Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 15, 2018

Record No.: **2017-015110CUA**

Project Address: 1043 ALABAMA STREET

Zoning: RH-2 (Residential- House, Two Family District) Zoning District

40-X Height and Bulk District Calle 24 Special Use District

Block/Lot: 4149/027
Applicant: Gloria Lopez

870 Market St #1261, 4149027, San Francisco, Ca 94102

Staff Contact: Kimberly Durandet – (415) 575-6816

kimberly.durandet@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The project proposes to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing two-family dwelling. No exterior alterations are proposed.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for the removal of an unauthorized dwelling unit under Planning Code Sections 303 and 317(g)(6).

ISSUES AND OTHER CONSIDERATIONS

Financial Feasibility:

- The cost to legalize the Unauthorized Unit has been estimated to be \$562,500 whereas the average cost of legalization per unit is currently \$57,982--an absolute difference ([x-y]/(x+y)/2)) of 62% of the average cost to legalize.
- The proposed project is deemed not financially feasible. The project sponsor submitted two property appraisal reports, conducted and approved by a California licensed property appraiser, that state the value of the property at \$1,900,000 as is, and \$1,900,000 with a legalized unit at the ground floor. The lack of difference in the value was stated to be that a two unit building has the potential to become condominiums without required participation in the lottery system, whereas a legalization of the third unit would not qualify the property to bypass. As there is no gain in property value and the estimated cost of construction is \$562,500. The proposed legalization is not financially feasible for the property owner.

1650 Mission St. Suite 400 San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information:

415.558.6377

Executive Summary Hearing Date: 11/15/2018

Existing Tenant & Eviction History:

The subject unit was vacated in March 2018. The subject property has no record for an eviction notice served after December 10, 2013 under Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) of the Residential Rent Stabilization and Arbitration Ordinance. There is one record for an eviction notice issued on February 20, 2014 (after December 10, 2013) for breach of lease cause under Section 37.9(a)(2). Therefore, the Planning Commission may allow the merger/removal of the Unauthorized Unit.

Project Timeline:

- In 2000, the Project Sponsor purchased the property with the Unauthorized Unit already installed in the existing building.
- On July 9, 2015, a complaint (201556671) was filed with the Department of Building Inspection (DBI) that there was a potential unpermitted dwelling unit in the basement of the building. This complaint was closed on June 21, 2017.
- On June 16, 2017, another complaint (201786611) was filed with the Department of Building Inspection (DBI) that there was a potential unpermitted dwelling unit in the basement of the building.
- The Project Sponsor filed a request for Conditional Use Authorization (2017-015110CUA) on November 28, 2017 for removal of the Unauthorized Dwelling Unit.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Policies of the General Plan and the Mission Area Plan Objectives. The Department also finds the project to be compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion - Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B - Plans

Exhibit C – Maps and Context Photos

Exhibit D- Project Sponsor Submittals

Planning Commission Draft Motion

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Zoning: RH-2 (Residential, House, Two-Family) Zoning District

40-X Height and Bulk District Calle 24 Special Use District

Block/Lot: 4149/027
Property Owner: Gloria Lopez

870 Market Street #1261 San Francisco, CA 94102

Staff Contact: Kimberly Durandet – (415) 575-6816

kimberly.durandet@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 FOR THE REMOVAL OF AN UNAUTHORIZED DWELLING UNIT AT 1043 ALABAMA STREET LOCATED ON ASSESSOR'S BLOCK 4149, LOT 027 IN THE RH-2 ZONING DISTRICT, CALLE 24 SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRCT.

PREAMBLE

On November 27, 2017, Gloria Lopez (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to remove an unauthorized dwelling unit at 1043 Alabama Street within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-0151110CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On October 4, 2018, the Project was determined to not be a project that would have either a direct or indirect change in the physical environment for consideration under the California Environmental Quality Act (CEQA) Section 21065 and State CEQA Guidelines Section 15378. Therefore, the project is not subject to CEQA review by the Department. The Commission has reviewed and concurs with said determination.

On November 15, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-015110CUA.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-0151110CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.
- Project Description. The project proposes to remove an unauthorized dwelling unit from the ground floor basement/garage level of an existing two-family dwelling. No exterior alterations are proposed.
- 3. **Site Description and Present Use.** The project site is located on the east side of Folsom Street, Lot 027 in Assessor's Block 4149 in the Mission neighborhood. The project site has one three-story residential building constructed circa 1900 with two authorized and one unauthorized dwelling units. The project site is 26 feet wide and 100 feet deep with approximately 2,600 square feet.
- 4. **Surrounding Properties and Neighborhood.** The adjacent buildings on the subject block are predominately one- to two-story over basement single- and two-family residences. The immediate neighborhood context is primarily characterized by two- to three-story residential buildings, which are located in either the RH-2 or RH-3 Zoning Districts.
- 5. **Public Outreach and Comments.** The Department has received one inquiry from existing tenants of the upper units regarding potential construction noise.
- 6. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The removal of the unauthorized unit is necessary and desirable, and is compatible with the immediate two-family neighborhood. The surrounding neighborhood is characterized by single- and two- family residences. The existing building was originally designed to be in keeping with the existing development pattern and the neighborhood character. No changes to the exterior are proposed.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
 - i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - The Project proposes no changes to the physical environment or to the exterior of the existing structure. The existing building is consistent with the adjacent residential context.
 - ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - There is no effect on the accessibility and traffic patterns in relation to this proposal.
- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - The Project is retaining two-family dwelling units which is generally not associated with concerns such as noxious or offensive emissions.
- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;
 - The Project does not propose any changes to the exterior of the existing two-family dwelling.
- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.
 - The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.
- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable RH-2 District.

The Project is consistent with the stated purpose of the RH-2 Zoning District, since the Project would maintain two authorized dwelling units within an existing three-story residential building.

- 7. **Planning Code Section 317** establishes additional criteria for the Planning Commission when reviewing applications for the Loss of Residential and Unauthorized Units, Through Demolition, Merger and Conversion. On balance, the project complies with said criteria in that:
 - a. **Residential Merger.** Pursuant to Planning Code Section 317(g)(2), the Planning Commission shall consider the following criteria in the review of applications to merge Residential Units or Unauthorized Units:
 - i. Removal of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed have been owner occupied;

The unauthorized unit is not owner occupied and is currently vacant.

ii. Removal of the unit(s) and the merger with another is intended for owner occupancy;

The owner will not occupy the merged dwelling unit, which is a two-family residence.

iii. Removal of the unit(s) will remove an affordable housing unit as defined in Section 401 of this Code or housing subject to the Residential Rent Stabilization and Arbitration Ordinance;

The unauthorized unit is not an affordable housing unit as defined in Section 401. However, the existing residence is likely subject to the Residential Rent Stabilization and Arbitration Ordinance. The project will remove an unauthorized unit, which is subject to Residential Rent Stabilization and Arbitration Ordinance.

iv. Removal of the unit(s) removes an affordable housing unit as defined in Section 401 of this Code or units subject to the Residential Rent Stabilization and Arbitration Ordinance, whether replacement housing will be provided which is equal or greater in size, number of bedrooms, affordability, and suitability to households with children to the units being removed;

The Project does not include replacement housing. The Project will restore the existing two-family dwelling back to the legal original use.

v. How recently the unit being removed was occupied by a tenant or tenants;

The unauthorized unit was vacated by a tenant in March 2018.

vi. The number of bedrooms provided in the merged unit will be equal to or greater than the number of bedrooms in the separate units;

The Project will return the subject property to a two-family dwelling. The same number of 'bedrooms' will remain in the upper story units. Kitchen and bath facilities are proposed for removal and return the space to be used for basement storage only.

vii. Removal of the unit(s) is necessary to correct design or functional deficiencies that cannot be corrected through interior alterations;

The unauthorized dwelling unit is constructed on a raised floor with ceiling heights that do no meet building code requirements. Removal of the raised floor, excavation and new reinforced foundation would be required to legalize the unit per the Department of Building Inspections legalization checklist dated June 22, 2018.

viii. The appraised value of the least expensive Residential Unit proposed for merger only when the merger does not involve an Unauthorized Unit.

Not Applicable. The proposal is for removal of an Unauthorized Unit within the basement of an existing two-family residence.

ix. The Planning Commission shall not approve an application for Residential Merger if any tenant has been evicted pursuant to Administrative Code Sections 37.9(a)(9) through 37.9(a)(14) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within 10 years prior to filing the application for merger. Additionally, the Planning Commission shall not approve an application for Residential Merger if any tenant has been evicted pursuant to Administrative Code Section 37.9(a)(8) where the tenant was served with a notice of eviction after December 10, 2013 if the notice was served within five (5) years prior to filing the application for merger. This Subsection (g)(2)(H) shall not apply if the tenant was evicted under Section 37.9(a)(11) or 37.9(a)(14) and the applicant(s) either (A) have certified that the original tenant reoccupied the unit after the temporary eviction or (B) have submitted to the Planning Commission a declaration from the property owner or the tenant certifying that the property owner or the Rent Board notified the tenant of the tenant's right to reoccupy the unit after the temporary eviction and that the tenant chose not to reoccupy it.

The subject property has no record for an eviction notice served after December 10, 2013 under the above referenced Sections of the Residential Rent Stabilization and Arbitration Ordinance. There is one record for an eviction notice issued after December 10, 2013 for a

breach of lease cause under Section 37.9(a)(2). Therefore, the Planning Commission may allow the merger of the Unauthorized Unit.

- b. **Removal of Unauthorized Units.** Pursuant to Planning Code Section 317(g)(6), the Planning Commission shall also consider the following criteria in the review of applications for Removal of Unauthorized Units:
 - i. The Unauthorized Unit or Units are eligible for legalization under Section 207.3 of this Code;

Per correspondence with the Department of Building Inspection (DBI), the Unauthorized Unit is eligible for legalization under Section 207.3.

ii. The costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code;

The cost to legalize the Unauthorized Unit has been estimated to be \$562,500 whereas the average cost of legalization per unit is currently \$57,982--an absolute difference ([x-y]/(x+y)/2)) of 62% of the average cost to legalize.

iii. Financially feasibility to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.

The proposed project is deemed not financially feasible. The project sponsor submitted two property appraisal reports, conducted and approved by a California licensed property appraiser, that state the value of the property at \$1,900,000 as is and \$1,900,000 with a legalized unit at the ground floor. The lack of difference in the value was stated to be that a two unit building has the potential to become condominums without required participation in the lottery system, whereas a legalization of the third unit would not qualify the property to bypass. As there is no gain in property value and the estimated

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cost of construction is \$562,500. The proposed legalization is not financially feasible for the property owner.

iv. If no City funds are available to assist the property owner with the cost of legalization, whether the cost would constitute a financial hardship.

To date, the Planning Department has not found the existence of any City funding sources or programs to assist the property owner with the cost of legalization. The cost to improve the property and legalize the Unauthorized Unit would unduly burden the property owner and constitute a financial hardship for reasons beyond the financial feasibility of the potential property value gained which have been outline in the property owner's submittal letter.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.2:

Retain existing housing by controlling the merger of residential units, except where a merger clearly creates new family housing.

Policy 2.4:

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

The project does not propose demolition of any residential structures and the removal of the Unauthorized Unit restores the property to it's authorized use as a two-family dwelling.

COMMUNITY SAFETY ELEMENT

OBJECTIVE 2:

REDUCE STRUCTURAL AND NON-STRUCTURAL HAZARDS TO LIFE SAFETY, MINIMIZE PROPERTY DAMAGE AND RESULTING SOCIAL, CULTURAL AND ECONOMIC DISLOCATIONS RESULTING FROM FUTURE DISASTERS.

POLICY 2.6:

Reduce the earthquake and fire risks posed by older small wood-frame residential buildings through easily accomplished hazard mitigation measures.

The existing unauthorized unit does not meet Building Code standards for ceiling height and would require excavation and shoring of the foundation to make the unit safe for habitation.

MISSION AREA PLAN

HOUSING

Objectives and Policies

OBJECTIVE 2.2:

RETAIN AND IMPROVE EXISTING HOUSING AFFORDABLE TO PEOPLE OF ALL INCOMES.

Policy 2.2.2

Preserve viability of existing rental units.

The unauthorized dwelling unit is not viable to legalize as it is not financially feasible.

- 9. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project site does not possess any neighborhood-serving retail uses.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposal is to remove an unauthorized dwelling unit. However, the removal of the unit returns the property to it's authorized use as a two-family dwelling in an RH-2 zoning district.

C. That the City's supply of affordable housing be preserved and enhanced,

The Property does not currently possess any existing affordable housing as defined in Planning Code Sections 401 and 415.

D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

There is no effect on traffic or transit services by this Project.

E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development and would not effect industrial or service sectors.

F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

H. That our parks and open space and their access to sunlight and vistas be protected from development.

There is no effect on parks or open space by this project

- 10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-015110CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 17, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 15, 2018.

Jonas P. Ionin Commission Secretary
AYES:
NAYS:
ABSENT:

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PLANNING DEPARTMENT

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Draft Motion November 15, 2018 RECORD NO. 2017-015110CUA 1043 Alabama Street

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to remove an unauthorized dwelling unit located at 1043 Alabama Street, Block 4149, Lot 027 pursuant to Planning Code Sections 303 and 317 within the RH-2 Zoning District, Calle 24 Special Use District, and a 40-X Height and Bulk District; in general conformance with plans, dated August 17, 2017, and stamped "EXHIBIT B" included in the docket for Record No. 2017-015110CUA and subject to conditions of approval reviewed and approved by the Commission on November 15, 2018 under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 15, 2018 under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

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Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

- 6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

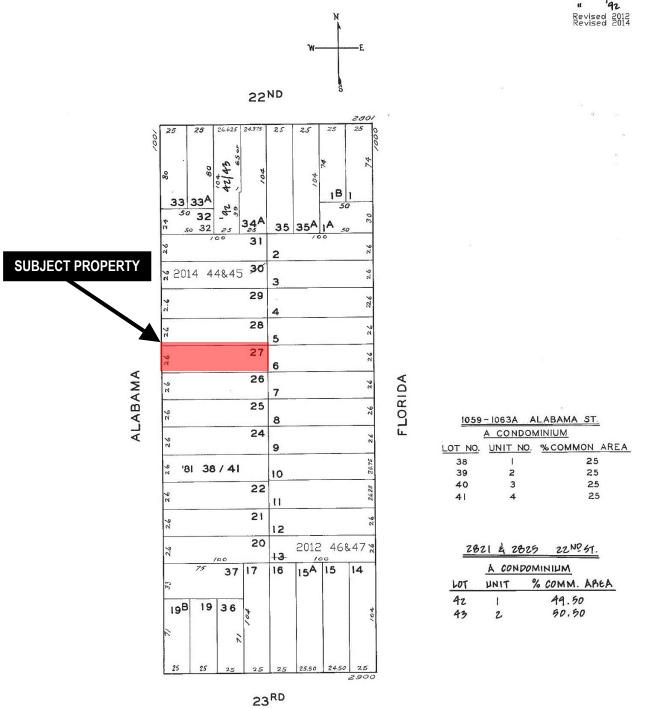
Parcel Map

4149

lot13 into lots46&47 for 2012 roll lot30 into lots44&45 for 2014 roll

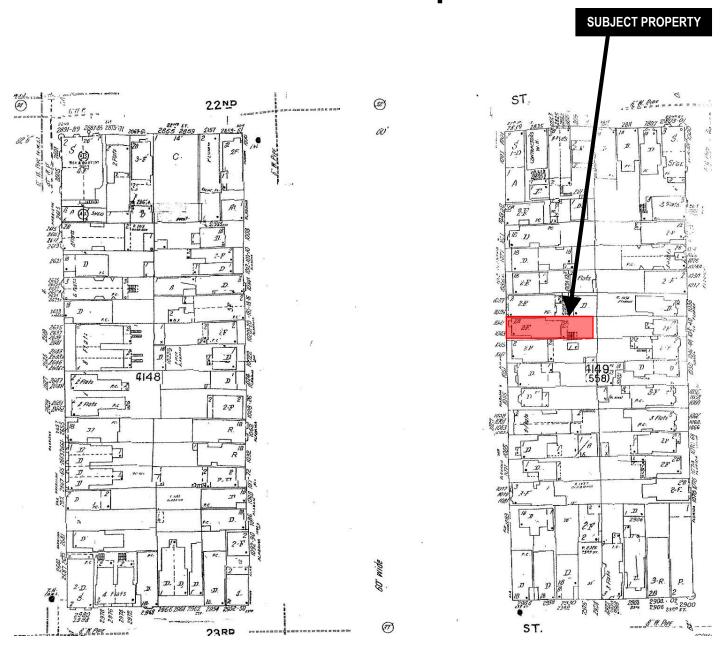
MISSION BLK. 140







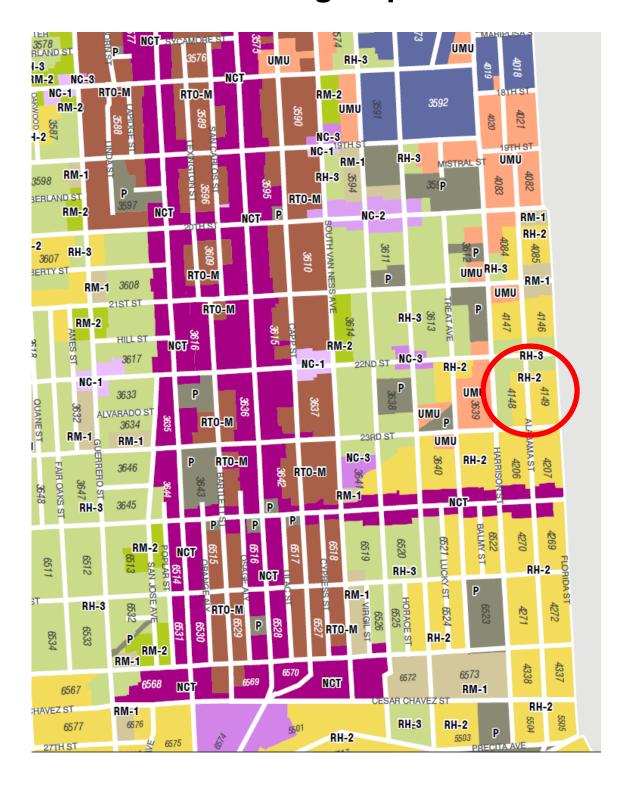
Sanborn Map*



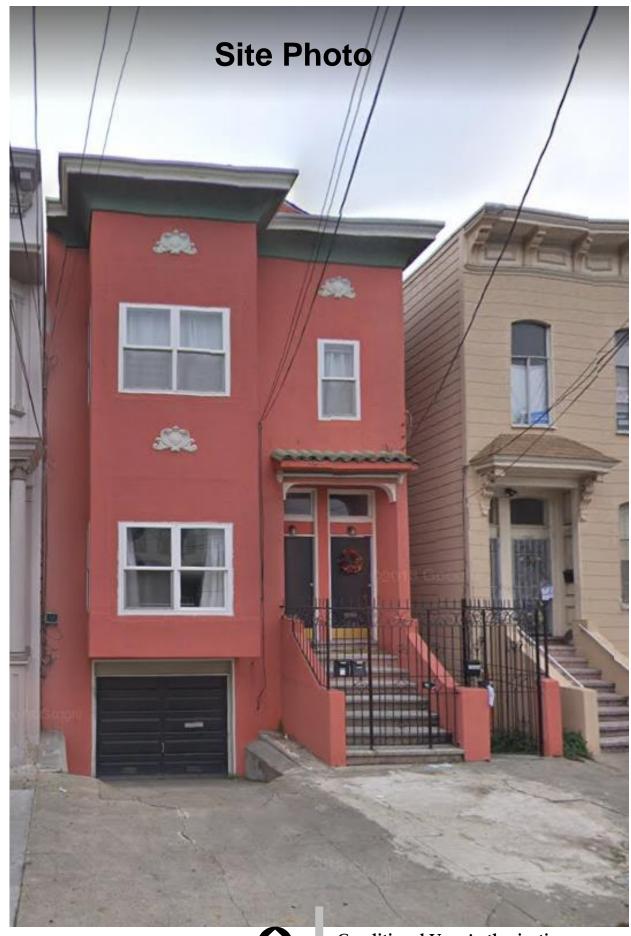
^{*}The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Zoning Map

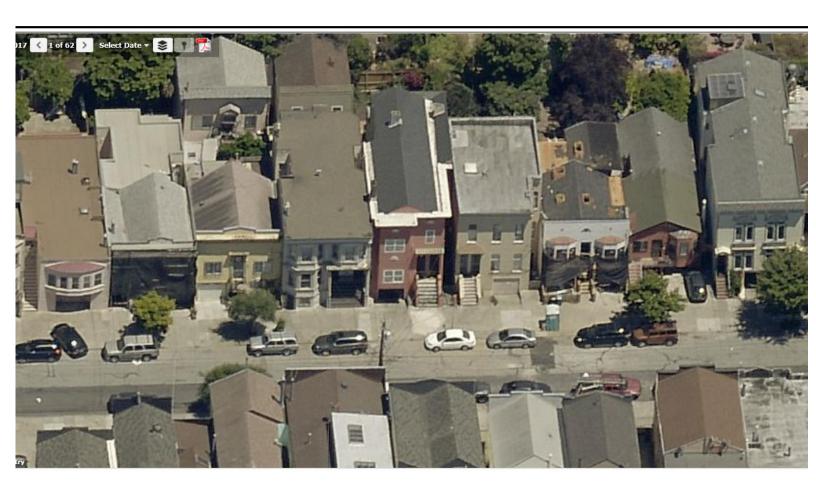






Conditional Use Authorization Case Number 2017-015110CUA 1043 Alabama Street

Arial Photo





1041-43 Alabama Street Vicinity Map

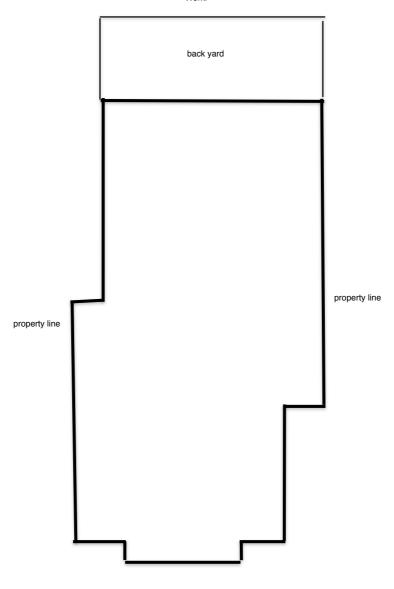
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Client: Private Appraisal	File No.: 11000217		
Property Address: 1041-1043-1043A Alabama Street	reet Case No.: n/a		
City: San Francisco	State: CA	Zp: 94110	



321 Noe Street, Suite #301 . San Francisco, CA 94114 . Office (415) 271-9784 . Fax (415) 432-2069

1041-43 Alabama Street Existing Site Plan. No Work.



Alabama Street

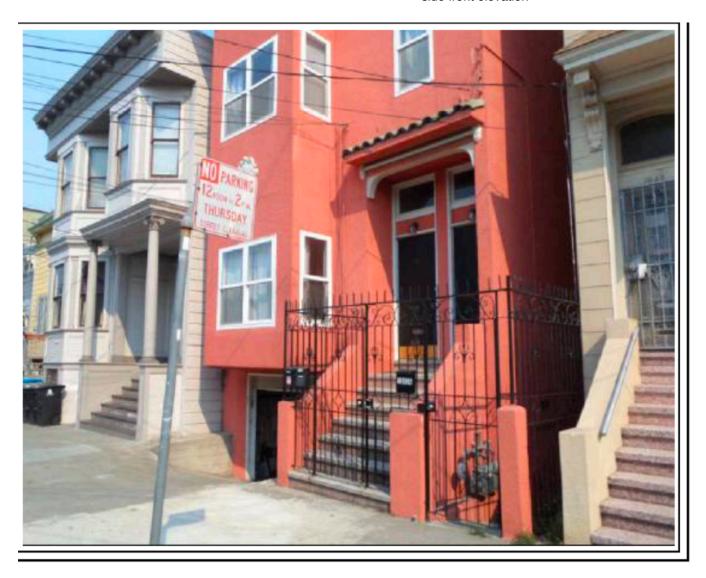
1041-43 Alabama Street front elevation



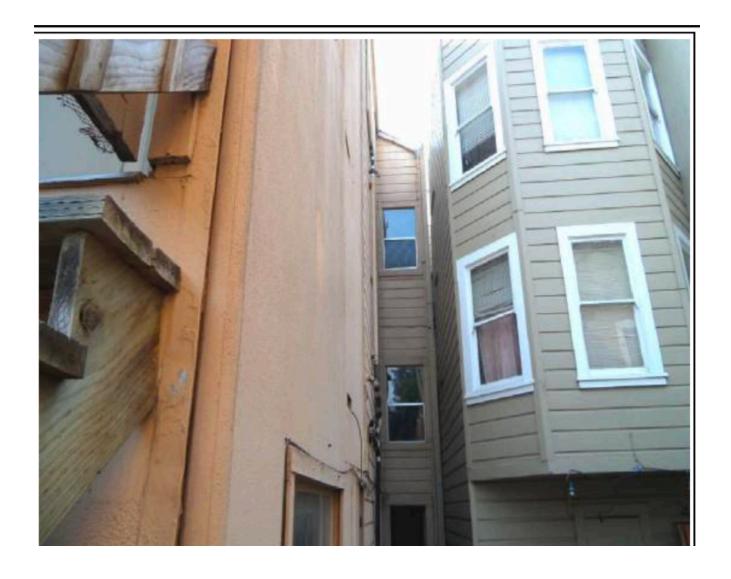
1041-43 Alabama Street Rear elevation

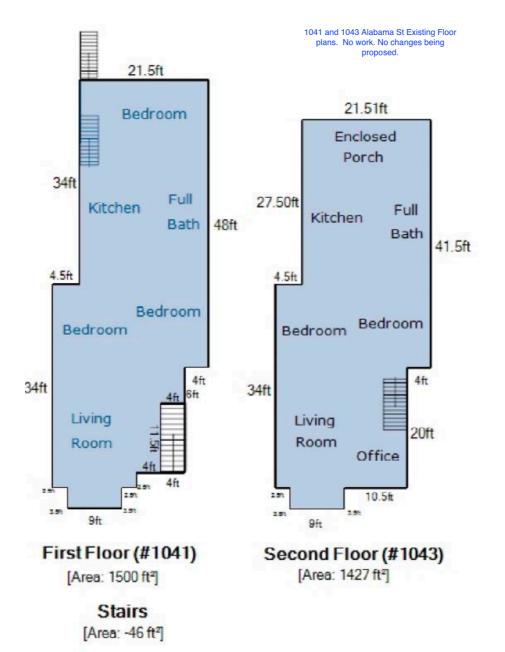


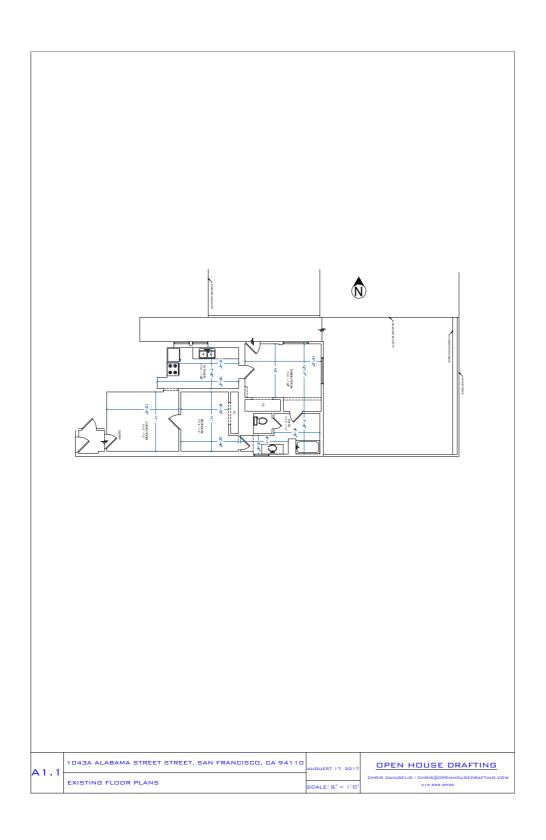
1041-43 Alabama Street side front elevation

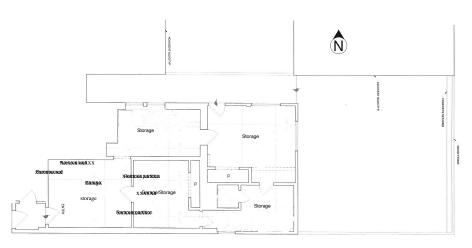


1041-43 Alabama Street rear side elevation









Bathroom and kitchen removed, gaxagexextectibled, all existing rooms will be storage rooms remove tub, toilet, kitchen/bath sinks, and gas connection.

No walls in basement will be altered.

Proposed Floor

OPEN HOUSE DRAFTING

CHRIS DANIGELIS / CHRIS@OPENHOUSEDRAFTING.COM 415.999.9539

A1.1

Plan

SCALE: 14" = 1'-0"

Edwin M. Lee, Mayor Tom C. Hui, S.E., C.B.O., Director

THIS PLAN MEETS THE QUALITY

FOR REPRODUCTION

REMOVAL OF UNIT

Legalization of Dwelling Units Installed Without a Permit SCREENING FORM – No fee to file

The screening form shall be completed by a California licensed architect, civil or structural engineer or contractor. Submittal of this Screening Form is to summarize the evaluation performed on the building and to identify code issues related to the legalization of existing unauthorized dwelling units under Ordinance No. 43-14.

Submit the completed Screening Form (with the supporting documents) as a hardcopy in person or by U.S. mail to Department of Building Inspection, 1660 Mission Street, San Francisco, CA 94103

000	come internet all the first	I see second of 10 second butter
BLOCK / LOT NUMBER	4149/027	in Separate december con
ADDRESS	1041-1043 ALAGAN	LA St. S. FCA9411e
CONTACT (OWNER OR AGENT)	GLORIA LO	
6	(3.30°)	
	SECTION 1 – ADMINISTRATIVE IN	IFORMATION
Gloria Lop Contact Name	EZ 415 227 2144 Contact Telephone	GLORIALG_ & LIVE. com Contact Email
870 MA	RKET St. # 1261 SAN	FRANCISCO CA 94102
Contact Mailing Addres	on Createst constructions	Previously approved Permit Application
	□ Vater Department bll	Previously approved Plan
	CUMENTATION OF EXISTING UNAI AND IDENTIFICATION OF RELATED	
Attach floor plan	s for the entire building to demonstrate egree	ss or other code issues
	plan showing the location of existing building ns of adjacent streets or alleys.	RECEIVED
Assessment/cosplan to meet cod	ts prepared by licensed contractor, architect les (or any equivalencies subject to approval	or engineer that outlines compliance by DBI, Fire and Pharming):
	Page 1 of 17	DEPT. OF BUILDING INSPECTION
		VEFT, OF BUILDING INSPECTION I

Technical Services DivisiosTANDARD

1660 Mission Street – San Francisco (ACOETOTED)
Office (415) 558-6205 – FAX (415) 558-6401 = www.sfdbi.org

SECTION 3 -DESIGN PROFESSIONAL/CONTRACTOR & OWNER AFFIDAVIT

Under penalty of perjury, the Design Professional/Contractor certifies that the information provided and the Owner/Agent certifies that the information provided in Section 1 of this section are correct to the best of their knowledge.

nowledge.	ivouq od si Jaija: indictori satuu m	
1. Design Professional:	[Pro:	fessional Stamp Here]
Date stamped and	Brill Hing Rude (S	San Francisco
signed	L.	ICENSE 983889
(NOTE: In lieu of stamp, Contractor shall provide license number and expiration date)	ES	icense 982889 pine: 05/31/2019
BAI CONSTRUCTION, IN		ri e stati i susta Costeler soido
510 595 1994 INCOM Design Professional Design Professional Email	bai construction. Com ofessional	Code Requ
		licable codes:: ldine Code(SEN
2. Owner / Agent:		naničaly Code (:
Signature	06/22/18 E	Owner Agent
F	OR DBI USE ONLY	Board Verific
OBI has received the materials submitted ar nstalled without a permit.	d filed under "Legalization	of dwelling units
Further discussions on code issues and equ	ivalencies on compliance	will be via pre-
application meetings or Administrative Bulle	in AB-005. RE	CEIVE
		וווגו אין אחוס
Date received by DBI	Code	JUN 2 2 2018

Page 3 of 17 STANDARD FOR REPRODUCTION ACCEPTED

_				-38300 C 7440 C	
		information with the Rent Board	the same of the sa	. wol	
		during the permit review process.		es services	tn
	Y	resistant fel			Tree lands
1					
		ing open de pakamala dina pai			
T	3.	A dwelling unit is a room or suite	Planning	, bearquig	
		of two or more rooms that is	Code	dilequi de	
		designed for, or is occupied by,	Sections	le / vitaco	
		one family doing its own cooking	102.7 &	\$. 4	
		therein and having only one	102.13	73ee #12	
			102.13	#12.	
		kitchen. A housekeeping room as		AL 10	
		defined in the Housing Code shall		. Y 3 104 1 14 4 8	
		be a dwelling unit for purposes of	MARKAL PARA	Figure 1	
		this Code. For the purposes of	ond the expen	no test di	10
		this Code, a live/work unit shall	I factoldibbs	as sairting	81
		not be considered a dwelling unit.	La Larecci a	d fiedu des	
		the lot	mo mens ide	difea a midd	lw l
+	1	Landscaping. Pursuant to Planning	Planning	within tee	TO
	4.	Code Section 132, 20 percent of	Code	of doors bed	
1		Code Section 132, 20 percent or	Section	er er til hager finler	
1		the front setback area shall be		1-Pan	
		remain unpaved and devoted to	132.	\$ 100	
1		plant material, including the use	and libering Like	7.00	
		of climate appropriate plant			A.C.
1		materials. Please indicate			
		compliance with this requirement	aferral. Pro	A setT deet	281 71
		on the plans. A link to the Guide	orace mean	aust paints	
		to the San Francisco Green	of the resolution	e nistilo da	reset 1
		Landscaping Ordinance is below:			3/1
1					
		http://www.sf-			
		planning.org/ftp/files/publication	Guada I Had		
		s reports/Guide to SF Green Landsc	ed Earling as		4.3
		aping Ordinance.pdf		es garanti	01.
			TOOTH DEL	parling 19 ea	
F	5.	Permeability. Pursuant to Planning	Planning	soxlist, (2)	
	٥.	Code Section 132, the front	Code	er "Tree"	
1		setback area shall be at least 50	Section	io sond ven	
		sechack area sharr he ac reast 30	132	an a la ma	
		percent permeable so as to	134		
		increase stormwater infiltration.			
		The permeable surface may be			11.8
		inclusive of the area counted			
		towards the landscaping	gay tana ita	a barop in	11.4
-		requirement; provided, however,	MILL DLOAT	Pid , Attowbile	
		that turf pavers or similar	o becala a	dicant di	(45)
1		planted hardscapes shall be	eniamenda a	m with cle	
		counted only toward the permeable	voge ed anf	t bluede do	
		Confired offity commend the betweente		To a nerror	
		surface requirement and not the	100 1 10 11 20 10		me m
		landscape requirement. Please		The second second	
1		indicate compliance with this	r sas Jamas	W 113 L J 167 L L L	245
		requirement on the plans. A link	DOURT STEEL	TALL BOLT OF	
		to the Guide to the San Francisco			
		Page 5 of 1	_		

Page 5 of 17

	Secretaria de la companya de la comp			
	may be submitted directly to Kate Conner at the Planning Department, 1650 Mission Street, 4th Floor. The Tree Protection and Planting checklist is linked below: http://sf- planning.org/modules/showdocument. aspx?documentid=8321	The modes of the second	nii * sg sf2 * si2 hive oblive	LI. FI
8.	Bicycle Parking. When a dwelling unit is proposed, including legalizing an illegal dwelling unit, the property must comply with bicycle parking requirements.	Planning Code Section 155	\$ 78D	e E
Day of San Care Care Care Care Care Care Care Care	In order to legalize an illegal unit per Planning Code Section 207.3, bicycle parking spaces must be provided on-site in a secure, weather protected space meeting dimensions set in Zoning Administrator Bulletin No. 9, easily accessible to residents and not otherwise used for automobile parking or other purposes. Each space is required to be 2'-0' by 6'-0. An area devoted to bicycle parking must be shown on the plans. A link to Zoning Administrator Bulletin No. 9 is below:	Table about		
9.	http://www.sf- planning.org/ftp/files/publication s_reports/ZAB_BicycleParking_9-7- 13.pdf Provide floor plans for the entire building to demonstrate exiting and other issues. The Floor Plans must show all existing rooms adjacent to the dwelling unit to be legalized. Label the use of	we e reil nea T febt (ab heeds by a) (13) ec. widths Hib	not less to a line to line to a line	To T
10.	each room. Provide Site (Plot) Plan: Show the location of existing buildings, other structures on the site, property lines and locations of	Trail was pla en re produced S rilagalia process	\$20,000	architecture flaro structures
	adjacent streets or alleys.	ngalilanh ya lera tilan d	nt area di On eval il	1 ans

	net floor area of not less than 70	che unit sh	1 naiseseduki; ed
	square feet.	resel don i	l living room c
	Bquare rece.	ers tooft h	o pedilaranpal l
	Harantian, Witcheng are not		commercial court and
	Exception: Kitchens are not		
and comments are said	required to be of a minimum floor		
	area.	es and carps	- 13. FILVACE GALAS
	lladi	- amoutamage	a .nondateqea .
18.	Efficiency Dwelling Units.	1208.4	d filly vignob
300375	Efficiency dwelling units shall	sde operap o	daving suT(f)
. N. 1	comply with the following:	dillowb edd'	moti stanidas !
PAL TON	(1) The unit shall be occupied by	com vet some	ette ett flagt i di
4 / 1			Francisco con francisco de la
	no more than two persons and		
	having a living room of not less		
23. 3	than 150 square feet of floor	mise suppibu	
J. Daniel	area. An additional 100 square	ed Laste da	Qui Sidauldudi
	feet of floor area shall be		ROSEC FIRST TO THE TELEFORM
	provided for each occupant of such	Bant-8/d B	mad sasi lonj
	unit in excess of two.	po rotherson	named AS X ad A,
	(2) The unit shall be provided with	egye (mm.l.i	(i) domination (ii)
	a separate closet.	gime aeausoun	da od heilogs! .
	(3) The unit shall be provided with	ficial mair i	tolamagee end
	a kitchen sink, cooking appliance	i space a	disvode emical:
	and refrigeration facilities, each	HARTER & MAI	wried application
	having a clear working space of	side Time	Trave and the
	not less than 30 inches in front.	I fan martifa	datas franciskami
			of Low and Parketting
	Light and ventilation conforming		
	to this code shall be provided.		
	(4) The unit shall be provided with		
	a separate bathroom containing a	OFTORREDITE	Source iduon in i
	water closet, lavatory and bathtub	el ROI Dest	N SULL B B TW
	or shower.	. comming us	GREEN REST TOUT IN THE
	(5) The total area of the unit		daving A mini
	shall be no less than 220 square		m mous a entri
	feet, which area shall be measured	arreg ad Jose	Ilade esogurq
	from the inside perimeter of the	teolo-lisa:	d [Loris expod
	exterior walls of the unit and		
	shall include closets, bathrooms,	private qar	12 Ouces in a
	kitchen, living, and sleeping	ling the wal	ischang stouble i
	areas.		l delling separa
	(6) Subsections 1-5 apply only to	d its attic	de l'unite, includin
	new construction of a structure or	ed ffada å	I from the dark
	building. For purposes of the		in honorestome
	preceding sentence, new		
	construction shall mean the	acced I Dade	No Sperial di
		and the second	
	creation of an entirely new		
	structure or building and shall		
	not apply to improvement,		The real of the same and the sa
	renovation, rehabilitation, or any		o eng babikong H
	other change to an existing	more stdes	to ewa to bedefine []
	structure or building. Existing	enclosed are	Com ora samoni
	buildings or structures are		. 91 00.6
	subject only to Subsections 1-4		
	except that for purposes of		
	CVOCLE CITAL TOT LATLONCH OF		

Page 9 of 17

20.	Fire-resistance rating. Horizontal assemblies separating dwelling units in the same building and horizontal assemblies separating sleeping units in the same building shall be a minimum of 1-hour fire-resistance-rated	711.3	See #12	
	construction.	ny too ua to loo ilkala oo	nant amedrobe Egison vas bi	
	att sind-	ens hedd egg	Liperiological suit	
21.	Noise Insulation Enforcement Procedures. APPLICABILITY. The noise requirements apply only to residential use buildings for which permits were applied after August 22, 1974, i.e. to Form 1 and 2 applications. They do not apply to buildings constructed before 1974 in which new units are created through alterations, additions or change of use.	Adminis- trative Bulletin AB-026	Dec #12	2.8
22.	Except as noted in Section 1029.1, basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency egress and rescue window or door with a clear net opening of 5.0 square feet if located on a floor at a grade level, and 5.7 square feet on all other floors. The window or door shall have a minimum clear opening height of 24"; a minimum clear opening is not greater than 44" above the finished floor. An emergency escape and rescue opening with a finished sill height below the adjacent ground level shall have window wells. Bars, grilles, grates or similar devices installed on rescue windows, window wells or exits shall be equipped with approved release	1029.1 1029.2 1029.3 1029.4 Informa- tion Sheet no. E-03	See #12	
	mechanisms. (For R3, also see Information Sheet no. E-03)	rda Coloev I picadobu s anoci ess	n vice carny loor ameal a presidents	27. P

0.0			
28.	Enclosed attic & enclosed rafter spaces shall have cross ventilation not be less than 1/150 of the area of the ventilated space. A minimum of 1" airspace shall be provided between insulation and the roof sheathing.	1203.2	NA
	Selvi linda a	xterior wall eqtions 705	25. Opinings is «
29.	Garage and carports. Ventilations shall be provided as follows: Natural ventilations shall be required, and such space shall be provided with ventilation outlets in the walls or exterior doors. The total net area of such ventilation outlets shall be 200 square inches for a space up to 1,000 square feet in area and shall be increased 30 square inches for each additional 200 square feet of floor area up to maximum floor area of 3,000 square feet.	406.3.3	N/A
30.	Indicate the location of attic access.	etion. Qui	N/A
31.	Sleepers and sill plates on concrete or masonry in direct contact with the earth shall be of naturally durable or preservative-treated wood.	2304.11.2.4	Lel #12
32.	Wood framing members, including wood sheathing, that rest on exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood.	2304.11.2.2	Del #12
33.	Exiting through the garage area shall meet all requirements of Administrative Bulletin AB-020.	AB-020	Sel #12

			the state of the s		
		carbon monoxide alarm installed in accordance with Section 420.6.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained.	ys of struction is rior to the ules, regulated accessors, but	Jel #12	to t
	41.	Smoke alarms: When the valuation of an addition, alteration or repair to a Group R Occupancy exceeds \$1,000 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R Occupancies, smoke alarms shall be installed in accordance with Section 907.	3401.8.1	See #12	ze st ma oc lo ap and app and app
c	42.	Preliminary review by Plumbing Inspection Division. Call 558-6570 as required.	2013 San Francisco Plumbing Code	ulations, ndarda,	sed sed
	43.	Preliminary review by Electrical Inspection Division. Call 558-6570 as required.	2013 San Francisco Electrical Code	alized uni the Assess licable pr essment. essor is i	Lec Lec Lec Lec Lec Lec Lec Lec Lec Lec
•	44.	School Impaction Fee Administration. Letter from SFUSD to DBI dated 12/15/89 informing that the California State Legislature had amended School Facilities Fees legislation and exempts any residential addition of less than 500 square feet.	Informa- tion Sheet No. G-11 attachment	ablishing party local party local party that see that an increase in the extent of the extent that the extent of t	rae prop prop prop prop prop prop prop pro
	45.	17912. Rules and regulations promulgated pursuant to the provisions of this part and building standards published in the State Building Standards Code, relating to the erection or construction of buildings or structures, shall not apply to existing buildings or structures	California Health and Safety Code Section 17912	Sel #12	nes bbs elv

Page 15 of 17

47.	Other.
	· City FEES
	. Special in spection fees \$10,000
	PGIE PEES TBD
	· Rumbing (B)
	a Hozards Cesting + abatement \$ 2,000
	To Tilet deso
	Which we have a plant in the second in the s
•	pemoval & in stall items in the way of constriction (elect/plemby/meghanics)
	(Leafflumling/meghanes)
	l flends /
	\$12,000



PROJECT: 1043 "A" Alabama Street, San Francisco

September 25, 2017

Page 1 of 2

Gloria Lopez 1043 Alabama Street San Francisco, CA

Re: 1043 "A" Alabama Street, San Francisco

Hi Gloria:

We would like to take this opportunity and thank you for allowing us to be of service. We are confident that we can provide the best services in regards to the upgrading of your project.

Following your request for an estimate, we are respectfully submitting the results of our analysis:

Our Proposal Includes:

Preliminary cost breakdown for each phase of this project

Architectural plans including:

Approximate Cost: \$20,000.

As-built drawings New floor plan for unit 1043 A New path of travel through garage (Fire Dept. Requirement) Legalization of an illegal unit

Structural plans including:

Approx. Cost: \$20,000.

Details for replacing existing brick foundations inside unit 1043 A, with reinforced concrete foundations and lowering ground to comply with 7'6" clearance

Details for new path of travel corridor through garage

Possible Voluntary Soft Story retrofit for the entire garage level and unit 1043 A

Rebuild unit 1043 A, new with 7'6" clearance, new kitchen, bathroom and rooms

Approx. cost: \$250,000.

New Kitchen with cabinets New bathroom, shower and sink New appliances New flooring Electrical and plumbing fixtures All electrical and plumbing work Windows

Sprinkler work

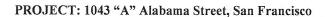
Approx. Cost: \$35,000.

Soft Story retrofit of ground floor level

Approx. Cost: \$80,000.

All City fees

Approx. Cost: 10,000.





Page 2 of 2

Project: 1043 Alabama Street, San Francisco

•	Separate electrical conduit and new wiring for entire unit	Approx. cost: \$35,000.
•	(N) Gas heater furnace for unit	Approx. Cost: \$10,000.
•	Removal of existing wood post inside garage	Approx. Cost: \$30,000.
•	Build new corridor and possibly relocate existing furnaces	Approx. Cost: \$40,000.
•	(N) gas meter from PG&E	TBD
•	(N) Electric meter from PG&E	TBD

• Mechanical consultant to review available power and gas to determine if we approx. Cost: \$3,000. Are able to add meters

• Special inspection fee

Approx. Cost: \$10,000.

Our Proposal Excludes:

- Material testing for hazardous material (\$2,000.)
- Abatement of hazardous material, if any
- Removal and installation of any items in the way of construction such as electrical, plumbing, mechanical lines and garage doors (approx. cost: \$12,000.)
- Temporary power connection during construction (approx. cost: \$1,000.)
- Toilet facility (approx. \$1,500.)
- Place an underground electrical-ground inside grade beam foundation (approx. cost: \$3,000.)
- PG&E fees
- Seismic retrofitting of ground floor level

Architectural and Structural Plans Duration: Min. 1 year including approval Construction Duration: Minimum 4 to 6 months without inspection delays

Please note that this proposal is good for 30 days only.

At BAI Construction, we take pride in our extensive expertise, service, and quality in completing projects successfully.

Please call us if we can be of any service.

Sincerely,

Behnam Afshar

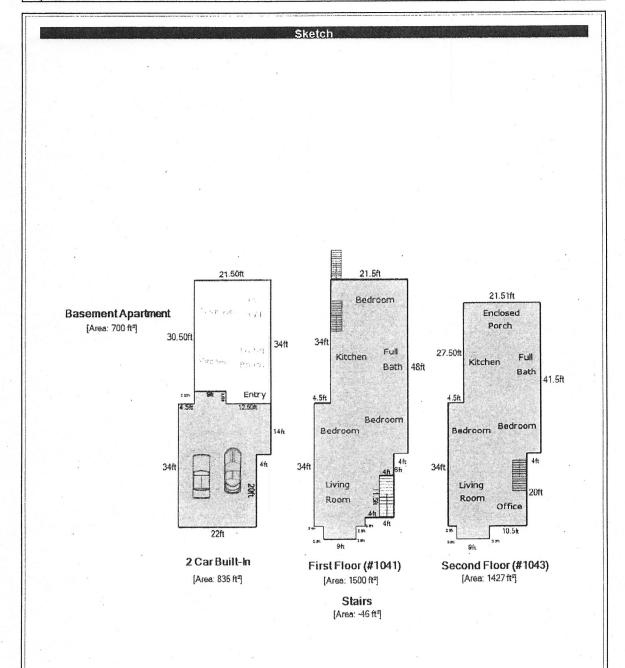
BAI Construction, Inc.

FLOORPLAN SKETCH

 Client:
 Private Appraisal
 File No.:
 11000217

 Property Address:
 1041-1043-1043A Alabama Street
 Case No.:
 n/a

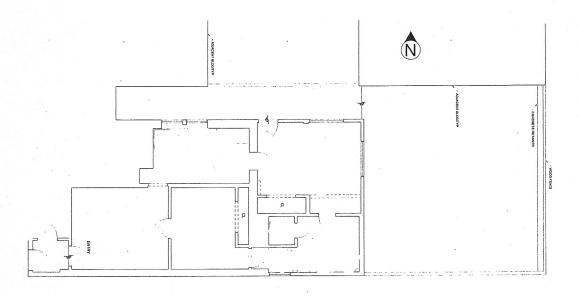
 City:
 San Francisco
 State:
 CA
 Zip:
 94110

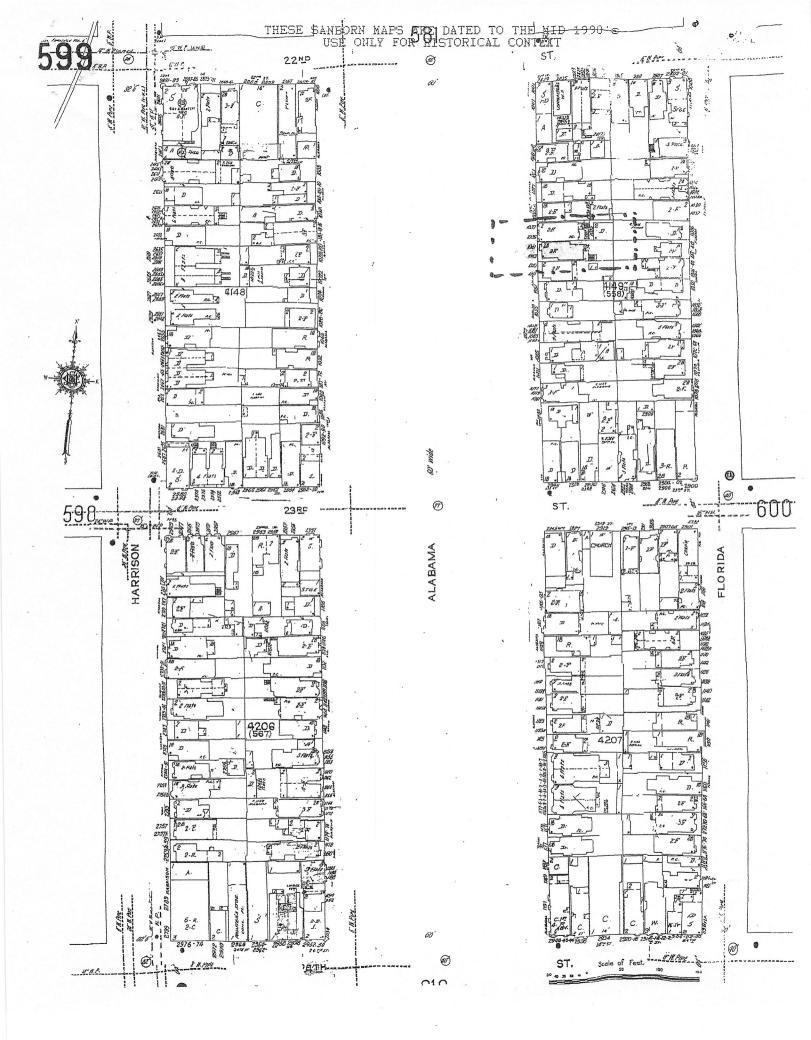


Living Area Nonliving Area

Second Floor (#1043) 1426.93 ft² Stairs -46.00 ft²
First Floor (#1041) 1500.50 ft² 2 Car Built-In 835.50 ft²
Basement Apartment 699.95 ft²

Total Living Area (rounded): 789 ft²



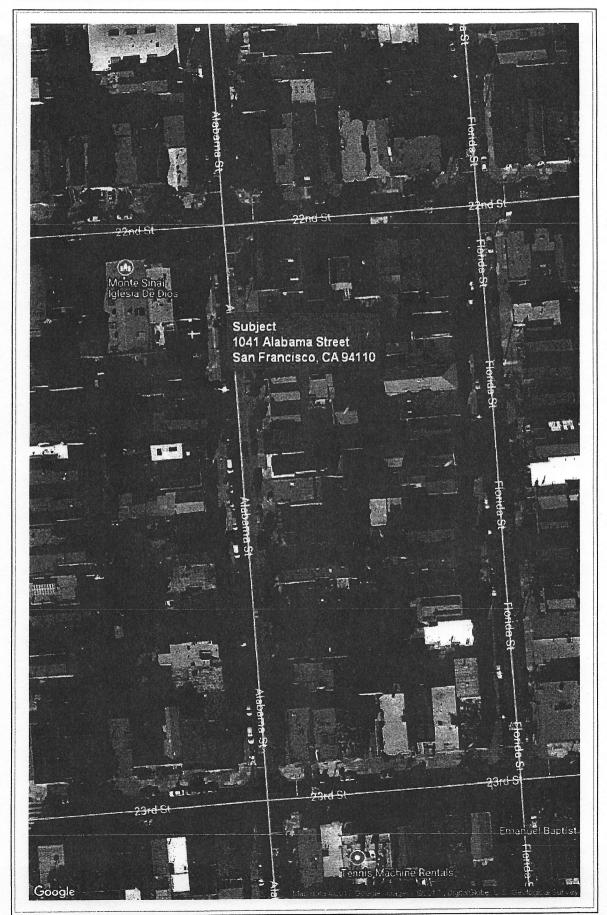


AERIAL MAP

 Client: Private Appraisal
 File No.: I1000217

 Property Address: 1041-1043-1043A Alabama Street
 Case No.: n/a

 City: San Francisco
 State: CA
 Zip: 94110



321 Noe Street, Suite #301 . San Francisco, CA 94114 . Office (415) 271-9784 . Fax (415) 432-2069

1		or to buildings or structures as to which construction is commenced or approved prior to the effective date of the rules, regulations, or building standards, except by act of the Legislature, but rules, regulations, and building standards relating to use, maintenance, and change of occupancy shall apply to all hotels, motels, lodging houses, apartment houses, and dwellings, or portions thereof, and buildings and structures accessory thereto, approved for construction or constructed before or after the effective date of such rules, regulations, or building standards.	de alarm is de ajarms s de ajarms s n the aperi ent was obt mait was obt repair to reeds \$1,000 reeds \$1,000 recoms are isting Grow accordance accordance	Lee #12	.14
		b tull au lab.			
		COLLEGE VI	edinamen as	McGrado, 1150	
. -	46.	Assessor-Recorder's Office:			
	± 0 .	Legalized units shall be reported to the Assessor when completed for applicable property tax assessment. Under State law, the Assessor is responsible for establishing a taxable value on property located in the City & County of San Francisco. A property that legalizes a unit under this program may be subject to an increase in the assessed value depending on whether the building was originally purchased with the existing illegal in-law unit and the extent to which new	eview by Electron ton Fee ton	will report to assessor ifally	
		construction occurs to bring the unit into compliance. Please contact the Assessor's Office with additional questions: call 311 or visit assessor@sfgov.org.	end regulation to a contract part a contract police accordance acc	7013. Sulea Domulgated p ebvisions of Wildlog star De State Sul Glating to t	45. 2

2.4	Titan and the	T =		T
34.	Fire-resistance rating requirement for exterior walls based on fire separation distance shall meet requirements of Table 602.	Table 602	See. # 12.	4 .35 V 0 3
35.		For a		
35.	Openings is exterior walls shall comply with Sections 705.8.1 through 705.8.6.	705.8	#12	D 288
36.	Approval of New Openings in New and Existing Building Property Line Walls shall meet requirements of Administrative Bulletin AB-009.	AB-009	See #12	ie ie io io io
37.	Bathrooms. Rooms containing bathtubs, showers, spa and similar bathing fixtures shall be mechanically ventilated in accordance with the California Mechanical Code.	1203.4.2.1	See #12	18 21 20 50 50
38.	Energy Conservation. Qualified historical buildings or properties covered by this part are exempted from compliance with energy conservation standards.	CHBC Section 8- 901.5	\$ee #12	
39.	Access Compliance. All publicly funded buildings used for congregate residences or for one-or two-family dwelling unit purposes shall conform to the provisions applicable to living accommodations.	1.9.1.1.3 Chapters 11A & 11B	Dec #12	rj OW SE OW SE
	Carbon monoxide alarms. When a permit is required for alterations, repairs or additions with a total cost or calculated valuation exceeding \$1,000, existing dwellings or sleeping units with a fossil fuel-burning heater or appliance, fireplace or an attached garage shall have a	420.6.2.2	See #12	OW CE

Page 14 of 17

Technical Services Division 1660 Mission Street – San Francisco CA 94103 Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

Γ=-			
23.	Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches. When a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing less than one-half its required width. Landings shall have a length measured in the direction of travel not less than 44 inches.	1008.1.6	N/A
24.	Habitable rooms (excluding kitchens, home offices and media rooms) within a dwelling unit or congregate residence shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2.	1205.1 Exception	See#12
25.	Natural light. The minimum net glazed area shall be not less than 8% of the floor area of the room served. Adjoining spaces. For the purpose of natural lighting, any room is permitted to be considered as a portion of an adjoining room where one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room or 25 square feet, whichever is greater.	1205.2	See #12
26.	Stairways within dwelling units and exterior stairways serving a dwelling unit shall have an illumination level on tread runs of not less than 1 foot-candle.	1205.4	N/A
27.	Provide natural ventilation (4% of floor area) or a mechanical system for all habitable rooms.	1203.1	see #12

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Technical Services Division 1660 Mission Street – San Francisco CA 94103 Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

	Subsection 1 the unit shall have a	af ten te es	· comments	
	living room of not less than 220			
	square feet of floor area for up			
	to two occupants.			
	Little 1. I leave the man			
19.	Private garages and carports	406.3.4.	6.64	r e
	Separation. Separations shall			
	comply with the following:			
	(1) The private garage shall be	PERMITTEN	\$10000	Elet Carido
	separate from the dwelling unit		170,000	-
	and its attic area by means of	HILL WOLLON CH	100000	Land Post
	gypsum board, not less than 5/8-	uppe ed llade	1\$30,000	word of the
	inch in thickness, applied to the	randued out	mind show a	removering
	garage side. Garages beneath	in the second part		
	habitable rooms shall be separated	I IO Jest sq.	man 1100 agus	110
	from all habitable rooms above by	E 901 Lamoid.	\$35,000	Springers
	not less than a 5/8-inch (15.9 mm)	lishe sois 1	\$ 30,000	17
	Type V cymqum beared on accident	each of our par		
	Type X gypsum board or equivalent	CVJ JO B		
	and %-inch (12.7 mm) gypsum board	Man en illed	time edf(
	applied to structures supporting	. 1980		
	the separation from habitable	rong ad Man	The unit :	
	rooms above the garage. Door	e Sumposs M		
	openings between a private garage	tion facilit		
	and the dwelling unit shall be	de british r		
	equipped with either solid wood	i apribni 66		ra l
	doors or solid or honeycomb core	NO SOMELIT	isk bas ide	
4	steel doors not less than	shall be po	altoo aldo	
42.55	1.3/8inches in thickness or doors	roug se lish		
	in compliance with Section 716.5.3	throom contra		8
	with a fire protection rating of	Lavatory es		
	not less than 20 minutes. Openings			iol
	from a private garage directly	eda io sena	faict edit	
	into a room used for sleeping	100 amii eesi		18
	purpose shall not be permitted.	erca shall be		
	Doors shall be self-closing and	redemined at		
	self-latching.	in of the uni	Clay colyaj	co i
	(2) Ducts in a private garage and	ed cadesolo s		12
	ducts penetrating the walls or	sein bus pi		
	ceiling separating the dwelling			
	unit, including its attic area,	Tiggs 2-1 a		3 1 1 1 1
	from the garage shall be	nda a te noi:	four-Jamon 🐷	
	constructed of sheet steel of not	in selection	no Proceeding	
	less than 0.019 inches, in	. edd . edde .	ist bathops	
	thickness, and shall have no	inner flædi	Tollow	00
	openings into the garage.	n entirely o	a de deldas	uo l
	(3) A separation is not required	bad anthiban	no edictora	ve l
	between a Group R-3 and U carport,	. Atamsvoica	os viaga s	on let
	provided the carport is entirely	ahabilitatio	r . noitieuma	
	open on two or more sides and	ijolka na ok		
	there are not enclosed areas	al contains	The American	
	above.	S Deministra		

Page 10 of 17

e de la companya de l	 Show dimensions between dwelling unit walls and property lines. 		Almoura nel Va	
	• Show the direction of true North.	tar delton wojed belail	od fice Fid. secklist is sterkist.	
11.	Department, telephone, gas or	10,59,201	HET COLOR	
	electric records, written lease agreements, etc. Showing dwelling unit to be legalized existed prior to Jan. 1, 2013	ned March and second a	tas elegation de la composition de la compositio	5 . 6
	licensiis.	per politica na estica	elovold Mil	
12.	Minimum ceiling heights. Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches.	1208.2	\$250,000	Lower Floor and Rebuild Floors and
	force active	A bitaile San oo eldi	reversainie!	1000
13.	Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms	1208.2	1.20	
	shall be permitted to have a ceiling height of not less than 7 feet.	or Spockeb no prome ski varios or s	Bee #12	
		of dissilia	rocko sainimi	
14.	Ceiling height. The means of egress shall have a ceiling height of not less than 7 feet 6 inches.	1003.2	Seef 12	
15.	Foundation slab needs to be lowered if (12),(13) or (14) are not met.		See \$12 -	Lower floorer Reinforce Possidation
16.	Minimum room widths. Habitable spaces, other than a kitchen, shall be not less than 7 feet in any plan dimensions. Kitchens shall have a clear passageway of	1208.1	See #12	
	not less than 3 feet between counter fronts and appliances or counter fronts and walls.	majy (poly) Luci polyak n ef. (yeo) Danot hea	adia ebivo Silo inidan Silo inidan Silo silo Silo Vitado	1
17.	Room area. Every dwelling unit shall have no less than one room that shall have not less than 120 square feet of net floor area. Other habitable rooms shall have a	1208.3	Bel#12	

Page 8 of 17

Technical Services Division 1660 Mission Street – San Francisco CA 94103 Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

January				
	Green Landscaping Ordinance is			E 1
	below:			
	http://www.sf-			
	planning.org/ftp/files/publication			
	s reports/Guide to SF Green Landsc			
	aping Ordinance.pdf			
	aping_ordinance.pdr			
6.	Street Tree. When a dwelling unit	Planning		
	is proposed, including legalizing	Code	or brillewh	
	an illegal dwelling unit, the	Section	om se ovit 3	
	property must comply with the	138	100	
	street tree requirements. One tree	ench still neck	SINU	
	of 24-inch box size is required	The second second second	9 10	
	for each 20 feet of frontage of	A KARA PARTAKE		
	the property along each street or	A SULTEDOR OF	J GI. Denita	
	alley, with any remaining fraction	er add liller s	Millioni s 9	
1	of 10 feet or more of frontage	oquiq edd m	M. Jeboo eta	
	requiring an additional tree. Such	Live/work to	a jehnu siji	
	trees shall be located either	Lowb a benef	ot be commix	
	within a setback area on the lot		,	
	or within the public right-of-way	of the second		
	along such lot. This property is			
	required to provide one street		TIPLIJING BDS	
	tree. Please indicate compliance		es incli es	
	with this requirement on the	promise base by	ewadan aleme	
	with this requirement on the	production in the	cittedam daga	
	plans.	g edaluguag	is ademido E	
77	Character May D. C. T. D.	tecthal ease	9 8 6 7 19 19	
7.	Street Tree Referral. Prior to		CW 9000 Long	
	Planning Department approval, you	J vo cho i A	emily edd a	
	must obtain a referral form	send observer	ri del eft e	
	Department of Public Works (DPW).	at espanion	ndacaping C	
	DPW determines whether or not			
	required trees can feasibly be		- 1	
	planted. Please bring to the		4 (21)	
	following to DPW: (1) a completed		710	
	Tree Planting and Protection			
1	Checklist, (2) project plans			
	[11//x17// ig aggentable] and (2)	Pursuant Co	. Vürlidsemi	
	[11''x17'' is acceptable] and (3)	own and .sen	neijose sēs	
	a DPW tree planting application.	de tea limite	sens coede	
	Submittals can be made to DPW's	T be on eidn	semise insome	
	offices at 1155 Market St or	lilmi modewa	reass utor	
	electronically at www.sfdpw.org ->	Van saatana	a idea	
	"Services A-Z" -> "Trees".	NOO says ada		
	After doing their analysis and			
	fieldwork, DPW will provide the			
	applicant with a signed referral			
,	form with their determination			
1		11111 60050		9
1.	I which choild then he aresided to			
	which should then be provided to	Q BUT TIEVOL	Ardo pagnino	
	Planning staff. Planning staff	Cowart the p resent and p	ligico batmib Ligico batmib	3
	Planning staff. Planning staff cannot approve the building permit	cowars the p rement and n strangent 'Pl	Ylao badub dupet sosin pei egacebra	
	Planning staff. Planning staff	lowers the present and new concepts of the present	umbed only i riace requi mdscape red dicace com	0 6 1

Page 6 of 17

ATTACHMENT B

Legalization of Dwelling Units Installed Without a Permit Checklist

The intent of this checklist is to provide a general guideline for the legalization of dwelling units installed without a permit. This checklist may not cover all code issues related to the legalization process.

Referenced Codes:

- 2013 San Francisco Building Code (SFBC)
- 2013 San Francisco Planning Code
- 2013 San Francisco Fire Code (SFFC)
- 2013 San Francisco Mechanical Code (SFMC)
- 2013 San Francisco Plumbing Code
- 2013 San Francisco Electrical Code (SFEC)
- 2013 San Francisco Energy Code
- 2013 California Historical Building Code (CHBC)
- * Code section referenced is SFBC unless noted otherwise.

	Code Requirements	Code Section	Estimated Cost for Compliance	Remark
1.	Applicable codes shall be 2013 SF Building Code(SFBC),2013 SF Mechanical Code (SFMC),2013 SF Electrical Code (SFEC),2013 SF Plumbing Code, 2013 SF Energy Code (SFEC) and 2013 SF Planning Code, 2013 SF Fire Code (SFFC) and 2013 California Historical Building Code (CHBC).		\$35,000 \$10,000 TBD	Electrical Gas Plumberg
2.	Rent Board Verification. Ordinance No. 43-14 states that the Planning Department must verify that certain no-fault evictions have not occurred within certain time frames. The applicant shall check whether or not they meet those criteria, If such an eviction has occurred within the limited timeframe, the legalization may not be processed, even if the unauthorized unit could otherwise meet the Building Code requirements. The Planning Department will verify that	as bolimitus elec upe bilis seucsi e telluli svilpitsjirir	sceived the mate vithout a permit". soussions on cet n meetings or Ad ived by D&I	DBI nes dinstalled Futher dispolication Date reco

MOITOUGORSES ACA CHAGNATO Page 4 of 17

Code	Structural Plans		Maria de la companio	Maria de la Maria del Maria de la Maria del Maria de la Maria dela Maria de la Maria dela
	Identification of code issues:		Estimated cost for compliance:	
10	· Aschitectoral Plans - REMOVE Raised Floor		\$ \$80,000	
code 1208.2	· Excavate to position,	Pluming under	slad (
[2000	· EXCAVATE TO REPLACE b	RICK Foundation	W,	
	with reinforced contrete		and the control of th	
	Lowering ground to Comp	. 1		Vidnebi A3-6A
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codelle		gerieutpie etu tui Spec olos abio sega	\$35,000	
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es. (, 120s.)	SEparate electrical condu)	o NE
	· Gras heater firenace for a	(\$10,000	Slimate
	· nemore wood post msi consider and mesersin	of Parking	\$ 30,000	6/0/AL 50
	new Gas meter	0	TBD	10 562,50
	· new Electrical meter	BVITARTSIVIMO	\$>\$ 3,000	A= \$19,50
	Total estimated cost for	:	\$ 10,000	1 42000
other	· special inspection of	EES Ramorallagins	\$ 10,000	1 8 /2000
	Downer also to provide evidence fro	om Water Departme	ent, telephone, gas or electric records	s, written \$ 300 +\$TB
	lease agreements, etc. snowing di	vening unit to be let	galized existed prior to Jan. 1, 2013;	
	Previously approved Permit Application		Original construction documents	Co_a.
	Previously approved Plan		Water Department bill	
	Certificate of Final Completion	AF EXISTED OUT	Telephone bill	SEC
	Written Lease Agreement	, 🔟	Gas or Electric records	
	gess or other code issues.	e demonstrate er	ttach floor plans for the enarc brillion	A E
1	the special property and the state of the st	ation of exerting built	Other	AE
,	GEVINOGA		nes and locations of edjacent streets	
	or engineer that outlines compliance		ssessmenticosis propared by incres	A '8
	8102 22 VLC - 1988 YC	Page 2 of 17	ALEMANDE (ME 10) 98000 18910 (1 (18)	·

MONDERSMI DWIGNUM ROLLING Technical Services Division
VILLAUD BAT STBEM MAJE BURT TECHNICAL SERVICES DIVISION SE

10/31/2017

Attn: Gloria Lopez

Private Appraisal 870 Market Street, Unit #1261 San Francisco, CA, 94102

File Number: 11000117

To whom it may concern,

In accordance with your request, I have appraised the real property at:

1041 Alabama Street San Francisco, CA 94110

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of

October 12, 2017

is:

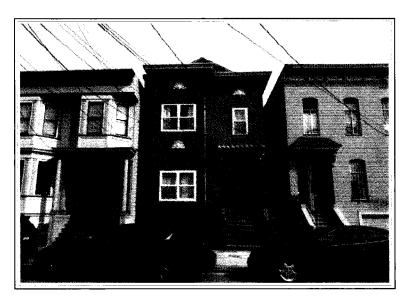
\$1,900,000 One Million Nine Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,

Max E. Mendoza Appraiser / Realtor

APPRAISAL OF



As a Duplex

LOCATED AT:

1041 Alabama Street San Francisco, CA 94110

CLIENT:

Private Appraisal 870 Market Street, Unit #1261 San Francisco, CA, 94102

AS OF:

October 12, 2017

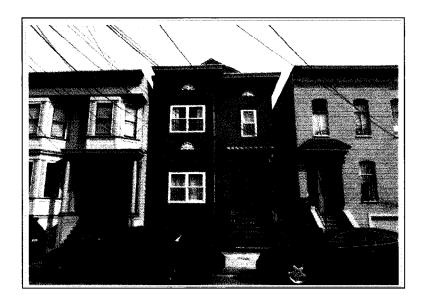
BY:

Max E. Mendoza Appraiser / Realtor
 Client:
 Private Appraisal
 File No.:
 I1000117

 Property Address:
 1041 Alabama Street
 Case No.:
 n/a

 City:
 San Francisco
 State:
 CA
 Zip:
 94110

Appraisal of Real Property



Letter of Transmittal
Title
Table of Contents
GPAR™ 2-4 Appraisal (2010)
Addendum
1004MC 2009
Subject Photos
Photos of Unit #1041
Photos of Unit #1041
Photos of Unit #1041
Photos of Unit #1041 & 1043
Photos of Unit #1043
Photos of Unit #1043
Photos of Unit #1043
Subject's Additional Photos
Subject Photo Page
Comparable Rentals 1,2,3 Photos
Comps 1,2,3 Photos
Comps 4,5,6 Photos
Sketch
Dimension List
Plat Map
Aerial Map
Location Map
Appraiser's License
Appraiser's E&O Insurance
Subject's Public Records #1
Subject's Public Records #2
Subject's Public Records #3
USPAP 2014
Appraiser Independence Certification 46

n/a File No. 11000117

The purpose of this appraisal rep	oort is to provid	de the client w	ith a credible opir	nion of the defined valu	n of the or bicet or	roports, airea the	internal car car of the		J	
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Additional Intended User(s) As	decided b	y client.							•	
										_
Intended Use To Determ	nine the	Fair Ma	rket Valu	e of the Sub	iect Prop	erty as a l	Duplex			
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Property Address 1041 Alab				Oty	San Francis	sco		ate CA	Zp 94110	
Owner of Public Record Gloria	a G. Lopez	<u> </u>					Cc	unty San	Francisco	
Legal Description Lot #27 B	3lock #414	19								
Assessor's Parcel # 4149-02	27			Tax	Year 2016-20	17	R	E Taxes \$	11,100.00	
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	-			e most	current, si	milar,	and p	proximat	e compar	able rental prop	erties to	the s	subject p	roperty. T	his analysis is inten	ded to	support th	e opinion d	f the
	ent for the subjec	ct prop					_	~ ~ ~	10.500			_			T. 100		00151		
	EATURE 1	<u>.</u> ∩⊿1		bama		101				NTAL NO. 1 Ness Ave.	28		XXMPAR 24th S		NTAL NO. 2	257			NTAL NO. 3 1 Ness Ave.
Address					94110	1									94110				94110
	to Subject							niles N					niles S				miles		.
	Vionthly Rent	\$8	,100)					CONTRACTOR OF THE PARTY OF THE	716				TACKS PARAL	2,850			PERSONAL PROPERTY.	3,645
	ss Blolg. Area	1	.77	_	sq. ft.				\$1.	.40 sq.	$\overline{}$			\$4	.66 sq. ft.			\$3.	94 sq. ft.
Pient Cor			Yes		No .	X			No.			Yes		Nb	P	XY		Nb	
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Unit#1		5	_	1.0		1		1	550	\$ Vacant	4	1	1	940	\$4,000	_	4 1		\$6,950
Unit#2	1043	5	2	1.0	1,427	2	1	1	550	\$654	4	1	1	940	\$4,000	-	3 1		\$6,995
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Rent Sci	hedule: The ap	praise	er mus	st recor	noile the ap	policab	le inc	dicated r	nonthly m	arket rents to pr	ovide ar	opir	nion of th	ne market	rent for each unit in	the su	bject prop	erty.	
	Kirmen Makky Jakobana da April	Leas	0.1161x1311x							Actual Re	read the referen				ka elige evily a kay silesken ekkinga elike eli eak	and the second	n Of Mari	THE RESERVE OF THE PERSON	
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Ųnit#	Begin E				End Date			Unfurnis		Furnished			Rents		Unfurnished	<u> </u>	Furnished		Rents
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<u> </u>	<u> </u>	TL	la c				-	-1 A	A Access of				0.40	0 -				-	44 500
9	nt on lease data ments were				l to the				Monthly I				8,10 1,52		Total Gross Monthly Other Monthly Incom		nizo\	\$ \$	11,500 1,523
	ser during t		•			n			Monthly I	e (itemize)			9,62		Other Monthly Incon Total Estimated Mor			\$	13,023
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3	nts on actual or e			nts and		_									units are cur				
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Samuel Control of the Party of	**********	Martin Company	-	jenei	rating \$	1,52	3 p	er mo	nth. Th	nis amount	is refl	ecte	ed in t	he "Otl	er Monthly In	com	e" on th	ne abov	e grid.
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and ar	e well supp	orte	u Dy	ше	compar	able	s U	seu Of	i uns fe	epurt.									
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n/a File No. I1000117

Address San Fran Proximity to Subject Sale Price \$ Sale Price/Gross Bldg. Area \$ Gross Monthly Plent \$	cisco, CA 6 0	Street 94110	San	3-117	5 Hamps cisco, C		San	7-116	9 York S cisco, C/	SALE NO. 2 Street A 94110		-117 Franc	PARABLES 5 Florida cisco, Ca	Stree	et
Address San Fran Proximity to Subject Sale Price \$ Sale Price/Gross Bldg, Area \$ Gross Monthly Plent \$	cisco, CA 6 0	94110	San	Fran	cisco, C	A 94110	San	Fran	cisco, C/		San F	Fran	cisco, C		
Proximity to Subject Sale Price Sale Price/Gross Bldg, Area \$ Gross Monthly Pent \$	0									A 94110				4 941	10
Sale Price \$ Sale Price/Gross Bldg. Area \$ Gross Monthly Plent \$			0.24	mile	SE		0.20) mile:	s SF		IN 15	mile	2 S F		
Sale Price/Gross Bldg. Area \$ Gross Monthly Rent \$					**************						0.10	111110	3 OL		
Gross Monthly Rent \$	0.00			**************	# 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$1,600,000				\$1,799,000				\$1,9	55,000
		sq.ft	\$73		sq.ft		\$65	0.40	sq.ft		\$602		sq.ft		
Gross Rent Multiplier (8,100		\$Ov	ner (Dccupd		\$Va	cant l	Units		\$3,03				
	0.00		0.00				0.00)			644.7	79			
Price Per Unit \$	0		\$80	0,000		The second secon	\$89	9,500			\$977	,500			
Price Per Room \$	0		\$17	7,778		make 13 kg they go and an angle of they are under the control of t	\$17	9,900			\$195	,500			1 100 y 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Price Per Bedroom \$	0		\$32	0,000				9,750			\$488				**************************************
Rent Control	X Yes) No	XY	×	Nb		XY	'es	□No		X Ye	3	□Nb		
Data Source(s) F	Realist.com	1	SFA	RML	S #4591	73 / DOM: 13	SFA	RML	S #4595	00 / DOM: 43	SFAF	RML	S #4508	93 / D	OM: 3
Verification Source(s)	nspection		Rea	list.co	m / Doc	#K500242	Rea	list.co	om / Doc	#K492573	Reali	st.cc	m / Doc	#K35	6317
VALUE ADJUSTMENTS	DESCRIP	TION	C	ESORI	JION _	+(-) Adjustment		DESCRI		+(-) Adjustment	DE	SCRI	PTION	+(-) A	djustmen
Sale or Financing			All C	ash (Offer	0	All C	Cash (Offer	0	Conv	entic	onal		
Concessions			Non	e Rep	orted		Non	e Rep	oorted		None	Rep	orted		
Date of Sale/Time			COE	:08/2	4/2017	0	COF	E:08/0	9/2017	0	COE	:11/1	0/2016		
Location F	Residentia	ıl St.	Res	denti	al St.		Res	identi	al St.		Resid	denti	al St		
Leasehold/Fee Simple F	Fee Simple	е	Fee	Simp	le		Fee	Simp	le		Fee S	Simp	le		
Site 2	2,600 Sq.F	t.	1,87	5 Sq.	Ft	0		00 Sq.			2,600) Sq.	Ft.		
View F	Res;Street		Res	Stree	t		Res	Stree	et		Res;	Stree	et		
Design (Style)	Traditional	l	Trac	litiona	al		Trac	ditiona	al		Tradi	tiona	al		
	Average		Ävei	age			Ave	rage			Avera	age			
Actual Age 1	117 Years		103	Year	3	0	111	Years	s	0	104 \	ears	3		
Condition /	Average		Sligl	nt Infe	erior	+50,000	Belo	ow Av	erage	+50,000	Avera	age			
Gross Building Area 2	2,927		2,18	0		+93,500	2,76	6		+20,000	3,244	1			-39,50
	Total Bolms.	Baths	Total	Batrons.	Baths		+	Bahms.	Baths	0	Total	Bdirms.	Baths		
Unit#1 1041	5 3	1.0	5	3	1.5	-10,000	5	2	1	See Above	6	2	2.5		-30,00
	5 2	1.0	4	2	1.5	-10,000	5	2	1	0	4	2	1.5		-10,00
Unit#3															
Unit#4															
Basement Description F	Full/815 S	q.Ft.	Finis	shd B	asmnt		Fini	shd B	asmnt		No B		nent	L	_
Basement Finished Rooms S	Studio Apa	artmnt	Stuc	io Ap	artmnt		F/B	/ Bon	us Rm	0	None	<u> </u>			+2,50
Functional Utility /	Average		Ave	age			Ave	rage			Avera	age			
Heating/Cooling F	Fau / no A	/C	Wall	/ no	A/C	+5,000	Fau	/ no /	A/C		Fau /	no /	<u> 4/C</u>		
Energy Efficient Items 1	No Solar F	leater	No S	Solar	Heater		No S	Solar	Heater		No S	olar	Heater		
Parking On/Off Site 2	2 Car Gara	age	3 Ca	ır Ga	rage	-50,000	2 C	ar Ga	rage		2 Cai	r Ga	rage	L	
Porch/Patio/Deck (Open c/c l	⊃atio	Ope	n c/c	Patio		Оре	en c/c	Patio		Patio	/ De	ecks		
Kitchens 2	2 Remd. K	(itchns	1 Up	date	d Kit.	+30,000	Date	ed Kit	chens	+40,000	2 Rei	md. i	Kitchns		
	1 Updated		1 Up	date	d Bath		Date	ed Ba	ths	+5,000	4 Rei	mod	Baths		+35,00
Listing Price r	n/a		LP:	\$1,60	0,000	0	LP:	\$1,79	9,000	0	LP: \$	1,99	5,000		
Net Adjustment (Total)			۸]+		\$ 108,500	()	₹]+	-	\$ 115,000		+	X -	\$	42,00
Adjusted Sale Price			Net A	1	6.8 %		Net A	d	6.4 %		Net Adj		-2.1 %		
of Comparables			Gross	Adj.	15.5 %	\$ 1,708,500	Gross	Adj.	6.4 %	\$ 1,914,000	Gross/	4dj.	6.0 %	\$ 1,	913,00
Adj. Price Per Unit (Adj. SP.C	Comp / # of Comp	Units)	\$85	4,250	1	The state of the s	\$95	7,000)		\$956	,500			
Adj. Price Per Room ((Adj. SP)	Comp/#ofComp	Rooms)	\$18	9,833			\$19	1,400)		\$191	,300			
Adj. Price Per Bohm. (Adj. SP.C	Comp/#ofComp	Bedrooms)	\$34	1,700			\$47	8,500)		\$478	,250			
												-			
INCOME APPROACH TO VA Estimated Monthly Market Rer Summary of Income Approach	nt\$ 8,10	00.00 pport for m				235.00 =\$ ease see attac				od Value by Income / comments on			n.		
Indicated Value by: Sales C Please see the attach	ned adden	dum fo	r com	men	s on this				1,902,50	00 Income Ap					03,500



n/a File No. 11000117

1041 Alaba Francisco, \$ 0								<u>-</u>	ty A	<u> </u>					
rancisco, \$ 0		SUBJE					SALE NO. 4	\Box			SALE NO. 5				SALE NO. 6
\$ 0								1			Ness Ave.				Street
	CISCO	s, CA	94110				4 94110	_		cisco, CA	4 94110				A 94110
		AVCCEAN MERCULA		0.18	mile	s NW	-0.440.000	0.32	miles	NV	-0.005.000	0.34 r	miles	NE	4 050 00
: Area \$ U.UU				A 044	11111111111111111111111111111111111111		\$2,148,000	• 02		4	\$2,285,000	0010	EO		\$ 1,850,00
			sq. π	\$910	00+/	sq. ft		\$935		sq.ft		\$818.		sq.ft	
\$ 8,100 0.00				376.		_		0.00	th Ow	riei	And the second s	\$ Vaca 0.00	anive	wriei	
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X Yes		~ [No	X Y		, No		X Ye		□Nb	7	X Yes		No	
Realis			**************************************				04/DOM: 41				69 / DOM: 25				96 / DOM: 1
Inspec	\$100 PHILIPPINE	ALCO DE LA CONTRACTOR D	Sarar States Indianal St.	, 			#439638				#K476606				ding Sale
		SCRIP		_		PTION	+(-) Adjustment		ESCRI		+(-) Adjustment		SCRIP		+(-) Adjustme
0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				_	venti		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	ventic		(/	Pendi			
The state of the s				Non	e Re	ported		Non	e Rer	orted		None			
# 4 UP # # # P P P P P P P P P P P P P P P				COE	:04/2	26/2017	0	COE	.07/1	7/2017		PD: 0	9/19/	/2017	
Reside	Resid	dentia	al St.	Resi	denti	ial St.		Feer	der St	reet	+25,000	Resid	lentia	ıł St.	
e Fee S					Simp			_	Simp			Fee S			
2,600	2,600	0 Sq.I	Ft.		5 Sq		+35,000	3,53	7 Sq.	Ft.	-25,000	2,500	Sq.F	₹t.	
Res;S					Stree				Stree			Res;S	•		
Traditi	Tradi	itiona	ıl	Edw	ardia	in	0	Edw	ardia	n	0	Edwa	rdian		
n Avera	Avera	age		Goo	d		-100,000	Abo	ve Av	егаде	-75,000	Avera	ige		
117 Y	117 Y	Years	3		'ears			117				132 Y	ears		
Avera	Avera	age		Goo	d (Re	emod.)	-250,000			erage	-150,000				
2,927	2,927	7		2,36	0		+71,000	-	2		+60,500	2,260)		+83,5
	_	Batrms.	Baths	Total	Bolms.	Baths	-30,000	Total	Balms.	Baths			Batrms.	Baths	
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n/a File No. I1000117

FEATURE		SUBJE	€CT		_00V	PARABLE	SALENO.7	L	001	VPAF	WBLE S	SALE NO. 8		∞	MPARABLE	SALE NO. 9
			a Street													
Address San Fra	ncisc	o, CA	94110	<u> </u>				ļ								
Proximity to Subject			11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						17 MATERIA		Sun Standard			****		
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Rent Control	XY		No	<u> </u>	es	∐ No_		<u> </u>	es		No		<u></u>	es	U No	
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VALUE ADJUSTMENTS	D	ESCRIF	JION .		DESCRI	PTION	+(-) Adjustment		DESCRI	IPTIC	JN	+(-) Adjustment		DESCF	IPTION	+(-) Adjustment
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Date of Sale/Time																-
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Quality of Construction	Aver			-				+								-
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File No. 11000117

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and coinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radion gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or recairs will be competently performed.
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
- 11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1025/Freddie Mac 72 form, also known as the Small Residential Income Property Appraisal Report (2-4 Family).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions



File No. 11000117

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

involved.	
 The appraiser has no bias with respect to the property that is the subject of this report or to t 	he parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or repo	orting predetermined results.
The appraiser's compensation for completing this assignment is not contingent upon the de- the client, the amount of the value opinion, the attainment of a stipulated result, or the occurren	
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has be	en prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is	s the subject of this report.
Unless noted below, no one provided significant real property appraisal assistance to the ap	praiser signing this certification. Significant real property appraisal assistance provided by:
Additional Certifications:	
Definition of Value: Market Value Other Value:	
Source of Definition: From Freddie Mac The most probable price which a property should bring in a compe	etitive and onen market under all conditions requisite to a fair sale
the buyer and seller, each acting prudently and assuming the price	·
consummation of a sale as of a specified date and the passing of	
seller are typically motivated; (2) both parties are well informed or own best interest; (3) a reasonable time is allowed for exposure in	
dollars or in terms of financial arrangements comparable thereto;	
property sold unaffected by special or creative financing or sales c	and (5) the price represents the normal consideration for the
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	oncessions* granted by anyone associated with the sale.
Adjustments to the comparables must be made for special or crea	oncessions granted by anyone associated with the sale.
Adjustments to the comparables must be made for special or creat necessary for those costs which are normally paid by sellers as a identifiable since the seller pays these costs in virtually all sales tra	oncessions granted by anyone associated with the sale. ative financing or sales concessions. No adjustments are result of traditional or law in a market area; these costs are readily ansactions. Special or creative financing adjustments can be made
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Client: Private Appraisal	File N	o.: I1000117	
Property Address: 1041 Alabama Street	Case	No.: n/a	
City: San Francisco	State: CA	Zip: 94110	

NEIGHBORHOOD BOUNDARIES:

Subject is located in The Mission District. The neighborhood boundaries are as follows: Highway 101 to the North, Cesar Chavez Street to the South, Highway 101 again to the East, and Valencis Street to the West.

The Mission District is located in east-central San Francisco. It is bordered to the East by U.S. Route 101, which forms the boundary between the eastern portion of the district, known as "Inner Mission", and its eastern neighbor, Potrero Hill. Sanchez Street separates the neighborhood from Eureka Valley (containing the sub-district known as "the Castro") to the north west and Noe Valley to the south west. The part of the neighborhood from Valencia Street to Sanchez Street, north of 20th Street, is known as the "Mission Dolores" neighborhood. South of 20th Street towards 22nd Street, and between Valencia and Dolores Streets is a distinct neighborhood known as Liberty Hill. Cesar Chavez Street (formerly Army Street) is the southern border; across Cesar Chavez Street is the Bernal Heights neighborhood. North of the Mission District is the South of Market neighborhood, bordered roughly by Duboce Avenue and the elevated highway of the Central Freeway which runs above 13th Street.

NEIGHBORHOOD DESCRIPTION:

The subject is located in a mixed residential neighborhood better known as The Mission District. Properties in the area consists an array of different style of properties, most of which are of traditional & contemporary designs. Most of the properties in the area are typically average to well maintained. The Mission includes four recognized sub-districts. The northeastern quadrant, adjacent to Potrero Hill is known as a center for high tech startup businesses including some chic bars and restaurants. The northwest quadrant along Dolores Street is famous for Victorian mansions and the popular Dolores Park at 18th Street. Two main commercial zones, known as the Valencia corridor (Valencia St, from about 15th to 22nd) and the 24th Street corridor known as Calle 24 in the south central part of the Mission District are both very popular destinations for their restaurants, bars, galleries and street life. The neighborhood also has the largest concentration of murals in the city adorning buildings, fences, and walls throughout the district. The Mission also has one of the warmer and sunnier weather than most parts of the city. All major necessities such as schools, parks, shopping areas, public transportion and employment centers are well within minutes of the subject. However, most are within walking distance from the site.

NEIGHBORHOOD MARKET CONDITIONS:

Property values in the subject's neighborhood are currently stabilizing at the present time. However, most of the 2-4 units sold in the area are still selling close to their asking prices or higher. The marketing time for the neighborhood is approximately 1-3 months when priced realistically. This information was obtained for the local MLS board (SFARMLS).

The subject's market area favor standard conventional and government financing. The area does not appear to have a prevalence on loan discounts, interest buydowns or other sales concessions that would impact a property's marketability.

SITE COMMENTS:

A preliminary title report was not provided for review and should be reviewed for conditions that may have an adverse influence on the subject's value. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised of the title to it. The appraiser assumes that the title is good and marketable and therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

The subject is located on a quiet residential street. There were no apparent adverse easements, encroachments, or special assessments noted during the time of inspection.

The zoning information was derived from National Data Collective (NDC), Realist.com or the San Francisco Recording Department.

The city of San Francisco does not participate in the FEMA emergency flood map program.

The streets are fully improved with curbs, gutters and sidewalks.

ANALYSIS OF RENTAL DATA:

The three rental comparables chosen above are considered to be the best available indicators of similar residential income generating properties in the subject's market area at the present time. The comparable rents are typical for the area and reflect low to upper end range rents for the subject property.

There is currently rent control in the city of San Francisco at the present time. The annual allowable increase amount effective March 1, 2017 through February 28, 2018 is 2.2 %. The annual allowable increase amount effective March 1, 2016 through February 28, 2017 was 1.6 %. There is no limit on the amount of rent a landlord may first charge the tenant when renting a vacant unit.

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There are no rental concessions noted in order to attract tenants in the subject's neighborhood.

Most of the units in the neighborhood are rented on a yearly basis and becomes month to month after the first year.

Most of the tenants in the neighborhood typically pays for gas and electric. While the water and garbage is paid by the owner of the property.

Most of the units are rented vacant and unfurnished.

Rental Comparable #1 This is a smaller fourplex located in the subject's immediate market neighborhood. This property is located on a much busier feeder street than the subject's street. The vacant unit was updated with a remodeled kitchen & bath, refinished hardwood floors and new interior paint. This property is also subject to rent control as the subject. Per MLS: Fully detached Victorian 4 units on oversized lot. Located in heart of Mission District, short walking distance to Valencia Street, 24th Street, BART, shops and restaurants. 4-3 room apts (3 rented, 1 vacant), full basement w/sprinkler system, includes an office, bath (w/unfinished shower), 2nd toilet, parking for 1-2 vehicles, lots of storage space. A separate structure at rear of property, divided into 3 spaces (middle space has washer/dryer hookup in place). Space on right side of building may be used by small vehicle as driveway to rear of property. Vacant apt recently remodeled kitchen, bath, newly painted, refinished hardwood floors. Other improvements includes electrical panels, double pane windows.

Rental Comparable #2 This is a smaller size triplex with superior overall condition of its units. The lower unit is a commercial space currently being used as Mexican tamale parlor. The upper units are two one bedroom units currently rented at the upper end of the market, since both have been completely remodeled throughout. This property lacks a parking facility. Per MLS: Income Opportunity on 24th! Remodeled residential units which will be delivered vacant. Commercial space on ground floor. Two spacious 1BR/1BA Units + improved commercial space in great San Francisco restaurant location. Located mid-block on tree lined 24th Street in the heart of the Inner Mission food corridor. Property offers easy 101/280 and downtown access while having the active and vibrant international food at your front door.

Rental Comparable #3 This is a larger size triplex in overall better condition than the subject's units. This property is located on a much busier feeder street than the subject. It lacks an enclosed parking facility. Per MLS: 257-61 South Van Ness Avenue is a Mixed-Use Building located in the Inner Mission District of San Francisco. This property is comprised of 1-Three Bedroom Unit, 1-Four Bedroom Unit and 1-Commercial Unit with a full basement. There is a large patio and yard in the rear. This property is surrounded by many hip restaurants, bars and shops. It's close proximity to all of the start-ups and tech companies on Market St and in SOMA make it an incredibly convenient place for many renters, especially considering the easy access to public transportation.

COMMENTS ON SALES COMPARISON:

The comparable selection and valuation analysis is governed by the principle of substitution: a buyer will not pay more for one property than another that is equally desirable. When determinable, adjustments for significant differences in improvements were derived by matched paired analysis or the abstraction method. When not possible or practical, bracketing and/or the appraiser's knowledge and experience of the market area was utilized in determining the appropriate adjustments for differences. The appraiser searched for all available information utilizing the county records, multiple listing board, national data collective (ndcdata.com), realist.com, and previous appraisal reports completed within the subject's market neighborhood. These sources combined with conversations with real estate professionals from the area were considered. The comparables utilized in this report were determined to be the best available at the time of inspection.

My comparable search and results were based by utilizing the county records, multiple listing board, national data collective (ndcdata.com), realist.com, and previous appraisal reports completed within the subject's market neighborhood. The comparables utilized in this report were determined to be the best available at the time of inspection and were utilized for their similar square footage, age, condition, amenities, and close proximity to the subject property. Due to limited larger duplexes in the subject's inmediate market neighborhood, the appraiser was forced to expand the search up to a year's time. The comparables choosen were based on a mile radius to the subject, within 20% of the subject's GLA and located only in the Mission neighborhood. Based on these criteria, the appraiser was able to locate 11 closed sales and 4 competing listings in the area.

Variance in gross living area is adjusted at \$125.00 per square foot at a difference of one hundred square feet or more and rounded to the nearest five hundred.

Site value is based on an abstraction method of recent sales of developed properties that are similar in site size and utility of land within the subject's market area. Land to improvement ratio is considered to be typical for similar quality homes in the area.

adjustments for site value are based on market reaction within the subject's neighborhood of typical lot sizes and conformity to other properties in the area. The market reaction to the amount of excess land between the subject and the comparables are considered to be buyers preference for this segment of the real estate market. Therefore, after further evaluation, adjustment for site size was deemed necessary at this time.

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Variance in lot size was adjusted at a conservative rate of \$25.00 per square foot at a difference of one thousand square feet and larger and rounded to the nearest five hundred or thousand, whichever was closer.

Comparable #1 This is a smaller size duplex adjusted for its inferior overall condition of its improvements, since it has has more differed maintenance items than the subject. It was further adjusted for its smaller gross living area, additional half bath counts, additional enclosed parking spaces, and inferior one updated bath.

<u>Comments on the MLS:</u> Duplex in the Heart of the Mission! Two (2) flats, with three (3) car tandem parking + bonus room in basement. Property located in the hottest Inner Mission neighborhood. Units consist of 4-5 rooms with eat-in kitchens and 1.5 baths. Entire building to be delivered vacant! No history of Ellis or OMI. Ideal property for an investor or owner-user.

Comparable #2 This is also a smaller duplex adjusted for its inferior overall condition of its improvements, since it has more differred maintennance items than the subject, smaller gross living area, and inferior dated kitchens & baths.

<u>Comments on the MLS:</u> Inner Mission duplex. High ceilings and period details. The top unit has two bedrooms and one bathroom, the dining room is being used as a 3rd bedroom/den. The lower unit has a formal entry, two bedrooms and one bathroom, the dining room has also been used as a 3rd bedroom. Each unit has a formal living room with a fireplace and a large eat-in kitchen with a separate laundry area/room. The first level consist of a garage and an unwarranted bathroom and bonus/storage rooms.

Comparable #3 This is a larger size duplex adjusted for its superior gross living area, additional bathroom counts, lack of a finished basement, and superior remodeled baths.

Comments on the MLS: Prime Inner Mission 2 unit building with amazing owner's unit: approx 2,084 sqft, newly remodeled 2 level 2 bd, 2.5 ba, w/open floor plan, chef's kitchen w/ walk-in pantry, separate family room w/ wet bar, office, huge master suite, deck, garden, hot tub, outdoor shower, w/d & 2 car pkg. Upper flat: 2 bd/1.5 ba, approx 1,160 sqft flat nicely renovated in 2005, deck, w/d, tenant occupied (not protected) paying \$3,032 p/month

Comparable #4 This is a smaller duplex located on the same street as the subject. It was adjusted for its smaller lot size, better quality of construction, since it has much higher end finishes than the subjejct, better overall condition of its improvements, since the building has been completely stripped to the studs and remodeled, smaller gross living area, additional bedroom & bathroom count, fewer enclosed parking space, and superior remodeled bathrooms.

Comments on the MLS: 2 lovely Edwardian units! A super deal for an owner occupier looking for a house-like space with rental income. The 2-level upper unit feels like a house, has many original details, great light, hardwood floors and will be delivered vacant at COE! The first floor of the upper unit features a double parlor, an office, large hall split bath, FDR, kitchen w/pantry sun porch/laundry and small deck looking west. The top floor of the upper unit has 3 sunny BRs w/walk-in closets and 2 BAs. The lower unit has a LR, FDR, BR, kitchen and sun porch/laundry. Garage is vacant, parks 2 cars and has lots of storage space. The backyard is large and sunny. Transit, freeway access and shopping along hip 24th Street are a few blocks away

Comparable #5 This is a smaller size duplex adjusted for its larger lot size, better quality of construction, since it has higher end finishes than the subject, better overall condition of its improvements, since it has been better maintained & updated the subject, smaller gross living area, additional bathroom count, fewer remodeled kitchen and superior 1 remodeled bath.

Comments from the MLS: Italianate Victorian - A One of a Kind Elegant Victorian Home along Millionaires's Row on South Van Ness Avenue in the Sunny Mission sited on a large lot between Limon Restaurant and Urban Putt Restaurant. This Grand Dame has a large foot print and huge backyard. Restrained and quite livable. Make your own improvements and make an IMPRESSION. You could even have your own 'Foreign Cinema' in your backyard, showing films on a clean concrete wall, while drinking Margaritas in the Sunny Mission! Large 2 Car Garage with tall ceilings, 1 Br 1 Ba Au Pair, Out Building Storage Rooms and Decks!

Comparable #6 This is a pending sale used to reflect the current market condition for similar and competing properties in the neighborhood. It was also used to further support the subject's final estimated market value. It was adjusted for its smaller gross living area, lack of a finished basement, inferior 1 upgraded kitchenm, and for its dated baths. This property was sold \$355,000 above its list price.

Comments from the MLS: Tremendous opportunity 2-unit building in a prime Mission location, to be delivered totally vacant and with no prior evictions. Victorian building offers full floor flats with high ceilings, a large unfinished attic & huge garage & storage areas with expansion potential + garden. This is a great opportunity for either a contractor/builder to renovate and expand or for an end user to give it a facelift and make it their new home. Building could be a candidate for fast track condo conversion. Excellent location in the heart of the trendy Mission w/ 97 Walk Score, steps to destination establishments, Tartine Manufactory, Heath Ceramics, Universal Cafe and a plethora of dining and shopping options, bike paths, and access to area freeways

The appraiser has not performed any prior services, appraisal, or valuation assignments relating to the subject

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property within the past (3) three years as an appraiser, or in any other capacity.

The subject's kitchen appliances were operational during the time of inspection.

The subject property has a wide range of values, due to varying conditions, total improvements, location, and the overall motivation factors of the sellers in the area.

More weight was given to comparable sale #2 and #3, since they had the fewest gross adjustments.

COMMENTS ON INCOME APPROACH:

The gross rent multiplier (GRM) was derived from the sales analysis in the rental comparable section, and the gross rent multiplier utilized on this report is considered adequate for the area based on the subject's overall condition of its improvements. The actual gross monthly rent was utilized on this report, since the subject's are subject to rent control.

FINAL RECONCILIATION:

Most emphasis was given to the sales comparison approach, as it best reflect the actions of the informed buyers and sellers in the subject's market area. Lesser weight was given to the cost approach due to varying construction cost/depreciation levels and the lack of vacant land sales in the area to extract value from. Lesser weight was also given to the income approach, due to unreliable rental data and most could off-skew the GRM due to long tenancy and the effects of rent control here in San Francisco.

COMMENTS ON INCOME APPROACH:

The gross rent multiplier (GRM) was derived from the sales analysis in the rental comparable section, and the gross rent multiplier utilized on this report is considered adequate for the area based on the subject's overall condition of its improvements. The actual gross monthly rent was utilized on this report, since the subject's are subject to rent control.

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Most emphasis was given to the sales comparison approach, as it best reflect the actions of the informed buyers and sellers in the subject's market area. Lesser weight was given to the cost approach due to varying construction cost/depreciation levels and the lack of vacant land sales in the area to extract value from. Lesser weight was also given to the income approach, due to unreliable rental data and most could off-skew the GRM due to long tenancy.

CONDITIONS OF APPRAISAL:

No financing adjustments were required as all sales are conventional or equivalent financing with terms typical of prevailing conventional market with no reported buydowns or other financing concessions considered to have an adverse effect on market value.

All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal without the exception of the original signing appraiser(s).

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The purpose of this appraisal is to determine the Fair Market Value of the subject property. The property rights appraised are the fee simple interest in the site and improvements.

The value conclusions stated herein are "as is", but subject to revisions if new information is made available from inspections, disclosure statements, inaccurate real estate information, other data received, reviewed, and/or submitted by any person or entity that will materially affect the condition of the property and/or conclusion of value.

This appraisal report was prepared in the "electronic data interchange" (EDI) format. The report can be transported electronically by edi or pdf procedures. The signatures that are ascribed on the appropriate pages of this report requiring a signature are compliant with federal and state laws and are a true representation of the appraisers signature who conducted this report. Furthermore, uspap and the appraisal standards board states that electronically affixing a signature to a report has the same level of authenticity and responsibility as an ink signature on a paper appraisal report. The signatures in this report have a security feature maintained by individual passwords. The ascribed appraiser maintains that, to the best of his knowledge, no person can alter the appraisal with the exception of himself.

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The appraiser is not an expert in the field of building inspection, wood infestation or engineering. An expert in the field of engineering and/or seismic hazard detection should be consulted if an analysis of seismic safety and seismic structural safety is desired. The appraisal should not be relied upon as to whether seismic problem exists, or does not actually exist. Except as specifically indicated in this appraisal, no reports, disclosure statements, certified hazard zone report, studies and/or surveys were presented and/or reviewed by this appraiser that would negatively impact the property other than those mentioned specifically in the body of the report.

Additionally, the existence of hazardous substances and/or materials without limitation that may be present on the property. The appraiser does not possess the expertise to test or identify hazardous substances or environmental conditions that may affect the value of the property. The indicated value is predicated on the assumption that no such condition exists on the property or in such proximity to cause a loss in value. No responsibility is assumed. The client is urged to retain experts in the appropriate fields to consult in regard to hazardous substances or materials.

Complete Visual Inspection Does Not Include: When applicable, the inspection of the attic or crawlspace (beyond head or shoulder), activation and testing of mechanical systems, including, but not limited to, private well & septic systems, furnace, air conditioning systems, garage door operation, built-in appliances, plumbing, electrical system or fireplace where applicable. Complete visual inspection does not include moving personal property to inspect various items, checking for code compliance or checking windows or doors for functional use. This appraisal report is intended value purposes only and is limited to what this appraiser can view from grade level and is not to be used as a home inspection. This appraiser is not a home inspector, contractor, termite inspector, environmental inspector or structural engineer and therefore is not an expert in foundation walls, exterior walls, gutters and downspouts, termites, mold or mechanical systems and can only comment on items that are readily observable at the time of observing the property. This appraisal report is not a home inspection, this appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions, environmental problems and/or defects in the property.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal. The attached report contains the description, analysis, and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

The appraiser has prepared this appraisal in full compliance with the home valuation code of conduct and has not performed, participated in, or been associated with any activity in violation of the code.

The appraiser certifies that the client/lender, the AMC or the borrower noted on this appraisal report did not improperly influence or attempt to improperly influence the outcome of this appraisal by doing any of the things prohibited by Section 1(B) of the Appraiser Independence Requirements, effective 10/15/2010.

The appraiser has no current or prospective interest in the subject property or the parties involved: and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity.

Appraisal Express & Investments

Market Conditions Addendum to the Appraisal Report File No. 11000117

n/a

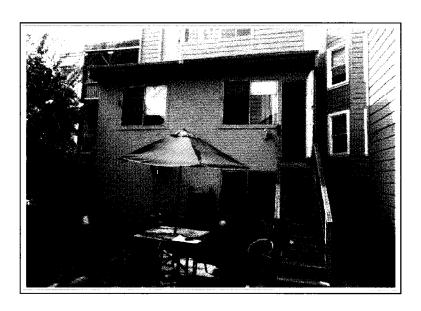
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	The purpose of this addendum is to provide the lender/dient with	a dear and accurate	understanding of the	market trends and cor	nditions pr	evalent in th	esut	oject neighborho	od. This is a	required
	addendum for all appraisal reports with an effective date on or after April 1, 2009.									
	Property Address 1041 Alabama Street Oity San Francisco State CA Zip Code 94110									
	Borrower Gloria Lopez									
	<u> </u>									
	Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and									
	overall market conditions as reported in the Neighborhood section	overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraisar must fill in all the information to the extent it is available and reliable and must provide								
	analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to									
	provide data for the shaded areas below; if it is available, however	r, the appraiser must	include the data in the	analysis. If data sour	ces provid	le the require	ed info	ormation as an a	verage inste	ad of the
	median, the appraiser should report the available figure and identi	ify it as an average. Sa	ales and listings must l	oe properties that com	pete with t	the subject p	roper	rty, determined b	y applying th	ne criteria
	that would be used by a prospective buyer of the subject proper	tv. The appraiser mus	st explain any anomal	ies in the data. such a	as season	al markets. r	new o	construction, for	edosures, et	tc.
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È	Are foredosure sales (REO sales) a factor in the market?	Yes X No If	yes, explain (including	the trends in listings a	and sales	of foreclosed	prop	perties).		
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	Otte data sources for above information. The statistical d	ata provided or	ı this analysis w	ere extracted for	rom the	local mu	ultip	ole listing bo	ard	
	(SFARMLS).									
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SUBJECT PROPERTY PHOTO ADDENDUM

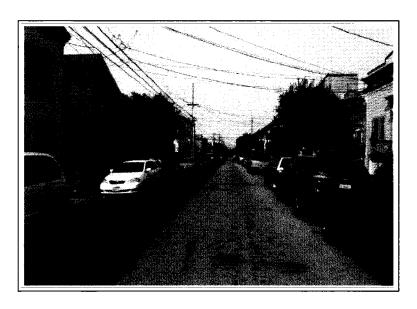
Client: Private Appraisal	File No	D.: I1000117	
Property Address: 1041 Alabama Street	Case No.: n/a		
City: San Francisco	State: CA	Zip: 94110	



FRONT VIEW OF SUBJECT PROPERTY



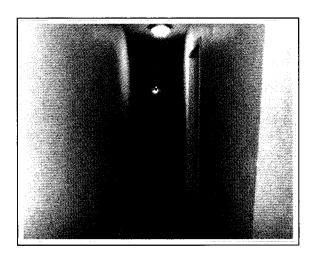
REAR VIEW OF SUBJECT PROPERTY



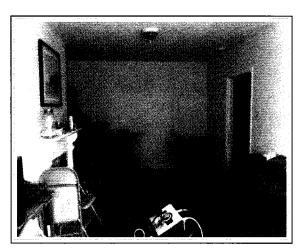
STREET SCENE

PHOTOS OF UNIT # 1041

Client: Private Appraisal	File No.: I1000117	
Property Address: 1041 Alabama Street	Case No.: n/a	
Otty: San Francisco	State: CA Zip: 94110	



View of Entry Door



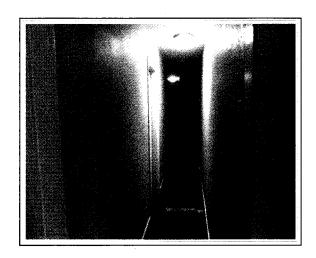
View of Living Room With Deocrative Fireplace



Additional View of the Living Room



Additional View of the Living Room



View of the Hallway from the Kitchen to the Front Entry Door



View of Bedroom #1

PROTOS OF UNIT#1041

Client: Private Appraisal	File	No.: I1000117
Property Address: 1041 Alabama Street	Cas	⊖ N o.: n/a
City: San Francisco	State: CA	Zip: 94110



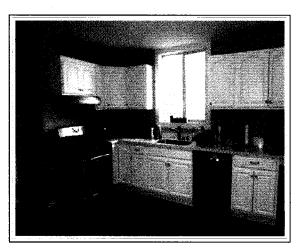
Additional View of Bedroom #1



View of Bedroom #2



Additional View of Bedroom #2



View of Remodeled Kitchen



Additional View of Remodeled Kitchen



Additional View of Kitchen and Dining Area

Photos of Unit #1041

Client: Private Appraisal	-	File No.: 11000117	
Property Address: 1041 Alabama Street		Case No.: n/a	
City: San Francisco	State: CA	Zip: 94110	



Additional View of Dining Area

View of Bedroom #3

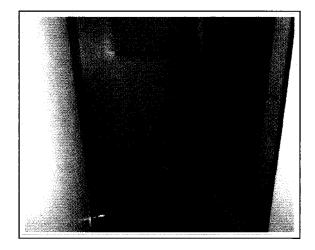




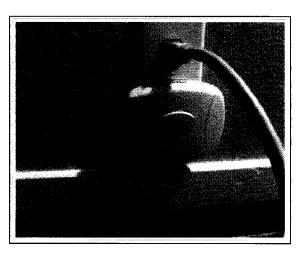
Additional View of Bedroom #3



View of Full Bathroom



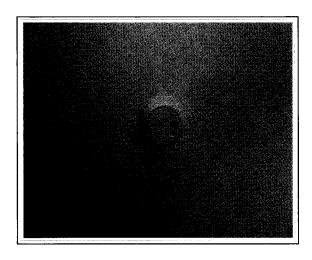
Additional View of Full Bathroom



View of CO2 Detector

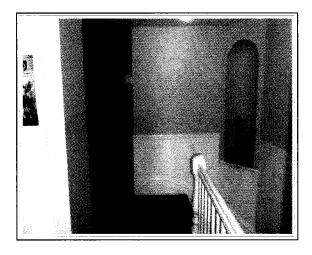
PHOTOS OF UNIT # 1041 & 1043

Client: Private Appraisal	File No.: 11000117	
Property Address: 1041 Alabama Street	Case No.: n/a	
City: San Francisco	State: CA Zip: 94110	



View of Smoke Detector

Stairway to Unit #1043







View of the Living Room with Decorative Fireplace



Additional View of the Living Room



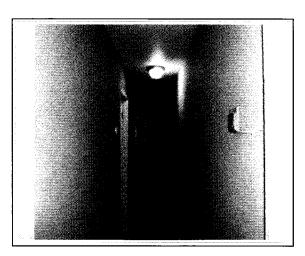
Additional View of the Living Room

PROTOS OF UNIT # 1043

Client: Private Appraisal	File No.: 11000117	
Property Address: 1041 Alabama Street	Case No.: n/a	
Oity: San Francisco	State: CA Zip: 94110	



View of Fainting Room or Office Currently Being Used as a Bedroom



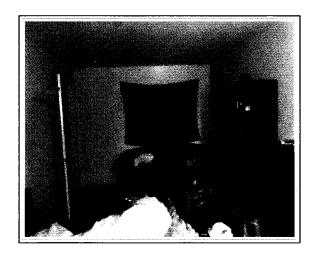
View of the Hallway



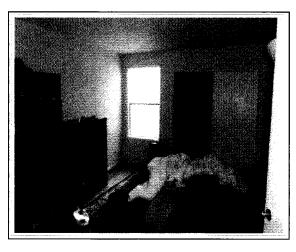
View of Bedroom #1



Additional View of Bedroom #1



View of Bedroom #2



Additional View of Bedroom #2

PROTOS OF OUR # 1043

Client: Private Appraisal	File No.: 11000117		
Property Address: 1041 Alabama Street	Case No.: n/a		
Ottv: San Francisco	State: CA Zip: 94110		



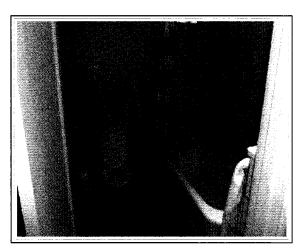
View of Remodeled Kitchen



Additional View of Remodeled Kitchen and Dining Area



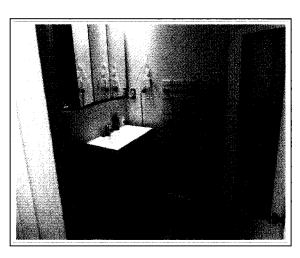
Additional View of the Kitchen & Dining Area



View of Full Bathroom



Additional View of the Full Bathroom



Additional View of the Full Bathroom

PHOTOS OF UNIT # 1043

Client: Private Appraisal	File No.: 11000117	
Property Address: 1041 Alabama Street	Case N	lo.: n/a
Otv: San Francisco	State: CA Zip: 94110	



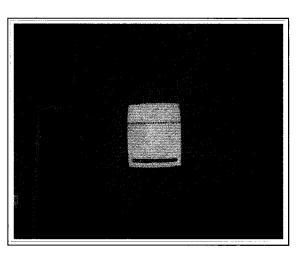
View of the Enclosed Porch



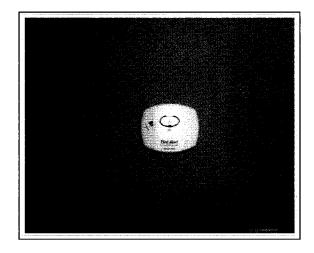
View of the Laundry Area in the Enclosed Porch



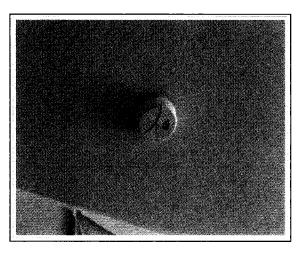
View of the Central Heating System and Double Strapped Water Heater



View of CO2 Detector



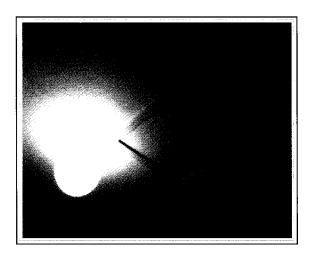
Additional View of CO2 Detector



View of Smoke Detector

Subject's Additional Photos

Client: Private Appraisal	File No	i: I1000117	
Property Address: 1041 Alabama Street	Case N	Case No.: n/a	
Citv: San Francisco	State: CA	Zip: 94110	



Scuttle in Unit #1043

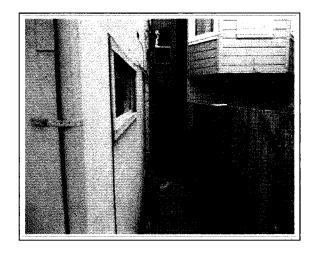
View of Front Entry to the Subject's Unit



Side View of the Subject



Separate Entry To Finished Basement



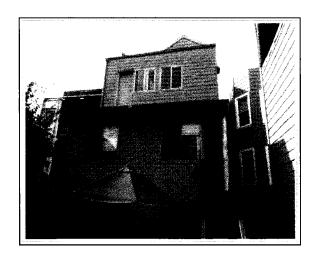
View of Rear Entry Door to the Garage Area



Additional Rear View of the Subject

Бирјест Рпото Раде

Client: Private Appraisal	File	File No. 14000447	
Property Address: 1041 Alabama Street	Cas	e No∴n/a	
City: San Francisco	State: CA	Zip: 94110	

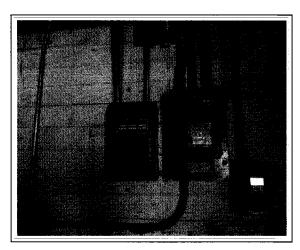


Additional Rear View of the Subject

Interior View of the Garage



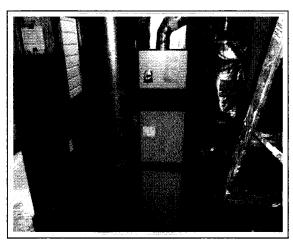
Additional Interior View of the Garage



View of Subject's Circuit Breakers



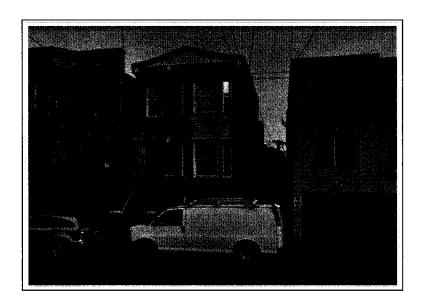
Subject's Heating System for Finished Basement



Central Heating System for Unit #1041

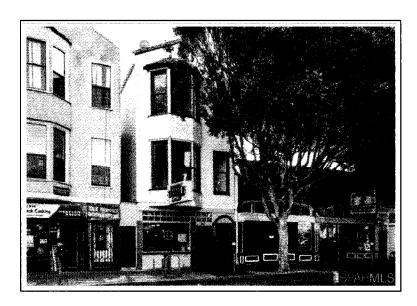
COMPARABLE RENTALS PHOTO ADDENDUM

Olient: Private Appraisal	File No.:	File No.: 11000117	
Property Address: 1041 Alabama Street		Case No II/a	
City: San Francisco	State: CA	State: CA Zip: 94110	



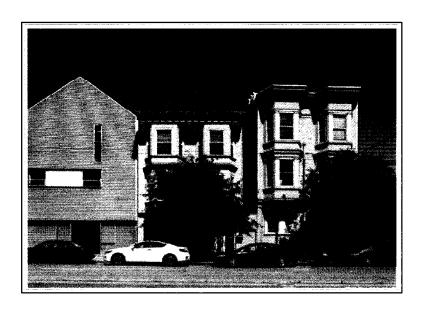
COMPARABLE RENTAL #1

1019-1023 S. Van Ness Ave. San Francisco, CA 94110



COMPARABLE RENTAL #2

2817 24th Street San Francisco, CA 94110



COMPARABLE RENTAL #3

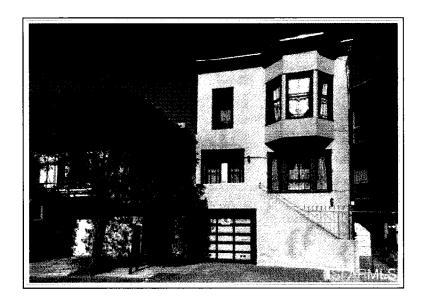
257-261 South Van Ness Ave. San Francisco, CA 94110

COMPARABLE PROPERTY PHOTO ADDENDUM

 Client:
 Private Appraisal
 File No.:
 I1000117

 Property Address:
 1041 Alabama Street
 Case No.:
 n/a

 City:
 San Francisco
 State:
 CA
 Zip:
 94110



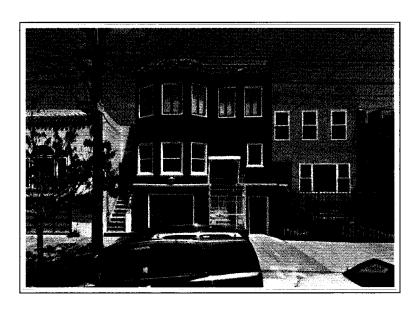
COMPARABLE SALE #1

1183-1175 Hampshire Street San Francisco, CA 94110



COMPARABLE SALE #2

1167-1169 York Street San Francisco, CA 94110

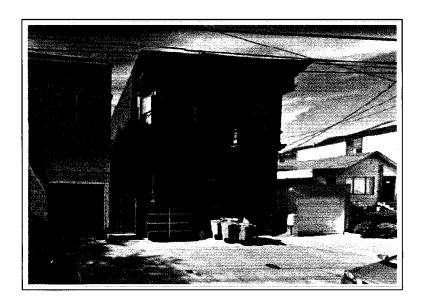


COMPARABLE SALE #3

1173-1175 Florida Street San Francisco, CA 94110

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Private Appraisal	File No.: 11000117	
Property Address: 1041 Alabama Street	Case No.: n/a	
City: San Francisco	State: CA Zip: 94110	



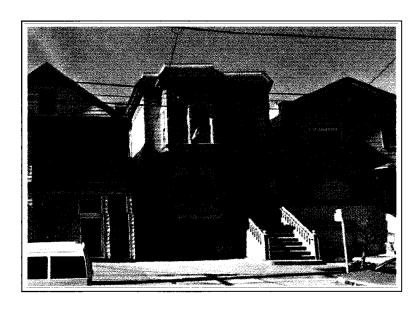
COMPARABLE SALE #4

884-886 Alabama Street San Francisco, CA 94110



COMPARABLE SALE #5

1015-1017 S. Van Ness Ave. San Francisco, CA 94110

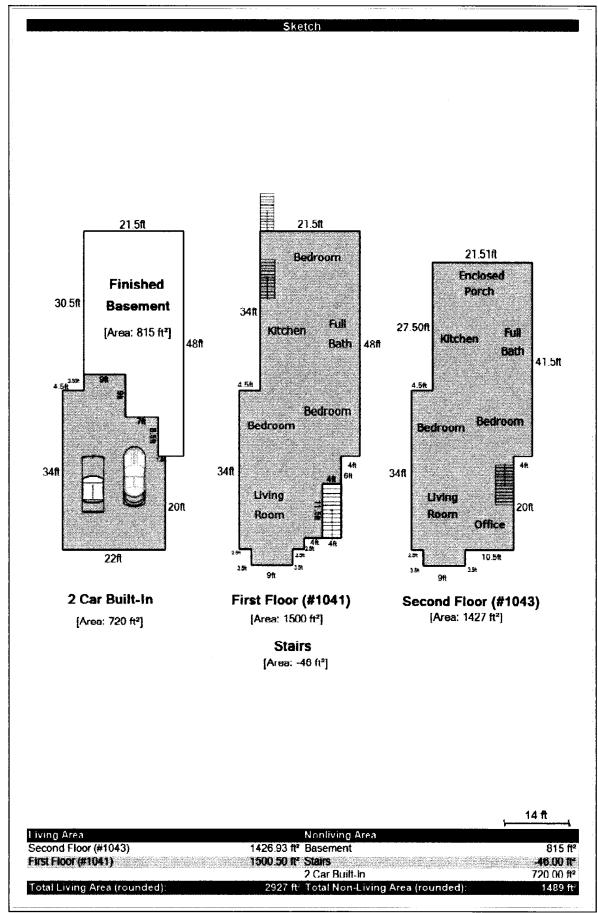


COMPARABLE SALE #6

2112-2114 Bryant Street San Francisco, CA 94110
 Client: Private Appraisal
 File No.: I1000117

 Property Address: 1041 Alabama Street
 Case No.: n/a

 City: San Francisco
 State: CA
 Zip: 94110



DIMENSION LIST ADDENDUM

Client: Private Appraisal	File No.: 11000117
Property Address: 1041 Alabama Street	Case No.: n/a
City: San Francisco	State: CA 7in: 94110

· ,				2,927 2,927
Area(s)		Area.	%of GLA	% of GBA
Living Level 1 Level 2 Level 3 Other		2,927 0 0 0 2,927	0.00 0.00 0.00 100.00	100.00 0.00 0.00 0.00 100.00
Basement Garage Other	68A	815 720 -46		

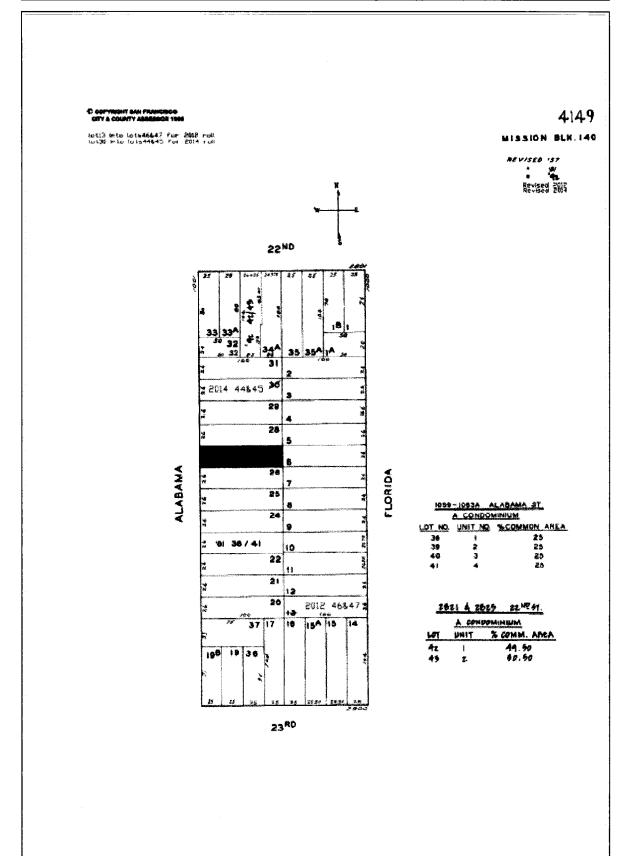
Area Mea	surements			Area	Туре		
Measurements	Factor Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
8.50 x 5.50 9.00 x 12.50 3.50 x 9.00 4.00 x 14.00 22.00 x 34.00 21.50 x 27.50 34.00 x 21.50 3.50 x 9.00 2.50 x 14.00 18.00 x 31.50 8.00 x 14.00 6.00 x 4.00 3.50 x 9.00 14.00 x 13.50 20.00 x 22.00 x x x x x x x x x x x x x x x x x x	x 1.00 = 35.0 x 1.00 = 567.0 x 1.00 = 112.0 x 1.00 = 24.0 x 1.00 = 31.5 x 1.00 = 59.4 x 1.00 = 440.0 x 1.00 = 440.0 x = = = = = = = = = = = = = = = = = = =	50000000000000000000000000000000000000					

PLAT MAP

 Client: Private Appraisal
 File No.: I1000117

 Property Address: 1041 Alabama Street
 Case No.: n/a

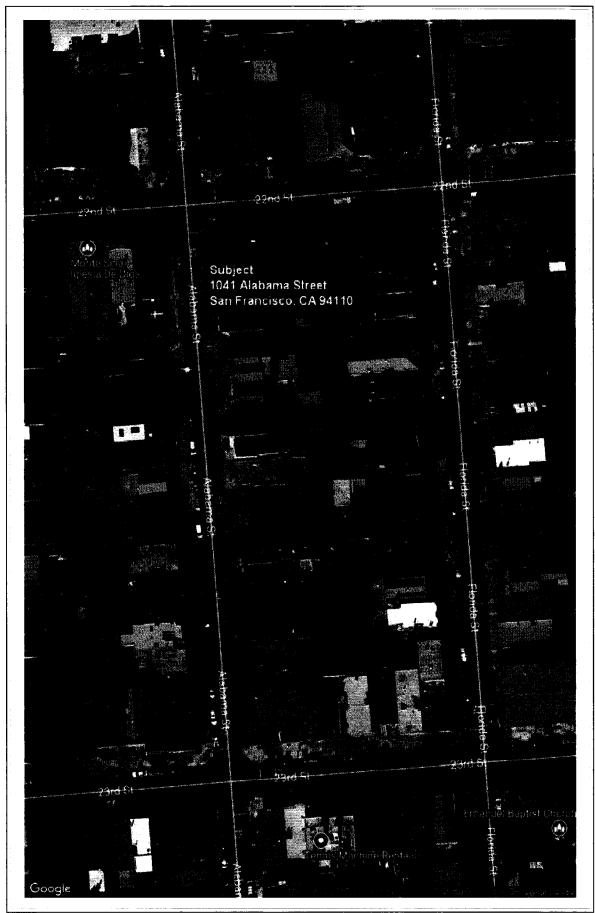
 City: San Francisco
 State: CA
 Zip: 94110



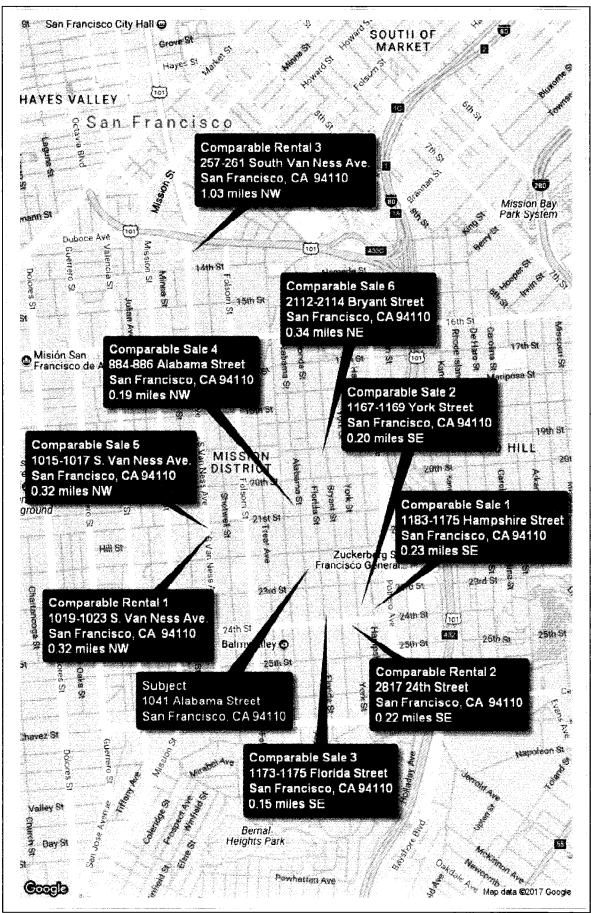
 Client:
 Private Appraisal
 File No.:
 11000117

 Property Address:
 1041 Alabama Street
 Case No.:
 n/a

 City:
 San Francisco
 State:
 CA
 Zip:
 94110



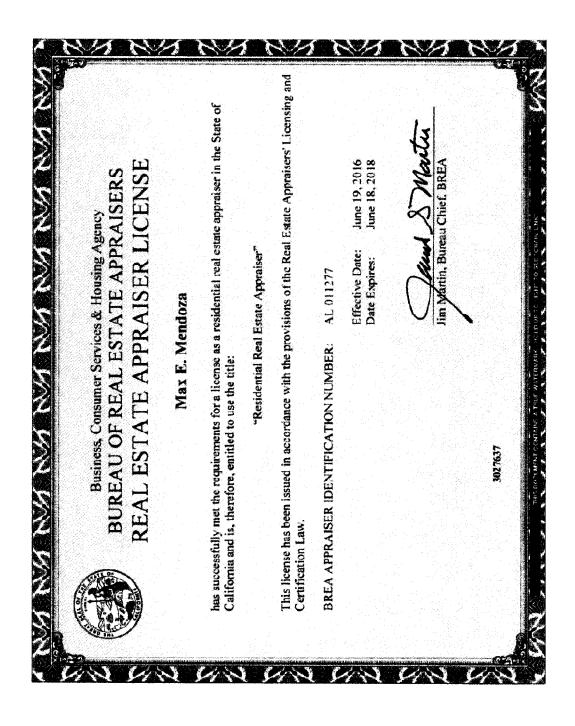
321 Noe Street, Suite #301 . San Francisco, CA 94114 . Office (415) 271-9784 . Fax (415) 432-2069



 Client:
 Private Appraisal
 File No.:
 11000117

 Property Address:
 1041 Alabama Street
 Case No.:
 n/a

 City:
 San Francisco
 State:
 CA
 Zip:
 94110



Appraiser's E&O Insurance

Client: Private Appraisal	File N	b.: I1000117
Property Address: 1041 Alabama Street	Case	No∴n/a
City: San Francisco	State: CA	Zip: 94110



General Star National Insurance Company P O Box 10360 (Attn: GSN) Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA306754C Renewal of Number: NJA306754B

1. NAMED INSURED: Max E. Mendoza

STREET ADDRESS:

Suite 301 321 Noe Street

San Francisco, CA 94114

Expiration Date: 08/25/2018

2. POLICY PERIOD: Inception Date: 08/25/2017 Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. LIMITS OF LIABILITY:

Each Claim: \$1,000,000 Aggregate: \$2,000,000

Claim Expenses have a separate Limit of Liability: Each Claim: \$1,000,000

Aggregate: \$2,000,000

4. DEDUCTIBLE: Each Claim: \$0 Aggregate: \$0

5. RETROACTIVE DATE: 08/25/2014

If a date is indicated, this policy will not provide coverage for any Claim arising out of any act, error,

omission or personal injury which occurred before such date.

5. ANNUAL PREMIUM: \$750.00

TOTAL Premium and Taxes/Surcharge:

7. ENDORSEMENTS: This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 21 0002 (06/11), AP 27 0004 (06/11), SGN 90 0001 (07/10). AP 01 0004CA (06/11), AP 20 0001 (06/11), AP 08 0005CA (06/2011).

8. PRODUCER NAME: Mercer Consumer

STREET ADDRESS: P. O. Box 8146

Des Moines, IA 50306-8146

Authorized Representative

Jurdy Rally

Producer Code: 26460

Class Code: 73128

Date: 08/08/2017

AP 10 0001 06 11 © Copyright 2011, General Star Management Company, Stamford, CT

Subject's Public Records #1

Client: Private Appraisal	File No.: 11000117
Property Address: 1041 Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zin: 94110

	europeratura per apropriate		ASCO, CA 941.	10-3432, San Fr	ancisco	Coun	enterentaliste met is en sector en en derindriche en en EA
Owner Informa	tion			eminority samouth order to be an action of a consideration as a consission.	indonation becomes describence		htere materia and make earth falls a command was the former a linear section from bases and suitable
Owner Name. Fax Billing Address: Tax Billing City & Stat	e;		loria G ket St #1261 ncisco, CA	Tex filling Zip; Tax filling Zip+4: Owner Occupied;		94102 2917 No	
Location Inform	ation						
School District: Census Tract: Cerrier Route:		San Fra 228.03 C020	ncisco	Subdivision: Zoning:		Mission RH2	Bí 140
Tax Information	1						
fax ID: Block: Let:		4149-02 4149 27	7	% Improved: Tax Area:		49% 1000	
Assessment & T	ax	ng dan beroffit ser engane lengan recycle	andery delalography and the real hastonical program of the left of	innifyer's konsisjeniya sekiran yayilayangi sasken sasasa (assemnyayaya majinan saskiki sayas yaya		Marine Carring Marine State State State	
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Assessed Value - Lar	ıd	\$463,505		\$454.417		\$447,592	
Assessed Value - Imp		\$450,260		\$441,432		\$434,802	
VOV Assessed Chang VOV Assessed Chang		2% \$17,916		1.52% \$13,455	*************		***************************************
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2014		\$10,673				- 6 - 2 - 3 - 2 - 2	
2015 2016	more the summaries suttible scenes	\$10,958 \$11,100		\$285 \$141	<	2.67% 1.29%	Control of the State of the Sta
Characteristics	***************************************	Destructive and the second second second			*************	tren-core meet-more con-mor	
Lot Area:		2,596		No. Parking Spaces:		MLS: 2	
Lot Acres:		0.0596		Total Baths:		2	
Building So Ft:		2,950		Full Baths:		2	
Land Use - Coretogic		Duplex		Total Rooms:		10	
Land Use - County		Flats Or	Ouplex	Construction:		Wood	
Year Built: Storles:		1900 2		Total Units:		2	
Listing Informa	tion						
MLS Listing Number:		379721		MLS Current List Price		\$1,300,0	000
MLS Status:		Withdra	wn Cancel	MLS Orig. List Price:		\$1,300,0	
Mi.S Status Change D Mi.S Listing Date:	ate:	01/26/: 01/13/:		MES Fist: Agent Name MES Fist: Stoker Name			-Paul Warrin Y'S INTERNATIONA
MLS Listing #	379720		324027	324024	283214		261127
MLS Status	Withdrawn		Withdrawn Cancel	Withdrawn Cancel	Withdrawn		Withdrawn Cancel
MLS Listing Date MLS Listing Price	01/13/201 \$650,000	l	05/01/2007 \$ 645,000	05/01/2007 \$1.200,000	01/18/2005 \$989,000		01/06/2004 \$975,000
MLS Orig Listing Price	\$650,000	tal and laws assertion	\$645,000	\$1,290,000 \$1,295,000	\$989,000	Constati induserabilish ishiribi in i	\$975,000
MLS Close Date MLS Listing Close	\$6		\$0	\$0	\$ 0		\$0
Price MLS Listing	01/26/201		06/08/2007	06/07/2007	02/16/2005		02/16/2004
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MLS Listing #	80107 Sold		71819	8206			

Subject's Public Records #2

Client: Private Appraisal		File No.: 11000117
Property Address: 1041 Alabama Street		Case No.: n/a
City: San Francisco	State: CA	Zip: 94110

MLS Listing Date	06/23/2000	04/11/2000	07/20/1996		
MLS Listing Price	\$690,000	\$698,000	\$289,950	m.	
MLS Orig Listing Price	\$ 0	\$698,000	\$289,950	-	
MLS Close Date	D6/23/2000	06/23/2000	04/23/1997	~	
MLS Listing Close Price	\$690,000	\$690,000	\$276,000	-	
MLS Listing Cancellation Date	Process of the section of the control of the section of the sectio	47 - 43 - 1956/10 1950/1966/11 - 1966 - 1971 - 1966 - 198	er i i i i i i i i i i i i i i i i i i i		
Last Market Sa	e & Sales History				
Settle Date:	06/12/20	00	Seller:	Barnes F	Russell
Recording Date:	06/23/20		Document Number:	H0665-3	
Sale Price:	\$690,000		Deed Type:	Grant De	eed
Owner Name:	Lopez Glo	ria G	Price Per Square Feet:	\$233.90	
Sale/Settlement Da	te 07/07/2000	06/30/2000	06/12/2000	92/24/2000	
Recording Date	08/11/2000	07/07/2000	06/23/2000	03/10/2000	04/23/1997
Sale Price			\$690,000		\$269,000
Nominal	Y	Y	оториять нав турторений гранической первода пункраць уческах стортогория.	X	en e
Buyer Name	Burns Trust	Lopez Gloria G	Lopez Gloria	Barnes Russeli	Barnes Russell A
Seller Name	Burns Wesley ∧ & Anastacia (Lopez Gloria	Barnes Russell	Barnes Russell A	Soto Benjamin
Document Number	G812807	G797206	H0665-382	H0591-590	G0867-196
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed
Salc/Settlement Da	te	00/1991			
Recording Date	11/19/1996	10/31/1991	02/07/1989		
Sale Price	- PATE I TOSE SEAT ORGANISMO PETAL MONESE - A OPET ANTHOROUGH SEC.	A TRANSPORTER OF THE PROPERTY	THE RESIDENCE OF THE PROPERTY	-	
Numinaí	Y	Υ	Y		
Buyer Name	Soto Benjamin	Soto Benjamin & Aur	Pireves	-	
Seller Name	Soto Benjamin & Aurora	Soto Benjamin	Rebolledo Tony & Nieves		
Document Number	G0767-192	F0493-502	F318475		
Document Type	Interspousel Deed Transfer	Quft Claim Deed	Grant Deed		
Mortgage Histo	гу				
Mortgage Date	12/15/2011	10/10/2007	08/30/2002	03/30/2001	07/07/2000
Mortgage Amount	\$331,000	\$410,000	\$475,000	\$486,500	\$103,500
Mortgage Lender	Pinnacle Cap Mtg Corp	Ni Inc	Washington Mutual Bk Fa	First Nationwide Mtg Corp	Greenpoint Mtg Endg
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Refi	Refi	Refi	Refi	Nominal
Mortgage Int Rate	30		5.75	30	
Mortgage Term	.953	15		**************************************	15
Mortgage Date	06/23/2000	03/10/2000	06/16/1998	_	
Mortgage Amount	\$483,D00	\$402,500	\$119,000	**	
Mortgage Lender	Washington Mutuol Bk Fa	California 5& L	Headiands Mtg Inc	no-	
Mortgage Code	Conventional	Conventional	Conventional		
Mortgage Type	Resale	Nominal	Refl		
Mortgage Int Rate	3.95	20		·	
Mortgage Term	30	30			

Courtesy of Nax Mendoza, San Francisco Association of Realtors

The man reminder report is considering from a citic and potent recovers the data is deserved offense and is an equipmental for Modelars of Provider and Providering Considering and Considering Co



Subject's Public Records #3

File No.: 11000117 Client: Private Appraisal Property Address: 1041 Alabama Street Case No.: n/a City: San Francisco State: CA **Z**ip: 94110

Property Map 4 Zipt Si 24th St 24th 54

Courtesy of Max Mendoza, San Francisco Association of Realtors

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Property Detail

Appraisal Express & Investments

USPAP ADDENDUM

n/a File No. 11000117

Damarra	w Claria I anna			
	r: Gloria Lopez Address: 1041 Alabama Street		-	
City:	San Francisco	County: San Francisco	State: CA	Zip Code: 94110
,	Private Appraisal			
Reaso	nable Exposure Time			
	on of a reasonable exposure time for th	ne subject property at the market valu	ue stated in this report is:	
By study	ving the current & competing calc	os and listings in the area, the a	nornicar canaludad that th	o actimated exposure time for the
-		<u> </u>	• •	e estimated exposure time for the sal report. The expected exposure
	s 1-3 months when priced realisti		nood section of this apprais	saireport. The expected exposure
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		,		
A .1.1717				
	onal Certifications			
			ding the property that is the sub	ject of this report within the three-year
peri	iod immediately preceding acceptance	of this assignment.		
	AVE performed services, as an apprai	iser or in another canacity, recording	the property that is the cubicat	of this report within the three-year
	iod immediately preceding acceptance			
امم	y amanan promon ny amapal no		ANDERSON III III DE CONTROLIO I	
Additio	onal Comments			
None				
None.				
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APPRA	AISER:	SU	JPERVISORY APPRAISER (only if required):
	X) 14 30 A			
Signatu	re: New 4. New Co	31 S	gnature:	
Name:	Max E Mendoza	11	ame:	
	igned: 10/31/2017		•	
	Certification#:			
	e License #: AL011277 er (describe):		State License #: ate:	
or Ome State:			are: opiration Date of Certification or	l inense:
	ion Date of Certification or License: 0	6/18/2018 S	pervisory Appraiser inspection	
Effectiv	e Date of Appraisal: 10/12/2017			/ from street

Appraisal Express & Investments

Appraiser Independence Certification

n/a File No.: 11000117

Вотожет:	Gloria Lopez			
Property Address:	1041 Alabama Street			
City:	San Francisco	County: San Francisco	State: CA	Zip Code: 94110
Lender/Client:	Private Appraisal			

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

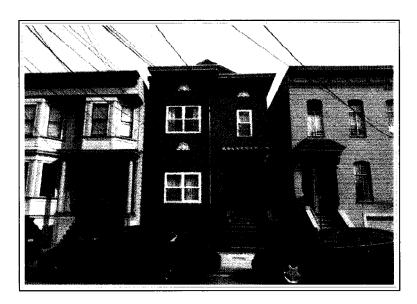
I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

- 1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
- 2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
- 3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
- Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
- 5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
- 6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
- 7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
- 8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments: None.	
PPRAISER:	SUPERVISORY APPRAISER (only if required):
X) 4 X) 4	, , ,
gnature: Nhux 4. Thirdson	SUPERVISORY APPRAISER (only if required): Signature: Name:
gnature: Max E. Mendoza atte Signed: 10/31/2017	Signature: Name: Date Signed:
gnature: Max E. Mendoza arre: Max E. Mendoza ate Signed: 10/31/2017 tate Certification #:	Signature: Name: Date Signed: State Certification #:
ignature: Max E. Mendoza arre: Max E. Mendoza ate Signed: 10/31/2017 tate Certification #: State License #: AL011277	Signature: Name: Date Signed: State Certification #: or State License #:
ignature: Max E. Mendoza late Signed: 10/31/2017 tate Certification #: r State License #: AL011277 r Other (describe): State #:	Signature: Name: Date Signed: State Certification #: or State License #: State:
Date Signed: 10/31/2017	Signature: Name: Date Signed: State Certification #: or State License #:

File No. 11000217 10/31/2017 Attn: Gloria Lopez Private Appraisal 870 Market Street, Unit #1261 San Francisco, CA, 94102 File Number: 11000217 To whom it may concern, In accordance with your request, I have appraised the real property at: 1041-1043-1043A Alabama Street San Francisco, CA 94110 The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements. In my opinion, the defined value of the property as of October 12, 2017 is: \$1,900,000 One Million Nine Hundred Thousand Dollars The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications. Sincerely, Appraiser / Realtor

APPRAISAL OF



As a Triplex

LOCATED AT:

1041-1043-1043A Alabama Street San Francisco, CA 94110

CLIENT:

Private Appraisal 870 Market Street, Unit #1261 San Francisco, CA, 94102

AS OF:

October 12, 2017

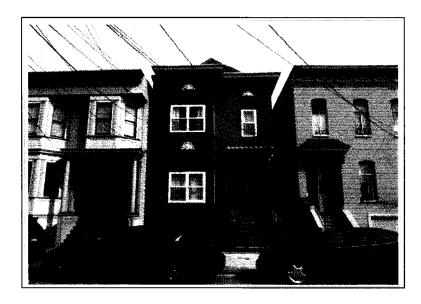
BY:

Max E. Mendoza Appraiser / Realtor
 Client:
 Private Appraisal
 File No.:
 11000217

 Property Address:
 1041-1043-1043A Alabama Street
 Case No.:
 n/a

 City:
 State:
 CA
 Zip:
 94110

Appraisal of Real Property



Letter of Transmittal
Title
Table of Contents
GPAR™ 2-4 Appraisal (2010)
Addendum
1004MC 2009
Subject Photos
Photos of Unit #1041
Photos of Unit #1041
Photos of Unit #1041
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Photos of Unit #1043
Subject's Additional Photos
Subject Photo Page
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Photo of Basement Unit
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Location Map
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Subject's Public Records #1
Subject's Public Records #2
Subject's Public Records #3
USPAP 2014
Appraiser Independence Certification

Small Residential Income Property Appraisal Report

n/a File No. 11000217

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Intended Us	e 10 Dei	termine ti	ile raii	warket value	e or the Sui	Ject Prop	erty as a	Triplex			
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		-1043-1043		a Street	u	San Franc	ISCO		ate CA	Zip 94110	
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-	Parcel#414					x Year 2016-2				11,100.00	
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Prior Sale/Tr		Date No prior			36 months Sc						
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and/or R	ealist.con	n, the subje	ct propert	y has not chang	ed ownership	or been liste	d for sale wit	thin the last 1	2 mont	hs.	
317											
S	_										
Offerings on											
Offerings, op	otions and cor	ntracts as of the e	effective date	of the appraisal <u>n/a</u>	1						
THE STATE OF THE S	Neighborho	od Characteris	tics		2-4 Unit Hous	ng Trends		2-4 Unit Hou	gnis	Present Land	Use %
Location X	Urban	Suburban	☐ Rural	Property Values	Increasing	X Stable	Declining	PRICE	AGE	One-Unit	40 %
Built-Up X	Over 75%	25-75%	Under 25	% Demand/Supply	Shortage	X In Balance	Over Supply	\$(000)	(yrs)	2-4 Unit	20 %
Growth	Rapid	X Stable	Slow	Marketing Time	X Under 3 mths	☐ 3-6 mths	Over 6 mths	975 Low	5	Multi-Family	30 %
Neighborhoo	od Boundarie	s Please se	e the atta	ched addendun	n for comment	s on this sec	tion.	4,275 High	140	Commercial	10 %
<u>ŏ</u>								1,695 Pred	115	Other Vacant	0 %
Neighborhoo	od Description	n Please se	e the atta	ched addendun	n for comment	s on this sec	tion.				
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Market Cond	ditions (includ	ing support for th	ne above cond	lusions) Please s	ee the attache	d addendun	n for commer	nts on this se	ction.		
	•	3 11		, 							
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Dimensions	26' X 10	0'		Area 2,60	00 Sa Ft	Shane	Rectangula	r	View R	esidential/Stre	et
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Zoning Com				2011900							
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Utilities	et and best us	e of the subject p	property as im	proved (or as propose	d Use) No Zo d per plans and spex	ning 🔲 Illega	al (describe) sent use?	Yes No	vements-	Type Public	Private
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Utilities Bectricity Gas	Public	Other (descri	property as im	proved (or as propose Water Sanitary Sev	d Use) No Zo d per plans and spec Public X ver X	ning Illegatifications) the pre	al (describe) sent use?	Yes No Off-site Improv	vements – alt	Type Public	Private
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market ren	ing properties re	prese	ent the	most	current, s	imilar,	and p	proximate	e compar	able rental pro	perties to	the subje	at prope	erty. Th	is analysis is intend	ied to	supp	oort the	opinion d	the	
	nt for the subjec	t prop	erty.																		
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										Ness Ave.	2817 24th Street						257-261 South Van Ness Ave San Francisco, CA 94110				
Address	San Fr	anci	isco,	CA	94110) Sa	n Fı	rancis	co, CA	94110	Sa	n Fran	cisco	, CA						94110	
Proximity to	to Subject					0.3	1 m	iles N	IW		0.2	2 mile	s SE			1.0	2 mi	iles N	W		
Current Mo	onthly Rent	\$9,	623						\$ 3,	716				\$ 12	,850				\$ 18	3,645	
Rent/Gross	s Blog. Area	\$2.	65		sq. ft				\$ 1.	.40 sc	qft \$4.66 sqft						\$3.94 sq.ft				
Rent Contr	rol	X,	Yes		No	X	Yes		No		X Yes No						X Yes No				
Data Source	œ(s)	Ins	pecti	on/F	Realist	SF	AR	#4548	358 / F	Realist.cor	n SF							#451	563 / F	Realist.com	
Date of Lea	ase(s)	Мо	nth t	о М	onth	Mo	nth	to Mo	nth		Month to Month						nth t	to Mc	onth		
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Actual Age	9	117	Yea	ars		12	7 Ye	ears			11	7 Year	S			107	Ye:	ars			
Condition		Ave	erage	•		Av	егар	ge			Ab	ove A	erage	e	1	Abo	ve /	Avera	age		
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Please	see attach	ed a	ıdder	ndur	n for c	omm	ents	s on th	ns sec	tion.										<u> </u>	
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Small Residential Income Property Appraisal Report

n/a File No. 11000217

FEATURE		SUBJ		1		/PARABLE S	NCOME Pro	·					File No		SALENO 3			
1041-1043-1043	A Ala			1168				COMPARABLE SALE NO. 2 2814-2818 Harrison Street					COMPARABLE SALE NO. 3 2724-2728 22nd Street					
				San Francisco, CA 94110 0.14 miles SE					San Francisco, CA 94110 0.21 miles SW				San Francisco, CA 94110					
Proximity to Subject														es NE				
Sale Price	\$0						\$1,825,000				\$1,755,000				\$2,150,000			
Sale Price/Gross Bldg. Area			sq. ft	\$ 542		sq. ft		-	4.64	sq.ft	The state of the s		8.42		A STATE OF THE PARTY OF T			
Gross Monthly Rent	\$ 9,6			\$4,8				\$5,6					2,300	<u> </u>				
Gross Pent Multiplier	0.00	'		375.				\$ 585,000			174		7					
Price Per Unit Price Per Room	\$ 0 \$ 0				3,333 1,667			-	5,000 ,500	-		\$ 716,667 \$ 179,167						
Price Per Hoom Price Per Bedroom	\$0				2,778	Let not an a supplementation of the supplemen												
Rent Control	ĬΧÌΥ	'es	No	XY		No	Maria de la compansión de La compansión de la compa	\$ 195,000 X Yes No			FEEL 3400 HEPOST SSEEM CO. 51 1 57221 5722	\$ 358,333 X Yes			100 Sec. 200			
Data Source(s)	7137C957.11771	ist.co	married with the comment				75 / DOM: 13		SFARMLS #45880		01 / DOM: 12	_			97 / DOM: 39			
Verification Source(s)	Insp	ectio	n	Rea	list.com / Doc	#K488841		Realist.com / Do			Rea	alist.c	com / Doc	#K462926				
VALUE ADJUSTMENTS	D	DESCRIPTION					ESCRI	CRIPTION	+(-) Adjustment	[DESCRI	PTION	+(-) Adjustment			RIPTION	+(-) Adjustment	
Sale or Financing									onal		1	h Sal		0	ı		tional	
Concessions						ported				orted		_		eported				
Date of Sale/Time			:-104			28/2017	U		COE:06/30/2017		. 50,000	_		/14/2017				
Location			ial St.	_		ial St.		Access/Pre-Sch Fee Simple		+50,000	_							
Leasehold/Fee Simple Site		Simp Sq 00			Simp 0 Sq				Simp S5 Sq.		+25,000		Sim	•	+17.50			
View		Stree		· -	Stree		-	_	;Stree		123,000		Stre		117,30			
Design (Style)		dition			ardia		0		orian		0		vardi					
Quality of Construction	Ave			Aver				Average			!		verage	-50,00				
Actual Age		Year	'S		Year	S		_	Year	S			Yea		(
Condition		rage		Aver					rage			_		verage	-150,00			
Gross Building Area	3,62	7		3,36	6		+32,500		3		-148,500							
Unit Breakdown	Total	Bolms	Baths	Total	Edmis.	Baths		Total	Balms.	Baths		Total	+		Offse			
Unit#1 1041	5	3	1.0	5	3	1.0		6	3	1.0		4	2	2.0	-20,00			
Unit#2 1043	5	2	1.0	5	3	1.0	-30,000	6	3	1.0	See GLA	4	2	2.0	-20,00			
Unit#3 1043A	3	1	1.0	5	3	1.0	-60,000	6	3	1.0	See GLA	4	2	2.0	-20,00			
Unit#4 Basement Description		l	1	No F	Baser	ment		No	Baser	nent		Unf	ineh	d Bsmnt				
Basement Finished Rooms	Non	e		Non		HOTE		Nor		c.it		_						
Functional Utility	Ave			Aver				_	rage				rage/Wrkshp erage					
Heating/Cooling		/ no .	A/C		/ no	A/C		_	I / no	A/C	+5,000	_		A/C				
Energy Efficient Items			Heater	+		Heater				Heater		_		r Heater				
Parking On/Off Site	2 Ca	ar Ga	rage	No C	Car G	arage	+100,000	No Car Garage		+100,000	1 C	ar G	arage	+50,00				
Porch/Patio/Deck			Patio) / D		0	_	o / De					Deck	(
Kitchens			Kitchns	,		chens	+40,000	+		chens	+40,000			d. Kitchn	-20,000			
Bathrooms		odate	d Bath		lar B		0	+	ed Ba		+5,000				-55,000			
Listing Price	n/a			-		00,000	0 93 500		\$1,49 (]+	9,000	0 c 76 500	LP:		95,000 	e 267.500			
Net Adjustment (Total) Adjusted Sale Price				Net A	() + •	 4.5 %	\$ 82,500	Net A	**********	4.4 %	\$ 76,500	Net /]+ u	_(X)- 12.4 %	\$ 267,500			
of Comparables				Gross			\$ 1,907,500				\$ 1,831,500			and a mean particle was to be a popular	\$ 1,882,500			
	Comp/	# of Com	np Units)		5,833		The same transplantation of th		0,500		Part of the control o		7,50	*****	THE COLUMN TO SECURE AND ASSESSED ASSESSED.			
Adj. Price Per Room ((Adj. S				\$12	7,167	7		\$10	1,750			\$15	6,87	'5				
Adj. Price Per Bdrm. (Adj. St	PComp/	# of Com	np Bedrooms)	\$21	1,944	1		\$20	3,500	1		\$31	3,75	i0				
INCOME APPROACH TO Estimated Monthly Market F Summary of Income Approach Indicated Value by: Sales Please see the attack	lent \$ ch (incl	9,6 uding s	n Approach	nanketre	ent and	GRM) <u>Ple</u>	ost Approach (if de	hed :	adder			this	secti	on.	1,924,600			
This appraisal is made subject to the following in Please see the attainment of the scope of	ched	or altera adde	ations on the endum fo	e besis	of a hyp nmen	oothetical co ts on this	ndition that the repa	irs or al	teration		ndition that the impro completed	s	ubject 1	e been compl to the followin				



Small Residential Income Property Appraisal Report

n/a File No. 11000217

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FEATURE			JECT				SALENO.4		001	PARABLE S	SALE NO. 5		∞	MPARABLE	SALENO	O. 6
1041-1043-1043	A Ala	aban	na Street	590	-592	South Va	n Ness Ave.	282	4-282	8 21st S	treet	122	7-12	31 San B	runo A	venue
Address San Fra					Fran	cisco, C	A 94110	Sar	Fran	cisco, C	A 94110	San	Fra	ncisco, C	A 941	10
Proximity to Subject				0.69	mile	s NW		0.10	mile	s NW		0.39	9 mile	es SE		
Sale Price	\$0	Ext F284, 90-11.91	Martin Carlos Company				\$1,800,000				\$1,979,000			**************************************	\$2.85	50.000
Sale Price/Gross Blog. Area				\$44	/ / /	4	Transport Company Contract Con	¢ 5.7	1.13	attentioning		¢ 62	4.32	sq. ft		
			SQ. II	_		sq. ft		_		sq.ft		_				
Gross Monthly Rent	\$ 9,6			\$7,5				-	Vaca	II (L			,583			
Gross Rent Multiplier	0.00	<i>)</i>		_	239.46			0.00			195					
Price Per Unit	\$0			\$60	0,000)	The state of the s	\$659,667		Tanahan hali yana yana yana wa saha hajirilga sa 1 tanahan hali yana daga yana wa sanahan sa sa sa sa sa 1 tanahan hali yana daga yana wa sanahan sa	\$ 950,000					
Price Per Room	\$0			\$12	0,000)		\$109,944			\$ 190,000		0	white the state of		
Price Per Bedroom	\$0			\$20	0,000)		\$ 16	4,917			\$31	6,66	7		**************************************
Rent Control	X	Yes	No	XY	'es	No		X	/es	Nb		XY	es.	No		
Data Source(s)	\$112005.00X	2787kg655577	om				29 / DOM: 71	_			20 / DOM: 26				88 / D	OM:12
Verification Source(s)	CEAN WHAT AND TO	A VIII of the commend of the loans	Т	10			#K388099				ding Sale			om / Per		
				_			1									
VALUE ADJUSTMENTS	L	JESUF	IPTION			IPTION	+(-) Adjustment		DESCRI		+(-) Adjustment			APTION	+(-) #	djustmen
Sale or Financing				5	ıventi				ontra		0	l .	Contra		j	
Concessions				-		ported				orted				ported		
Date of Sale/Time				COI	E:12/	23/2016	0	PD.	10/10	0/2017	0	PD:	09/2	8/2017		
Location	Res	iden	tial St.	Fee	der S	treet	+25,000	Res	identi	al St.		Res	siden	tial St.		
Leasehold/Fee Simple	-	Sim		_	Simp		.,	-	Simp				Sim			
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Small Residential Income Property Appraisal Report File No. 11000217

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Small Residential Income Property Appraisal Report

File No. 11000217

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser
- The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser,
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
- 11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1025/Freddie Mac 72 form, also known as the Small Residential Income Property Appraisal Report (2-4 Family).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions



Small Residential Income Property Appraisal Report

n/a File No. 11000217

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

 Unless otherwise stated, the appraiser has no present or prospective interest in the property involved. 	/ that is the subject of this report and has no personal interest with respect to the parties
 The appraiser has no bias with respect to the property that is the subject of this report or to t 	the parties involved with this assignment.
The appraiser's engagement in this assignment was not contingent upon developing or report.	orting predetermined results.
The appraiser's compensation for completing this assignment is not contingent upon the de the client, the amount of the value opinion, the attainment of a stipulated result, or the occurren	
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has be	een prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
Unless otherwise noted, the appraiser has made a personal inspection of the property that is	s the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the ap	opraiser signing this certification. Significant real property appraisal assistance provided by:
Additional Certifications:	
	•
Definition of Value: X Market Value Other Value:	
Source of Definition: From Freddie Mac	
the buyer and seller, each acting prudently and assuming the price consummation of a sale as of a specified date and the passing of seller are typically motivated; (2) both parties are well informed or own best interest; (3) a reasonable time is allowed for exposure in dollars or in terms of financial arrangements comparable thereto; a property sold unaffected by special or creative financing or sales of "Adjustments to the comparables must be made for special or creative financing or those costs which are normally paid by sellers as a identifiable since the seller pays these costs in virtually all sales to the comparable property by comparisons to financing terms offer in the property or transaction. Any adjustments should not be calconcession but the dollar amount of any adjustment should approximate appraiser's judgment.	well advised, each acting in what he or she considers his or her the open market; (4) payment is made in terms of cash in U.S. and (5) the price represents the normal consideration for the concessions* granted by anyone associated with the sale. ative financing or sales concessions. No adjustments are result of traditional or law in a market area; these costs are readily ansactions. Special or creative financing adjustments can be made ered by a third party institutional lender that is not already involved
ADDRESS OF THE PROPERTY APPRAISED:	
1041-1043-1043A Alabama Street San Francisco, CA 94110	
EFFECTIVE DATE OF THE APPRAISAL: 10/12/2017	
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 1,900,000	
APPRAISER	SUPERVISORY APPRAISER
a Nouch Dados	
Signature: Name: Max E-Mendoza	Signature:
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or License # ALO11277	or License #
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Expiration Date of Certification or License: 06/18/2018	State: Expiration Date of Certification or License: Date of Signature:



Client: Private Appraisal	File No.	11000217	
Property Address: 1041-1043-1043A Alabama Street	Case No		
City: San Francisco	State: CA	Zip: 94110	

NEIGHBORHOOD BOUNDARIES:

Subject is located in The Mission District. The neighborhood boundaries are as follows: Highway 101 to the North, Cesar Chavez Street to the South, Highway 101 again to the East, and Valencis Street to the West.

The Mission District is located in east-central San Francisco. It is bordered to the East by U.S. Route 101, which forms the boundary between the eastern portion of the district, known as "Inner Mission", and its eastern neighbor, Potrero Hill. Sanchez Street separates the neighborhood from Eureka Valley (containing the sub-district known as "the Castro") to the north west and Noe Valley to the south west. The part of the neighborhood from Valencia Street to Sanchez Street, north of 20th Street, is known as the "Mission Dolores" neighborhood. South of 20th Street towards 22nd Street, and between Valencia and Dolores Streets is a distinct neighborhood known as Liberty Hill. Cesar Chavez Street (formerly Army Street) is the southern border; across Cesar Chavez Street is the Bernal Heights neighborhood. North of the Mission District is the South of Market neighborhood, bordered roughly by Duboce Avenue and the elevated highway of the Central Freeway which runs above 13th Street.

NEIGHBORHOOD DESCRIPTION:

The subject is located in a mixed residential neighborhood better known as The Mission District. Properties in the area consists an array of different style of properties, most of which are of traditional & contemporary designs. Most of the properties in the area are typically average to well maintained. The Mission includes four recognized sub-districts. The northeastern quadrant, adjacent to Potrero Hill is known as a center for high tech startup businesses including some chic bars and restaurants. The northwest quadrant along Dolores Street is famous for Victorian mansions and the popular Dolores Park at 18th Street. Two main commercial zones, known as the Valencia corridor (Valencia St, from about 15th to 22nd) and the 24th Street corridor known as Calle 24 in the south central part of the Mission District are both very popular destinations for their restaurants, bars, galleries and street life. The neighborhood also has the largest concentration of murals in the city adorning buildings, fences, and walls throughout the district. The Mission also has one of the warmer and sunnier weather than most parts of the city. All major necessities such as schools, parks, shopping areas, public transportion and employment centers are well within minutes of the subject. However, most are within walking distance from the site.

NEIGHBORHOOD MARKET CONDITIONS:

Property values in the subject's neighborhood are currently stabilizing at the present time. However, most of the 2-4 units sold in the area are still selling close to their asking prices or higher. The marketing time for the neighborhood is approximately 1-3 months when priced realistically. This information was obtained for the local MLS board (SFARMLS).

The subject's market area favor standard conventional and government financing. The area does not appear to have a prevalence on loan discounts, interest buydowns or other sales concessions that would impact a property's marketability.

SITE COMMENTS:

A preliminary title report was not provided for review and should be reviewed for conditions that may have an adverse influence on the subject's value. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised of the title to it. The appraiser assumes that the title is good and marketable and therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

The subject is located on a quiet residential street. There were no apparent adverse easements, encroachments, or special assessments noted during the time of inspection.

The zoning information was derived from National Data Collective (NDC), Realist.com or the San Francisco Recording Department.

The city of San Francisco does not participate in the FEMA emergency flood map program.

The streets are fully improved with curbs, gutters and sidewalks.

ANALYSIS OF RENTAL DATA:

The three rental comparables chosen above are considered to be the best available indicators of similar residential income generating properties in the subject's market area at the present time. The comparable rents are typical for the area and reflect low to upper end range rents for the subject property.

There is currently rent control in the city of San Francisco at the present time. The annual allowable increase amount effective March 1, 2017 through February 28, 2018 is 2.2 %. The annual allowable increase amount effective March 1, 2016 through February 28, 2017 was 1.6 %. There is no limit on the amount of rent a landlord may first charge the tenant when renting a vacant unit.

Client: Private Appraisal	File No.: 11000217					
Property Address: 1041-1043-1043A Alabama Street	Case N	lo.: n/a				
City: San Francisco	State: CA	Zip: 94110				

There are no rental concessions noted in order to attract tenants in the subject's neighborhood.

Most of the units in the neighborhood are rented on a yearly basis and becomes month to month after the first year.

Most of the tenants in the neighborhood typically pays for gas and electric. While the water and garbage is paid by the owner of the property.

Most of the units are rented unfurnished.

Rental Comparable #1 This is a smaller fourplex located in the subject's immediate market neighborhood. This property is located on a much busier feeder street than the subject's street. The vacant unit was updated with a remodeled kitchen & bath, refinished hardwood floors and new interior paint. This property is also subject to rent control as the subject. Per MLS: Fully detached Victorian 4 units on oversized lot. Located in heart of Mission District, short walking distance to Valencia Street, 24th Street, BART, shops and restaurants. 4-3 room apts (3 rented, 1 vacant), full basement w/sprinkler system, includes an office, bath (w/unfinished shower), 2nd toilet, parking for 1-2 vehicles, lots of storage space. A separate structure at rear of property, divided into 3 spaces (middle space has washer/dryer hookup in place). Space on right side of building may be used by small vehicle as driveway to rear of property. Vacant apt recently remodeled kitchen, bath, newly painted, refinished hardwood floors. Other improvements includes electrical panels, double pane windows.

Rental Comparable #2 This is a smaller size triplex with superior overall condition of its units. The lower unit is a commercial space currently being used as Mexican tamale parlor. The upper units are two one bedroom units currently rented at the upper end of the market, since both have been completely remodeled throughout. This property lacks a parking facility. Per MLS: Income Opportunity on 24th! Remodeled residential units which will be delivered vacant. Commercial space on ground floor. Two spacious 1BR/1BA Units + improved commercial space in great San Francisco restaurant location. Located mid-block on tree lined 24th Street in the heart of the Inner Mission food corridor. Property offers easy 101/280 and downtown access while having the active and vibrant international food at your front door.

Rental Comparable #3 This is a larger size triplex in overall better condition than the subject's units. This property is located on a much busier feeder street than the subject. It lacks an enclosed parking facility. Per MLS: 257-61 South Van Ness Avenue is a Mixed-Use Building located in the Inner Mission District of San Francisco. This property is comprised of 1-Three Bedroom Unit, 1-Four Bedroom Unit and 1-Commercial Unit with a full basement. There is a large patio and yard in the rear. This property is surrounded by many hip restaurants, bars and shops. It's close proximity to all of the start-ups and tech companies on Market St and in SOMA make it an incredibly convenient place for many renters, especially considering the easy access to public transportation.

COMMENTS ON SALES COMPARISON:

The comparable selection and valuation analysis is governed by the principle of substitution: a buyer will not pay more for one property than another that is equally desirable. When determinable, adjustments for significant differences in improvements were derived by matched paired analysis or the abstraction method. When not possible or practical, bracketing and/or the appraiser's knowledge and experience of the market area was utilized in determining the appropriate adjustments for differences. The appraiser searched for all available information utilizing the county records, multiple listing board, national data collective (ndcdata.com), realist.com, and previous appraisal reports completed within the subject's market neighborhood. These sources combined with conversations with real estate professionals from the area were considered. The comparables utilized in this report were determined to be the best available at the time of inspection.

My comparable search and results were based by utilizing the county records, multiple listing board, national data collective (ndcdata.com), realist.com, and previous appraisal reports completed within the subject's market neighborhood. The comparables utilized in this report were determined to be the best available at the time of inspection and were utilized for their similar square footage, age, condition, amenities, and close proximity to the subject property. Due to limited similar size triplexes in the subject's immediate market neighborhood, the appraiser was forced to utilize properties in excess of 20% of the subject's GLA, sold within 10 month time frame with the exception of comparable #7, and are located within a mile radius to the subject. Based on these criteria, the appraiser was able to locate 10 closed sales and 6 competing listings in the area.

Variance in gross living area is adjusted at \$125.00 per square foot at a difference of one hundred square feet or more and rounded to the nearest five hundred.

Site value is based on an abstraction method of recent sales of developed properties that are similar in site size and utility of land within the subject's market area. Land to improvement ratio is considered to be typical for similar quality homes in the area.

adjustments for site value are based on market reaction within the subject's neighborhood of typical lot sizes and conformity to other properties in the area. The market reaction to the amount of excess land between the subject and the comparables are considered to be buyers preference for this segment of the real estate market. Therefore, after further evaluation, adjustment for site size was deemed necessary at this time.

Client: Private Appraisal		File No.: 11000217
Property Address: 1041-1043-1043A Alabama Street		Case No.: n/a
City: San Francisco	State: CA	Zip: 94110

Variance in lot size was adjusted at a conservative rate of \$25.00 per square foot at a difference of one thousand square feet and larger and rounded to the nearest five hundred or thousand, whichever was closer.

Comparable #1 This is a smaller size triplex adjusted for its smaller gross living area, superior bedroom count, lack of an enclosed parking spaces, and for its inferior dated kitchens.

<u>Comments on the MLS:</u> Great rental property in the heart of Inner Mission. This Victorian 3 unit building is steps away from public transportation, school, cafes, grocery/produce and restaurants. All 3 units has 3BR and 1BA, high ceiling, washer/laundry hook ups, each has access to the back yard, spacious eat in kitchen, french doors going to the kitchen and decorative fireplace.

Comparable #2 This is a larger size triplex adjusted for its inferior location on a neighborhood access street & sides to a pre-school, smaller lot size, larger gross living area, inferior wall heating system, lack of an enclosed parking spaces, and for its dated kitchen & baths.

Comments on the MLS: Large Edwardian 3 unit building in highly desirable Inner Mission. The lower unit is rented for \$2,320/month to month. It is a full floor flat with 6 rooms comprising of 3 bedrooms & split bath. The middle unit is vacant & is also a full floor flat with 6 rooms, split bath & flexible floor plan. The upper unit is rented for \$3,296/month to month & is a full floor flat with a finished attic. Features: Hardwood & softwood floors; Built in china cabinets, double parlors & many turn of the century details; Visible copper plumbing, circuit breakers & wall heaters. This building is centrally located close to transportation, parks & many of the shops & restaurants that make San Francisco special.

Comparable #3 This is a similar size triplex adjusted for its smaller lot size, better overall quality of construction, since it has higher end finishes than the subject, better overall condition of its improvements, since it was completely remodeled to the studs back in 2008, additional bathroom count, fewer enclosed parking spaces and for its superior remodeled kitchen & baths.

<u>Comments on the MLS:</u> One of the best 3 unit rental buildings in the Mission, Total rebuild down to the studs in 2008, turn key low maintenance property. Walk to Flour and Water, Central Kitchen, Atlas Cafe. Easy commute south, or MUNI/BART Caltrain access. Tenants pay water and garbage, the units that are occupied are all young professionals, '10-'11 move in dates. Plenty of upside, full basement that tenants do not have access to could be developed as an ADU, added floor to the vacant unit, garage, or a combination of any/all of the above.

Comparable #4 This is a larger size triplex adjusted for its inferior location on a neighborhood feeder street, smaller lot size, larger gross living area, additional bedroom count, inferior wall heating system, lack of an enclosed parking spaces, and for its inferior dated kitchens.

Comments on the MLS: Great rental property in a prime Inner Mission location. This Classic Edwardian 3-Unit building is steps away from restaurants, cafes, public transportation and BART. Each spacious flat features 3 bedrooms, 1 bath, high ceilings, charming period details, a decorative fireplace, double parlor doors, large eat-in kitchen, and washer/dryer hook ups. Lower level includes a spacious basement that has expansion potential, buyers to investigate whether a garage expansion is possible. Lower level is empty with no tenant storage and direct access to the rear yard.

Comparable #5 This is a pending sale used to reflect the current market trend for similar and competing properties in the neighborhood and to further support the subject's final estimated market value. It was adjusted for its additional bedroom count, inferior wall heating systems, lack of an enclosed parking spaces, and for its inferior 1 updated kitchen. No adjustment was made off its listing price, since it most likely sold at asking price or higher. Please see the attached form 1004MC to view the market conditions in the neighborhood.

Comments from the MLS: Major Price Reduction! Vacant Three Unit Victorian building in the heart of the Mission District in San Francisco. The top two units have impressive views of downtown San Francisco. The building also has a large basement, which offers a multitude of development options. This is a must see investment opportunity that offers plenty of upside potential. The building is located directly across the street from the Boys and Girls Club, and is walking distance to Mission Street and Valencia Street. It is also conveniently located near all major commuter routes.

Comparable #6 This is also a pending sale used to reflect the current market condition for similar and competing properties in the neighborhood and to further support the subject's final estimated market value. It was adjusted for its superior quality of construction with much higher quality finishes, superior condition of its improvements, since the entire building was recently remodeled throughout, larger gross living area, superior bathroom count, fewer enclosed parking spaces, and for its newly remodeled kitchens & baths. No adjustment was made off its listing price, since it most likely sold at asking price or higher. Please see the attached form 1004MC to view the market conditions in the neighborhood.

<u>Comments from the MLS:</u> Ideal property for savvy investors looking f/turnkey, low-maintenance, multi-family income property in one of SF's most desirable neighborhoods. Low maintenance building earns strong market-rate rents. 3 renovated and permitted 3BR, 2BA units w/new electrical, plumbing, heating & high-quality

Client: Private Appraisal	File No		
Property Address: 1041-1043-1043A Alabama Street	Case N		
City: San Francisco	State: CA	Zip: 94110	

finishes & appliances to maximize income & tenant sat. Upgraded foundation, new windows, floors and walls f/low long-term maintenance costs. Seismically retrofitted. San Bruno Ave is a tree-lined street tucked off 24th St w/strong record of appreciation. Markets, bookstores, bakeries, coffee shops, bars, restaurants and drug stores nearby. Easy access to freeways and tech shuttles. Excellent asset f/1031 Exchange. \$175k/yr Income. GRM 15.69. Cap Rate 4.82%.

Comparable #7 This is a dated sale used mainly for its similar design as the subject. Although its one bedroom apartment in the basement was not legal during the time of sale, it best illustrate the marketability of similar units in the area. This property was adjusted for its smaller gross living area, inferior wall heating system, and for its inferior updated baths. This property was purchased all in cash. Some cash buyers tend to pay above the fair market value of a property.

Comments from the MLS: Inner Mission duplex- vacant & ready to go! Original owners built in 1900. Classic flats. 3Br/1Ba top floor, 2Br/1Ba mid-level, 1 Br/1 Ba possible in-law/au pair/home office w/separate entrance, & 2 small-car garage on street level. Both upper units offer fireplaces, refinished oak floors, formal dining room, large kitchens (one updated), & walk-in porch style laundry rooms. Both units separately metered w/newer electrical service. Front security gate, some upgrades & some dual pane windows. Nice location! Both sides are detached with living rooms having a zero lot line creating a bright, well lit interior with additional expansion space possible into large sunny back yard! Prime opportunity! Embellish original character & charm of the era.

The subject's kitchen appliances were operational during the time of inspection.

The subject property has a wide range of values, due to varying conditions, total improvements, location, and the overall motivation factors of the sellers in the area.

More weight was given to comparable sale #1, since it had the fewest gross adjustments and is the most recent closed sale in the area.

COMMENTS ON INCOME APPROACH:

The gross rent multiplier (GRM) was derived from the sales analysis in the rental comparable section, and the gross rent multiplier utilized on this report is considered adequate for the area based on the subject's overall condition of its improvements. The actual gross monthly rent was utilized on this report, since the subject's are subject to rent control.

FINAL RECONCILIATION:

Most emphasis was given to the sales comparison approach, as it best reflect the actions of the informed buyers and sellers in the subject's market area. Lesser weight was given to the cost approach due to varying construction cost/depreciation levels and the lack of vacant land sales in the area to extract value from. Lesser weight was also given to the income approach, due to unreliable rental data and most could off-skew the GRM due to long tenancy and the effects of rent control here in San Francisco.

COMMENTS ON INCOME APPROACH:

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CONDITIONS OF APPRAISAL:

No financing adjustments were required as all sales are conventional or equivalent financing with terms typical of prevailing conventional market with no reported buydowns or other financing concessions considered to have an adverse effect on market value.

All electronic signatures on this report have a security feature maintained by individual passwords for each signing appraiser. No person can alter the appraisal without the exception of the original signing appraiser(s).

The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

ADDENDUM

Client: Private Appraisal	File No.: I1000	File No.: I1000217	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a		
City: San Francisco	State: CA	Zip: 94110	

The purpose of this appraisal is to determine the Fair Market Value of the subject property. The property rights appraised are the fee simple interest in the site and improvements.

The value conclusions stated herein are "as is", but subject to revisions if new information is made available from inspections, disclosure statements, inaccurate real estate information, other data received, reviewed, and/or submitted by any person or entity that will materially affect the condition of the property and/or conclusion of value.

This appraisal report was prepared in the "electronic data interchange" (EDI) format. The report can be transported electronically by edi or pdf procedures. The signatures that are ascribed on the appropriate pages of this report requiring a signature are compliant with federal and state laws and are a true representation of the appraisers signature who conducted this report. Furthermore, uspap and the appraisal standards board states that electronically affixing a signature to a report has the same level of authenticity and responsibility as an ink signature on a paper appraisal report. The signatures in this report have a security feature maintained by individual passwords. The ascribed appraiser maintains that, to the best of his knowledge, no person can alter the appraisal with the exception of himself.

The appraiser is not an expert in the field of building inspection, wood infestation or engineering. An expert in the field of engineering and/or seismic hazard detection should be consulted if an analysis of seismic safety and seismic structural safety is desired. The appraisal should not be relied upon as to whether seismic problem exists, or does not actually exist. Except as specifically indicated in this appraisal, no reports, disclosure statements, certified hazard zone report, studies and/or surveys were presented and/or reviewed by this appraiser that would negatively impact the property other than those mentioned specifically in the body of the report.

Additionally, the existence of hazardous substances and/or materials without limitation that may be present on the property. The appraiser does not possess the expertise to test or identify hazardous substances or environmental conditions that may affect the value of the property. The indicated value is predicated on the assumption that no such condition exists on the property or in such proximity to cause a loss in value. No responsibility is assumed. The client is urged to retain experts in the appropriate fields to consult in regard to hazardous substances or materials.

Complete Visual Inspection Does Not Include: When applicable, the inspection of the attic or crawlspace (beyond head or shoulder), activation and testing of mechanical systems, including, but not limited to, private well & septic systems, furnace, air conditioning systems, garage door operation, built-in appliances, plumbing, electrical system or fireplace where applicable. Complete visual inspection does not include moving personal property to inspect various items, checking for code compliance or checking windows or doors for functional use. This appraisal report is intended value purposes only and is limited to what this appraiser can view from grade level and is not to be used as a home inspection. This appraiser is not a home inspector, contractor, termite inspector, environmental inspector or structural engineer and therefore is not an expert in foundation walls, exterior walls, gutters and downspouts, termites, mold or mechanical systems and can only comment on items that are readily observable at the time of observing the property. This appraisal report is not a home inspection, this appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions, environmental problems and/or defects in the property.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal. The attached report contains the description, analysis, and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

The appraiser has prepared this appraisal in full compliance with the home valuation code of conduct and has not performed, participated in, or been associated with any activity in violation of the code.

The appraiser certifies that the client/lender, the AMC or the borrower noted on this appraisal report did not improperly influence or attempt to improperly influence the outcome of this appraisal by doing any of the things prohibited by Section 1(B) of the Appraiser Independence Requirements, effective 10/15/2010.

The appraiser has no current or prospective interest in the subject property or the parties involved: and no services were performed by the appraiser within the 3 year period immediately preceding acceptance of this assignment, as an appraiser or in any capacity.

The subject's final estimated market value, is subject to legalizing the basement unit.

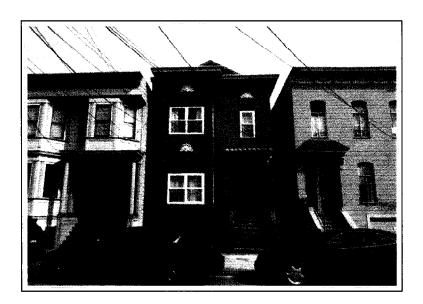
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Market Conditions Addendum to the Appraisal Report File No. 11000217

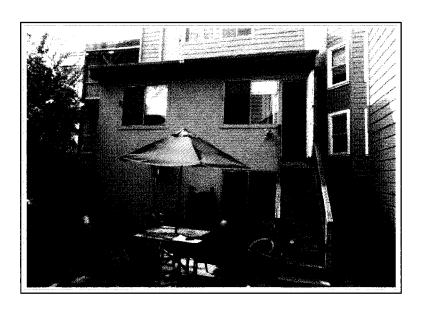
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	The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required								
	addiendum for all appraisal reports with an effective date on or after April 1, 2009.								
ı	Property Address 1041-1043-1043A Alabama Street City San Francisco State CA Zip Code 94110								
	Borrower Gloria Lopez								
	Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and								
	overall market conditions as reported in the Neighborhood section	n of the appraisal repo	ort form. The appraiser	must fill in all the info	rmeti	ion to the extent	it is a	vailable and relia	ble and must provide
	analysis as indicated below. If any required data is unavailable	or is considered unre	eliable, the appraiser	must provide an expla	anati	on. It is recogniz	ed th	nat not all data so	ources will be able to
	provide data for the shaded areas below, if it is available, however					_			
	•			•		•			ŭ
-	median, the appraiser should report the available figure and identi								
2	that would be used by a prospective buyer of the subject proper				ss se	asonal markets,	_		eclosures, etc.
1444	Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months			(Overall Trend	
	Total # of Comparable Sales (Settled)	2	2	4	$ \mathbf{x} $	Increasing	IШ	Stable	Dedining
	Absorption Rate (Total Sales/Months)	0.33	0.67	1.33	\mathbf{x}	Increasing	\Box	Stable	Declining
	Total # of Comparable Active Listings	Not avail.	Not avail.	1		Dedining	V	Stable	Increasing
-			Constitution of the Consti	0.75	1000	Dedining		Stable	Increasing
1	Months of Housing Supply (Total Listings/Ab.Rate)	Not avail.	Not avail.		1)	Leaning		The section of the section is a section of	
4144	Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Ourrent - 3 Months				Overall Trend	
	Median Comparable Sale Price	\$1,500,000	\$1,952,500	\$2,062,000		Increasing	X	Stable	Declining
	Median Comparable Sales Days on Market	44	26	24		Declining	X	Stable	ncreasing
တ	Median Comparable List Price	\$1,435,000	\$1,897,000	\$1,897,500		Increasing	ĺχ	Stable	Dedining
m-	Median Comparable Listings Days on Market	Not avail.	Not avail.	7	m	Dedining	-	Stable	Increasing
-					1000000		-	CALL CONTRACT OF THE PARTY OF T	The state of the s
-	Median Sale Price as % of List Price	104.53%	102.93%	108.67%	Į	Increasing	+=	Stable	Declining
3	Seller-(developer, builder, etc.)paid financial assistance prevaler	nt? ☐ Yes [X]	No			Dedining	X	Stable	Increasing
Ħ	Explain in detail the seller concessions trends for the past 12 m	onths (e.g., seller cor	ntributions increased f	rom 3% to 5% increa	sina	use of buydown	s, do	sing costs, cond	o fees, options, etc.).
ď	Most of the 2-4 units in the subject's neighbor								
	today's market to have the seller give any cre								
#								_	
٣.	could be provided on most of the shaded area						ve t	the search fe	eatures to
	determine how many listings were available o	during a certain	time frame requ	uested on this f	orm	i			
3									
ij	Are foredosure sales (REO sales) a factor in the market?	Yes X No ff	yes, explain (including	the trends in listings	and e	ales of foredose	d nm	perties).	
ı	, , ,			in a bank in manage t		200 01 10100000	u p. c.	paracoj.	
H	The subject's market area it not REO driven a	at the present th	IIIE.						
ı									
L									
ı	Otte data sources for above information. The statistical d	ata provided or	this analysis w	ere extracted fi	rom	the local m	ultin	ole listina ba	ard
	(SFARMLS).	ata provided or	· time dinangene in		•			p.oog 20	
H	(SPARIVILS).								
	Summarize the above information as support for your conclus	sions in the Neighbor	bood anation of the a						
	Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of					u usea any aoa	itiona	al information, su	ich as an analysis of
	pending sales and/or expired and withdrawn listings, to formulate	-			-	-	itiona	al information, su	ich as an analysis of
	pending sales and/or expired and withdrawn listings, to formulate	your condusions, pro	ovide both an explanat	tion and support for yo	urα	ndusions.			·
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SUBJECT PROPERTY PHOTO ADDENDUM

Client: Private Appraisal	File N	File No.: 11000217	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a		
Ottv: San Francisco	State: CA	Zip: 94110	



FRONT VIEW OF SUBJECT PROPERTY



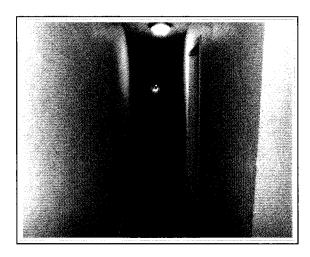
REAR VIEW OF SUBJECT PROPERTY



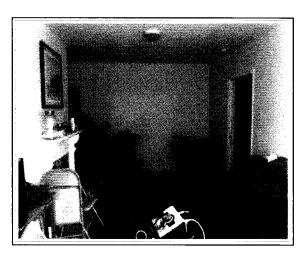
STREET SCENE

PHOTOS OF UNIT#1041

Client: Private Appraisal	File No.: 11000217		
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a		
Otty: San Francisco	State: CA	Zip: 94110	



View of Entry Door



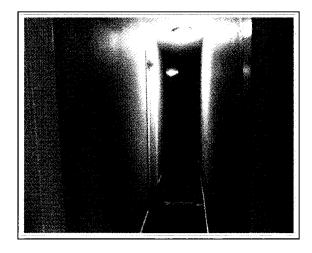
View of Living Room With Deocrative Fireplace



Additional View of the Living Room



Additional View of the Living Room



View of the Hallway from the Kitchen to the Front Entry Door



View of Bedroom #1

PHOTOS OF UNIT # 104 F

Client: Private Appraisal	File N	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
City: San Francisco	State: CA	Zip: 94110



Additional View of Bedroom #1

View of Bedroom #2



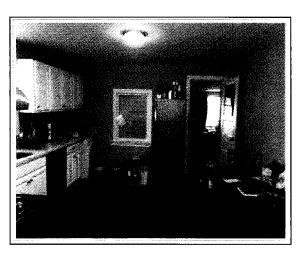
Additional View of Bedroom #2



View of Remodeled Kitchen



Additional View of Remodeled Kitchen



Additional View of Kitchen and Dining Area

Photos of Unit #1041

Client: Private Appraisal	File No.: 11000217		
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a		
Citv: San Francisco	State: CA	Zip: 94110	

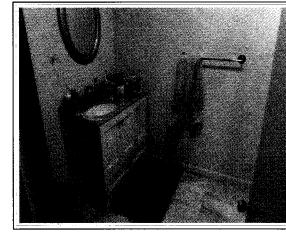




Additional View of Dining Area

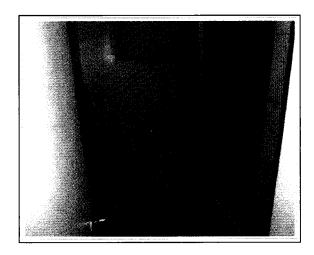
View of Bedroom #3

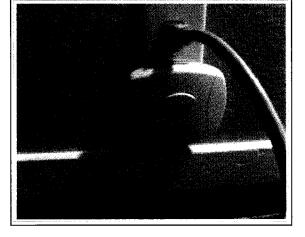




Additional View of Bedroom #3

View of Full Bathroom



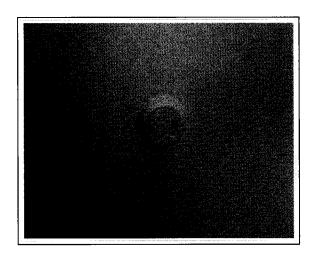


Additional View of Full Bathroom

View of CO2 Detector

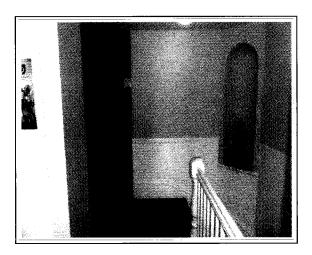
PHOTOS OF UNIT # 1041 & 1043

Client: Private Appraisal	File N	o.: ±1000217
Property Address: 1041-1043-1043A Alabama Street	Case	No.: n/a
City: San Francisco	State: CA	Zip: 94110



View of Smoke Detector

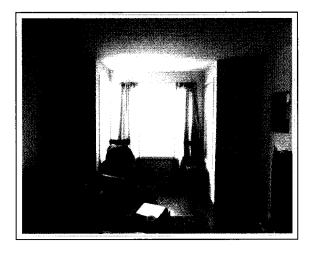
Stairway to Unit #1043







View of the Living Room with Decorative Fireplace



Additional View of the Living Room



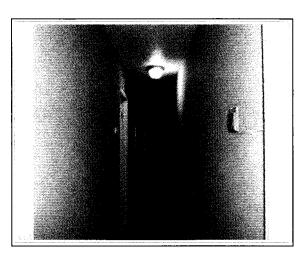
Additional View of the Living Room

PHOTOS OF UNIT # 1043

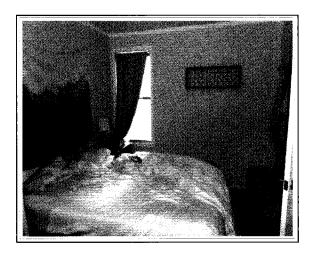
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Property Address: 1041-1043-1043A Alabama Street	Case	No.: n/a	
City: San Francisco	State: CA	Zip: 94110	



View of Fainting Room or Office Currently Being Used as a Bedroom



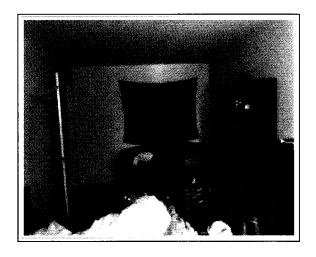
View of the Hallway



View of Bedroom #1



Additional View of Bedroom #1



View of Bedroom #2



Additional View of Bedroom #2

PHOIOS OF UNIT # 1043

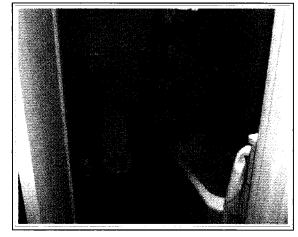
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Property Address: 1041-1043-1043A Alabama Street	Case No.: r	n/a
Citv: San Francisco	State: CA	Zip: 94110



View of Remodeled Kitchen

Additional View of Remodeled Kitchen and Dining Area





Additional View of the Kitchen & Dining Area

View of Full Bathroom





Additional View of the Full Bathroom

Additional View of the Full Bathroom

PHOTOS OF CHIL # 1043

Client: Private Appraisal	File No.: 11000217		
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a		
Otty: San Francisco	State: CA Zip: 94110		



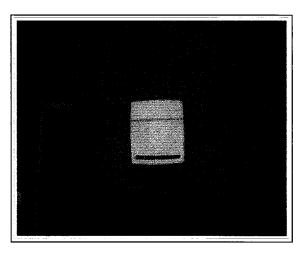
View of the Enclosed Porch



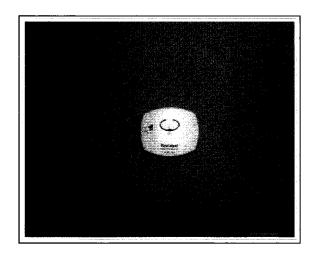
View of the Laundry Area in the Enclosed Porch



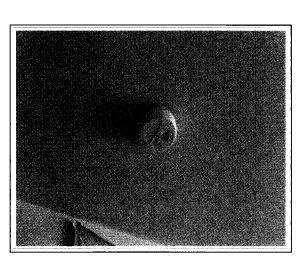
View of the Central Heating System and Double Strapped Water Heater



View of CO2 Detector



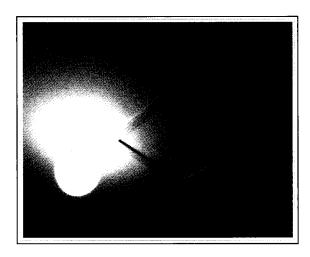
Additional View of CO2 Detector

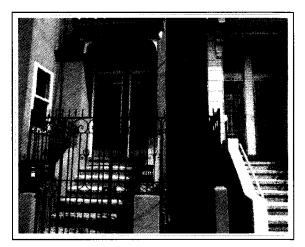


View of Smoke Detector

Subject's Additional Photos

Client: Private Appraisal	File No.: 11000217		
Property Address: 1041-1043-1043A Alabama Street	Case N	b.: n/a	
Oty: San Francisco	State: CA	Zip: 94110	

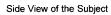


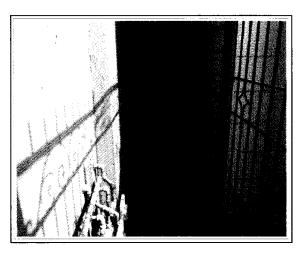


Scuttle in Unit #1043

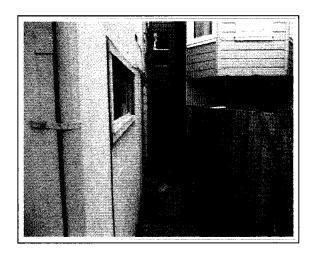
View of Front Entry to the Subject's Unit







Separate Entry To Finished Basement



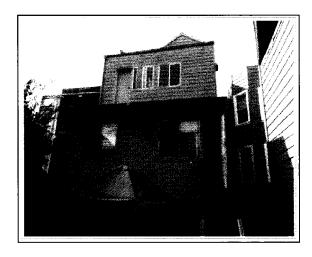
View of Rear Entry Door to the Garage Area



Additional Rear View of the Subject

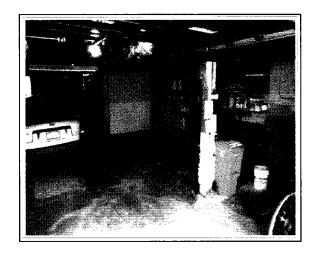
Subject Photo Page

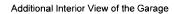
Client: Private Appraisal	File No.: 11000217		
Property Address: 1041-1043-1043A Alabama Street	Case No∴n/a		
Otv: San Francisco	State: CA	Zip: 94110	

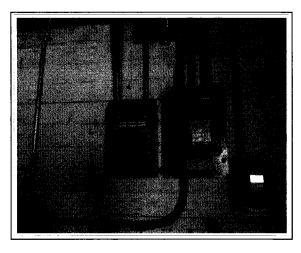


Additional Rear View of the Subject

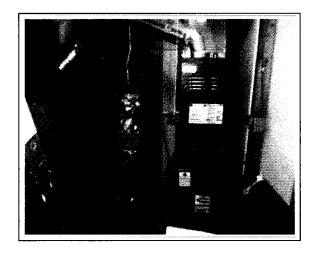
Interior View of the Garage



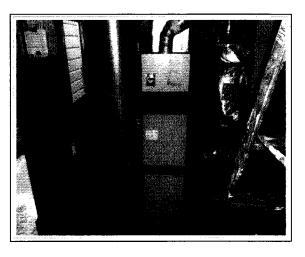




View of Subject's Circuit Breakers



Subject's Heating System for Finished Basement



Central Heating System for Unit #1041

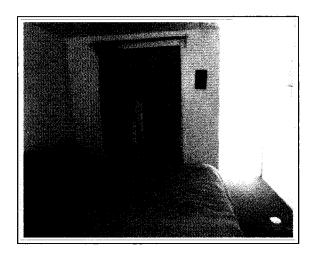
Photo of Basement Unit

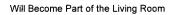
Client: Private Appraisal	File No.: 11000217	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
City: San Francisco	State: CA	Z ip: 94110

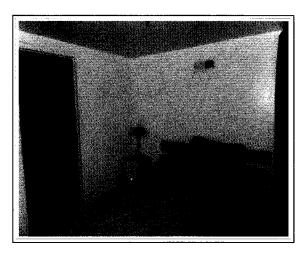


View of the Front Entry & Living Room

Additional View of the Living Room



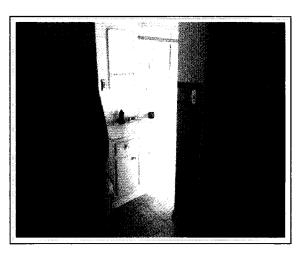




To Be Part of the Living Room



View of Bedroom



View of Full Bathroom

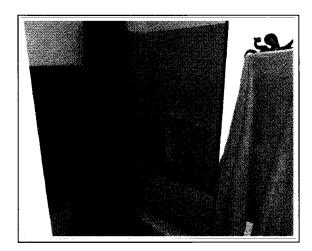
Photo of pasement unit

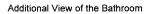
Olient: Private Appraisal	File No.: 11000217	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
City: San Francisco	State: CA Zip: 94110	

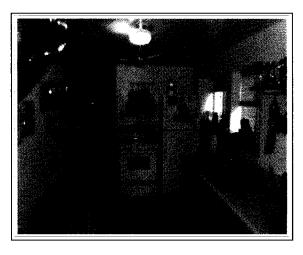


Additional View of the Bathroom

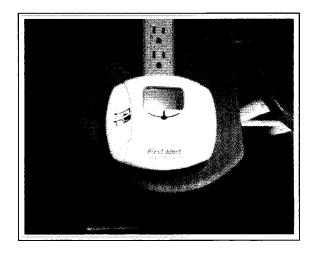
Additional View of the Bathroom



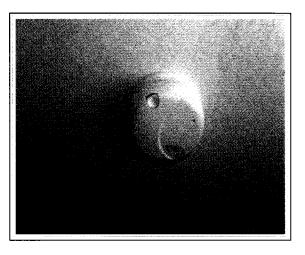




View of the Kitchen



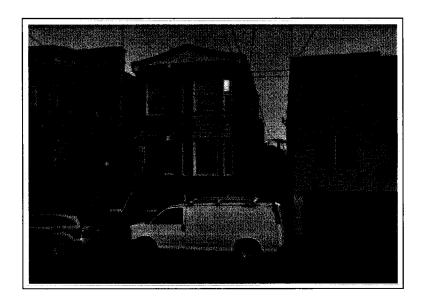




View of Smoke Detector

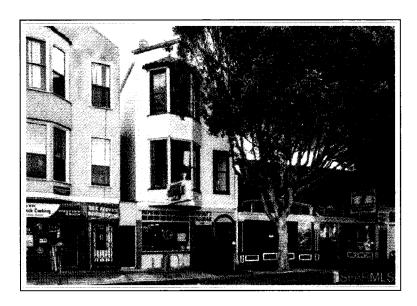
COMPARABLE RENTALS PHOTO ADDENDUM

Client: Private Appraisal	File No.: 11000217	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
City: San Francisco	State: CA Zip: 94110	



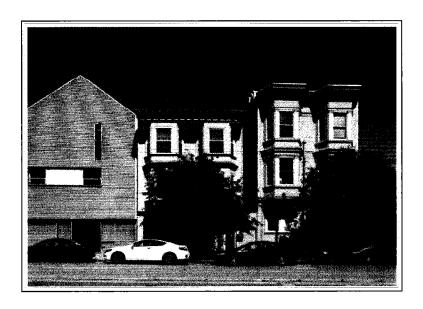
COMPARABLE RENTAL #1

1019-1023 S. Van Ness Ave. San Francisco, CA 94110



COMPARABLE RENTAL #2

2817 24th Street San Francisco, CA 94110

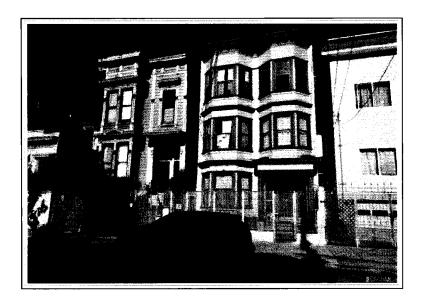


COMPARABLE RENTAL #3

257-261 South Van Ness Ave. San Francisco, CA 94110

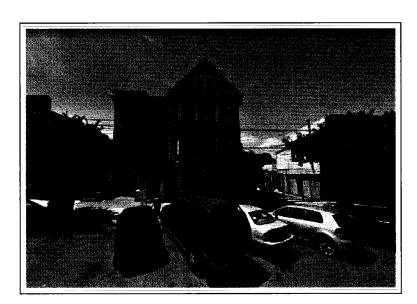
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Private Appraisal	File No.: 11000217		
Property Address: 1041-1043-1043A Alabama Street	(Case No.: n/a	
City: San Francisco	State: CA	Zip: 94110	



COMPARABLE SALE #1

1168 Florida Street San Francisco, CA 94110



COMPARABLE SALE #2

2814-2818 Harrison Street San Francisco, CA 94110



COMPARABLE SALE #3

2724-2728 22nd Street San Francisco, CA 94110

COMPARABLE PROPERTY PHOTO ADDENDUM

 Client:
 Private Appraisal
 File No.:
 I1000217

 Property Address:
 1041-1043-1043A Alabama Street
 Case No.:
 n/a

 City:
 State:
 CA
 Zip:
 94110



COMPARABLE SALE #4

590-592 South Van Ness Ave. San Francisco, CA 94110



COMPARABLE SALE #5

2824-2828 21st Street San Francisco, CA 94110

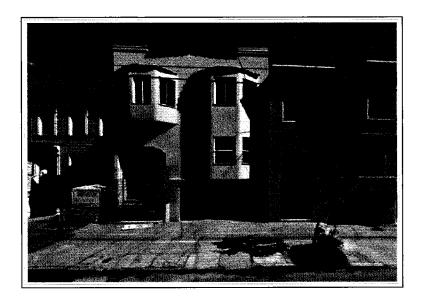


COMPARABLE SALE #6

1227-1231 San Bruno Avenue San Francisco, CA 94110

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Private Appraisal	File No.: 11000217	
Property Address: 1041-1043-1043A Alabama Street	Case Nb.: n/a	
Ottv: San Francisco	State: CA Zip: 94110	



COMPARABLE SALE #7

1223-1223A York Street San Francisco, CA 94110

 	-	 -

COMPARABLE SALE #8

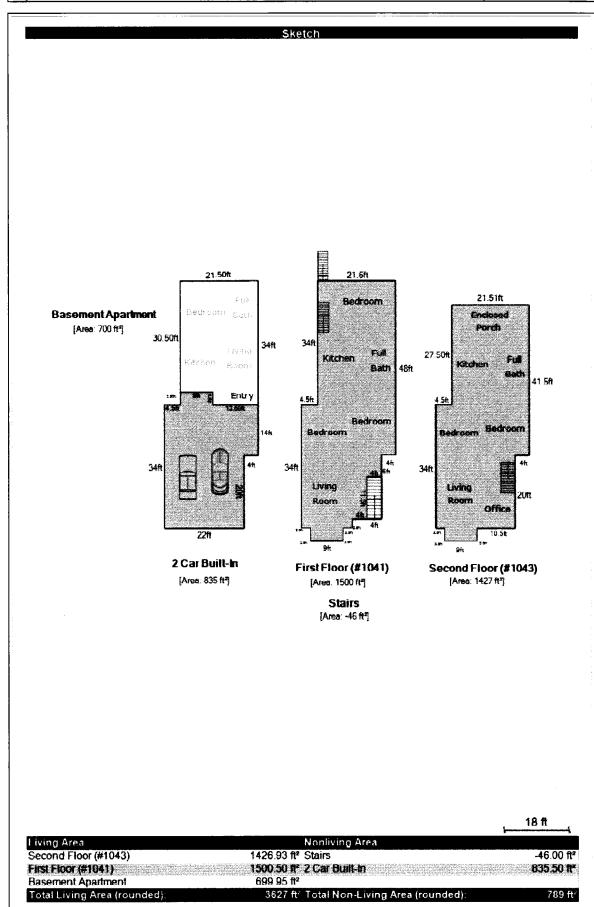
COMPARABLE SALE #9

FLOORPLAN SKETCH

 Client: Private Appraisal
 File No.: 11000217

 Property Address: 1041-1043-1043A Alabama Street
 Case No.: n/a

 City: San Francisco
 State: CA
 Zip: 94110



DIMENSION LIST ADDENDUM

Client: Private Appraisal	File No.: 11	000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
Ottv: San Francisco	State: CA	Zip: 94110

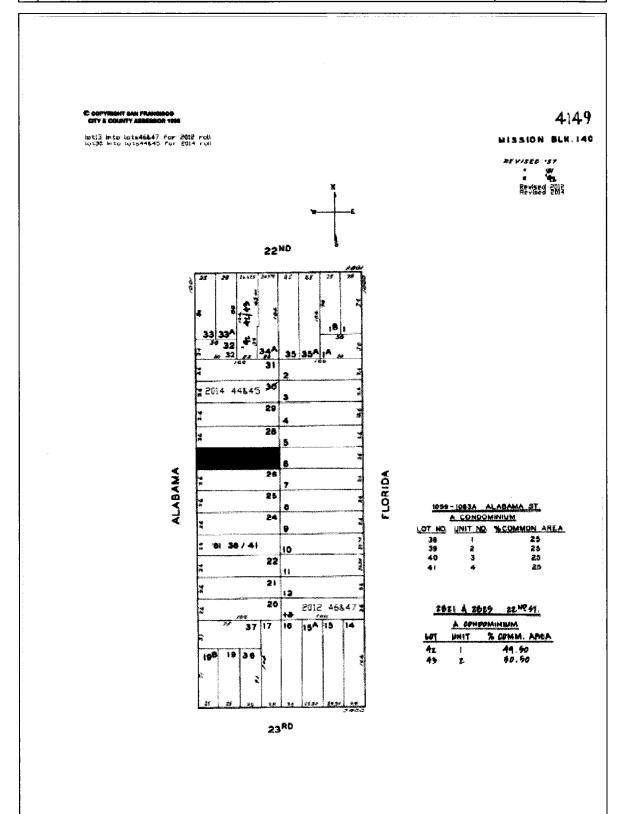
GROSS BUILDING AREA (GBA) 3,627 GROSS LIVING AREA (GLA) 3,627				
Area(s)	Area	%of GLA	% of GBA	
Living Level 1 Level 2 Level 3 Other	3,627 0 0 0 0 3,627	0.00 0.00 0.00 100.00	100.00 0.00 0.00 0.00 100.00	
Basement Carage Cother	815 835 -46			

Area Me	asurements				Area	Туре		
Measurements	Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
21.50 x 27.50 x 34.00 x 21.50 3.50 x 9.00 2.50 x 14.00 18.00 x 31.50 8.00 x 4.00 20.00 x 22.00 12.50 x 14.00 13.50 x 14.00 9.00 x 3.50 9.00 x 3.50 3.50 x 21.50 3.40 x 12.50 0.10 x 21.50 x x x x x x x x x x x x x x x x x x x	x 1.00 = x 1	1.08						

 Client:
 Private Appraisal
 File No.:
 I1000217

 Property Address:
 1041-1043-1043A Alabama Street
 Case No.: n/a

 City:
 San Francisco
 State:
 CA
 Zip: 94110

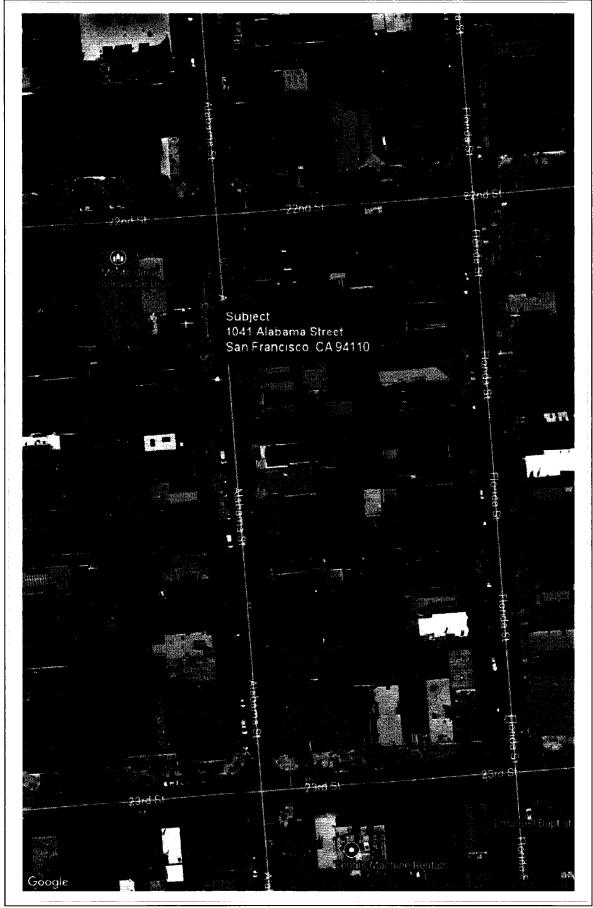


AERIAL MAP

 Client:
 Private Appraisal
 File No.:
 11000217

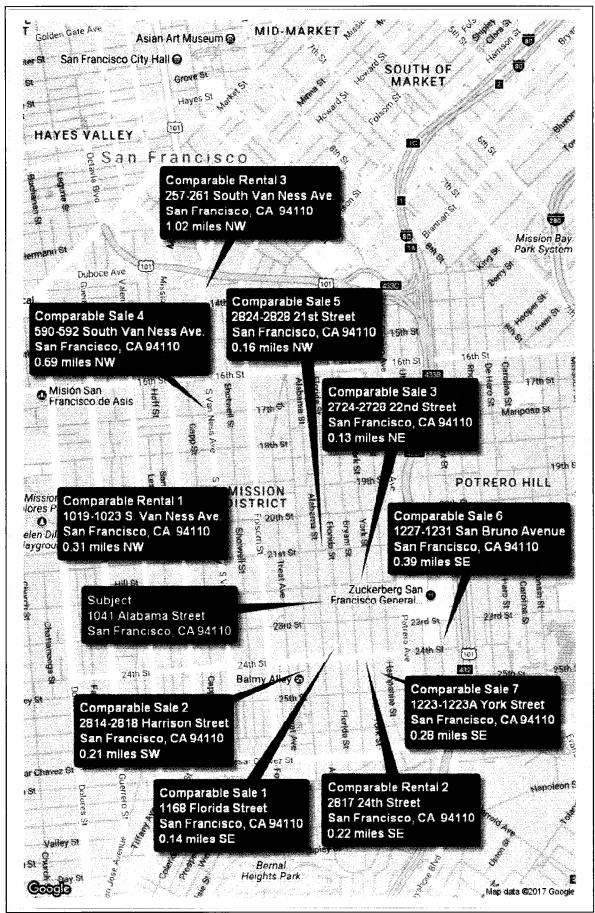
 Property Address:
 1041-1043-1043A Alabama Street
 Case No.:
 n/a

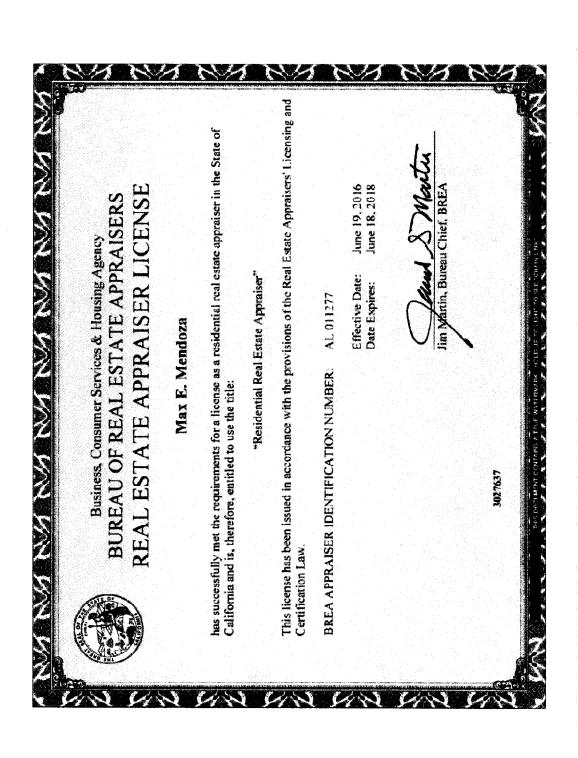
 City:
 San Francisco
 Statte:
 CA
 Zip:
 94110



LOCATION MAP

Client: Private Appraisal	File No.: 11000217	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
City: San Francisco	State: CA Zip: 94110	





Appraiser's E&O Insurance

Client: Private Appraisal	File N	b.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
City: San Francisco	State: CA	Zip: 94110



General Star National Insurance Company P O Box 10360 (Attn: GSN) Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA306754C

Renewal of Number: NJA306754B

1. NAMED INSURED: Max E. Mendoza

STREET ADDRESS:

Suita 301 321 Noe Street

San Francisco, CA 94114

2. POLICY PERIOD: Inception Date: 08/25/2017

Expiration Date: 08/25/2018

Effective 12.01 a.m. Standard Time at the address of the Named Insured.

3. LIMITS OF LIABILITY:

Each Claim: \$1,000,000 Aggregate: \$2,000,000

Claim Expenses have a separate Limit of Liability: Each Claim: \$1,000,000

Aggregate: \$2,000,000

4. DEDUCTIBLE:

Each Claim: \$0 Aggregate: \$0

5. RETROACTIVE DATE: 08/25/2014

If a date is indicated, this policy will not provide coverage for any Claim arising out of any act, error,

omission or personal injury which occurred before such date.

6. ANNUAL PREMIUM:

\$750.00

TOTAL Premium and Taxes/Surcharge:

\$750.00

7. ENDORSEMENTS:

This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 21 0002 (06/11), AP 27 0004 (06/11), SGN 90 0001 (07/10), AP 01 0004CA (06/11), AP 20 0001 (06/11), AP 08 0005CA (06/2011),

8. PRODUCER NAME: Mercer Consumer

STREET ADDRESS: P. O. Box 8146

Des Moines, IA 50306-8146

Justy Rella

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 08/08/2017 AP 10 0001 06 11

© Copyright 2011, General Star Management Company, Stamford, CT

Page 1 of 1

Subject's Public Records #1

Client: Private Appraisal	File No.: 11000217	
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a	
City: San Francisco	State: CA Zı	0: 94110

Owner Informa	tion							
Dyvner Name:		Lopez G	lorie G	Tax Billing Zip:		94102		
ax Billing Address:		870 Mai	rket St #1261	Tax Billing Zip+4:		2917		
ax Billing City & Stal	te:	San Fra	ncisco, CA	Owner Occupied:		No		
ocation Inforn	nation							
school District:		San Fra	ncisco	Subdivision:		Mission	Bl 140	
Densus Tract:		228.03		Zonina:		RH2		
Spries Route:		COZO		Books of Copy		,,		
Tax Informatio	n							
ax ID:		4149-0	>7	% Improved:	and the common the bands of Francisco	49%	AND COMMON TO STANFAST TO SECURE A STATE OF THE SECURE ASSESSMENT OF TH	
Black:		4149	.,	Tax Area:			1000	
.ot:		27		iak Mea.		1000		
Assessment & 1	ľav							
essential conditions control to a relative to the set of the	my was an experimental control of the control of th	****						
Assessment Year		2017	and the second of the second o	2016		2015		
Assessed Value - To		\$913,765		\$895,849		\$882,394		
Assessed Value - Lai		\$463,505		\$454,417		\$447,592	and the second s	
lssessed Value - Im (OV Assessed Chanc		\$450,260 2%		\$441,432 1.52%	e contraction of the second	\$434,802	No. 18 (18 19 19 artists) when you are come an elementarious and the second	
OV Assessed Chang		\$17,916		\$13,455	o che un en monte promone que per alguni (anco-	agaign na ann à an ann an gant aite ainm à	o de a selega malhema como consecuencia como a mesca mesca estra como consecuencia de la consecuencia de la co	
advanta anny le o handigas, ann handidda a gastann a llan ann gantanniga anna na an aire a'				· · · · · · · · · · · · · · · · · · ·				
lax Year		Total Ta	X	Change (\$)		Change ((%)	
2014		\$10,673	***			-10-5-00-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0	MANTHE CONTROL OF STREET, AND STREET,	
2015 2016	CONTRACTOR SECULATION OF THE CONTRACTOR OF THE C	\$10,958	44-1-chileri selesitentelesisen etti oluk eraberen asaberinalia beliklasi selekasisi.	\$285 \$141	was a sure of the	2.67% 1.29%		
/ () 1 ()	and the second s	\$11,100	***************************************	\$141		1.39%		
Characteristics				CONTRACTOR OF THE PROPERTY OF		OVICEO SILLOS IS PRANCISCO,	#77.75**********************************	
ot Area:		2,596		No. Parking Spaces:		MLS: 2		
Lot Acres:		0.0596		Total Baths:		2		
Buildina Sa Ft:		2,950		Full Baths:		2		
and Use CoreLogic		Duplex		Total Rooms:		10		
Land Use - County:		Flats Or	Duplex	Construction		Wood		
Year Built:		1900		Total Units:		2		
Stories:		2						
Listing Informa	tion							
MLS Listing Number:		379721		MLS Current List Price	· · · · · · · · · · · · · · · · · · ·	\$1,300,0	000	
MLS Status:			wn Cancel	MLS Oria, List Price:		\$1,300,0		
MIS Status Change F		01/26/		MLS List. Agent Name	rg.		-Paul Warrin	
MtS Listing Date:		01/13/		MLS List. Broker Name			Y'S INTERNATIONA	
4LS Listing #	379720		324027	324024	283214		261127	
MLS Status	Withdrawn (Cancel	Withdrawn Cancel	Withdrawn Cancel	Withdrawn	Cancel	Withdrawn Cancel	
4L5 Listing Date	01/13/2011		05/01/2007	05/01/2007	01/18/2005		01/06/2004	
4LS Listing Price	\$650,000		\$645,000	\$1,290,000	\$989,000		\$975,000	
ILS Orig Listing Price	\$650,000	a nach de 1974 i europeanach ann and	\$645,000	\$1,295,000	\$989,000	andre non makes to the second "3.8 of the dead-of-the	\$975,000	
MLS Close Date								
MLS Listing Close	\$G		\$0	\$0	\$0		\$0	
Price NLS Listina			Control of the Contro					
Cancellation Date	01/26/2011		06/08/2007	06/67/2007	02/16/2005	*** *********	02/15/2004	
MLS Listing #	80107		71819	8206				
MLS Status Sold		Sold	Sold					

Courtesy of Max Mendeza, San Francisco Association of Realtors
The naturalities for report of considering the courter and reliable success the dense decreated above, for a new parameter the authors of the debetication of the d

Property Detail

Subject's Public Records #2

Client: Private Appraisal	File N	b.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case	No.: n/a
City: San Francisco	State: CA	Zip: 94110

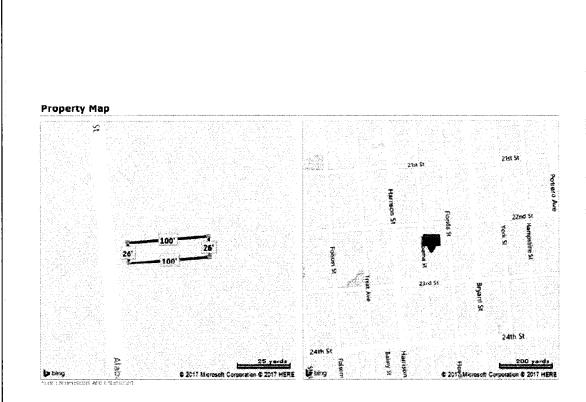
MES Listing Date	06/23/2000	04/11/2000	07/20/1996	_	
MLS Listing Price MLS Orig Listing	\$690,000	\$698,000	\$289,950		
Price	\$0	\$698,000	\$289,950		
MLS Close Date	06/23/2000	06/23/2000	04/23/1997		
MLS Listing Close Price	\$690,000	\$690,000	\$276,000		
MLS Listing Cancellation Date	regiones e en librar del enconfedencia anciente e consequir i i conservadamenta del enconfedencia del		mountaine au marine principale de la mente de conservation de la conse		
Last Market Sale	& Sales History				
Settle Date:	06/12/20	000	Seller:	Barnes	Russell
Recording Date:	06/23/20		Document Number:	H0665-	
Sale Price:	\$690,000		Deed Type:	Grant D	
Owner Name:	Lopez Glo	ria G	Price Per Square Feet:	\$233.90	•
Sale/Settlement Date	ACMITTATION OF AUGUST AND TAXABLE TO BE ADMINISTRATED TO	06/30/2000	06/12/2000	02/24/2000	
Recording Date Sale Price	08/11/2000	07/07/2000	06/23/2000 \$690,000	03/10/2000	04/23/1997 \$269,000
Nominal	A.	Y	the control of the co	Y	net and artists a service of the artists of the art
Buyer Name	Burns Trust	Lopez Gloria G	Lopez Gioria	Barnes Russell	Barnes Russell A
Seller Name	Burns Wesley A & Anastacia I.	Lopez Gloria	Barnes Russell	Barnes Russell A	Soto Benjamin
Document Number	G812807	G 7 97206	H0665-382	H0591-590	G0867-196
Document Type	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed
Sale/Settlement Date		00/1991			
Recording Date	11/19/1996	10/31/1991	02/07/1989	0	
Sale Price	regende an gant en en entre annament en	atorities autorities aportinata apote apostas arabangan arabangan arabangan arabangan arabangan arabangan arab Apotensia apotensia arabangan Apotensia apotensia arabangan arabangan arabangan arabangan arabangan arabangan a			
Nominal	Y	Y	Robelledo Tony &		
Buyer Name	Soto Benjamin	Soto Benjamin & Aurora	Nieves	_	
Seller Name	Soto Benjamin & Aurora	Soto Benjamin	Reboileda Tony & Nievas		
Document Number	G0762-192	F0493-502	F318475		
Document Type	Interspousal Deed Transfer	Quit Claim Deed	Grant Deed		
Mortgage Histor	/	PROPERTY MANY CONTINUES OF THE STATE OF THE	No consideración de meno se comencion con crome el condicion con consecuencia.		
Mortgage Date	12/15/2011	10/10/2007	08/30/2002	03/30/2001	07/07/2000
Mortgage Amount	\$331,000	\$410,000	\$475,000	\$486,500	\$103,500
Mortgage Lender	Pinnacle Cap Mtg Corp	Ni Inc	Washington Mutual Bk Fa	First Nationwide Mtg Corp	Greenpoint Mtg Fndg
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Cooventional
Mortgage Type Mortgage Int Rate	Refi	Refi	Refi 5.75	Refi	Nominal
Mortgage Term	36	15	30	30	15
Mortgage Date	06/23/2000	03/10/2000	06/16/1998		
Mortgage Amount	\$483,000	\$402,500	\$119,000		
Mortgage Lender	Washington Mutual Bk Fa	California S&L	Headlands Mtg Inc		
Mortgage Code	Conventional	Conventional	Conventional	**	
Mortgage Type	Resale	Nominal	Refi		
Mortgage Int Rate	3.95				

Courtesy of Max Mendeza, San Francisco Association of Realtors
Thoughtow the report of our distriction of the money's favor make and or onto money. The date of descriptional entitle is any guaranteed. The programment of the data money makes become applicable outside a translation of the data money makes the makes all makes and the programment.



Subject's Public Records #3

Client: Private Appraisal	File N	No.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case	No.: n/a
City: San Francisco	State: CA	Zip: 94110



Courtesy of Max Mendoza, San Francisco Association of Realfors
The data within the report is accepted by Torough Consequence per pay discourse. The data is manual called a few in our grammant the above of the data contained beach our to represent, werther by the crops of the report unit of the in-paintable consequence in a properties.



USPAP ADDENDUM

City: San Francisco Courty: San Francisco State: CA Zip Code: 94110 Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 39 studying the current & competing sales and listings in the area, the appraiser concluded that the estimated exposure time for the subject property is equal to the marketing time identified in the neighborhood section of this appraisal report. The expected exposure beriod is 1-3 months when priced realistically. Additional Certifications Additional Certifications I have performed No services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year pend immediately preceding acceptance of this assignment. Those services are described in the comments below.	Borrower: Gloria Lopez Property Address: 1041-1043-1043A Alabama Street	
Reasonable Exposure Time My opinion of a recorrective exposure time for the subject property at the market value stated in this report is: By studying the current & competing sales and listings in the area, the appraisar concluded that the estimated exposure time for the subject property is caught to the marketing time identified in the neighborhood section of this appraisal report. The expected exposure berind is 1-3 months when priced realistically. Additional Certifications [If these performed NO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year percollmentalistically precading acceptance of this assignment. If IHAVE performed services are an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year percollmentalistically precading acceptance of this assignment. Those services are described in the comments below. Additional Comments None. Appearable: Supreture. Appearable: Supreture. Supreture. Supreture. Appearable: Supreture		ncisco State: CA Zip Code: 94110
Additional Certifications	Lender: Private Appraisal	
Additional Certifications	Pageonable Evaceure Time	
Additional Certifications Additional Certifications Additional Certification Additional Certification Additional Certification Additional Certification Additional Certification Additi		market value stated in this report is:
Additional Certifications	in the control of the	Transcrate Sales III III STOPPINS.
Additional Certifications		, ,
Additional Certifications El have performed NO services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. IHAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. Additional Comments	· · · · · · · · · · · · · · · · · · ·	neighborhood section of this appraisal report. The expected exposure
Thave performed INO services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. IHAVE performed INO services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. Additional Comments	period is 1-3 months when priced realistically.	
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Expiration Date of Certification or License: 06/18/2018 Supervisory Appraiser inspection of Subject Property:		
		Supervisory Appraiser inspection of Subject Property

Appraiser Independence Certification

n/a File No.: 11000217

Borrower:	Gloria Lopez			
Property Address:	1041-1043-1043A Alabama Str	eet		
Oity:	San Francisco	County: San Francisco	State: CA	Zip Code: 94110
Lender/Client:	Private Appraisal			

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;

Additional Comments: None.

- 2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
- 3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
- 4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
- 5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
- 6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
- 7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
- 8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

APPRAISER:	SUPERVISORY APPRAISER (only if required):
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PROJECT: 1043 "A" Alabama Street, San Francisco

September 25, 2017

Page 1 of 2

Gloria Lopez 1043 Alabama Street San Francisco, CA

Re:

1043 "A" Alabama Street, San Francisco

Hi Gloria:

We would like to take this opportunity and thank you for allowing us to be of service. We are confident that we can provide the best services in regards to the upgrading of your project.

Following your request for an estimate, we are respectfully submitting the results of our analysis:

Our Proposal Includes:

Preliminary cost breakdown for each phase of this project

Architectural plans including:

Approximate Cost: \$20,000.

As-built drawings New floor plan for unit 1043 A New path of travel through garage (Fire Dept. Requirement) Legalization of an illegal unit

Structural plans including:

Approx. Cost: \$20,000.

Details for replacing existing brick foundations inside unit 1043 A, with reinforced concrete foundations and lowering ground to comply with 7'6" clearance

Details for new path of travel corridor through garage

Possible Voluntary Soft Story retrofit for the entire garage level and unit 1043 A

Rebuild unit 1043 A, new with 7'6" clearance, new kitchen, bathroom and rooms

Approx. cost: \$250,000.

New Kitchen with cabinets New bathroom, shower and sink New appliances New flooring Electrical and plumbing fixtures All electrical and plumbing work Windows

Sprinkler work

Approx. Cost: \$35,000.

Soft Story retrofit of ground floor level

Approx. Cost: \$80,000.

All City fees

Approx. Cost: 10,000.



PROJECT: 1043 "A" Alabama Street, San Francisco

Page 2 of 2

Project: 1043 Alabama Street, San Francisco

Separate electrical conduit and new wiring for entire unit Approx. cost: \$35,000. (N) Gas heater furnace for unit Approx. Cost: \$10,000. Removal of existing wood post inside garage Approx. Cost: \$30,000. Build new corridor and possibly relocate existing furnaces Approx. Cost: \$40,000. (N) gas meter from PG&E TBD

(N) Electric meter from PG&E **TBD**

Mechanical consultant to review available power and gas to determine if we approx. Cost: \$3,000. Are able to add meters

Special inspection fee

Approx. Cost: \$10,000.

Our Proposal Excludes:

- Material testing for hazardous material (\$2,000.)
- Abatement of hazardous material, if any
- Removal and installation of any items in the way of construction such as electrical, plumbing, mechanical lines and garage doors (approx. cost: \$12,000.)
- Temporary power connection during construction (approx. cost: \$1,000.)
- Toilet facility (approx. \$1,500.)
- Place an underground electrical-ground inside grade beam foundation (approx. cost: \$3,000.)
- PG&E fees
- Seismic retrofitting of ground floor level

Architectural and Structural Plans Duration: Min. 1 year including approval Construction Duration: Minimum 4 to 6 months without inspection delays

Please note that this proposal is good for 30 days only.

At BAI Construction, we take pride in our extensive expertise, service, and quality in completing projects successfully.

Please call us if we can be of any service.

Sincerely,

Behnam Afshar

BAI Construction, Inc.

General Building Conhactor Licerse 835532 PeoroConstruction

OWNER INFORMATION CONTRACTOR INFORMATION

Name Gloria Company PeoroConstruction

Address 1043 Alabama St

Eric Peoro Name

City, State ZIP San Francisco

Address

Phone

227 2144 City, State ZIP

Email gloria@live.com

Phone 415 216 7853

peoroconstruction@yahoo.com

Project name 1043 Alabama St Completion date

Email

open

SCOPE OF WORK

Removel of kitchen / bath room and 2 - partition walls to convert the structure into 2 - storage rooms.

NOT INCLUDED

Permits

COMPANY PROPOSAL

We, PeoroConstruction., propose the above scope of work, to be completed bγ for the amount of \$6,785.00

Submitted by (Company Representative)

Date

OWNER ACCEPTANCE

I,Gloria, do accept the above scope of work, proposed to be completed by for the amount of \$6,785.00

Submitted by (home owner or authorized representative) Date

BAI

cost summary:

Architect Plans:	\$20,000
Structural Plans:	\$20,000
Rebuilding 1043A for 7'6" clearance:	\$250,000
Sprinkler work:	\$35,000
Seismic Retrofit of ground level	\$80,000
City fees:	\$10,000
Separate electrical: Gas furnace Removal of post New corridor new gas meter new electrical meter Mechanical consultant for power/gas	\$35,000 \$10,000 \$30,000 \$40,000 TBD TBD \$3,000
Hazardous material testing Abatement of hazardous materials Removal of installation of items such as electrical, plumbing, mechanical lines Temp power during construction Toilet facility	\$10,000 \$2,000 TBD \$12,000 \$1,000 \$1,500
underground electrical ground PGE fees	\$3,000 TBD
Total	\$562,500.00

OUTPUT SOURCE

Total design,

build and permitting

costs \$562,500.00 Estimates

Interest on \$547,500 loan over 30 years

bank payment

@4.5%apr \$463,537.75 schedule

TOTAL COST TO BUILD the ADU

(construction+interest) bank payment

\$1,026,037.75 schedule

\$0

EXPENSES Monthly Yearly

@4.50%apr

Monthly Loan payments \$2,850.10 \$34,201.20

Monthly Utilities \$150 \$1,800.00

Property tax added

 due to ADU 2%
 \$912
 \$10,950.00

 Repairs&maint (average)
 \$500
 \$6,000

\$4,412.10 \$52,951.20

ADDED VALUE of ADU at sale

RENT Monthly Yearly

Rental income \$1,523.00 \$18,276

+ 1-1.5% average yearly increase \$15 to \$23/mo \$264

Loan Calcula	ator	
Loan amount		
\$ 562,500		
Loan term in y	ears	
30	and finished in the state of the	
Or		
Loan term in n	nonths	
360		
Interest rate p	er year	
4.5	%	CALCULATE











Monthly Payments

\$ 2,850.10

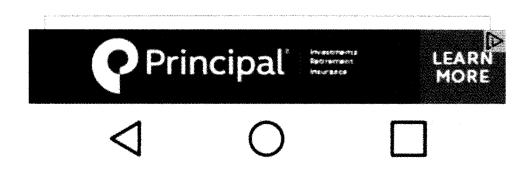
Total Principal Paid \$562,500

Total Interest Paid \$463,537.75

ADD EXTRA PAYMENTS >

TODAY'S RATES

Show amortization schedule



Estimated Payoff Date

October 26, 2047

Start Date

10/26/2017

Amortization Schedule

SMART	2017 Ford Fus Simple Cale for	Go Fu	
05/26/18	\$758	\$2.093	\$557,256
04/26/18	\$755	\$2,095	\$558,014
03/26/18	\$752	\$2,098	\$558,768
02/26/18	\$749	\$2,101	\$559,520
01/26/18	\$746	\$2,104	\$560,269
12/26/17	\$744	\$2,107	\$561,016
11/26/17	\$741	\$2,109	\$561,759
Payment Date	Principal	Interest	Balance







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05/26/18	\$758	\$2,093	\$557,	256
06/26/18	\$760	\$2,090	\$556,	496
07/26/18	\$763	\$2,087	\$555,	733
08/26/18	\$766	\$2,084	\$554,	966
09/26/18	\$769	\$2,081	\$554,	197
10/26/18	\$772	\$2,078	\$553,	426
11/26/18	\$775	\$2,075	\$552,	651
12/26/18	\$778	\$2,072	\$551,	873
01/26/19	\$781	\$2,070	\$551,	093
02/26/19	\$784	\$2,067	\$550,	309
03/26/19	\$786	\$2,064	\$549,	523
04/26/19	\$789	\$2,061	\$548,	733
05/26/19	\$792	\$2,058	\$547,	941
06/26/19	\$795	\$2,055	\$547,	146
07/26/19	\$798	\$2,052	\$546,	347
SMART	2017 Ford Fus Smart Erote, for Careforn	· Com		EAGO MORES.







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10/26/46 \$2,715 \$135 \$33,382
11/26/46 \$2,725 \$125 \$30,657
12/26/46 \$2,735 \$115 \$27,922
01/26/47 \$2,745 \$105 \$25,177
02/26/47 \$2,756 \$94 \$22,421
03/26/47 \$2,766 \$84 \$19,655
04/26/47 \$2,776 \$74 \$16,878
05/26/47 \$2,787 \$63 \$14,092
06/26/47 \$2,797 \$53 \$11,294
07/26/47 \$2,808 \$42 \$8,487
08/26/47 \$2,818 \$32 \$5,668
09/26/47 \$2,829 \$21 \$2,839
10/26/47 \$2,839 \$11 \$0









5	Design grade lowering, URM foundation replacement & seismic retrofit of entire ground level & perform CEBC A-4 structural analysis.	\$4,000
6	Complete construction plan set for grade lowering, URM foundation replacement & seismic retrofit of entire ground level.	\$4,000
7	Submit seismic retrofit plan set to SFDBI for approval; revise & resubmit once	\$1,000
8	Complete architectural, mechanical, electrical, plumbing, fire sprinkler, egress, urban forestry, public works, green building, & energy efficiency plan set for ADU	\$4,000
9	Submit ADU plan set to SF Building, Fire, Mechanical, Public Works, and Urban Forestry for review and approval; revise & resubmit once per department	\$4,000
	Subtotal	\$32,000

Phase 2 Task	Task Description	Fee				
1	Prepare bid form & draft AIA A104 Contract; solicit bidders; attend pre-bid inspection; respond to pre-bid RFIs; collect bids; prepare bid summary; submit to owner with recommendation for final contractor; prepare final contract with contractor & owner. Collect insurance certificates, subcontractor & supplier lists, and job site work plan.	\$3,000				
2	Attend bi-weekly weekly site inspections; perform structural observations during retrofit phase; perform special inspections during retrofit phase (excluding welding, concrete placement & testing, and anchor load tests). Photodocument & file. Respond to requests for information. 26 site inspections assumed. 26 RFI assumed.					
3	Review, revise & approve monthly applications for payment. Review, revise & approve requests for change orders. Collect conditional & unconditional lien releases prior to payments. Verify SF inspections & approvals. Collect final job card & certificate of occupancy. Verify formatting for rent stabilization board pass-through. 12 applications / change orders assumed.					
	Subtotal	\$28,500				

Estimated Project Construction Cost

Item No.	tem No. Item Description				
1	Asla astas 9 la ad tastina	¢1,000			
I	Asbestos & lead testing	\$1,000			
2	Asbestos & lead abatement	\$5,000			
3	3 Shore, protect surrounding property, lower grade, replace URM foundation, install new subsurface sewer pipes, construct new slab on grade, relocate existing furnaces & water heaters, and construct seismic retrofit in lower level				
4	Monitor concrete placement, sampling & testing; observe and UT welding	\$5,000			
4	Install new 2" fire water service & meter	\$10,000			
5	5 Add two new gas meter and two new electric meters (house & ADU)				
6	6 Install rough mechanical, electrical & plumbing in lower level				
7	7 Install fire sprinkler in lower level				
8					

9	Install tub & shower surrounds; tile.	\$20,000			
10	10 Install cabinetry and counter tops				
11	Install finish mechanical, electrical & plumbing	\$20,000			
12	Install trim & paint	\$10,000			
12	Install flooring	\$15,000			
13	Landscaping - urban forestry / sidewalk; back yard / patio	\$5,000			
	Subtotal	\$430,000			

Estimated Project Budget

Item No.	Item Description			
1	Phase 1 professional fees	\$32,000		
2	2 Phase 2 professional fees			
3	Construction Cost	\$430,000		
4	City / AHJ Fees (5%)	\$21,500		
5	Contingency (20%)	\$86,000		
	Subtotal	\$598,000		

Notes:

- 1 "ADJ" Authority Having Jurisdiction
- 2 "Contingency" funds budgeted prior to the start of the design process for changes in the construction cost and unanticipated expenses.
- 3 "Estimated" Not Bid. Actual cost to be determined at time of bid or expenditure. Owner understands and acknowledge that estimated costs will change and that such changes might be substantial and unanticipated.
- 4 If variance is not granted, then work will either stop of change substantially at owner's direction
- 5 All work assumes that tenant will be removed from unit and that ground level will be cleared of all materials the owner wishes to keep.
- 6 2 Competent existing soils, foundation, and structural conditions are assumed. Changes to this configuration based on as-built conditions, SFDBI plan check comments, or hidden conditions disclosed during construction will be billed on a time & expenses basis. Owner accepts and understands that work scope and budget may change as the project progresses.
- 3 Excludes testing of existing building & soil to determine as-built structural properties. Historical material performance data will be used. Historical configurations will be assumed. Owner accepts and understands that actual structural properties that are disclosed during demolition and construction may change the project scope and budget

All work will be performed in accordance with the enclosed terms & conditions of agreement and fee schedule. Any work outside the specified scope will be performed on a time & expenses basis. All deliverables will be in Adobe Acrobat electronic file format. Printing & delivery costs are not included. Meetings with clients, attorneys, authorities having jurisdiction, and other related parties are excluded.

If you would like to engage my services, please sign below indicating your agreement, please sign and return this agreement to me with the proposed retainer. This proposal is good for 30 days. If you have any questions or concerns regarding these matters, please contact me via phone or e-mail.

Sincerely,

W. Charles Perry, M.S., P.E.

Principal Engineer

License Numbers C38622 & M25554

e: charles@wcharlesperry.com; c: 415-509-2956

Seismic Retrofit & ADU Legalization Design & Construction Management Proposal 1043 Alabama St., San Francisco, CA 94110 By signing below, I agree that: a. I accept this proposal and have read the Terms and Conditions of Agreement and the Consulting Services Fee Schedule sent to me with this letter. b. I agree to pay a retainer of \$3,000.00 either by credit card information provided below or by a check mailed within 3 business days of signing. This retainer will be credited against the final invoice for the project. Credit card payments will incur a 1.9% processing fee. My credit card information is as follows: Name on card: ______ o Visa o MasterCard Exp.: _____ Account # ______ Signature: _____ c. I agree to pay an initial construction management deposit of 5% of the initial construction cost either by credit card information provided below or by a check mailed within 3 business days of permit approval. Credit card payments will incur a 1.9% processing fee. My credit card information is as follows: Name on card: _____ o Visa o MasterCard Exp.: _____ Account # ______ Signature: ______ d. I agree to pay all invoices within thirty (30) days of invoice issuance, regardless of any agreement I have with third parties. All invoices paid by credit card will incur a 1.9% processing fee. I understand that balances unpaid 30 days after invoicing are subject to an 18% finance charge (1.5% per month). e. I agree to allow W. Charles Perry to obtain information regarding my creditworthiness or that of my company. ______ Date: _____ Signature: _ Name: Title: Address: Cell Phone: E-mail: Seismic Retrofit & ADU Legalization Design & Construction Management Proposal 1043 Alabama St., San Francisco, CA 94110

OPTIONAL EXTENDED LIMITATION OF LIABILITY

I agree to pay a fee of \$2,000.00 for the Extended Limitation of Liability as described in the following Terms & Conditionsl of Agreement either by credit card information provided below or by a check mailed within 3 business days of signing. Payment must be received and processed by W. Charles Pery & Associates prior to the start of work for this extended limitation of liability to be accepted. Credit card payments will incur a 1.9% processing fee. My credit card information is as follows:

Name on card:	o Visa o MasterCard Exp.:
Account #	Signature:
Signature:	Date:
Name:	
Title:	
Address:	
Cell Phone:	
E-mail:	

Seismic Retrofit & ADU Legalization Design & Construction Management Proposal 1043 Alabama St., San Francisco, CA 94110

Terms & Conditions of Agreement CHARGES

Work performed on a time-and-expense basis will be charged in accordance with W. Charles Perry & Associates most current "Fee Schedule." Any unusual types of work not specifically covered by the "Fee Schedule" are charged at a rate determined to be reasonable in relation to the type of work performed. Work performed under fixed price contracts will be charged at the agreed fixed amount.

TERMS OF PAYMENT

Periodic statements are rendered, usually monthly, and are due within thirty (30) days of the date of invoice. Outstanding balances past due over thirty days are subject to a delinquency charge of one and one-half percent per month until paid. W. Charles Perry & Associates without liability may withhold delivery of reports and other data and may suspend performance of its obligations to client pending full payment of all charges including any disputed amounts. All charges shall be paid prior to deposition & trial testimony; trial & deposition testimony shall be paid in advance. W. Charles Perry & Associates may examine the credit history of all clients. If client pays any charges via Visa, MasterCard, or other such third party lending institution, then client waives all rights to reverse, dispute, or otherwise complain about such payments. If client fails to dispute any charges within seven (7) days of the date of an invoice, client relinquishes all rights to dispute the charges on that invoice in the future. Retainers are credited to the final invoice. Payments by credit card will be charged an additional 1.9% service fee to repay the expense of the credit card processing company.

EXECUTION OF SCOPE OF SERVICES

W. Charles Perry & Associates will perform all work in accordance with generally accepted professional engineering practice. No other warranty, express or implied, is made concerning work performed under the agreement, including our findings, recommendations, specifications or professional advice.

W. Charles Perry & Associates will diligently proceed with the work contracted for and will provide its report in a timely manner, except for delays occasioned by factors beyond its control, were not reasonably foreseeable, or were initiated by the client.

Work under the agreement will be terminated upon receipt by W. Charles Perry & Associates of written notice from the client, provided that W. Charles Perry & Associates may complete such analyses, records, reports, and other work as is reasonably necessary to protect its professional reputation and adequately document the work performed through termination. In such event, a termination charge not exceeding ten percent of all charges incurred through termination may be made at the discretion of W. Charles Perry & Associates.

BASIC LIMITATION OF LIABILITY

Client agrees that the aggregate liability of W. Charles Perry & Associates to client and any other persons or entities arising from performance of this agreement, including costs of defense and attorney fees, for any and all injury or damage to persons or property, from any design defect, error, omission, oversight, professional negligence, or breach of contract shall be limited to the fees paid to W. Charles Perry & Associates. Client hereby releases and agrees to indemnify and hold W. Charles Perry & Associates and its employees, consultants, subcontractors, contractors, & suppliers free and harmless from any such liability to client or any third parties to the extent the aggregate of such liability exceeds this limitation of liability.

EXTENDED LIMITATION OF LIABILITY – OPTIONAL (BY SIGNED AGREEMENT WITH ADDITIONAL FEE)

Client agrees that the aggregate liability of W. Charles Perry & Associates to client and any other persons or entities arising from performance of this agreement, including costs of defense and attorney fees, for any and all injury or damage to persons or property, from any design defect, error, omission, oversight, professional negligence or breach of contract shall be limited to the insurance coverage provided to W. Charles Perry & Associates by its professional liability, general & comprehensive liability, and umbrella insurance policies (current declarations attached).

Client hereby releases and agrees to indemnify and hold W. Charles Perry & Associates and its employees, consultants, subcontractors, contractors, & suppliers free and harmless from any liability to client or any third parties to the extent the aggregate of such liability exceeds these limitations of liability.

Client understands and agrees that client might purchase additional project-based professional liability insurance to insure client's assumed risk and liability. All requests for additional insurance must be made in writing prior to the start of the project and accepted by insurance carriers for W. Charles Perry & Associates. Such project-based insurance must be renewed annually. All costs for any additional insurance and all administrative effort required to maintain such additional insurance will be borne by client.

CONFIDENTIALITY & PROPRIETARY INFORMATION

W. Charles Perry & Associates will hold in strictest confidence all proprietary information and trade secrets of the client to which it may be given access. Unless otherwise expressly agreed in writing, all reports, recommendations, procedures, plans, specifications, and other information provided to the client under this agreement shall be the property of W. Charles Perry & Associates. Client may use such information within the constraints of federal and state copyright laws. W. Charles Perry & Associates shall retain exclusive rights to all proprietary information, technologies, trade secrets, software, underlying electronic files, inventions, copyrights, or patentable ideas developed during performance of this agreement.

DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this agreement, or the breach thereof shall be settled by binding arbitration in front of a single arbitrator at Judicial Arbitration and Mediation Services (JAMS) in San Francisco, California. Judgments shall be filed in a court of competent jurisdiction in San Mateo County. If the parties cannot agree on an arbitrator, JAMS shall appoint one. The prevailing party in any action shall recover from the losing party his reasonable attorney fees and costs of suit incurred, in addition to any other relief granted. In the event that the claimed damages are within the jurisdiction of Small Claims Court in San Mateo County, both parties agree to settle such disputes there and waive all rights to appeal judgments of that court. In any dispute between client and a third party, client agrees to defend, indemnify, and pay all expenses of W. Charles Perry & Associates treating W. Charles Perry & Associates as client's agent.

Fee Schedule

PROFESSIONAL FEES

W. Charles Perry & Associates charges its Clients for services provided according to skill-level of the individual assigned to the Client's project. For billing purposes, W. Charles Perry & Associates provides the following staff classifications to designate relative experience, training, and accomplishment within a technical field, and the standard hourly fees charged for their services.

Principal	Senior level technical and/or management person; responsible for technical direction and/or general management or administration of the Firm; possesses authority to bind and otherwise legally commit the Firm.	\$250.00 To \$500.00
Manager	Senior technical personnel providing high-level services on individual consultative assignments and/or overall technical direction of programs; may have office or group management responsibility or functional responsibility for a technical field within the Firm.	\$150.00 To \$250.00
Senior Staff	Experienced technical professional skilled in planning, organizing, controlling, and executing complex, higher-order projects or assignments.	\$100.00 To \$200.00
Junior Staff	Experienced in instrumentation, programming, testing, analysis, library science, or the development and/or execution of defined tasks in support of larger projects or programs in support of senior staff.	\$75.00 To \$150.00
Technical Assistant	Laboratory, data processing, graphics, or other technician responsible for the execution of specialized tasks in support of senior staff.	\$65.00 To \$100.00
Administrative/ Non-technical Assistant	Personnel who assist technical staff in various administrative, non-technical areas, including scheduling report production, communications, logistics, and project support.	\$50.00 To \$75.00

These rates are modified annually on January 1st or otherwise at the discretion of W. Charles Perry & Associates. Payment is required in US dollars within thirty (30) days of date of invoice.

OTHER PROJECT EXPENSES

Travel and project expenses are charged at cost plus fifteen percent (15%). Air travel is charged at the most effective fare basis for the project involved; travel time charges are limited to 3 hours each direction per trip. Expenses for goods or services required for efficient and timely performance of the client's project are valid project expenses. Such goods and services include but are not limited to materials, equipment, tools, laboratory tests, computer charges, administrative services, printing & reproduction, shipping & delivery charges, special fees, extra insurance, etc. Mileage for travel by car is charged at 75 cents per mile.

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CERTIFICATE HOLDER	CANCELLATION
W. Charles Perry 231 W. 41st Ave. San Mateo CA 94403	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	authorized REPRESENTATIVE Cally Z Toful

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ACORD 25 (2014/01)

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To Planning Department

Mailed to: Gloria Lopez 870 Market street Ste 1261 San Francisco CA 94102

I am a tenant at 1041 Alabama street San Francisco. I am a tenant. My landlord told me the planning department may force her to undergo extensive construction for the in-law unit in the basement. My asked me to put that in writing. Because of the wood frame type of building, even the garage's opening sound travels to our unit, let alone construction noise or excavation. We understand the lack of housing in the city, but we are also people in need of housing. We are 3 single women who work hard to earn a living. If extensive construction or excavation will take place, we would need to find another home. Living through months of stressing noise and worrying about our safety in case of structural collapse and lung disease from breathing possible asbestos or lead, or even just dust particles, would be the equivalent of displacement. Ms Lopez has been informed the project would take many months, during which the entire basement and garage will be a construction site.

Thank you.

Mayesha Huq

If you have any questions do not hesitate to contact me. 949-280-2588

JL construction
Juan Leverman
Phone 415 378 1169

Contractor License: CA 934753

ESTIMATE

Property Owner Information:

Gloria Lopez

1043 Alabama st San Francisco CA 94110

415 227 2144

SCOPE OF WORK

Remove bath tub with shower, toilet and sink; remove kitchen sink and stove gas line.

TOTAL labor: \$3,500

Permit cost: not included.

To accept sign and return with 10 percent of cost to schedule.

Accepted by				
Date				