Title: Mills Act Contracts: Historical Property Agreements for 1916 26th Street (IR18-272), 2213/2215 25th Street (IR18-306), 530 10th Street (IR18-315), 1011 F Street (IR19-037), and 1100 R Street (IR19-047)

Location: 1916 26th Street (010-0044-009-0000); 2213/2215 25th Street (010-0173-001-0000); 530 10th Street (002-0145-026-0000). 1011 F Street (002-0116-020-0000); and 1100 R Street (009-075-011-0000); District 4.

Recommendation: Pass a Motion authorizing the City Manager or the City Manager’s designee to: 1) enter into Mills Act Contracts with each of the owners of the following properties 1916 26th Street, 2213/2215 25th Street, 530 10th Street, 1011 F Street, and 1100 R Street, whereby the owners agree to preserve, restore, and protect their historic properties, for an initial term of ten years with automatic contract renewal each year on the anniversary of the contract execution date; and 2) execute amendments to the Rehabilitation/Restoration/Maintenance Plan (i.e. work plan) that do not result in expense to the City.

Contact: Carson Anderson, Preservation Director, (916) 808-8259; Sean de Courcy, Associate Preservation Planner, (916) 808-2796, Community Development Department

Presenter: None.

Attachments:
1-Description/Analysis
2-Agreement 1916 26th Street
3-Agreement 2213/2215 25th Street
4-Agreement 530 10th Street
5-Agreement 1011 F Street
6-Agreement 1100 R Street
Description/Analysis

**Issue Detail:** The City’s Mills Act program authorizes owners of qualified historical properties to enter into an agreement with the City whereby the property owner agrees to preserve, restore, and rehabilitate their historical property. In exchange, by entering into a Mills Act contract, the property owner qualifies the property for an assessment of valuation in accordance with California Revenue and Taxation Code section 439 et seq., which may result in tax savings to the property owner. Staff is recommending the city council enter into Mills Act contracts with the owners of the following properties: 1916 26th Street, 2213/2215 25th Street (a duplex), 530 10th Street, 1011 F Street, and 1100 R Street.

**Policy Considerations:** The 2035 General Plan Historic and Cultural Resources Element established Policy HCR 2.1, which includes the “Identification and Preservation of Historic and Cultural Resources to enrich our sense of place and our understanding of the city’s prehistory and history. Goal HCR 2.1.4 is intended to help the city achieve Policy HCR 2.1, and states that the “City shall develop and support regulatory, technical, and financial incentives, and enforcement programs to promote the maintenance, rehabilitation, preservation, and interpretation of the city’s historic and cultural resources.” The Mills Act Program is one of the city's historic property incentive programs.

City Code section 17.604.100.C.2 directs the Preservation Director to manage the city’s incentives programs established by council. To that end the Preservation Director has recommended the properties at 1916 26th Street, 2213/2215 25th Street (a duplex), 530 10th Street, 1011 F Street, and 1100 R Street as eligible candidates for historical property contracts, also known as Mills Act contracts. Pursuant to City Code section 17.604.720.G the city council may approve, approve with conditions, or deny the proposed contract.

**Economic Impacts:** Not applicable.

**Environmental Considerations:** Historical property contracts are exempt from review under the California Environmental Quality Act pursuant to CEQA Guidelines section 15308. Section 15308 exempts from review acts that are undertaken to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Historical property contracts ensure regular maintenance and repair to historic properties pursuant to the Secretary of the Interior Standards for the Treatment of Historic Properties. No other physical change in the environment would occur as a result of this action.

**Sustainability:** Not applicable.
Commission/Committee Action: Not Applicable.

Rationale for Recommendation: 1916 26th Street, 2213/2215 25th Street (a duplex), 530 10th Street, 1011 F Street, and 1100 R Street are all properties listed in the Sacramento Register of Historic and Cultural Resources and considered “qualified historical properties” under the State’s Mills Act (see Government Code section 50280.1). The status of each resource is shown in Table 1.

<table>
<thead>
<tr>
<th>Address</th>
<th>Status</th>
<th>Historic District (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1916 26th Street</td>
<td>Contributing Resource</td>
<td>Newton Booth Historic District</td>
</tr>
<tr>
<td>2213/2215 25th Street</td>
<td>Contributing Resource</td>
<td>Newton Booth Historic District</td>
</tr>
<tr>
<td>530 10th Street</td>
<td>Landmark</td>
<td>Alkali Flat Central Historic District</td>
</tr>
<tr>
<td>1011 F Street</td>
<td>Contributing Resource</td>
<td>Alkali Flat Central Historic District</td>
</tr>
<tr>
<td>1100 R Street</td>
<td>Contributing Resource</td>
<td>R Street Historic District</td>
</tr>
</tbody>
</table>

When considering a Mills Act contract application, City Code section 17.604.720.D provides the City may give priority to applicants that demonstrate any of the following:

1. The property is particularly significant due to its historic value, location, or other attribute;
2. The applicant has the ability to preserve and, when necessary, restore and rehabilitate the property; and
3. The preservation and, when necessary, restoration and rehabilitation of the property will enhance the city’s inventory of historic and cultural resources.

All five properties meet these criteria as shown in Table 2 and staff has determined all five are eligible for historical property agreements, subject to the terms of Attachment 2-6, respectively. Images of each property are shown in Figure 1-5.
<table>
<thead>
<tr>
<th>Address</th>
<th>Description</th>
<th>Applicable Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>1916 26th Street</td>
<td>Property owner has recently been approved to begin major renovation (PB18-056), including raising the building to add a second unit. Tax benefits will help offset the cost of financing the renovation over time and completing interior restoration work.</td>
<td>17.604.720.D.2; and 17.604.720.D.3</td>
</tr>
<tr>
<td>2213/2215 25th Street</td>
<td>Property owners have undertaken substantial stabilization work, including installing a new foundation. Tax benefits will help offset the cost of ongoing maintenance.</td>
<td>17.604.720.D.2; and 17.604.720.D.3</td>
</tr>
<tr>
<td>530 10th Street</td>
<td>Property is a prominent local landmark and will require a substantial amount of maintenance.</td>
<td>17.604.720.D.2; and 17.604.720.D.3</td>
</tr>
<tr>
<td>1011 F Street</td>
<td>Property is a significant contributor on a prominent block with some of the city’s most important landmarks from its early history. Property owners have recently completed a major front porch and pediment restoration (PB15-036) at substantial personal expense.</td>
<td>17.604.720.D.1; 17.604.720.D.2; and 17.604.720.D.3</td>
</tr>
<tr>
<td>1100 R Street</td>
<td>Property owner recently completed a major restoration and adaptive reuse project in conjunction with the WAL Artist Loft adaptive reuse project. Tax benefits will be used to offset the cost of renovation and conduct ongoing maintenance and repairs.</td>
<td>17.604.720.D.2</td>
</tr>
</tbody>
</table>
Figure 1: 1916 26th Street

Figure 2: 2213/2215 25th Street
Figure 3: 530 10th Street

Figure 4: 1011 F Street
**Financial Considerations:** The City can expect a de minimis reduction in property taxes due to the reassessed value of these five properties following execution of the contracts.

**Local Business Enterprise (LBE):** Not applicable.
OFFICIAL BUSINESS:
Document entitled to free recording under Government Code section 27383

Recording requested by and when recorded return to:

City of Sacramento
Community Development Department
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811
Attn: Sean de Courcy

MILLS ACT HISTORICAL PROPERTY CONTRACT

This MILLS ACT HISTORICAL PROPERTY CONTRACT ("Contract"), dated ____________, for purposes of identification only, is by and between the City of Sacramento, a California municipal corporation (the "City") and Gregory and Cobie Tucker revocable Trust dated 9/27/89 (the "Owner").

Background

A. California Government Code section 50280 et seq. (attached as Exhibit C), commonly referred to as the "Mills Act", authorizes cities and counties to enter into contracts with owners of qualified historical properties whereby the property owner agrees to preserve, restore, and rehabilitate their historical property, thereby enhancing a locality's civic identity and character. By entering into a Mills Act contract, the owner qualifies the property for an assessment of valuation in accordance with California Revenue and Taxation Code section 439 et seq., which may result in tax savings to the property owner.


C. The Owner holds fee title to the property located at 1916 26th Street, Sacramento, CA, in Sacramento, California (the "Property"). The Property is listed on the Sacramento Register of Historic and Cultural Resources as a Contributing Resource to the Newton Booth Historic District and is therefore a "qualified historical property" as defined in Government Code section 50280.1.

Mills Act Historical Property Contract
With these Background facts in mind, the City and the Owner agree as follows:

1. Effective date. This Contract is effective on the date it is recorded (the “Effective Date”).

2. Contract term. The initial term of the Contract is 10 years. Each year, on the anniversary of the Effective Date, a year shall be automatically added to the term unless notice of nonrenewal is given as provided in section 3, below.

3. Nonrenewal. If either the Owner or the City desires in any year not to renew the Contract, that party shall serve written notice on the other party in advance of the annual renewal date. The notice is effective only if served by the Owner on the City at least 90 days prior to the annual renewal date or by the City to the Owner at least 60 days prior to the annual renewal date.

The Owner, within 15 days of receipt of a notice of nonrenewal from the City, may file a written protest with the City in accordance with Government Code section 50282. The City retains, however, sole discretion to not renew the Contract.

The City may, at any time prior to the renewal date, withdraw its notice of nonrenewal.

If either the Owner or the City serves a notice of nonrenewal in any year (and the City does not withdraw its notice), the Contract shall expire at the end of the term then remaining.

4. Preservation, restoration, and rehabilitation of the Property. During the term of this Contract, the Owner shall preserve, restore, and rehabilitate the Property in a manner consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the State Historical Building Code. Further, the Owner shall preserve, restore, and rehabilitate the Property in accordance with the Rehabilitation/Restoration/Maintenance Plan attached as Exhibit A, as it may be amended from time to time, and the Maintenance and Rehabilitation Standards and Conditions attached as Exhibit B. The Owner understands and agrees that the Rehabilitation/Restoration/Maintenance Plan will be periodically updated throughout the term of this Contract to require additional work by the Owner.

5. Information and inspection. The Owner agrees to furnish the City with any and all information requested by the City to determine the Property’s eligibility as a qualified historical property and determine the Owner’s compliance with the terms of this Contract.
Upon reasonable advance notice, the Owner shall allow periodic inspections of the Property, not less than every five years and prior to entering a new contract, by the City, the Sacramento County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the Owner’s compliance with this Contract.


6.1 Notice of breach; opportunity to cure. If the Owner breaches any provision of this Contract or the Mills Act, the City may give written notice to the Owner by registered or certified mail detailing the Owner’s violations. If the violations are not corrected to the reasonable satisfaction of the City within 30 days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 days and thereafter diligently pursued to completion), the City, following a noticed public hearing in accordance with Government Code sections 50284 and 50285, may declare the Owner to be in breach of this Contract.

6.2 Remedies. If the City Council determines in a noticed public hearing, as set forth in section 6.1, above, the Owner has breached any of the conditions of the Contract or the Mills Act, or allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, the City shall do one of the following:

1) Cancel the Contract. If the Contract is cancelled under this section, the Owner shall pay a cancellation fee equal to 12 ½ percent of the current fair market value of the property (as though the property were free of the contractual restriction), as determined by the Sacramento County Assessor, to the Sacramento County Auditor in accordance with Government Code section 50286; or

2) Bring an action in court to enforce the Contract including, but not limited to, an action to enforce the Contract by specific performance, injunction, or receivership.

7. Eminent domain; cancellation. If the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Contract, this Contract shall be cancelled. No cancellation fee pursuant to Government Code section 50286 shall be imposed if the Contract is canceled pursuant to this section.
8. **Waiver.** The City does not waive any claim of default by the Owner if the City does not enforce any provision of or cancel this Contract. All other remedies at law or in equity that are not otherwise provided for in this Contract are available to the City to pursue in the event there is a breach of this Contract. No waiver by the City of any breach or default under this Contract shall be deemed to be a waiver of any other subsequent breach thereof of default hereunder.

9. **Binding effect of contract; covenants run with the land.** The Owner hereby voluntarily subjects the Property to the covenants, conditions, and restrictions set forth in this Contract. The City and the Owner hereby declare their specific intent that the covenants, conditions, and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, conditions, and restrictions expressed in this Contract, regardless of whether such provisions are set forth in such contract, deed, or other instrument.

The City and the Owner hereby declare their understanding and intent that the burden of the covenants, conditions, and restrictions set forth in this Contract touch and concern the land in that Owner's legal interest in the Property may be rendered less valuable thereby. The City and the Owner hereby further declare their understanding and intent that the benefit of such covenants, conditions, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Property for the benefit of the public and the Owner.

10. **Indemnity.** The Owner shall defend, hold harmless and indemnify the City, its officers and employees, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, including, but not limited to, any fees or costs reasonably incurred by the City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as "Liabilities"), including but not limited to Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way connected with 1) Owner's activities in connection with the Property; 2) any restrictions on the use or development of the Property from application of the city code or other law or from enforcement of this Contract; 3) the direct or indirect use of the Property by the Owner,
any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable; or 4) any performance of or failure to perform this Contract by the Owner, any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder or (ii) such Liabilities are litigated, settled or reduced to judgment; provided that the foregoing indemnity does not apply to liability for any damage or expense for death or bodily injury to persons or damage to property to the extent arising from the sole negligence or willful misconduct of the City, its agents, servants, or independent contractors who are directly responsible to the City, except when such agents, servants, or independent contractors are under the direct supervision and control of the Owner.

The Owner’s obligation to defend, hold harmless and indemnify shall survive the termination, cancellation, or expiration of this Contract and shall not be restricted to insurance proceeds, if any, received by the City, its elected officials, employees, or agents.

11. **Insurance.** The Owner shall secure adequate liability insurance to cover activities on the Property under this Contract, including coverage for any third parties on the Property.

12. **Recordation.** No later than 20 days after the parties execute and enter into this Contract, the City shall cause this Contract to be recorded in the Office of the County Recorder of the County of Sacramento.

13. **Fees.** The Owner agrees to pay any fees, as adopted by the City Council, associated with the administration of this Contract, including inspection of the Property.

14. **Miscellaneous provisions.**

14.1 **Entire contract.** This document, including all exhibits, contains the entire contract between the parties and supersedes whatever oral or written understanding they may have had prior to the execution of the Contract. No alteration to this Contract is valid unless approved in writing by the parties in accordance with the city code.

14.2 **Public record.** The Owner understands that this Contract is a public record under the California Public Records Act and will be disclosed to the public upon request. The Owner further understands that all information provided to the City in connection with this Contract will also be disclosed to the public upon request.
14.3 Notices. Any notice required under this Contract or by reason of the application of any law will be deemed to have been given by a party on the business day immediately following the day of personal delivery to a recognized overnight courier or on the third business day after deposit in the U.S. mail, postage prepaid and addressed as follows:

If to the City: Carson Anderson
Preservation Director
City of Sacramento
Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Phone: (916) 808-8259
Email: canderson@cityofsacramento.org

with a copy to:
Sean de Courcy
Associate Preservation Planner
City of Sacramento
Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811
Phone: (916) 808-2796
Email: sdecourcy@cityofsacramento.org

If to the Owner: Name: Gregory C. Tucker
Address: 1740 Skyline Dr, Fremont, CA 94539
Phone: 460.746.1328
Email: GCREGCOBURG@COX.NET

14.4 Mutually drafted. This Contract shall be deemed to be the joint work product of the parties and any rule of construction that a document shall be interpreted or construed against a drafter of such document shall not be applicable.

14.5 Severability. If any portion of this Contract or the application thereof to any person or circumstance is held invalid or unenforceable, the remainder of this Contract shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
14.6 **Choice of law; venue.** This Contract shall be governed, construed, and enforced in accordance with the laws of the State of California. Venue of any litigation arising out of or connected with this Contract shall lie exclusively in the state trial court or federal district court located in Sacramento County in the State of California, and the parties consent to jurisdiction over their persons and over the subject matter of any such litigation in those courts, and consent to service of process issued by those courts.

14.7 **Further assurances.** The parties, at any time after the execution of this Contract will execute, acknowledge, and deliver any further assignments, conveyances, and other assurances, documents, and instruments reasonably requested by the other party for the purpose of performing the obligations created hereunder.

14.8 **Third parties.** This Contract is made and entered into for the sole protection and benefit of the parties and their successors and assigns, and no other person or entity is a third-party beneficiary of or has any direct or indirect cause of action or claim in connection with the Contract or any other related document to which that person or entity is not a party.

14.9 **Relationship of the parties.** Nothing in this Contract should be deemed or construed to create between the parties a joint venture, partnership, or any other relationship of association other than that described herein.

14.10 **Authority to sign.** The person signing this Contract represents that he or she is the Owner of the Property or is authorized to sign on behalf of the Owner and that no further action beyond his or her signature is required to bind the Owner to this Contract.

*(Signature Page Follows)*
CITY OF SACRAMENTO

By: ________________________________
Ryan DeVore

Date: ______________________________

APPROVED TO AS FORM:

By: ________________________________
City Attorney

ATTEST:

By: ________________________________
City Clerk

OWNER

By: ________________________________
[Signature]

[Gregory J. Tucker, Jacoba Tucker]
[Print Name]

Title: ______________________________

Date: ______________________________
CALIFORNIA ALL-PURPOSE
CERTIFICATE OF 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 DIEGO

On April 24, 2019 before me, [Name of Notary Public]
(Date)

(personally appeared) [Name of Person(s)]
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)

_________________________________

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Property Contract

Document Date: 4/24/14

Number of Pages: 12

Signer(s) Other Than Named Above:

Additional Information:

revision date 01/01/2015
OWNER ACKNOWLEDGEMENT

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

The State of California
County of Sacramento

On _________________, before me, Gregory & Cobie Tucker, personally appeared

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument — MILLS ACT HISTORICAL PROPERTY CONTRACT — and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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]

(This area for official notarial seal)
EXHIBIT A
REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1910 26TH Street, Sacramento, CA 95816

The owner hereby agrees to complete the following work items.

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Built-in Cabinets/Bookshelves</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost $ 500 (round to nearest dollar)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Complete:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of Work:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove old varnish, rehabilitate, and reseal wood built-in cabinets throughout the house. Target date for completion 2023.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Door</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost $ 600 (round to nearest dollar)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Complete:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of Work:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove layers of lead based paint and repaint the exterior of door. Refinish and seal wood on interior of door. Target date for completion 2024</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Door(s) frame</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost $ 1000 (round to nearest dollar)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Complete:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of Work:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Strip lead based paint on doors and finish/repaint as needed. Restore/clean/maintain all brass hardware. Target date for completion 2022</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sliding French Pocket Doors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost $ 300 (round to nearest dollar)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Complete:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of Work:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Move existing wall in front bedroom to preserve historic sliding French doors. Re-frame wall around doors to ensure they are still usable. Target date for completion 2019</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural maintenance on foundation and replacing vital support beams under house</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost $ 45,000 (round to nearest dollar)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Complete:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of Work:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lift the house and fix falling foundation. Replace and reinforce central support beam that is causing the house to sag in the middle. Target date for completion 2019</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Exterior Wall</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cost $ 8,500 (round to nearest dollar)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date Complete:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of Work:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Correct southern exterior wall that has pulled away from house 2+ inches putting roof at risk of collapsing. Target date for completion 2020</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The owner hereby agrees to complete the following work items.

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimney</td>
<td>✔</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td><strong>Cost $3,500</strong></td>
<td>(round to nearest dollar)</td>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td><strong>Description of Work:</strong> Repair chimney and north support bricks where have been pushed in/damaged by vehicle impact. Replace damaged/unrepairable with Tudor style clinker bricks to match existing. Target date for completion 2021</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior beams/Caps</td>
<td>☐</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td><strong>Cost $850</strong></td>
<td>(round to nearest dollar)</td>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td><strong>Description of Work:</strong> Repair beam caps on exterior to match pyramid shaped caps as original to the house. Treat wood rot on beams and prevent future damage. Target date for completion 2023</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior Door(s)/frame</td>
<td>☐</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td><strong>Cost $1,000</strong></td>
<td>(round to nearest dollar)</td>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td><strong>Description of Work:</strong> Strip lead based paint on doors and finish/repaint as needed. Restore/clean/maintain all brass hardware. Target date for completion 2022</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exterior Walls</td>
<td>☐</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td><strong>Cost $3,200</strong></td>
<td>(round to nearest dollar)</td>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td><strong>Description of Work:</strong> Treat termite damage on front exterior walls. Target date for completion 2021</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Structural maintenance on foundation and replacing vital support beams under house</td>
<td>✔</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td><strong>Cost $1,800</strong></td>
<td>(round to nearest dollar)</td>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td><strong>Description of Work:</strong> Open up wall and provide extra support beams to correct sagging attic floor and provide structural support for the wall. Target date for completion 2016</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patio Pillar</td>
<td>☐</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td><strong>Cost $550</strong></td>
<td>(round to nearest dollar)</td>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td><strong>Description of Work:</strong> Build replacement pillar that was removed at some point to match remaining 3 pillars on front patio. New pillar will provide structural support and correct sagging header. Target date for completion 2020</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT A
REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1916 26TH Street, Sacramento, CA 95816

The owner hereby agrees to complete the following work items.

☐ Maintenance  ✔ Rehabilitation/Restoration  ☐ Completed  ✔ Proposed
Building Feature: Revitalize Interior Walls
Cost: $3,200 (round to nearest dollar)  Date Complete: ___
Description of Work: Skim-coat interior walls. Target date for completion 2021

☐ Maintenance  ✔ Rehabilitation/Restoration  ☐ Completed  ✔ Proposed
Building Feature: Front Porch
Cost: $7,000 (round to nearest dollar)  Date Complete: ___
Description of Work: Rehabilitate existing front porch. Replace severely damaged wood rotten railings with new wood in same design. Rehabilitate existing cracked stairs. Rebuild failing brick columns that cap porch. Repair bricks at south column. Target date for completion 2025

☐ Maintenance  ✔ Rehabilitation/Restoration  ☐ Completed  ✔ Proposed
Building Feature: Exterior Paint Project
Cost: $25,000 (round to nearest dollar)  Date Complete: ___
Description of Work: Replace damaged/wood rot exterior drop siding. Repair wood rot fascia boards. Abate failing lead paint. Paint home in historically appropriate color scheme. Target date for completion 2028

✔ Maintenance  ☐ Rehabilitation/Restoration  ☐ Completed  ✔ Proposed
Building Feature: Hardwood Floors
Cost: $5,137 (round to nearest dollar)  Date Complete: ___
Description of Work: Refinish and reseal original hardwood floors found throughout the entire home. Target date for completion 2025

☐ Maintenance  ✔ Rehabilitation/Restoration  ☐ Completed  ✔ Proposed
Building Feature: Wood Windows
Cost: $14,400 (round to nearest dollar)  Date Complete: ___
Description of Work: Repair/restore original wood windows. Replace any severely damaged windows with historically accurate windows that match the rest of the home. Restore/replace window hardware. Target date for completion 2028

☐ Maintenance  ✔ Rehabilitation/Restoration  ☐ Completed  ✔ Proposed
Building Feature: Woodwork throughout house (paneling, beams, pillars, etc.)
Cost: $900 (round to nearest dollar)  Date Complete: ___
Description of Work: Refinish woodwork throughout house. Target date for completion 2020
EXHIBIT B
HISTORICAL PROPERTY STANDARDS AND CONDITIONS

Secretary of the Interior’s Standards for Rehabilitation
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Property Maintenance
All buildings, structures, yards and other improvements shall be properly maintained. All current building and zoning codes will be enforced. The following conditions are prohibited:
1. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
2. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
3. Stagnant water or open excavations.
4. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
5. Peeling exterior paint or unrepaired/uncovered graffiti.
6. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
7. Other substandard conditions as cited by members of the Historic Preservation Commission or Historic Preservation Staff.

Conditions
This Historical Property Contract provides the potential for property tax reduction in exchange for contract to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior’s Standards, may be required to be removed and the original conditions remedied as part of this contract.
EXHIBIT C
THE MILLS ACT

ARTICLE 12. Historical Property Contracts [50280 - 50290] (Article 12 added by Stats. 1972, Ch. 1442.)

50280.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

(Amended by Stats. 1985, Ch. 965, Sec. 1.7.)

50280.1.

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.

(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

(Added by Stats. 1985, Ch. 965, Sec. 2.)

50281.

Any contract entered into under this article shall contain the following provisions:

(a) The term of the contract shall be for a minimum period of 10 years.

(b) Where applicable, the contract shall provide the following:

(1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for Rehabilitation, and the State Historical Building Code.

(2) For an inspection of the interior and exterior of the premises by the city, county, or city and county, prior to a new agreement, and every five years thereafter, to determine the owner’s compliance with the contract.

(3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.

(Amended by Stats. 2013, Ch. 210, Sec. 6.5. (SB 184) Effective January 1, 2014.)
50281.1.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee that shall not exceed the reasonable cost of providing the service pursuant to this article for which the fee is charged.

(Amended by Stats. 2011, Ch. 278, Sec. 2. (AB 654) Effective January 1, 2012.)

50282.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. Each contract shall also provide that after five years, and every five years thereafter, the city, county, or city and county shall inspect the interior and exterior of the premises to determine the owner’s continued compliance with the contract. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

(Amended by Stats. 2011, Ch. 278, Sec. 3. (AB 654) Effective January 1, 2012.)

50284.

If the legislative body determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the
point that it no longer meets the standards for a qualified historical property, the legislative body shall do one of the following:
   (a) Cancel the contract by following the procedures specified in Sections 50285 and 50286.
   (b) Bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(Amended by Stats. 2011, Ch. 278, Sec. 4. (AB 654) Effective January 1, 2012.)

50285.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

(Added by Stats. 1972, Ch. 1442.)

50286.

   (a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 12-1/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.
   (b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.
   (c) Notwithstanding any other law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238.02 of the Education Code, as implemented pursuant to Section 42238.03 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for purposes of Article 4 (commencing with Section 2570) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

(Amended by Stats. 2013, Ch. 47, Sec. 109. (AB 97) Effective July 1, 2013.)

50287.

As an alternative to cancellation of the contract for breach of any condition, a landowner that is a party to the contract may bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.
50288.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

50289.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

50290.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

(Amended by Stats. 1985, Ch. 965, Sec. 8.)
OFFICIAL BUSINESS:
Document entitled to free recording
under Government Code section 27383

Recording requested by and
when recorded return to:

City of Sacramento
Community Development Department
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811
Attn: Sean de Courcy

MILLS ACT HISTORICAL PROPERTY CONTRACT

This MILLS ACT HISTORICAL PROPERTY CONTRACT ("Contract"), dated
_____________________, for purposes of identification only, is by and between the City of
Sacramento, a California municipal corporation (the "City") and
Dennis Blegen and Phyllis L. Ehler (the "Owner").

Background

A. California Government Code section 50280 et seq. (attached as Exhibit C), commonly
referred to as the "Mills Act", authorizes cities and counties to enter into contracts with
owners of qualified historical properties whereby the property owner agrees to
preserve, restore, and rehabilitate their historical property, thereby enhancing a
locality's civic identity and character. By entering into a Mills Act contract, the owner
qualifies the property for an assessment of valuation in accordance with California
Revenue and Taxation Code section 439 et seq., which may result in tax savings to the
property owner.

B. The City's Mills Act program, set forth in City Code section 17.604.720, implements the
Mills Act.

C. The Owner holds fee title to the property located at 2213/2215 25th Street, Sacramento, in
Sacramento, California (the "Property"). The Property is listed on the
Sacramento Register of Historic and Cultural Resources as a Contributing Resource to the
Newton Booth Historic District

and is therefore a "qualified historical property" as defined in Government Code section
50280.1.
With these Background facts in mind, the City and the Owner agree as follows:

1. Effective date. This Contract is effective on the date it is recorded (the “Effective Date”).

2. Contract term. The initial term of the Contract is 10 years. Each year, on the anniversary of the Effective Date, a year shall be automatically added to the term unless notice of nonrenewal is given as provided in section 3, below.

3. Nonrenewal. If either the Owner or the City desires in any year not to renew the Contract, that party shall serve written notice on the other party in advance of the annual renewal date. The notice is effective only if served by the Owner on the City at least 90 days prior to the annual renewal date or by the City to the Owner at least 60 days prior to the annual renewal date.

The Owner, within 15 days of receipt of a notice of nonrenewal from the City, may file a written protest with the City in accordance with Government Code section 50282. The City retains, however, sole discretion to not renew the Contract.

The City may, at any time prior to the renewal date, withdraw its notice of nonrenewal.

If either the Owner or the City serves a notice of nonrenewal in any year (and the City does not withdraw its notice), the Contract shall expire at the end of the term then remaining.

4. Preservation, restoration, and rehabilitation of the Property. During the term of this Contract, the Owner shall preserve, restore, and rehabilitate the Property in a manner consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the State Historical Building Code. Further, the Owner shall preserve, restore, and rehabilitate the Property in accordance with the Rehabilitation/Restoration/Maintenance Plan attached as Exhibit A, as it may be amended from time to time, and the Maintenance and Rehabilitation Standards and Conditions attached as Exhibit B. The Owner understands and agrees that the Rehabilitation/Restoration/Maintenance Plan will be periodically updated throughout the term of this Contract to require additional work by the Owner.

5. Information and inspection. The Owner agrees to furnish the City with any and all information requested by the City to determine the Property’s eligibility as a qualified historical property and determine the Owner’s compliance with the terms of this Contract.
Upon reasonable advance notice, the Owner shall allow periodic inspections of the Property, not less than every five years and prior to entering a new contract, by the City, the Sacramento County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the Owner’s compliance with this Contract.


6.1 Notice of breach; opportunity to cure. If the Owner breaches any provision of this Contract or the Mills Act, the City may give written notice to the Owner by registered or certified mail detailing the Owner’s violations. If the violations are not corrected to the reasonable satisfaction of the City within 30 days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 days and thereafter diligently pursued to completion), the City, following a noticed public hearing in accordance with Government Code sections 50284 and 50285, may declare the Owner to be in breach of this Contract.

6.2. Remedies. If the City Council determines in a noticed public hearing, as set forth in section 6.1, above, the Owner has breached any of the conditions of the Contract or the Mills Act, or allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, the City shall do one of the following:

1) Cancel the Contract. If the Contract is cancelled under this section, the Owner shall pay a cancellation fee equal to 12 ½ percent of the current fair market value of the property (as though the property were free of the contractual restriction), as determined by the Sacramento County Assessor, to the Sacramento County Auditor in accordance with Government Code section 50286; or

2) Bring an action in court to enforce the Contract including, but not limited to, an action to enforce the Contract by specific performance, injunction, or receivership.

7. Eminent domain; cancellation. If the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Contract, this Contract shall be cancelled. No cancellation fee pursuant to Government Code section 50286 shall be imposed if the Contract is canceled pursuant to this section.
8. **Waiver.** The City does not waive any claim of default by the Owner if the City does not enforce any provision of or cancel this Contract. All other remedies at law or in equity that are not otherwise provided for in this Contract are available to the City to pursue in the event there is a breach of this Contract. No waiver by the City of any breach or default under this Contract shall be deemed to be a waiver of any other subsequent breach thereof of default hereunder.

9. **Binding effect of contract; covenants run with the land.** The Owner hereby voluntarily subjects the Property to the covenants, conditions, and restrictions set forth in this Contract. The City and the Owner hereby declare their specific intent that the covenants, conditions, and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner’s successors and assigns in title or interest to the Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, conditions, and restrictions expressed in this Contract, regardless of whether such provisions are set forth in such contract, deed, or other instrument.

The City and the Owner hereby declare their understanding and intent that the burden of the covenants, conditions, and restrictions set forth in this Contract touch and concern the land in that Owner’s legal interest in the Property may be rendered less valuable thereby. The City and the Owner hereby further declare their understanding and intent that the benefit of such covenants, conditions, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Property for the benefit of the public and the Owner.

10. **Indemnity.** The Owner shall defend, hold harmless and indemnify the City, its officers and employees, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, including, but not limited to, any fees or costs reasonably incurred by the City’s staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as “Liabilities”), including but not limited to Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way connected with 1) Owner’s activities in connection with the Property; 2) any restrictions on the use or development of the Property from application of the city code or other law or from enforcement of this Contract; 3) the direct or indirect use of the Property by the Owner,
any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable; or 4) any performance of or failure to perform this Contract by the Owner, any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder or (ii) such Liabilities are litigated, settled or reduced to judgment; provided that the foregoing indemnity does not apply to liability for any damage or expense for death or bodily injury to persons or damage to property to the extent arising from the sole negligence or willful misconduct of the City, its agents, servants, or independent contractors who are directly responsible to the City, except when such agents, servants, or independent contractors are under the direct supervision and control of the Owner.

The Owner’s obligation to defend, hold harmless and indemnify shall survive the termination, cancellation, or expiration of this Contract and shall not be restricted to insurance proceeds, if any, received by the City, its elected officials, employees, or agents.

11. **Insurance.** The Owner shall secure adequate liability insurance to cover activities on the Property under this Contract, including coverage for any third parties on the Property.

12. **Recordation.** No later than 20 days after the parties execute and enter into this Contract, the City shall cause this Contract to be recorded in the Office of the County Recorder of the County of Sacramento.

13. **Fees.** The Owner agrees to pay any fees, as adopted by the City Council, associated with the administration of this Contract, including inspection of the Property.

14. **Miscellaneous provisions.**

14.1 **Entire contract.** This document, including all exhibits, contains the entire contract between the parties and supersedes whatever oral or written understanding they may have had prior to the execution of the Contract. No alteration to this Contract is valid unless approved in writing by the parties in accordance with the city code.

14.2 **Public record.** The Owner understands that this Contract is a public record under the California Public Records Act and will be disclosed to the public upon request. The Owner further understands that all information provided to the City in connection with this Contract will also be disclosed to the public upon request.
14.3 **Notices.** Any notice required under this Contract or by reason of the application of any law will be deemed to have been given by a party on the business day immediately following the day of personal delivery to a recognized overnight courier or on the third business day after deposit in the U.S. mail, postage prepaid and addressed as follows:

If to the City:  
Carson Anderson  
Preservation Director  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-8259  
Email: canderson@cityofsacramento.org

*with a copy to:*  
Sean de Courcy  
Associate Preservation Planner  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-2796  
Email: sdecourcy@cityofsacramento.org

If to the Owner:  
Name: Phyllis L. Ehler  
Address: PO Box 188704, Sac, 95818  
Phone: 916-212-7465  
Email: pehler26@gmail.com

14.4 **Mutually drafted.** This Contract shall be deemed to be the joint work product of the parties and any rule of construction that a document shall be interpreted or construed against a drafter of such document shall not be applicable.

14.5 **Severability.** If any portion of this Contract or the application thereof to any person or circumstance is held invalid or unenforceable, the remainder of this Contract shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
14.6 **Choice of law; venue.** This Contract shall be governed, construed, and enforced in accordance with the laws of the State of California. Venue of any litigation arising out of or connected with this Contract shall lie exclusively in the state trial court or federal district court located in Sacramento County in the State of California, and the parties consent to jurisdiction over their persons and over the subject matter of any such litigation in those courts, and consent to service of process issued by those courts.

14.7 **Further assurances.** The parties, at any time after the execution of this Contract will execute, acknowledge, and deliver any further assignments, conveyances, and other assurances, documents, and instruments reasonably requested by the other party for the purpose of performing the obligations created hereunder.

14.8 **Third parties.** This Contract is made and entered into for the sole protection and benefit of the parties and their successors and assigns, and no other person or entity is a third-party beneficiary of or has any direct or indirect cause of action or claim in connection with the Contract or any other related document to which that person or entity is not a party.

14.9 **Relationship of the parties.** Nothing in this Contract should be deemed or construed to create between the parties a joint venture, partnership, or any other relationship of association other than that described herein.

14.10 **Authority to sign.** The person signing this Contract represents that he or she is the Owner of the Property or is authorized to sign on behalf of the Owner and that no further action beyond his or her signature is required to bind the Owner to this Contract.

*(Signature Page Follows)*
CITY OF SACRAMENTO

By: __________________________
Ryan DeVore

Date: __________________________

APPROVED TO AS FORM:

By: __________________________
City Attorney

ATTEST:

By: __________________________
City Clerk

OWNER

By: __________________________
[Signature]
Phyllis L. Behler
[Print Name]

Title: __________________________
owner

Date: __________________________
april 18, 2019

OWNER

By: __________________________
[Signature]
Dennis Blegen
[Print Name]

Title: __________________________
owner

Date: __________________________
18 April 2019
OWNER ACKNOWLEDGEMENT

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

The State of California
County of Sacramento

On April 18, 2019, before me, Annie Gravelle, Notary Public, personally appeared

Dennis A. Blewett and Phyllis L. B. Hert

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument — MILLS ACT HISTORICAL PROPERTY CONTRACT — and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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]

(This area for official notarial seal)
EXHIBIT A
REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 2213/2215 25th Street

The owner hereby agrees to complete the following work items.

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost $25000 (round to nearest dollar)</td>
<td>Date Complete: 2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Description of Work: Complete building leveling, securing structure to foundation, dry rot repair, plumbing repair, exterior stucco repair matching original, painting. Complete by 2021</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Whole building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost $150 (round to nearest dollar)</td>
<td>Date Complete:</td>
</tr>
<tr>
<td>Description of Work: Pest Inspection. Complete by 2023</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Trim - windows, doors, fascia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost $2000 (round to nearest dollar)</td>
<td>Date Complete:</td>
</tr>
<tr>
<td>Description of Work: Inspect wood trim. Paint as needed. Complete by 2024</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Whole building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost $10000 (round to nearest dollar)</td>
<td>Date Complete: 2019</td>
</tr>
<tr>
<td>Description of Work: Paint Building. Complete by 2028</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Whole building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost $N/A (round to nearest dollar)</td>
<td>Date Complete:</td>
</tr>
<tr>
<td>Description of Work: Request exterior inspection by Preservation staff in 2029.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building Feature</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost $ (round to nearest dollar)</td>
<td>Date Complete:</td>
</tr>
<tr>
<td>Description of Work:</td>
<td></td>
</tr>
</tbody>
</table>
EXHIBIT B
HISTORICAL PROPERTY STANDARDS AND CONDITIONS

Secretary of the Interior’s Standards for Rehabilitation
1. A property will be used as it was historically or be given a new use that requires minimal change to its
distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or
alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false
sense of historical development, such as adding conjectural features or elements from other historic
properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and
preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that
characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration
requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and,
where possible, materials. Replacement of missing features will be substantiated by documentary and physical
evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.
Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed,
migration measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features,
and spatial relationships that characterize the property. The new work will be differentiated from the old and
will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the
integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed
in the future, the essential form and integrity of the historic property and its environment would be
unimpaired.

Property Maintenance
All buildings, structures, yards and other improvements shall be properly maintained. All current building and
zoning codes will be enforced. The following conditions are prohibited:
1. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
2. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture,
appliances, containers, lumber or similar items stored outside but within property lines.
3. Stagnant water or open excavations.
4. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
5. Peeling exterior paint or uncovered/uncovered graffiti.
6. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which
could cause injury.
7. Other substandard conditions as cited by members of the Historic Preservation Commission or Historic
Preservation Staff.

Conditions
This Historical Property Contract provides the potential for property tax reduction in exchange for contract to
rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the
Interior’s Standards, may be required to be removed and the original conditions remedied as part of this contract.
EXHIBIT C
THE MILLS ACT

ARTICLE 12. Historical Property Contracts [50280 - 50290] (Article 12 added by Stats. 1972, Ch. 1442.)

50280.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

(Amended by Stats. 1985, Ch. 965, Sec. 1.7.)

50280.1.

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.
(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

(Added by Stats. 1985, Ch. 965, Sec. 2.)

50281.

Any contract entered into under this article shall contain the following provisions:

(a) The term of the contract shall be for a minimum period of 10 years.
(b) Where applicable, the contract shall provide the following:

(1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.
(2) For an inspection of the interior and exterior of the premises by the city, county, or city and county, prior to a new agreement, and every five years thereafter, to determine the owner's compliance with the contract.
(3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.

(Amended by Stats. 2013, Ch. 210, Sec. 6.5. (SB 184) Effective January 1, 2014.)
50281.1.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee that shall not exceed the reasonable cost of providing the service pursuant to this article for which the fee is charged.

(Amended by Stats. 2011, Ch. 278, Sec. 2. (AB 654) Effective January 1, 2012.)

50282.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. Each contract shall also provide that after five years, and every five years thereafter, the city, county, or city and county shall inspect the interior and exterior of the premises to determine the owner's continued compliance with the contract. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

(Amended by Stats. 2011, Ch. 278, Sec. 3. (AB 654) Effective January 1, 2012.)

50284.

If the legislative body determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the
point that it no longer meets the standards for a qualified historical property, the legislative body shall do one of the following:

(a) Cancel the contract by following the procedures specified in Sections 50285 and 50286.

(b) Bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(Amended by Stats. 2011, Ch. 278, Sec. 4. (AB 654) Effective January 1, 2012.)

50285.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

(Added by Stats. 1972, Ch. 1442.)

50286.

(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 12-1/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.

(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.

(c) Notwithstanding any other law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238.02 of the Education Code, as implemented pursuant to Section 42238.03 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for purposes of Article 4 (commencing with Section 2570) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

(Amended by Stats. 2013, Ch. 47, Sec. 109. (AB 97) Effective July 1, 2013.)

50287.

As an alternative to cancellation of the contract for breach of any condition, a landowner that is a party to the contract may bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.
(Amended by Stats. 2011, Ch. 278, Sec. 5. (AB 654) Effective January 1, 2012.)

50288.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

(Amended by Stats. 1974, Ch. 544.)

50289.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

(Added by Stats. 1972, Ch. 1442.)

50290.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

(Amended by Stats. 1985, Ch. 965, Sec. 8.)
OFFICIAL BUSINESS:
Document entitled to free recording
under Government Code section 27383

Recording requested by and
when recorded return to:

City of Sacramento
Community Development Department
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811
Attn: Sean de Courcy

MILLS ACT HISTORICAL PROPERTY CONTRACT

This MILLS ACT HISTORICAL PROPERTY CONTRACT ("Contract"), cated
_______________, for purposes of identification only, is by and between the City of
Sacramento, a California municipal corporation (the "City") and
Christina Angel
_______________(the "Owner").

Background

A. California Government Code section 50280 et seq. (attached as Exhibit C), commonly
referred to as the "Mills Act," authorizes cities and counties to enter into contracts with
owners of qualified historical properties whereby the property owner agrees to
preserve, restore, and rehabilitate their historical property, thereby enhancing a
locality's civic identity and character. By entering into a Mills Act contract, the owner
qualifies the property for an assessment of valuation in accordance with California
Revenue and Taxation Code section 439 et seq., which may result in tax savings to the
property owner.

B. The City's Mills Act program, set forth in City Code section 17.604.720, implements the
Mills Act.

C. The Owner holds fee title to the property located at 530 10th Street, Sacramento, CA
Sacramento, California (the "Property"). The Property is listed on the
Sacramento Register of Historic and Cultural Resources as a Landmark

and is therefore a "qualified historical property" as defined in Government Code section
50280.1.
With these Background facts in mind, the City and the Owner agree as follows:

1. **Effective date.** This Contract is effective on the date it is recorded (the “Effective Date”).

2. **Contract term.** The initial term of the Contract is 10 years. Each year, on the anniversary of the Effective Date, a year shall be automatically added to the term unless notice of nonrenewal is given as provided in section 3, below.

3. **Nonrenewal.** If either the Owner or the City desires in any year not to renew the Contract, that party shall serve written notice on the other party in advance of the annual renewal date. The notice is effective only if served by the Owner on the City at least 90 days prior to the annual renewal date or by the City to the Owner at least 60 days prior to the annual renewal date.

   The Owner, within 15 days of receipt of a notice of nonrenewal from the City, may file a written protest with the City in accordance with Government Code section 50282. The City retains, however, sole discretion to not renew the Contract.

   The City may, at any time prior to the renewal date, withdraw its notice of nonrenewal.

   If either the Owner or the City serves a notice of nonrenewal in any year (and the City does not withdraw its notice), the Contract shall expire at the end of the term then remaining.

4. **Preservation, restoration, and rehabilitation of the Property.** During the term of this Contract, the Owner shall preserve, restore, and rehabilitate the Property in a manner consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the State Historical Building Code. Further, the Owner shall preserve, restore, and rehabilitate the Property in accordance with the Rehabilitation/Restoration/Maintenance Plan attached as Exhibit A, as it may be amended from time to time, and the Maintenance and Rehabilitation Standards and Conditions attached as Exhibit B. The Owner understands and agrees that the Rehabilitation/Restoration/Maintenance Plan will be periodically updated throughout the term of this Contract to require additional work by the Owner.

5. **Information and inspection.** The Owner agrees to furnish the City with any and all information requested by the City to determine the Property’s eligibility as a qualified historical property and determine the Owner’s compliance with the terms of this Contract.
Upon reasonable advance notice, the Owner shall allow periodic inspections of the Property, not less than every five years and prior to entering a new contract, by the City, the Sacramento County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the Owner's compliance with this Contract.


6.1 Notice of breach; opportunity to cure. If the Owner breaches any provision of this Contract or the Mills Act, the City may give written notice to the Owner by registered or certified mail detailing the Owner's violations. If the violations are not corrected to the reasonable satisfaction of the City within 30 days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 days and thereafter diligently pursued to completion), the City, following a noticed public hearing in accordance with Government Code sections 50284 and 50285, may declare the Owner to be in breach of this Contract.

6.2. Remedies. If the City Council determines in a noticed public hearing, as set forth in section 6.1, above, the Owner has breached any of the conditions of the Contract or the Mills Act, or allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, the City shall do one of the following:

1) Cancel the Contract. If the Contract is cancelled under this section, the Owner shall pay a cancellation fee equal to 12 ½ percent of the current fair market value of the property (as though the property were free of the contractual restriction), as determined by the Sacramento County Assessor, to the Sacramento County Auditor in accordance with Government Code section 50286; or

2) Bring an action in court to enforce the Contract including, but not limited to, an action to enforce the Contract by specific performance, injunction, or receivership.

7. Eminent domain; cancellation. If the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Contract, this Contract shall be cancelled. No cancellation fee pursuant to Government Code section 50286 shall be imposed if the Contract is canceled pursuant to this section.
8. **Waiver.** The City does not waive any claim of default by the Owner if the City does not enforce any provision of or cancel this Contract. All other remedies at law or in equity that are not otherwise provided for in this Contract are available to the City to pursue in the event there is a breach of this Contract. No waiver by the City of any breach or default under this Contract shall be deemed to be a waiver of any other subsequent breach thereof of default hereunder.

9. **Binding effect of contract; covenants run with the land.** The Owner hereby voluntarily subjects the Property to the covenants, conditions, and restrictions set forth in this Contract. The City and the Owner hereby declare their specific intent that the covenants, conditions, and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, conditions, and restrictions expressed in this Contract, regardless of whether such provisions are set forth in such contract, deed, or other instrument.

The City and the Owner hereby declare their understanding and intent that the burden of the covenants, conditions, and restrictions set forth in this Contract touch and concern the land in that Owner's legal interest in the Property may be rendered less valuable thereby. The City and the Owner hereby further declare their understanding and intent that the benefit of such covenants, conditions, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Property for the benefit of the public and the Owner.

10. **Indemnity.** The Owner shall defend, hold harmless and indemnify the City, its officers and employees, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, including, but not limited to, any fees or costs reasonably incurred by the City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as "Liabilities"), including but not limited to Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way connected with 1) Owner's activities in connection with the Property; 2) any restrictions on the use or development of the Property from application of the city code or other law or from enforcement of this Contract; 3) the direct or indirect use of the Property by the Owner,
any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable; or 4) any performance of or failure to perform this Contract by the Owner, any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder or (ii) such Liabilities are litigated, settled or reduced to judgment; provided that the foregoing indemnity does not apply to liability for any damage or expense for death or bodily injury to persons or damage to property to the extent arising from the sole negligence or willful misconduct of the City, its agents, servants, or independent contractors who are directly responsible to the City, except when such agents, servants, or independent contractors are under the direct supervision and control of the Owner.

The Owner’s obligation to defend, hold harmless and indemnify shall survive the termination, cancellation, or expiration of this Contract and shall not be restricted to insurance proceeds, if any, received by the City, its elected officials, employees, or agents.

11. **Insurance.** The Owner shall secure adequate liability insurance to cover activities on the Property under this Contract, including coverage for any third parties on the Property.

12. **Recordation.** No later than 20 days after the parties execute and enter into this Contract, the City shall cause this Contract to be recorded in the Office of the County Recorder of the County of Sacramento.

13. **Fees.** The Owner agrees to pay any fees, as adopted by the City Council, associated with the administration of this Contract, including inspection of the Property.

14. **Miscellaneous provisions.**

14.1 **Entire contract.** This document, including all exhibits, contains the entire contract between the parties and supersedes whatever oral or written understanding they may have had prior to the execution of the Contract. No alteration to this Contract is valid unless approved in writing by the parties in accordance with the city code.

14.2 **Public record.** The Owner understands that this Contract is a public record under the California Public Records Act and will be disclosed to the public upon request. The Owner further understands that all information provided to the City in connection with this Contract will also be disclosed to the public upon request.
14.3 **Notices.** Any notice required under this Contract or by reason of the application of any law will be deemed to have been given by a party on the business day immediately following the day of personal delivery to a recognized overnight courier or on the third business day after deposit in the U.S. mail, postage prepaid and addressed as follows:

If to the City:
Carson Anderson  
Preservation Director  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-8259  
Email: canderson@cityofsacramento.org  

*with a copy to:*
Sean de Courcy  
Associate Preservation Planner  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-2796  
Email: sdecourcy@cityofsacramento.org

If to the Owner:  
Name: Christina Angell  
Address: 3051 Glen Iris Terrace, Lafayette, CA 94549  
Phone: 510-335-2324  
Email: christina2angell@gmail.com

14.4 **Mutually drafted.** This Contract shall be deemed to be the joint work product of the parties and any rule of construction that a document shall be interpreted or construed against a drafter of such document shall not be applicable.

14.5 **Severability.** If any portion of this Contract or the application thereof to any person or circumstance is held invalid or unenforceable, the remainder of this Contract shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
14.6 Choice of law; venue. This Contract shall be governed, construed, and enforced in accordance with the laws of the State of California. Venue of any litigation arising out of or connected with this Contract shall lie exclusively in the state trial court or federal district court located in Sacramento County in the State of California, and the parties consent to jurisdiction over their persons and over the subject matter of any such litigation in those courts, and consent to service of process issued by those courts.

14.7 Further assurances. The parties, at any time after the execution of this Contract will execute, acknowledge, and deliver any further assignments, conveyances, and other assurances, documents, and instruments reasonably requested by the other party for the purpose of performing the obligations created hereunder.

14.8 Third parties. This Contract is made and entered into for the sole protection and benefit of the parties and their successors and assigns, and no other person or entity is a third-party beneficiary of or has any direct or indirect cause of action or claim in connection with the Contract or any other related document to which that person or entity is not a party.

14.9 Relationship of the parties. Nothing in this Contract should be deemed or construed to create between the parties a joint venture, partnership, or any other relationship of association other than that described herein.

14.10 Authority to sign. The person signing this Contract represents that he or she is the Owner of the Property or is authorized to sign on behalf of the Owner and that no further action beyond his or her signature is required to bind the Owner to this Contract.

(Signature Page Follows)
CITY OF SACRAMENTO

By: _____________________________
Ryan DeVore

Date: _____________________________

APPROVED TO AS FORM:

By: _____________________________
City Attorney

ATTEST:

By: _____________________________
City Clerk

OWNER

By: _____________________________
[Signature]
Christina Angell
[Print Name]

Title: _____________________________
Owner

Date: _____________________________
9/16/19
OWNER ACKNOWLEDGEMENT

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

The State of California
County of Sacramento

On **April 16, 2019**, before me, **Haresh M. Rajani**, Notary Public, personally appeared

**Christina Angeil**

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument — MILLS ACT HISTORICAL PROPERTY CONTRACT — and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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]**

(This area for official notarial seal)
EXHIBIT A
REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 530 10th Street

The owner hereby agrees to complete the following work items.

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Stair</td>
<td>□</td>
<td>✔</td>
<td>□</td>
</tr>
<tr>
<td>Cost $20,000</td>
<td>(round to nearest dollar)</td>
<td>Date Complete: 2018</td>
<td></td>
</tr>
<tr>
<td>Description of Work:</td>
<td>North Stairway: repair and replace (1) Center 6x6 post, (11) landing/decking, (7) stair stringers, (6) railings, 32LF siding. Rear Stairway: repair/replace (3) stair treads. Complete by 2018</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Siding           | ✔                         | □         | □        |
| Cost $2,000      | (round to nearest dollar) | Date Complete: 2020 |
| Description of Work: | REPAIR/REPLACE DAMAGED SIDING AT FIREPLACE, AND FRONT BEDROOM. PAINTING: REPAIR/REPLACE DAMAGED SIDING AT FIREPLACE, UNDER REAR DECK, AND FRONT BEDROOM. Complete by 2020 |

| Front Stair      | □                         | ✔         | □        |
| Cost $8,000      | (round to nearest dollar) | Date Complete: 2025 |
| Description of Work: | REPAIR/REPLACE (2) HANDRAILS (3) NEWEL POSTS (1) STAIR STRINGER (1) STAIR LEDGER (2) TREADS (12) SPINDLES. ENGINEER AND INSTALL NEW STRUCTURAL SUPPORT AT ENTRY STAIRWAY ATTACHMENT TO ENTRY DECK. Complete by 2025 |

| Eaves            | □                         | ✔         | □        |
| Cost $4,000      | (round to nearest dollar) | Date Complete: 2026 |
| Description of Work: | Repair and paint roof eaves. Complete by 2026 |

| Chimney Cap      | □                         | ✔         | □        |
| Cost $1,000      | (round to nearest dollar) | Date Complete: 2027 |
| Description of Work: | Replace spark screen on chimney and add rain cap. Complete by 2027 |

| North Stairs     | □                         | ✔         | □        |
| Cost $30,000     | (round to nearest dollar) | Date Complete: 2029 |
| Description of Work: | Replace/rebuild north (rear) exterior stairs. Complete by 2029 |
EXHIBIT B
HISTORICAL PROPERTY STANDARDS AND CONDITIONS

Secretary of the Interior’s Standards for Rehabilitation
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Property Maintenance
All buildings, structures, yards and other improvements shall be properly maintained. All current building and zoning codes will be enforced. The following conditions are prohibited:
1. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
2. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
3. Stagnant water or open excavations.
4. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
5. Peeling exterior paint or unremoved/uncovered graffiti.
6. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
7. Other substandard conditions as cited by members of the Historic Preservation Commission or Historic Preservation Staff.

Conditions
This Historical Property Contract provides the potential for property tax reduction in exchange for contract to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior’s Standards, may be required to be removed and the original conditions remedied as part of this contract.
EXHIBIT C
THE MILLS ACT

ARTICLE 12. Historical Property Contracts [50280 - 50290] (Article 12 added by Stats. 1972, Ch. 1442.)

50280.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

(Amended by Stats. 1985, Ch. 965, Sec. 1.7.)

50280.1.

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:
   (a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.
   (b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

(Added by Stats. 1985, Ch. 965, Sec. 2.)

50281.

Any contract entered into under this article shall contain the following provisions:
   (a) The term of the contract shall be for a minimum period of 10 years.
   (b) Where applicable, the contract shall provide the following:
      (1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.
      (2) For an inspection of the interior and exterior of the premises by the city, county, or city and county, prior to a new agreement, and every five years thereafter, to determine the owner's compliance with the contract.
      (3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.

(Amended by Stats. 2013, Ch. 210, Sec. 6.5. (SB 184) Effective January 1, 2014.)
50281.1.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee that shall not exceed the reasonable cost of providing the service pursuant to this article for which the fee is charged.

(Amended by Stats. 2011, Ch. 278, Sec. 2. (AB 654) Effective January 1, 2012.)

50282.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. Each contract shall also provide that after five years, and every five years thereafter, the city, county, or city and county shall inspect the interior and exterior of the premises to determine the owner's continued compliance with the contract. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

(Amended by Stats. 2011, Ch. 278, Sec. 3. (AB 654) Effective January 1, 2012.)

50284.

If the legislative body determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the
point that it no longer meets the standards for a qualified historical property, the legislative body shall do one of the following:

(a) Cancel the contract by following the procedures specified in Sections 50285 and 50286.

(b) Bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(Amended by Stats. 2011, Ch. 278, Sec. 4. (AB 654) Effective January 1, 2012.)

50285.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

(Added by Stats. 1972, Ch. 1442.)

50286.

(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 12-1/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.

(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.

(c) Notwithstanding any other law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238.02 of the Education Code, as implemented pursuant to Section 42238.03 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for purposes of Article 4 (commencing with Section 2570) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

(Amended by Stats. 2013, Ch. 47, Sec. 109. (AB 97) Effective July 1, 2013.)

50287.

As an alternative to cancellation of the contract for breach of any condition, a landowner that is a party to the contract may bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.
(Amended by Stats. 2011, Ch. 278, Sec. 5. (AB 654) Effective January 1, 2012.)

50288.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

(Amended by Stats. 1974, Ch. 544.)

50289.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

(Added by Stats. 1972, Ch. 1442.)

50290.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

(Amended by Stats. 1985, Ch. 965, Sec. 8.)
MILLS ACT HISTORICAL PROPERTY CONTRACT

This MILLS ACT HISTORICAL PROPERTY CONTRACT ("Contract"), dated __________________, for purposes of identification only, is by and between the City of Sacramento, a California municipal corporation (the "City") and Robert Hickey ______________________ (the "Owner").

Background

A. California Government Code section 50280 et seq. (attached as Exhibit C), commonly referred to as the "Mills Act", authorizes cities and counties to enter into contracts with owners of qualified historical properties whereby the property owner agrees to preserve, restore, and rehabilitate their historical property, thereby enhancing a locality’s civic identity and character. By entering into a Mills Act contract, the owner qualifies the property for an assessment of valuation in accordance with California Revenue and Taxation Code section 439 et seq., which may result in tax savings to the property owner.


C. The Owner holds fee title to the property located at 1011 F Street, Sacramento, CA, in Sacramento, California (the "Property"). The Property is listed on the Sacramento Register of Historic and Cultural Resources as a Contributing Resource to the Alkali Flat Central Historic District and is therefore a “qualified historical property” as defined in Government Code section 50280.1.
With these Background facts in mind, the City and the Owner agree as follows:

1. **Effective date.** This Contract is effective on the date it is recorded (the “Effective Date”).

2. **Contract term.** The initial term of the Contract is 10 years. Each year, on the anniversary of the Effective Date, a year shall be automatically added to the term unless notice of nonrenewal is given as provided in section 3, below.

3. **Nonrenewal.** If either the Owner or the City desires in any year not to renew the Contract, that party shall serve written notice on the other party in advance of the annual renewal date. The notice is effective only if served by the Owner on the City at least 90 days prior to the annual renewal date or by the City to the Owner at least 60 days prior to the annual renewal date.

   The Owner, within 15 days of receipt of a notice of nonrenewal from the City, may file a written protest with the City in accordance with Government Code section 50282. The City retains, however, sole discretion to not renew the Contract.

   The City may, at any time prior to the renewal date, withdraw its notice of nonrenewal.

   If either the Owner or the City serves a notice of nonrenewal in any year (and the City does not withdraw its notice), the Contract shall expire at the end of the term then remaining.

4. **Preservation, restoration, and rehabilitation of the Property.** During the term of this Contract, the Owner shall preserve, restore, and rehabilitate the Property in a manner consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the State Historical Building Code. Further, the Owner shall preserve, restore, and rehabilitate the Property in accordance with the Rehabilitation/Restoration/Maintenance Plan attached as Exhibit A, as it may be amended from time to time, and the Maintenance and Rehabilitation Standards and Conditions attached as Exhibit B. The Owner understands and agrees that the Rehabilitation/Restoration/Maintenance Plan will be periodically updated throughout the term of this Contract to require additional work by the Owner.

5. **Information and inspection.** The Owner agrees to furnish the City with any and all information requested by the City to determine the Property’s eligibility as a qualified historical property and determine the Owner’s compliance with the terms of this Contract.
Upon reasonable advance notice, the Owner shall allow periodic inspections of the Property, not less than every five years and prior to entering a new contract, by the City, the Sacramento County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the Owner’s compliance with this Contract.


6.1 Notice of breach; opportunity to cure. If the Owner breaches any provision of this Contract or the Mills Act, the City may give written notice to the Owner by registered or certified mail detailing the Owner’s violations. If the violations are not corrected to the reasonable satisfaction of the City within 30 days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 days and thereafter diligently pursued to completion), the City, following a noticed public hearing in accordance with Government Code sections 50284 and 50285, may declare the Owner to be in breach of this Contract.

6.2. Remedies. If the City Council determines in a noticed public hearing, as set forth in section 6.1, above, the Owner has breached any of the conditions of the Contract or the Mills Act, or allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, the City shall do one of the following:

1) Cancel the Contract. If the Contract is cancelled under this section, the Owner shall pay a cancellation fee equal to 12 ½ percent of the current fair market value of the property (as though the property were free of the contractual restriction), as determined by the Sacramento County Assessor, to the Sacramento County Auditor in accordance with Government Code section 50286; or

2) Bring an action in court to enforce the Contract including, but not limited to, an action to enforce the Contract by specific performance, injunction, or receivership.

7. Eminent domain; cancellation. If the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Contract, this Contract shall be cancelled. No cancellation fee pursuant to Government Code section 50286 shall be imposed if the Contract is canceled pursuant to this section.
any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable; or 4) any performance of or failure to perform this Contract by the Owner, any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder or (ii) such Liabilities are litigated, settled or reduced to judgment; provided that the foregoing indemnity does not apply to liability for any damage or expense for death or bodily injury to persons or damage to property to the extent arising from the sole negligence or willful misconduct of the City, its agents, servants, or independent contractors who are directly responsible to the City, except when such agents, servants, or independent contractors are under the direct supervision and control of the Owner.

The Owner's obligation to defend, hold harmless and indemnify shall survive the termination, cancellation, or expiration of this Contract and shall not be restricted to insurance proceeds, if any, received by the City, its elected officials, employees, or agents.

11. **Insurance.** The Owner shall secure adequate liability insurance to cover activities on the Property under this Contract, including coverage for any third parties on the Property.

12. **Recordation.** No later than 20 days after the parties execute and enter into this Contract, the City shall cause this Contract to be recorded in the Office of the County Recorder of the County of Sacramento.

13. **Fees.** The Owner agrees to pay any fees, as adopted by the City Council, associated with the administration of this Contract, including inspection of the Property.

14. **Miscellaneous provisions.**

14.1 **Entire contract.** This document, including all exhibits, contains the entire contract between the parties and supersedes whatever oral or written understanding they may have had prior to the execution of the Contract. No alteration to this Contract is valid unless approved in writing by the parties in accordance with the city code.

14.2 **Public record.** The Owner understands that this Contract is a public record under the California Public Records Act and will be disclosed to the public upon request. The Owner further understands that all information provided to the City in connection with this Contract will also be disclosed to the public upon request.
14.3 **Notices.** Any notice required under this Contract or by reason of the application of any law will be deemed to have been given by a party on the business day immediately following the day of personal delivery to a recognized overnight courier or on the third business day after deposit in the U.S. mail, postage prepaid and addressed as follows:

If to the City:  
Carson Anderson  
Preservation Director  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-8259  
Email: canderson@cityofsacramento.org

*with a copy to:*  
Sean de Courcy  
Associate Preservation Planner  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-2796  
Email: sdecourcy@cityofsacramento.org

If to the Owner:  
Name: **Robert Hickey**  
Address: 1011 E Street, Loft C  
Sacramento, CA 95814  
Phone: **916-714-2868**  
Email: RobertRHickey.com

14.4 **Mutually drafted.** This Contract shall be deemed to be the joint work product of the parties and any rule of construction that a document shall be interpreted or construed against a drafter of such document shall not be applicable.

14.5 **Severability.** If any portion of this Contract or the application thereof to any person or circumstance is held invalid or unenforceable, the remainder of this Contract shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
14.6 **Choice of law; venue.** This Contract shall be governed, construed, and enforced in accordance with the laws of the State of California. Venue of any litigation arising out of or connected with this Contract shall lie exclusively in the state trial court or federal district court located in Sacramento County in the State of California, and the parties consent to jurisdiction over their persons and over the subject matter of any such litigation in those courts, and consent to service of process issued by those courts.

14.7 **Further assurances.** The parties, at any time after the execution of this Contract will execute, acknowledge, and deliver any further assignments, conveyances, and other assurances, documents, and instruments reasonably requested by the other party for the purpose of performing the obligations created hereunder.

14.8 **Third parties.** This Contract is made and entered into for the sole protection and benefit of the parties and their successors and assigns, and no other person or entity is a third-party beneficiary of or has any direct or indirect cause of action or claim in connection with the Contract or any other related document to which that person or entity is not a party.

14.9 **Relationship of the parties.** Nothing in this Contract should be deemed or construed to create between the parties a joint venture, partnership, or any other relationship of association other than that described herein.

14.10 **Authority to sign.** The person signing this Contract represents that he or she is the Owner of the Property or is authorized to sign on behalf of the Owner and that no further action beyond his or her signature is required to bind the Owner to this Contract.

(Signature Page Follows)
CITY OF SACRAMENTO

By: __________________________
Ryan DeVore

Date: __________________________

APPROVED TO AS FORM:

By: __________________________
City Attorney

ATTEST:

By: __________________________
City Clerk

OWNER

By: __________________________
[Signature]
Robert Hickey

[Print Name]

Title: __________________________

Date: 4-10-2019
OWNER ACKNOWLEDGEMENT

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

The State of California
County of Sacramento

On 4-10-19, before me, [Tuscher, notary public], personally appeared

Robert Hickey

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument — MILLS ACT HISTORICAL PROPERTY CONTRACT — and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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]

(This area for official notarial seal)
The owner hereby agrees to complete the following work items.

| ☑ Maintenance | ☑ Rehabilitation/Restoration | ☐ Completed | ☑ Proposed |
| Building Feature | Wood Windows | | |
| Cost $1500 (round to nearest dollar) | Date Complete: |
| Description of Work: Restore 2 original wood windows. Complete by 2020 |

| ☑ Maintenance | ☑ Rehabilitation/Restoration | ☐ Completed | ☑ Proposed |
| Building Feature | Wood Trim | | |
| Cost $150-250 (round to nearest dollar) | Date Complete: |
| Description of Work: Inspect wood trim and repair as-needed. Complete by 2022 |

| ☑ Maintenance | ☑ Rehabilitation/Restoration | ☐ Completed | ☑ Proposed |
| Building Feature | Wood Windows | | |
| Cost $1500 (round to nearest dollar) | Date Complete: |
| Description of Work: Restore 2 original wood windows. Complete by 2024. |

| ☑ Maintenance | ☑ Rehabilitation/Restoration | ☐ Completed | ☑ Proposed |
| Building Feature | Wood Trim | | |
| Cost $150-250 (round to nearest dollar) | Date Complete: |
| Description of Work: Inspect wood trim repair as-needed. Complete by 2025. |

| ☑ Rehabilitation/Restoration | ☑ Proposed |
| Building Feature | Front Porch Flooring | | |
| Cost $8000 (round to nearest dollar) | Date Complete: |
| Description of Work: Repaint front porch flooring. Complete by 2026. |

| ☑ Rehabilitation/Restoration | ☑ Proposed |
| Building Feature | Entry Flooring | | |
| Cost $5000 (round to nearest dollar) | Date Complete: |
| Description of Work: Remove linoleum flooring from front entry foyer and replace with period-appropriate tile or other floor covering. Complete by 2029. |
EXHIBIT B
HISTORICAL PROPERTY STANDARDS AND CONDITIONS

Secretary of the Interior's Standards for Rehabilitation
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Property Maintenance
All buildings, structures, yards and other improvements shall be properly maintained. All current building and zoning codes will be enforced. The following conditions are prohibited:
1. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
2. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
3. Stagnant water or open excavations.
4. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
5. Peeling exterior paint or unremoved/uncovered graffiti.
6. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
7. Other substandard conditions as cited by members of the Historic Preservation Commission or Historic Preservation Staff.

Conditions
This Historical Property Contract provides the potential for property tax reduction in exchange for contract to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior's Standards, may be required to be removed and the original conditions remedied as part of this contract.
8. **Waiver.** The City does not waive any claim of default by the Owner if the City does not enforce any provision of or cancel this Contract. All other remedies at law or in equity that are not otherwise provided for in this Contract are available to the City to pursue in the event there is a breach of this Contract. No waiver by the City of any breach or default under this Contract shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

9. **Binding effect of contract; covenants run with the land.** The Owner hereby voluntarily subjects the Property to the covenants, conditions, and restrictions set forth in this Contract. The City and the Owner hereby declare their specific intent that the covenants, conditions, and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, conditions, and restrictions expressed in this Contract, regardless of whether such provisions are set forth in such contract, deed, or other instrument.

The City and the Owner hereby declare their understanding and intent that the burden of the covenants, conditions, and restrictions set forth in this Contract touch and concern the land in that Owner's legal interest in the Property may be rendered less valuable thereby. The City and the Owner hereby further declare their understanding and intent that the benefit of such covenants, conditions, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Property for the benefit of the public and the Owner.

10. **Indemnity.** The Owner shall defend, hold harmless and indemnify the City, its officers and employees, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, including, but not limited to, any fees or costs reasonably incurred by the City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as "Liabilities"), including but not limited to Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way connected with 1) Owner's activities in connection with the Property; 2) any restrictions on the use or development of the Property from application of the city code or other law or from enforcement of this Contract; 3) the direct or indirect use of the Property by the Owner,
EXHIBIT C
THE MILLS ACT

ARTICLE 12. Historical Property Contracts [50280 - 50290] (Article 12 added by Stats. 1972, Ch. 1442.)

50280.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

(Amended by Stats. 1985, Ch. 965, Sec. 1.7.)

50280.1.

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:
(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.
(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.
(Added by Stats. 1985, Ch. 965, Sec. 2.)

50281.

Any contract entered into under this article shall contain the following provisions:
(a) The term of the contract shall be for a minimum period of 10 years.
(b) Where applicable, the contract shall provide the following:
(1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.
(2) For an inspection of the interior and exterior of the premises by the city, county, or city and county, prior to a new agreement, and every five years thereafter, to determine the owner's compliance with the contract.
(3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.
(Amended by Stats. 2013, Ch. 210, Sec. 6.5. (SB 184) Effective January 1, 2014.)
50281.1.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee that shall not exceed the reasonable cost of providing the service pursuant to this article for which the fee is charged.

(Amended by Stats. 2011, Ch. 278, Sec. 2. (AB 654) Effective January 1, 2012.)

50282.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. Each contract shall also provide that after five years, and every five years thereafter, the city, county, or city and county shall inspect the interior and exterior of the premises to determine the owner’s continued compliance with the contract. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

(Amended by Stats. 2011, Ch. 278, Sec. 3. (AB 654) Effective January 1, 2012.)

50284.

If the legislative body determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the
point that it no longer meets the standards for a qualified historical property, the legislative body shall do one of the following:

(a) Cancel the contract by following the procedures specified in Sections 50285 and 50286.
(b) Bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(Amended by Stats. 2011, Ch. 278, Sec. 4. (AB 654) Effective January 1, 2012.)

50285.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

(Added by Stats. 1972, Ch. 1442.)

50286.

(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 121/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.
(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.
(c) Notwithstanding any other law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238.02 of the Education Code, as implemented pursuant to Section 42238.03 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for purposes of Article 4 (commencing with Section 2570) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

(Amended by Stats. 2013, Ch. 47, Sec. 109. (AB 97) Effective July 1, 2013.)

50287.

As an alternative to cancellation of the contract for breach of any condition, a landowner that is a party to the contract may bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.
(Amended by Stats. 2011, Ch. 278, Sec. 5. (AB 654) Effective January 1, 2012.)

50288.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

(Amended by Stats. 1974, Ch. 544.)

50289.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

(Added by Stats. 1972, Ch. 1442.)

50290.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

(Amended by Stats. 1985, Ch. 965, Sec. 8.)
OFFICIAL BUSINESS:
Document entitled to free recording
under Government Code section 27383

Recording requested by and
when recorded return to:

City of Sacramento
Community Development Department
300 Richards Blvd. 3rd Floor
Sacramento, CA 95811
Attn: Sean de Courcy

MILLS ACT HISTORICAL PROPERTY CONTRACT

This MILLS ACT HISTORICAL PROPERTY CONTRACT ("Contract"), cated

_________________________, for purposes of identification only, is by and between the City of
Sacramento, a California municipal corporation (the "City") and
B+G Building Investors, LLC

_________________________ (the "Owner").

Background

A. California Government Code section 50280 et seq. (attached as Exhibit C), commonly
referred to as the "Mills Act", authorizes cities and counties to enter into contracts with
owners of qualified historical properties whereby the property owner agrees to
preserve, restore, and rehabilitate their historical property, thereby enhancing a
locality’s civic identity and character. By entering into a Mills Act contract, the owner
qualifies the property for an assessment of valuation in accordance with California
Revenue and Taxation Code section 439 et seq., which may result in tax savings to the
property owner.

B. The City’s Mills Act program, set forth in City Code section 17.604.720, implements the
Mills Act.

C. The Owner holds fee title to the property located at 1100 R Street, Sacramento, CA
Sacramento, California (the "Property"). The Property is listed on the
Sacramento Register of Historic and Cultural Resources as a Contributing Resource to the R
Street Historic District

and is therefore a "qualified historical property" as defined in Government Code section
50280.1.
With these Background facts in mind, the City and the Owner agree as follows:

1. **Effective date.** This Contract is effective on the date it is recorded (the “Effective Date”).

2. **Contract term.** The initial term of the Contract is 10 years. Each year, on the anniversary of the Effective Date, a year shall be automatically added to the term unless notice of nonrenewal is given as provided in section 3, below.

3. **Nonrenewal.** If either the Owner or the City desires in any year not to renew the Contract, that party shall serve written notice on the other party in advance of the annual renewal date. The notice is effective only if served by the Owner on the City at least 90 days prior to the annual renewal date or by the City to the Owner at least 60 days prior to the annual renewal date.

   The Owner, within 15 days of receipt of a notice of nonrenewal from the City, may file a written protest with the City in accordance with Government Code section 50282. The City retains, however, sole discretion to not renew the Contract.

   The City may, at any time prior to the renewal date, withdraw its notice of nonrenewal.

   If either the Owner or the City serves a notice of nonrenewal in any year (and the City does not withdraw its notice), the Contract shall expire at the end of the term then remaining.

4. **Preservation, restoration, and rehabilitation of the Property.** During the term of this Contract, the Owner shall preserve, restore, and rehabilitate the Property in a manner consistent with the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties, and the State Historical Building Code. Further, the Owner shall preserve, restore, and rehabilitate the Property in accordance with the Rehabilitation/Restoration/Maintenance Plan attached as Exhibit A, as it may be amended from time to time, and the Maintenance and Rehabilitation Standards and Conditions attached as Exhibit B. The Owner understands and agrees that the Rehabilitation/Restoration/Maintenance Plan will be periodically updated throughout the term of this Contract to require additional work by the Owner.

5. **Information and inspection.** The Owner agrees to furnish the City with any and all information requested by the City to determine the Property’s eligibility as a qualified historical property and determine the Owner’s compliance with the terms of this Contract.
Upon reasonable advance notice, the Owner shall allow periodic inspections of the Property, not less than every five years and prior to entering a new contract, by the City, the Sacramento County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization as may be necessary to determine the Owner’s compliance with this Contract.


6.1 Notice of breach; opportunity to cure. If the Owner breaches any provision of this Contract or the Mills Act, the City may give written notice to the Owner by registered or certified mail detailing the Owner’s violations. If the violations are not corrected to the reasonable satisfaction of the City within 30 days after the date of notice of violation, or within such reasonable time as may be required to cure the violation (provided the acts to cure the violation are commenced within 30 days and thereafter diligently pursued to completion), the City, following a noticed public hearing in accordance with Government Code sections 50284 and 50285, may declare the Owner to be in breach of this Contract.

6.2. Remedies. If the City Council determines in a noticed public hearing, as set forth in section 6.1, above, the Owner has breached any of the conditions of the Contract or the Mills Act, or allowed the Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, the City shall do one of the following:

1) Cancel the Contract. If the Contract is cancelled under this section, the Owner shall pay a cancellation fee equal to 12 ½ percent of the current fair market value of the property (as though the property were free of the contractual restriction), as determined by the Sacramento County Assessor, to the Sacramento County Auditor in accordance with Government Code section 50286; or

2) Bring an action in court to enforce the Contract including, but not limited to, an action to enforce the Contract by specific performance, injunction, or receivership.

7. Eminent domain; cancellation. If the Property is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the City Council to frustrate the purpose of this Contract, this Contract shall be cancelled. No cancellation fee pursuant to Government Code section 50286 shall be imposed if the Contract is canceled pursuant to this section.
8. **Waiver.** The City does not waive any claim of default by the Owner if the City does not enforce any provision of or cancel this Contract. All other remedies at law or in equity that are not otherwise provided for in this Contract are available to the City to pursue in the event there is a breach of this Contract. No waiver by the City of any breach or default under this Contract shall be deemed to be a waiver of any other subsequent breach thereof of default hereunder.

9. **Binding effect of contract; covenants run with the land.** The Owner hereby voluntarily subjects the Property to the covenants, conditions, and restrictions set forth in this Contract. The City and the Owner hereby declare their specific intent that the covenants, conditions, and restrictions set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Property. Each and every contract, deed, or other instrument hereinafter executed, covering or conveying the Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, conditions, and restrictions expressed in this Contract, regardless of whether such provisions are set forth in such contract, deed, or other instrument.

The City and the Owner hereby declare their understanding and intent that the burden of the covenants, conditions, and restrictions set forth in this Contract touch and concern the land in that Owner's legal interest in the Property may be rendered less valuable thereby. The City and the Owner hereby further declare their understanding and intent that the benefit of such covenants, conditions, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Property for the benefit of the public and the Owner.

10. **Indemnity.** The Owner shall defend, hold harmless and indemnify the City, its officers and employees, and each and every one of them, from and against any and all actions, damages, costs, liabilities, claims, demands, losses, judgments, penalties, costs and expenses of every type and description, including, but not limited to, any fees or costs reasonably incurred by the City's staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as "Liabilities"), including but not limited to Liabilities arising from personal injury or death, damage to personal, real or intellectual property or the environment, contractual or other economic damages, or regulatory penalties, arising out of or in any way connected with 1) Owner's activities in connection with the Property; 2) any restrictions on the use or development of the Property from application of the city code or other law or from enforcement of this Contract; 3) the direct or indirect use of the Property by the Owner,
any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable; or 4) any performance of or failure to perform this Contract by the Owner, any sub-consultant, subcontractor or agent, lessee, licensee, invitee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not (i) such Liabilities are caused in part by a party indemnified hereunder or (ii) such Liabilities are litigated, settled or reduced to judgment; provided that the foregoing indemnity does not apply to liability for any damage or expense for death or bodily injury to persons or damage to property to the extent arising from the sole negligence or willful misconduct of the City, its agents, servants, or independent contractors who are directly responsible to the City, except when such agents, servants, or independent contractors are under the direct supervision and control of the Owner.

The Owner’s obligation to defend, hold harmless and indemnify shall survive the termination, cancellation, or expiration of this Contract and shall not be restricted to insurance proceeds, if any, received by the City, its elected officials, employees, or agents.

11. **Insurance.** The Owner shall secure adequate liability insurance to cover activities on the Property under this Contract, including coverage for any third parties on the Property.

12. **Recordation.** No later than 20 days after the parties execute and enter into this Contract, the City shall cause this Contract to be recorded in the Office of the County Recorder of the County of Sacramento.

13. **Fees.** The Owner agrees to pay any fees, as adopted by the City Council, associated with the administration of this Contract, including inspection of the Property.

14. **Miscellaneous provisions.**

14.1 **Entire contract.** This document, including all exhibits, contains the entire contract between the parties and supersedes whatever oral or written understanding they may have had prior to the execution of the Contract. No alteration to this Contract is valid unless approved in writing by the parties in accordance with the city code.

14.2 **Public record.** The Owner understands that this Contract is a public record under the California Public Records Act and will be disclosed to the public upon request. The Owner further understands that all information provided to the City in connection with this Contract will also be disclosed to the public upon request.
14.3 **Notices.** Any notice required under this Contract or by reason of the application of any law will be deemed to have been given by a party on the business day immediately following the day of personal delivery to a recognized overnight courier or on the third business day after deposit in the U.S. mail, postage prepaid and addressed as follows:

If to the City:

Carson Anderson  
Preservation Director  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-8259  
Email: canderson@cityofsacramento.org

*with a copy to:*

Sean de Courcy  
Associate Preservation Planner  
City of Sacramento  
Community Development Department  
300 Richards Blvd., 3rd Floor  
Sacramento, CA 95811  
Phone: (916) 808-2796  
Email: sdecourcy@cityofsacramento.org

If to the Owner:

Name: **B+G Building Investors LLC**  
Address: 1784 10th St Suite 100 Sec CA  
Phone: (916) **447-4070**  
Email: **bgs@migdevelopment.com**

14.4 **Mutually drafted.** This Contract shall be deemed to be the joint work product of the parties and any rule of construction that a document shall be interpreted or construed against a drafter of such document shall not be applicable.

14.5 **Severability.** If any portion of this Contract or the application thereof to any person or circumstance is held invalid or unenforceable, the remainder of this Contract shall not be affected thereby and shall be enforced to the greatest extent permitted by law.
14.6 Choice of law; venue. This Contract shall be governed, construed, and enforced in accordance with the laws of the State of California. Venue of any litigation arising out of or connected with this Contract shall lie exclusively in the state trial court or federal district court located in Sacramento County in the State of California, and the parties consent to jurisdiction over their persons and over the subject matter of any such litigation in those courts, and consent to service of process issued by those courts.

14.7 Further assurances. The parties, at any time after the execution of this Contract will execute, acknowledge, and deliver any further assignments, conveyances, and other assurances, documents, and instruments reasonably requested by the other party for the purpose of performing the obligations created hereunder.

14.8 Third parties. This Contract is made and entered into for the sole protection and benefit of the parties and their successors and assigns, and no other person or entity is a third-party beneficiary of or has any direct or indirect cause of action or claim in connection with the Contract or any other related document to which that person or entity is not a party.

14.9 Relationship of the parties. Nothing in this Contract should be deemed or construed to create between the parties a joint venture, partnership, or any other relationship of association other than that described herein.

14.10 Authority to sign. The person signing this Contract represents that he or she is the Owner of the Property or is authorized to sign on behalf of the Owner and that no further action beyond his or her signature is required to bind the Owner to this Contract.

(Signature Page Follows)
CITY OF SACRAMENTO

By: ________________________________
Ryan DeVore

Date: ________________________________

APPROVED TO AS FORM:

By: ________________________________
City Attorney

ATTEST:

By: ________________________________
City Clerk

OWNER

By: ________________________________
[Signature]

[Print Name]

B+C Building Investors LLC

Title: Co-Managing member

Date: 4/11/19
OWNER ACKNOWLEDGEMENT

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

The State of California
County of Sacramento

On April 11, 2019, before me, A. Cohen, notary public, personally appeared

Behroye Miry

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument — MILLS ACT HISTORICAL PROPERTY CONTRACT — and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person, or the entity upon behalf of which the person 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]

(This area for official notarial seal)

A. COHEN
Notary Public - California
Sacramento County
Commission # 2180343
My Comm. Expires Feb 12, 2021

Mills Act Historical Property Contract
EXHIBIT A
REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 1100 R Street

The owner hereby agrees to complete the following work items.

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<thead>
<tr>
<th>Building Feature</th>
<th>Maintenance</th>
<th>Rehabilitation/Restoration</th>
<th>Completed</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Windows</td>
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<td></td>
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<tr>
<td>Cost $ 400</td>
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<td>(round to nearest dollar)</td>
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<tr>
<td>Description of Work:</td>
<td></td>
<td>Inspect wood windows on west elevation, repair as needed. Complete by 2024</td>
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<td>Date Complete:</td>
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<td>(round to nearest dollar)</td>
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<tr>
<td>Description of Work:</td>
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<td>Inspect canopy flashing, repair as needed. Complete by 2026</td>
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<td>Date Complete:</td>
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<td>☑️</td>
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<td>Description of Work:</td>
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<td>Inspect scuppers and downspouts, repair as needed. Complete by 2027</td>
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<td>Description of Work:</td>
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<td>Inspect flashing at all rooftop equipment, repair as-needed. Complete by 2029</td>
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EXHIBIT B
HISTORICAL PROPERTY STANDARDS AND CONDITIONS

Secretary of the Interior’s Standards for Rehabilitation
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Property Maintenance
All buildings, structures, yards and other improvements shall be properly maintained. All current building and zoning codes will be enforced. The following conditions are prohibited:
1. Dilapidated buildings or features such as fences, roofs, doors, walls and windows.
2. Abandoned or discarded objects, equipment or materials such as automobiles, automobile parts, furniture, appliances, containers, lumber or similar items stored outside but within property lines.
3. Stagnant water or open excavations.
4. Any device, decoration or structure, which is unsightly by reason of its height, condition or location.
5. Peeling exterior paint or unremoved/uncovered graffiti.
6. Overgrown landscaping, exposed bald areas within yards or grounds and broken hardscape features which could cause injury.
7. Other substandard conditions as cited by members of the Historic Preservation Commission or Historic Preservation Staff.

Conditions
This Historical Property Contract provides the potential for property tax reduction in exchange for contract to rehabilitate and maintain an historic building. Existing conditions not in conformance with the Secretary of the Interior’s Standards, may be required to be removed and the original conditions remedied as part of this contract.
EXHIBIT C
THE MILLS ACT

ARTICLE 12. Historical Property Contracts [50280 - 50290] (Article 12 added by Stats. 1972, Ch. 1442. )

50280.

Upon the application of an owner or the agent of an owner of any qualified historical property, as defined in Section 50280.1, the legislative body of a city, county, or city and county may contract with the owner or agent to restrict the use of the property in a manner which the legislative body deems reasonable to carry out the purposes of this article and of Article 1.9 (commencing with Section 439) of Chapter 3 of Part 2 of Division 1 of the Revenue and Taxation Code. The contract shall meet the requirements of Sections 50281 and 50282.

(Amended by Stats. 1985, Ch. 965, Sec. 1.7.)

50280.1.

"Qualified historical property" for purposes of this article, means privately owned property which is not exempt from property taxation and which meets either of the following:

(a) Listed in the National Register of Historic Places or located in a registered historic district, as defined in Section 1.191-2(b) of Title 26 of the Code of Federal Regulations.
(b) Listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

(Added by Stats. 1985, Ch. 965, Sec. 2.)

50281.

Any contract entered into under this article shall contain the following provisions:

(a) The term of the contract shall be for a minimum period of 10 years.
(b) Where applicable, the contract shall provide the following:

(1) For the preservation of the qualified historical property and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code.
(2) For an inspection of the interior and exterior of the premises by the city, county, or city and county, prior to a new agreement, and every five years thereafter, to determine the owner's compliance with the contract.
(3) For it to be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the contract as the original owner who entered into the contract.

(Amended by Stats. 2013, Ch. 210, Sec. 6.5. (SB 184) Effective January 1, 2014.)
50281.1.

The legislative body entering into a contract described in this article may require that the property owner, as a condition to entering into the contract, pay a fee that shall not exceed the reasonable cost of providing the service pursuant to this article for which the fee is charged.

(Amended by Stats. 2011, Ch. 278, Sec. 2. (AB 654) Effective January 1, 2012.)

50282.

(a) Each contract shall provide that on the anniversary date of the contract or such other annual date as is specified in the contract, a year shall be added automatically to the initial term of the contract unless notice of nonrenewal is given as provided in this section. Each contract shall also provide that after five years, and every five years thereafter, the city, county, or city and county shall inspect the interior and exterior of the premises to determine the owner's continued compliance with the contract. If the property owner or the legislative body desires in any year not to renew the contract, that party shall serve written notice of nonrenewal of the contract on the other party in advance of the annual renewal date of the contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the legislative body at least 60 days prior to the renewal date, one year shall automatically be added to the term of the contract.

(b) Upon receipt by the owner of a notice from the legislative body of nonrenewal, the owner may make a written protest of the notice of nonrenewal. The legislative body may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

(c) If the legislative body or the owner serves notice of intent in any year not to renew the contract, the existing contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the contract, as the case may be.

(d) The owner shall furnish the legislative body with any information the legislative body shall require in order to enable it to determine the eligibility of the property involved.

(e) No later than 20 days after a city or county enters into a contract with an owner pursuant to this article, the clerk of the legislative body shall record with the county recorder a copy of the contract, which shall describe the property subject thereto. From and after the time of the recordation, this contract shall impart a notice thereof to all persons as is afforded by the recording laws of this state.

(Amended by Stats. 2011, Ch. 278, Sec. 3. (AB 654) Effective January 1, 2012.)

50284.

If the legislative body determines that the owner has breached any of the conditions of the contract provided for in this article or has allowed the property to deteriorate to the
point that it no longer meets the standards for a qualified historical property, the legislative body shall do one of the following:

(a) Cancel the contract by following the procedures specified in Sections 50285 and 50286.
(b) Bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.

(Amended by Stats. 2011, Ch. 278, Sec. 4. (AB 654) Effective January 1, 2012.)

50285.

No contract shall be canceled under Section 50284 until after the legislative body has given notice of, and has held, a public hearing on the matter. Notice of the hearing shall be mailed to the last known address of each owner of property within the historic zone and shall be published pursuant to Section 6061.

(Added by Stats. 1972, Ch. 1442.)

50286.

(a) If a contract is canceled under Section 50284, the owner shall pay a cancellation fee equal to 12-1/2 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.
(b) The cancellation fee shall be paid to the county auditor, at the time and in the manner that the county auditor shall prescribe, and shall be allocated by the county auditor to each jurisdiction in the tax rate area in which the property is located in the same manner as the auditor allocates the annual tax increment in that tax rate area in that fiscal year.
(c) Notwithstanding any other law, revenue received by a school district pursuant to this section shall be considered property tax revenue for the purposes of Section 42238.02 of the Education Code, as implemented pursuant to Section 42238.03 of the Education Code, and revenue received by a county superintendent of schools pursuant to this section shall be considered property tax revenue for purposes of Article 4 (commencing with Section 2570) of Chapter 12 of Part 2 of Division 1 of Title 1 of the Education Code.

(Amended by Stats. 2013, Ch. 47, Sec. 109. (AB 97) Effective July 1, 2013.)

50287.

As an alternative to cancellation of the contract for breach of any condition, a landowner that is a party to the contract may bring any action in court necessary to enforce a contract, including, but not limited to, an action to enforce the contract by specific performance or injunction.
(Amended by Stats. 2011, Ch. 278, Sec. 5. (AB 654) Effective January 1, 2012.)

50288.

In the event that property subject to contract under this article is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the legislative body to frustrate the purpose of the contract, such contract shall be canceled and no fee shall be imposed under Section 50286. Such contract shall be deemed null and void for all purposes of determining the value of the property so acquired.

(Amended by Stats. 1974, Ch. 544.)

50289.

In the event that property restricted by a contract with a county under this article is annexed to a city, the city shall succeed to all rights, duties, and powers of the county under such contract.

(Added by Stats. 1972, Ch. 1442.)

50290.

Local agencies and owners of qualified historical properties may consult with the State Historical Resources Commission for its advice and counsel on matters relevant to historical property contracts.

(Amended by Stats. 1985, Ch. 965, Sec. 8.)
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 Sacramento

On April 11, 2019 before me, A. Cohen, Notary Public
(insert name and title of the officer)

personally appeared Behroze Miry 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)