Addendum: Priority Consideration Criteria

I am pleased to submit to the Board of Supervisors and the SF Planning Department my application for the Mills Act.

I believe my property at 2251 Webster qualifies for the Mills Act given my experience living in the house since June 2011.

Priority Consideration Criteria

Necessity:

In 2014, I did not know about the Mills Act and funded the exterior painting work myself. It was a much bigger project than I anticipated and began to realize the high expense associated with keeping an historic property in the world-class condition that it deserves.

Since that time, I have done the minimum required to maintain this house simply because of the costs. I am a single income earner and sole owner of this property. The overall expenses, if I did everything required, simply exceeds my current budget and income. When I learned about the Mills Act, I was thrilled at the possibility of having tax savings that can be put right back into the maintenance of the structure.

In 2019, because of some water leak/damage, I had to repair part of the house around the back door and back window. At that time, I had the painter paint the interior windows (which I had painted in 2011 as well). He warned me in 2011, and then insisted in 2019, that all these windows are very near end of life. His 'bondo' work might last 2-3 more years, but then he would not likely be able to do further repairs. They would all have to be replaced. He also mentioned that this would help my heating bills and act as a significant sound barrier from Webster St and Washington St.. Sadly, the window estimate is over \$20k. Without a significant tax break that I can apply, I will not likely be able to undertake this project. The same holds true when the roof is required to be replaced.

Distinctiveness:

This row of houses on Webster St are designated historic for good reason.

- 1) Every afternoon at about 1pm, the Victorian Walking Tour Group stops in front of my address. The Guide goes into the history of the Italianate style of homes and uses my specific house as the perfect example of "classic Victorian style" with its 7 color design. The Guide then points to the all-black house at the end of our row as the modern take on the Victorian. I am extremely proud of my 7 color design that I worked closely with Bob Buckter, Dr Color, a noted colorist for the Victorians
- 2) There are 2 pages in the book *Fables and Gables* dedicated to my address (2251) and 2249 specifically. Both have a colorful and, sometimes, sordid history. I understand that our whole row of 5 houses is designated historic, in part, because they are the only existing Italianates that are true townhouses (where we share walls).
- 3) In the Dec 2018 issue of 7x7 Magazine, my house was photo'd as an example of the "classic Christmas" and in 2017, Neale Haynes, a famous London photographer, Instagramed my house during his vacation in San Francisco and shared it with his followers and posted it on his website. I stumbled upon both of these through friends recognizing my house and forwarding the photos to me!

While not as popular as the Mrs Doubtfire house on Steiner St., countless tourists nearly every day, with their guidebooks in hand, stop to admire, photograph my property and our row of homes. They learn why San Francisco is an amazing city.

I feel obligated and proud to keep this house in pristine condition, but sadly, my financial situation does not allow me to do all that I want to do.

With the Mills Act,, I 100% intend on putting the tax savings right back into the house, in addition to applying additional funds as necessary. I do not intend to save any money from the Mills Act, rather, it affords me to do the work that my house deserves.

Thank you for your consideration and I look forward to working with you over the next 10 years.

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: SALLY ANN SADOSKY (Trustee)	TELEPHONE: (415) 415-298-0036
PROPERTY OWNER 1 ADDRESS:	EMAIL:
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: 2251 Webster St SAN FRANCISCO	ZIP CODE: 94115
PROPERTY PURCHASE DATE: 4/29/2011	ASSESSOR BLOCK/LOT(S): 0612/001A
MOST RECENT ASSESSED VALUE: \$1,794,572	ZONING DISTRICT: RH-2 - Residential - House

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: *Sally Ann Sadosky* Date: 4/29/2019
 Owner Signature: _____ Date: _____
 Owner Signature: _____ Date: _____

3. Property Value Eligibility:

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

*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:

SALLY A SADOSKY Revocable Trust
SALLY A SADOSKY Trustee

MOST RECENT ASSESSED PROPERTY VALUE:

\$1,794,572

PROPERTY ADDRESS:

2251 Webster St San Francisco CA 94115

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:

Sally Ann Sadosky

Date:

4/29/2019

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 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* and/or the California Historic Building Code. YES NO

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

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 Maintenance Completed Proposed

CONTRACT YEAR FOR WORK COMPLETION:

TOTAL COST (rounded to nearest dollar):

DESCRIPTION OF WORK:

See Attached Sheets

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

PROPERTY NAME (IF ANY)

2251 Webster St 94115

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 Sally A Sadosky ("Owner/s").

RECITALS

Owners are the owners of the property located at 2251 Webster St, in San Francisco, California

0612 1 0014

BLOCK NUMBER

LOT NUMBER

The building located at 2251 Webster St

Pursuant to

PROPERTY ADDRESS

is designated as Historic and Conservation Districts Article 10 Landmarks (e.g. a City Landmark pursuant to Article 10 of the Planning Code") and is also known as the Webster St.

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 _____ (\$ _____). 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 _____ (\$ _____) 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

Signature

Date

Signature

Date

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.)

CALIFORNIA ACKNOWLEDGMENT

California 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 SAN FRANCISCO

On 5/1/19 before me, Damian Delgado, Notary Public, personally appeared Sally Ann Sadosky, 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 _____ (Seal)



OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: Application for Mills Act.

Document Date: 5/1/19

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Sally Ann Sadosky

Capacity Claimed:

- Individual Trustee Attorney-in-Fact
 Guardian or Conservator
 Corporate Officer - Title(s)
 Other _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Capacity Claimed:

- Individual Trustee Attorney-in-Fact
 Guardian or Conservator
 Corporate Officer - Title(s)
 Other _____

Signer is Representing: _____

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: _____

On: _____ before me, _____
DATE INSERT NAME OF THE OFFICER

NOTARY PUBLIC personally appeared: _____
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.

SIGNATURE

(PLACE NOTARY SEAL ABOVE)



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, 2018 through June 30, 2019

Vol 05	Block 0612	Lot 001A	Tax Bill No 024471	Mail Date October 12, 2018	Property Location 2251 WEBSTER ST
-----------	---------------	-------------	-----------------------	-------------------------------	--------------------------------------

Assessed on January 1, 2018 at 12:01am

To: SALLY A SADOSKY REVOCABLE TRUS

SALLY A SADOSKY REVOCABLE T
SALLY A SADOSKY TRUSTEE
3053 FILLMORE ST #197
SAN FRANCISCO CA 94123

Assessed Value		
Description	Full Value	Tax Amount
Land	1,261,101	14,666.60
Structure	540,471	6,285.67
Fixtures		
Personal Property		
Gross Taxable Value	1,801,572	20,952.28
Less HO Exemption	7,000	81.41
Less Other Exemption		
Net Taxable Value	1,794,572	\$20,870.87

Direct Charges and Special Assessments

Code	Type	Telephone	Amount Due
45	LWEA2018TAX	(415) 355-2203	298.00
46	SF BAY RS PARCEL TAX	(510) 286-7193	12.00
89	SFUSD FACILITY DIST	(415) 355-2203	37.52
91	SFCCD PARCEL TAX	(415) 487-2400	99.00
98	SF - TEACHER SUPPORT	(415) 355-2203	251.96
Total Direct Charges and Special Assessments			\$698.48

► **TOTAL DUE \$21,569.34**

1st Installment		2nd Installment	
	\$10,784.67		\$10,784.67
DUE	12/10/2018	DUE	04/10/2019

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

Sally Ann Sadosky
3053 Fillmore St #197
San Francisco, CA 94123

2019 Taxes

1763
11-35/1210

4/1/19
Date

Pay to the Order of SAN FRANCISCO Tax Collector \$10784.67
Ten thousand seven hundred eighty four and 67/100 Dollars

Bank of America
Golden Gateway
500 Battery St
SF CA

For 05-0612-001A

Sally Sadosky MP

⑆⑆⑆21000358⑆⑆⑆1763⑆⑆⑆07693⑆⑆⑆60032⑆⑆



City & County of San Francisco
Property Tax Bill (Secured)
For Fiscal Year July 1, 2018 through June 30, 2019

Pay online at www.sftreasurer.org

Vol	Block	Lot	Tax Bill No	Mail Date	Property Location
05	0612	001A	024471	October 12, 2018	2251 WEBSTER ST

Check if contribution to Arts Fund is enclosed.
For other donation opportunities go to www.Give2SF.org

Detach stub and return with your payment.
Write your block and lot on your check.
2nd Installment cannot be accepted unless 1st is paid.

2nd Installment Due
\$10,784.67

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

If paid or postmarked after **APRIL 10, 2019**
the amount due (includes delinquent penalty of 10% and
other applicable fees) is: **\$11,908.13**

SECURED 2

0506120000111 024471 000000000 000000000 0000 2003

Exhibit A: Rehabilitation/Restoration Plan: 2251 Webster Street

1 Scope Number	Building Feature: West and NW Exterior (Back of House)
Type: Rehab/Restoration, Completed	
Contract Year for Work Completion: 2019	
Total Cost: \$12,650	
Description of Work Exterior Restoration and Painting	
<p>Exterior painting was required due to old age (more than 8 years ago). Also water was noted coming in through the west facing window on the second floor and the doors on the west side first floor,. Both restoration by fixing the leak as well as prepping and painting was required.</p> <p>Invoice of work details attached.</p>	

2 Scope Number	Building Feature: Windows facing East and West
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2022	
Total Cost: \$38,000	
Description of Work: Replacement of Windows	
<p>Replace all front facing windows in kind. The windows are regularly maintained, repaired and painted however full replacement is necessary due to extensive dry rot. Replacement windows will match profile, materials and design of original windows.</p> <p>Estimate attached + an additional \$2k for painting which is not included in this bid.</p> <p><i>Work will be done in accordance with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</i></p>	

3 Scope Number	Building Feature: Interior plaster and lathe replacement
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2022	
Total Cost: \$1500	
Description of Work: Repair the interior plaster and lathe	
<p>Work to be done in conjunction with the window replacement. Clean and repair the plaster and lathe that was damaged due to a recently repaired leak on the exterior of the building.</p> <p>Estimate attached.</p> <p><i>Work will be done in conformance with the Secretary of the Interior's Standards and in accordance with the National Park Service's Preservation Brief #21: Repairing Historic Flat Plaster Walls and Ceilings</i></p>	

4 Scope Number	Building Feature: Front Door (which is original)
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2029	
Total Cost: \$16,500	
Description of Work: Replace or continually repair the Front Door	
<p>Replace original front door with new custom wood door to replicate the existing door. Current door is regularly painted and repaired as needed, but due to age, the wood is splitting and the seams are coming apart a little bit more each year.</p> <p>(Estimate based on estimate provide by neighbor who has identical door)</p> <p><i>Work will be done in conformance with the Secretary of the Interior's Standards.</i></p>	

5 Scope Number	Building Feature: Roof
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2022	
Total Cost: \$3200	
Description of Work. Repair Roof	
<ol style="list-style-type: none"> 1) Clean up drain and entire roof 2) Seal all nail exposures with strong roof chalking 3) Seal all roof penetrations such as roof jacks, air vents, chimney 4) Replace one air vent flashing that is installed improperly. It needs a roof membrane torch down to prevent future leaks. <p>Estimate for work in 2020 is attached</p> <p><i>All work will be done in conformance with the Secretary of the Interior's Standards.</i></p>	

6 Scope Number	Building Feature: Roof
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2029	
Total Cost: \$20,000	
Description of Work. Roof Replacement	
<p>A full roof replacement in kind plus and additional restoration work needed as determined at that time.</p> <p><i>Work will be done in conformance with the Secretary of the Interior's Standards.</i></p>	

7 Scope Number Building Feature: East Exterior (front of the house)

Type: Rehab/Restoration, Proposed

Contract Year for Work Completion: 2026

Total Cost: \$31,910

Description of Work: Restoration and Painting the Front Exterior

Restoration work will include: replace flashing on five of the window ledges, two bay window ledges and front door ledge to prevent further dry rot. Replacing several of the trim pieces where moisture is entering and causing dry rot. Pieces will be replicated to be exactly as original

Painting of work will include: Sanding and prep weak spots to avoid future water and dry rot. Bondo and/or Caulk all seams on trim pieces, windows, doors as necessary, putty all nail holes. Paint front door, make any necessary restoration work to the front door.

Estimates based on if the work was to be done in 2019:
Scaffolding estimate \$1,960; Restoration estimate: \$6,500. Painting estimate to match current 7 color scheme \$23,450

Note, Invoice attached from 2014. Similar scope of work. \$21,609

Work will be done in accordance with the National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

8 Scope Number	Building Feature: West Facing Exterior door to Garage
Type: Rehab/Restoration, Proposed	
Contract Year for Work Completion: 2028	
Total Cost: \$2500	
Description of Work: Replace Door leading into the back of the garage	
<p>A contractor recently inspected the exterior rear door to the garage and highly recommended having it replaced due to dry rot and safety. New door will be a simple wood door that is compatible with the design of the building and the historic district.</p> <p>See the window estimate from Ocean Window and Door. Door estimate is \$1500 + labor which is all included in the window bid.</p>	

Exhibit B: Maintenance Plan: 2251 Webster Street

1 Scope Number	Building Feature: Front and rear exterior: East and West Facing
Type: Maintenance: Completed and Proposed	
Contract Year for Work Completion: 2019 and each year when major painting work is not being scheduled	
Total Cost: \$1,800 per year once a year (minus the years where painting is happening)	
Description of Work: Professional wash Front and Rear Exterior Building	
<p>Professional wash on the exterior of the building</p> <p>Estimate from 2017 attached and only for the front of the house. Note: 2018 front washing only was paid for by neighbor due to their massive construction project.</p> <p>All washing will be performed using the gentlest means possible.</p> <p><i>Work will be done in conformance with the Secretary of the Interior's Standards and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</i></p>	

2 Scope Number **Building Feature:** Front and rear exterior: East and West Facing

Type: Maintenance: Proposed

Contract Year for Work Completion: 2020 and each year when major painting work is not being scheduled

Total Cost: \$600

Description of Work: **Inspect all the wooden elements of the house when the washing is being performed**

When doing the professional washing, the painter and his crew agreed to inspect the front and back of the house. They will inspect the wooden elements of the façade and windows looking for damage or deterioration. If found, the extent and nature of the damage will be assessed. Any needed repairs will avoid altering, removing or obscuring character-defining features of the building. If any elements are determined to be damaged or deteriorated beyond repair, replacements will be made in kind (e.g., wood for wood). This maintenance routine will be informed by the guidance outlined in the National Park Service's Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

The estimate for the inspection only is an annotation on Maintenance Scope 1 estimate as a result of a phone conversation with my painter/contractor.

Work will be done in conformance with the Secretary of the Interior's Standards and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings and National Park Service's Preservation Brief #10: Exterior Paint Problems on Historic Woodwork.

3 Scope Number	Building Feature: Front and Rear Windows
Type: Maintenance, Proposed	
Contract Year for Work Completion: 2019 and each year twice a year	
Total Cost: \$480 each year (\$240 twice a year)	
Description of Work: Window Washing twice a year	
Professionally wash every window. See estimate attached. <i>Work will be done in conformance with the Secretary of the Interior's Standards and Preservation Brief #47: Maintaining the Exterior of Small and Medium Size Historic Buildings.</i>	

2251 Webster St. Owner: Sally Sadosky



Scope 1: Work completed in 2019 on the back of the house where the worst leaks were occurring and finished painting restoration



Scope 2: Example of the condition of the windows where the Bondo is cracking. I also have to use paper in the seams to prevent rattling and one of the windows is actually cracked.



Scope 3:

Needed repairs to the interior wall due to a recently fixed leak from the exterior of the house. Work to be done when the windows are replaced



Scope 4:

Deterioration on the door will require a new door and step. Right now the restoration is using wood filler and touch up paint



Scope 6: Examples of areas where restoration is required on the front of the house + new paint:



Current view of 2251 Webster St



House prior to my restoration and paint work in 2014



Scope 7: Exterior door in the back of the garage that is currently under the deck. It needs to be replaced due to dry rot



Casey Professional Painters

Invoice

Trust is what we create

DATE: 02/15/2019

225 Mirada ave

INVOICE # 3825

San Rafael Ca 94903

License # 964463

Phone: [415-609-2126]

kcpaintingsf@gmail.com

Customer:

Sally Sadosky

2251 Webster ave

San Francisco

DESCRIPTION	AMOUNT
Interior Painting (see estimate attached for final details)	\$3,600
Interior and Exterior Restoration Work (see estimate attached for final details)	\$3,800
Exterior Rear Painting (see estimate attached for final details)	\$8,850
Total Cost Of Project	\$16,250

Thank You For Your Business!

NOTE: Only the last 2 items are relevant for the hills Act

\$12,650

Scope 1

Exterior Rear

Page 1 of 3

Client:

% Sally Sadosky
Site Address: 2251 Webster St
San Francisco
2/1/19

Casey Pro Painting Inc.
225 Mirada Avenue
San Rafael, CA 94903
C.S.L.B. Lic #964463

Description of Work: Page 1

Interior Painting:

Cover All Floors tape all fitting & cover furniture before Painting
Kitchen Paint Walls in Semi Gloss, Ceiling in Semi gloss, Trim doors in High Gloss
Paint Master Bath Walls, Ceilings in Eggshell, Trim in semi gloss
Paint Window Trim on interiors of Office Bay windows & Living front room
Touch up Trim throughout home
Touch up the front door paint

Labor & Materials Included
Estimated Time 4 Days
Estimated Cost Painting \$ 3600
Actual Cost of Painting \$ 3600

Interior and Exterior Restoration Work:

Scrapped and Bondo 7 front windows all showing considerable decay. Prep for painting.
Wood fill the visible cracks in the front door
Identified source of the leak to rear patio door and trim.
Fixed the leak and replaced trim parts to match
Identified source of the leak to the rear bedroom window.
Fixed the leak and replaced the original trim parts. NOTE, did not repair/replace the damaged plaster and lathe on the interior wall.

Labor & Materials Included
Estimated Time 2 Days
Actual Time 4 Days
Estimated Cost \$ 2000
Actual Cost of work: \$ 3800

Scope 1:
Exterior Rear
Page 2 of 3

Client:

% Sally Sadosky

Site Address: 2251 Webster St

San Francisco

2/1/19

Casey Pro Painting Inc.

225 Mirada Avenue

San Rafael, CA 94903

C.S.L.B. Lic #964463

Description of Work Page 2

Exterior Painting

Pressure Wash Back of House,

Sand & Prep Back of building, Prime, caulk & patch

Secondary Prime to seal whole back siding & trim, spray finish two coats white in semi

gloss Prep Two Side Windows & paint

Ladders only, no scaffolding required

Labor & Materials included

Estimated Time 6/7 Days

Actual Time 6 Days

Estimated Cost Painting \$ 8850

Actual Cost Painting \$ 8850

Total Cost \$16,250

**Casey Painting is a Licensed Contractor in California. Fully Bonded with General Liability Insurance. All employees are covered under Workers Compensation Insurance. RRP Lead removal Certified.

Scope 1:
Exterior Rear
Page 3 of 3

Terry McDaniel
 General Contractor - license # 660688
 329 Sausalito St. Corte Madera, CA 94925
 phone: 415-306-4528
 email: info@terrymcdanielconstruction.com

Proposal

Job: Sally Sadosky
 2251 Webster St
 San Francisco, CA
 415-298-0036

May 20, 2019

SCOPE OF WORK: Remove and dispose of 11 existing windows and one door. Install new sashes, as listed below, in existing openings. Sashes made by Ocean Sash & Door- two options listed.

GENERAL REQUIREMENTS & SITE WORK

Site Prep to protect surrounding areas from dust, construction debris, workers foot traffic and tools / Site Clean-Up / Pick-up and deliver materials to job site / Off-haul & Dump fees/ GC time acquire permit/stand for inspection	\$ 1,520.00
Permit Allowance	\$ 1,200.00

MATERIALS

Option A: E-Pac double hung tilt-in sash sets w/ vinyl jamb liners, 1 lite ea sash, Insulated glass low E2, hardware, Epoxy and prime coated.

Living room:

3	26 x 90 1/4 x 1 1/2"	Arched upper sash,	\$1,668.00 ea	\$ 5,004.00
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Den:

1	28 x 85 x 1 1/2"			\$ 1,352.00
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Upstairs office:

3	26 x 86 x 1 1/2"	Arched upper sash, IG low E2 Noise Redux glass,	\$1,668.00 ea	\$ 5,004.00
---	------------------	---	---------------	-------------

1	28 x 86 x 1 1/2"	Arched upper sash		\$ 1,668.00
---	------------------	-------------------	--	-------------

Bath:

1	24 x 61 x 1 1/2"	IG low E2 -Tempered		\$ 1,224.00
---	------------------	---------------------	--	-------------

Back bedroom:

1	33 3/4 x 77 x 1 1/2"			\$ 1,350.00
---	----------------------	--	--	-------------

Master bath:

1	34 x 77 x 1 1/2"			\$ 1,350.00
---	------------------	--	--	-------------

Alley:

1	32 x 70 x 1 3/4	Fiberglass door only, cut to fit and prep for lockset		\$ 480.00
---	-----------------	---	--	-----------

<u>Sales tax</u>	\$ 1,525.30
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Window & door Total	\$18,957.30
---------------------	-------------

<u>Materials for installation</u>	\$ 600.00
-----------------------------------	-----------

Materials Total	\$19,557.30
-----------------	-------------

Option B: Double hung sash sets w/ lead counter weights, Insulated glass low E2, hardware, epoxy and prime coated.

3	26 x 90 1/4 x 1 1/2"	Arched upper sash,	\$1,378.00 ea	\$ 4,134.00
1	28 x 85 x 1 1/2"			\$ 1,160.00
3	26 x 86 x 1 1/2"	Arched upper sash, IG low E2 Noise Redux glass,	\$1,378.00 ea	\$ 4,134.00
1	28 x 86 x 1 1/2"	Arched upper sash		\$ 1,378.00
1	24 x 61 x 1 1/2"	IG low E2 -Tempered		\$ 1,028.00
1	33 3/4 x 77 x 1 1/2"			\$ 1,135.00
1	34 x 77 x 1 1/2"			\$ 1,135.00
1	32 x 70 x 1 3/4	Fiberglass door only, cut to fit and prep for lockset		\$ 480.00
Sales tax				\$ 1,276.10
Window & door Total				\$15,860.10
Materials for installation				\$ 600.00
Materials Total				\$16,460.10

CARPENTRY

Remove and dispose of 11 existing windows and 1 door as listed above. Install new windows and door in existing openings. \$ 9,120.00

OVERHEAD & PROFIT (15%)

Admin / Insurance / Company truck & gas/ Equipment & tools	Option A	\$ 4,709.59
	Option B	\$ 4,245.00
JOB COST	Option A	\$36,106.89
	Option B	\$32,545.10

Exclusions:

Painting is not included.

Any work that is not specifically stated above is not included.

HOME IMPROVEMENT AGREEMENT

Sally Sadosky, 2251 Webster St. San Francisco CA, telephone number (415) 298-0036 (hereinafter collectively "Client") signed this agreement.

The Agreement entered into with McDaniel Construction, California Contractor's License No. 660688, General Building Contractor (herein collectively "Contractor") and the "Notice of Cancellation" may be mailed to Contractor, and otherwise be contacted, at the following address: McDaniel Construction, 329 Sausalito St. Corte Madera, CA 94925 telephone number (415) 306-4528.

01 CONTRACTOR'S RESPONSIBILITY

(I) Contractor shall furnish, unless specifically excluded in this Agreement to be the responsibility of others or client, all necessary (i) equipment; (ii) materials; (iii) supplies; (iv)

Scope 2 Estimate page 2 or 2. Note: the rest of the contract from the estimate is not included. I just included the cost (\$) part.

ESTIMATE

Client:

% Sally Sadosky
Site Address: 2251 Webster St
San Francisco
4/15/19

Casey Pro Painting Inc.
225 Mirada Avenue
San Rafael, CA 94903
C.S.L.B. Lic #964463

Description of Work (to be done at different times):

Interior Painting: → *Scope 3*

Cover Floors, tape trim & cover furniture before Painting
Scrap and repair damaged plaster.
Skim coat and sand a minimum of 3 times to ensure a smooth surface
Paint using owners paint
Labor & Materials Included
Estimated Time 1 Day
Estimated Cost Painting \$ 1200

Paint New Front Door: → *Scope 4 PAINT ONLY*

Sand, prep and paint
Paint with highest Gloss water-based Exterior paint on the market. Owner to make recommendation. Minimum of 3 coats are estimated
Paint on the interior door to match existing trim
Labor & Materials Included
Estimated Time 2.5 Days (return visit required for second coat)
Estimated Cost \$ 1500

Paint New Windows → *Scope 2 PAINT ONLY*

Tape windows and clean
Sand, prep and paint interior and exterior windows
Paint to match existing owners trim
9 windows, interior and exterior
Labor & Materials included
Estimated Time 3 Days
Estimated Cost \$2500

Actual costs and time will be updated when the work is scheduled

*Scope 2 paint
Scope 3
Scope 4 paint*

Roof report

Date	02 / 22 / 2019
------	----------------

Peninsula Roofing

(650) 630-7663

(650) 270-5141 Ivan.

Bill to/ Name, address

2251 Webster st
San Francisco CA.

Job description

Roof repairs/ maintenance:

1. Clean up drain and entire roof
2. Seal all nail exposures with strong roof chalking.
3. Seal all roof penetrations such as roof jacks, air vents, chimney,
4. One air vent flashing was installed improperly, it needs a roof membrane torch down to prevent future leak.
5. Repair several areas of dry rot / decay on the flashing

Rest of the roof looks good. Should last another 3-5 years depending on the conditions of the weather. Estimate of entire roof is not available until closer to the date based on the scope of repairs and replacement costs. If done today, the cost would be in excess of \$20,000.

Total for materials and labor for the repairs.	\$3,200.00
--	------------

Scope 5:
Roof Estimate for
Fix & Replace
Scope 5

Casey Professional Painters

Invoice

Trust is what we create

DATE: 10/9/2014

225 Mirada ave
 San Rafael Ca 94903
 Phone: [415-609-2126]
 kcpaintingsf@gmail.com

INVOICE #	S2151
License #	964463

Customer:

Sally Sadosky
 2251 Webster ave
 San Francisco

DESCRIPTION	AMOUNT
-------------	--------

Exterior Paint Project	
Pressure Wash Front Of Building	
Prep & Sand down all Front of Building	
Applied Exterior Primer to whole front inc Door	
Applied Bondo to all Siding and Cracks	
Caulked & Sealed whole front of building	
Applied Window putty to windows where needed and fully cleaned all Windows	
Front Door Sanded /Bondo applied Caulked and High gloss Oil applied(Fine Euro Pa	
Six main Colors applied to front Building ,at least three coats of finish applied	
Gold Leaf 22kt sanded/gilded and materials not included, will be billed separately	
All paints & Materials included	
Original Estimate time	18 Days
Original Estimate Cost	\$15,500
<u>Extra's/Payments</u>	
Labor 1 Painter 4 Days(4*\$440) 55p/hr /8hrs	\$1,760.00
Gold Leaf application(33 hours @ \$70 p/hr)	\$2,310.00
Golf Leaf materials	\$889.00
Total Cost Of Project	\$20,459.00
Less 2 Payments (\$3000 +\$ 3500)	\$6,500.00
New Total Invoice	\$13,959.00

Thank You For Your Business!

NOTE: This is the invoice from 2014 Exterior
 FRONT PAINT WORK

Scope 6
 Exterior
 FRONT pay 1 of 2

Casey Professional Painters

Invoice

Trust is what we create

DATE: 10/9/2014

225 Mirada ave
San Rafael Ca 94903
Phone: [415-609-2126]
kcpaintingsf@gmail.com

INVOICE # S2151a
License # 964463

Customer:

Sally Sadosky
2251 Webster ave
San Francisco

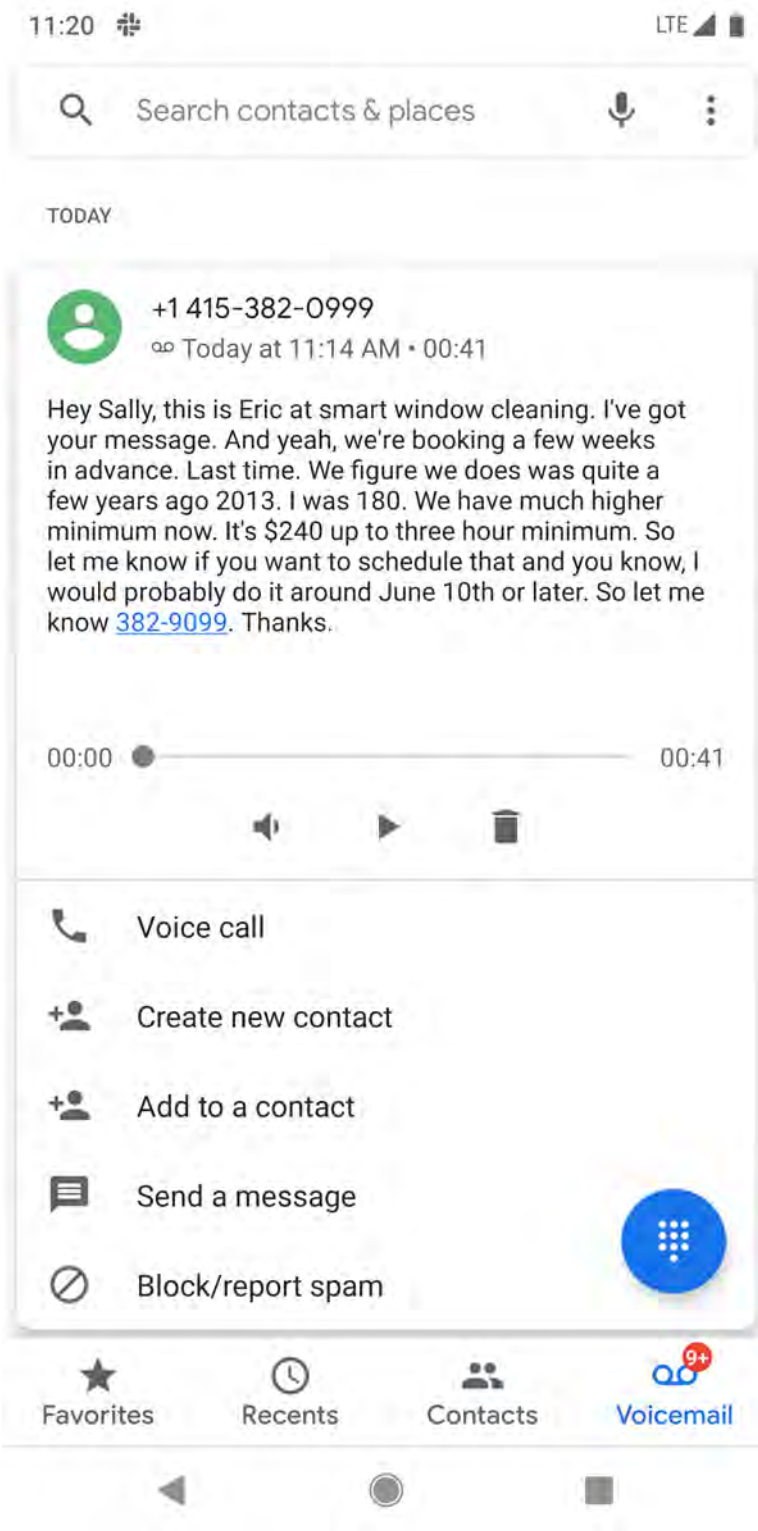
DESCRIPTION	AMOUNT
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Scaffolding -- Make check Payable directly to Yk Scaffolding	\$1,150.00
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Thank You For Your Business!

Scope 6
page 2 of 2

Estimate from Smart Window Cleaning who has done my windows in years past. This is a transcript from his voice mail to me. Left on May 23, 2:14pm.



←-- NOTE: Estimate was left on a voicemail. this is the transcript. Date of call is May 23, 2:14pm.