

**CHAIRMAN:** JOHN SABEDRA  
**AGENCY MEMBER:** VIRGINIA PONCE  
**AGENCY MEMBER:** LUPE ALVAREZ  
**AGENCY MEMBER:** JOHN LIZALDE  
**AGENCY MEMBER:** ARISTON JULIAN

**EXECUTIVE DIRECTOR:** CAROLYN G-COOPER  
**AGENCY COUNSEL:** DAVID FLEISHMAN  
**RECORDING SEC.:** BRENDA HOFF  
**CITY TREASURER:** PETRONA AMIDO

## AGENDA

### GUADALUPE COMMUNITY REDEVELOPMENT AGENCY

**Regular Meeting**  
**Tuesday, May 13, 2008**

**Regular Session 6:00 p.m.**

**City Hall, Council Chambers**  
**918 Obispo Street, Guadalupe, California 93434**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's office, (805) 356-3891. Notification of at least 72 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.*

*If you wish to speak concerning any item on the agenda, please complete the Request to Speak form that is provided at the rear of the Council Chambers and hand the form to the Recording Secretary. **Note:** Staff Reports, as well as any materials related to items on this agenda submitted after distribution of the agenda packet, are available for inspection at the office of the City Administrator, City Hall, 918 Obispo Street, Guadalupe, California during regular business hours, 8:00 a.m. to 12:00 pm. and 1:00 p.m. to 5:00 p.m., Monday through Friday; telephone (805) 356-3891.*

1. **CALL TO ORDER.** Chairman John Sabedra.
2. **ROLL CALL.** Agency Members Lupe Alvarez, Virginia Ponce, John Lizalde, Ariston Julian and Chairman John Sabedra.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
  - a. Minutes for the RDA meeting of April 22, 2008 to be ordered filed.
  - b. Basseri Engineering bill for Retrofit Design.

**5. COMMUNITY PARTICIPATION FORUM.**

Each person will be limited to a discussion of 3 minutes. Pursuant to provisions of the Brown Act, no action may be taken matters unless they are listed on the agenda, or unless certain emergency or special circumstances exist. The RDA may direct Staff to investigate and / or schedule certain matters for consideration at a future RDA Agenda

**6. TIERRA WEST PRESENTATION. That the Redevelopment Agency receive the presentation.**

- a. Written Staff Report (Regan Candelario)
- b. Redevelopment Agency discussion and consideration.
- c. It is Recommended that the Redevelopment Agency receive the presentation.

**7. RETROFIT GRANT APPLICATIONS – APPROVE. That the Redevelopment Agency receive the report and approve grant applications.**

- a. Written Staff Report (Carolyn Galloway-Cooper).
- b. Redevelopment Agency discussion and consideration.
- c. It is Recommended that the Redevelopment Agency receive the report and approve grant applications.

**8. FUTURE AGENDA ITEMS.**

- a. Campodonico Property Transfer.
- b. Veterans Hall Retrofit.
- c. RV Park.
- d. Royal Theatre Retrofit.

**9. ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.**

**10. ADJOURNMENT.**

*I hereby under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the City Hall display case, the Water Department, the City Clerk's Office and Rabobank not less than 72 hours prior to the meeting. Dated this 9th day of May, 2008.*

By:



Carolyn Galloway-Cooper  
Deputy City Clerk

**MINUTES**  
**GUADALUPE COMMUNITY REDEVELOPMENT AGENCY**  
**Regular Meeting - Tuesday, April 22, 2008 - 6:00 p.m.**  
**City Hall, Council Chambers - 918 Obispo Street, Guadalupe, California 93434**

1. **CALL TO ORDER.** Chairman John Sabedra. at 7:35 pm
2. **ROLL CALL.** Agency Members ~~Lupe Alvarez~~, Virginia Ponce, John Lizalde, Ariston Julian and Chairman John Sabedra.
3. **PLEDGE OF ALLEGIANCE.**
4. **CONSENT CALENDAR.** The following routine items are presented for Agency approval without discussion as a single agenda item in order to expedite the meeting. Should an Agency Member wish to discuss or disapprove an item, it must be dropped from the blanket motion of approval and considered as a separate item.
  - a. Minutes for the RDA meeting of March 25, 2008 to be ordered filed.
  - b. Basseri Engineering bill for Retrofit Design.

*Sabedra pulls 4(b)*

**MOTION TO APPROVE BALANCE OF CONSENT CALENDAR: JULIAN/LIZALDE**  
**AYES: 4**

*Item 4(b) Basseri Engineering bill. Sabedra: he sent us a bill for \$7000 for the Basque House and it's a wooden building. Galloway-Cooper demonstrated the volume of work that Basseri did before he knew he wasn't supposed to. Ponce: unfortunately the Basque House was on our list, even though with the wrong address. I thought we already paid him. Galloway-Cooper: we paid him some, and according to the Fire Chief, the work was done. Ponce: my main concern it's a vacant building, we have no indication that the property owners are interested in doing anything with it. It seems like a waste for us to pay money. I thought the last time was the last payment. Galloway-Cooper referenced the "Order for Services" that was signed by all the downtown property owners, and that the City approved. Lizalde: he (Basseri) should have known that the building wouldn't qualify because it is not an unreinforced masonry building. Galloway-Cooper: according to Chief Johnson, this was for work done prior to Basseri having knowledge that the Basque House would not be part of the URM project. We'll bring all of the bills back, because you're getting the feeling that this has been paid before, and it has not. Sabedra: I'd like to have him (Basseri) and Chief Johnson here to explain these bills. People have to realize that all this money is coming out of that \$3 million (for the URM). Building owners have to realize that.*

5. **COMMUNITY PARTICIPATION FORUM.**

*There were no requests to speak.*

6. **TIERRA WEST PRESENTATION.** That the Redevelopment Agency receive the presentation.
- a. Written Staff Report (Regan Candelario)
  - b. Redevelopment Agency discussion and consideration.
  - c. It is Recommended that the Redevelopment Agency receive the presentation.

*Staff requested tabling this item #6 since the representative from Tierra West was not at the meeting.*

7. **RETROFIT GRANT APPLICATIONS – APPROVE.** That the Redevelopment Agency receive the report and approve grant applications.
- a. Written Staff Report (Carolyn Galloway-Cooper).
  - b. Redevelopment Agency discussion and consideration.
  - c. That the Redevelopment Agency receive the report and approve grant applications.

*Galloway-Cooper. One application, Jose Gustavo Alvarez. Also want to add that two more that came in today – therefore received on time (before April 30). Last two were John Perry & Henry Lawrence. So we'll bring those two back at a future meeting.*

**MOTION TO APPROVE APPLICATION FOR ALVAREZ: JULIAN/LIZALDE**  
**AYES: 4**

8. **FUTURE AGENDA ITEMS.**
- a. Campodonico Property Transfer.
  - b. Veterans Hall Retrofit.
  - c. RV Park.
  - d. Royal Theatre Retrofit.

9. **ANNOUNCEMENTS / AGENCY ACTIVITY REPORTS.**

*Ponce. Galloway-Cooper and I met with the Grand Jury during the week. They really talked highly of Carolyn from the negative reports we've had for a couple of years.*

*Galloway-Cooper. The Grand Jury was very positive. They wanted to talk about the City and where we were going. They scheduled a meeting here at City Hall and they were all here – about 20 of them. They realize that it's a positive direction and they just wanted to state how happy they were with the Council and the direction we're heading.*

*Sabedra: I also want to commend Carolyn. She's going a very good job. Also all of the staff.*

10. **ADJOURNMENT.** at 7:57 pm.

**MOTION TO ADJOURN: JULIAN/PONCE**

**AYES: 4**

Submitted by:

Affirmed by:



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Brenda Hoff  
City Clerk

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John Sabedra  
Chairman



City of Guadalupe  
URM Guidelines - Schedule A  
5/8/08

Number of Properties	Property Owner	Amount Available	2006/2007 BUDGET	Amount Paid To Bassari
1	Perry / 951	123,338	Fund 26	91,500
2	Perry / 941-943	146,893	46 and 47	-
3	Perry / 959	235,280	46 and 47	200,000
4	Alvarez / 887-891	128,911	90	25,000
5	Alvarez / 865-875	129,974		200,000
6	Alvarez / 813	89,701	91	84,000
7	Ruedas / 868-872	106,048		2,575,000
8	Ruedas / 878	102,658		3,000,000
9	Manetti / 899	138,949		175,500
10	Teter / 910	214,218		
11	Lomeli / 946-960	168,772		
12	Lomeli / 928	114,816		
13	Ruffoni / 935	134,155		
14	Vernon / 898	189,328		
15	Ramos / 914	82,219		
16	Quiriga / 920	105,906		
17	Quiriga / 823	158,857		
18	Masatani / 771	121,252		
20	LeClaire / 393	105,070		
21	Nakano / 854	128,465		
22	Vets Hall/ 1025	137,600	( Sq footage: 6,875)	
23	Royal Theatre / 848	137,600	( Sq footage: 5,000)	
		<b>3,000,010</b>		

Bills Paid to Bassari:

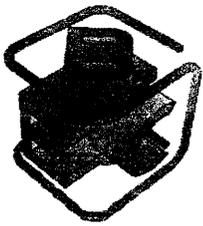
3/24/2005	52,800
9/14/2005	3,200
5/24/2006	35,500
2/28/2007	56,000

5/13/2008

28,000

Spent on URM since 3/05:

175,500 (Bassari)



# BEC and Associates, Inc.

Architectural, Engineering, Construction, and Earthquake Specialist  
General Building Contractors' License Number 878326

Invoice Number ICG006

February 7, 2008

Client  
Carolyn Galloway-Cooper, City Administrator  
City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434

Building Locations  
Twentyone Downtown Buildings

## Statement of Account

Item	Entry Date	Status	Event	Check Number	Check Date	Check Amount	Total Paid	Account Balance
			<b>Total amount of Order</b>					<b>132,000</b>
			<b>Add Marreti amount of 8,000</b>					<b>140,000</b>
1	09/05/06	Paid	Start Engineering	808700	3/24/05	52,800	52,800	87,200
2	09/05/06	Paid	Marreti	809479	8/24/05	3,200	56,000	84,000
3	09/13/07	Paid	Drawings Submitted	812176	2/28/07	56,000	112,000	28,000
4			Engineering Complete			28,000		

Future Events  
Construction

*CFJ March 18/2008*

The twenty one buildings are listed on document CG001.2, which accompanied the previous invoices  
This invoice was written according to the provisions of Order For Service for each of the twenty one buildings  
and signed by the individual owners.

Please make checks payable to: BEC and Associates.

*Thank You*

Sincerely

Richard Hoffer, Project Manager  
BEC and Associates, Inc

# Guadalupe Buildings

October 7, 2006

Document CG001.2

Number	FirstN	LastN	Number	Street	Total Engineering
1	John	Perry	951	Guadalupe Street	7,000
2	John	Perry	941-45	Guadalupe Street	7,000
3	John	Perry	959	Guadalupe Street	5,000
4	Guadalupe	Alvarez	887 - 91	Guadalupe Street	7,000
5	Martinas /	Ruedas	868-72	Guadalupe Street	7,000
6	Ernest	Ruedas	878	Guadalupe Street	7,000
7	Suzie	Minetti Family Trust	899	Guadalupe Street	8,000
8	Rod	Teter	910	Guadalupe Street	7,000
9	Anna	Lomeli	946-60	Guadalupe Street	8,000
10	John	Roffoni	935	Guadalupe Street	7,000
11	Anna	Lomeli	928	Guadalupe Street	7,000
12	Vern	Vernon and Associate	898	Guadalupe Street	7,000
13	Manual	Ramos	914	Guadalupe Street	5,000
14	Rafael	Quiroga	920	Guadalupe Street	5,000
15	Rafael	Quiroga	823	Guadalupe Street	5,000
16	Harry	Masatani	771	Guadalupe Street	5,000
17	Myrna	Leclair	393	Guadalupe Street	7,000
18	Guadalupe	Alvarez	865-875	Guadalupe Street	7,000
19	Guadalupe	Alvarez	813	Guadalupe Street	7,000
20	Mariko	Nakano	854	Guadalupe Street	7,000
21	Mark	Maretti	988	Guadalupe Street	8,000
			Total		140,000



# BEC and Associates, Inc.

Architectural, Engineering, Construction and Earthquake Specialist  
General Building Contractors' License Number 878326

Carolyn Galloway-Cooper, City Administrator  
City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434

RECEIVED February 8, 2008

CITY OF GUADALUPE  
City Clerk's Office - City Clerk

Dear Ms. Cooper:

The engineering for the Earthquake Hazard Reduction plans of the downtown URM buildings is now complete. All plans have been submitted to the Department of Building and Safety of the City of Guadalupe. The corrections required by the Plan Checker are complete and plans resubmitted to the City. All have been approved and are ready for the Building Permit to be issued.

BEC has performed all of the agreed upon Engineering tasks plus added the engineering needed for the ADA requirements and Foundation Inspection required by the City. This additional engineering work was donated by BEC as gift to the Building Owners and the City of Guadalupe.

BEC has completed the agreed upon tasks and is now ready to receive the final payment for doing this work. An invoice is enclosed along with Document CG001.2 which details the amounts for each structure for which the City required Engineering.

If you have any questions please call (310) 264-7747 and ask for Richard Hoffer.

Sincerely,

Richard Hoffer, Project Manager,  
BEC and Associates

REPORT.: A80418  
RUN....: Apr 18 08 Time: 11:33  
Run By.: Carol

City of Guadalupe  
Vendor Invoices BAS01

PAGE: 002  
ID #: PY-HI  
CTL.: GUA

Phone #.: ( ) -  
Name....: BASSERI ENGINEERING INC.  
Addr1...: AND CONSTRUCTION  
Addr2...: 3307 PICO BOULEVARD SUITE A  
C/S/Zip.: SANTA MONICA CA 90405

Open Balance.: .00  
F.YTD Purch...: .00  
YTD 1099 Disb: .00  
Last Purchase: 10/07/06

Invoice No	Date	Description	Original \$	Payment \$	Balance
CG004	10/07/06	URM TWENTY DOWNTOWN BUI CK# 812176(Feb 28 2007)	56000.00		56000.00
				-56000.00	.00
032405H	03/24/05	ENGINEERING ON URM BUIL CK# 808700(Mar 24 2005)	52800.00		52800.00
				-52800.00	.00
082505	08/24/05	ENGINEERING ON URM BUIL CK# 809479(Sep 14 2005)	3200.00		3200.00
				-3200.00	.00
ICG002	08/30/05	SHEAR TESTING ON 21 DOW CK# 810736(May 24 2006)	35500.00		35500.00
				-35500.00	.00

2/7/08 INV. # ICG006

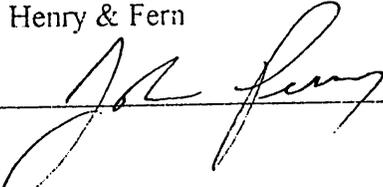
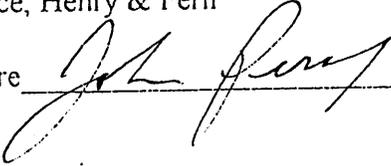
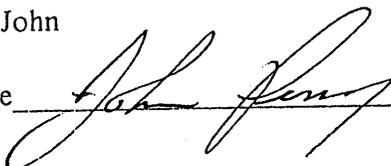
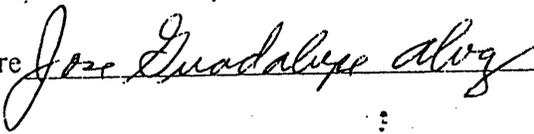
147,500  
28,000 To Be approved 5/13/08  
175,500

February 24, 2005

Carolyn Galloway-Cooper, City Administrator  
City of Guadalupe  
918 Obispo Street  
Guadalupe, CA 93434

Dear Ms. Cooper:

We the undersigned, as property owners of the URM buildings that are included in the City of Guadalupe's 2005 Pre-Disaster Mitigation Competitive (PDM-C) Grant application agree to and accept performance responsibility for the long term maintenance and associated cost of all improvements provided through these funds if the city is successful in the award.

<u>Property Owner</u>	<u>Address</u>
1 Perry, John & Margarita Lawrence, Henry & Fern	951 Guadalupe Street Guadalupe, Ca. 93434
Signature 	02
2 Perry, John & Margarita Lawrence, Henry & Fern	941 & 945 Guadalupe Street Guadalupe, Ca. 93434
Signature 	
3 Perry, John	959 & 955 Guadalupe Street Guadalupe, Ca. 93434
Signature 	
4 Alvarez, Jose Guadalupe, Guadalupe	887, 889, 891 Guadalupe Street Guadalupe, Ca. 93434
Signature 	
5 Martinas, Yolanda and Ruedas, Earnest	868 & 872 Guadalupe Street Guadalupe, Ca. 93434
Signature 	
6 Martinas, Yolanda and Ruedas, Earnest	874 & 878 Guadalupe Street Guadalupe, Ca. 93434
Signature 	

7 Maretti Clarence Family Lp

899 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Susan Maretti Rignetti

8 Teter, Rod

910 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

[Signature]

9 Lomeli, Guadalupe

946 950-954-960 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Guadalupe Lomeli

10 Roffoni, John A

935 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

John A. Roffoni

11 Lomeli, Guadalupe

928 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Guadalupe Lomeli

12 Santa Florita Hotel LLC  
Brad Vernon

898 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Brad Vernon

13 Ramos, Manual/Manuela

914 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Manual Ramos

14 Quiroga, Rafael P.

920 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Rafael P. Quiroga

15 Quiroga, Rafael P.

823-825-827-829 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Rafael Quiroga

16 Masatani, Family Trust

771 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

Narry Masatani

17 Le Claire Myrna and Korth Dianne

393 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

*Myrna Le Claire*

18 Alvarez, Jose Guadalupe and Alvarez Patricia

865-867-871-873-875 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

*Jose Guadalupe Alvarez*

19 Alvarez, Jose G

813 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

*Jose Guadalupe Alvarez*

20 Nakano, Mariko

854 Guadalupe Street  
Guadalupe, Ca. 93434

Signature

*Mariko Nakano*







# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724559  
Formerly Pars Engineering Consultants Inc

Order Number OEJP959

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**John Perry**  
**959 Guadalupe**  
**Guadalupe, CA 93434**

Building Location  
**959 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-1515**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **John Perry (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **959 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 5,000. This amount is exclusive of third party fees.  
  
BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,000</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,000</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,000</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.


2-10-5


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**Siavash Basseri or Richard Hoffer**      **Date**      **John Perry**      **Date**



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724539  
Formerly Pars Engineering Consultants Inc.

Order Number OEGA887

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Guadalupe Alvarez**  
**887 - 91 Guadalupe Street**  
**Guadalupe, CA 93434**

Building Location  
**887 - 91 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-5550**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Guadalupe Alvarez (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **887 - 91 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

*PAID By City of Guadalupe*

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

*[Signature]*      2-10-5      *Jose G. Alvarez*      *Guadalupe Alvarez*      2-11-05

Siavash Basseri or Richard Hoffer      Date      Guadalupe Alvarez      Date



Order Number OEMR868-72

# Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Martinas and Ruedas**  
874-78 Guadalupe Street  
Guadalupe, CA

Building Location  
868-72 Guadalupe Street  
Guadalupe, CA  
(805) 343 6234

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Martinas and Ruedas (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **868-72 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	2-10-05		2-15-05
Siavash Basseri or Richard Hoffer	Date	Martinas and Ruedas	Date





# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724519  
Formerly Pars Engineering Consultants Inc.

Order Number OEMT899 **Order For Services** February 19, 2005  
**Structural Engineering Design**

Building Owner **Minetti Family Trust** Building Location **899 Guadalupe Street**  
% **Suzan Righetti** *SUSAN RIGHETTI* **Guadalupe, CA**  
**Guadalupe, CA**

1. This Order is for Basseri Engineering and Construction (BEC) to design plans for construction on the above property owned by Minetti Family Trust (Owner).
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at 899 Guadalupe Street, Guadalupe. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 8,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	3,200
Submit Plans for Checking	(Plan check fee payable by owner)	3,200
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,600

6. The backside of this sheet is a part of this order, i.e. items 8-15.
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

*Richard Hoffer* 2-20-05  
Siavash Basseri or Richard Hoffer Date

*Suzan M. Righetti* 2-25-05  
CLARENCE LLP  
Minetti Family Trust Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724559  
Formerly Pars Engineering Consultants Inc

Order Number OERT910

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Rod Teter**  
**910 Guadalupe Street**  
**Guadalupe, CA 93434**

Building Location  
**910 Guadalupe**  
**Guadalupe, CA**  
**(805) 216-4002**

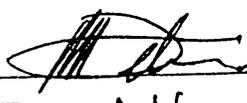
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Rod Teter (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **910 Guadalupe, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-10-5       2/14/05 subject to  
Siavash Basseri or Richard Hoffer      Date      Rod Teter      Addendum Attached Date 2/14/05

ADDENDUM  
TO  
ORDER FOR SERVICES  
STRUCTURAL ENGINEERING DESIGN

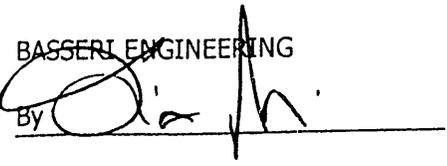
The herein Addendum is to that certain document entitled Order for Services, Structural Engineering Design, dated February 10, 2005, by and between Basseri Engineering and Construction, herein after "BEC", and Rod Teter, Building Owner, hereinafter "Owner" and the City of Guadalupe, California and it's Redevelopment Agency hereinafter jointly referred to as the "City" and that certain building commonly known as the Muse Building at 910 Guadalupe St., Guadalupe, CA, hereinafter the "Building".

**Whereas**, the City of Guadalupe Redevelopment Agency in a Special Meeting on Thursday, February 10, 2005, authorized the payment of fees for engineering services and construction costs, associated with seismic retrofitting to BEC:

**Now therefore** the herein contract is entered into and executed on the part of the Owner on the following express conditions:

- 1) All fees for engineering, construction, testing and any other related matter shall be paid for by the "City".
- 2) The Building is recognized by the City as a "Seismically Retrofitted Building" and a "Historic Building", which does not require seismic retrofit, but which may have additional retrofitting done to same in order to bring the building up to Code under the International Building Code for Existing Buildings and the City's recent Ordinance based upon same, with impunity.
- 3) All standards, qualifications, stress measurements, shear test qualifications and any other matter regarding the "Building" shall be made, interpreted and completed pursuant to the Historic Building Code of the State of California.
- 4) That any and all work, whether design work or construction work, whether completed or not shall not interfere with alter or change the building's qualification as a Historic Building or as an existing Seismically Retrofitted Building.
- 5) That for the purposes of this Addendum BEC shall be considered an Agent of the City.
- 6) Owner shall have the right to approve/disapprove of types and locations of testing, improvements and work associated with all phases of work contemplated or undertaken.

BASSERI ENGINEERING

By  \_\_\_\_\_

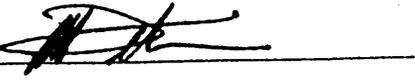
Please Print Name

SAYASH BASSERI

Date

2/19/05

ROD TETER, OWNER

By  \_\_\_\_\_

Rod Teter

ROD TETER

Date

2/14/05



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724559  
Formerly Pars Engineering Consultants Inc

Order Number OEAL946

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Anna Lomeli**  
928 Guadalupe Street  
Guadalupe, CA 93434

Building Location  
946-60 Guadalupe Street  
Guadalupe, CA  
(805) 343-2003

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Anna Lomeli (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **946-60 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

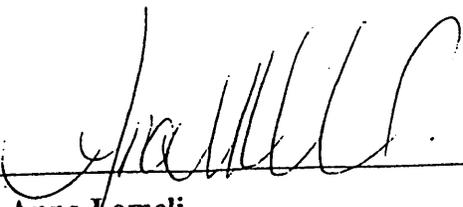
### INVESTMENT

3. BEC will perform this service for a total Investment of 8,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	3,200
Submit Plans for Checking	(Plan check fee payable by owner)	3,200
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,600

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-10-5  
Siavash Basseri or Richard Hoffer      Date

 02-10-05  
Anna Lomeli      Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724550  
Formerly Pars Engineering Consultants Inc

Order Number OEJR935

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**John Roffoni**  
122 Betteravia Road  
Santa Maria 93454

Building Location  
935 Guadalupe Street  
Guadalupe, CA

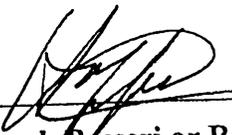
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **John Roffoni (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **935 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

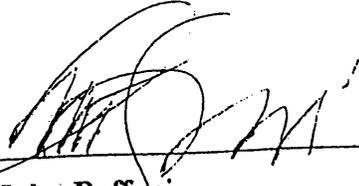
3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

  
Siavash Basseri or Richard Hoffer

Date

  
John Roffoni

  
Date





Order Number OEJD898

# Order For Services Structural Engineering Design

February 10, 2005

Building Owner	Building Location
<del>Jim Dorsi</del> Santa Florita Hotel LLC	898 Guadalupe Street
898 C Guadalupe Street	Guadalupe, CA
Guadalupe, CA 93434	(481) 0533

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by ~~Jim Dorsi (Owner)~~ → Damien Mavis + Blacky Kern
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **898 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.  
*All monies paid by city of Guadalupe.*
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	2-10-5		2/15/05
Siavash Basseri or Richard Hoffer	Date	Jim Dorsi	Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724539  
Formerly Pars Engineering Consultants Inc

Order Number OEMR914

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Manual Ramos**  
**914 Guadalupe**  
**Guadalupe, CA 93434**

Building Location  
**914 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-1216**

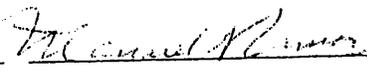
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Manual Ramos (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **914 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 5,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,000</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,000</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,000</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-10-5  2-11-2005  
Siavash Basseri or Richard Hoffer      Date      Manual Ramos      Date









# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724359  
Formerly Pars Engineering Consultants Inc

Order Number OEML393

## Order For Services Structural Engineering Design

Building Owner	Building Location
<del>Myrna Leclain</del> <i>LE CLAIRE / DIANNE KORTH</i>	<b>393 Guadalupe Street</b>
<del>393 Guadalupe</del> <i>438 W. HARDING AVE</i>	<b>Guadalupe, CA</b>
<del>Guadalupe, CA 93434</del> <i>SANTA MARIA, CA</i>	<b>(805) 925-0394</b>
	<i>93458</i>

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Myrna Leclain (Owner)**. *AND DIANNE KORTH LE CLAIRE*
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **393 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	<i>2-10-5</i>		<i>2-10-05</i>
Sia Vash Basseri or Richard Hoffer	Date	Myrna Leclain LE CLAIRE	Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724559  
Formerly Pars Engineering Consultants Inc.

Order Number OEGA865

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Guadalupe Alvarez**  
PO Box 668  
Guadalupe, CA 93434

Building Location  
**865-875 Guadalupe Street**  
Guadalupe, CA  
(805) 343-1340

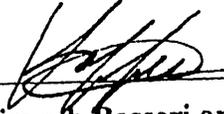
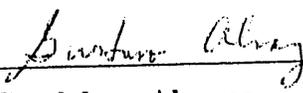
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Guadalupe Alvarez (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **865-875 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

Start Engineering	(Shear Test fee payable by owner)	2,800
Submit Plans for Checking	(Plan check fee payable by owner)	2,800
Building Permit Ready for acquisition	(Building Permit Fee payable by owner)	1,400

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

 2-10-05  2-11-05  
Siavash Basseri or Richard Hoffer      Date      Guadalupe Alvarez      Date



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 724559  
Formerly Pars Engineering Consultants Inc.

Order Number OEGA813

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Guadalupe Alvarez**  
**PO Box 668**  
**Guadalupe, CA 93434**

Building Location  
**813 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 353-5550**

1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Guadalupe Alvarez (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **813 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

*PAID BY CITY OF GUADALUPE*

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	<i>2-10-5</i>	<i>Jose D. Alvarez</i>	<i>2-11-05</i>
<b>Siavash Basseri or Richard Hoffer</b>	<b>Date</b>	<b>Guadalupe Alvarez</b>	<b>Date</b>



# Engineering and Construction

General Building Contractor and Engineering Contractors License Number 721559  
Formerly Pars Engineering Consultants Inc

Order Number OEMN854

## Order For Services Structural Engineering Design

February 10, 2005

Building Owner  
**Mariko Nakano**  
PO Box 388  
Guadalupe, CA

Building Location  
**854 Guadalupe Street**  
Guadalupe, CA

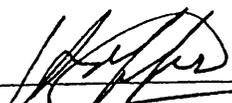
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by **Mariko Nakano (Owner)**.
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **854 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

### INVESTMENT

3. BEC will perform this service for a total Investment of 7,000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>2,800</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>2,800</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,400</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.


2-10-5

2-10-05

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**Siavash Basseri or Richard Hoffer**      **Date**      **Mariko Nakano**      **Date**

Order Number OERG988-C

**Order For Services**  
**Structural Engineering Design**

March 22-2005

**RECEIVED**

MAR 22 2005

City of Guadalupe  
 Adm. Dept.

Building Owner  
**Mark Maretti**  
**PO Box 265**  
**Guadalupe, CA 93434**

Building Location  
**988 Guadalupe Street**  
**Guadalupe, CA**  
**(805) 343-1302**

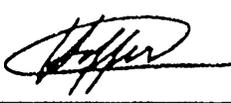
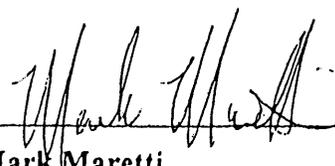
1. This Order is for **Basseri Engineering and Construction (BEC)** to design plans for construction on the above property owned by Mark and Charles Maretti and Ruthanne Gamble (Owner).
2. BEC is an engineering and construction firm that specializes in the structural integrity of structures. Owner is utilizing this service for the building at **988 Guadalupe Street, Guadalupe**. BEC is to perform the professional engineering services described below.

**INVESTMENT**

3. BEC will perform this service for a total Investment of 8000. This amount is exclusive of third party fees.
4. BEC will prepare structural plans as specified in paragraph 8.
5. This order is considered binding and work is authorized to start when it is signed and dated by Owner and BEC, and BEC receives the investment according to the below schedule. Work will start upon receipt of the first increment. The final increment is due upon completion of the task:

<b>Start Engineering</b>	<b>(Shear Test fee payable by owner)</b>	<b>3,200</b>
<b>Submit Plans for Checking</b>	<b>(Plan check fee payable by owner)</b>	<b>3,200</b>
<b>Building Permit Ready for acquisition</b>	<b>(Building Permit Fee payable by owner)</b>	<b>1,600</b>

6. The backside of this sheet is a part of this order, i.e. items 8-15
7. This order is void unless signed and received by BEC within 30 days of BEC signature date.

	<u>3-22-05</u>		<u>3/22/05</u>
<b>Siavash Basseri or Richard Hoffer</b>	<b>Date</b>	<b>Mark Maretti</b>	<b>Date</b>