

MILLS ACT APPLICATION

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: Kian Beyzavi	TELEPHONE: (415) 386-2845
PROPERTY OWNER 1 ADDRESS: 227 14th Ave SF 94118	EMAIL: kbeyzavi@gmail.com

PROPERTY OWNER 2 NAME: Hamid Amiri	TELEPHONE: (510) 552-5501
PROPERTY OWNER 2 ADDRESS: same as above	EMAIL: dentisthamid@gmail.com

PROPERTY OWNER 3 NAME:	TELEPHONE: ()
PROPERTY OWNER 3 ADDRESS:	EMAIL:

2. Subject Property Information

PROPERTY ADDRESS: 1036 Vallejo Street	ZIP CODE: 94133
PROPERTY PURCHASE DATE: 09/01/2015	ASSESSOR BLOCK/LOT(S): 0127/007
MOST RECENT ASSESSED VALUE: \$2,000,000	ZONING DISTRICT: RH-2

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

APR 29 2016

RECEIVED

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? **Conditions too poor to live in or rent** 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: *Kian Beyzavi* Date: 4/29/16

Owner Signature: *H. Amiri* Date: 4/29/16

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 <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: Kian Beyzavi/Hamid Amiri
MOST RECENT ASSESSED PROPERTY VALUE: \$2000000
PROPERTY ADDRESS: 1036 Vallejo St

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: Kian Beyzavi Date: 4, 29, 16
Owner Signature: H. Amiri Date: 4, 29, 16
Owner Signature: _____ Date: _____

Appendix to Mills Act Application for 1036 Vallejo st

Owners: Kian Beyzavi, Harnid Amiri

Other property owned in the city of San Francisco and elsewhere:

1. 227, 14th ave, San Francisco, CA 94118
2. 690-694 6th ave, San Francisco, CA 94118

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: <i>Next page</i>	

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

Marshall House Russian Hill

PROPERTY NAME (IF ANY)

1036 Vallejo St

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 Kian Beyzavi/Hamid Amiri ("Owner/s").

RECITALS

Owners are the owners of the property located at 1036 Vallejo St, in San Francisco, California
0127 / 007 . The building located at 1036 Vallejo St

BLOCK NUMBER

LOT NUMBER

PROPERTY ADDRESS

is designated as residential (e.g. "a City Landmark pursuant to Article 10 of the Planning Code") and is also known as the Marshal Houses Russian Hill

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 one hundred fifty seven thousands (\$ 157,000). 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 eight thousands (\$ 8,000) 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:

Mills Act Application

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

H. Amir
Signature

4/28/16
Date

Kian Beyzai 4/28/16
Signature Date

Hamid Amir
Print name
OWNER

Kian Beyzai
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.)

SEE ATTACHED
ACKNOWLEDGEMENT

State of California

County of:

On:
DATE

before me,
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.

SEE ATTACHED
ACKNOWLEDGEMENT

SIGNATURE

(PLACE NOTARY SEAL ABOVE)

ACKNOWLEDGMENT

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)

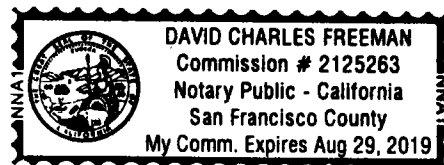
On 04/28/2016 before me, David Charles Freeman- Notary Public
(insert name and title of the officer)

personally appeared Hamid Amiri & Kiandokht Beyzavi,
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.

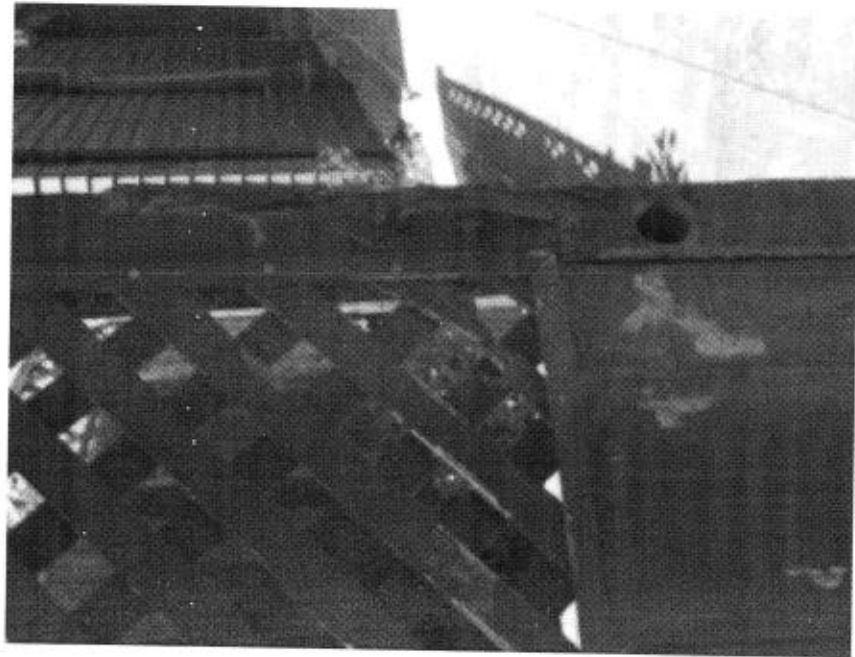
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

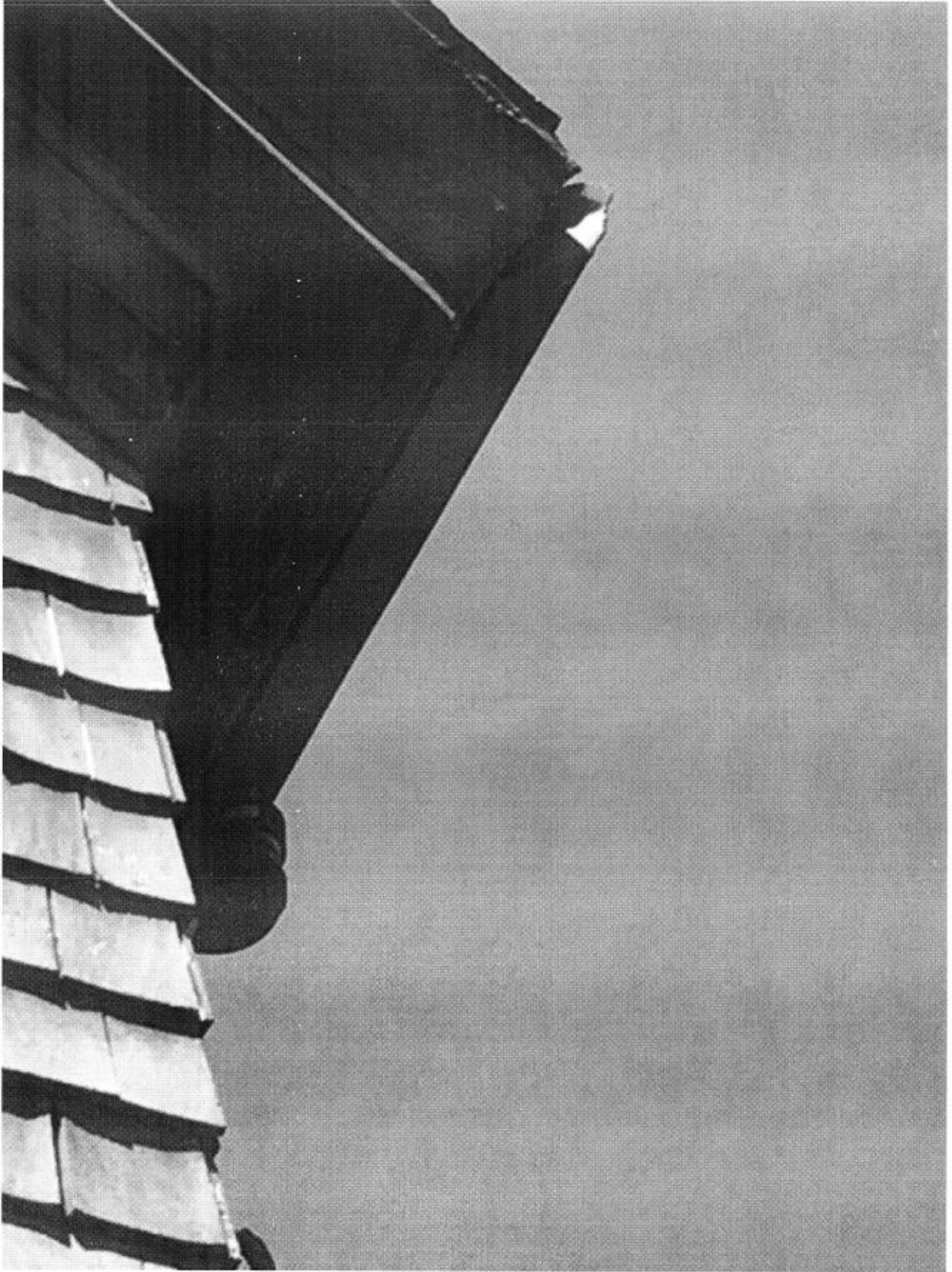
Signature  (Seal)

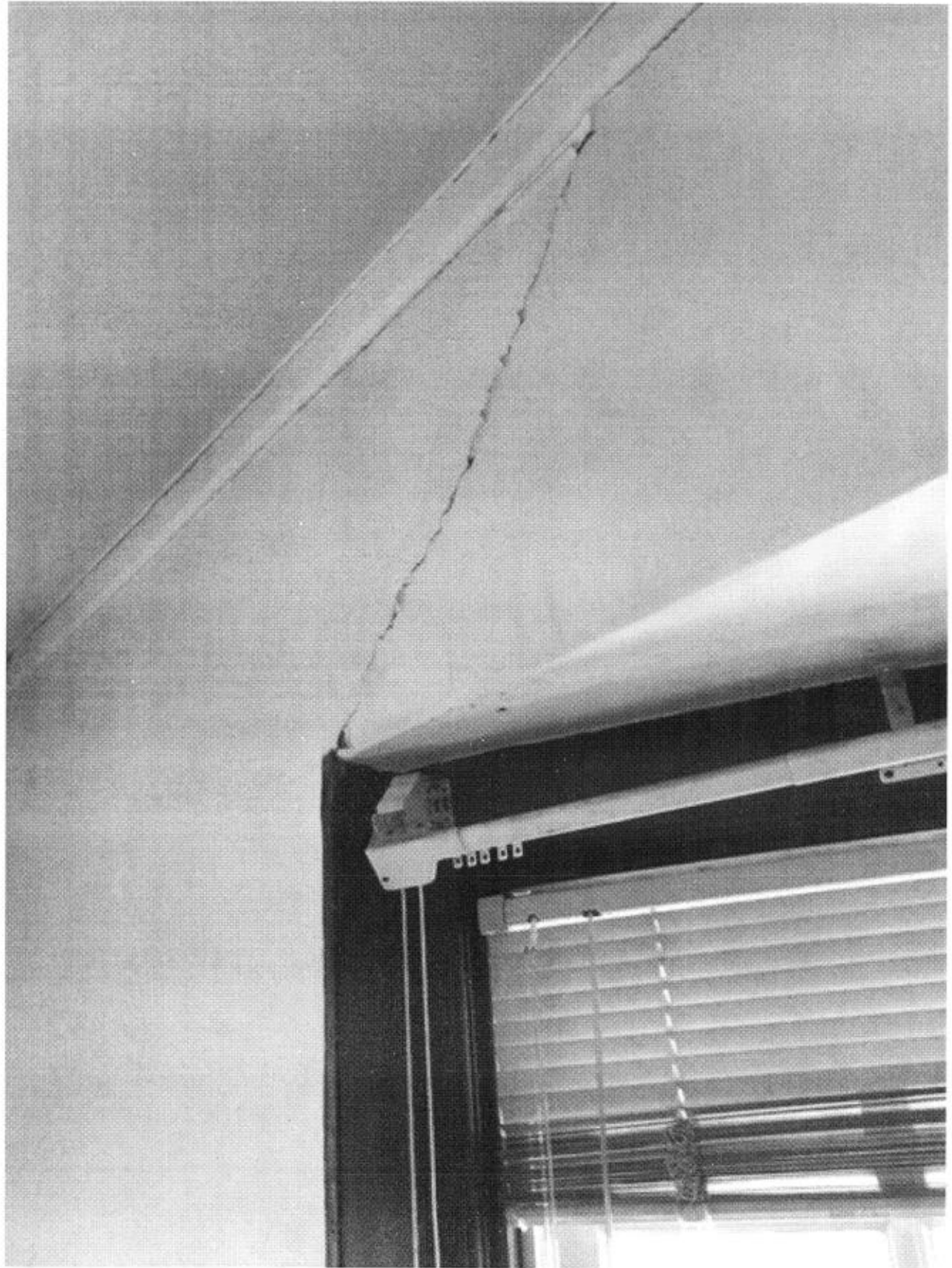


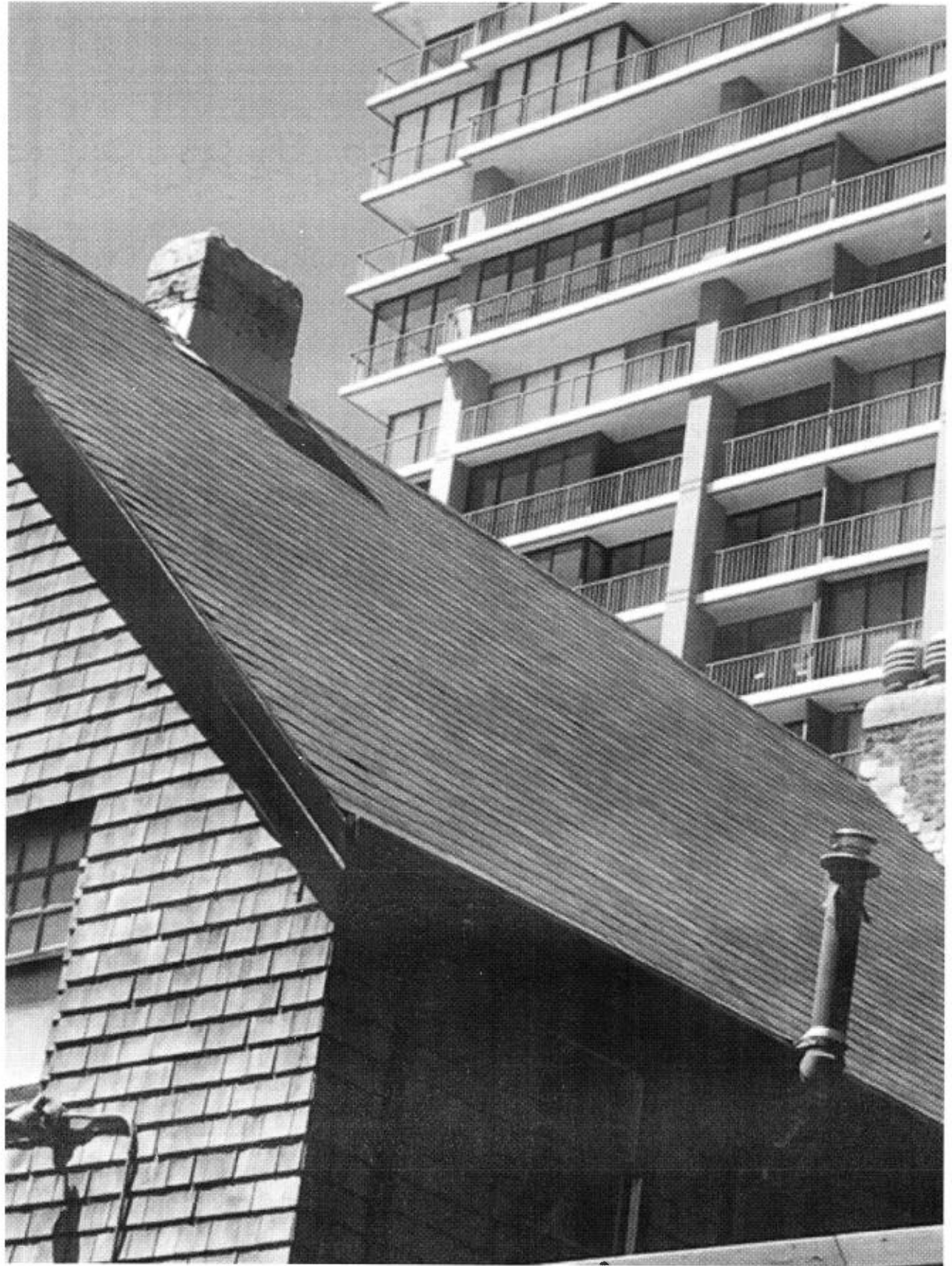








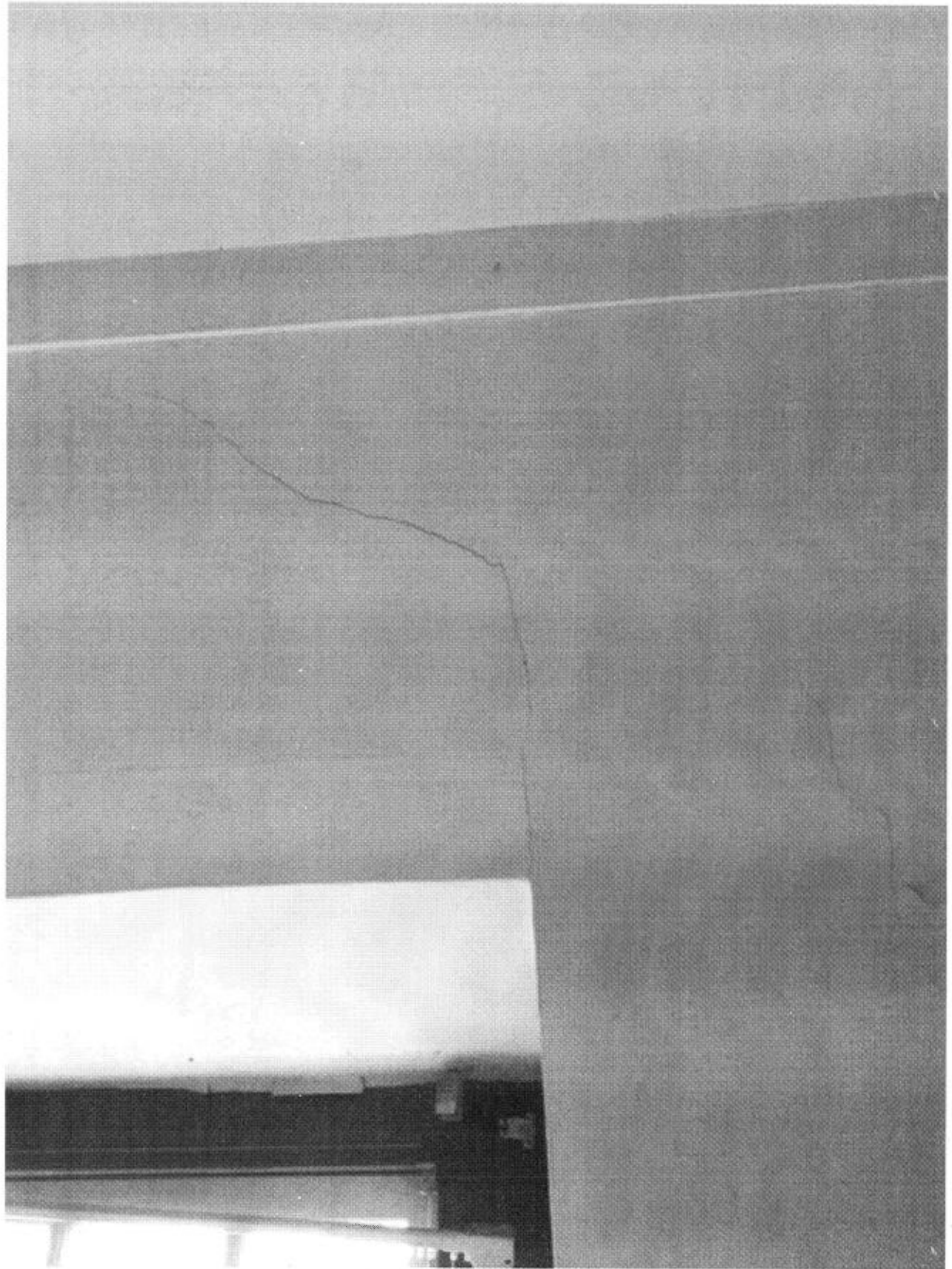


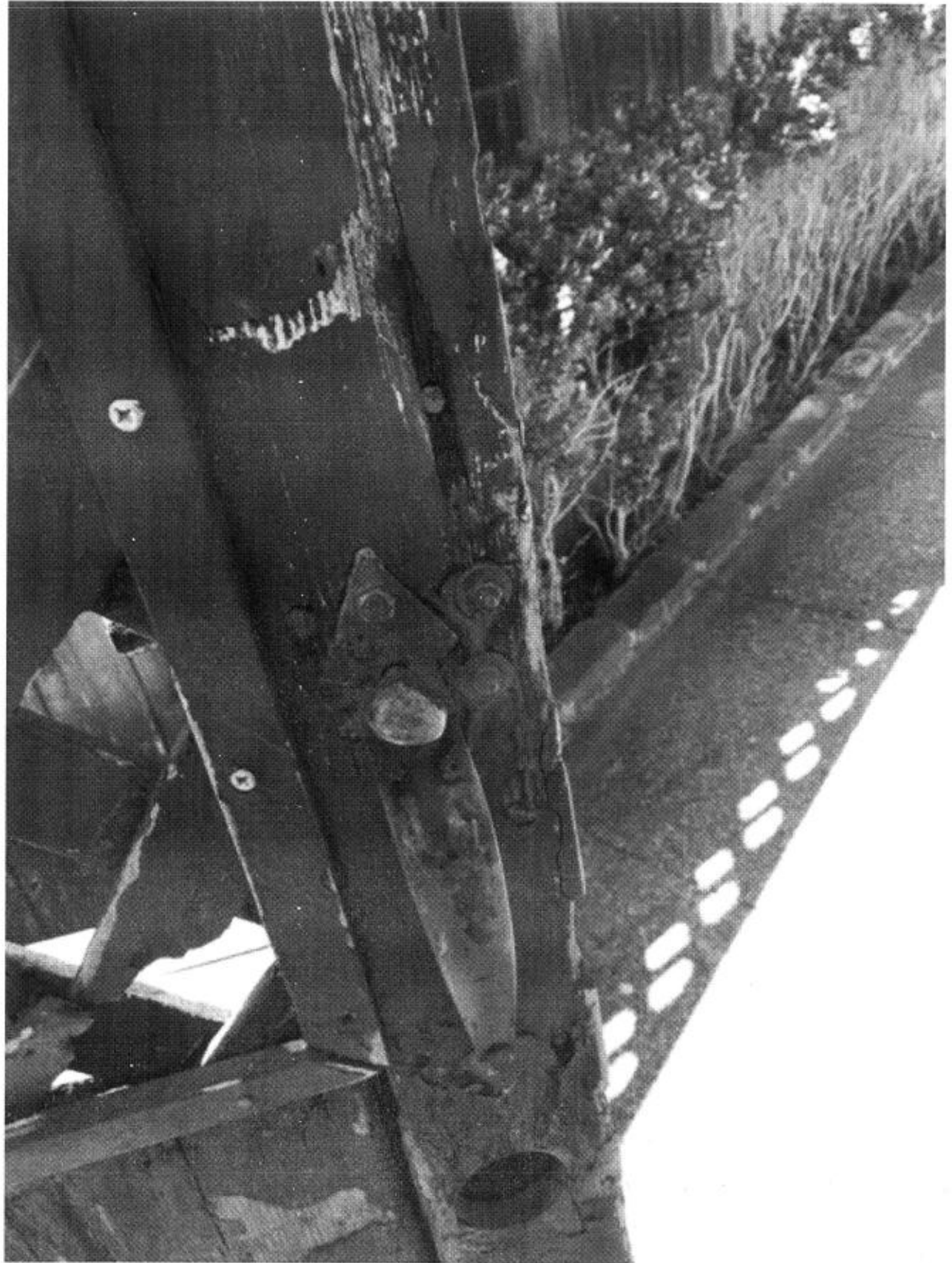










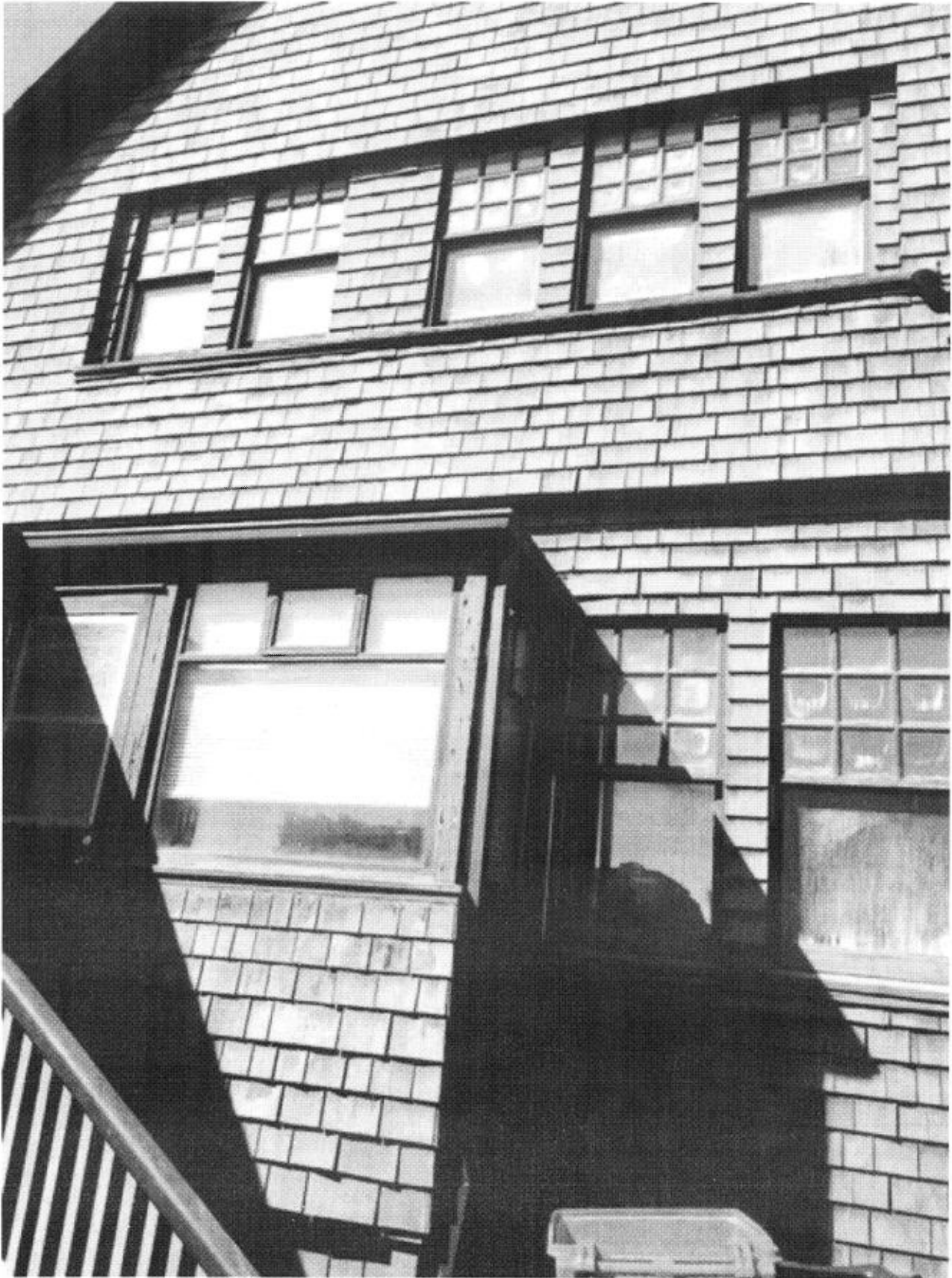












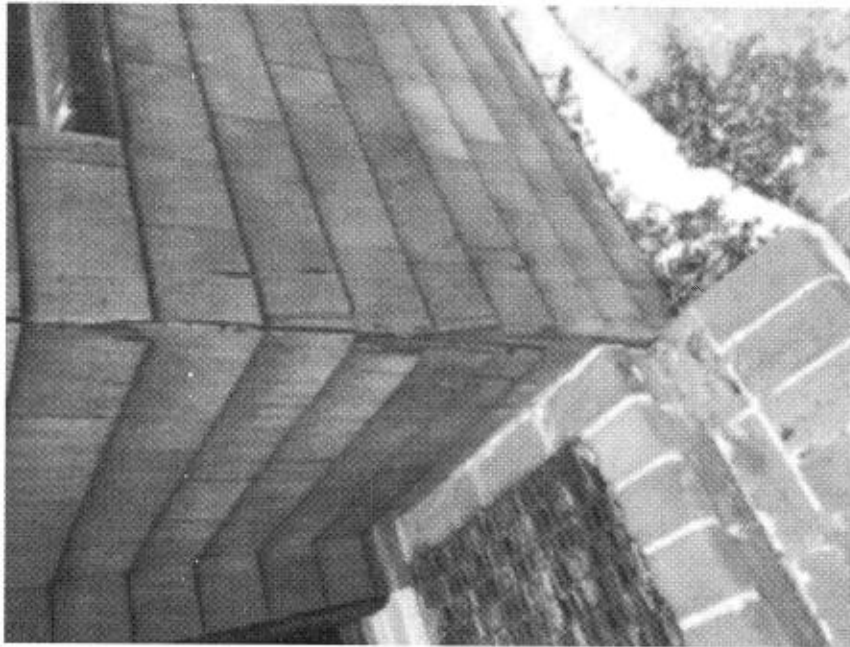


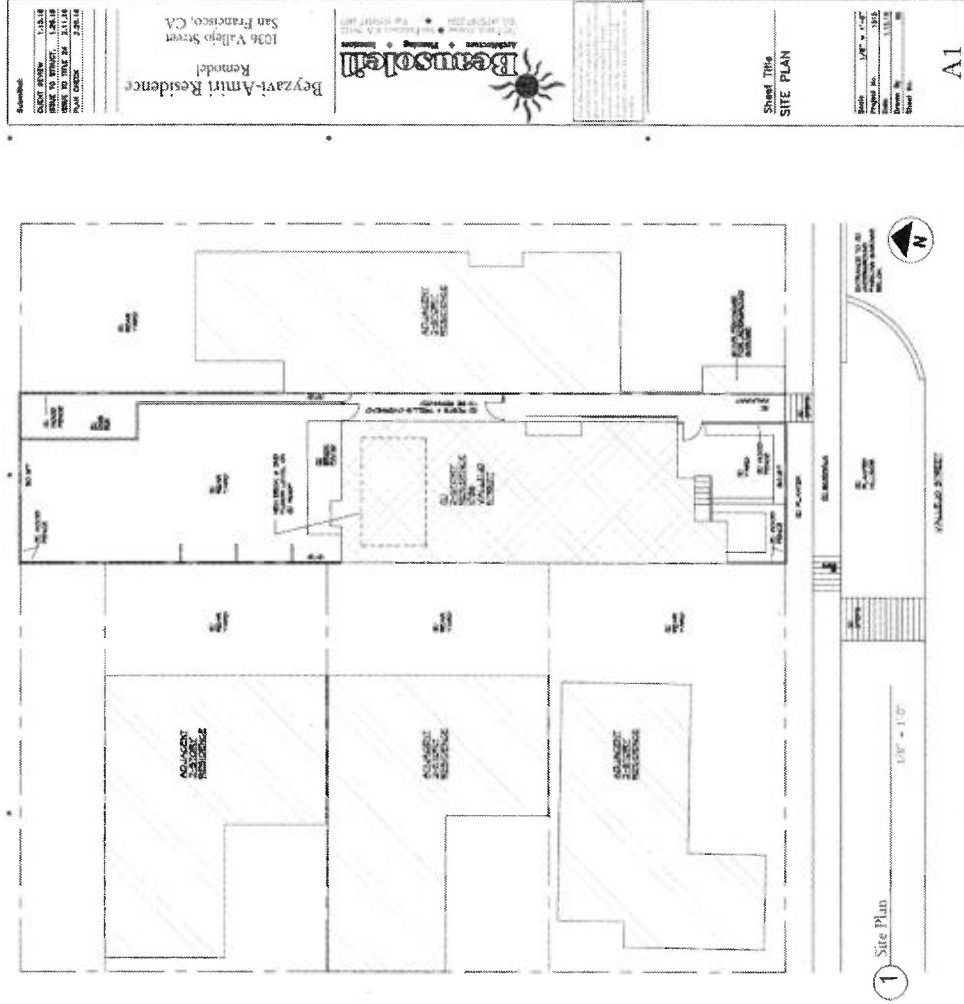












1 Site Plan

1/8" = 1'-0"



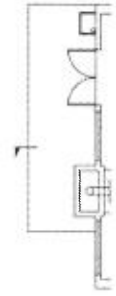
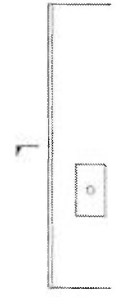
VALLEJO STREET

Beausoleil
 Architecture + Interiors
 1036 Vallejo Street
 San Francisco, CA
 Beyzavi-Amiri Residence
 Remodel
 SHEET TITLE: SITE PLAN
 DATE: 4/28/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

DATE	4/28/16
DRAWN BY	[Name]
CHECKED BY	[Name]
PROJECT NO.	[Number]
SHEET NO.	1
TOTAL SHEETS	2

LEGEND AND NOTES

- EXISTING CONSTRUCTION
- CONSTRUCTION TO BE DEMOLISHED
- NEW CONSTRUCTION



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COMPOSE

Inbox (521)

Starred

Important

Chats

Sent Mail

Drafts (6)

All Mail



Hamid

From: noreply@link2gov.com
Date: November 3, 2015 at 8:19:18 AM PST
To: dentisthamid@yahoo.com
Subject: San Francisco Property Tax Receipt

Thank you for submitting your property tax payment info to the County of San Francisco using the FIS payment solution. We would like to confirm that your payment information has been successfully received. Once your funds are received, your property tax account will be credited. This is the summary of your transaction.

Receipt Number:	<u>3656271643</u>
Property Tax Payment:	\$10,696.60
Convenience Fee:	<u>\$0.00</u>
Total Payment:	\$10,696.60

Transaction date/time: 11/03/2015 08:19:18 AM

Please note that it is your responsibility to ensure that your payment is made by the indicated delinquency dates. If your first payment is past due as a result of a failed transaction, a 10% late penalty is assessed regardless of the date of the initial payment. If a subsequent installment becomes past due as a result of a failed transaction, a 10% late penalty and a \$45 fee will be assessed, regardless of the date of the payment attempt.

If you paid by electronic check ("E-Check") and the payment is rejected for ANY reason, a returned item fee of \$50 will be assessed in addition to the late penalty and fee amounts listed above. If your payment becomes past due.

Thank you.

[Click here to enable desktop notifications for Gmail](#)

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COMPOSE

Inbox (521)

Starred

Important

Chats

Sent Mail

Drafts (6)

All Mail



Hamid

hamid amiri

Sent from my iPhone

Begin forwarded message:

From: noreply@link2gov.com
Date: January 3, 2015 at 2:49:41 PM PST
To: dentisthamid@yahoo.com
Subject: San Francisco Property Tax Receipt

Thank you for submitting your property tax payment info County of San Francisco using the FIS payment solution. to confirm that your payment information has been succe will now be submitted for payment approval to your bank funds are received, your property tax account will be c transaction date. This is the summary of your transact:

Receipt Number:	3631731969
Property Tax Payment:	\$10,902.20
Convenience Fee:	<u>\$0.00</u>
Total Payment:	\$10,902.20

Transaction date/time: 01/03/2015 02:49:40 PM



Click here to Desktop Forward

City & County of San Francisco
Treasurer & Tax Collector



Office of the Treasurer & Tax Collector

Receipt Page

Thank you for your Payment!

Please note that it may take up to 5 business days to receive and process your payment. Successful transactions will be considered paid as of the date of this transaction. Unsuccessful transactions due to insufficient funds or user error must be successfully paid prior to the payment deadline together with any accompanying administrative fees in order to avoid late penalties.

Property Location:	1036 VALLEJO ST
Payment Amount:	\$1,980.80
Convenience Fee:	\$0.00
Receipt Number:	3673203842
Date and Time:	05/12/2016 06:26:09 AM
Total Payment Amount:	\$1,980.80
Block # / Lot #:	0127 / 007
Tax Bill #:	504212
Payment Type:	ECheck
Account Number:	XXXX-XX4227

To make a contribution to support vital City programs such as the arts, neighborhood beautification, disaster recovery, programs for the homeless, preservation of city services or recreation and parks services and facilities, please visit www.Give2SF.org.

PLEASE PRINT THIS RECEIPT AND KEEP IT FOR YOUR RECORDS

FINISH

For questions about property tax, email the Office of the Treasurer & Tax Collector treasurer.taxcollector@sfgov.org or dial 311 (within San Francisco only) or 415-701-2311.

Online Payment Support

For support on making payments via the web please e-mail support@link2gov.com

Office of the Treasurer & Tax Collector . City Hall, Room 140, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

[Contact Us](#)

[Visit San Francisco's 311 online](#)

City & County of San Francisco
Treasurer & Tax Collector



Office of the Treasurer & Tax Collector

**Secured Property Tax Information & Payment – Property Information
 Tax Year 2015 - 2016**

Supplemental tax bills for this property have been issued. Please check the Supplemental Tax roll.

All installments have been paid.

Prior Year Secured Tax Payment Information

- [2014-2015](#)
- [2013-2014](#)
- [2012-2013](#)
- [2011-2012](#)
- [2010-2011](#)

Mailing Information

Change of Address Form [Click Here](#).

Property

<u>Vol #</u>	<u>Block #</u>	<u>Lot #</u>	<u>Account #</u>	<u>Tax Bill #</u>	<u>Tax Rate</u>	<u>Property Location</u>
02	0127	007	012700070	006146	1.1826 %	1036 VALLEJO ST

Assessment Information

<u>Assessment</u>	<u>Full Value</u>	<u>Tax Rate</u>	<u>Amount</u>
LAND	\$1,243,671	1.1826 %	\$14,707.65
Impr/Structural	\$533,001		\$6,303.26
Impr/Fixtures			\$0.00
Personal Property			\$0.00
Gross Taxable Value	\$1,776,672		\$21,010.92
LESS: Exemptions			
Homeowner's			\$0.00
Other			\$0.00
Net Taxable Value	\$1,776,672		\$21,010.92

Direct Charges and/or Special Assessments

<u>Code</u>	<u>Type</u>	<u>Phone #</u>	<u>Amount</u>
29	Rent Stabilization	(415) 252-4600	\$37.00
89	SFUSD Facility Dist	(415) 355-2203	\$35.34
91	SFCCD Parcel Tax	(415) 487-2400	\$79.00
98	SF-Teacher Support	(415) 355-2203	\$230.94

Total Direct Charges and Special Assessments

\$382.28.

Total Due

\$21,393.20

Payment Summary

Choose how much of your property tax you wish to pay now by clicking one of the radio buttons in the left hand column below.

The second installment cannot be paid before the first installment is paid. Late penalties and fees are applied to payments made after their respective delinquency dates. The "Amount Due" indicated below already reflects applicable late penalties and fees, if any.

	Amount Due	Paid Date
Pay First Installment	\$0.00	11/03/15
Pay Second Installment	\$0.00	04/06/16
Pay Full Amount	\$0.00	

Continue

Frequently Asked Questions

Online Payment Support

For support on making payments via the web please e-mail support@link2gov.com

Office of the Treasurer & Tax Collector City Hall, Room 140, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 [Contact Us](#)

[Visit San Francisco's 311 online](#)

NOTICE OF SUPPLEMENTAL ASSESSMENT

[For counties in which the Board of Supervisors has not adopted the provisions of section 1605(c)]



CARMEN CHU, ASSESSOR-RECORDER
 CITY & COUNTY OF SAN FRANCISCO
 1 DR. CARLTON B. GOODLETT PLACE
 CITY HALL, ROOM 190
 SAN FRANCISCO, CA 94102
 ASSESSOR@SFGOV.ORG

DATE OF NOTICE: March 8, 2016

BEYZAVI KIANDOKHT & AMIRI HAMID
 1036 VALLEJO ST
 SAN FRANCISCO CA 94133

Date of Change of Ownership
 or **Completion of New Construction:** September 1, 2015

Assessor's Parcel Number: 02 127 7
Situs Address: 1036 VALLEJO ST

One or more supplemental assessments have been determined for the property shown above. Supplemental assessments are determined in accordance with the California Constitution, article XIII A, which generally requires a current market value reassessment of real property that has either undergone a change in ownership or is newly constructed.

As shown below, a supplemental assessment represents the difference between the property's "new base year value" (for example, current market value) and its existing taxable value. If the change in ownership or completion of new construction occurred between January 1 and May 31, two supplemental assessments are issued: one for the difference between the new base year value and the taxable value appearing on the current assessment roll, and another for the difference between the new base year value and the taxable value that will appear on the assessment roll being prepared.

If a supplemental assessment is a negative amount, the county auditor will make a refund of a portion of the taxes paid on assessments made on the current roll, or the roll being prepared, or both. A copy of the assessment roll is available for inspection by all interested parties during regular office hours.

YOUR RIGHT TO AN INFORMAL REVIEW

If you believe this assessment is incorrect, you have the right to an informal review with the Assessor's staff. You may contact the Assessor's Office for an informal review at (415) 701-2311.

Year	New Base Year Value	Existing Taxable Value	Supplemental Assessment	Less Exemption	Net Taxable Value
2015	\$ 2,000,000	\$ 1,776,672	\$ 223,328	\$ 0	\$ 223,328

EXEMPTIONS

In general, any exemptions that have already been granted for this property remain in effect. If the assessee on the supplemental roll is eligible for an exemption of a greater amount, and a claim is filed for the next assessment year, then the difference in the amount between the two exemptions shall be applied to the supplemental assessment. Any claim previously filed by the owner of a dwelling for either the homeowners' exemption, the veterans' exemption, or the disabled veterans' exemption also constitutes a claim for such exemption on the supplemental roll. If no claim for any of these exemptions has previously been filed, or if you wish to file a claim for any other exemption, you may still be eligible for the exemption(s) if a claim is filed within 30 days after the date of this notice.

Rinaldi Construction Co., Inc.
223 14th Avenue
San Francisco, CA 94118
415-386-4901

April 14, 2016

Beyzavi-Amiri Residence
1036 Vallejo St.
San Francisco, CA

COSTS BREAKDOWN-

Staging/demolition/shoring- \$ 34,000.00
Excavation/foundations/structural- \$ 27,000.00
Framing- \$ 110,000.00
Electrical- \$ 44,000.00
Plumbing- \$ 37,000.00
HVAC- \$ 15,000.00
Sheetrock/insulation- \$ 36,000.00
Painting/scaffolding- \$ 35,000.00
Roofing/flashing- \$ 14,000.00
Ext. Trim/Shingles- \$ 33,000.00
Interior staircase/trim work & doors/windows- \$ 98,000.00 (Allowance)
Decking/railings- \$ 22,000.00 (Allowance)
Flooring- \$ 39,000.00 (Allowance)
Tile- \$ 24,000.00 (Labor only)
Cabinetry- \$ 10,000.00 (Installation only)
Fireplaces- \$ 8,000.00 (Allowance)
Spiral Stairs- \$ 14,000.00 (Allowance)
Finish Hardware- \$ 3,000.00 (Installation allowance)
Permits/Inspections/Street Space fees- \$ 8,000.00
Project Management- \$ 18,000.00

Subtotal: \$ 629,000.00

Profit & Overhead: 18% - \$ 113,000.00

TOTAL: \$ 742,000.00

Owner's Responsibilities:

- **Tile materials**
- **Cabinetry/counter tops**

- **Plumbing fixtures**
- **Appliances**
- **Hanging light fixtures**
- **Enclosures/mirrors**
- **Finish hardware**
- **Building permit/Special Inspections**
- **Landscaping**

Vanderwaard Custom, Inc.

dba **REVEAL PARTNERS**

License # 990864

Cost Estimate - Beyzavi-Amiri - 1036 Vallejo, San Francisco CA

March 23, 2016

Item CSI	Item Description	Cost	Notes
01.300	Permit Fees & Parking	12,000	
01.350	Project Management Offsite	40,000	
01.370	On-Site Supervision / Superintendent	80,000	10 months
01.500	Site Protection & Temp Facilities	4,000	Portable toilet, entry stair protection, misc. protection
01.600	Tools, Equipment Rental	2,000	
01.700	Clean Up / Labor / Material Handling	40,000	10 months, 1 man, full time
02.100	Hazardous Material Abatement	4,000	Asbestos
02.200	Demolition	50,000	Includes hauling and disposal
02.300	Earthwork/Grading	4,000	Structural steel footings
02.400	Shoring	4,000	
03.300	Concrete Specialties	4,000	All foundation work
04.400	Slab Stone/Countertops	16,000	Kitchen x 2, bathroom x 2
05.100	Structural Steel	5,000	
06.100	Rough Framing	49,000	\$40,000 labor & \$9,000 material
06.200	Exterior Finish Carpentry	11,000	Labor & materials
06.250	Interior Finish Carpentry	25,000	Labor & materials
06.270	Interior Stairs and Railings	30,000	Steel railing
06.290	Roof, Deck & Glass Railing	65,000	Roof membrane, roof skylight install, glass handrail, deck
06.400	Cabinetry	45,000	Kitchen, vanities x 3
07.200	Insulation	10,000	
07.300	Roofing and Membranes	16,000	
07.600	Sheet Metal Fabrication	3,000	Window & door flashing
07.700	Gutters and Downspouts	5,000	
08.200	Interior Doors	14,000	
08.500	Windows and Exterior Doors	25,000	
08.600	Skylight	20,000	
08.700	Finish Hardware	10,000	
08.800	Shower Glass and Mirrors	12,000	
09.200	Drywall	45,000	Level 5 smooth wall
09.210	Sound Insulation	7,500	As per detail level 1 & 2 ceiling only

09.300	Tile		57,000	Includes master, #1 & #2 bath, backsplash & materials as budget, per plans
09.600	Wood Flooring		42,000	Including the stairs
09.800	Carpet		10,000	
09.900	Painting		90,000	Interior and outside complete
10.300	Fireplace		1,000	Clean up existing living room fireplace
10.800	Bath Accessories		3,000	
11.400	Appliances		27,000	
15.100	Plumbing Rough and Trim		28,000	
15.400	Plumbing Fixtures		12,000	
15.700	Heating		20,000	
16.100	Electrical Rough and Trim		90,000	
16.500	Electrical Fixtures		10,000	
16.700	Communications/Data		2,000	
16.800	Sound and Video		5,000	
16.900	Punch List Items		8,000	Lead carpenter x 3 weeks
	SUBTOTAL		1,062,500	
	OH @ 20%		212,500	
	CONTINGENCY 5%		53,125	
	TOTAL		1,328,125	

Property Information

Address: 1036 Vallejo Street

Block/Lot: 0127/007

Zoning District: RH-2

Height & Bulk District: 40-X

Eligibility: Contributor to the Russian Hill-Vallejo Street Crest National Register Historic District

Owner Information

Name: Kian Beyzavi

Hamid Amiri

Address: 227 14th Ave
San Francisco, CA 94118

Phone: 415-386-2845

Phone: 510-552-5501

Email: kbeyzavi@gmail.com

Email: dentisthamid@gmail.com

Pre-Inspection

Application fee paid

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

5/2: Confirm receipt of application and schedule site visit.

Inspection scheduled on: 5/2

Inspection Overview

Date and time of inspection: 5/12/2016; 10:30am

Parties present: Shannon Ferguson, Department staff; Kian Beyzavi, Hamid Amiri, property owners

- 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. **n/a**
- 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 and Recommendations

Foundation/Structural

Seismic completed by previous owner. May need additional upgrade

Exterior

Repair and repaint shingles, siding and trim

Roof

Replace roof and gutter system

Chimneys

n/a

Windows

Nearly all windows appear to be non-historic. Replace with new wood windows appropriate to style and age of house.

Conditions for Approval

None

Photographs





