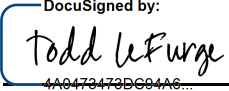


PROPERTY OWNER CONSENT

1. I am the authorized agent of the owner of the building located at 145 Eddy Street, San Francisco, California. I have read the attached Preliminary Agreement and am generally familiar with the terms and conditions of the SF Shines Program.
2. I consent to CLIENT (as identified in the Preliminary Agreement) participating in the Program. I understand that CLIENT'S participation in the Program will involve alteration of the façade of the building located on the Property.
3. CLIENT has a minimum of three (3) years remaining on his/her/its current lease at the Property. If under 3 years remaining, by signing this consent form, I demonstrate my commitment to maintaining the façade.
4. I agree to bring no demand, claim, or suit against the FACILITATING PARTIES (as defined in the Preliminary Agreement) arising out of the Project or the Program.
5. I agree that I am bound to the terms of Section 6 (Waiver, Limitation of Liability and Indemnity) to the same extent that the CLIENT is bound.

Authorized Agent of Property Owner

By:  _____
Name: Todd LeFurge Director of Asset Management
Date: 8/30/2022



Mural Design Information Form

LEAD ARTIST

ADDRESS

CITY

STATE ZIP CODE

EMAIL PHONE

PROJECT COORDINATOR

ADDRESS

CITY

STATE ZIP CODE

EMAIL PHONE

SPONSORING ORGANIZATION

ADDRESS

CITY

STATE ZIP CODE

EMAIL PHONE

FUNDING SOURCES

PROPOSED SITE (address, cross street)

DISTRICT

MURAL TITLE

Our Story Past Present and Future We Honor Our Elders

DIMENSIONS

H17ft W21ft

ESTIMATED
SCHEDULE (start and
completion dates)

May 12 2022- June 4th 2022

1. Proposal (describe
proposed design, site
and theme. Attach a
separate document if
needed).

Paint a Mural on the facade of 145 Eddy St

2. Materials and
processes to be used
for wall preparation,
mural creation and
anti-graffiti treatment.

**Washing and Priming with Kelly More Acrylic Latex Primer
Hand Painting with Pracita Eyes Nova Color Acrylic Mural Paint
Final Coat of Pracita Eyes Clear coat Anti Graffiti Protection 2 applications**

3. List individuals and
groups involved in the
mural design,
preparation and
implementation.

**Monica Canilao
Xara Thustra
Gaia Weiss**

Attach the following documents to this form:

1. Lead artist's resume/qualifications and examples of previous work
2. Three (3) letters of community support
3. Letter or resolution approving proposal from city department **or**;
4. Letter of approval from private property owner along with Property Owner Authorization Form
5. Signed Artist Waiver of Property Rights for artwork placed upon city property **or**;
6. Signed Artist Waiver of Proprietary Rights financed in whole or in part by city funds for artwork placed upon private property
7. Maintenance Plan (including parties responsible for maintenance)
8. Color image of design
9. One image of the proposed site and indicate mural dimensions

MCXT is a creative partnership between Monica Canilao and Xara Thustra, born from a joint desire to communicate care and empowerment. Their collaborative work combines and compliments each other's individual style and voice, making space for their joint need to create a vibrant, interactive and accessible world through art and activism. MCXT collaborations have emphasis on celebration, self worth, and empowerment resulting in murals, performance, happenings, installation, painting, and film in both traditional and non-traditional spaces.

Their individual histories lend to their compatibility for collaboration. Canilao is a Bay Area native with a deep investment in home, community, and the passage of time. These recurring themes are interwoven into her daily life and throughout her art practice. Fascinated with the imprint people leave behind, she utilizes recycled materials in both her art practice and personal life generating a personal and living history. This visual record from salvaged objects and weathered images results in work spanning from massive paper and fabric structures, site-specific installations, murals, meticulous paintings, mixed media works, jewelry constructions, and sculptures. Her practice and collaborations create a visual vernacular that resonates beyond verbal and individual differences and weaves her experiences with physical remnants of past lives.

Thustra's hand provided many of the signature visual images of the anti-displacement and anti-war struggles of the 1990s. Inseparable from resistance and queer community in San Francisco, their work first appeared as graffiti during the height of the first dot-com boom. This led to artistic collaboration with and in support of neighborhood organizations such as the Mission Anti-Displacement Coalition, and the Coalition on Homelessness. Their work evolved into elaborate performance, filmmaking, and collaborations including now legendary Bay Area art events and spaces such as: the Anti-Capitalist Fashion Show, the 949 Market Squat, the band ManhaterRR, Clarion Alley Mural Project and the Mission Neighborhood Health Center.

Together as MCXT, Canilao and Thustra's combined histories and futures are devoutly dedicated to centering and uplifting the most vulnerable people in society first. They support these communities with mutual aid generated through their creative practice using combined talents, resources, and networks. Through their act of creating illuminated immersive art, MCXT upholds a narrative of both change and joy.

SAVING **ARTS** FROM EXTINCTION





1067 Mission Street, Suite 2001, San Francisco, CA 94103
www.transgenderdistrictsf.com

April 20, 2022

Dear San Francisco Arts Commission,

It is with great excitement that I offer my support to SAFEhouse Arts on behalf of The Transgender District, in their vision to create a mural on the building front of 145 Eddy St.

Their proposal to commission a mural created by a transgender artist that commemorates transgender elders will be a beneficial addition to the Tenderloin neighborhood, which includes the first legally recognized Transgender District in the world. All eight of the individuals that they plan to feature have played a crucial role in the history of the Tenderloin and the transgender community, as a whole.

The transgender community has a long history of being under-represented and support for this kind of project will help elevate our community. Also, I have seen the draft of the project and it is not only a mural of great historical significance, but its wonderfully vibrant colors and patterns will bring joy and life to the 100 block of Eddy St.

SAFEhouse Arts has provided invaluable services to the queer and transgender performing arts community over the years and I fully support their continued efforts, especially with regards to this mural.

Please feel free to be in touch via email at sean@transgenderdistrictsf.com if you have any questions.

Sincerely,

Sean Greene
Deputy Director
The Transgender District

Dear SF Arts Commission,

It is with great excitement that I offer my support to SAFEhouse Arts in their vision to create a mural on the front of 145 Eddy St.

Their proposal to commission a mural created by a transgender artist that commemorates transgender elders will be an incredible addition to the Tenderloin neighborhood, which includes the first legally recognized Transgender District in the world. All eight of the individuals that they plan to feature have played a crucial role in the history of the Tenderloin and the transgender community as a whole.

The transgender community has a long history of being under-represented and support for this kind of project will help elevate our community. Also, I have seen the draft of the project and it is not only a mural of great historical significance, but its wonderfully vibrant colors and patterns will bring joy and life to this block of Eddy St.

SAFEhouse Arts has provided invaluable services to the queer and transgender performing arts community over the years and I fully support their continued efforts, especially with regards to this mural.

Please feel free to reach out to me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Del Snyer". The signature is written in a cursive, flowing style.

April 27, 2022

Dear SF Arts Commission:

It is with great excitement that I offer the support of the Tenderloin Community Benefit District, to SAFEhouse Arts in their vision to create a mural on the front of 145 Eddy Street.

Their proposal to commission a mural created by a transgender artist that commemorates transgender elders will be an incredible addition to the Tenderloin neighborhood, which includes the first legally recognized Transgender District in the world. All eight of the individuals that they plan to feature have played a crucial role in the history of the Tenderloin and the transgender community as a whole.

The transgender community has a long history of being under-represented and support for this kind of project will help elevate our community and their voices. Also, I have seen the draft of the project and it is not only a mural of great historical significance, but its wonderfully vibrant colors and patterns will bring joy and life to this block of Eddy St.

SAFEhouse Arts has provided invaluable services to the queer and transgender performing arts community over the years and I fully support their continued efforts, especially with regards to this mural.

Please feel free to reach out to me if you have any questions.

Sincerely,



Simon Bertrang (he/him)
Executive Director



156 EDDY STREET
415-863-4120

SAN FRANCISCO, CA 94102
MAIL@THEEXIT.ORG

Dear SF Arts Commission,

It is with great excitement that I offer my support to SAFEhouse Arts on behalf of The EXIT Theatre in their vision to create a mural on the front of 145 Eddy St.

Their proposal to commission a mural created by a transgender artist that commemorates transgender elders will be an incredible addition to the Tenderloin neighborhood, which includes the first legally recognized Transgender District in the world. All eight of the individuals that they plan to feature have played a crucial role in the history of the Tenderloin and the transgender community as a whole.

The transgender community has a long history of being under-represented and support for this kind of project will help elevate our community. Also, I have seen the draft of the project and it is not only a mural of great historical significance, but its wonderfully vibrant colors and patterns will bring joy and life to this block of Eddy St.

SAFEhouse Arts has provided invaluable services to the queer and transgender performing arts community over the years and I fully support their continued efforts, especially with regards to this mural.

Please feel free to reach out to me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Christina Augello". The signature is written in a cursive, flowing style.

Christina Augello
Founder & Artistic Director
EXIT Theatre

Waiver of Proprietary Rights

for Artwork Placed Upon PRIVATE PROPERTY under VARA andCAPA

The artist, **Xara Thustra**, has designed a work of visual art (“the Artwork”) as described below. The Artwork will be located at the address below, with consent from **Tenderloin Neighborhood Development Corporation** (hereinafter referred to as the “Property Owner”).

DESCRIPTION: [type, mural, medium]: **Hand painted mural with acrylic latex Nova color mural paint honoring the contributions of San Franciscan Trans Queer Elders.**

TITLE, DATE: **“Our Story Present Past & Future: We Honor Our Elders”**

DIMENSIONS: **H 17.5 ft W 21 ft**

ADDRESS/LOCATION: **145 Eddy St. San Francisco, CA 94102**

As a condition of the Property Owner’s approval and authorization to create the Artwork on the Property, Artist agrees to waive and does hereby waive voluntarily all rights to attribution and integrity with respect to the Artwork and any and all claims as may arise under the Visual Artists Rights Act of 1990, 17 U.S.C. §§106A and 113(d) (“VARA”), the California Art Preservation Act (Cal. Civ. Code §§987 and 989) (“CAPA”), or any other local, state, foreign or international law, as currently drafted or as may be hereafter amended, that conveys the same or similar rights (collectively “Moral Rights Laws”), with respect to the Artwork, its display, removal from display, exhibition, installation, conservation, storage, study, alteration and any other activities conducted by the Property Owner or any future owner of the Property. If the Artwork is incorporated into a building such that the Artwork cannot be removed from the building without physical defacement, mutilation, alternation, distortion, destruction, or other modification (collectively, “Modification”) of the Artwork, Artist waives any and all such claims under any Moral Rights Laws arising out of or against any current or future owners of the Property, and its agents, officers and employees, for Modification of the Artwork.

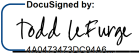
The Property Owner, or any future owner of the Property, has the absolute right to change, modify, destroy, remove, relocate, move, replace, transport, repair or restore the Artwork, in whole or in part without prior notice to the Artist. However, if the Property Owner, or any future owner of the Property, modifies the Artwork without the Artist’s consent in a manner that is prejudicial to Artist’s reputation, Artist retains the right to disclaim authorship of the Artwork in accordance with 17 U.S.C. § 106A (a) (2).

The Property Owner has no obligation to pursue claims against third parties for modifications or damage to the Artwork done without the Property Owner’s authorization. However, the Property Owner may pursue claims against third parties for modifications or damage or to restore the Artwork if the Artwork has been modified without the Property Owner’s or Artist’s authorization. In the event that the Property Owner pursues such a claim, Property Owner shall notify the Artist, and Artist shall cooperate with the Property Owner’s efforts to prosecute such claims.

Artist bears the sole responsibility for providing the San Francisco Arts Commission and Property

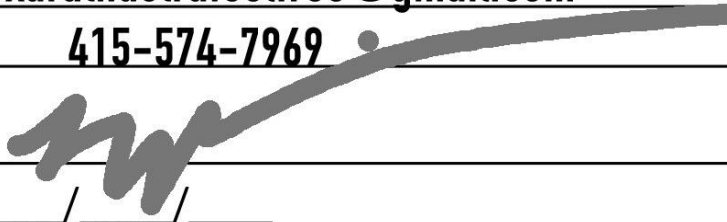
Owner with any changes to the Artist's Address for Notice. Notice of changes must be mailed to the Arts Commission: 401 Van Ness Avenue, Suite 325, San Francisco, CA 94102 and to the Property Owner: **201 Eddy Street, San Francisco, CA 94103**

PROPERTY OWNER

Property Owner: West SRO Associates, LP
(or Authorized Agent): _____
Address: 201 Eddy St., San Francisco, CA 94102
Email: t1efurge@tndc.org
Phone: 415-305-6967
SIGNATURE:  _____
DATE: 8/30/2022

ARTIST

ARTIST understands the effect of this waiver and hereby acknowledges that ARTIST is surrendering the rights described herein with respect to the Artwork.

Artist: **Monica Canilao Xara Thustra Gaia Weiss**
Address: **248 3rd st #342 Oakland**
CA 94607
Email: **xarathustrafeelfree@gmail.com**
Phone: **415-574-7969**
SIGNATURE:  _____
DATE: **03/30/22**

For more information regarding VARA andCAPA:

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/visual-artists-rights-act>

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/california-art-preservation-act>