



SAN FRANCISCO PLANNING DEPARTMENT

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**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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.

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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San Francisco, CA 94102
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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 DISTRICT.

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. 2017-015110CUA, 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.
2. **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 not 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 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.

- 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:

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.

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.

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

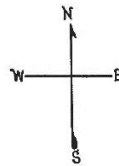
lot13 into lots46&47 for 2012 roll
lot30 into lots44&45 for 2014 roll

MISSION BLK. 140

REVISED '57

" '81
" '92

Revised 2012
Revised 2014

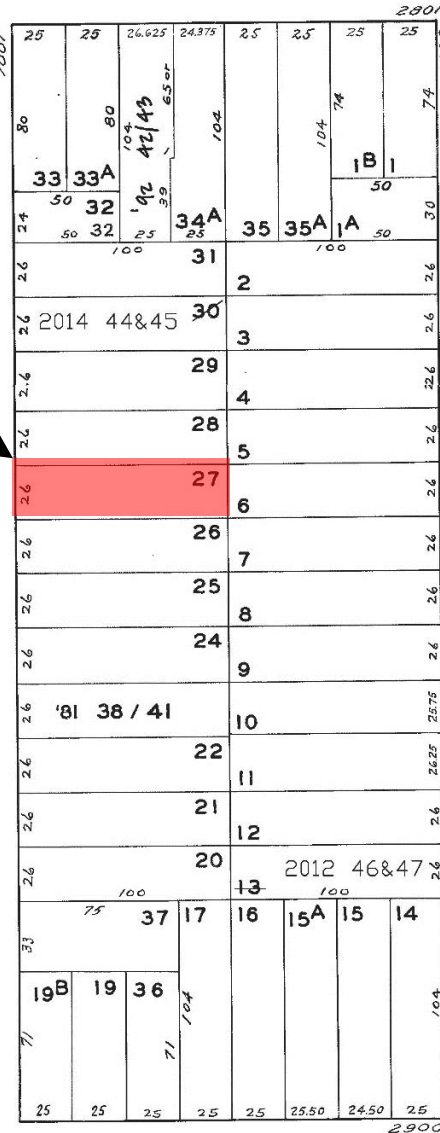


22ND

SUBJECT PROPERTY

ALABAMA

FLORIDA



1059-1063A ALABAMA ST.
A CONDOMINIUM

LOT NO.	UNIT NO.	% COMMON AREA
38	1	25
39	2	25
40	3	25
41	4	25

2821 & 2825 22ND ST.

A CONDOMINIUM

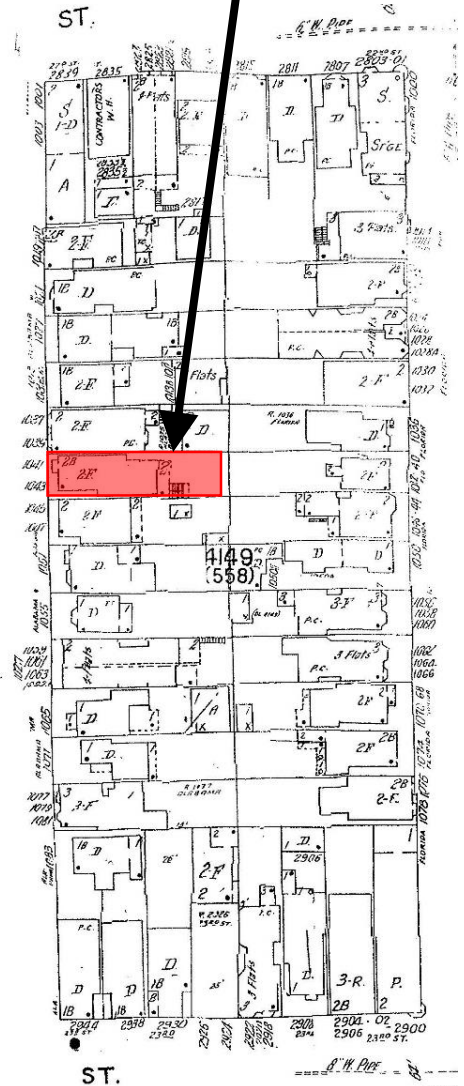
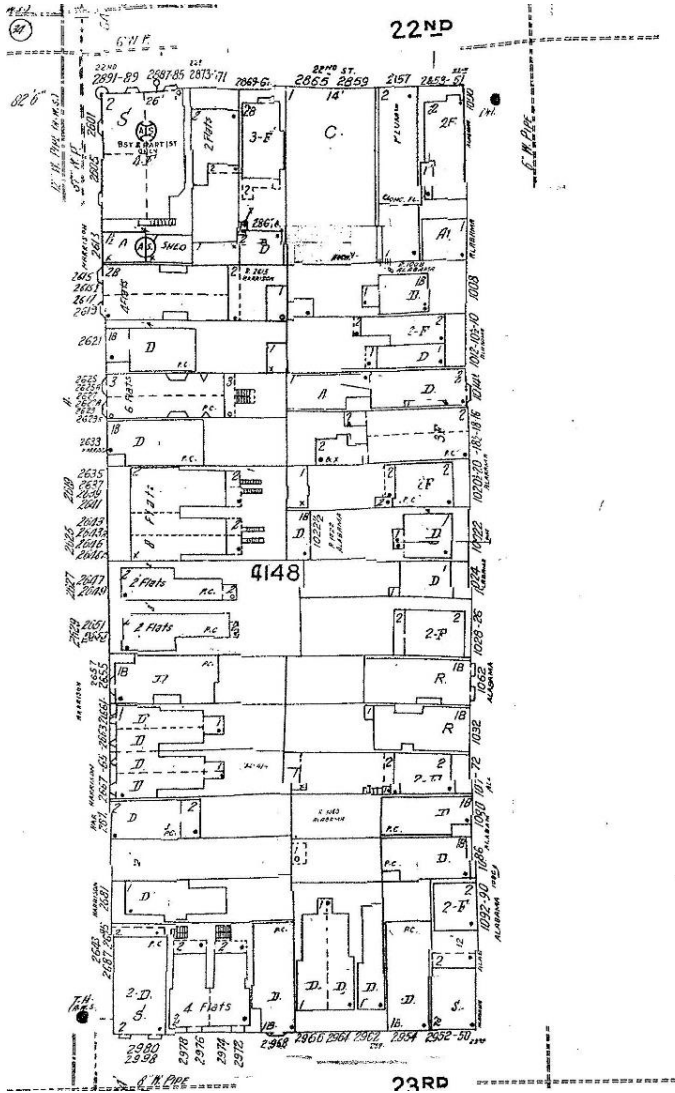
LOT	UNIT	% COMM. AREA
42	1	49.50
43	2	50.50



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

Sanborn Map*

SUBJECT PROPERTY

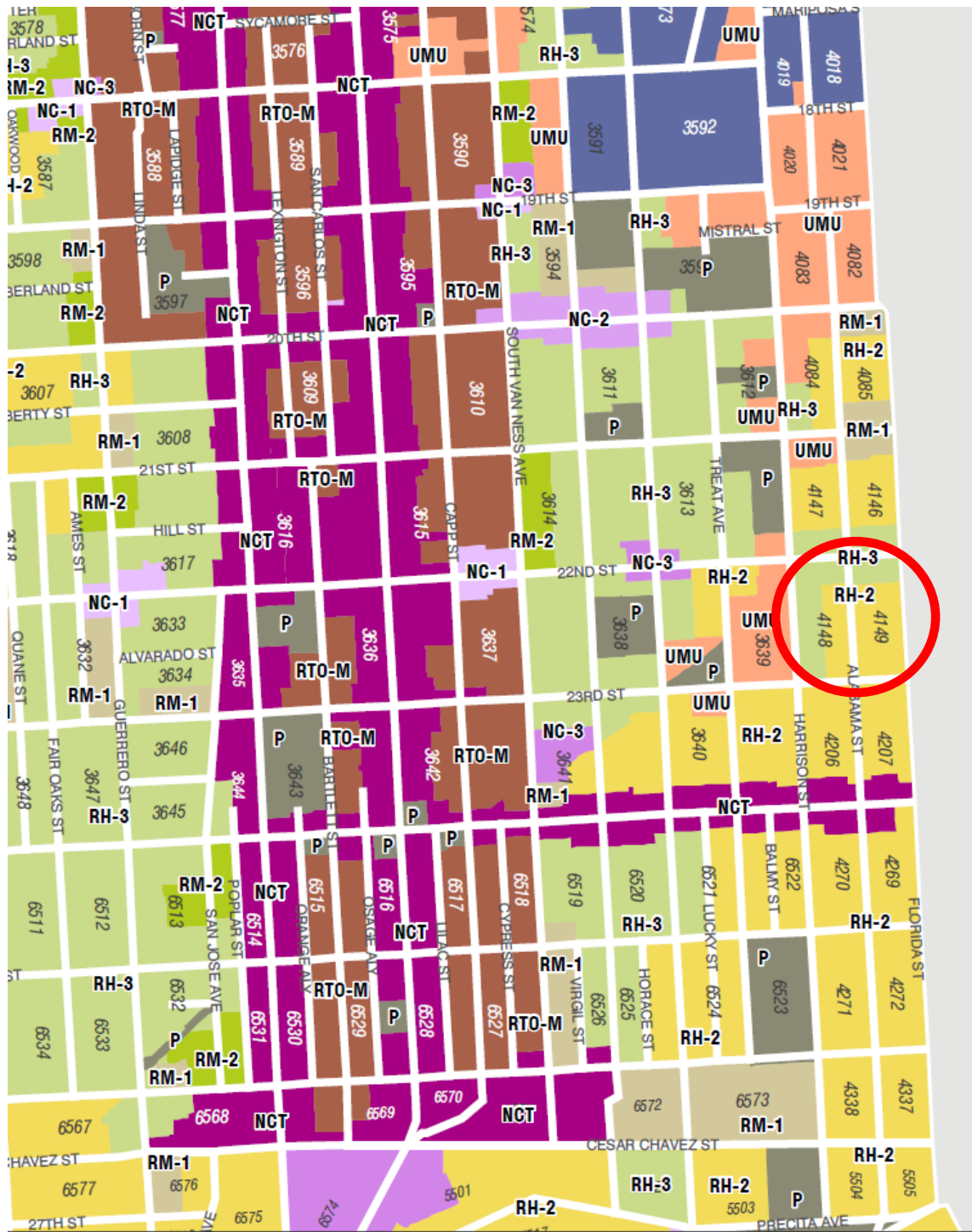


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



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

Zoning Map



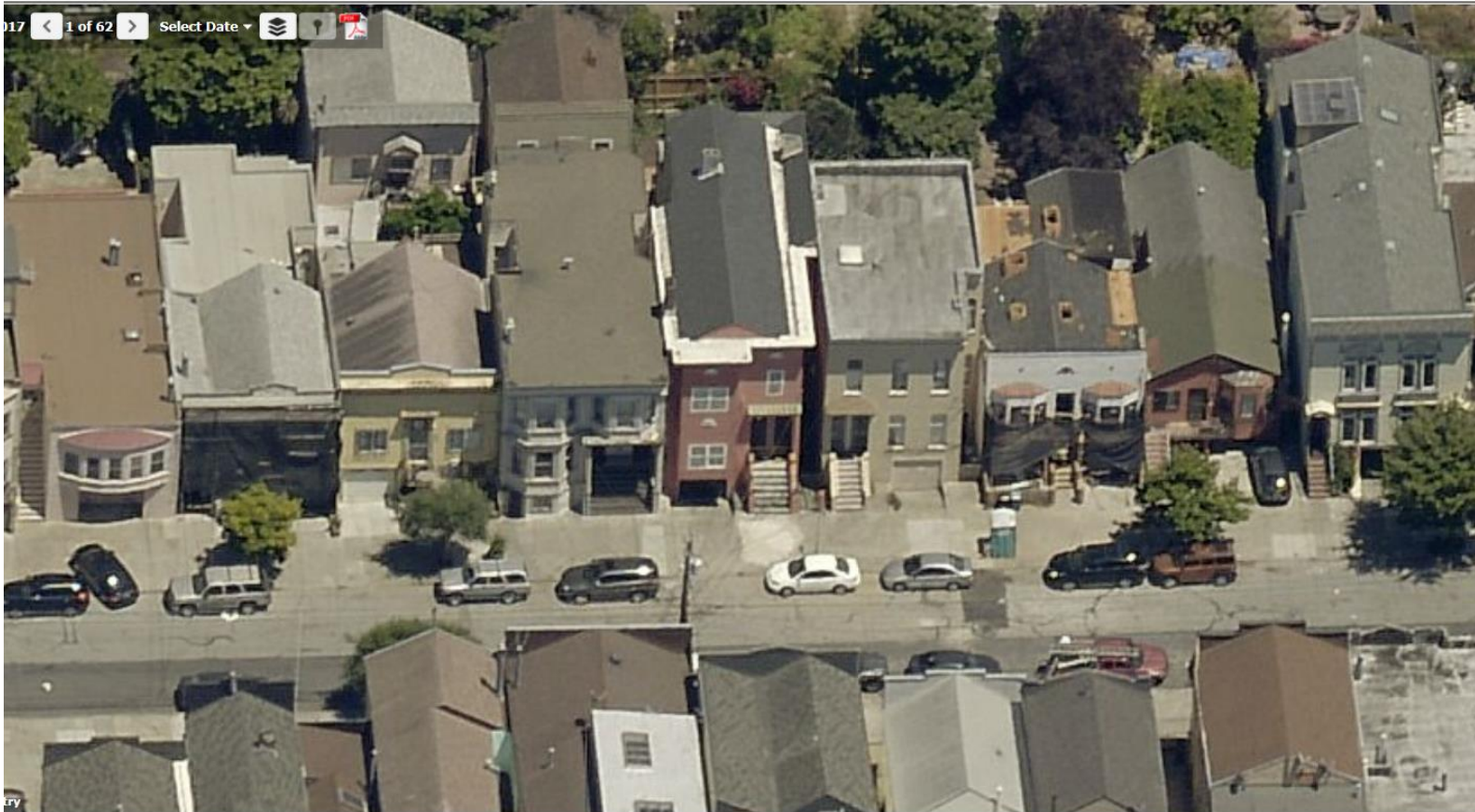
Conditional Use Authorization
Case Number 2017-015110CUA
1043 Alabama Street

Site Photo

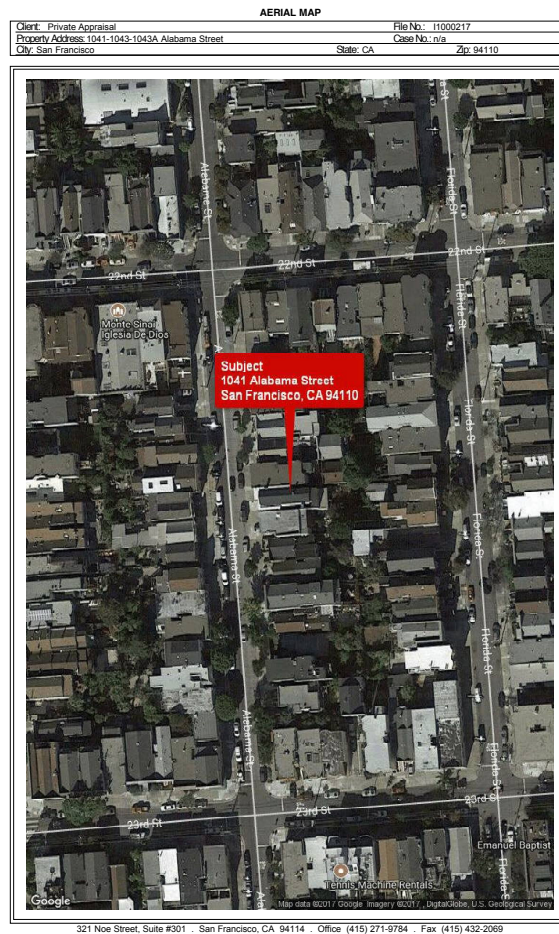


Conditional Use Authorization
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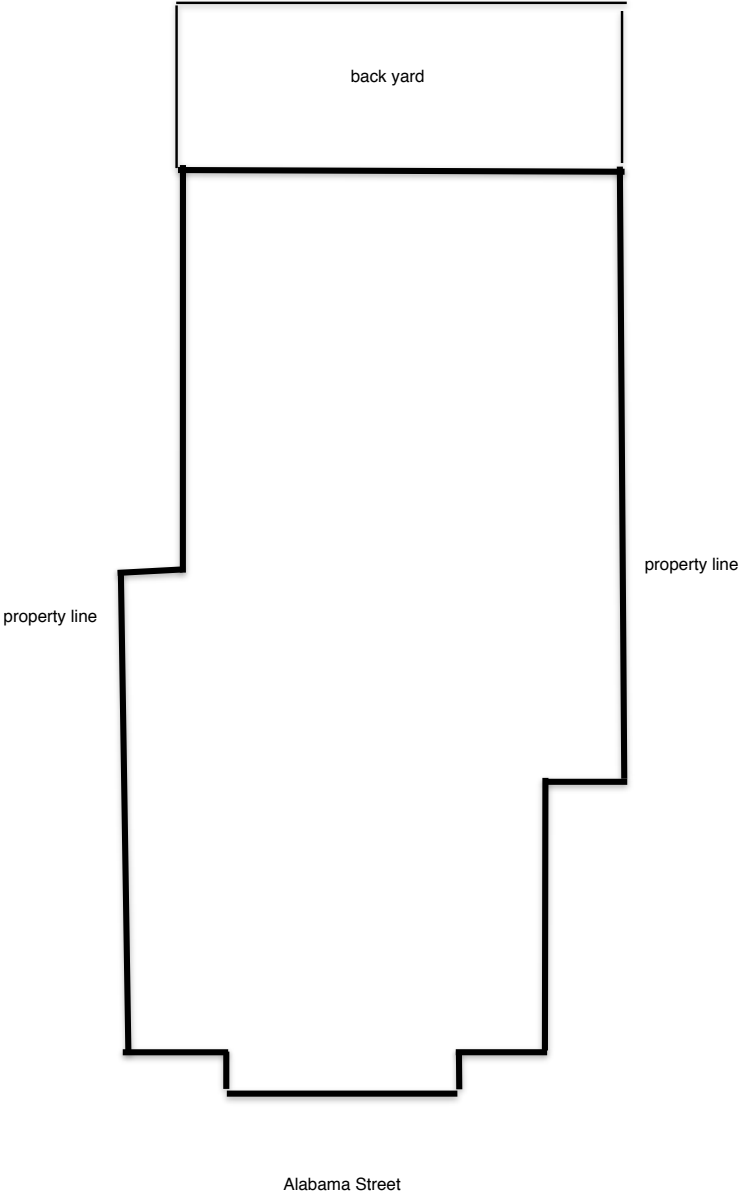
Arial Photo



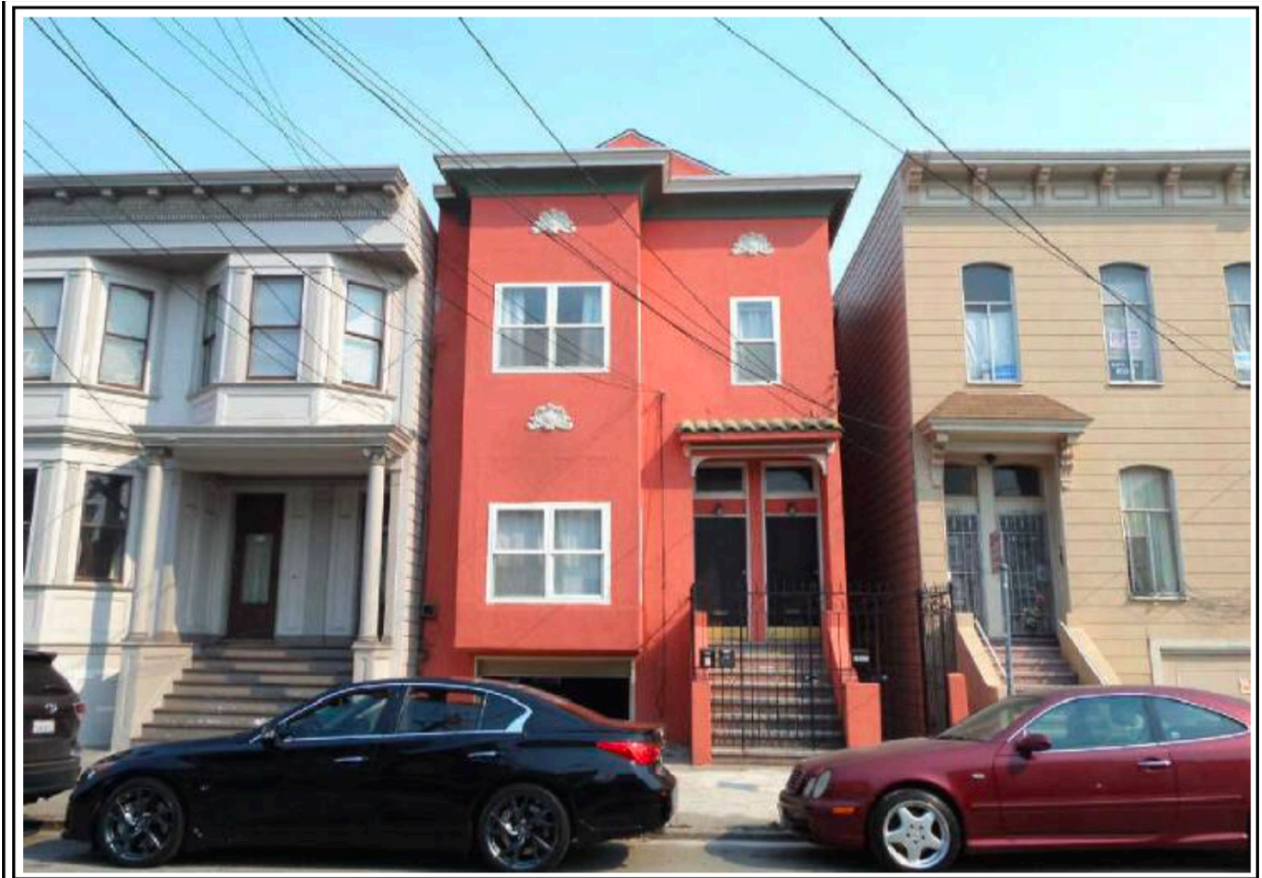
1041-43 Alabama Street Vicinity Map



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



1041-43 Alabama Street
front elevation



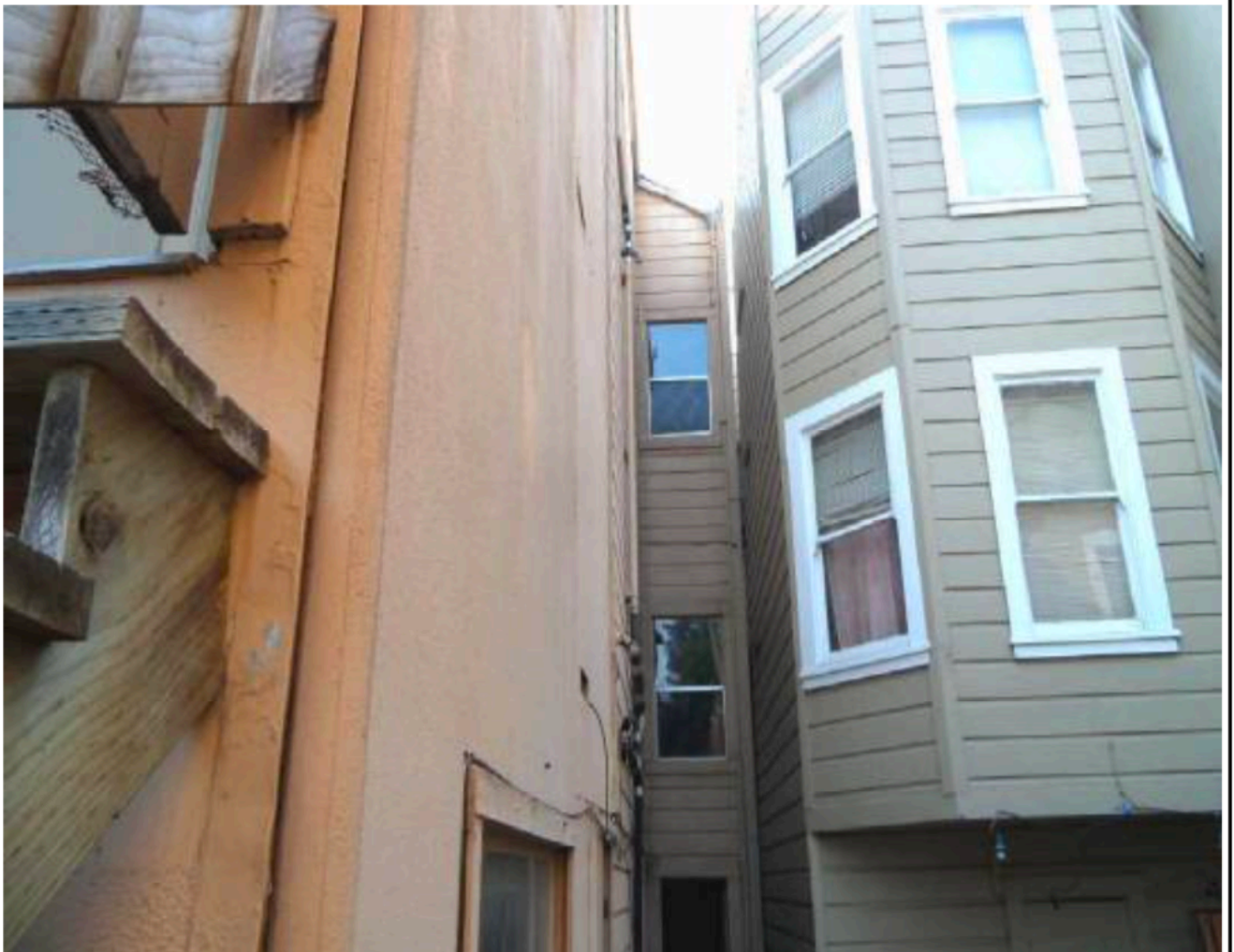
1041-43 Alabama Street
Rear elevation



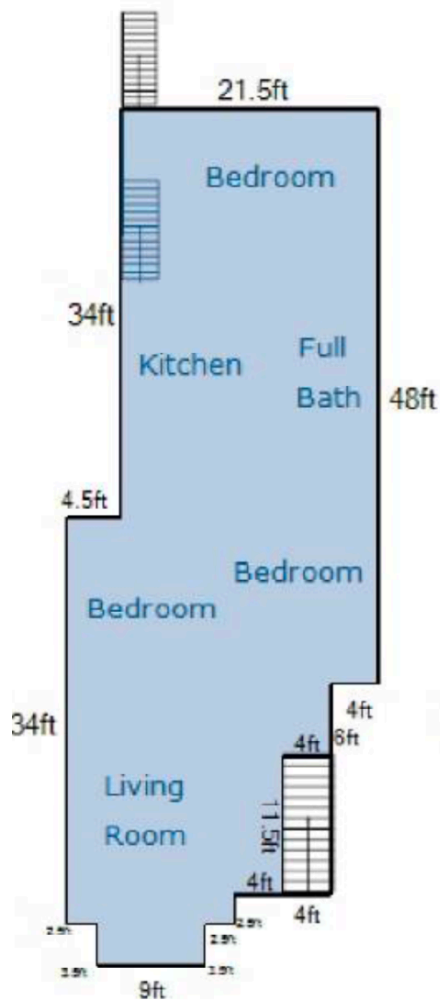
1041-43 Alabama Street
side front elevation



1041-43 Alabama Street
rear side elevation



1041 and 1043 Alabama St Existing Floor plans. No work, No changes being proposed.

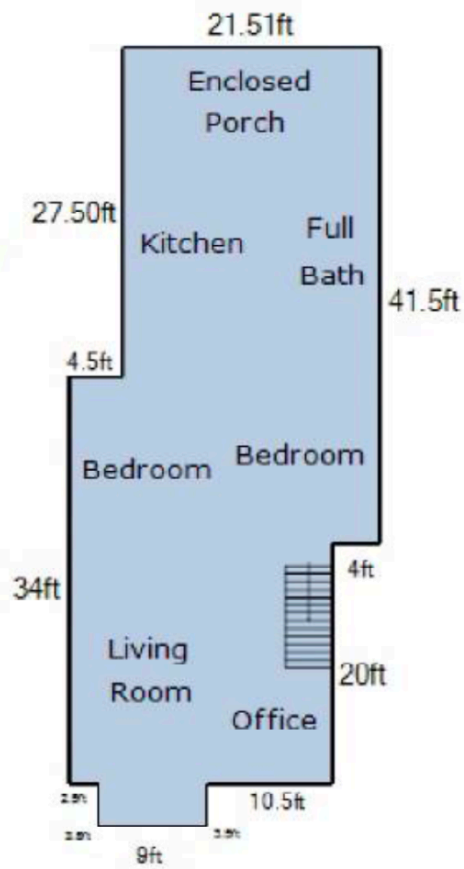


First Floor (#1041)

[Area: 1500 ft²]

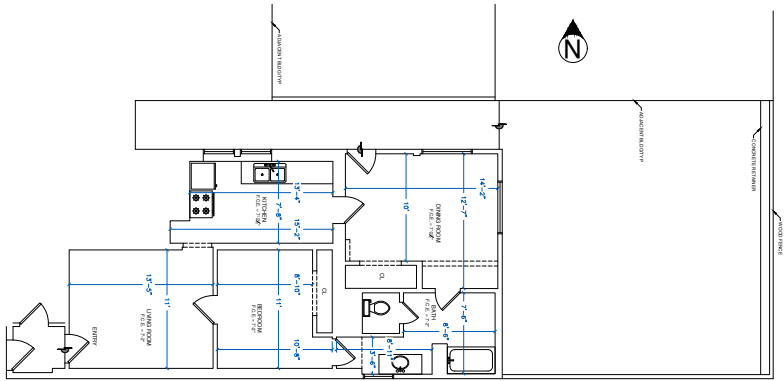
Stairs

[Area: -46 ft²]



Second Floor (#1043)

[Area: 1427 ft²]



A1.1

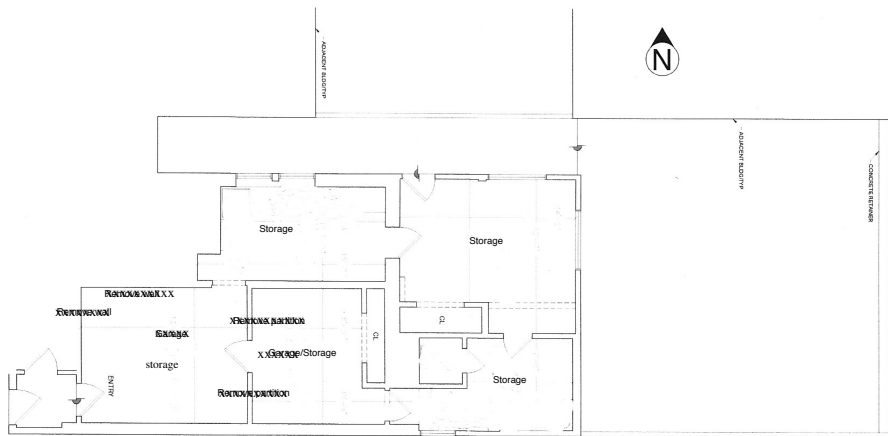
1043A ALABAMA STREET STREET, SAN FRANCISCO, CA 94110
EXISTING FLOOR PLANS

AUGUST 17, 2017

SCALE: $\frac{1}{8}" = 1'-0"$

OPEN HOUSE DRAFTING

CHRIS DANIGELIS / CHRIS@OPENHOUSEDRAFTING.COM
415.999.9539



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

No walls in basement will be altered.

A 1.1

1043A ALABAMA STREET STREET, SAN FRANCISCO, CA 94110

Proposed Floor
Plan

AUGUST 17, 2017

SCALE: 1/8" = 1'-0"

OPEN HOUSE DRAFTING

CHRIS DANIGELIS / CHRIS@OPENHOUSEDRAFTING.COM
 415.999.9539



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

BLOCK / LOT
NUMBER

4149 / 027

ADDRESS

1041-1043 ALABAMA ST. S.F. CA 94110

CONTACT (OWNER
OR AGENT)

GLORIA LOPEZ

SECTION 1 – ADMINISTRATIVE INFORMATION

Gloria Lopez
Contact Name

415 227 2144
Contact Telephone

GLORIA LG_@Live.com
Contact Email

870 MARKET ST. #1261 SAN FRANCISCO CA 94102
Contact Mailing Address

SECTION 2 – DOCUMENTATION OF EXISTING UNAUTHORIZED DWELLING UNITS AND IDENTIFICATION OF RELATED CODE ISSUES

- ☒ Attach floor plans for the entire building to demonstrate egress or other code issues
- ☒ Attach site (plot) plan showing the location of existing buildings, other structures on the site, property lines and locations of adjacent streets or alleys.
- ☒ Assessment/costs prepared by licensed contractor, architect or engineer that outlines compliance plan to meet codes (or any equivalencies subject to approval by DBI, Fire and Planning):

Page 1 of 17

RECEIVED

JUN 22 2018

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED AD

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.

5.1. Design Professional:

09-25-17

Date stamped and
signed

(NOTE: In lieu of stamp,
Contractor shall provide
license number and
expiration date)

[Professional Stamp
Here]

LICENSE 983889
expire: 05/31/2019

BAI Construction, INC

Firm Name

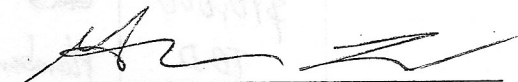
510 595 1994

Design Professional
Telephone

info@baiconstruction.com

Design Professional
Email

5.2. Owner / Agent:



Signature

06/22/18

Date

☒ Owner
☐ Agent

FOR DBI USE ONLY

DBI has received the materials submitted and filed under "Legalization of dwelling units installed without a permit". ☒

Further discussions on code issues and equivalencies on compliance will be via pre-application meetings or Administrative Bulletin AB-005.

Date received by DBI

RECEIVED

JUN 22 2018

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
ACCEPTED 15

Page 3 of 17

Technical Services Division

1660 Mission Street – San Francisco CA 94103

Office (415) 558-6205 – FAX (415) 558-6401 – www.sfdbi.org

	information with the Rent Board during the permit review process.			
3.	A dwelling unit is a room or suite of two or more rooms that is designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen. A housekeeping room as defined in the Housing Code shall be a dwelling unit for purposes of this Code. For the purposes of this Code, a live/work unit shall not be considered a dwelling unit.	Planning Code Sections 102.7 & 102.13	\$ See #12	
4.	Landscaping. Pursuant to Planning Code Section 132, 20 percent of the front setback area shall be remain unpaved and devoted to plant material, including the use of climate appropriate plant materials. Please indicate compliance with this requirement on the plans. A link to the Guide to the San Francisco Green Landscaping Ordinance is below: http://www.sf-planning.org/ftp/files/publications_reports/Guide_to_SF_Green_Landscaping_Ordinance.pdf	Planning Code Section 132	\$ TBD	
5.	Permeability. Pursuant to Planning Code Section 132, the front setback area shall be at least 50 percent permeable so as to increase stormwater infiltration. The permeable surface may be inclusive of the area counted towards the landscaping requirement; provided, however, that turf pavers or similar planted hardscapes shall be counted only toward the permeable surface requirement and not the landscape requirement. Please indicate compliance with this requirement on the plans. A link to the Guide to the San Francisco	Planning Code Section 132		

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	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			
8.	Bicycle Parking. When a dwelling unit is proposed, including legalizing an illegal dwelling unit, the property must comply with bicycle parking requirements. 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: http://www.sf-planning.org/ftp/files/publications_reports/ZAB_BicycleParking_9-7-13.pdf	Planning Code Section 155	\$ TBD	
9.	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 each room.			
10.	Provide Site (Plot) Plan: Show the location of existing buildings, other structures on the site, property lines and locations of adjacent streets or alleys.		\$20,000 \$20,000	architectural Plans structural Plans

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	<p>net floor area of not less than 70 square feet.</p> <p>Exception: Kitchens are not required to be of a minimum floor area.</p>			
18.	<p>Efficiency Dwelling Units.</p> <p>Efficiency dwelling units shall comply with the following:</p> <p>(1)The unit shall be occupied by no more than two persons and having a living room of not less than 150 square feet of floor area. An additional 100 square feet of floor area shall be provided for each occupant of such unit in excess of two.</p> <p>(2)The unit shall be provided with a separate closet.</p> <p>(3)The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches in front. Light and ventilation conforming to this code shall be provided.</p> <p>(4)The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.</p> <p>(5)The total area of the unit shall be no less than 220 square feet, which area shall be measured from the inside perimeter of the exterior walls of the unit and shall include closets, bathrooms, kitchen, living, and sleeping areas.</p> <p>(6)Subsections 1-5 apply only to new construction of a structure or building. For purposes of the preceding sentence, new construction shall mean the creation of an entirely new structure or building and shall not apply to improvement, renovation, rehabilitation, or any other change to an existing structure or building. Existing buildings or structures are subject only to Subsections 1-4 except that for purposes of</p>	1208.4		

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 construction.	711.3	See #12	
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.	Administrative Bulletin AB-026	See #12	
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 mechanisms. (For R3, also see Information Sheet no. E-03)	1029.1 1029.2 1029.3 1029.4 Information Sheet no. E-03	See #12	

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	N/A	
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.		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	See #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	See #12	
33.	Exiting through the garage area shall meet all requirements of Administrative Bulletin AB-020.	AB-020	See #12	

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	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.		See #12	
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	
42.	Preliminary review by Plumbing Inspection Division. Call 558-6570 as required.	2013 San Francisco Plumbing Code		
43.	Preliminary review by Electrical Inspection Division. Call 558-6570 as required.	2013 San Francisco Electrical Code		
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.	Information Sheet No. G-11 attachment		
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	See #12	

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47.	Other.			
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- City fees \$10,000
- Special Inspection fees \$10,000
- PG+E fees TBD
- Plumbing TBD

• Hazards Testing & abatement \$2,000

• Temp Toilet \$1,500

• Place underground electrical ground inside grade beam foundation \$3,000

• Removal & install items in the way of construction (elect/plumbing/mechanical lines) \$12,000



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,

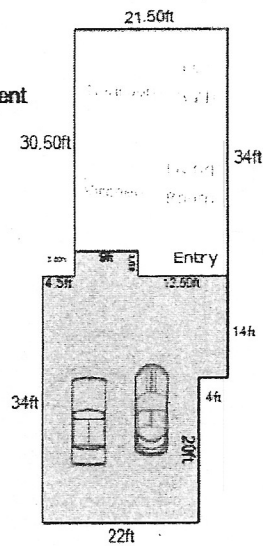
Behnam Afshar
BAI Construction, Inc.

FLOORPLAN SKETCH

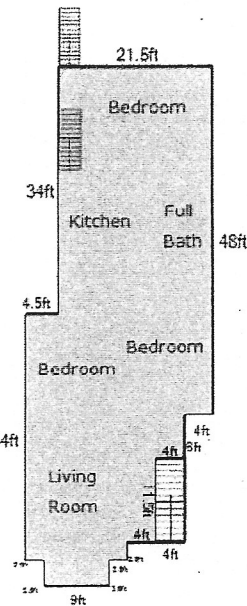
Client: Private Appraisal	File No.: 11000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110

Sketch

Basement Apartment
[Area: 700 ft²]

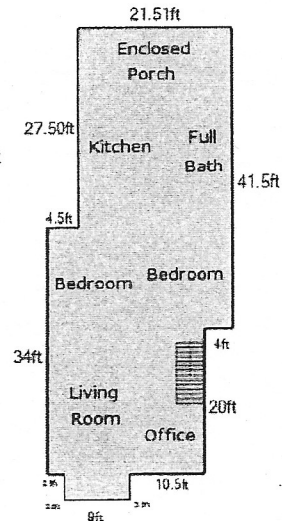


2 Car Built-In
[Area: 835 ft²]



First Floor (#1041)
[Area: 1500 ft²]

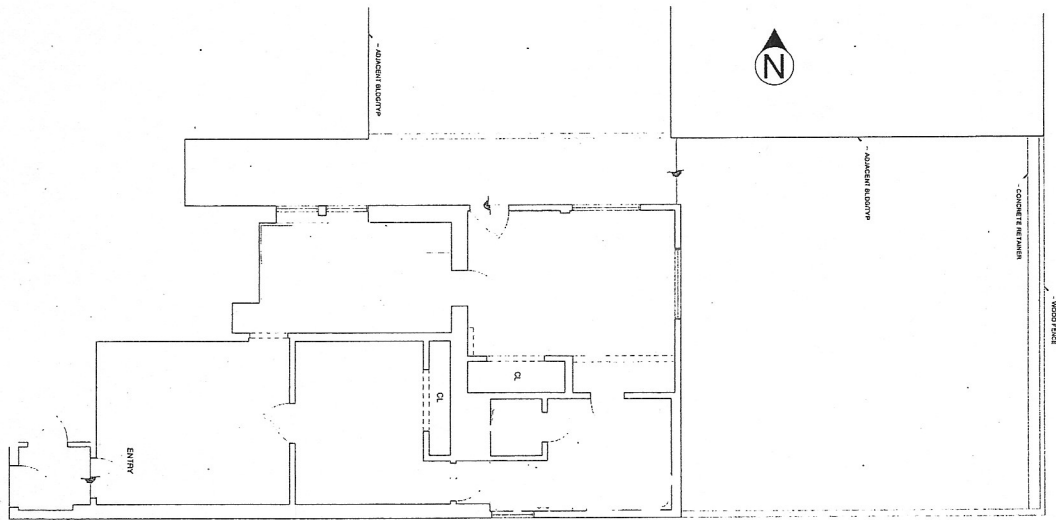
Stairs
[Area: -46 ft²]



Second Floor (#1043)
[Area: 1427 ft²]

18 ft

Living Area	Nonliving Area	
Second Floor (#1043)	1426.93 ft ² Stairs	-46.00 ft ²
First Floor (#1041)	1500.50 ft ² 2 Car Built-In	835.50 ft ²
Basement Apartment	699.95 ft ²	
Total Living Area (rounded):	3627 ft² Total Non-Living Area (rounded):	789 ft²



A1.1

1043A ALABAMA STREET STREET, SAN FRANCISCO, CA 94110

AUGUST 17, 2017

SCALE: 1/4" = 1'-0"

OPEN HOUSE DRAFTING

CHRIS DANIGELIS / CHRIS@OPENHOUSEDRAFTING.COM

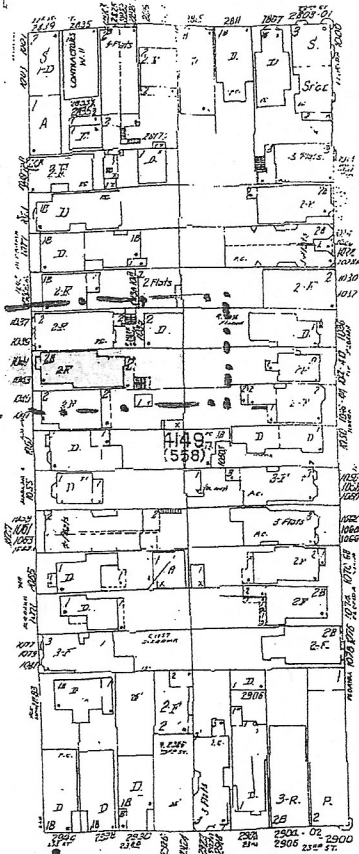
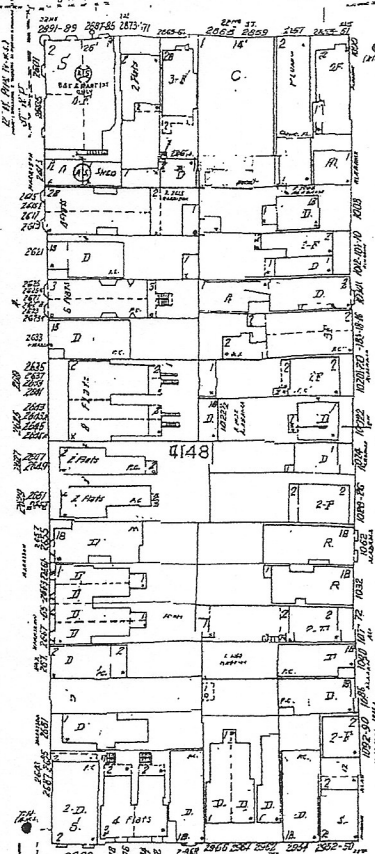
415.999.9539

598

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
USE ONLY FOR HISTORICAL CONTEXT

22ND

ST.



598

23RD

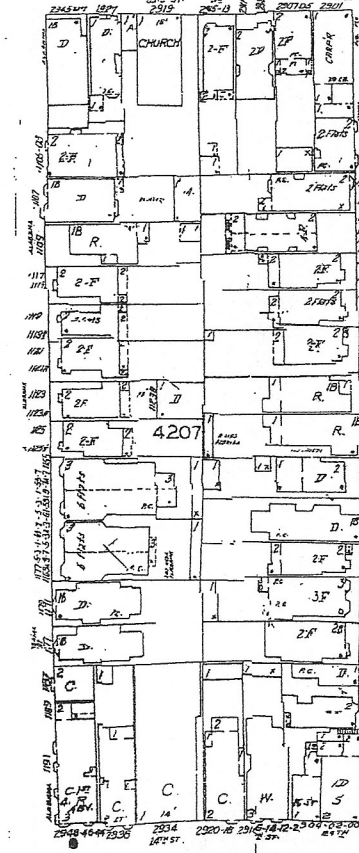
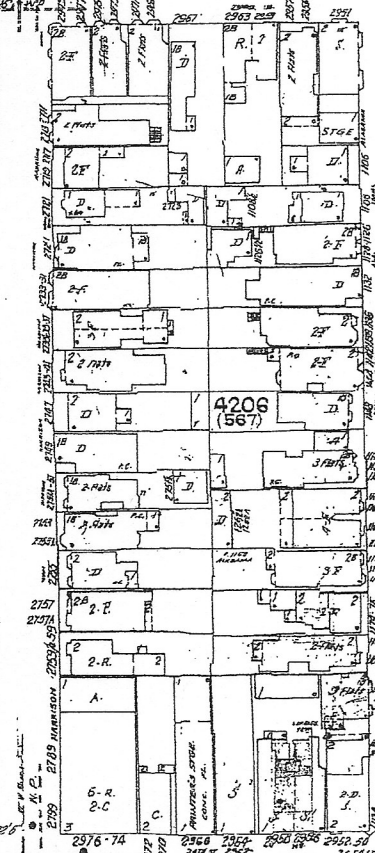
ST.

600

HARRISON

ALABAMA

FLORIDA



ST.

Scale of Feet.

50

100

150

AERIAL MAP

Client: Private Appraisal

File No.: I1000217

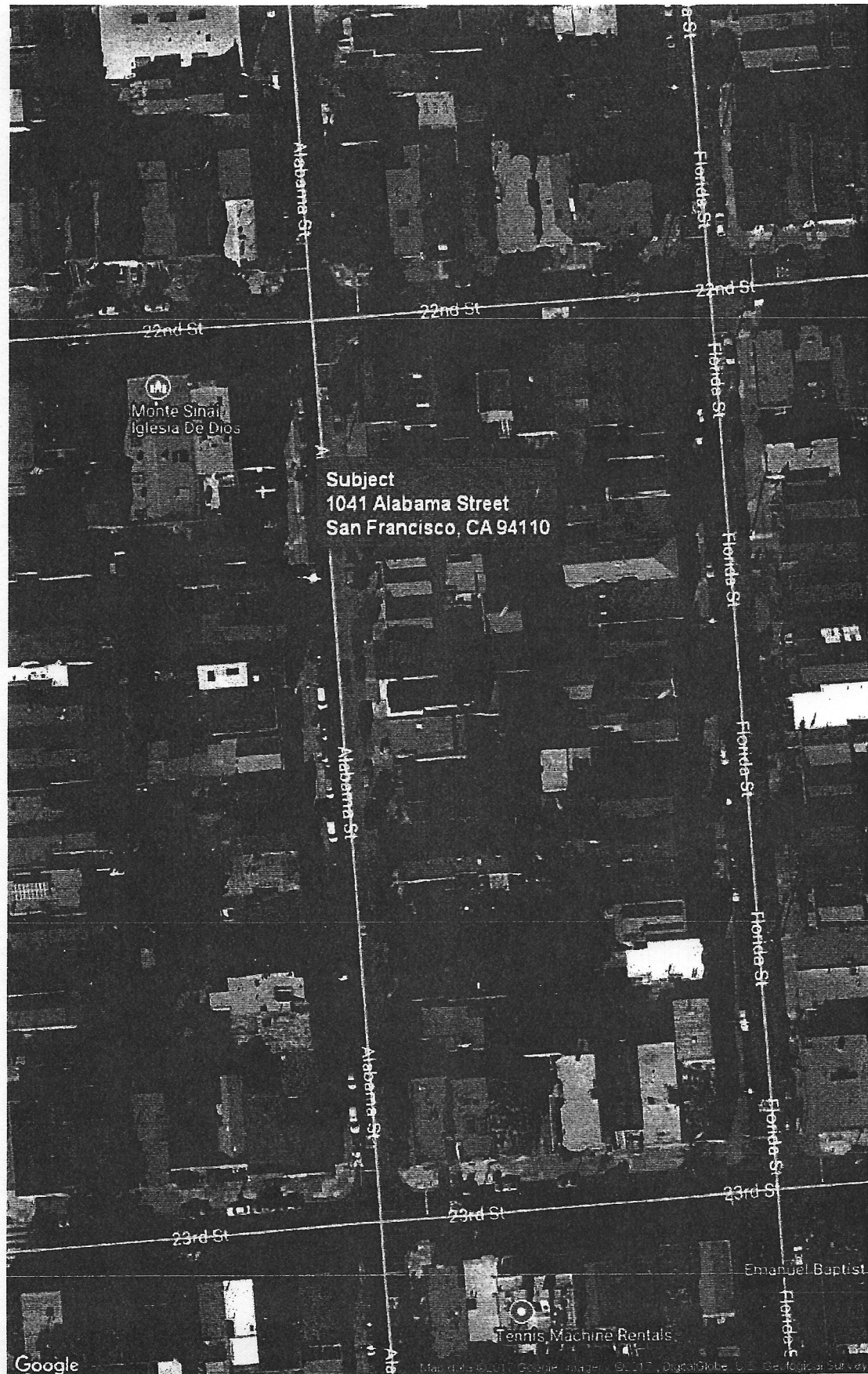
Property Address: 1041-1043-1043A Alabama Street

Case No.: n/a

City: San Francisco

State: CA

Zip: 94110



	<p>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.</p>		<p>See # 12</p>	
46.	<p>Assessor-Recorder's Office: 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 construction occurs to bring the unit into compliance. Please contact the Assessor's Office with additional questions: call 311 or visit assessor@sfgov.org.</p>		<p>will report to assessor if needed</p>	

34.	Fire-resistance rating requirement for exterior walls based on fire separation distance shall meet requirements of Table 602.	Table 602	See #12	
35.	Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6.	705.8	See #12	
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	
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	
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	See #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	See #12	
40.	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	

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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 1205.2.1	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	

	Subsection 1 the unit shall have a living room of not less than 220 square feet of floor area for up to two occupants.			
19.	<p>Private garages and carports Separation. Separations shall comply with the following:</p> <p>(1) The private garage shall be separate from the dwelling unit and its attic area by means of gypsum board, not less than 5/8-inch in thickness, applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9 mm) Type X gypsum board or equivalent and 1/2-inch (12.7 mm) gypsum board applied to structures supporting the separation from habitable rooms above the garage. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches in thickness or doors in compliance with Section 716.5.3 with a fire protection rating of not less than 20 minutes. Openings from a private garage directly into a room used for sleeping purpose shall not be permitted. Doors shall be self-closing and self-latching.</p> <p>(2) Ducts in a private garage and ducts penetrating the walls or ceiling separating the dwelling unit, including its attic area, from the garage shall be constructed of sheet steel of not less than 0.019 inches, in thickness, and shall have no openings into the garage.</p> <p>(3) A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.</p>	406.3.4.	<p>\$40,000</p> <p>+ \$30,000</p> <p>\$35,000</p>	<p>Exit Corridor</p> <p>wood post remove/reinforce</p> <p>sprinklers</p>

Technical Services Division

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	<ul style="list-style-type: none"> Show dimensions between dwelling unit walls and property lines. Show the direction of true North. 			
11.	Provide evidence from Water Department, telephone, gas or electric records, written lease agreements, etc. Showing dwelling unit to be legalized existed prior to Jan. 1 , 2013			
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 Floor unit
13.	Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet.	1208.2	See #12	
14.	Ceiling height. The means of egress shall have a ceiling height of not less than 7 feet 6 inches.	1003.2	See #12	
15.	Foundation slab needs to be lowered if (12), (13) or (14) are not met.		See #12 + \$80,000	Lower Floor and Rebuild Foundation
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 not less than 3 feet between counter fronts and appliances or counter fronts and walls.	1208.1	See #12	
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	See #12	

Technical Services Division

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	Green Landscaping Ordinance is below: http://www.sf-planning.org/ftp/files/publications_reports/Guide to SF Green Landscaping Ordinance.pdf			
6.	Street Tree. When a dwelling unit is proposed, including legalizing an illegal dwelling unit, the property must comply with the street tree requirements. One tree of 24-inch box size is required for each 20 feet of frontage of the property along each street or alley, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. Such trees shall be located either within a setback area on the lot or within the public right-of-way along such lot. This property is required to provide one street tree. Please indicate compliance with this requirement on the plans.	Planning Code Section 138	\$ TBD	
7.	Street Tree Referral. Prior to Planning Department approval, you must obtain a referral form Department of Public Works (DPW). DPW determines whether or not required trees can feasibly be planted. Please bring to the following to DPW: (1) a completed Tree Planting and Protection Checklist, (2) project plans [11"x17" is acceptable] and (3) a DPW tree planting application. Submittals can be made to DPW's offices at 1155 Market St or electronically at www.sfdpw.org -> "Services A-Z" -> "Trees". After doing their analysis and fieldwork, DPW will provide the applicant with a signed referral form with their determination which should then be provided to Planning staff. Planning staff cannot approve the building permit application without the referral form from DPW. This information		\$ TBD	

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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 Plumbing
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			

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Code

• structural Plans ————— \$20,000

Identification of code issues:

Estimated cost for compliance:

• Architectural Plans ————— \$20,000

Code
1208.2

• REMOVE RAISED floor ————— \$80,000

• EXCAVATE to position Plumbing under slab

• EXCAVATE TO REPLACE brick foundation,
with reinforced concrete foundation and

Lowering ground to comply with 7'6" clearance.

1003.2
406.3-4

• New path of Travel Corridor through garage. \$40,000

Code 1208.1

• Sprinkler work \$35,000

1208.2

• REBUILD Kitchen, bathroom + Rooms with new clearance \$250,000

711.3, 1029.1, 1208.2-1

• Separate electrical conduit and new wiring \$35,000

205.1, 1205.2-1

• Gas heater furnace for unit \$10,000

• Remove wood post inside garage for
corridor and preserving parking \$30,000

• new Gas meter TBD

• new Electrical meter TBD

• mechanical consultant \$3,000

Total estimated cost for compliance =

• City FEES \$10,000

• special inspection FEES \$10,000

other: • testing, abatement hazards, Removal/reinstall, Temp toilet, etc ground etc

• Owner also to provide evidence from Water Department, telephone, gas or electric records, written
lease agreements, etc. showing dwelling unit to be legalized existed prior to Jan. 1, 2013;ESTIMATE
TOTAL:
\$562,500+ \$19,500
\$2000
\$12000
\$1000
\$1500
\$3000
+ \$TBD

Previously approved Permit Application

☐

Original construction documents

☐

Previously approved Plan

☐

Water Department bill

☐

Certificate of Final Completion

☐

Telephone bill

☐

Written Lease Agreement

☒

Gas or Electric records

☐

Other

☐

RECEIVED

JAN 15 2014

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION

Technical Services Division

1660 Mission Street - San Francisco CA 94103

Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

Appraisal Express & Investments

n/a
File No. I1000117

10/31/2017

Attn: Gloria Lopez

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

File Number: I1000117

To whom it may concern,

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

1041 Alabama Street
San Francisco, CA 94110

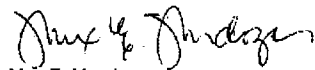
The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

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

TABLE OF CONTENTS

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	1
Title	2
Table of Contents	3
GPAR™ 2-4 Appraisal (2010)	4
Addendum	12
1004MC 2009	16
Subject Photos	17
Photos of Unit #1041	18
Photos of Unit #1041	19
Photos of Unit #1041	20
Photos of Unit #1041 & 1043	21
Photos of Unit #1043	22
Photos of Unit #1043	23
Photos of Unit #1043	24
Subject's Additional Photos	25
Subject Photo Page	26
Comparable Rentals 1,2,3 Photos	27
Comps 1,2,3 Photos	28
Comps 4,5,6 Photos	29
Sketch	30
Dimension List	36
Plat Map	37
Aerial Map	38
Location Map	39
Appraiser's License	40
Appraiser's E&O Insurance	41
Subject's Public Records #1	42
Subject's Public Records #2	43
Subject's Public Records #3	44
USPAP 2014	45
Appraiser Independence Certification	46

Small Residential Income Property Appraisal Report

n/a
File No. I1000117

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.																																																																																			
SUBJECT	Client Name/Intended User: Private Appraisal		E-mail: glorialg @live.com																																																																																	
	Client Address: 870 Market Street, Unit #1261		City: San Francisco State: CA Zip: 94102																																																																																	
SALES HISTORY	Additional Intended User(s): As decided by client.																																																																																			
	Intended Use: To Determine the Fair Market Value of the Subject Property as a Duplex																																																																																			
	Property Address: 1041 Alabama Street		City: San Francisco State: CA Zip: 94110																																																																																	
	Owner of Public Record: Gloria G. Lopez		County: San Francisco																																																																																	
	Legal Description: Lot #27 Block #4149																																																																																			
	Assessor's Parcel #: 4149-027		Tax Year: 2016-2017 R.E. Taxes: \$ 11,100.00																																																																																	
	Neighborhood Name: The Mission District		Map Reference: TB: 667 J--3 Census Tract: 0228.03																																																																																	
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																																																			
	My research: <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																			
	Prior Sale/Transfer: Date: No prior sale within Price: Last 36 months Source(s): Realist.com																																																																																			
NEIGHBORHOOD	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable): Per National Data Collective, the San Francisco MLS Board, and/or Realist.com, the subject property has not changed ownership or been listed for sale within the last 12 months.																																																																																			
	Offerings, options and contracts as of the effective date of the appraisal: n/a																																																																																			
	<table border="1"><thead><tr><th colspan="2">Neighborhood Characteristics</th><th colspan="2">2-4 Unit Housing Trends</th><th colspan="2">2-4 Unit Housing</th><th colspan="2">Present Land Use %</th></tr></thead><tbody><tr><td>Location</td><td><input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural</td><td>Property Values</td><td><input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td><td>PRICE</td><td>AGE</td><td>One-Unit</td><td>40 %</td></tr><tr><td>Built-Up</td><td><input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td><td>Demand/Supply</td><td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td><td>\$(000)</td><td>(yrs)</td><td>2-4 Unit</td><td>20 %</td></tr><tr><td>Growth</td><td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td><td>Marketing Time</td><td><input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths</td><td>975</td><td>Low 5</td><td>Multi-Family</td><td>30 %</td></tr><tr><td colspan="4">Neighborhood Boundaries: Please see the attached addendum for comments on this section.</td><td>4,275</td><td>High 140</td><td>Commercial</td><td>10 %</td></tr><tr><td colspan="4"></td><td>1,695</td><td>Prod. 115</td><td>Other Vacant</td><td>0 %</td></tr><tr><td colspan="4">Neighborhood Description: Please see the attached addendum for comments on this section.</td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr><tr><td colspan="4">Market Conditions (including support for the above conclusions): Please see the attached addendum for comments on this section.</td><td colspan="4"></td></tr><tr><td colspan="4"></td><td colspan="4"></td></tr></tbody></table>				Neighborhood Characteristics		2-4 Unit Housing Trends		2-4 Unit Housing		Present Land Use %		Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	40 %	Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	20 %	Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	975	Low 5	Multi-Family	30 %	Neighborhood Boundaries: Please see the attached addendum for comments on this section.				4,275	High 140	Commercial	10 %					1,695	Prod. 115	Other Vacant	0 %	Neighborhood Description: Please see the attached addendum for comments on this section.																Market Conditions (including support for the above conclusions): Please see the attached addendum for comments on this section.															
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SITE	Dimensions: 26' X 100'		Area: 2,600 Sq. Ft.																																																																																	
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Walls: Dryw/Ptstr/Avg.	# of Stories: 2 # of bldgs: 1	Basement Area: 815 sq. ft.	Roof Surface: Comp./Average+	Trim/Finish: Wood/Average	Type: <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Finish: 0 %	Gutters & Downspouts: Galv. Iron/Average	Bath Floor: Marble/Lam/Avg.	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type: Dual/Alum/Avg.	Bath Weinscot: Marble/Fbgl/Avg.	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Unit #3 contains: Rooms Bedroom(s) Bath(s) Square feet of Gross Living Area																																																																																				
Unit #4 contains: Rooms Bedroom(s) Bath(s) Square feet of Gross Living Area																																																																																				
Additional features: Wrought iron gate on the front of the building, partial dual pane windows, hardwood floors throughout, large walk-in closet in one of the bedrooms in each unit, window treatments, office used as a bedroom on the top unit, built-in two car garage, in unit laundry area, central heating systems, storage in the basement, and an open concrete patio at the rear yard.																																																																																				
Comments on the Improvements: The subject is in overall average condition for the neighborhood. No significant items were observed during the time of inspection. Normal wear and tear was observed on the property based on its current effective age. Both of the subject's kitchens have been remodeled in the last 4-5 years, the composition roof is 5 years old, and a four year old updated bathroom in the top floor unit.																																																																																				

Small Residential Income Property Appraisal Report

n/a
File No. 11000117

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT				COMPARABLE RENTAL NO. 1					COMPARABLE RENTAL NO. 2					COMPARABLE RENTAL NO. 3				
Address	1041 Alabama Street San Francisco, CA 94110				1019-1023 S. Van Ness Ave. San Francisco, CA 94110					2817 24th Street San Francisco, CA 94110					257-261 South Van Ness Ave. San Francisco, CA 94110				
Proximity to Subject					0.31 miles NW					0.22 miles SE					1.02 miles NW				
Current Monthly Rent	\$ 8,100				\$ 3,716					\$ 12,850					\$ 18,645				
Rent/Gross Bldg. Area	\$ 2.77 sq. ft.				\$ 1.40 sq. ft.					\$ 4.66 sq. ft.					\$ 3.94 sq. ft.				
Rent Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Data Source(s)	Inspection/Realist				SFAR #454858 / Realist.com					SFAR #441754 / Realist.com					SFAR #451563 / Realist.com				
Date of Lease(s)	Month to Month				Month to Month					Month to Month					Month to Month				
Location	Residential Street				Feeder Street					Access Street					Feeder Street				
Actual Age	117 Years				127 Years					117 Years					107 Years				
Condition	Average				Average					Above Average					Above Average				
Gross Building Area	2,927				2,660					2,760					4,734				
Unit Breakdown	Rm Count			Size Sq. Ft.	Rm Count			Size Sq. Ft.	Monthly Rent	Rm Count			Size Sq. Ft.	Monthly Rent	Rm Count			Size Sq. Ft.	Monthly Rent
	Tot	Br	Ba		Tot	Br	Ba			Tot	Br	Ba			Tot	Br	Ba		
Unit #1 1041	5	3	1.0	1,500	2	1	1	550	\$ Vacant	4	1	1	940	\$ 4,000	6	4	1	1,650	\$ 6,950
Unit #2 1043	5	2	1.0	1,427	2	1	1	550	\$ 654	4	1	1	940	\$ 4,000	6	3	1	1,650	\$ 6,995
Unit #3					4	1	1.5	780	\$ 1,427	3	C	.5	880	\$ 4,850	1	C	.5	1,434	\$ 4,700
Unit #4					4	1	1.5	780	\$ 1,635					\$				\$	
Utilities Included	Water & Garbage				Water & Garbage					None					Water & Garbage				
Tenants pay	Pays rest utilities				The rest of the utilities					Tenants pays all utilities					The rest of the utilities				
Parking	2 Garage Parking				2 Garage Parking Spaces					No Garage Parking Spaces					No Garage Parking Spaces				

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)
Please see attached addendum for comments on this section.

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Lease Date		Actual Rents		Total Rents	Opinion Of Market Rent		Total Rents
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished	
1	Month	Month	\$ 4,025	\$ 0	\$ 4,025	\$ 6,000	\$ 0	\$ 6,000
2	Month	Month	4,075	0	4,075	5,500	0	5,500
3								
4								

Comment on lease data: The lease agreements were not provided to the appraiser during the time of inspection. Total Actual Monthly Rent \$ 8,100 Total Gross Monthly Rent \$ 11,500
Other Monthly Income (itemize) \$ 1,523 Other Monthly Income (itemize) \$ 1,523
Total Actual Monthly Income \$ 9,623 Total Estimated Monthly Income \$ 13,023
Utilities included in estimated rents ☐ Electric ☒ Water ☐ Sewer ☐ Gas ☐ Oil ☐ Cable ☒ Trash collection ☒ Other (describe) Garbage
Comments on actual or estimated rents and other monthly income (including personal property) Both of the subject's units are currently tenant occupied and both units are currently rented on a month to month basis. The landlords in the area typically pays for water, sewer and garbage. The rest of the utilities are the responsibility of the tenants. Most of the rentals in the area are typically rented vacant and unfurnished. The subject's estimated fair market rent are based on subject's units being vacant. There is a non-permitted one bedroom apartment in the basement area currently generating \$1,523 per month. This amount is reflected in the "Other Monthly Income" on the above grid.

COST APPROACH TO VALUE

Site Value Comments Site value is derived by the extraction method. Higher than normal land values is typical in this area of San Francisco and are well supported by the comparables used on this report.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE By Abstraction..... = \$ 1,235,000
Source of cost data Marshall and swift cost guide	Dwelling 2,927 Sq. Ft. @ \$ 250.00 = \$ 731,750
Quality rating from cost service Average Effective date of cost data M & S 2017	Sq. Ft. @ \$ = \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Patio / Basement 25,000
Please see attached floor plan and calculations addendum for dimensions. Physical depreciation was calculated using the economic age-life method. Cost figures are from marshall & swift cost handbook and the local contractors in the area. The subject's total remaining economic life is approximately 70 years.	Garage/Carport 720 Sq. Ft. @ \$ 75.00 = \$ 54,000
	Total Estimate of Cost-New = \$ 810,750
	Less 100 Physical Functional External
	Depreciation \$243,225 \$0 \$0 = \$(243,225)
	Depreciated Cost of Improvements = \$ 567,525
	"As-is" Value of Site Improvements = \$ 100,000
	0
	INDICATED VALUE BY COST APPROACH. Rounded = \$ 1,902,500

n/a
File No. I1000117

RECONCILIATION

n/a
File No. 11000117

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach. Please see the attached addendum for comments on this section.

n/a
File No. 11000117

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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 assignment results.

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.
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 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 should not be considered as such.
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 working order.

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

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.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been 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 the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser 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 competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of traditional or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustments should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

ADDRESS OF THE PROPERTY APPRAISED:

1041 Alabama Street

San Francisco, CA 94110

EFFECTIVE DATE OF THE APPRAISAL: 10/12/2017

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 1,900,000

APPRAISER

Signature: _____

Name: Max E. Mendoza

State Certification # _____

or License # AL011277

or Other (describe): _____ State #: _____

State: C.A.

Expiration Date of Certification or License: 06/18/2018

Date of Signature and Report: 10/31/2017

Date of Property Viewing: 10/12/2017

Degree of property viewing:

☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view**SUPERVISORY APPRAISER**

Signature: _____

Name: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

Client: Private Appraisal	File No.: 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 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 transportation 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.

ADDENDUM

Client: Private Appraisal	File No.: I1000117
Property Address: 1041 Alabama Street	Case No.: 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 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 immediate market neighborhood, the appraiser was forced to expand the search up to a year's time. The comparables chosen 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.

ADDENDUM

Client: Private Appraisal	File No.: 11000117
Property Address: 1041 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 duplex adjusted for its inferior overall condition of its improvements, since it has more deferred 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.

Comments on the MLS: 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 deferred maintenance items than the subject, smaller gross living area, and inferior dated kitchens & baths.

Comments on the MLS: 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 subject, 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' 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 kitchen, 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

ADDENDUM

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

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.

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.

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.

ADDENDUM

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

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.

Market Conditions Addendum to the Appraisal Report

File No. 11000117

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 addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1041 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 of the appraisal report form. The appraiser 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, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	6	5	6	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.00	1.67	2.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Not avail.	Not avail.	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	Not avail.	Not avail.	2.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,503,000	\$1,812,500	\$1,768,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	60	61	30	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,485,000	\$1,757,000	\$1,680,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Not avail.	Not avail.	68	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	101.21%	103.16%	105.21%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Most of the 2-4 units in the subject's neighborhood are sold "as is" with little or no credits given to the buyers. It is uncommon in today's market to have the seller give any credit(s) to the buyer(s), since it is still a sellers market at the present time. No information could be provided on most of the shaded areas on the above grids, since the local MLS board does not have the search features to determine how many listings were available during a certain time frame requested on this form.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

The subject's market area is not REO driven at the present time.

Cite data sources for above information. The statistical data provided on this analysis were extracted from the local multiple listing board (SFARMLS).

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 pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. The statistical data provided on this report were extracted from the local MLS board (SFARMLS). The data included in this analysis are similar duplexes sold in the subject's immediate market neighborhood. Based on the data above, property values are currently stabilizing in the neighborhood at the present time. However, most of the unit sold in the last three months have been selling above their list price. The marketing time for the area is approximately 1-3 months when priced realistically.

If the subject is a unit in a condominium or cooperative project, complete the following/a

Project Name: n/a

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

This section is not applicable for the subject property.

Summarize the above trends and address the impact on the subject unit and project. This section is not applicable for the subject property.

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name Max E. Mendoza

Company Name Appraisal Express & Investments

Company Address 321 Noe Street, Suite #301

San Francisco, California 94114

State License/Certification # AL011277

State CA

Email Address SFappraisalexpress@gmail.com

Signature

Name

Company Name

Company Address

State License/Certification #

State

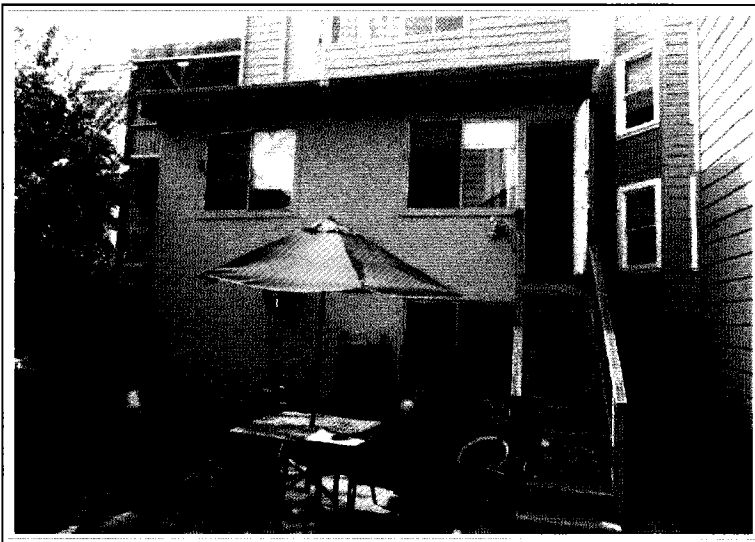
Email Address

SUBJECT PROPERTY PHOTO ADDENDUM

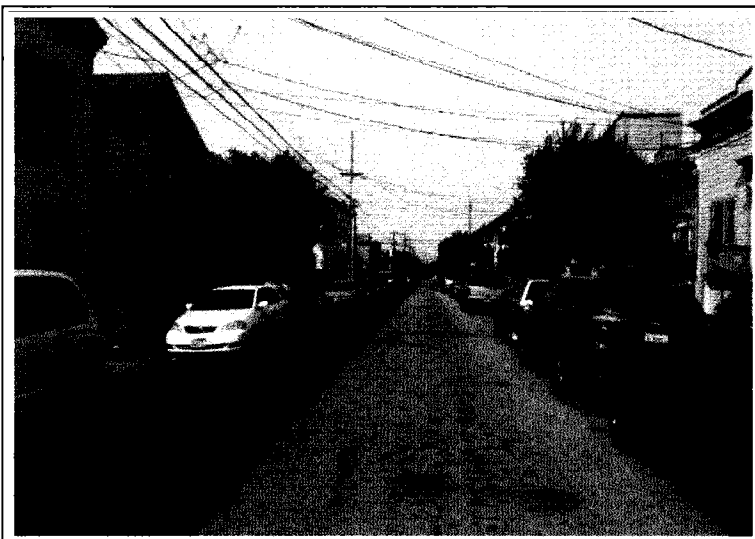
Client: Private Appraisal	File No.: I1000117
Property Address: 1041 Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110



FRONT VIEW OF
SUBJECT PROPERTY



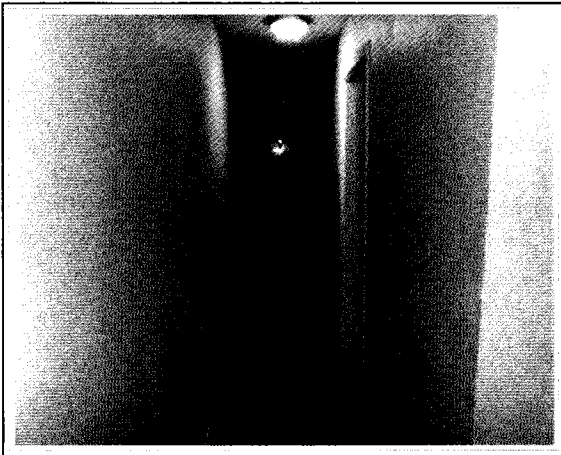
REAR VIEW OF
SUBJECT PROPERTY



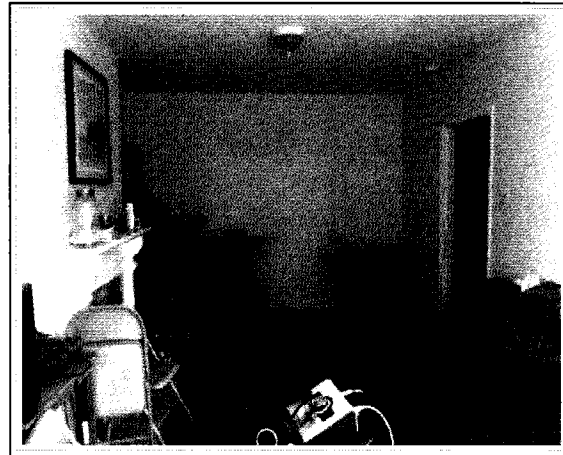
STREET SCENE

PHOTOS OF UNIT #1041

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



View of Entry Door



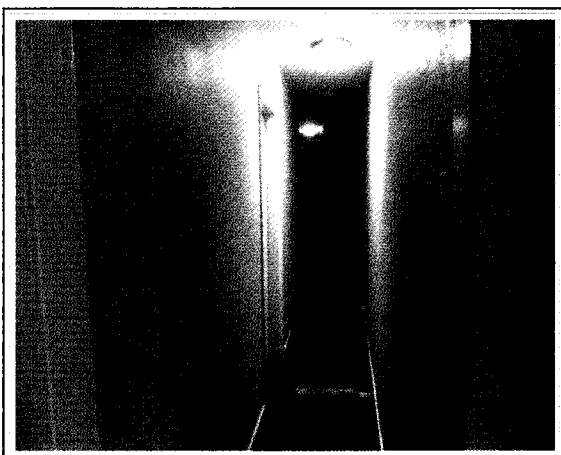
View of Living Room
With Decorative Fireplace



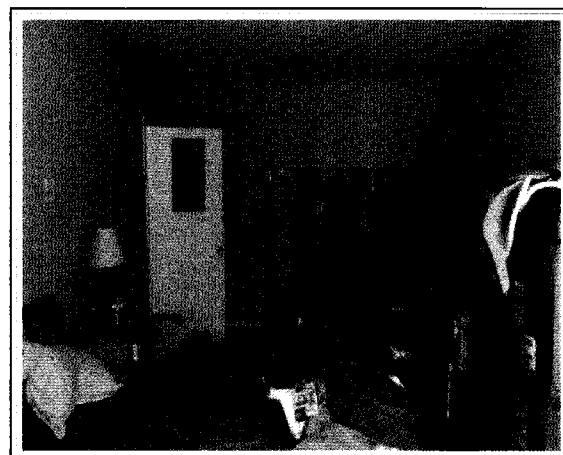
Additional View of the Living Room



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 # 1041

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



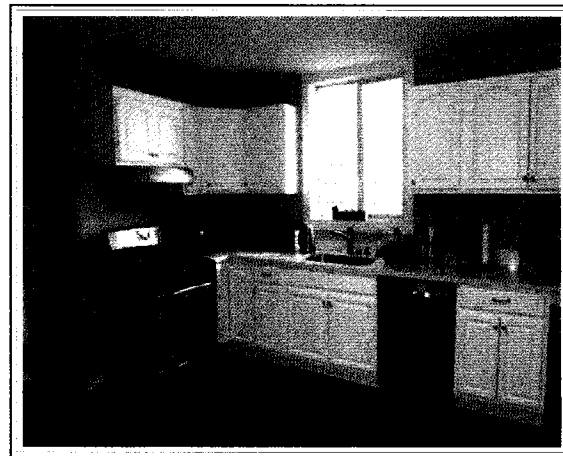
Additional View of Bedroom #1



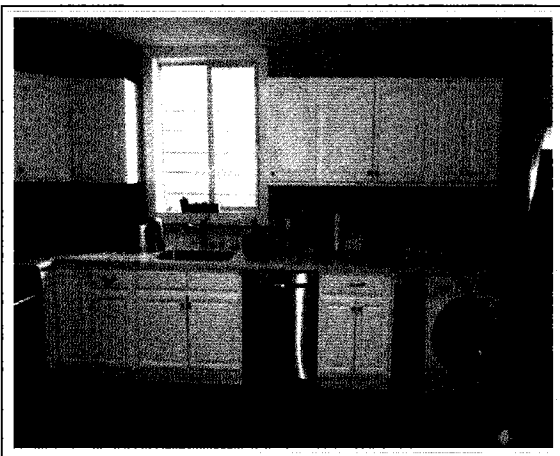
View of Bedroom #2



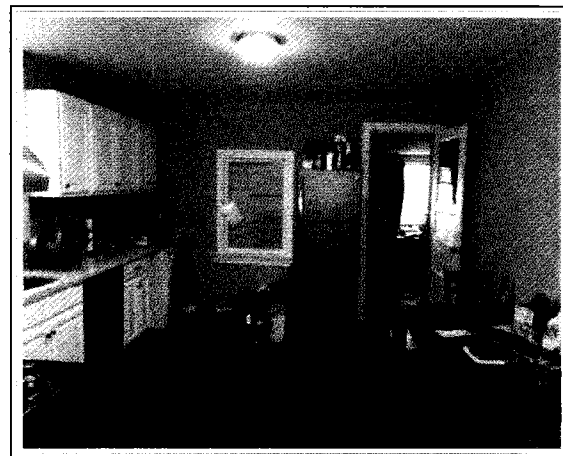
Additional View of Bedroom #2



View of Remodeled Kitchen



Additional View of Remodeled Kitchen



Additional View of Kitchen and Dining Area

PHOTOS OF UNIT # 104 I

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



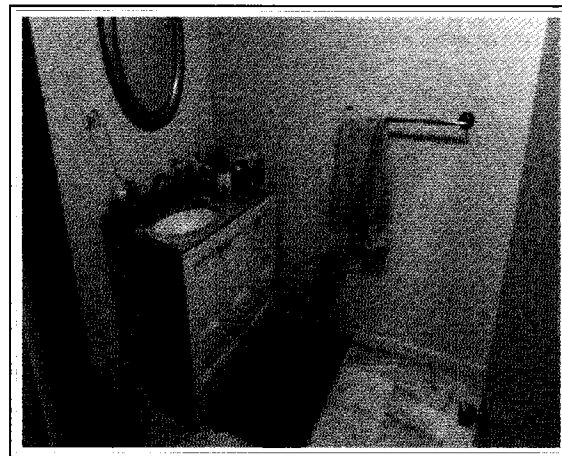
Additional View of Dining Area



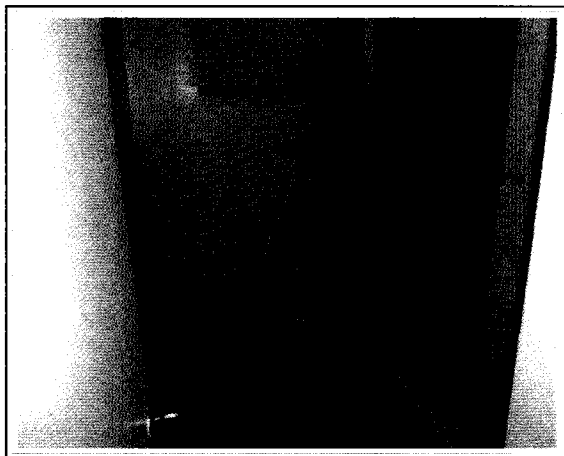
View of Bedroom #3



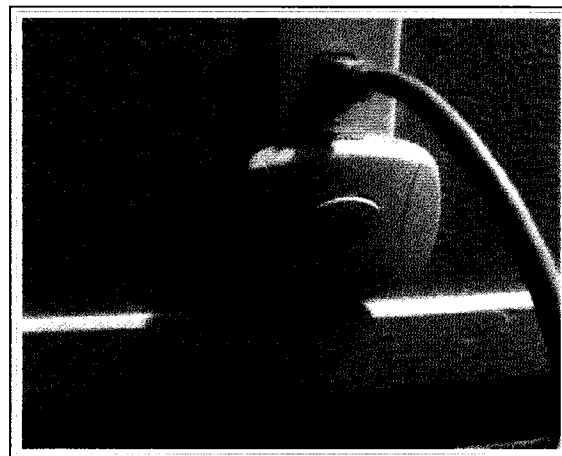
Additional View of Bedroom #3



View of Full Bathroom



Additional View of Full Bathroom



View of CO2 Detector

PHOTOS OF UNIT #1041 & 1043

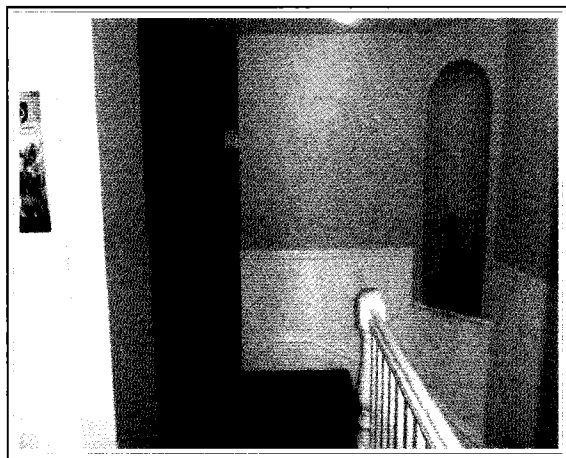
Client: Private Appraisal	File No.: I1000117
Property Address: 1041 Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110



View of Smoke Detector



Stairway to Unit #1043



View of Top Landing 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

Client: Private Appraisal

File No.: I1000117

Property Address: 1041 Alabama Street

Case No.: n/a

City: San Francisco

State: CA

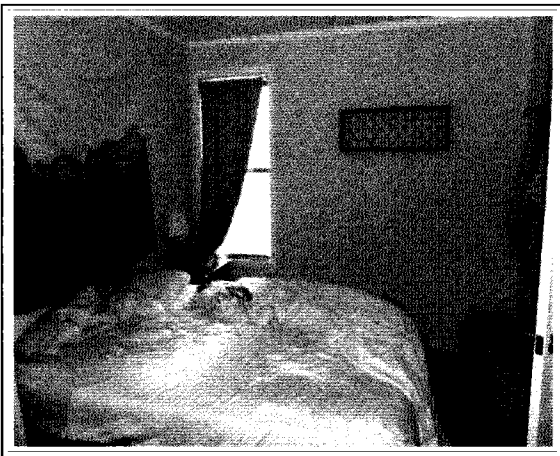
Zip: 94110



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



View of the Hallway



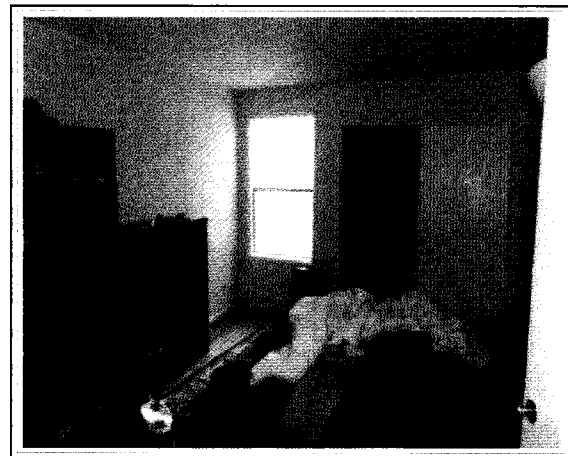
View of Bedroom #1



Additional View of Bedroom #1



View of Bedroom #2



Additional View of Bedroom #2

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



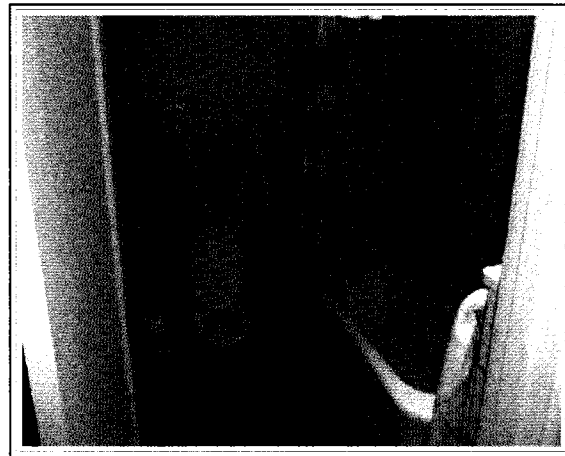
View of Remodeled Kitchen



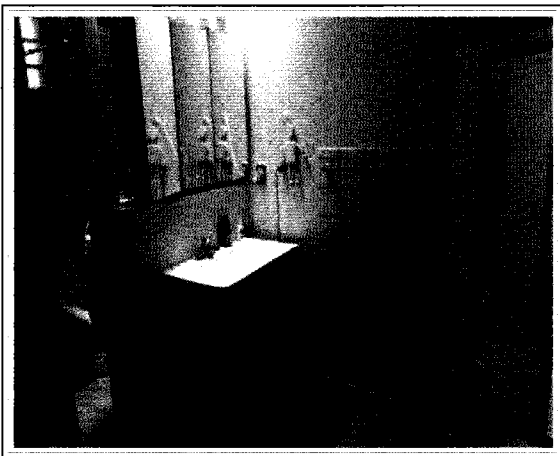
Additional View of Remodeled Kitchen and Dining Area



Additional View of the Kitchen & Dining Area



View of Full Bathroom



Additional View of the Full Bathroom



Additional View of the Full Bathroom

Client: Private Appraisal

File No.: 11000117

Property Address: 1041 Alabama Street

Case No.: n/a

City: San Francisco

State: CA

Zip: 94110



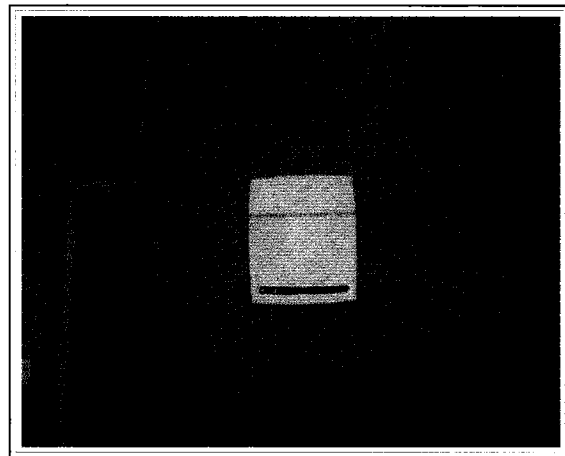
View of the Enclosed Porch



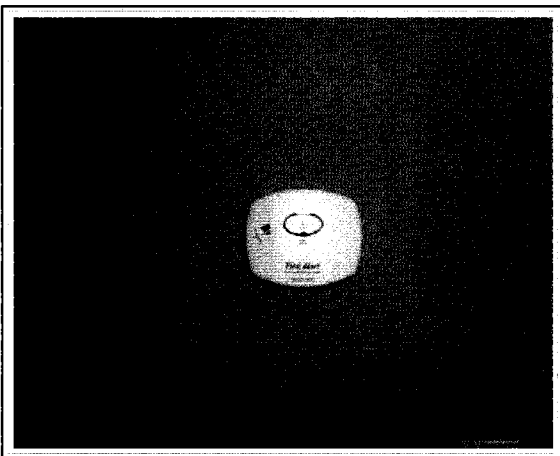
View of the Laundry Area in the Enclosed Porch



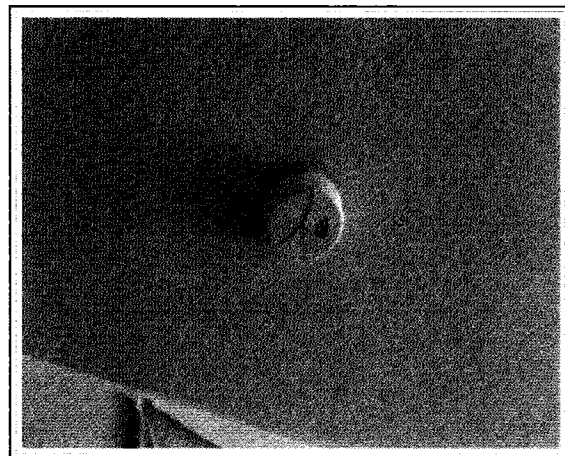
View of the Central Heating System and Double Strapped Water Heater



View of CO2 Detector



Additional View of CO2 Detector



View of Smoke Detector

Subject's Additional Photos

Client: Private Appraisal

File No.: I1000117

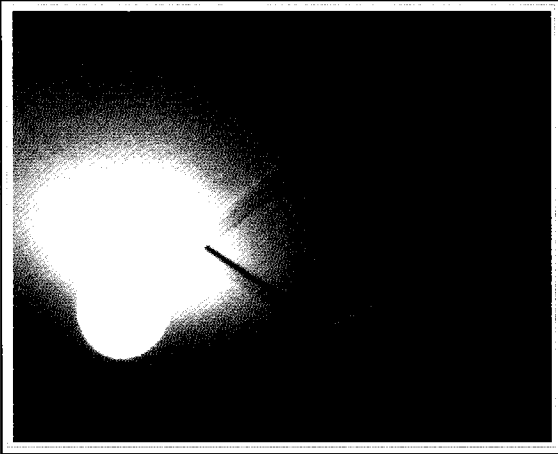
Property Address: 1041 Alabama Street

Case No.: n/a

City: San Francisco

State: CA

Zip: 94110



Scuttle in Unit #1043



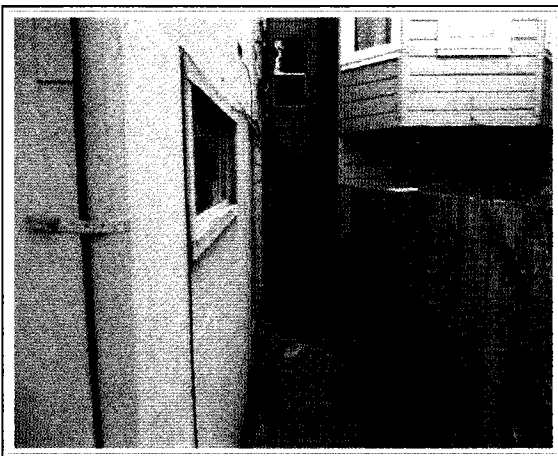
View of Front Entry to the Subject's Unit



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

Subject Photo Page

Client: Private Appraisal

Property Address: 1041 Alabama Street

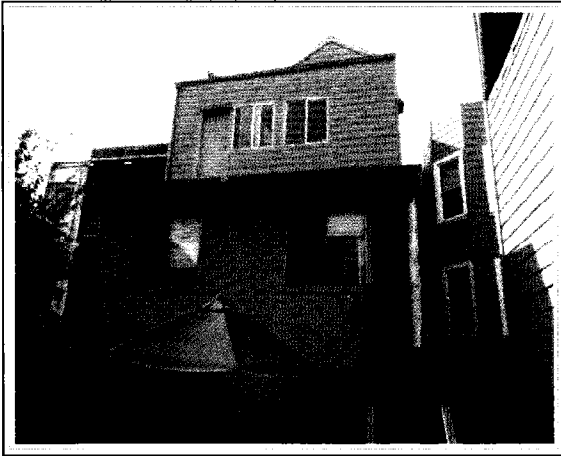
City: San Francisco

File No.: 11000117

Case No.: n/a

State: CA

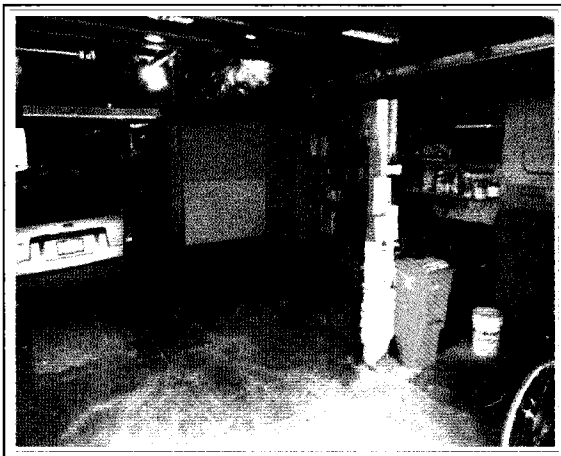
Zip: 94110



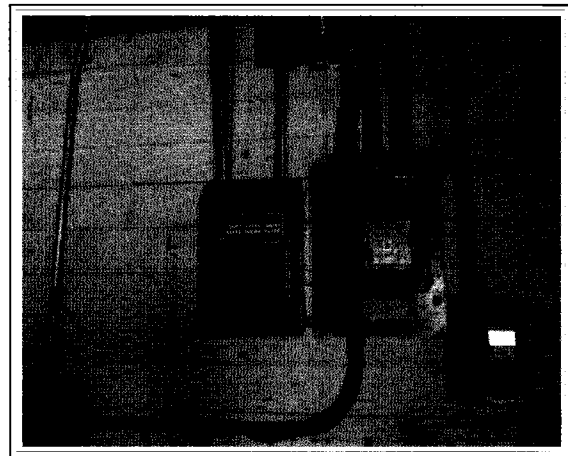
Additional Rear View of the Subject



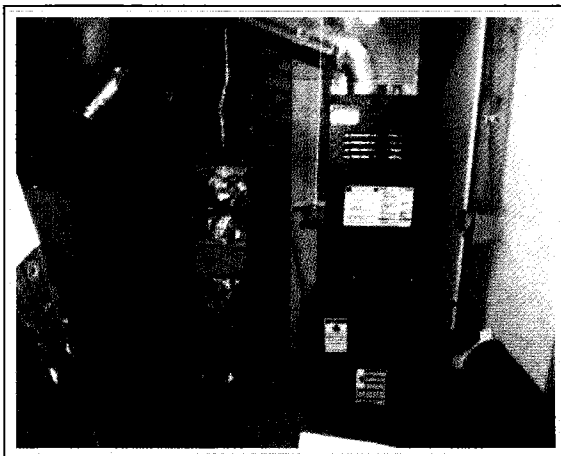
Interior View of the Garage



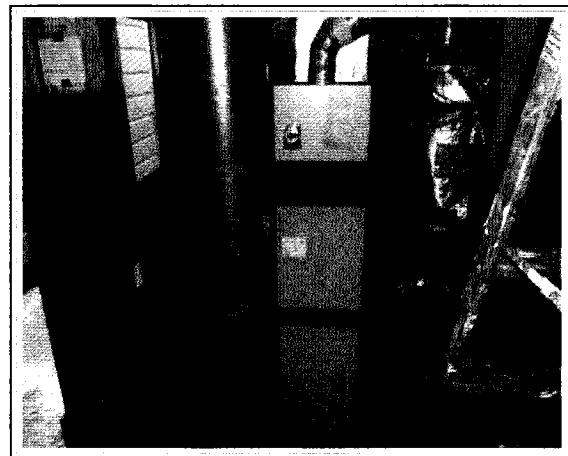
Additional Interior View of the Garage



View of Subject's Circuit Breakers



Subject's Heating System for Finished Basement



Central Heating System for Unit #1041

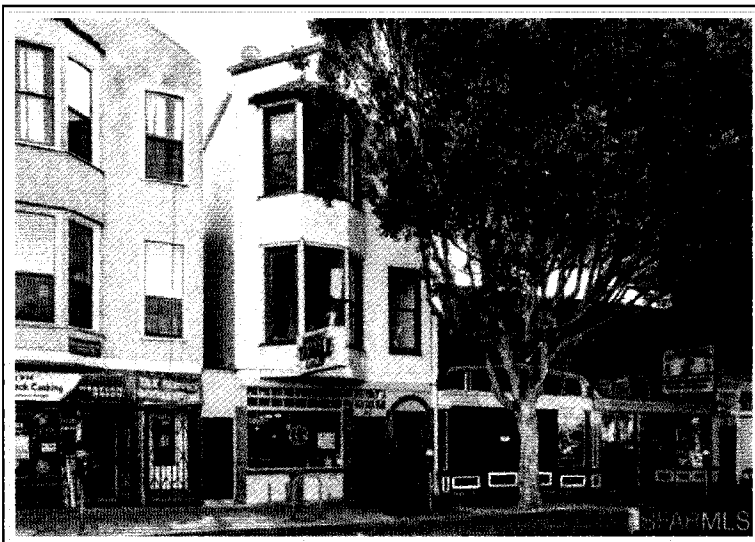
COMPARABLE RENTALS PHOTO ADDENDUM

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



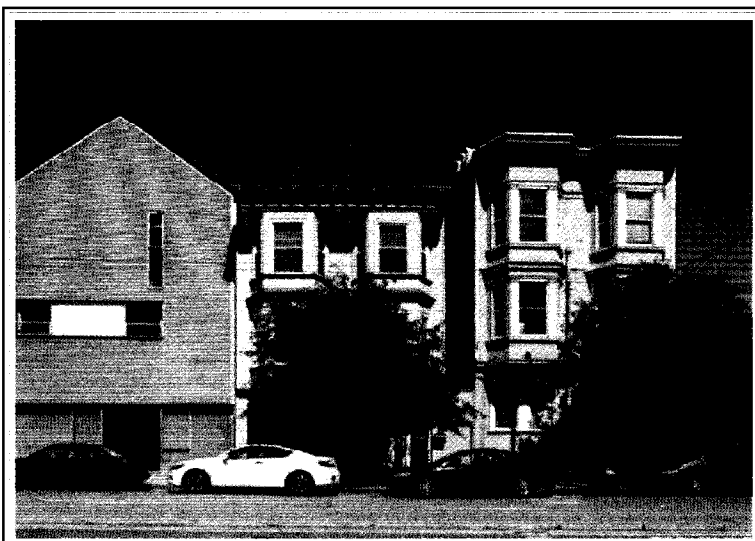
COMPARABLE RENTAL #1

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



COMPARABLE RENTAL #2

2817 24th Street
San Francisco, CA 94110

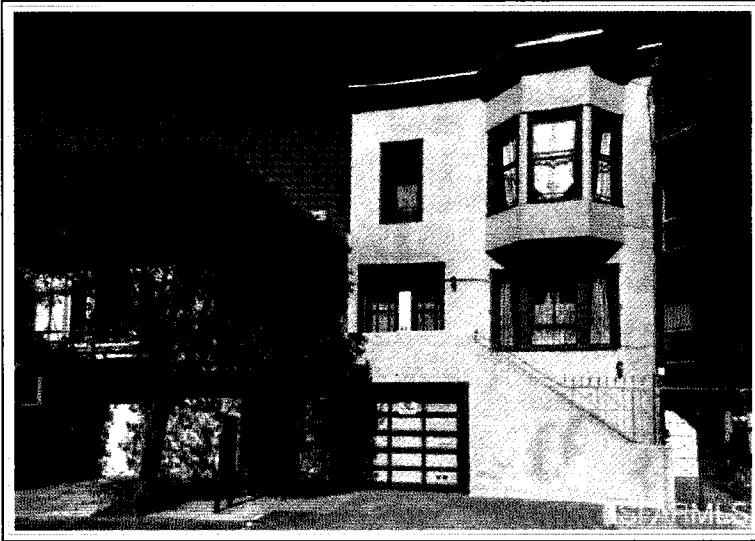


COMPARABLE RENTAL #3

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

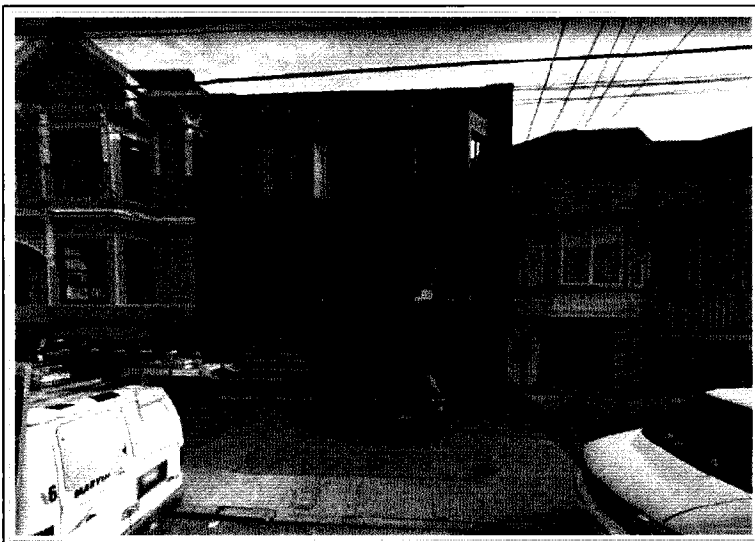
COMPARABLE PROPERTY PHOTO ADDENDUM

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



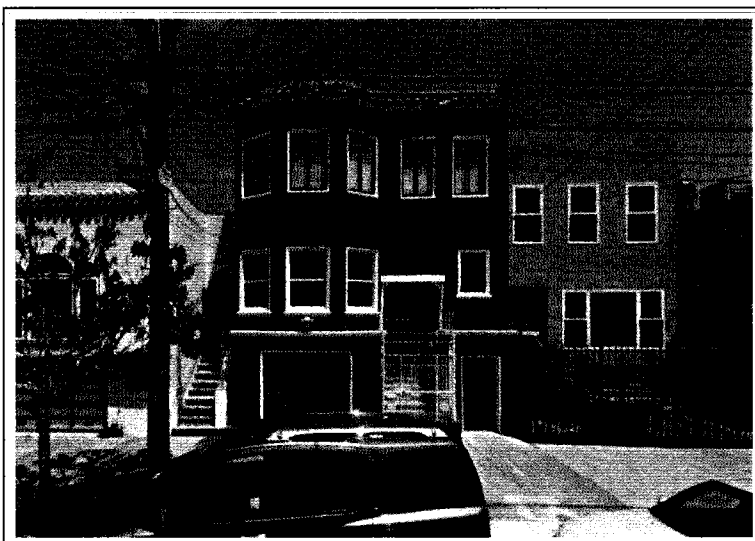
COMPARABLE SALE #1

1183-1175 Hampshire Street
San Francisco, CA 94110



COMPARABLE SALE #2

1167-1169 York Street
San Francisco, CA 94110

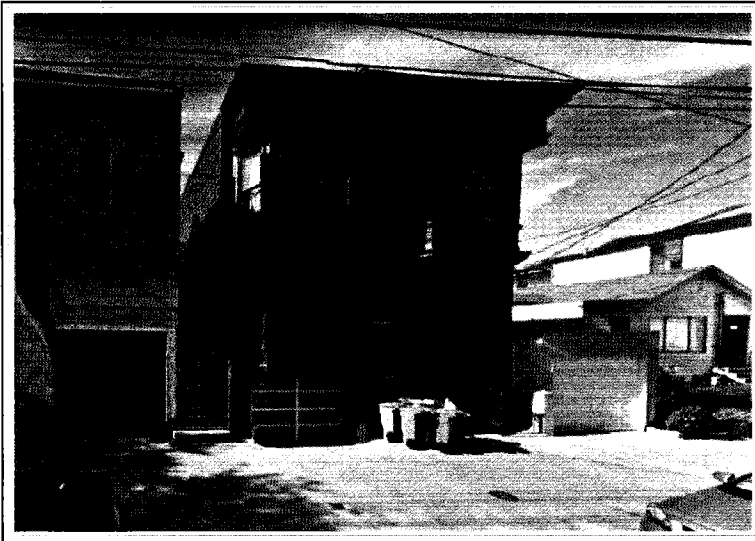


COMPARABLE SALE #3

1173-1175 Florida Street
San Francisco, CA 94110

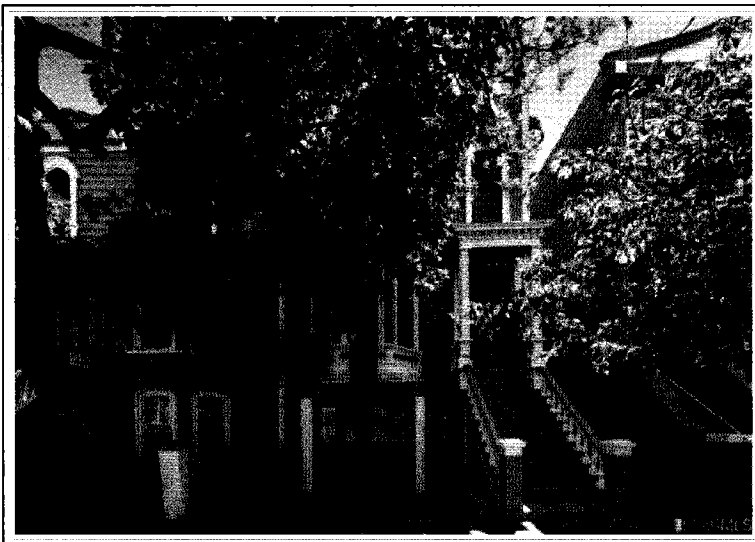
COMPARABLE PROPERTY PHOTO ADDENDUM

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



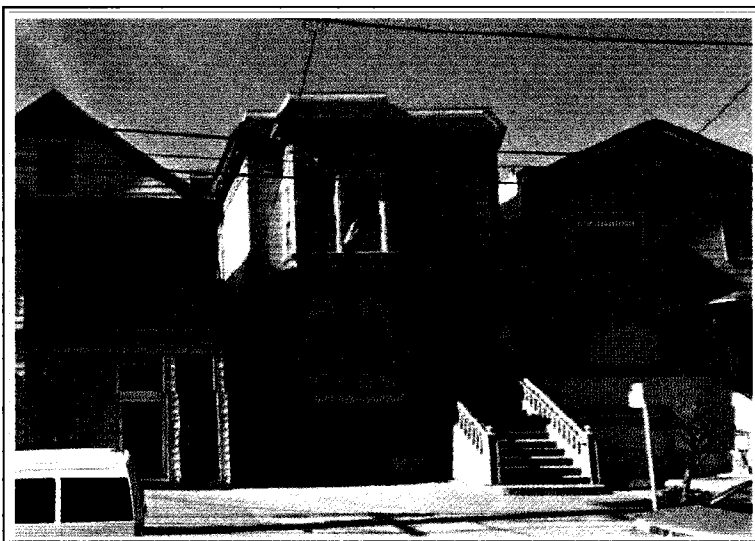
COMPARABLE SALE #4

884-886 Alabama Street
San Francisco, CA 94110



COMPARABLE SALE #5

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



COMPARABLE SALE #6

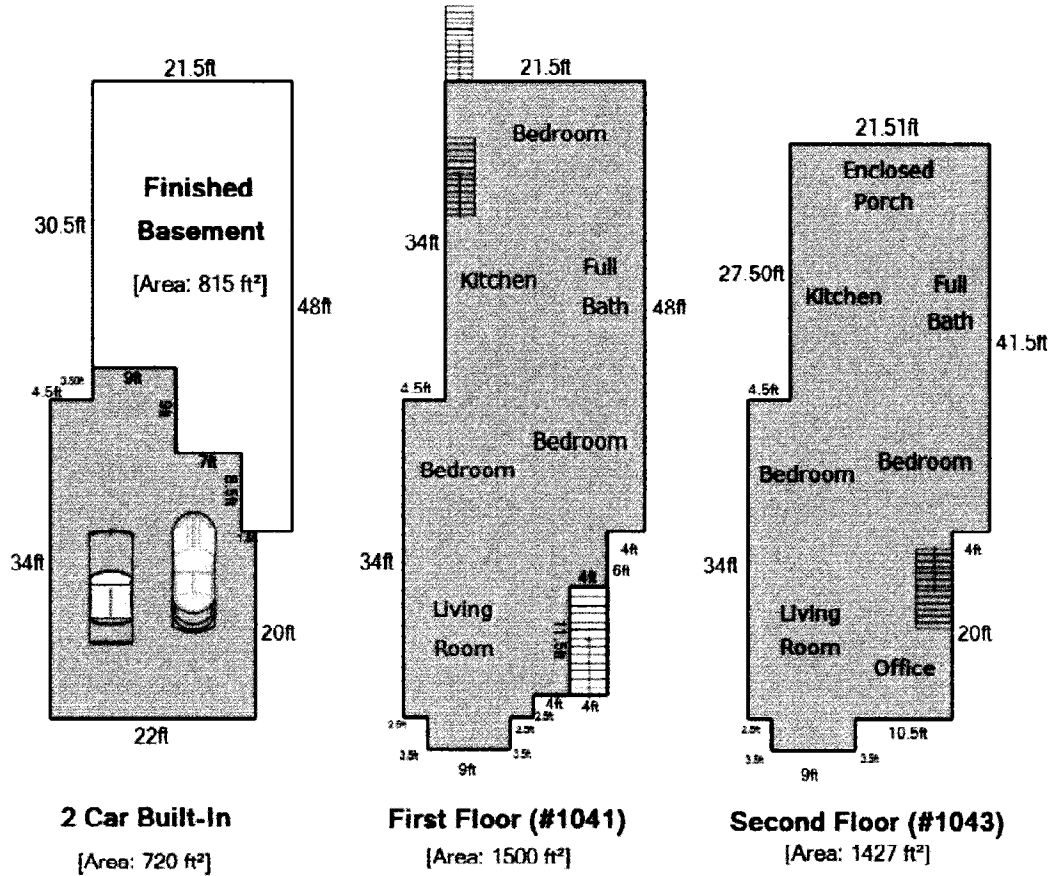
2112-2114 Bryant Street
San Francisco, CA 94110

FLOORPLAN SKETCH

Client: Private Appraisal
Property Address: 1041 Alabama Street
City: San Francisco

File No.: I1000117
Case No.: n/a
State: CA
Zip: 94110

Sketch



Stairs

[Area: -46 ft²]

Living Area		Nonliving Area	
Second Floor (#1043)	1426.93 ft²	Basement	815 ft²
First Floor (#1041)	1500.50 ft²	Stairs	-46.00 ft²
		2 Car Built-In	720.00 ft²
Total Living Area (rounded):		Total Non-Living Area (rounded):	
2927 ft²		1489 ft²	

DIMENSION LIST ADDENDUM

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

GROSS BUILDING AREA (GBA)				2,927
GROSS LIVING AREA (GLA)				2,927
Area(s)	Area	% of GLA	% of GBA	
Living	2,927		100.00	
Level 1	0	0.00	0.00	
Level 2	0	0.00	0.00	
Level 3	0	0.00	0.00	
Other	2,927	100.00	100.00	
GBA				
Basement	815			
Garage	720			
Other	-46			

Area Measurements				Area Type						
Measurements		Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
30.50	x	21.50	x 1.00 =	655.75	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8.50	x	5.50	x 1.00 =	46.75	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9.00	x	12.50	x 1.00 =	112.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.50	x	9.00	x 1.00 =	31.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.00	x	14.00	x 1.00 =	56.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22.00	x	34.00	x 1.00 =	748.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.50	x	27.50	x 1.00 =	591.25	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	x		x	=	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34.00	x	21.50	x 1.00 =	731.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.50	x	9.00	x 1.00 =	31.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.50	x	14.00	x 1.00 =	35.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.00	x	31.50	x 1.00 =	567.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.00	x	14.00	x 1.00 =	112.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.00	x	4.00	x 1.00 =	24.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.50	x	9.00	x 1.00 =	31.50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.50	x	7.00	x 1.00 =	59.49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14.00	x	13.50	x 1.00 =	188.94	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20.00	x	22.00	x 1.00 =	440.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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PLAT MAP

Client: Private Appraisal
 Property Address: 1041 Alabama Street
 City: San Francisco

File No.: I1000117
 Case No.: n/a
 State: CA
 Zip: 94110

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 CITY & COUNTY ASSESSOR 1996

lot13 into lots46&47 for 2002 roll
 lot36 into lots44&45 for 2014 roll

4149

MISSION BLK. 140

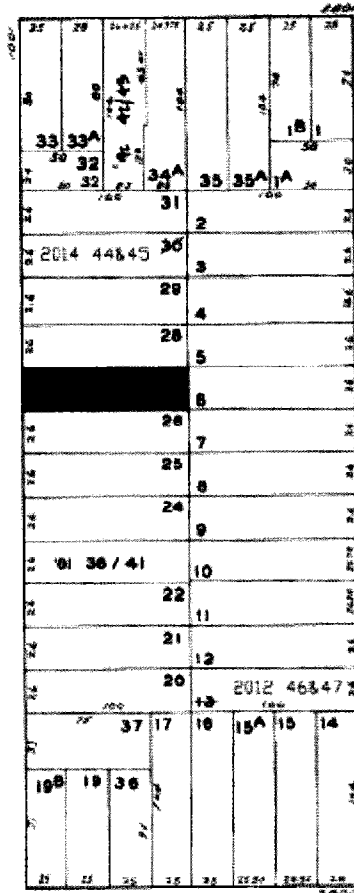
REVISED '57
 Revised 2012
 Revised 2014



22ND

ALABAMA

FLORIDA



23RD

1099-1093A ALABAMA ST.		
A CONDOMINIUM		
LOT NO.	UNIT NO.	%COMMON AREA
38	1	25
39	2	25
40	3	25
41	4	25

2081 & 2085 22ND ST.		
A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
42	1	49.50
43	2	50.50

AERIAL MAP

Client: Private Appraisal

File No.: I1000117

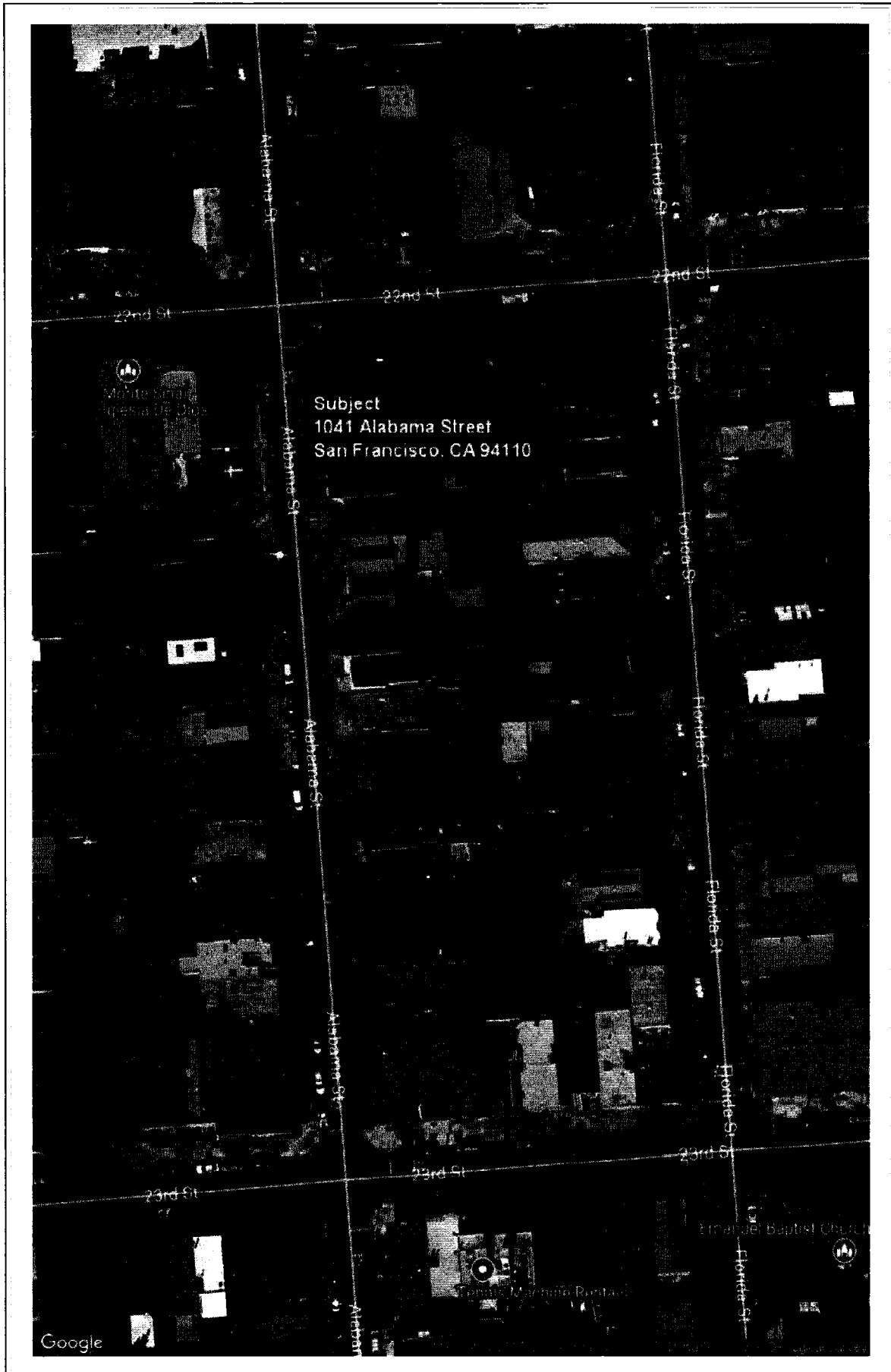
Property Address: 1041 Alabama Street

Case No.: n/a

City: San Francisco

State: CA

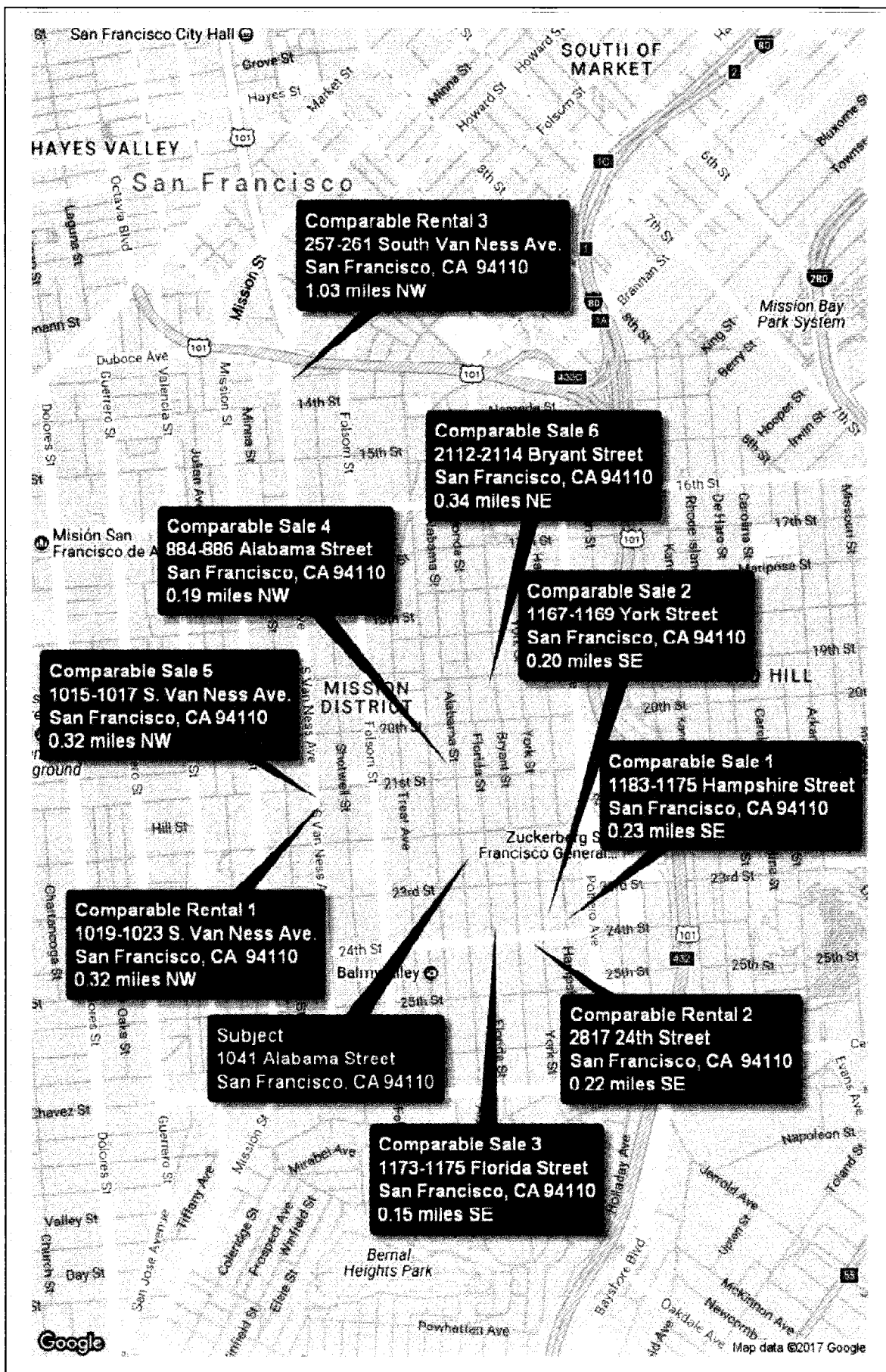
Zip: 94110



LOCATION MAP


Client: Private Appraisal
 Property Address: 1041 Alabama Street
 City: San Francisco

File No.: I1000117
 Case No.: n/a
 State: CA
 Zip: 94110



Appraiser's License

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

 Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Max E. Mendoza


has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AL 011277

Effective Date: June 19, 2016
Date Expires: June 18, 2018


Jim Martin, Bureau Chief, BREA

3027637

THIS DOCUMENT CONTAINS A TRADEMARK. ALL RIGHTS ARE RESERVED BY THE BUREAU OF REAL ESTATE APPRAISERS.

Appraiser's E&O Insurance

Client: Private Appraisal	File No.: 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

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

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 08/08/2017

AP 10 0001 06 11

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Page 1 of 1

Subject's Public Records #1

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

1041 Alabama St, San Francisco, CA 94110-3432, San Francisco County

Owner Information

Owner Name:	Lopez Gloria G	Tax Billing Zip:	94102
Tax Billing Address:	870 Market St #1261	Tax Billing Zip+4:	2917
Tax Billing City & State:	San Francisco, CA	Owner Occupied:	No

Location Information

School District:	San Francisco	Subdivision:	Mission Bl 140
Census Tract:	228.03	Zoning:	RH2
Carrier Route:	C020		

Tax Information

Tax ID:	4149-027	% Improved:	49%
Block:	4149	Tax Area:	1000
Lot:	27		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$913,765	\$895,849	\$882,394
Assessed Value - Land	\$463,505	\$454,417	\$447,592
Assessed Value - Improved	\$450,260	\$441,432	\$434,802
VOV Assessed Change (%)	2%	1.52%	
VOV Assessed Change (\$)	\$17,916	\$13,455	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$10,673		
2015	\$10,958	\$285	2.67%
2016	\$11,100	\$141	1.29%

Characteristics

Lot Area:	2,596	No. Parking Spaces:	MLS: 2
Lot Acres:	0.0596	Total Baths:	2
Building Sq Ft:	2,950	Full Baths:	2
Land Use - CoreLogic:	Duplex	Total Rooms:	10
Land Use - County:	Flate Or Duplex	Construction:	Wood
Year Built:	1900	Total Units:	2
Stories:	2		

Listing Information

MLS Listing Number:	379721	MLS Current List Price:	\$1,300,000
MLS Status:	Withdrawn Cancel	MLS Orig. List Price:	\$1,300,000
MLS Status Change Date:	01/26/2011	MLS List. Agent Name:	803577-Paul Warrin
MLS Listing Date:	01/13/2011	MLS List. Broker Name:	SOTHEBY'S INTERNATIONAL REALTY

MLS Listing #	379720	324027	324024	283214	261127
MLS Status	Withdrawn Cancel	Withdrawn Cancel	Withdrawn Cancel	Withdrawn Cancel	Withdrawn Cancel
MLS Listing Date	01/13/2011	05/01/2007	05/01/2007	01/18/2005	01/06/2004
MLS Listing Price	\$650,000	\$645,000	\$1,290,000	\$989,000	\$975,000
MLS Orig Listing Price	\$650,000	\$645,000	\$1,295,000	\$989,000	\$975,000
MLS Close Date					
MLS Listing Close Price	\$0	\$0	\$0	\$0	\$0
MLS Listing Cancellation Date	01/26/2011	06/08/2007	06/07/2007	02/16/2005	02/16/2004

MLS Listing #	80107	71819	8206
MLS Status	Sold	Sold	Sold

Courtesy of Max Mendoza, San Francisco Association of Realtors

This information has been compiled by a computer program and is not intended to be a substitute for a professional appraisal. The accuracy of the data cannot be guaranteed and is not intended to be used for any purpose other than for informational purposes only.

Property Detail

Generated on: 10/08/2017
Page 1 of 3

Subject's Public Records #2

Client: Private Appraisal	File No.: I1000117
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
MLS Orig Listing 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

Last Market Sale & Sales History

Settle Date:	06/12/2000		Seller:	Barnes Russell	
Recording Date:	06/23/2000		Document Number:	H0665-382	
Sale Price:	\$690,000		Deed Type:	Grant Deed	
Owner Name:	Lopez Gloria G		Price Per Square Feet:	\$233.90	
Sale/Settlement Date	07/07/2000	06/30/2000	06/12/2000	02/24/2000	
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		Y	
Buyer Name	Burns Trust	Lopez Gloria G	Lopez Gloria	Barnes Russell	Barnes Russell A
Seller Name	Burns Wesley A & Anastacia I	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

Sale/Settlement Date	00/1991		
Recording Date	11/19/1990	10/31/1991	02/07/1989
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Soto Benjamin	Soto Benjamin & Aurora	Rebolledo Tony & Nieves
Seller Name	Soto Benjamin & Aurora	Soto Benjamin	Rebolledo Tony & Nieves
Document Number	G0762-192	F0493-502	E318475
Document Type	Interspousal Deed Transfer	Quit Claim Deed	Grant Deed

Mortgage History

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	Conventional
Mortgage Type	Refi	Refi	Refi	Refi	Nominal
Mortgage Int Rate			5.75		
Mortgage Term	30	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		
Mortgage Term	30	30	

Courtesy of Max Mendoza, San Francisco Association of Realtors

This report contains the information compiled by the public records and private records. This data is provided for informational purposes only and is not guaranteed. The accuracy of the data is not guaranteed. It is recommended that you verify the information with the appropriate public records office.

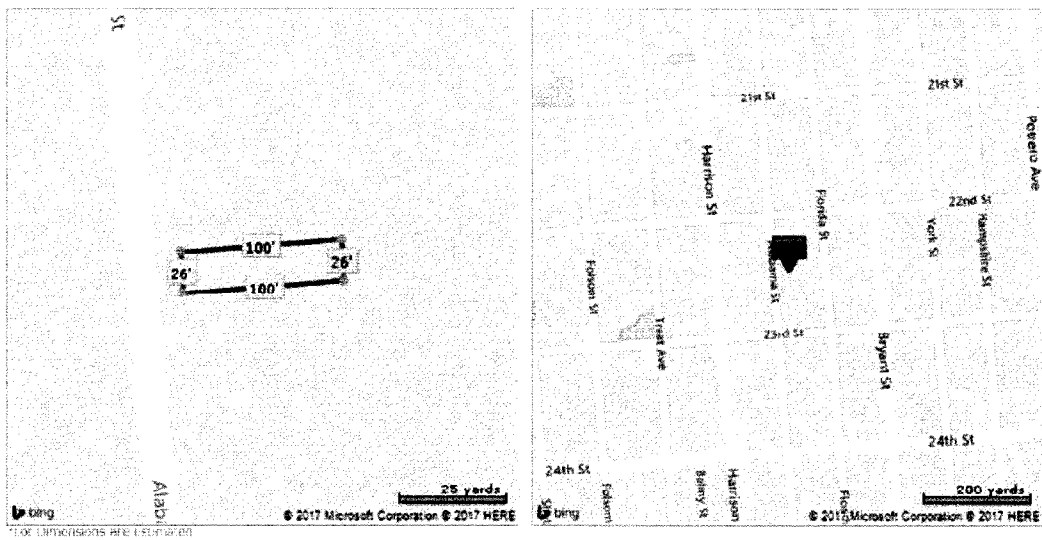
Property Detail

Report #1010117
Page 2 of 3

Subject's Public Records #3

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

Property Map



Courtesy of Max Mendoza, San Francisco Association of Realtors

This data is for informational purposes only. It is not to be used for any other purpose. This data is provided as a service to our clients and is not to be used for any other purpose. The accuracy of the data contained herein can be independently verified by the user at their own risk. This report is for informational purposes only.

Property Detail

Generated on: 11/03/2017
Page 3 of 3

USPAP ADDENDUM

Borrower: Gloria Lopez

Property Address: 1041 Alabama Street

City: San Francisco

County: San Francisco

State: CA

Zip Code: 94110

Lender: Private Appraisal

Reasonable Exposure Time

My opinion of a reasonable 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 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 period is 1-3 months when priced realistically.

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 period immediately preceding acceptance of this assignment.

☐ I **HAVE** 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

None.

APPRAISER:

Signature: 

Name: Max E. Mendoza

Date Signed: 10/31/2017

State Certification #:

or State License #: AL011277

or Other (describe): _____ State #: _____

State: CA

Expiration Date of Certification or License: 06/18/2018

Effective Date of Appraisal: 10/12/2017

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #:

or State License #:

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

Appraiser Independence Certification

n/a
File No.: 11000117

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

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.

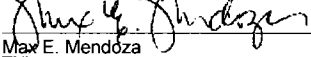
I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, 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;
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).

Additional Comments: None.

APPRAISER:

Signature: 
 Name: Max E. Mendoza
 Date Signed: 10/31/2017
 State Certification #: _____
 or State License #: AL011277
 or Other (describe): _____ State #: _____
 State: CA
 Expiration Date of Certification or License: 06/18/2018

SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Appraisal Express & Investments

n/a
File No. I1000217

10/31/2017

Attn: Gloria Lopez

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

File Number: I1000217

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

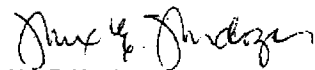
The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of October 12, 2017 is:

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

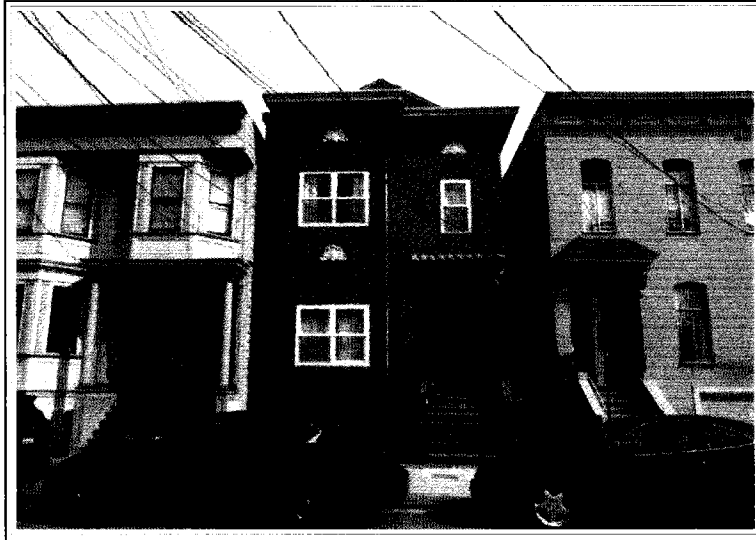
The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Max E. Mendoza
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

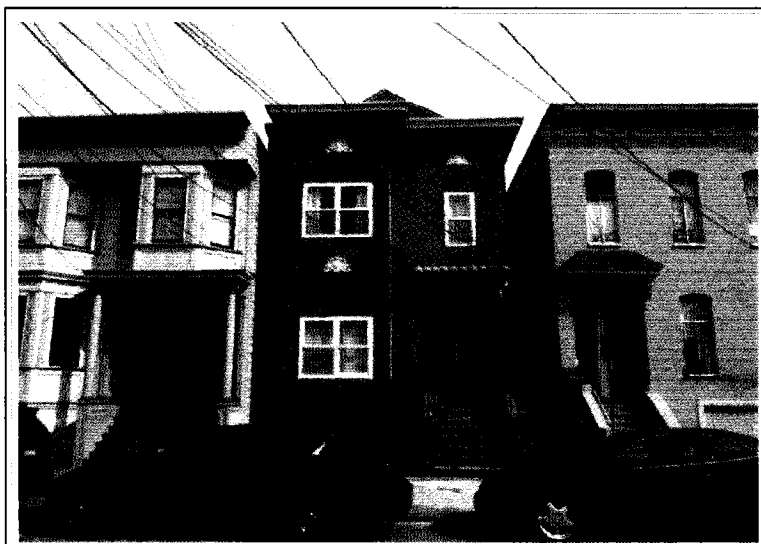
BY:

**Max E. Mendoza
Appraiser / Realtor**

TABLE OF CONTENTS

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

Appraisal of Real Property



Letter of Transmittal	1
Title	2
Table of Contents	3
GPAP™ 2-4 Appraisal (2010)	4
Addendum	12
1004MC 2009	17
Subject Photos	18
Photos of Unit #1041	19
Photos of Unit #1041	20
Photos of Unit #1041	21
Photos of Unit #1041 & 1043	22
Photos of Unit #1043	23
Photos of Unit #1043	24
Photos of Unit #1043	25
Subject's Additional Photos	26
Subject Photo Page	27
Photo of Basement Unit	28
Photo of Basement Unit	29
Comparable Rentals 1,2,3 Photos	30
Comps 1,2,3 Photos	31
Comps 4,5,6 Photos	32
COMPARABLE PROPERTY PHOTO ADDENDUM	33
Sketch	34
Dimension List	40
Plat Map	41
Aerial Map	42
Location Map	43
Appraiser's License	44
Appraiser's E&O Insurance	45
Subject's Public Records #1	46
Subject's Public Records #2	47
Subject's Public Records #3	48
USPAP 2014	49
Appraiser Independence Certification	50

Small Residential Income Property Appraisal Report

n/a
File No. I1000217

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.																																																														
	Client Name/Intended User: Private Appraisal		E-mail: glorialg @live.com																																																												
	Client Address: 870 Market Street, Unit #1261		City: San Francisco	State: CA Zip: 94102																																																											
	Additional Intended User(s): As decided by client.																																																														
SUBJECT	Intended Use: To Determine the Fair Market Value of the Subject Property as a Triplex																																																														
	Property Address: 1041-1043-1043A Alabama Street		City: San Francisco	State: CA Zip: 94110																																																											
	Owner of Public Record: Gloria G. Lopez		County: San Francisco																																																												
	Legal Description: Lot #27 Block #4149																																																														
SALES HISTORY	Assessor's Parcel #: 4149-027		Tax Year: 2016-2017	R.E. Taxes: \$ 11,100.00																																																											
	Neighborhood Name: The Mission District		Map Reference: TB: 667 J--3	Census Tract: 0228.03																																																											
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																														
	My research: <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																														
NEIGHBORHOOD	Prior Sale/Transfer: Date: No prior sale within Price: Last 36 months Source(s): Realist.com																																																														
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable): Per National Data Collective, the San Francisco MLS Board, and/or Realist.com, the subject property has not changed ownership or been listed for sale within the last 12 months.																																																														
	Offerings, options and contracts as of the effective date of the appraisal: n/a																																																														
SITE	<table border="1"><thead><tr><th colspan="3">Neighborhood Characteristics</th><th colspan="3">2-4 Unit Housing Trends</th><th colspan="2">2-4 Unit Housing</th><th colspan="2">Present Land Use %</th></tr></thead><tbody><tr><td>Location</td><td><input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural</td><td>Property Values</td><td><input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td><td>PRICE</td><td>AGE</td><td>One-Unit</td><td>40 %</td></tr><tr><td>Built-Up</td><td><input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td><td>Demand/Supply</td><td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td><td>\$ (000)</td><td>(yrs)</td><td>2-4 Unit</td><td>20 %</td></tr><tr><td>Growth</td><td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td><td>Marketing Time</td><td><input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths</td><td>975</td><td>Low 5</td><td>Multi-Family</td><td>30 %</td></tr></tbody></table>				Neighborhood Characteristics			2-4 Unit Housing Trends			2-4 Unit Housing		Present Land Use %		Location	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	40 %	Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	20 %	Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	975	Low 5	Multi-Family	30 %																									
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Neighborhood Boundaries: Please see the attached addendum for comments on this section.																																																															
Neighborhood Description: Please see the attached addendum for comments on this section.																																																															
Market Conditions (including support for the above conclusions): Please see the attached addendum for comments on this section.																																																															
IMPROVEMENTS	<table border="1"><thead><tr><th colspan="2">GENERAL DESCRIPTION</th><th colspan="2">FOUNDATION</th><th colspan="2">EXTERIOR DESCRIPTION</th><th colspan="2">INTERIOR</th></tr></thead><tbody><tr><td>Units</td><td><input type="checkbox"/> Two <input checked="" type="checkbox"/> Three <input type="checkbox"/> Four</td><td><input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space</td><td>Foundation Walls</td><td>Concrete/Average</td><td>Floors</td><td>Hardwd/Tile/Avg.</td><td></td></tr><tr><td colspan="2"><input type="checkbox"/> Accessory Unit (describe below)</td><td><input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement</td><td>Exterior Walls</td><td>Stucco/Wd/Avg.</td><td>Walls</td><td>Dryw/Psttr/Avg.</td><td></td></tr><tr><td># of Stories</td><td>3</td><td># of bldgs.</td><td>1</td><td>Basement Area</td><td>0</td><td>sq. ft.</td><td></td></tr></tbody></table>				GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR		Units	<input type="checkbox"/> Two <input checked="" type="checkbox"/> Three <input type="checkbox"/> Four	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Average	Floors	Hardwd/Tile/Avg.		<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Wd/Avg.	Walls	Dryw/Psttr/Avg.		# of Stories	3	# of bldgs.	1	Basement Area	0	sq. ft.																												
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	<input type="checkbox"/> Accessory Unit (describe below)		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Wd/Avg.	Walls	Dryw/Psttr/Avg.																																																								
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Additional features: Wrought iron gate on the front of the building, partial dual pane windows, hardwood floors throughout, large walk-in closet in one of the bedrooms in each unit, window treatments, office used as a bedroom on the top unit, built-in two car garage, in unit laundry area, central heating systems, storage in the basement, and an open concrete patio at the rear yard.																																																															
Comments on the Improvements: The subject is in overall average condition for the neighborhood. No significant items were observed during the time of inspection. Normal wear and tear was observed on the property based on its current effective age. The kitchen on the upper units have been remodeled in the last 4-5 years, the composition roof is 5 years old, and a four year old updated bathroom in the top floor unit.																																																															

Small Residential Income Property Appraisal Report

n/a
File No. 11000217

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL NO. 1	COMPARABLE RENTAL NO. 2	COMPARABLE RENTAL NO. 3
Address	1041 Alabama Street San Francisco, CA 94110	1019-1023 S. Van Ness Ave. San Francisco, CA 94110	2817 24th Street San Francisco, CA 94110	257-261 South Van Ness Ave. San Francisco, CA 94110
Proximity to Subject		0.31 miles NW	0.22 miles SE	1.02 miles NW
Current Monthly Rent	\$ 9,623	\$ 3,716	\$ 12,850	\$ 18,645
Rent/Gross Bldg. Area	\$ 2.65 sq. ft.	\$ 1.40 sq. ft.	\$ 4.66 sq. ft.	\$ 3.94 sq. ft.
Rent Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Data Source(s)	Inspection/Realist	SFAR #454858 / Realist.com	SFAR #441754 / Realist.com	SFAR #451563 / Realist.com
Date of Lease(s)	Month to Month	Month to Month	Month to Month	Month to Month
Location	Residential Street	Feeder Street	Access Street	Feeder Street
Actual Age	117 Years	127 Years	117 Years	107 Years
Condition	Average	Average	Above Average	Above Average
Gross Building Area	3,627	2,660	2,760	4,734
Unit Breakdown	Rm Count Tot Br Ba Size Sq. Ft.	Rm Count Tot Br Ba Size Sq. Ft.	Rm Count Tot Br Ba Size Sq. Ft.	Rm Count Tot Br Ba Size Sq. Ft.
Unit #1 1041	5 3 1.0 1,500	2 1 1 550	4 1 1 940	6 4 1 1,650
Unit #2 1043	5 2 1.0 1,427	2 1 1 550	4 1 1 940	6 3 1 1,650
Unit #3 1043A	3 1 1 700	4 1 1.5 780	3 C .5 880	1 C .5 1,434
Unit #4		4 1 1.5 780		
Utilities Included	Water & Garbage	Water & Garbage	None	Water & Garbage
Tenants pay	Pays rest utilities	The rest of the utilities	Tenants pays all utilities	The rest of the utilities
Parking	2 Garage Parking	2 Garage Parking Spaces	No Garage Parking Spaces	No Garage Parking Spaces

Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.)
Please see attached addendum for comments on this section.

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Unit #	Lease Date		Actual Rents			Opinion Of Market Rent		
	Begin Date	End Date	Unfurnished	Furnished	Total Rents	Unfurnished	Furnished	Total Rents
1	Month	Month	\$ 4,025	\$ 0	\$ 4,025	\$ 6,000	\$ 0	\$ 6,000
2	Month	Month	4,075	0	4,075	5,500	0	5,500
3	Month	Month	1,523	0	1,523	2,750	0	2,750
4								

Comment on lease data: None was provided to the appraiser during the time of inspection.
Total Actual Monthly Rent: \$ 9,623
Total Gross Monthly Rent: \$ 14,250
Other Monthly Income (itemize): \$ 0
Other Monthly Income (itemize): \$ 0
Total Actual Monthly Income: \$ 9,623
Total Estimated Monthly Income: \$ 14,250
Utilities included in estimated rents: ☐ Electric ☒ Water ☐ Sewer ☐ Gas ☐ Oil ☐ Cable ☒ Trash collection ☒ Other (describe) Garbage
Comments on actual or estimated rents and other monthly income (including personal property): Both of the subject's units are currently tenant occupied and both units are currently rented on a month to month basis. The landlords in the area typically pays for water, sewer and garbage. The rest of the utilities are the responsibility of the tenants. Most of the rentals in the area are typically rented vacant and unfurnished. The subject's estimated fair market rent are based on subject's units being vacant.

COST APPROACH TO VALUE

Site Value Comments: Site value is derived by the extraction method. Higher than normal land values is typical in this area of San Francisco and are well supported by the comparables used on this report.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE By Abstraction..... = \$ 1,125,000
Source of cost data: Marshall and swift cost guide	Dwelling 3,627 Sq. Ft. @ \$ 250.00 = \$ 906,750
Quality rating from cost service: Average Effective date of cost data: M & S 2017	Sq. Ft. @ \$ = \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Patio 10,000
Please see attached floor plan and calculations addendum for dimensions. Physical depreciation was calculated using the economic age-life method. Cost figures are from marshall & swift cost handbook and the local contractors in the area. The subject's total remaining economic life is approximately 70 years.	Garage/Carport 835 Sq. Ft. @ \$ 75.00 = \$ 62,625
	Total Estimate of Cost-New = \$ 979,375
	Less 100 Physical Functional External
	Depreciation \$293,812 \$0 \$0 = \$(293,812)
	Depreciated Cost of Improvements = \$ 685,563
	"As-is" Value of Site Improvements = \$ 100,000
	0
	INDICATED VALUE BY COST APPROACH, Rounded = \$ 1,910,500

n/a
File No. I1000217

RECONCILIATION

n/a
File No. 11000217

gpar™

n/a
File No. 11000217

gpar The

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 assignment results.

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.
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 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 should not be considered as such.
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 working order.

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 (GPARTM) 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

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.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been 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 the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser 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 competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of traditional or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustments should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

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

Signature: _____

Name: Max E. Mendoza

State Certification # _____

or License # AL011277

or Other (describe): _____ State #: _____

State: CA

Expiration Date of Certification or License: 06/18/2018

Date of Signature and Report: 10/31/2017

Date of Property Viewing: 10/12/2017

Degree of property viewing:

☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view**SUPERVISORY APPRAISER**

Signature: _____

Name: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

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

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 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 transportation 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.

ADDENDUM

Client: Private Appraisal	File No.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: 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.

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

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.

Comments on the MLS: 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.

Comments on the MLS: 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.

Comments from the MLS: 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

ADDENDUM

Client: Private Appraisal	File No.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
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:

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.

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.: 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.

Market Conditions Addendum to the Appraisal Report

n/a
File No. 11000217

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 addendum for all appraisal reports with an effective date on or after April 1, 2009.

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 of the appraisal report form. The appraiser 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, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	2	4	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0.67	1.33	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	Not avail.	Not avail.	1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	Not avail.	Not avail.	0.75	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,500,000	\$1,952,500	\$2,062,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	44	26	24	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$1,435,000	\$1,897,000	\$1,897,500	<input checked="" type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	Not avail.	Not avail.	7	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	104.53%	102.93%	108.67%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller/(developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Most of the 2-4 units in the subject's neighborhood are sold "as is" with little or no credits given to the buyers. It is uncommon in today's market to have the seller give any credit(s) to the buyer(s), since it is still a sellers market at the present time. No information could be provided on most of the shaded areas on the above grids, since the local MLS board does not have the search features to determine how many listings were available during a certain time frame requested on this form.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).
The subject's market area is not REO driven at the present time.

Cite data sources for above information. The statistical data provided on this analysis were extracted from the local multiple listing board (SFARMLS).

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 pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. The statistical data provided on this report were extracted from the local MLS board (SFARMLS). The data included in this analysis are similar triplexes sold in the subject's immediate market neighborhood. Although the data above suggests that property values are increasing, it is actually stabilizing at the present time. One of the comps sold in the prior 4-6 months time frame was sold below market value and was also one of the largest triplexes sold in the last 12 months. Most of the unit sold in the last three months have been selling above their list price. It appears this way, since most of the properties are strategically listed slightly below market in order to increase foot traffic to the property. The marketing time for the area is approximately 1-3 months when priced realistically and has remained stable in the last 12 months.

If the subject is a unit in a condominium or cooperative project, complete the following: a				Project Name: n/a		
Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.
This section is not applicable for the subject property.

Summarize the above trends and address the impact on the subject unit and project. This section is not applicable for the subject property.

APPRAISER

Signature Max E. Mendoza
Name Max E. Mendoza
Company Name Appraisal Express & Investments
Company Address 321 Noe Street, Suite #301
San Francisco, California 94114
State License/Certification # AL011277 State CA
Email Address SFappraisalexpress@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
State License/Certification # _____ State _____
Email Address _____

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Private Appraisal

File No.: I1000217

Property Address: 1041-1043-1043A Alabama Street

Case No.: n/a

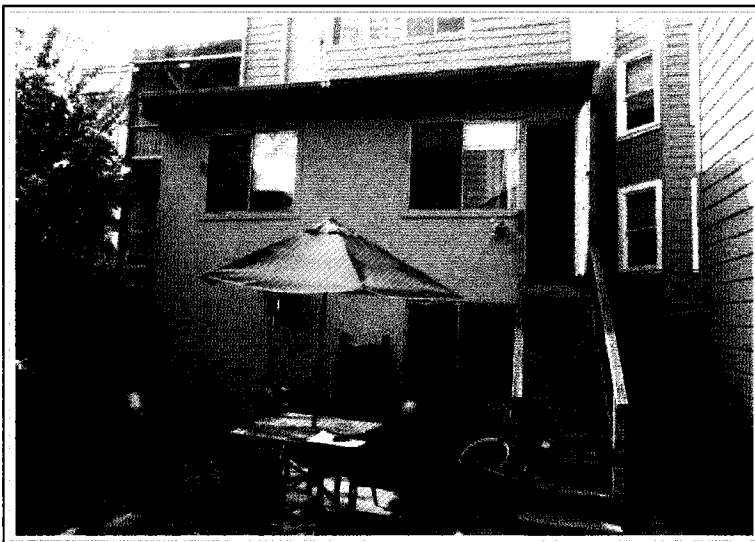
City: San Francisco

State: CA

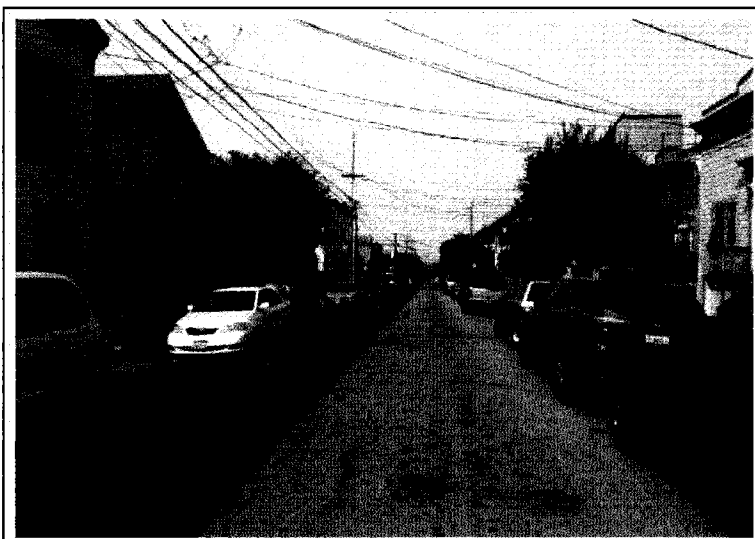
Zip: 94110



FRONT VIEW OF
SUBJECT PROPERTY



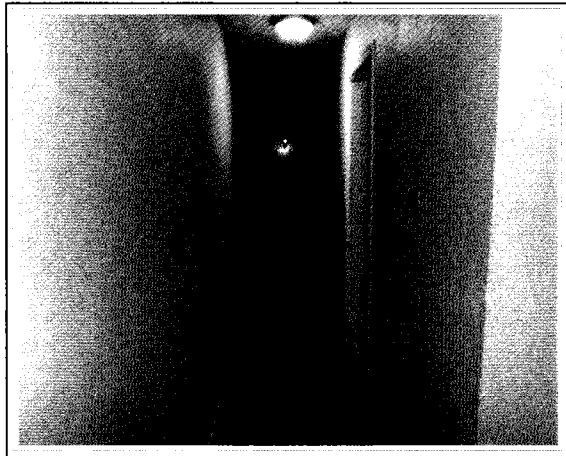
REAR VIEW OF
SUBJECT PROPERTY



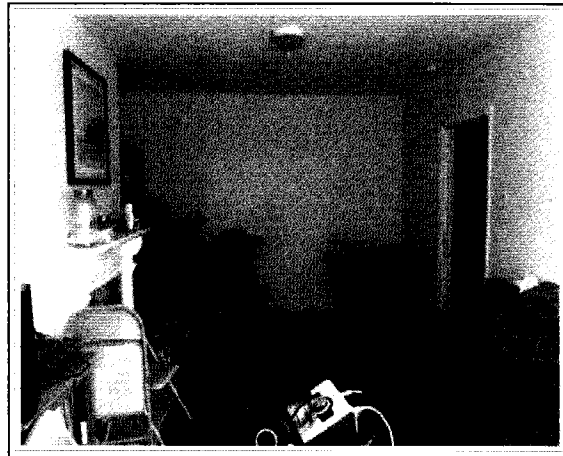
STREET SCENE

PHOTOS OF UNIT #1041

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



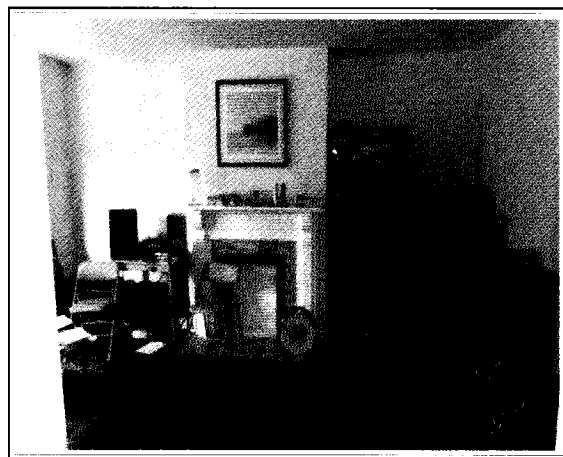
View of Entry Door



View of Living Room
With Deocrative Fireplace



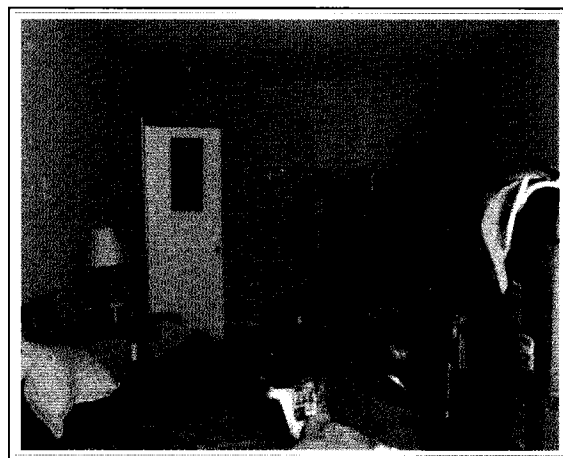
Additional View of the Living Room



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 # 1041

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



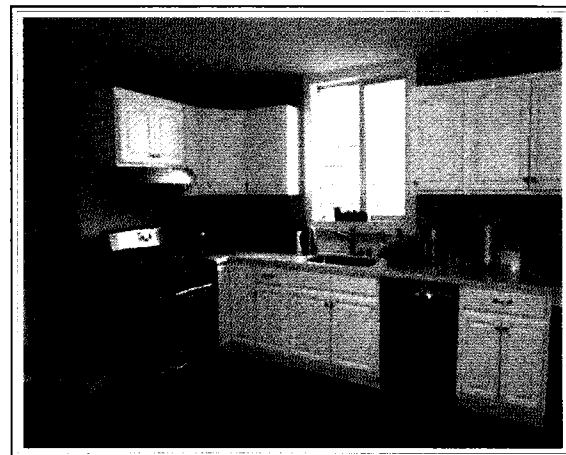
Additional View of Bedroom #1



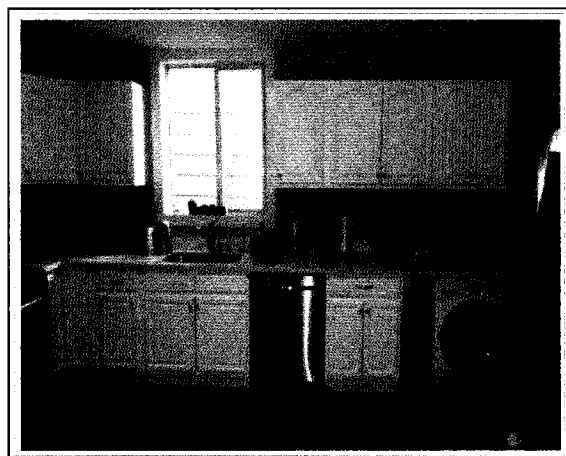
View of Bedroom #2



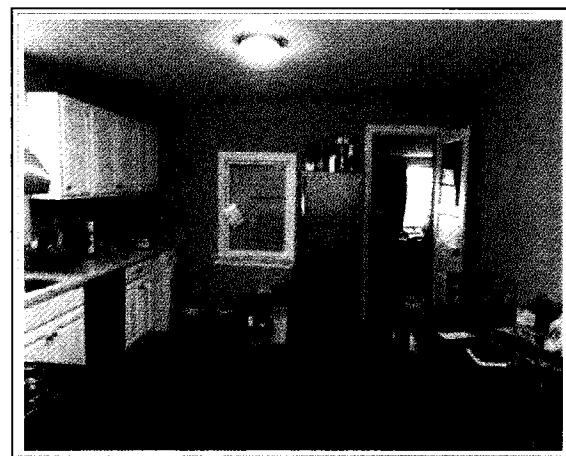
Additional View of Bedroom #2



View of Remodeled Kitchen



Additional View of Remodeled Kitchen



Additional View of Kitchen and Dining Area

PHOTOS OF UNIT # 104 I

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



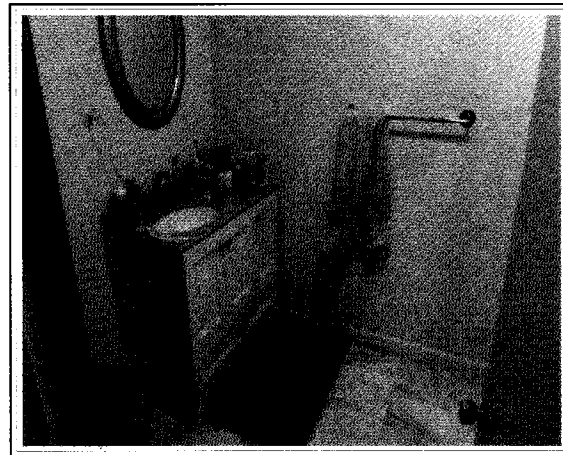
Additional View of Dining Area



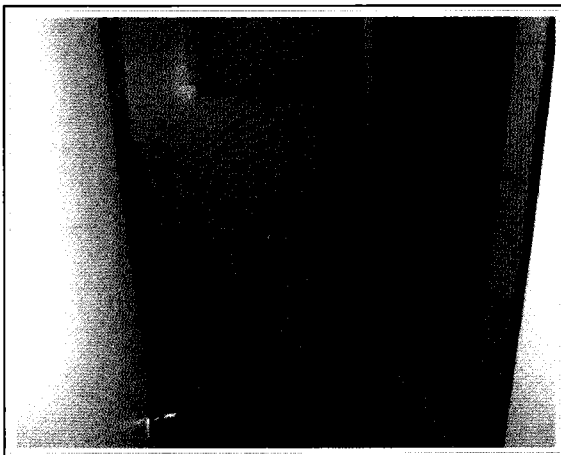
View of Bedroom #3



Additional View of Bedroom #3



View of Full Bathroom



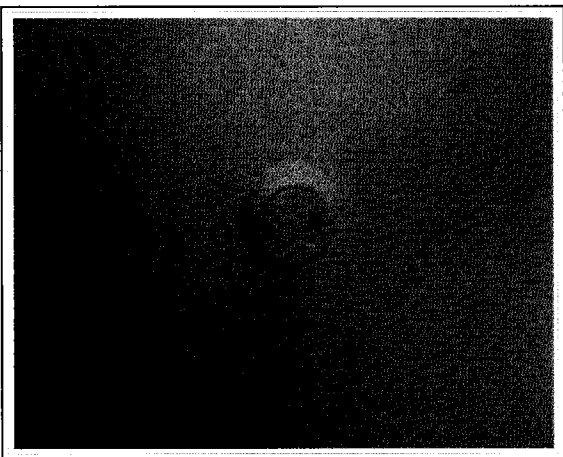
Additional View of Full Bathroom



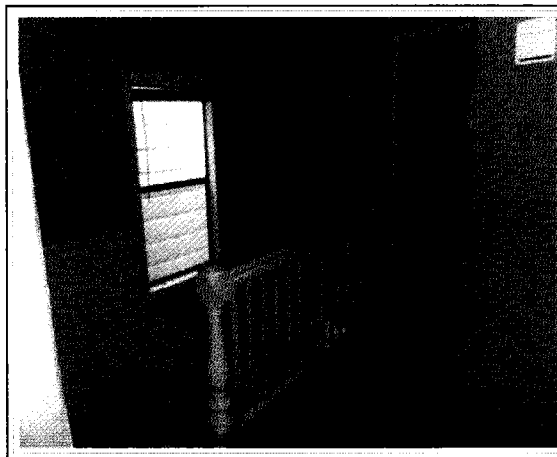
View of CO2 Detector

PHOTOS OF UNIT #1041 & 1043

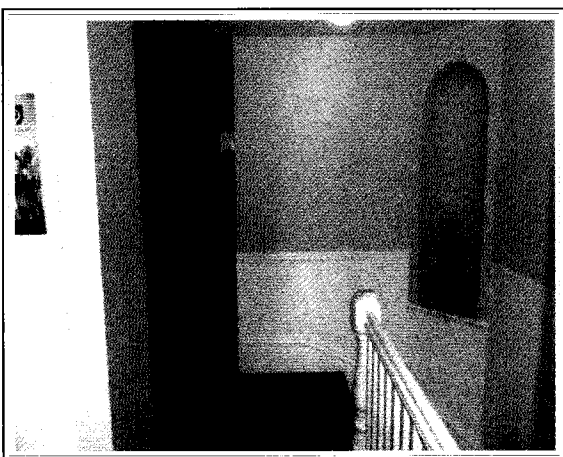
Client: Private Appraisal	File No.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110



View of Smoke Detector



Stairway to Unit #1043



View of Top Landing 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

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



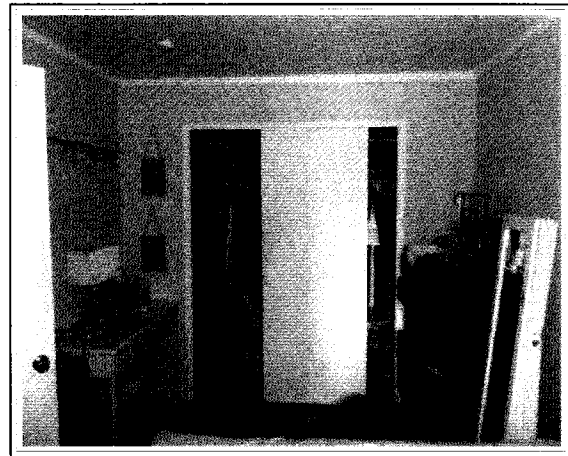
View of Fainting Room or Office
Currently Being Used as a Bedroom



View of the Hallway



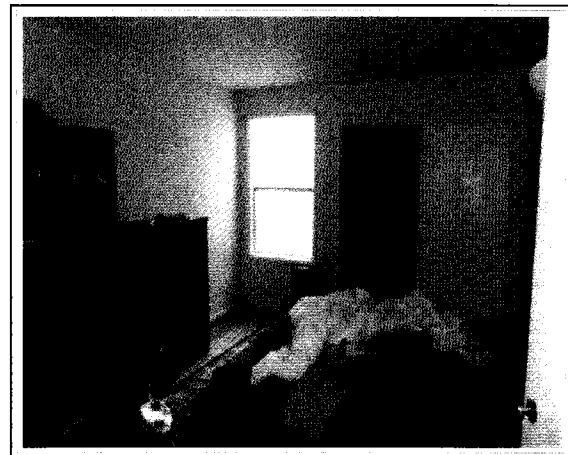
View of Bedroom #1



Additional View of Bedroom #1



View of Bedroom #2



Additional View of Bedroom #2

PHOTOS OF UNIT #1043

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



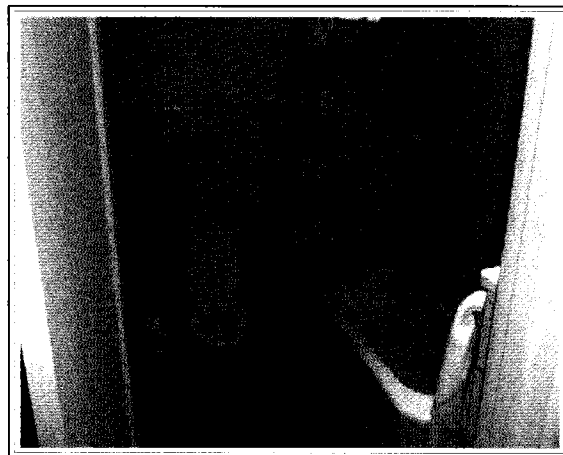
View of Remodeled Kitchen



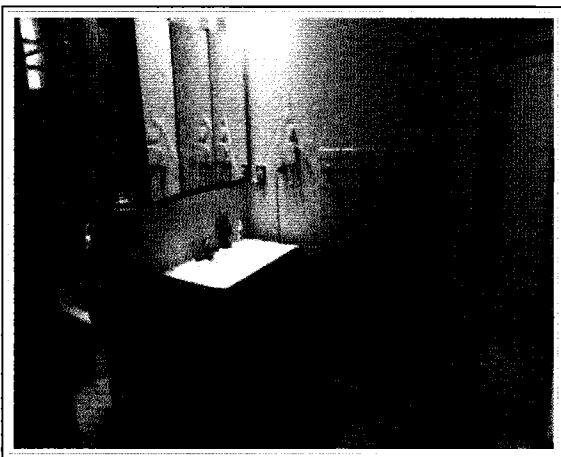
Additional View of Remodeled Kitchen and Dining Area



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

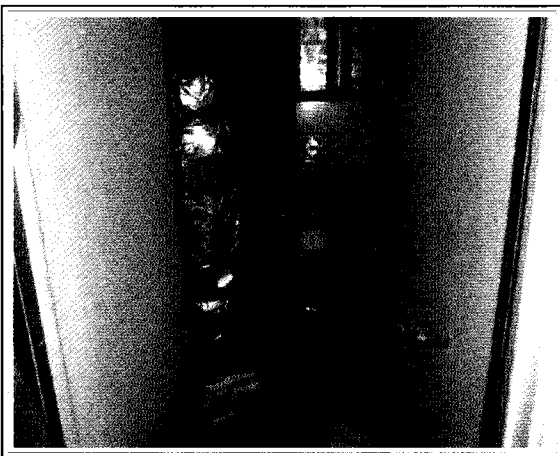
Client: Private Appraisal	File No.: 11000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110



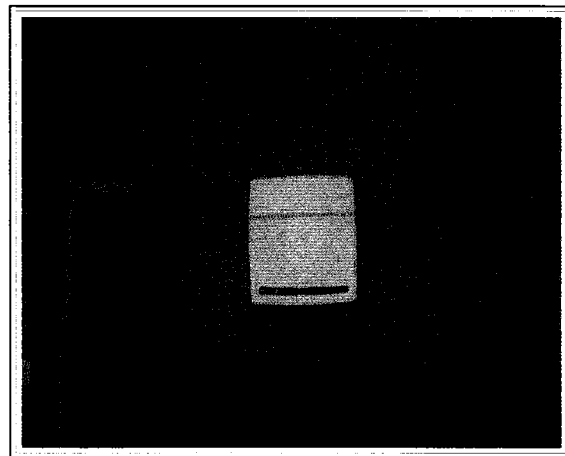
View of the Enclosed Porch



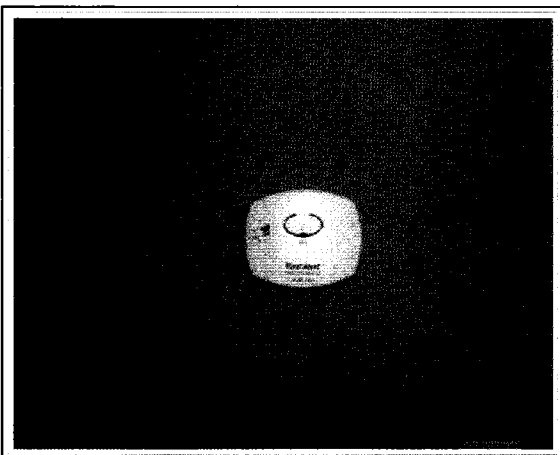
View of the Laundry Area in the Enclosed Porch



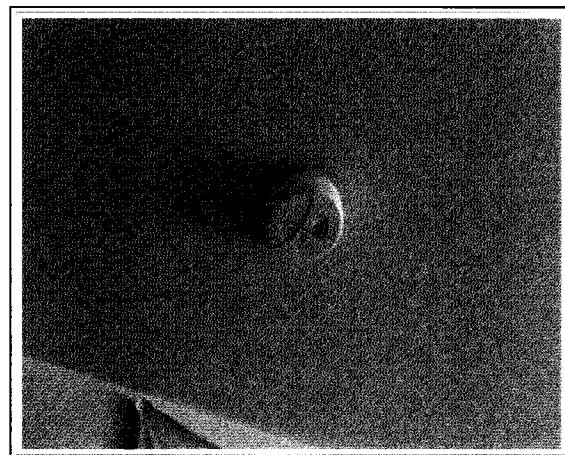
View of the Central Heating System and Double Strapped Water Heater



View of CO2 Detector



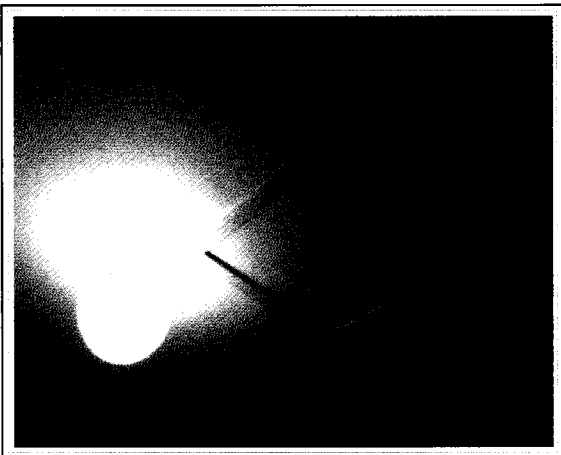
Additional View of CO2 Detector



View of Smoke Detector

Subject's Additional Photos

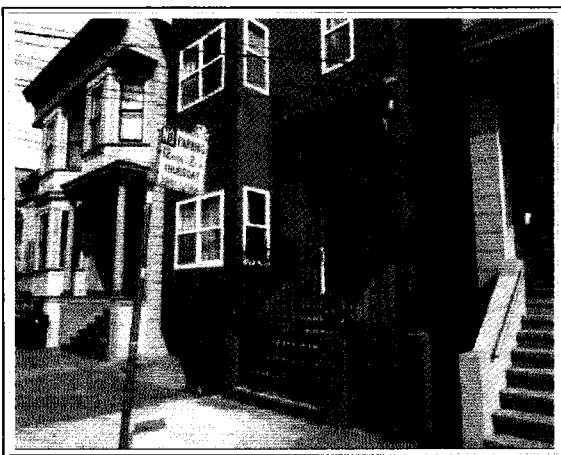
Client: Private Appraisal	File No.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110



Scuttle in Unit #1043



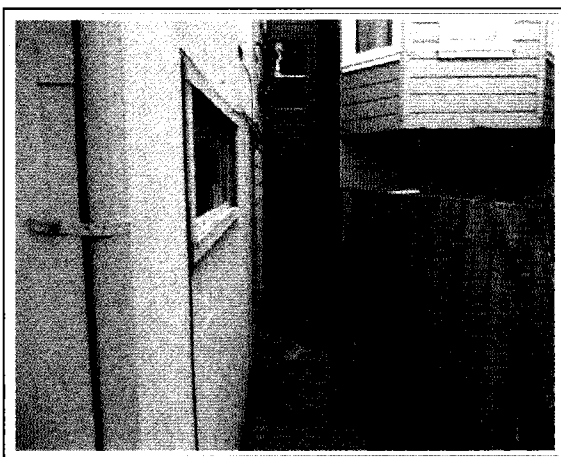
View of Front Entry to the Subject's Unit



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

Subject Photo Page

Client: Private Appraisal

File No.: I1000217

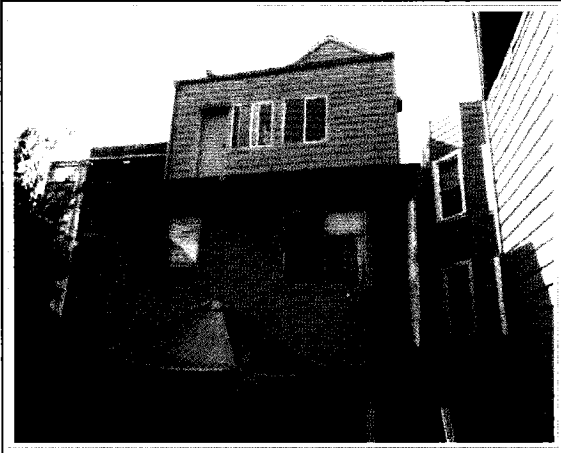
Property Address: 1041-1043-1043A Alabama Street

Case No.: n/a

City: San Francisco

State: CA

Zip: 94110



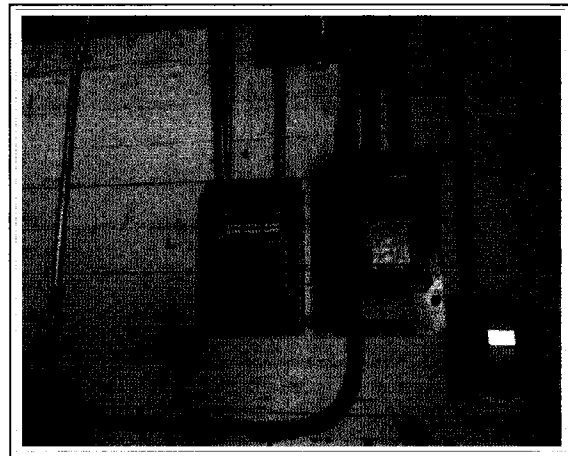
Additional Rear View of the Subject



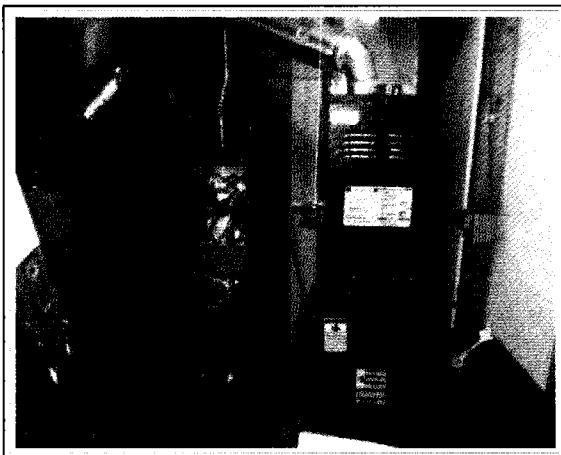
Interior View of the Garage



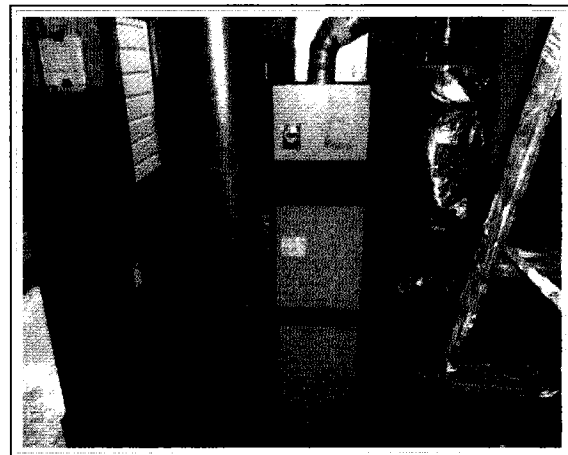
Additional Interior View of the Garage



View of Subject's Circuit Breakers



Subject's Heating System for Finished Basement



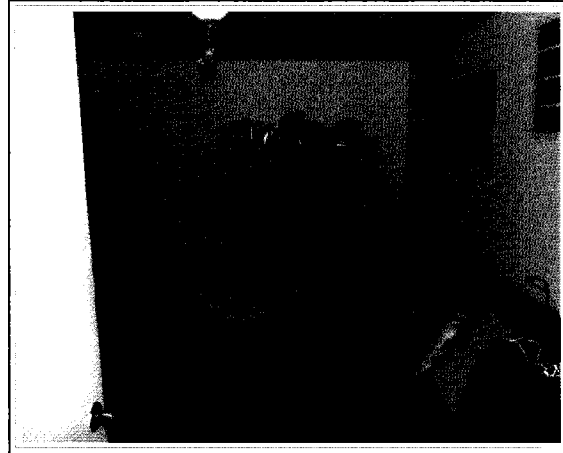
Central Heating System for Unit #1041

Photo of Basement Unit

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



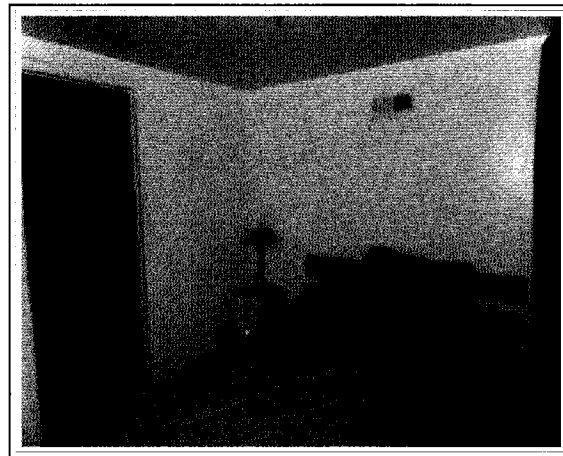
View of the Front Entry & Living Room



Additional View of the Living Room



Will Become Part of the Living Room



To Be Part of the Living Room



View of Bedroom



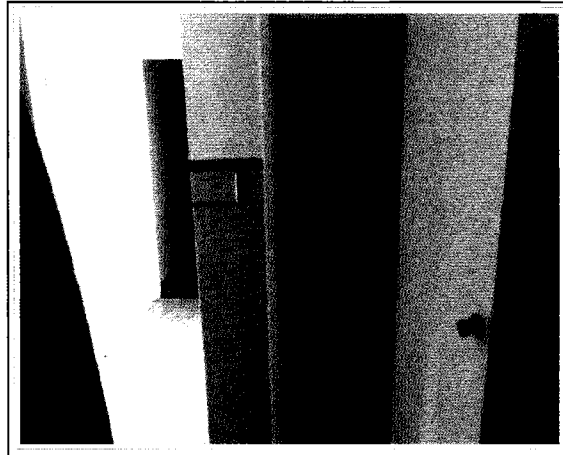
View of Full Bathroom

Photo of Basement Unit

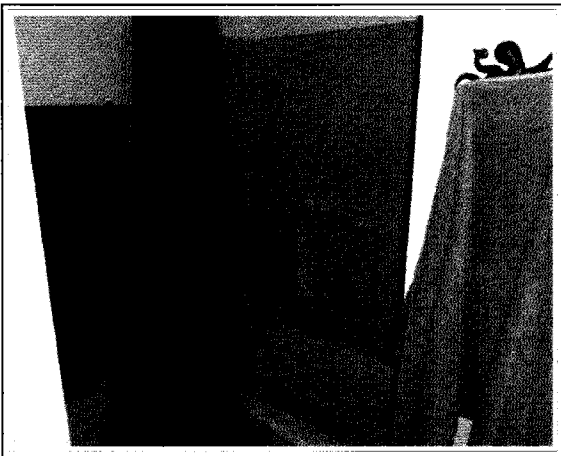
Client: Private Appraisal	File No.: 11000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110



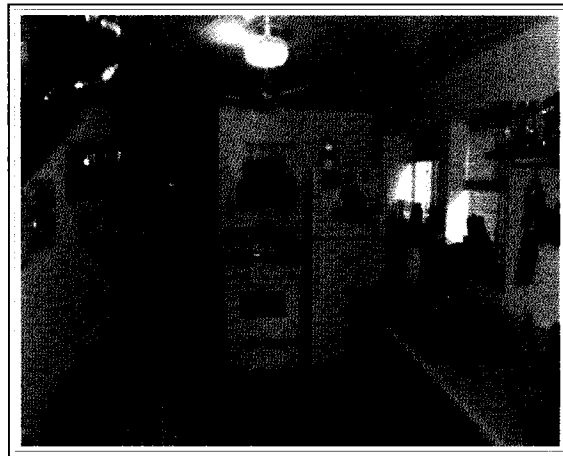
Additional View of the Bathroom



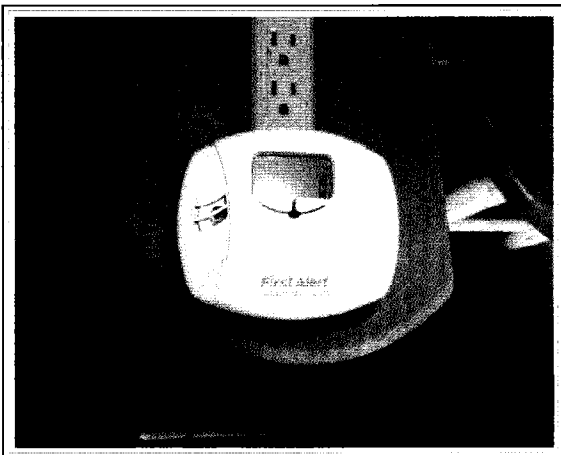
Additional View of the Bathroom



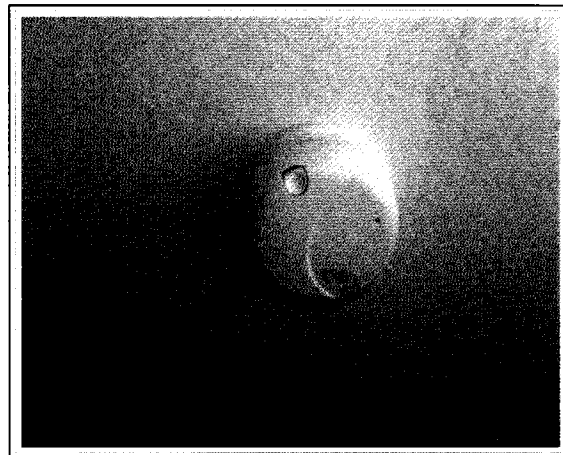
Additional View of the Bathroom



View of the Kitchen



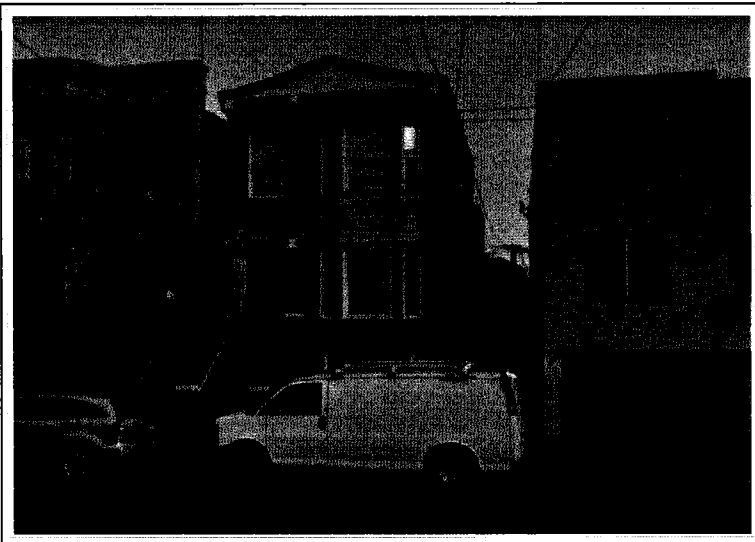
View of CO2 Detector



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



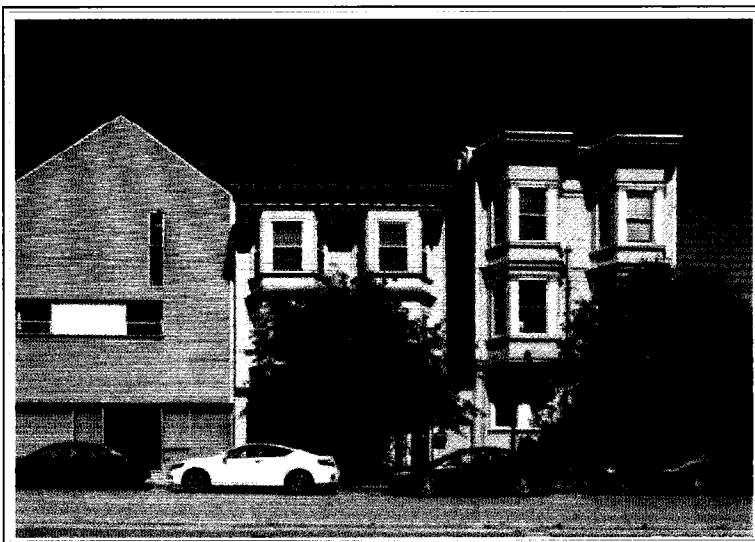
COMPARABLE RENTAL #1

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

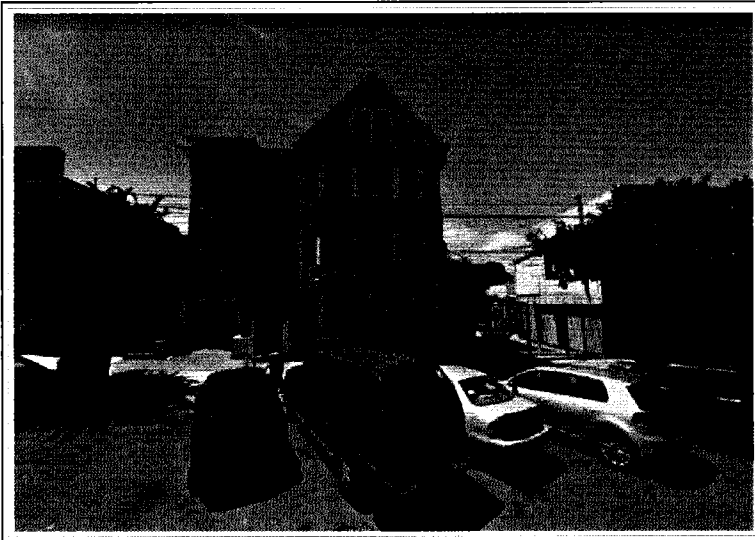
COMPARABLE PROPERTY PHOTO ADDENDUM

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: San Francisco	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

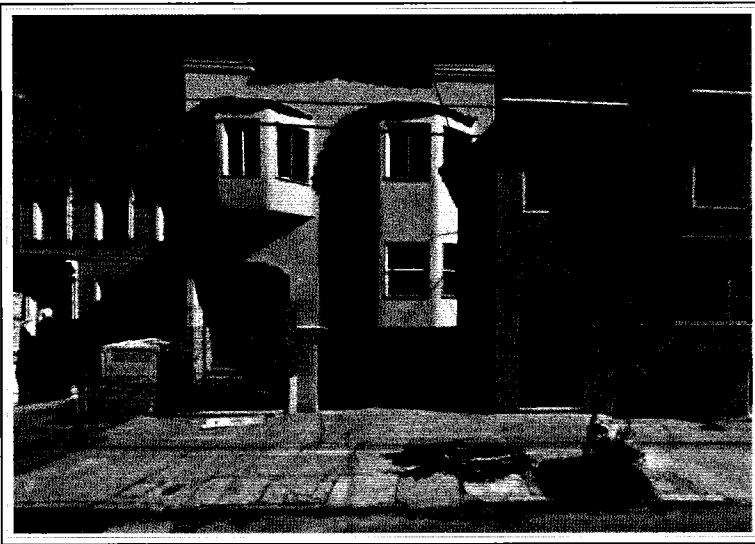


COMPARABLE SALE #6

1227-1231 San Bruno Avenue
San Francisco, CA 94110

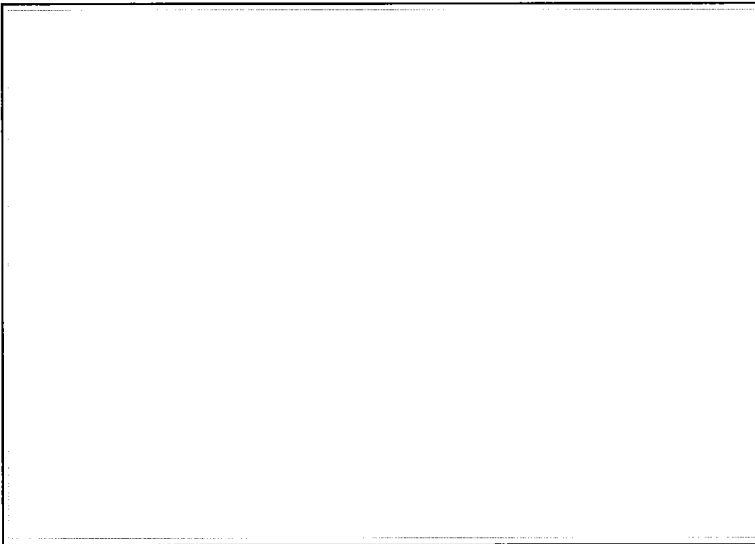
COMPARABLE PROPERTY PHOTO ADDENDUM

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

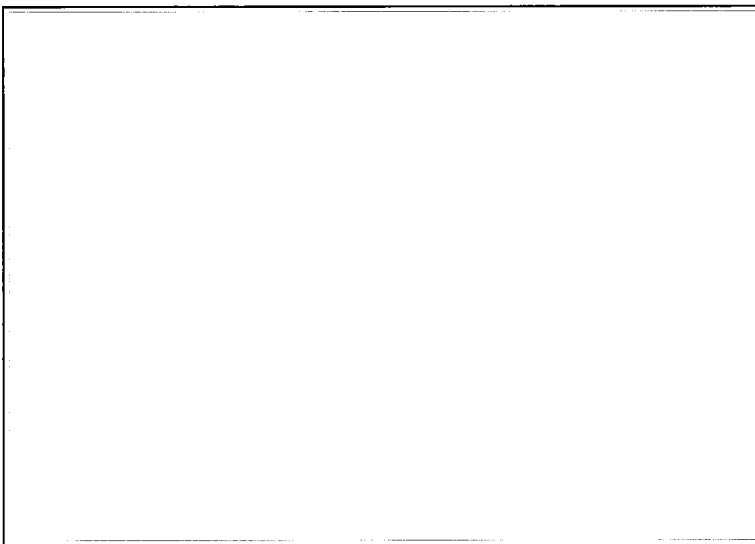


COMPARABLE SALE #7

1223-1223A York Street
San Francisco, CA 94110



COMPARABLE SALE #8

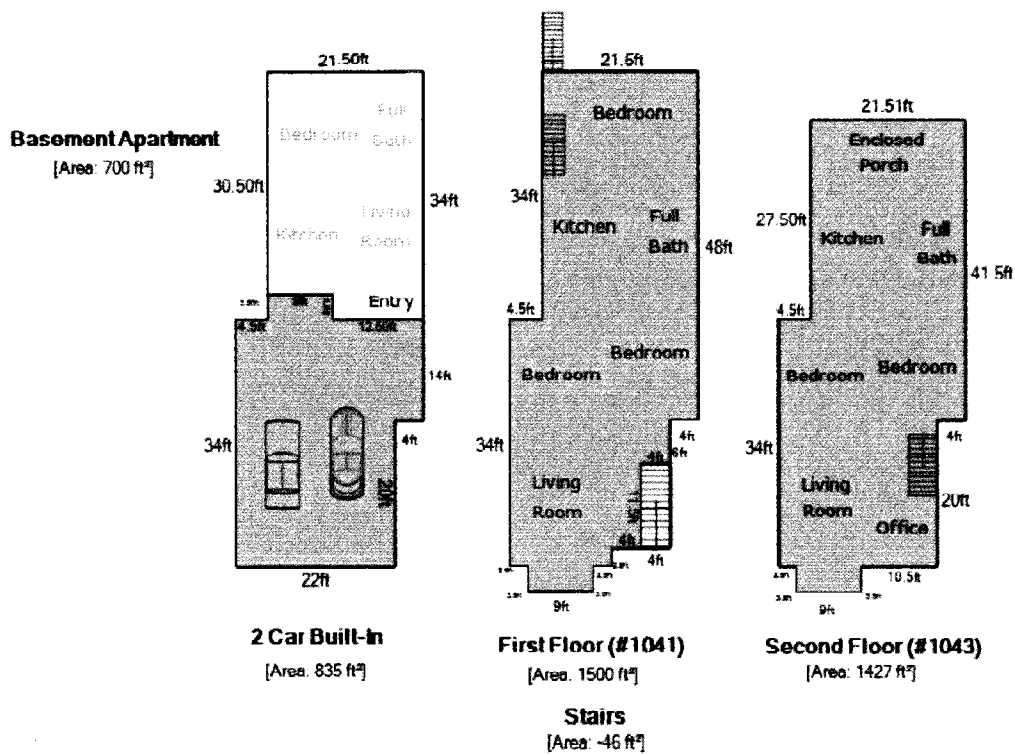


COMPARABLE SALE #9

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

Sketch



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):		Total Non-Living Area (rounded):	
		3627 ft²	
		789 ft²	

DIMENSION LIST ADDENDUM

Client: Private Appraisal	File No.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
City: 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	3,627		100.00	
Level 1	0	0.00	0.00	
Level 2	0	0.00	0.00	
Level 3	0	0.00	0.00	
Other	3,627	100.00	100.00	
GBA				
Basement	815			
Garage	835			
Other	-46			

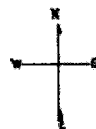
Area Measurements				Area Type						
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
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4.00 x 14.00 x 1.00 =		56.00		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
22.00 x 34.00 x 1.00 =		748.00		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
21.50 x 27.50 x 1.00 =		591.25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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3.50 x 9.00 x 1.00 =		31.50		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.50 x 14.00 x 1.00 =		35.00		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18.00 x 31.50 x 1.00 =		567.00		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.00 x 14.00 x 1.00 =		112.00		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6.00 x 4.00 x 1.00 =		24.00		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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20.00 x 22.00 x 1.00 =		440.01		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Client: Private Appraisal	File No.: I1000217
Property Address: 1041-1043-1043A Alabama Street	Case No.: n/a
City: San Francisco	State: CA Zip: 94110

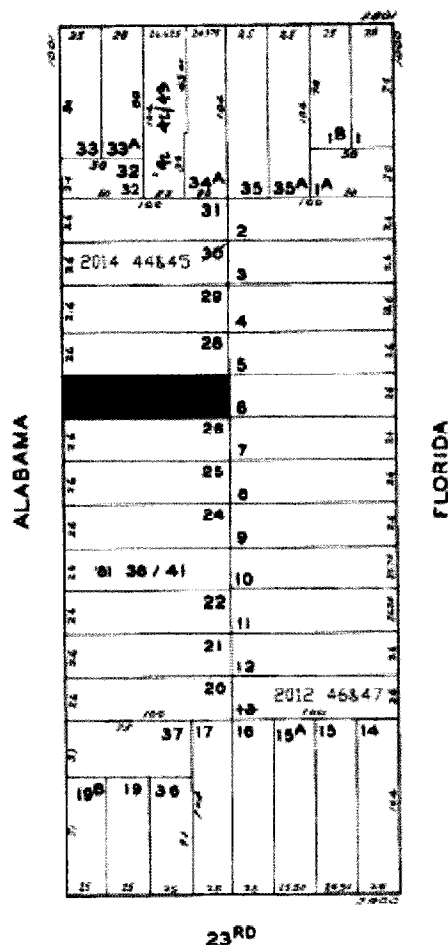
lot13 into lot46847 for 2012 roll
lot38 into lot44445 for 2014 roll

MISSION BLK. 140

REF ID: A57
5
6
Revised 2012
Revised 2012



22ND



1059-1063A ALABAMA ST
A CONDOMINIUM

LOT NO.	UNIT NO.	%COMMON AREA
38	1	25
39	2	25
40	3	25
41	4	25

2021 & 2022 22 Nov 51.

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
42	1	49.50
43	2	50.50

AERIAL MAP

Client: Private Appraisal

File No.: I1000217

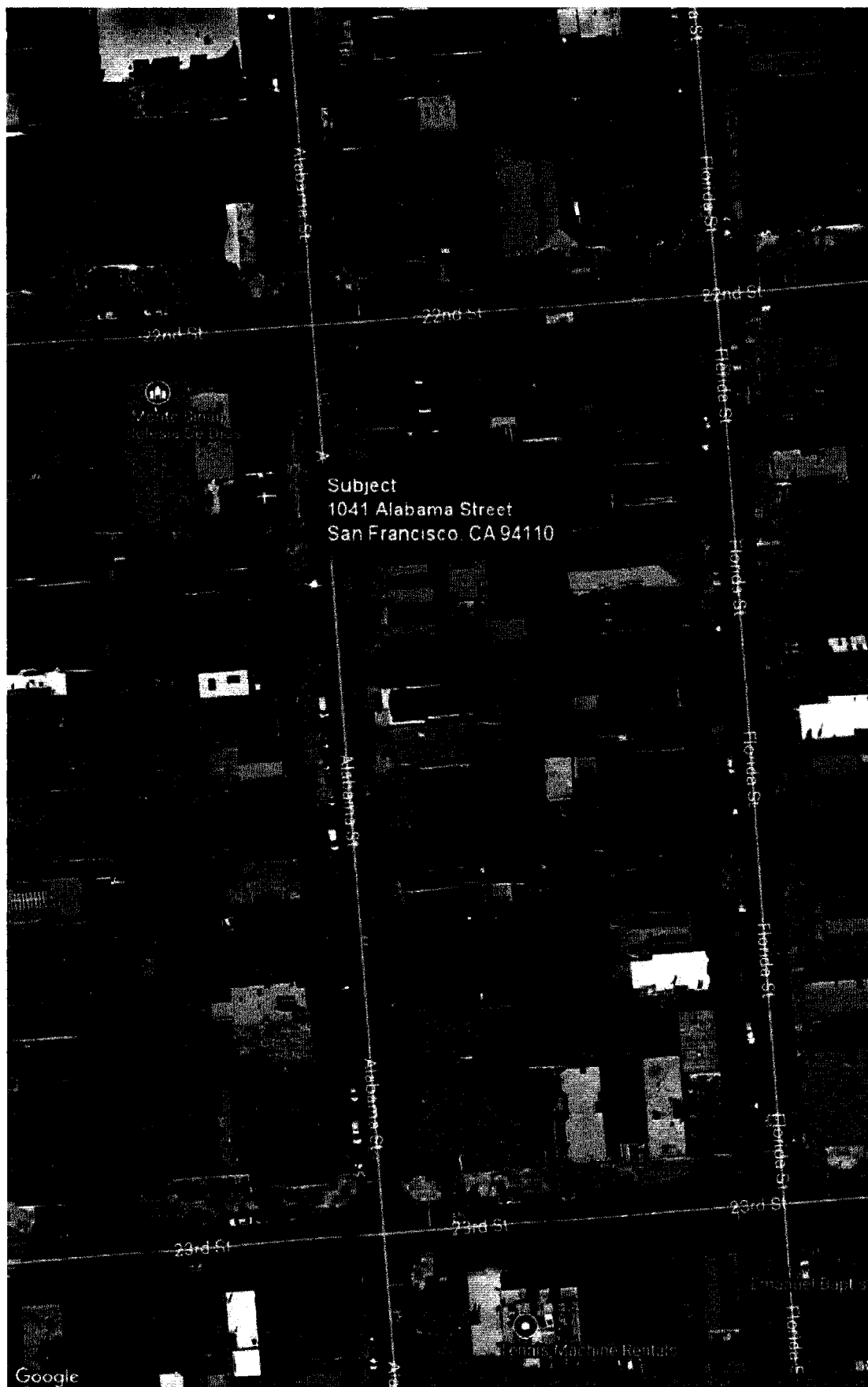
Property Address: 1041-1043-1043A Alabama Street

Case No.: n/a

City: San Francisco

State: CA

Zip: 94110



LOCATION MAP

Client: Private Appraisal

File No.: 11000217

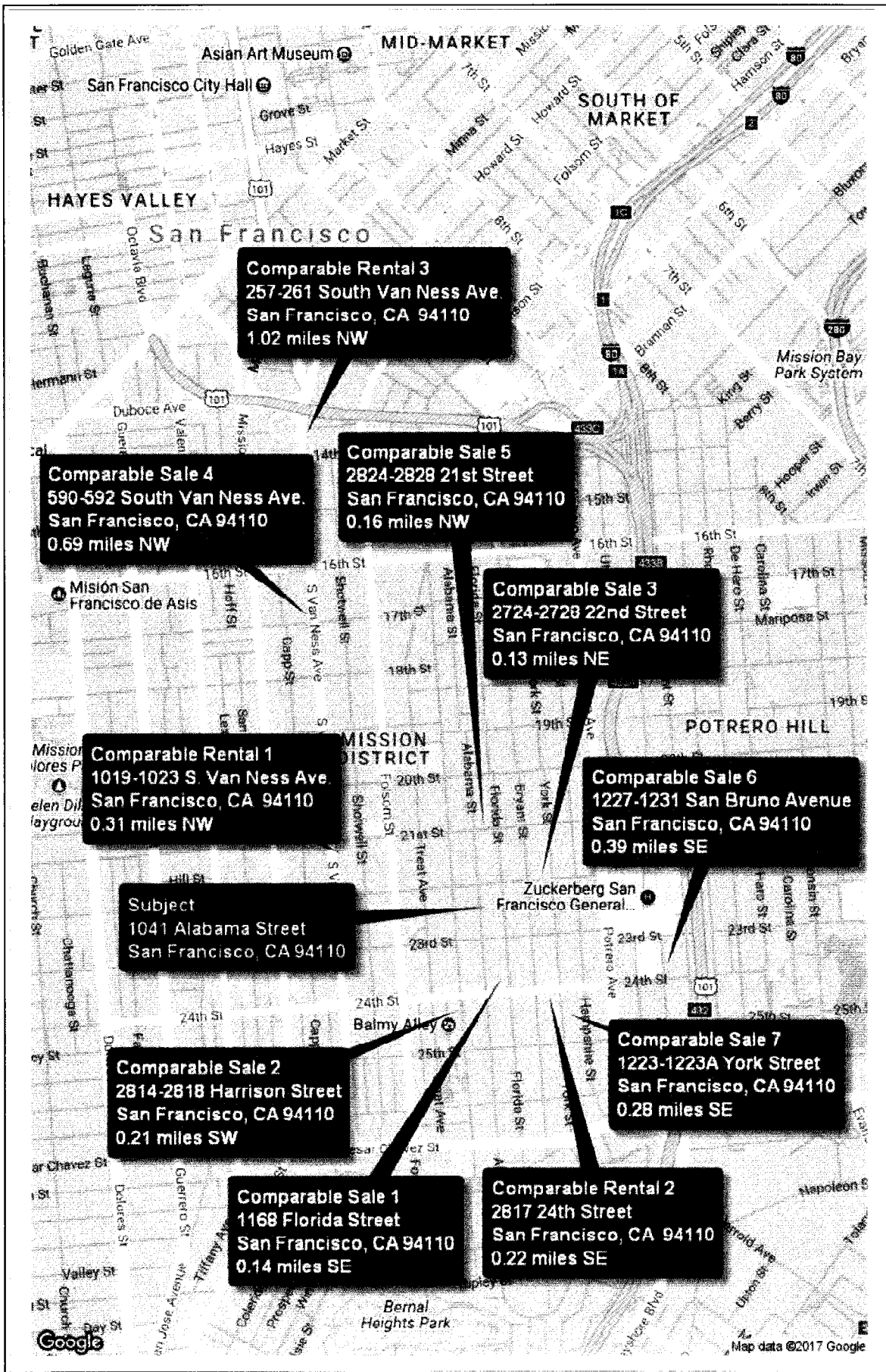
Property Address: 1041-1043-1043A Alabama Street

Case No.: n/a

City: San Francisco

State: CA

Zip: 94110



Appraiser's License

Client: Private Appraisal

File No.: I1000217


Property Address: 1041-1043-1043A Alabama Street

Case No.: n/a

City: San Francisco

State: CA

Zip: 94110

 Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Max E. Mendoza

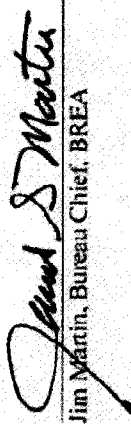
has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AL 011277

Effective Date: June 19, 2016
Date Expires: June 18, 2018


Jim Martin, Bureau Chief, BREB

3027637

THIS DOCUMENT CONTAINS A BLUE WATERMARK. IF IT IS NOT EASY TO SEE, CHURN IT UP.

Appraiser's E&O Insurance

Client: Private Appraisal	File No.: 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 10380 (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

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

Authorized Representative

Producer Code: 26460

Class Code: 73128

Date: 08/08/2017

AP 10 0001 06 11

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Page 1 of 1

Subject's Public Records #1

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

1041 Alabama St, San Francisco, CA 94110-3432, San Francisco County

Owner Information

Owner Name:	Lopez Gloria G	Tax Billing Zip:	94102
Tax Billing Address:	870 Market St #1261	Tax Billing Zip+4:	2917
Tax Billing City & State:	San Francisco, CA	Owner Occupied:	No

Location Information

School District:	San Francisco	Subdivision:	Mission Bl 140
Census Tract:	228.03	Zoning:	RH2
Carrier Route:	C020		

Tax Information

Tax ID:	4149-027	% Improved:	49%
Block:	4149	Tax Area:	1000
Lot:	27		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$913,765	\$895,849	\$882,394
Assessed Value - Land	\$463,505	\$454,417	\$447,592
Assessed Value - Improved	\$450,260	\$441,432	\$434,802
VOV Assessed Change (%)	2%	1.52%	
VOV Assessed Change (\$)	\$17,016	\$13,455	
Tax Year	Total Tax	Change (\$)	Change (%)
2014	\$10,673		
2015	\$10,958	\$285	2.67%
2016	\$11,100	\$141	1.29%

Characteristics

Lot Area:	2,596	No. Parking Spaces:	MLS: 2
Lot Acres:	0.0596	Total Baths:	2
Building Sq Ft:	2,950	Full Baths:	2
Land Use - CoreLogic:	Duplex	Total Rooms:	10
Land Use - County:	Flate Or Duplex	Construction:	Wood
Year Built:	1900	Total Units:	2
Stories:	2		

Listing Information

MLS Listing Number:	379721	MLS Current List Price:	\$1,300,000
MLS Status:	Withdrawn Cancel	MLS Orig. List Price:	\$1,300,000
MLS Status Change Date:	01/26/2011	MLS List Agent Name:	803577-Paul Warrin
MLS Listing Date:	01/13/2011	MLS List Broker Name:	SOTHEBY'S INTERNATIONAL REALTY

MLS Listing #	379720	324027	324024	283214	261127
MLS Status	Withdrawn Cancel	Withdrawn Cancel	Withdrawn Cancel	Withdrawn Cancel	Withdrawn Cancel
MLS Listing Date	01/13/2011	05/01/2007	05/01/2007	01/18/2005	01/06/2004
MLS Listing Price	\$650,000	\$645,000	\$1,290,000	\$989,000	\$975,000
MLS Orig Listing Price	\$650,000	\$645,000	\$1,295,000	\$989,000	\$975,000
MLS Close Date					
MLS Listing Close Price	\$0	\$0	\$0	\$0	\$0
MLS Listing Cancellation Date	01/26/2011	06/08/2007	06/07/2007	02/16/2005	02/16/2004
MLS Listing #	80107	71819	8206		
MLS Status	Sold	Sold	Sold		

Courtesy of Max Mendoza, San Francisco Association of Realtors

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Property Detail

Generated on 07/26/2017
Page 1 of 5

Subject's Public Records #2

Client: Private Appraisal	File No.: I1000217
Property Address: 1041-1043-1043A 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
MLS Orig Listing 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

Last Market Sale & Sales History

Settle Date:	06/12/2000		Seller:	Barnes Russell	
Recording Date:	06/23/2000		Document Number:	H0665-382	
Sale Price:	\$690,000		Deed Type:	Grant Deed	
Owner Name:	Lopez Gloria G		Price Per Square Feet:	\$233.90	
Sale/Settlement Date	07/07/2000	06/30/2000	06/12/2000	02/24/2000	
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		Y	
Buyer Name	Burns Trust	Lopez Gloria G	Lopez Gloria	Barnes Russell	Barnes Russell A
Seller Name	Burns Wesley A & Anastasia L	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

Sale/Settlement Date	00/1991
Recording Date	11/19/1996
Sale Price	
Nominal	Y
Buyer Name	Soto Benjamin
Seller Name	Soto Benjamin & Aurora
Document Number	G0762-192
Document Type	Interpousal Deed Transfer

Mortgage History

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	Conventional
Mortgage Type	Refi	Refi	Refi	Refi	Nominal
Mortgage Int Rate			5.75		
Mortgage Term	30	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		
Mortgage Term	30	30	

Courtesy of Max Mendoza, San Francisco Association of Realtors

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Property Detail

Generated on: 10/08/2011
Page 2 of 2

Subject's Public Records #3

Client: Private Appraisal

File No.: I1000217

Property Address: 1041-1043-1043A Alabama Street

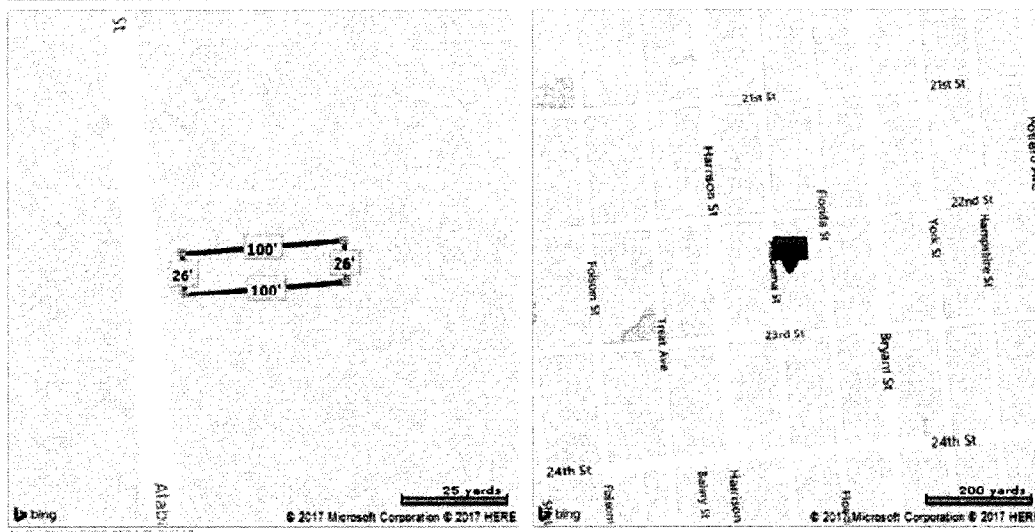
Case No.: n/a

City: San Francisco

State: CA

Zip: 94110

Property Map



Courtesy of Max Mendoza, San Francisco Association of Realtors

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Property Detail

Generated on: 10/10/2017
Page 3 of 3

USPAP ADDENDUM

n/a
File No. 11000217

Borrower: Gloria Lopez			
Property Address: 1041-1043-1043A Alabama Street			
City: San Francisco	County: San Francisco	State: CA	Zip Code: 94110
Lender: Private Appraisal			

Reasonable Exposure Time

My opinion of a reasonable 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 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 period is 1-3 months when priced realistically.

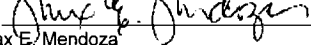
Additional Certifications

- ☒ 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 period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** 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

None.

APPRAISER:

Signature: 
Name: Max E. Mendoza
Date Signed: 10/31/2017
State Certification #: _____
or State License #: AL011277
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 06/18/2018
Effective Date of Appraisal: 10/12/2017

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____
Supervisory Appraiser inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

Appraiser Independence Certification

n/a
File No.: I1000217

Borrower: Gloria Lopez
Property Address: 1041-1043-1043A 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.

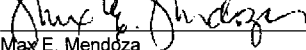
I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, 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;
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).

Additional Comments: None.

APPRAISER:

Signature: 
Name: Max E. Mendoza
Date Signed: 10/31/2017
State Certification #: _____
or State License #: AL011277
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 06/18/2018

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____



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.

PeoroConstruction *General Building Contractor License 835532*
CA

OWNER INFORMATION
CONTRACTOR INFORMATION

Name	Gloria	Company	PeoroConstruction
Address	1043 Alabama St	Name	Eric Peoro
City, State ZIP	San Francisco	Address	
Phone	227 2144	City, State ZIP	
Email	gloria@live.com	Phone	415 216 7853
	Email	peoroconstruction@yahoo.com	
Project name	1043 Alabama St	Completion date	open

SCOPE OF WORK

Removal 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 by
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:	\$35,000
Gas furnace	\$10,000
Removal of post	\$30,000
New corridor	\$40,000
new gas meter	TBD
new electrical meter	TBD
Mechanical consultant for power/gas	\$3,000
Special inspection fee	\$10,000
Hazardous material testing	\$2,000
Abatement of hazardous materials	TBD
Removal of installation of items such as electrical, plumbing, mechanical lines	\$12,000
Temp power during construction	\$1,000
Toilet facility	\$1,500
underground electrical ground	\$3,000
PGE fees	TBD
Total	<hr/> \$562,500.00

OUTPUT		SOURCE
Total design, build and permitting costs	\$562,500.00	Estimates
Interest on \$547,500 loan over 30 years		
@4.5%apr	\$463,537.75	bank payment schedule
TOTAL COST TO BUILD the ADU (construction+interest)		
	\$1,026,037.75	bank payment schedule
EXPENSES	<i>Monthly</i>	<i>Yearly</i>
@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		\$0
RENT	<i>Monthly</i>	<i>Yearly</i>
Rental income	\$1,523.00	\$18,276
+ 1-1.5% average yearly increase \$15 to \$23/mo		\$264

Loan Calculator

Loan amount

\$ 562,500

Loan term in years

30

Or

Loan term in months

360

Interest rate per year

4.5

%

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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



Principal

Investments
Retirement
Insurance

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6:19 PM

Estimated Payoff Date

October 26, 2047

Start Date

10/26/2017

Amortization Schedule

Payment Date	Principal	Interest	Balance
11/26/17	\$741	\$2,109	\$561,759
12/26/17	\$744	\$2,107	\$561,016
01/26/18	\$746	\$2,104	\$560,269
02/26/18	\$749	\$2,101	\$559,520
03/26/18	\$752	\$2,098	\$558,768
04/26/18	\$755	\$2,095	\$558,014
05/26/18	\$758	\$2,093	\$557,256

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for California

Ford
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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

2017 Ford Fusion
Smart enough
for California

Go Further



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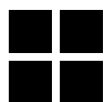
www.bankrate.com/calculator

4



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

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W. Charles Perry & Associates

ARCHITECTURAL ENGINEERING & CONSTRUCTION MANAGEMENT

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.	\$19,500
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.	\$6,000
Subtotal		\$28,500

Estimated Project Construction Cost

Item No.	Item Description	Fee
1	Asbestos & lead testing	\$1,000
2	Asbestos & lead abatement	\$5,000
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	\$225,000
4	Monitor concrete placement, sampling & testing; observe and UT welding	\$5,000
4	Install new 2" fire water service & meter	\$10,000
5	Add two new gas meter and two new electric meters (house & ADU)	\$10,000
6	Install rough mechanical, electrical & plumbing in lower level	\$50,000
7	Install fire sprinkler in lower level	\$20,000
8	Install thermal & acoustical insulation plus wallboard in lower level	\$20,000

9	Install tub & shower surrounds; tile.	\$20,000
10	Install cabinetry and counter tops	\$20,000
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

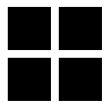
Estimated Project Budget

Item No.	Item Description	Fee
1	Phase 1 professional fees	\$32,000
2	Phase 2 professional fees	\$28,500
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 or 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.
- 7 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.



W. Charles Perry & Associates

ARCHITECTURAL ENGINEERING & CONSTRUCTION MANAGEMENT

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

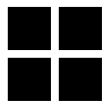
License Numbers C38622 & M25554

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

Seismic Retrofit & ADU Legalization

Design & Construction Management Proposal

1043 Alabama St., San Francisco, CA 94110



W. Charles Perry & Associates

ARCHITECTURAL ENGINEERING & CONSTRUCTION MANAGEMENT

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.

Signature: _____ Date: _____

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 & Conditions 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 Perry & 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: _____

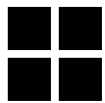
Title: _____

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

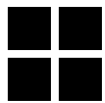
W. Charles Perry & Associates will perform all work in accordance with generally accepted professional engineering practice. No other warranty, express or implied, is made concerning work performed under the agreement, including our findings, recommendations, specifications or professional advice.

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

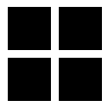
W. Charles Perry & Associates charges its Clients for services provided according to skill-level of the individual assigned to the Client's project. For billing purposes, W. Charles Perry & Associates provides the following staff classifications to designate relative experience, training, and accomplishment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



W. Charles Perry & Associates

ARCHITECTURAL ENGINEERING & CONSTRUCTION MANAGEMENT



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/9/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hall & Company A/E Insurance Services 19660 10th Ave NE Poulsbo WA 98370		CONTACT NAME: Allison Andrus CA #0K93926 PHONE (A/C, No, Ext): 360-626-2007 FAX (A/C, No): 360-598-3703 E-MAIL ADDRESS: aandrus@hallandcompany.com	
		INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Property Casualty Company INSURER B: Travelers Casualty and Surety Co of INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 25674 31194
INSURED W Charles Perry & Associates 231 W 41st Ave San Mateo CA 94403		1256	

COVERAGES

CERTIFICATE NUMBER: 501651200

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		6801H476467	8/15/2016	8/15/2017	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS		6801H476467	8/15/2016	8/15/2017	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$		CUP9E479895	8/15/2016	8/15/2017	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liab: Claims Made		105329204	8/15/2016	8/15/2017	\$2,000,000 Per Claim \$2,000,000 Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

W. Charles Perry
231 W. 41st Ave.
San Mateo CA 94403

CANCELLATION

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

Anthony Z. Zepher

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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 immediate reaction to her was "I'm sorry but I would have to move out if that happens." She thus has 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

A handwritten signature in black ink, consisting of a large, stylized 'M' followed by a series of loops and a long horizontal stroke.

JL construction

Juan Leverman

Phone [415 378 1169](tel:4153781169)

Contractor License: CA 934753

ESTIMATE

Property Owner Information:

Gloria Lopez

[1043 Alabama st San Francisco CA 94110](#)

[415 227 2144](tel:4152272144)

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